

Emerson Bainbridge House

... elite living in the heart of London's Fitzrovia within a grade II listed Arts and Crafts architectural jewel ....



Location:

Situated in the heart of London's Fitzrovia this

Arts and Crafts gem presents a unique high quality residential opportunity

Fitzrovia lies about 1 mile (1.6km) north of Trafalgar Square in London, United Kingdom. It is near the West End situated in the City of Westminster.

It is a proper quartier – a city district with a dense mix of high quality residential, business, retail, education, healthcare, and more recently, art galleries. The 189m tall BT Tower is roughly in the centre of the neighbourhood.

Its well-know streets include Tottenham Court Road, Berners Street, Goodge Street, Charlotte Street, Fitzroy Square, Great Titchfield Street and Great Portland Street. It includes part of the postcode areas W1 and WC1.

The neighbourhood is roughly bounded by Oxford Street, Great Portland Street, Euston Road and Gower Street. It lies north of Soho and between Bloomsbury, Marylebone and south of Regents Park. Charlotte Street hotel, Sanderson hotel and The Edition are less than five minutes walk away.

In 2016 the Sunday Times named the district as the best place to live in London.





The historically bohemian area was once home to such writers as;

Virginia Woolf, (1)
George Bernard Shaw (2)
and Arthur Rimbaud. (3)



Heritage England Descrition:

Grade II Listed Arts & Crafts Building

#### "Dated 1911.

Red brick with blue brick bandings and stone dressings, tiled roof. Arts and Crafts Free Style.
4 storeys, basement and dormered attic.

A symmetrical composition with broad single bay projecting wings and recessed centre 3 windows wide.

Ground floor of wings framed by rusticated granite quoin press supporting deep stone fascias stopped by festooned panels and similar stone rustication flanking the arched central entrance in the set back centre with flush squared stone mullion-transom windows either side.

The upper floors of recessed centre have 3 light mullioned casement windows giving on to galleries running between the wings.

The 1st floor gallery with arcaded stone balustrade and the upper floor galleries with Arts and Crafts iron work balustrades.

The wings each have 5- light stone mullioned casement windows, that on the 1st floor segmental arched with keystone, cornice over on 2nd floor and plain on 3rd floor.

Heavy projecting eaves. 4-light attic dormers crowned by finials."

The building has been sensitively restored to a premier specification to reflect and compliement the buildings heritage status...

Principall Elevation to Cleveland Street

#### The eleven Apartments / duplexes include;

#### Lower Ground & Ground Floor;

Unit 1. A spacious Duplex of 1,075 \*sqft arranged to provide 2/3 double bedrooms with bathroom and en suite facilities, kitchen Dining Living and terrace and entertainment room.

Unit 2. A cosy Duplex of 409 \*sqft arranged to provide a bedroom bathroom kitchen Dining Living.

Unit 3. A spacious Duplex of 1,162 \*sq ft arranged to provide 3/4 bedrooms with bathroom and en suite facilities, kitchen Dining Living and terrace and entertainment room.

First Floor;

Unit 4. A stylish apartment of 538 \*sq ft arranged to provide 2 double bedrooms with bathroom and en suite facilities , kitchen Dining Living and large terrace. Unit 5. A stylish apartment of 538 \*sq ft arranged to provide 2 double bedrooms with bathroom and en suite facilities , kitchen Dining Living and large terrace.

Second Floor;

Unit 6. A stylish apartment of 538 \*sq ft arranged to provide 2 double bedrooms with bathroom and en suite facilities , kitchen Dining Living and balconies. Unit 7. A stylish apartment of 548 \*sq ft arranged to provide 2 double bedrooms with bathroom and en suite facilities , kitchen Dining Living and balconies.

Third Floor;

Unit 8. A stylish apartment of 548 \*sq ft arranged to provide 2 double bedrooms with bathroom and en suite facilities , kitchen Dining Living and balconies. Unit 9. A stylish apartment of 548 \*sq ft arranged to provide 2 double bedrooms with bathroom and en suite facilities , kitchen Dining Living and balconies.

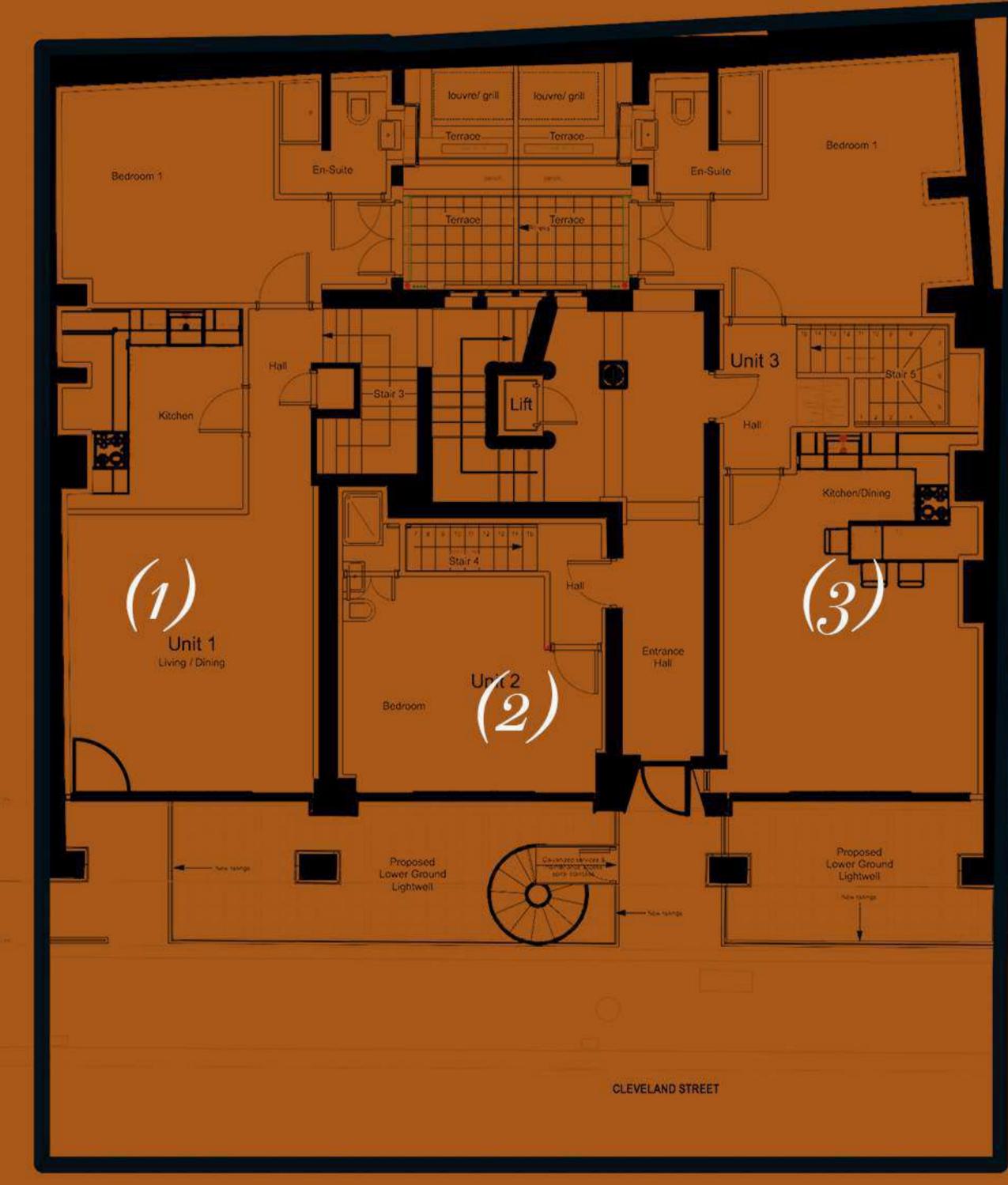
Fourth Floor & Fifth Floor Gallery;

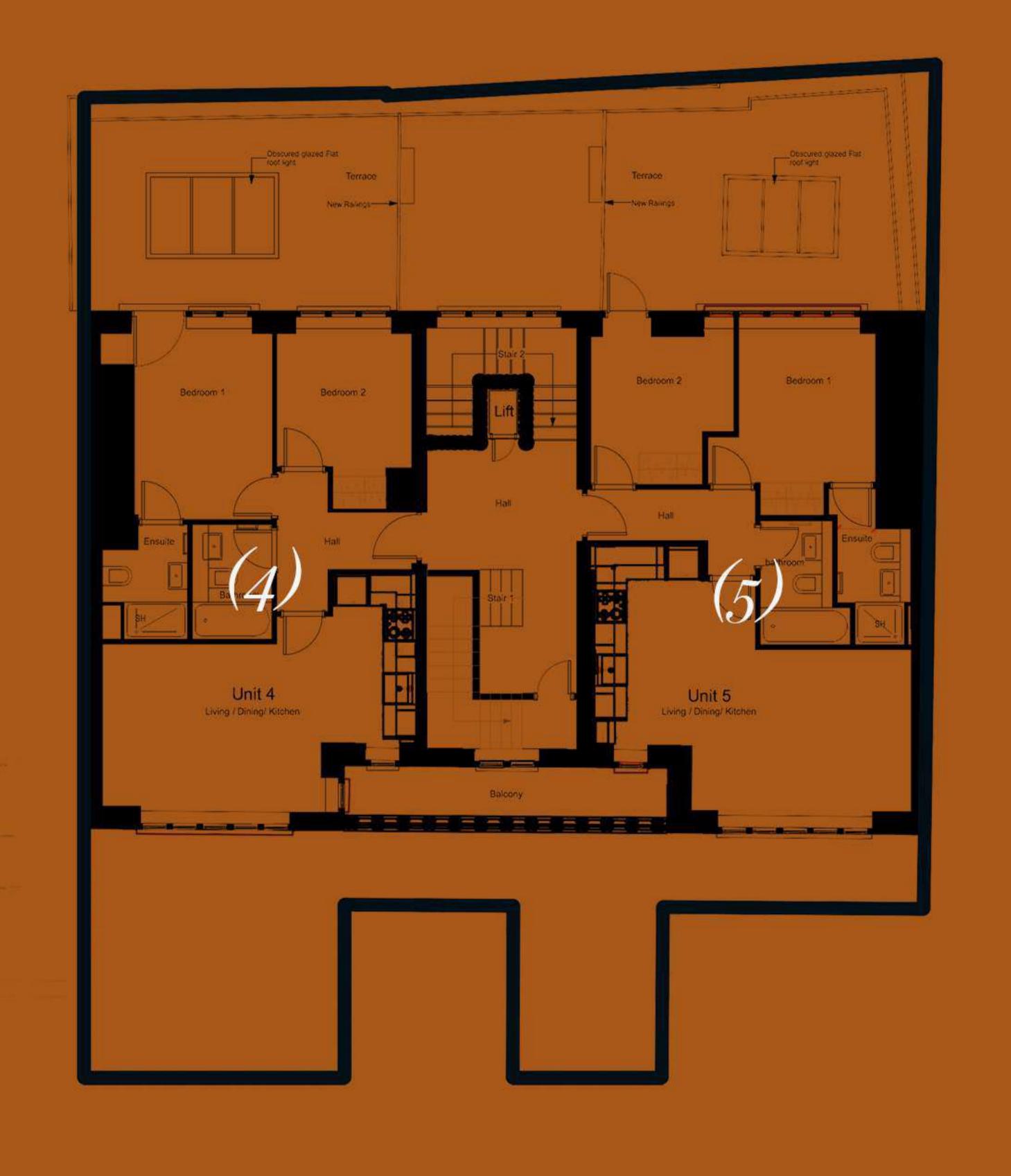
Unit 10. A stylish top floor apartment of 635 \*sq ft arranged to provide 2 double bedrooms, bathroom, kitchen Dining Living, balcony and mezzanine gallery. Unit 11. A stylish top floor apartment of 635 \*sq ft arranged to provide 2 double bedrooms, bathroom, kitchen Dining Living, balcony and mezzanine gallery.

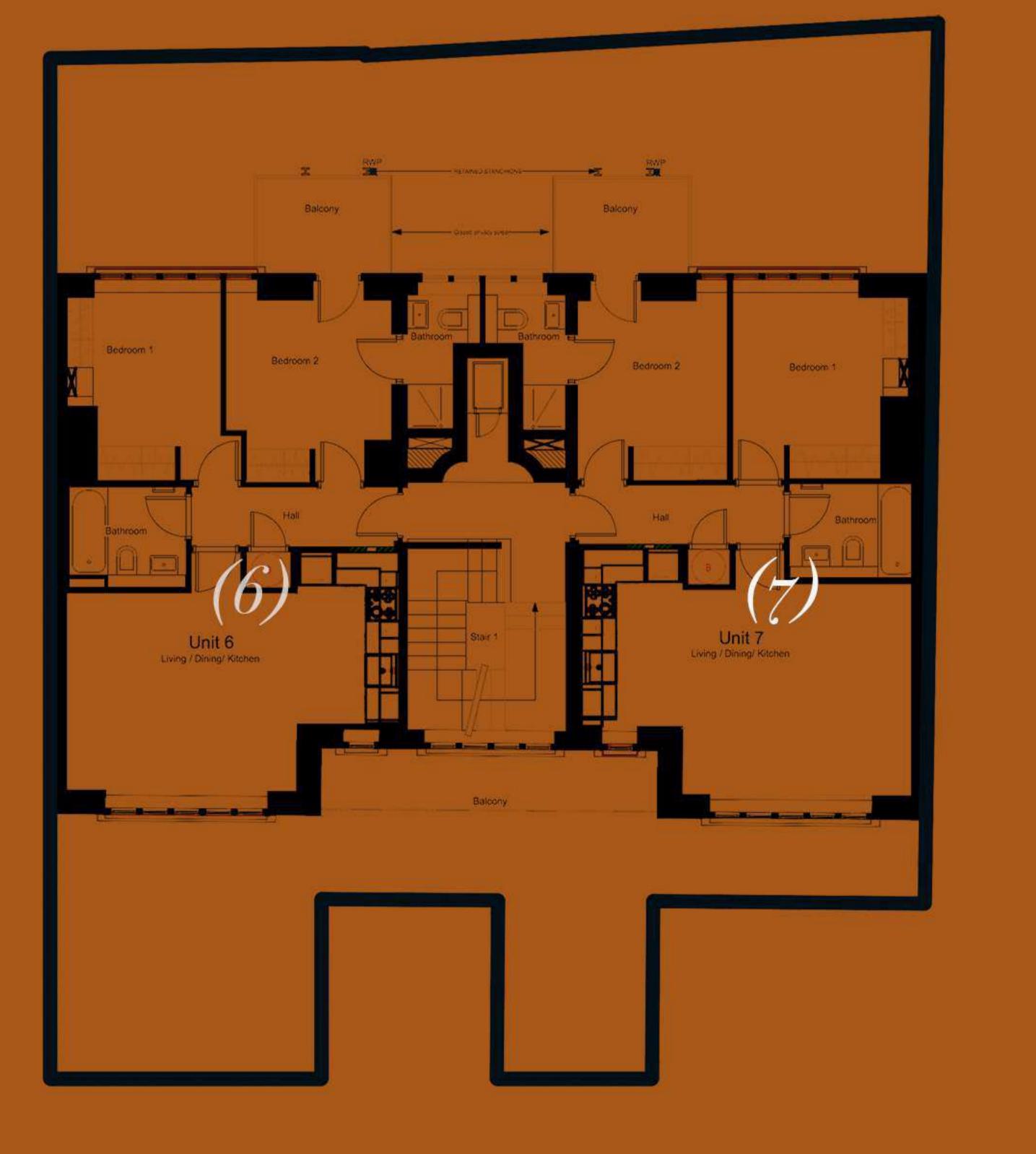
\*Areas are approximte

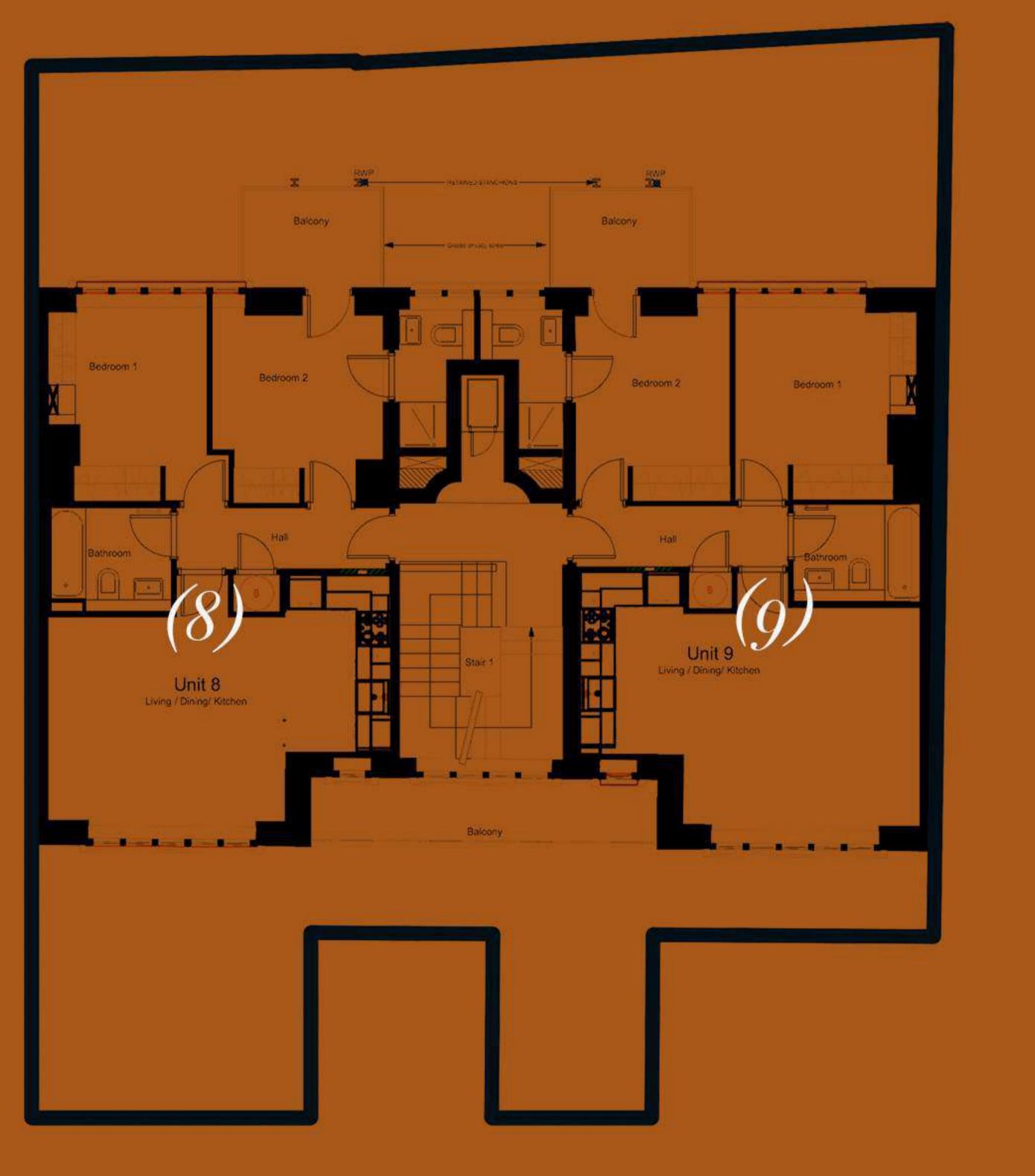


Lower Ground & Ground Floor;









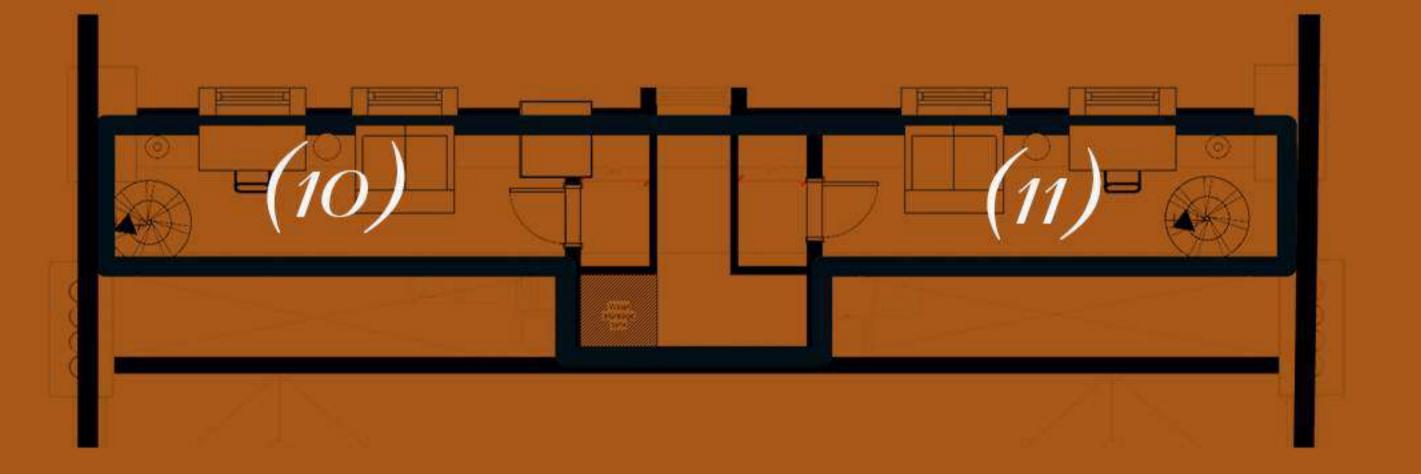
Third Floor;

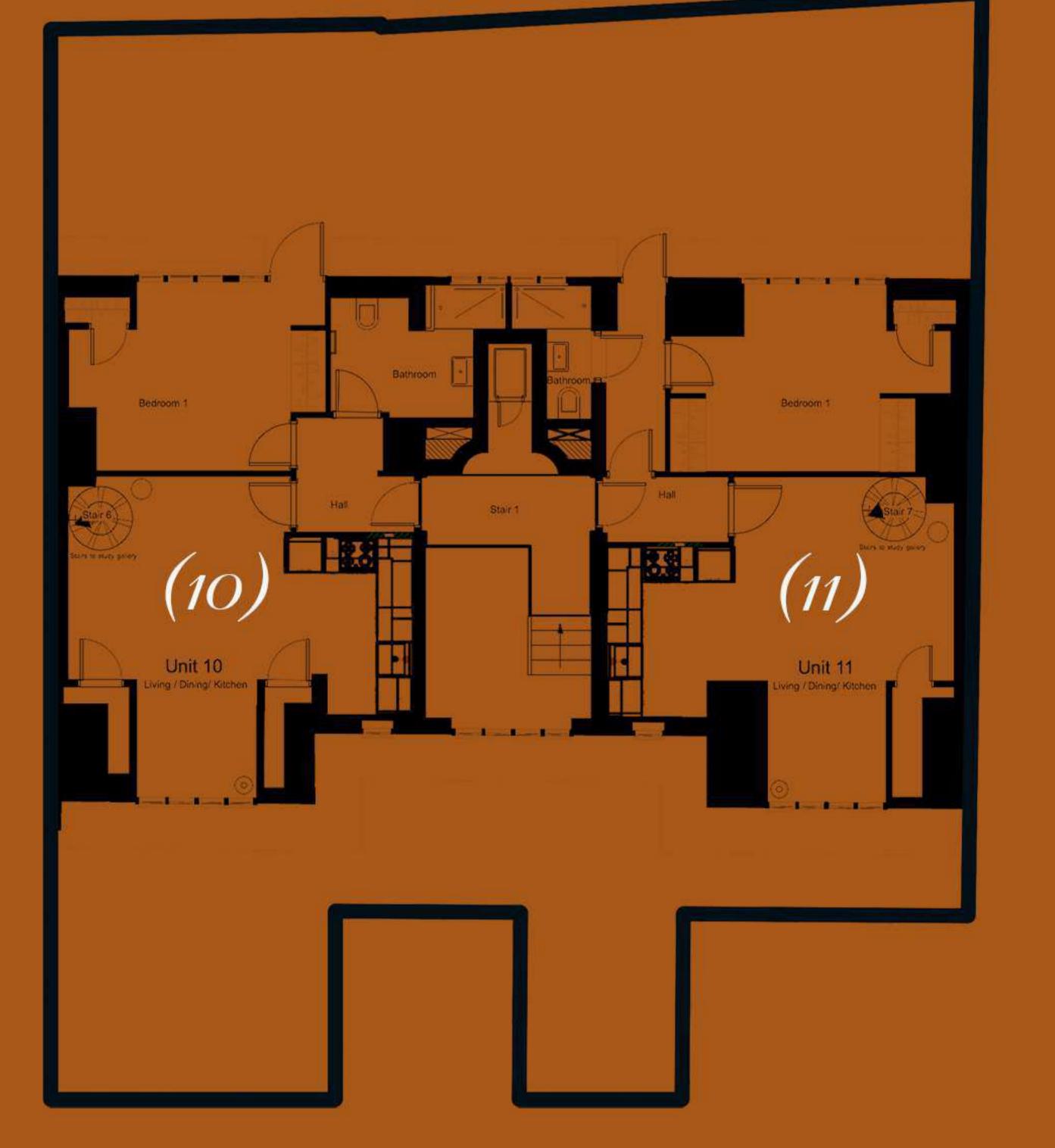
An outstanding development of eleven residentail apartments and duplexes

The meticulous refurbishment of this Grade II listed Arts and Crafts property achieves a sensative marriage of traditional architectural style and detail with contemporary convenience and facilities to compliment and accommodater the requirements of today's modern lifestyle.

The Building work has been carefully undertaken including the careful insertion of a passenger lift (serving all floors), full security video entry and associatred management systems along with full building fabric and services upgrade (including comfort cooling) to provide a comfortable, secure and architecturally complete restoration.

The Apartments are now on sale on long leases.

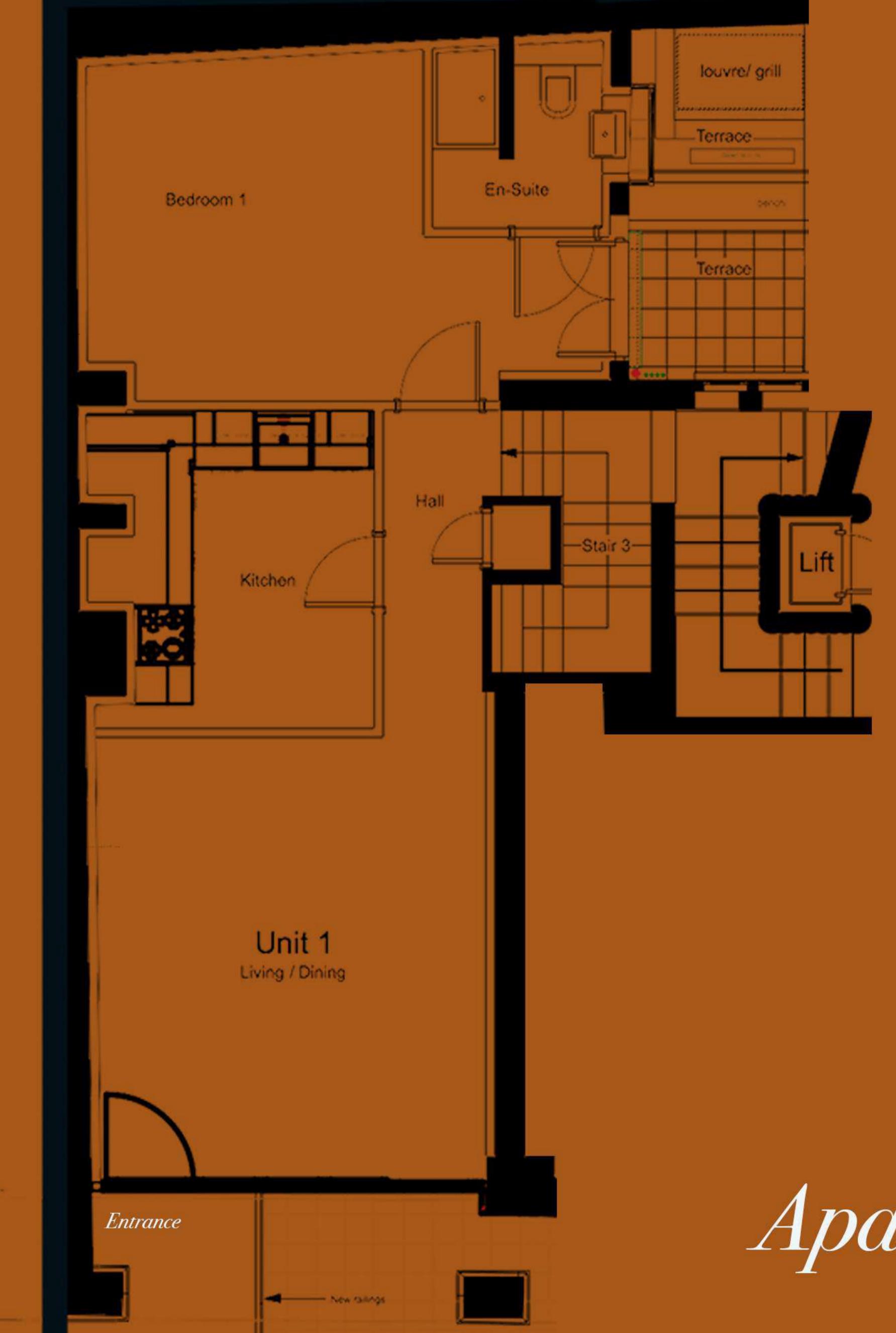




Fourth Floor & Fifth Floor Gallery

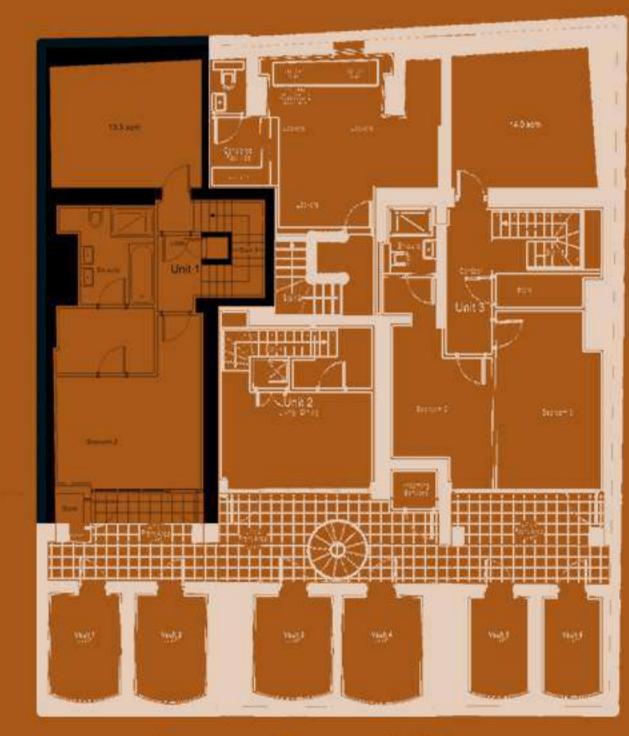
First Floor; Second Floor;











Lower Ground Floor

## Apartment One

The Building work has been carefully undertaken including the careful insertion of a passenger lift (serving all floors), comfort cooling , full security video entry and associated management systems along with full builing fabric and services refurbishment.

Bedroom 2

4.1m x 3.4m (13'05" x 11'2") 4.0m x 4.8m (13'01" x 15" 09') 0.8m x 1.1m (2"07" x 3'07")

Kitchen Bedroom Terrace

Living / Dining Room xxm x 000m (00'00") xxm x 000m (00'00") 3.7m x 5.5m (12'02" x 18'01") 1.5m x 1.8m (4'11" x 5'11")



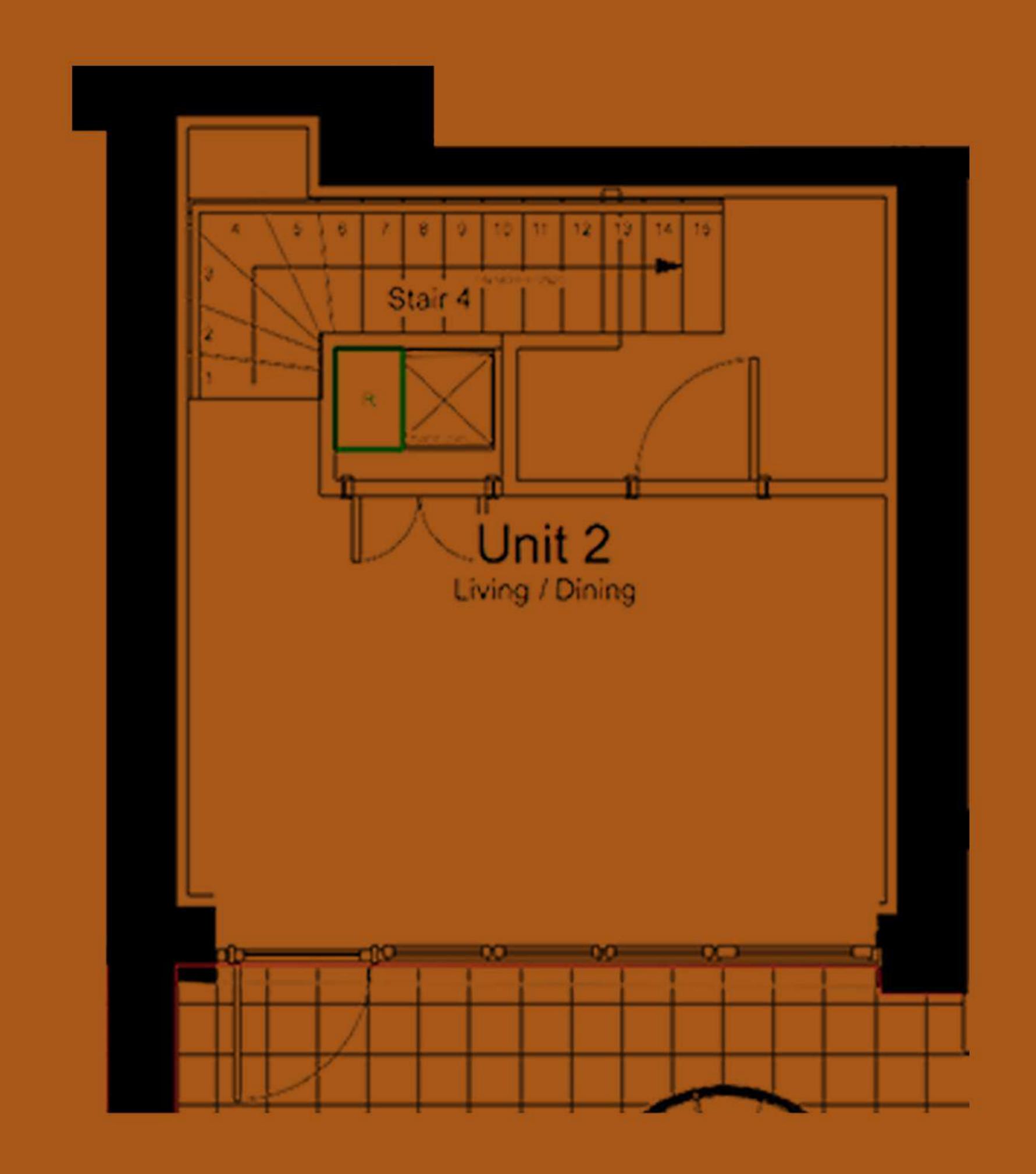


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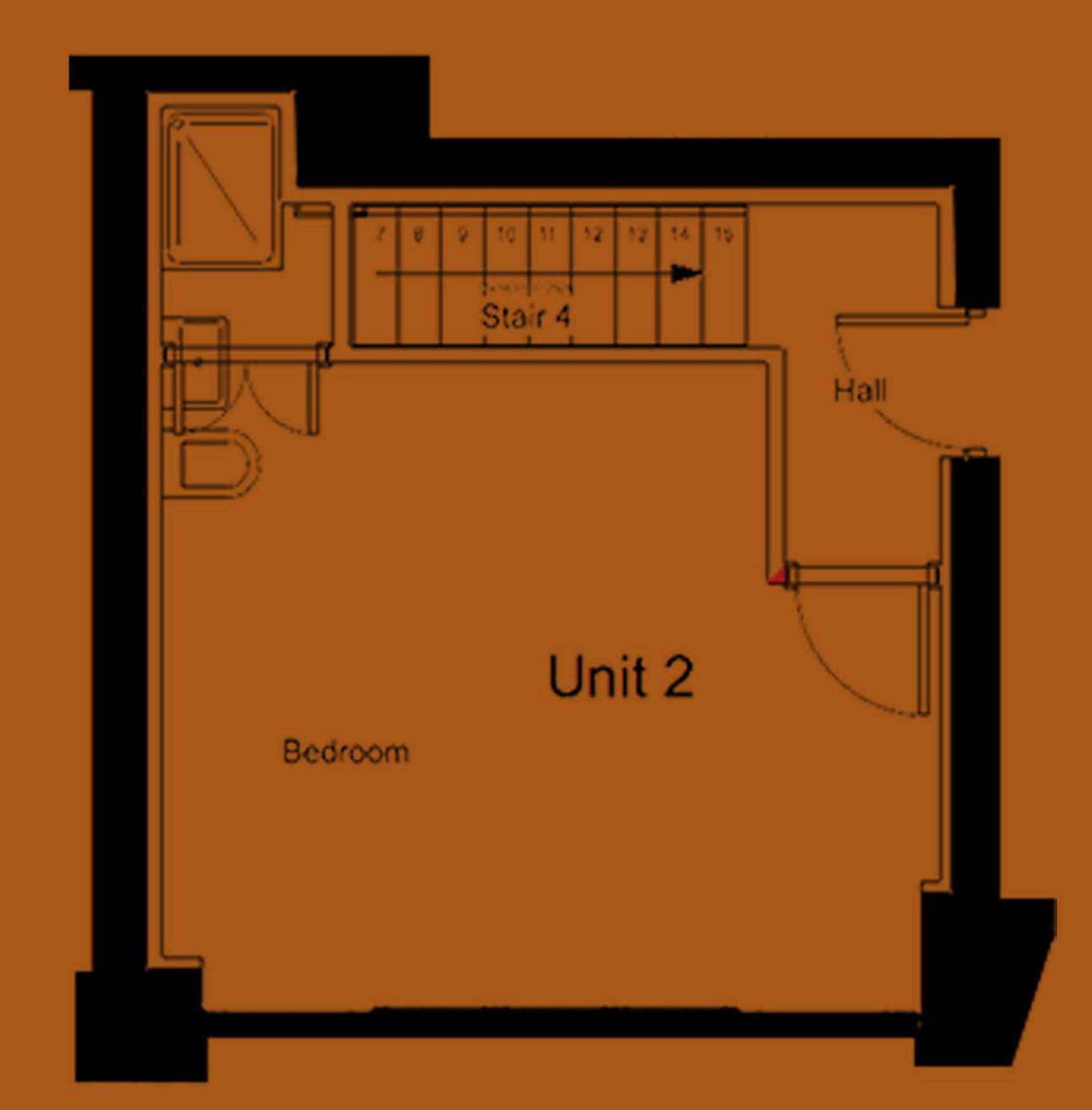




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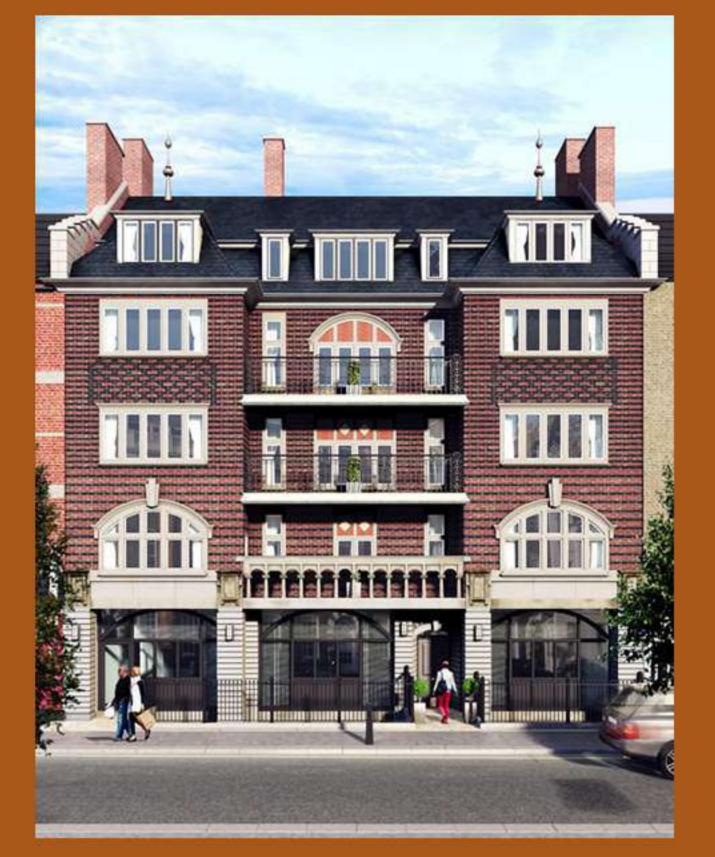


Living / Dining Room 4.2m x 4.5m (13'9" x 14"9')



Bedroom

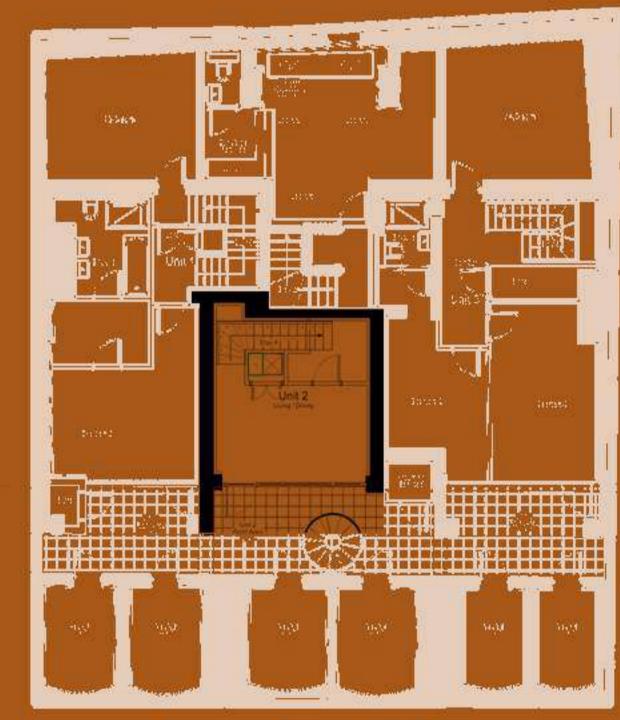




Rendered viev



Ground Floor



Lower Ground Floor

## Apartment Two





continuous and are

Service A



2.8m x 5.0m (9°02°)

2.9m x 5.0m (9°06")

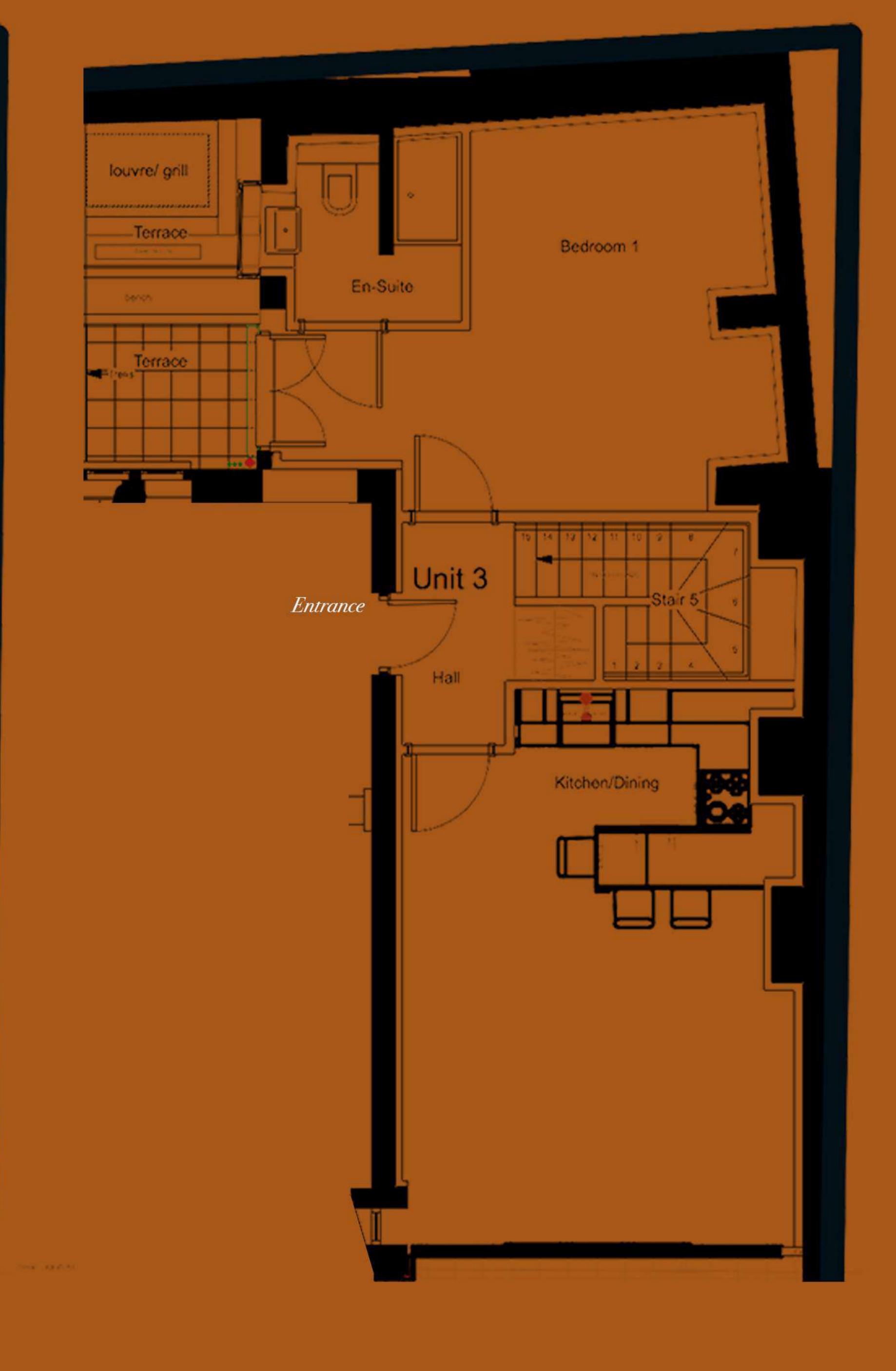
4.0m x 3.8m (12'10")

0.9m x 2.9m (2'11" x 9'06)

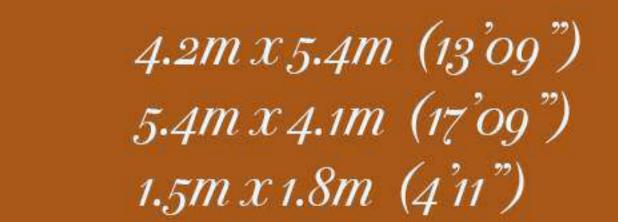
Lower Ground Floor

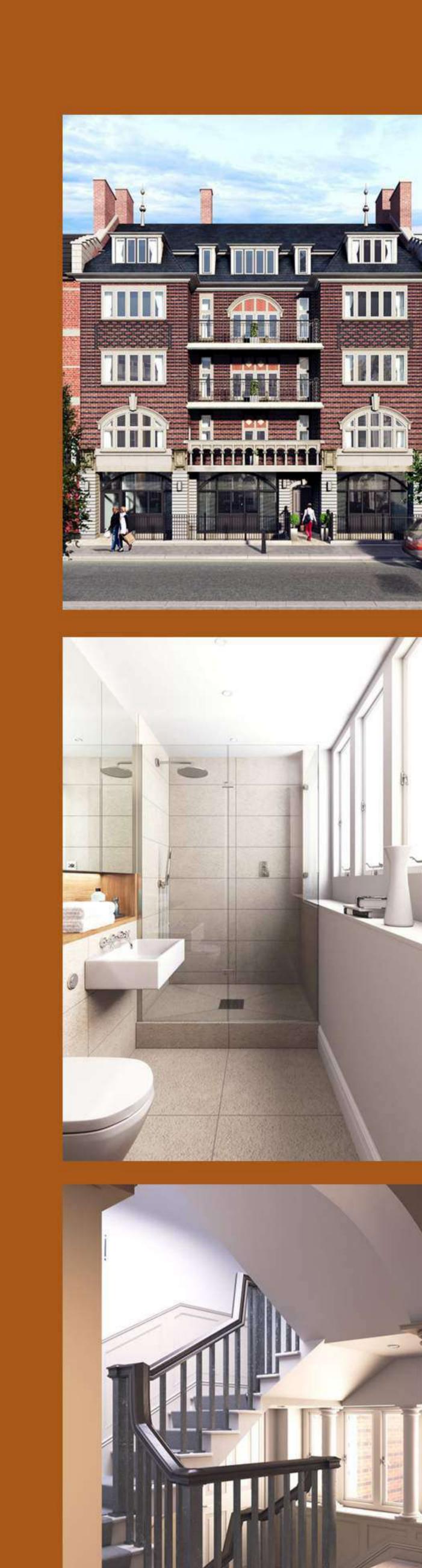


Ground Floor



Kitchen / Dining Room Bedroom 1 Terrace





Rendered views

#### Apartment Three

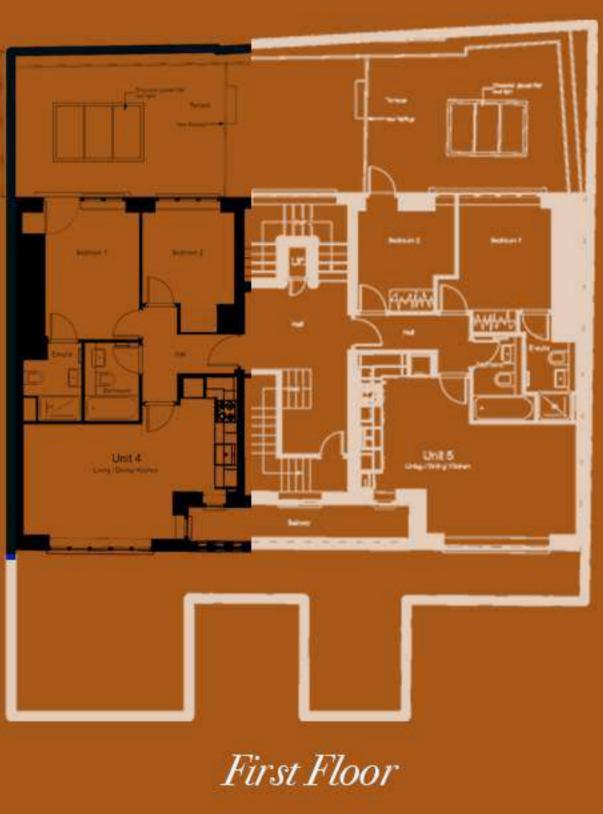




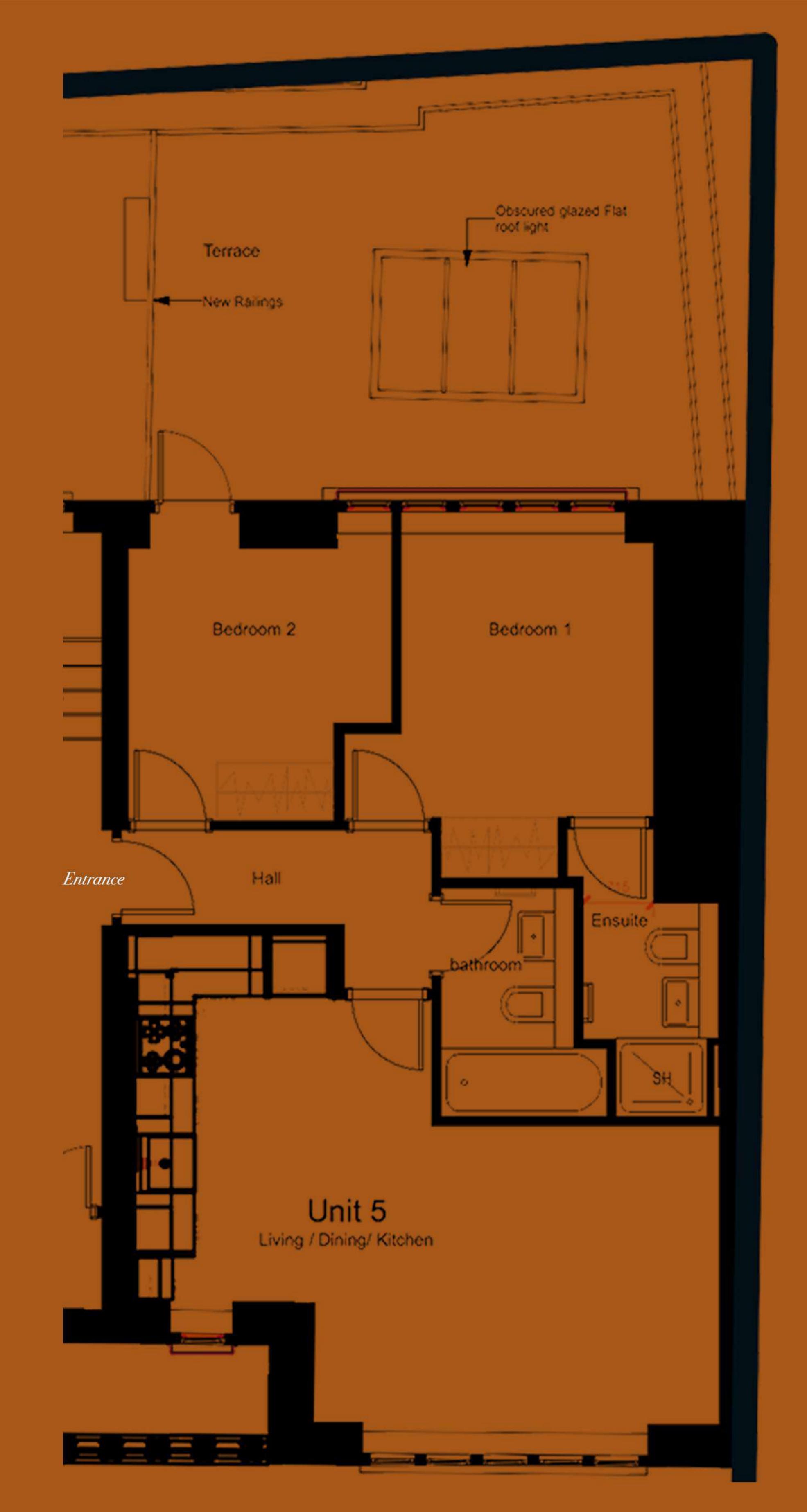
3.8m x 5.3m (12'06") 2.6m x 4.0m (8'06") 2.7m x 2.5m (8'10") 3.6m x 5.8m (11'10" x 19'00")



Rendered vier



### Apartment Four

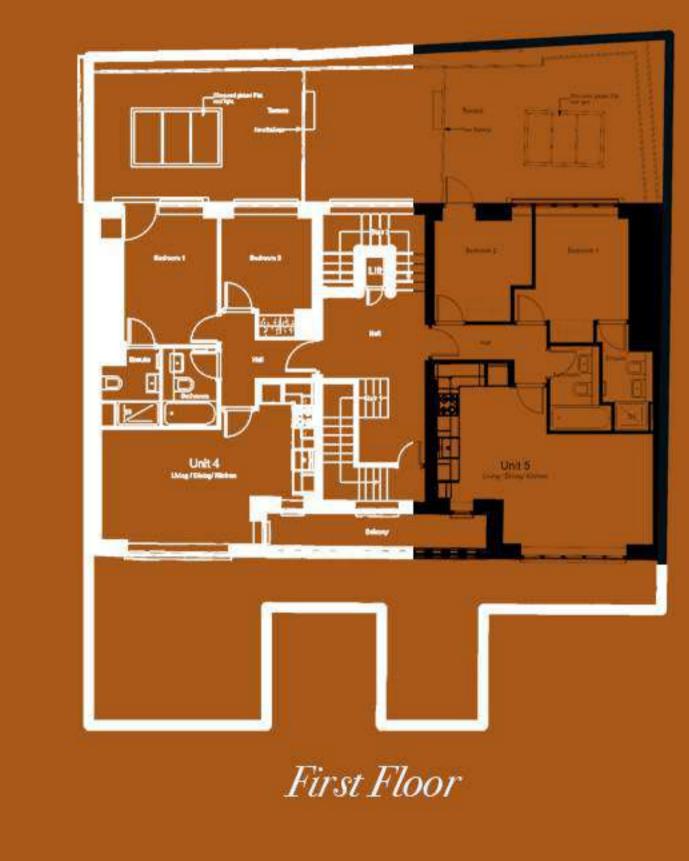




4.4m x 5.6m (14'05" x 18'04") 2.9m x 3.1m (9'06" x 10'02") 2.9m x 2.7m (9'06" x 8'10") 4.1m x 5.6m (13'05" x 18'04")



Rendered views



### Apartment Five





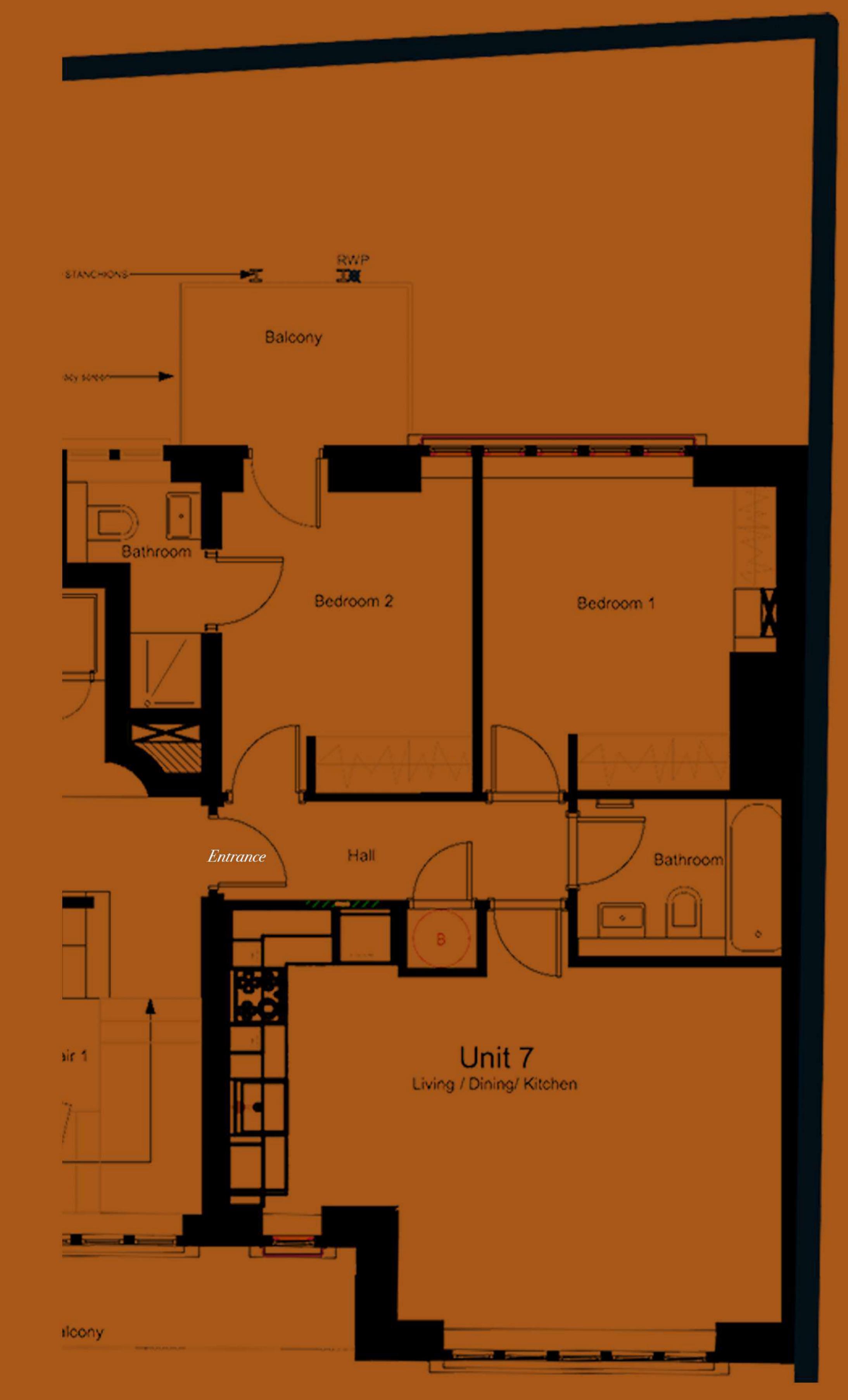
3.6m x 5.4m (11'09" x 17'09") 2.3m x 3.3m (7'06" x 10'10") 3.6m x 3.0m (11'10" x 9'10") 2.4m x 1.6m (7'05" x 5"03")



Rendered views

Second Floor

## Apartment Six





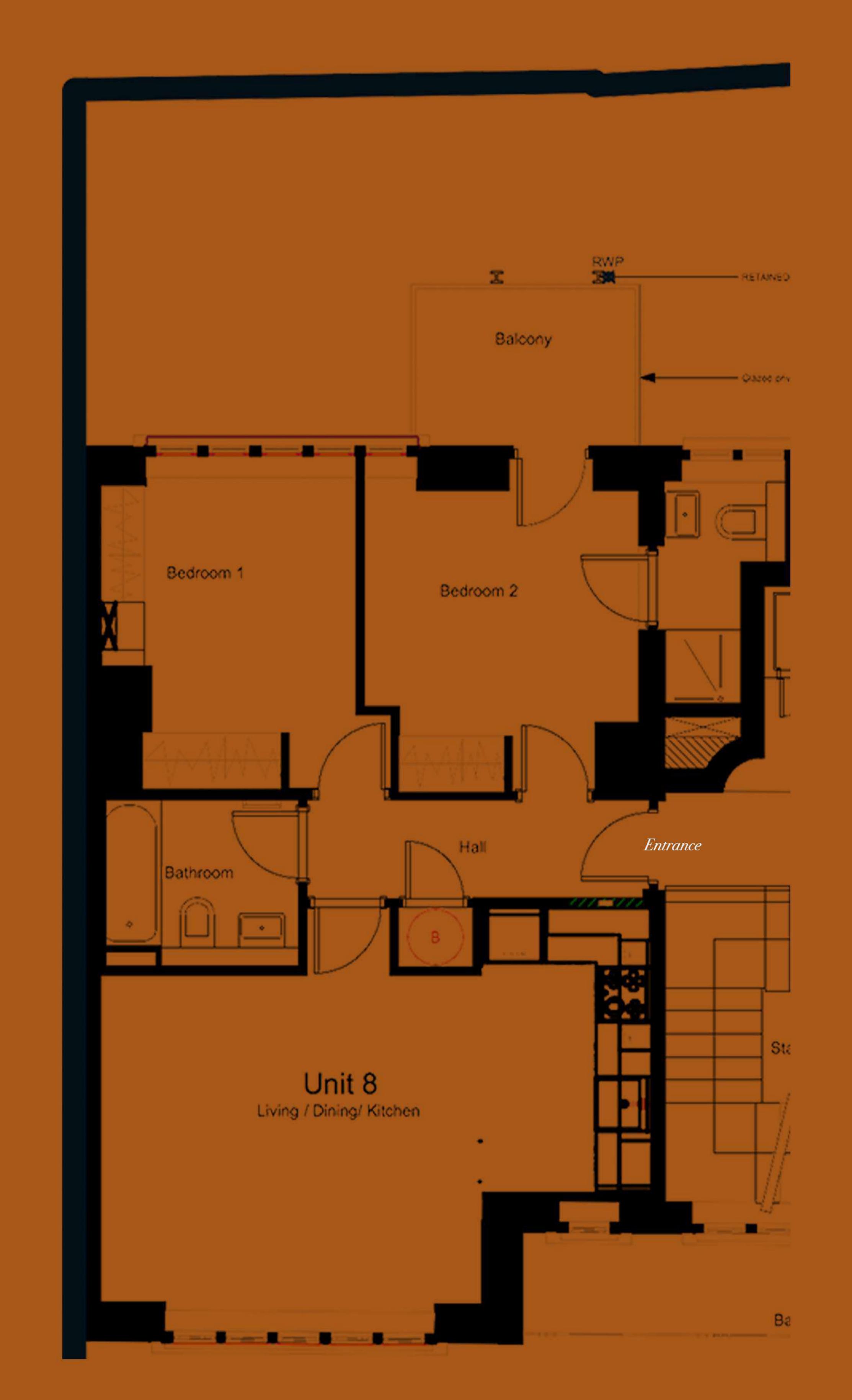
3.9m x 5.6m (12 10" x 18'04") 2.6m x 3.4m (8'06" x 11'09") 2.7m x 3.2m (8'10" x 10'06") 2.4m x 1.7m (7'10" x 5'09")



Rendered viev



### Apartment Seven





3.6m x 5.4m (11'10" x 17'09") 2.3m x 3.3m (7'07" x 10'10") 2.8m x 3.0m (9'02" x 9'10") 2.4m x 1.7m (7'10" x 5'07")



Rendered vieu



# Apartment Eight

The Building work has been carefully undertaken including the careful insertion of a passenger lift (serving all floors), comfort cooling, full security video entry and associatred management systems along with full builing fabric and services

The Building work has been carefully undertaken including the careful insertion





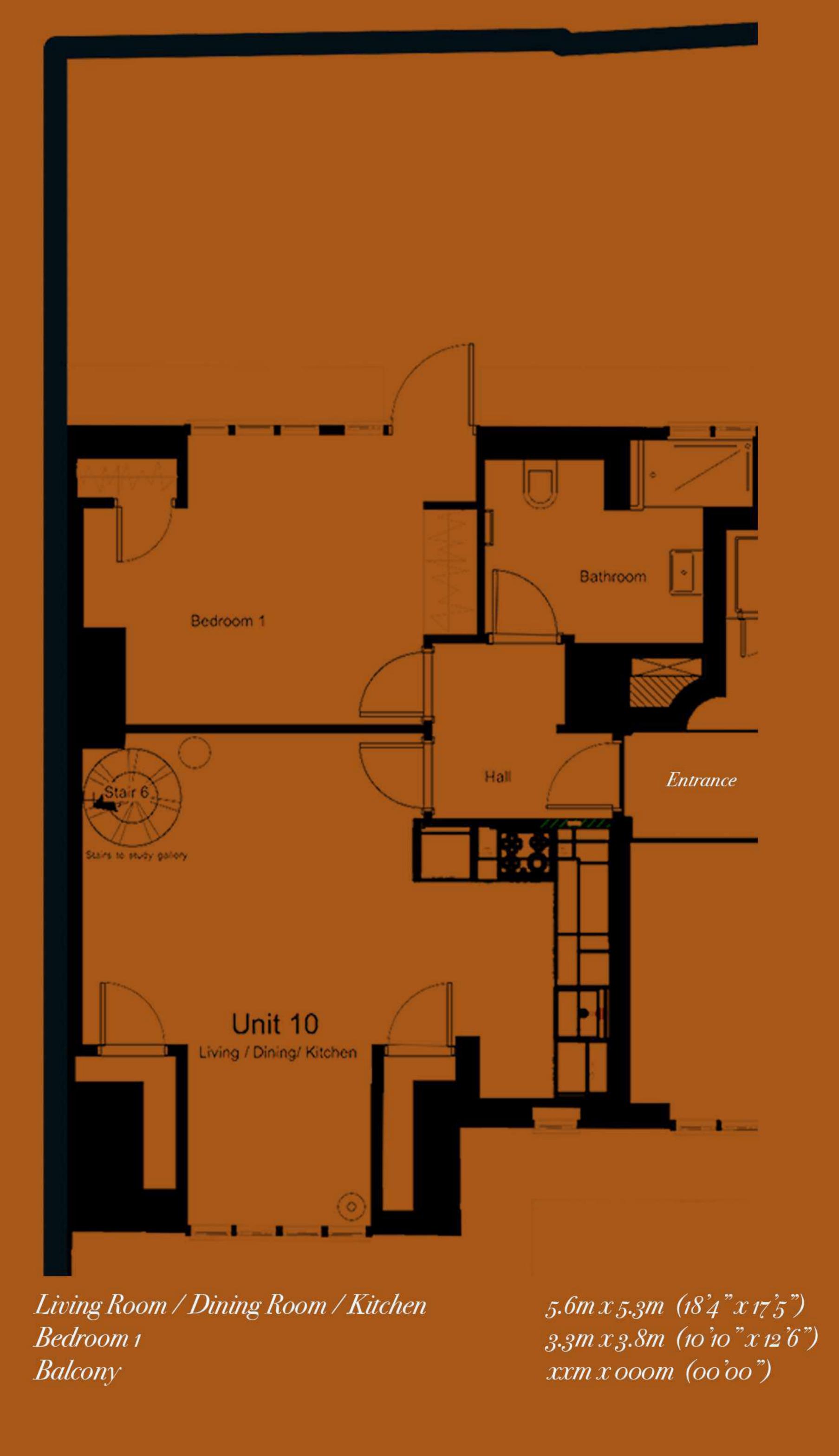
3.7m x 5.3m (12'02" x 17'05") 2.7m x 3.4m (8'10" x 11'02") 2.8m x 3.6m (9'02" x 11'10") 2.4m x 1.7m (7'10" x 5'07")

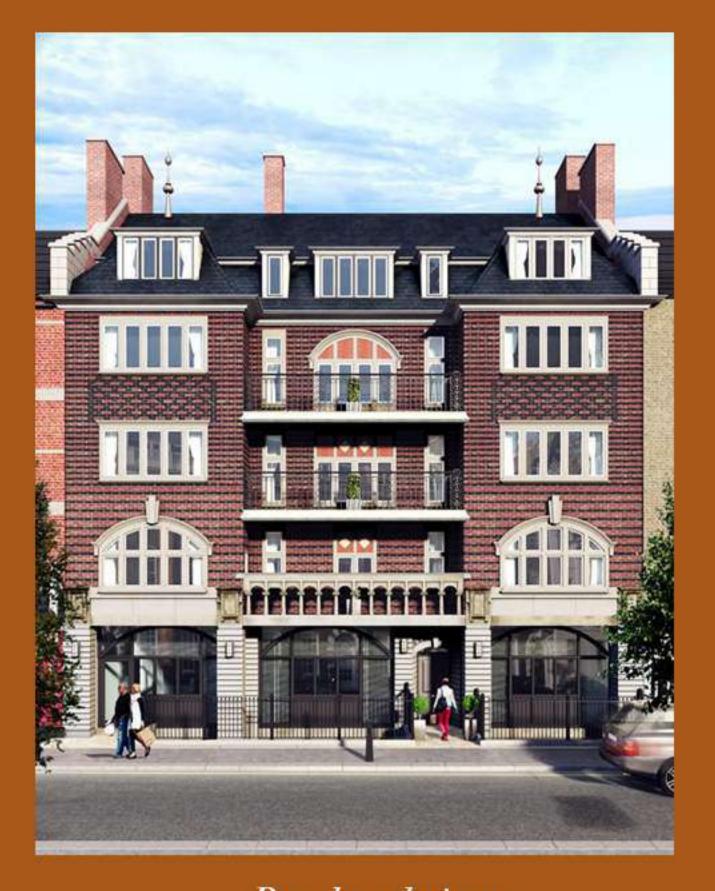


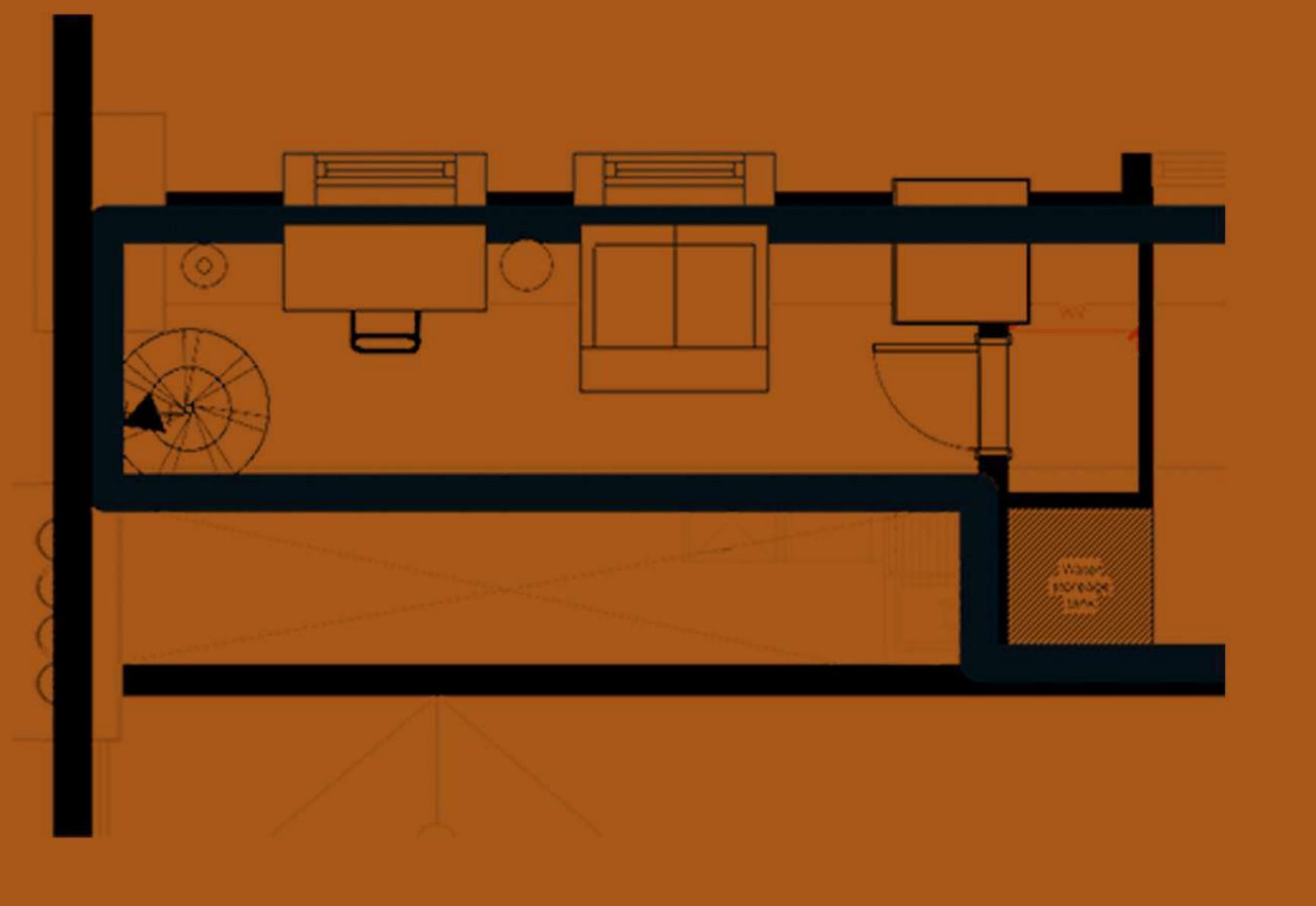
Rendered vieu



### Apartment Nine

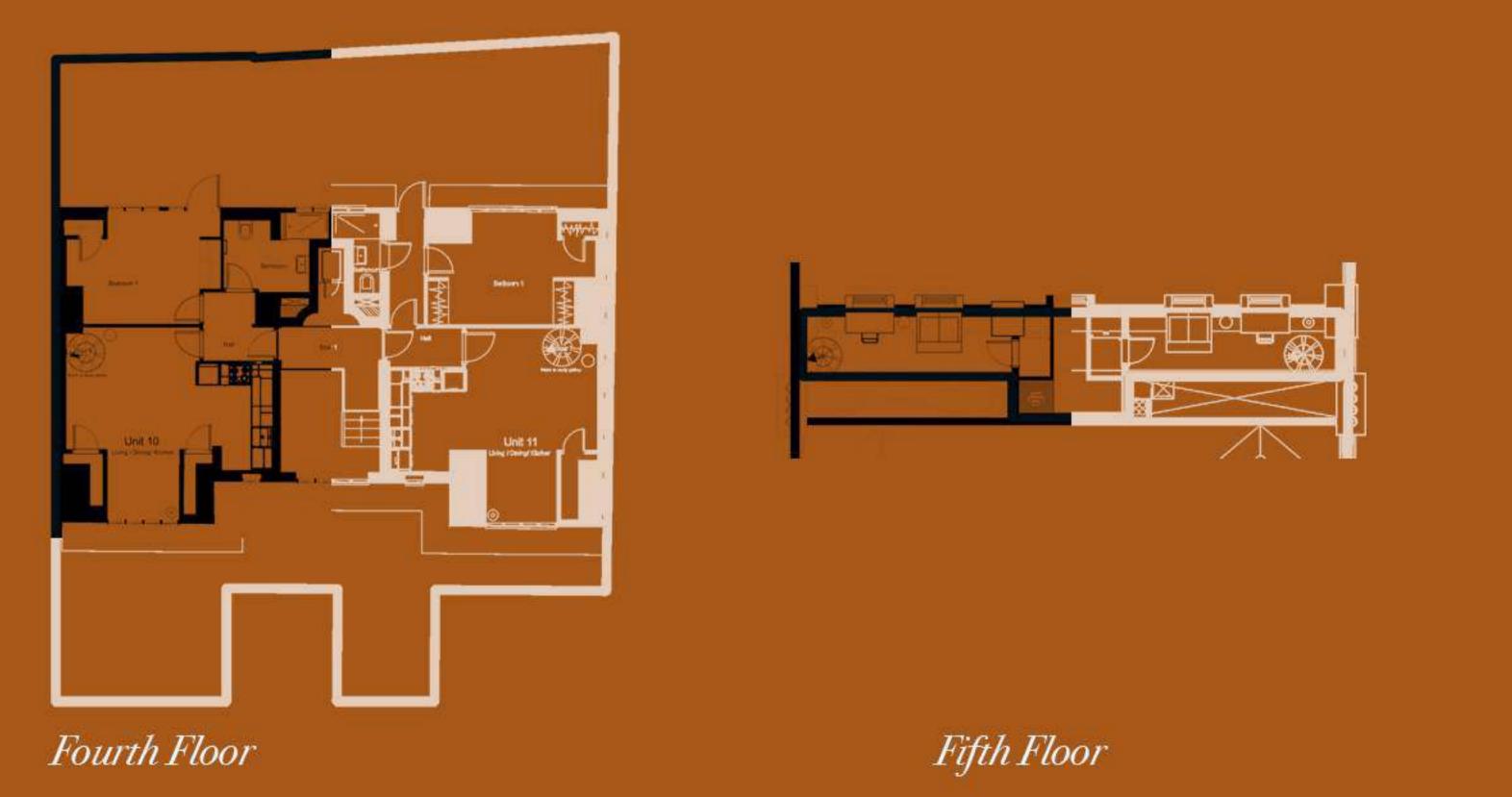


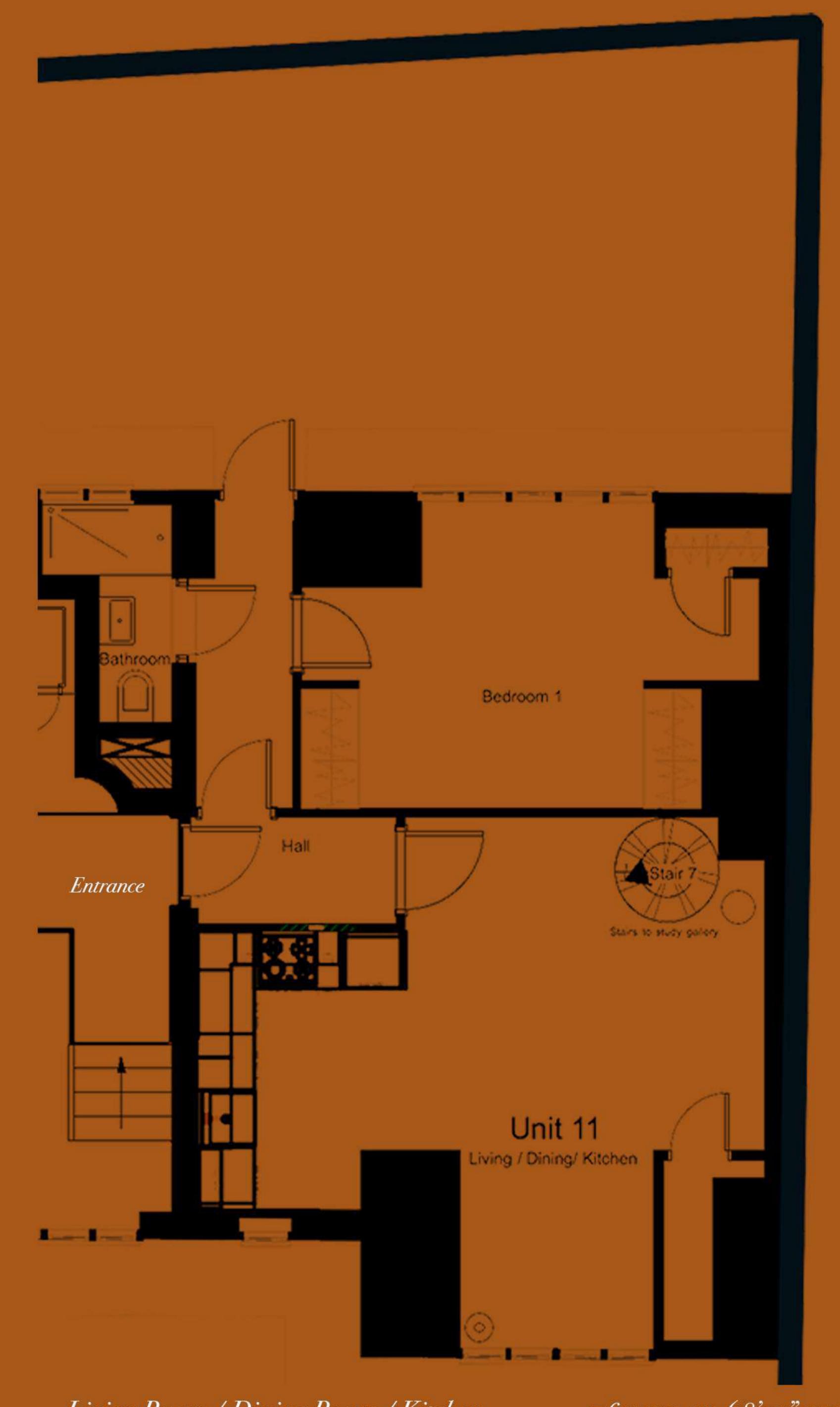




1.9m x 6.0m (6'3" x 19'08")

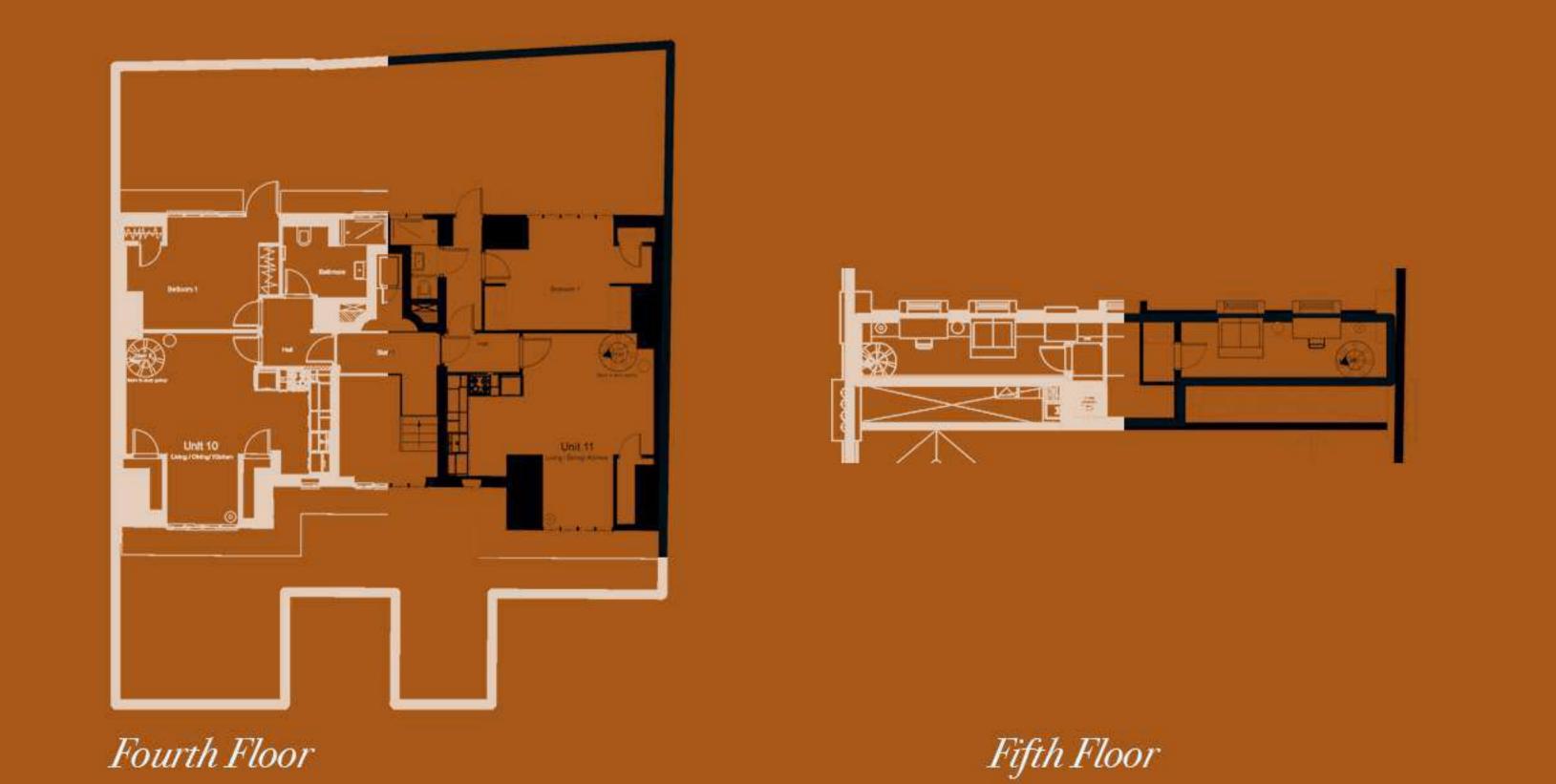
Apartment Ten



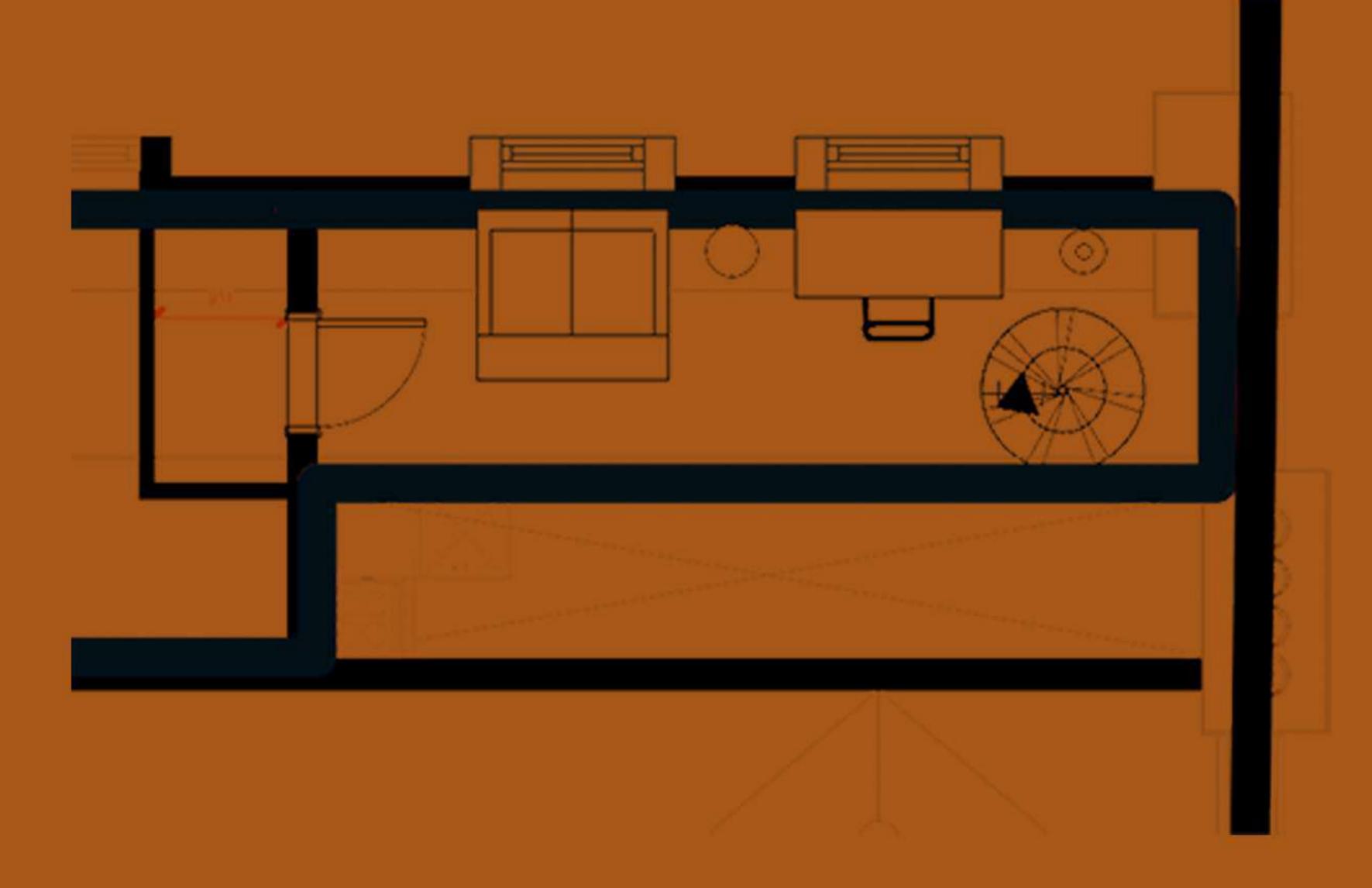


Living Room / Dining Room / Kitchen
Bedroom 1
Balcony

5.6m x 5.4m (18'04" x 17'09") 3.3m x 4.8m (10'10" x 15'09") xxm x 000m (00'00")



Rendered viet



1.9m x 6.1m (6'2" x 20'00")

Apartment Eleven



#### Important notice and misrepresentation act

These details are intended to give a general indication of the development and floor layouts. The developers reserve the right to alter any part of the development, specification or floor layout at any time. The drawings are indicative only. The contents herein shall not form part of any contract or be a representation inducing any such contract. These properties are offered subject to availability. The dimensions do not allow for internal finishes which can vary. Prospective purchasers are advised to contact the developer's agents to ascertain the availability of any particular property so as to avoid a fruitless journey.

The agents themselves and for the vendors or lessors of the development for whom they act, give notice that, i) these particulars are a general outline only, for the guidance of prospective purchasers, and do not constitute the whole or any part an offer or contract. ii) the agents cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers must not rely on them as statements of fact or representation and must satisfy themselves as to the accuracy. iii) no employee of the agents has any authority to make or give representation or warrant or enter into contract whatever in relation to the property, iv)the agents will not be liable in negligence or otherwise, for any loss arising from the use of these particulars, and, v) the reference to any plant machinery, equipment, services, fixtures and fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers should satisfy themselves as to the fitness of such items for their requirements.

Heritage England Descrition: Grade II Listed Arts & Crafts Building *"Dated 1911.* Red brick with blue brick bandings and stone dressings, tiled roof. Arts and Crafts Free Style. 4 storeys, basement and dormered attic. A symmetrical composition with broad single bay projecting wings and recessed centre 3 windows wide. Ground floor of wings framed by rusticated granite quoin press supporting deep stone fascias stopped by festooned panels and similar stone rustication flanking the arched central entrance in the set back centre with flush squared stone mullion- transom windows either side. The upper floors of recessed centre have 3 light mullioned casement windows giving on to galleries running between the wings. The 1st floor gallery with arcaded stone balustrade and the upper floor galleries with Arts and Crafts iron work balustrades. Individual Floor Plans



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