



18 GROSVENOR SQUARE



18 GROSVENOR SQUARE

# 18 GROSVENOR SQUARE

MAYFAIR

FINCHATTON  
RESIDENCES





## MAYFAIR

---

Mayfair is, without doubt, the jewel in the West End's crown. Built on land owned by the Grosvenor family, the area boasts signature work by some of the finest architects of the past 300 years, all of whom played decisive roles in shaping this remarkable district. Its grand squares and quaint lanes host a distinguished collection of hotels, are home to Michelin-starred restaurants and a peerless array of shops. From the art galleries and auction houses of Cork Street, to the world-renowned tailoring of Savile Row and vibrant fashion brands of New Bond Street.

The area has long been a temple of literature, home to musicians from Handel to Hendrix and stage for the great players of world politics. Mayfair is a place where history radiates from every brick.

This is one of the most sought-after areas to live and official protections and restrictions mean Mayfair will continue to remain one of the least densely populated districts in the capital. There is not a more captivating, stylish or enduringly desirable place to live and it is widely acknowledged as one of the most coveted addresses in the world.





## GROSVENOR SQUARE, MAYFAIR

---

Mayfair, the beating heart of London's most prestigious district, is home to Sir Richard Grosvenor's creation and is everything a square should be.

Apartment 3 at 18 Grosvenor Square has south facing views over the Square and has been masterfully designed by Finchatton.

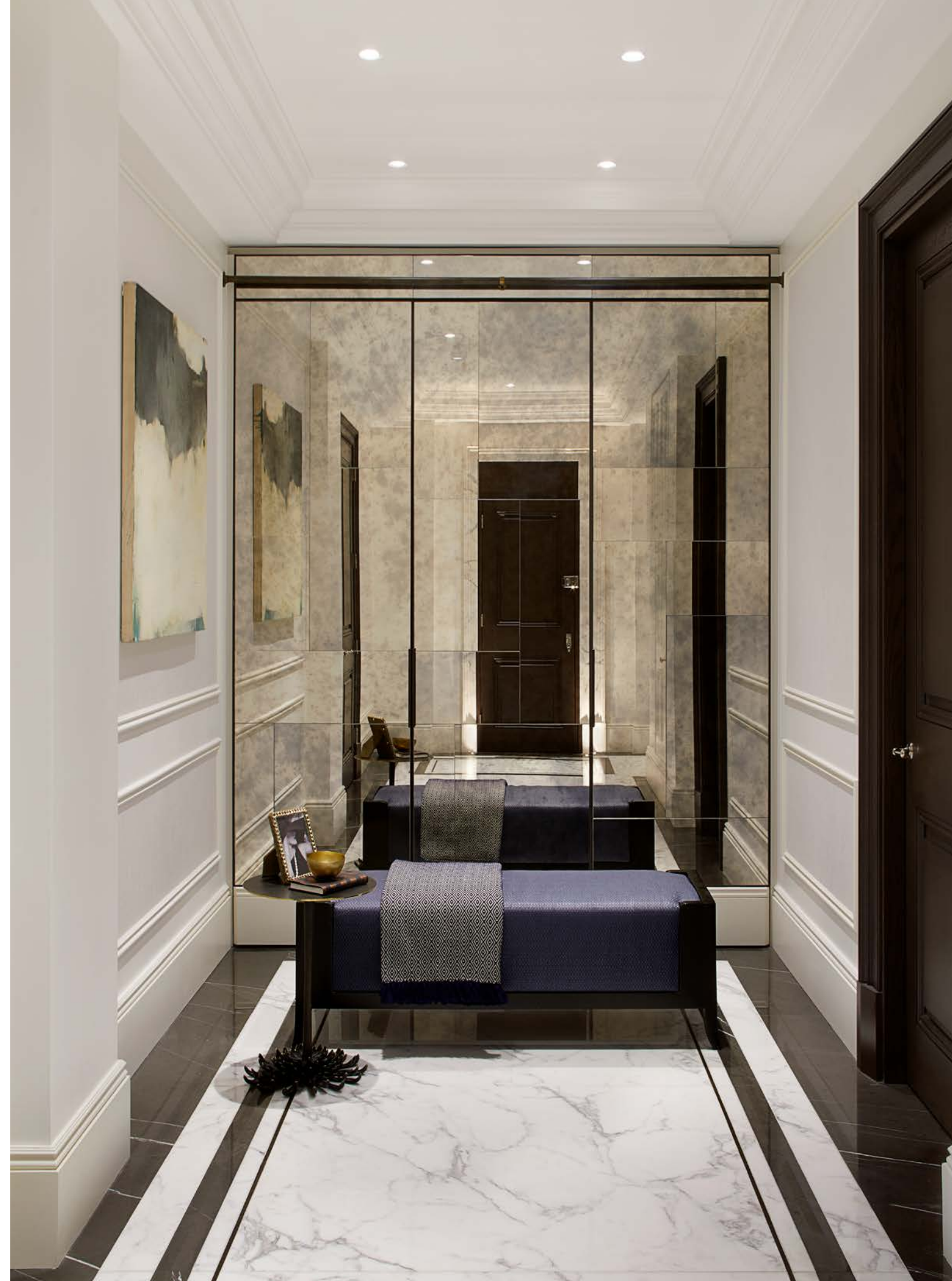
Finchatton's 19 years of experience designing and building some of the world's most exceptional homes is reflected here. Using materials of the highest quality,

Finchatton continues to maintain its reputation for craftsmanship and a profound understanding of how people want to live.





A grand entrance hall leads onto an exquisite reception. Dark timber doors with polished nickel ironmongery and soft wallpaper panels work together seamlessly, framing the marble floor.





The reception room provides effortless elegance with views of Grosvenor Square perfectly framed by tall windows. Marble-clad columns accent warmly against the hand-crafted oak floor.











The dining room offers an elegant and sophisticated setting for entertaining in style.



Two impressive marble fireplaces sit at either end of the room. A striking mirror hangs above the gas fireplace, and the other operates an intelligent and environmentally friendly bio-ethanol system.





The handcrafted kitchen features bespoke cabinetry and integrated Sub-Zero Wolf and Miele appliances.







The master bedroom exudes a sense of calm with sumptuous fabrics in warm tones. A luxurious carpet leads through to the master dressing room and bathroom.





Bespoke fitted wardrobes boast full-height hanging rails and adjustable drawers and shelving, providing ample storage in this thoughtfully designed master dressing room.



The master study provides privacy with subtle lighting, bespoke leather panelled storage, Loro Piana cashmere panelled walls and luxurious carpet.





The spacious, bespoke master bathroom enjoys a double vanity with polished nickel fittings, a free-standing bath and a wall-hung Toto WC. The mirror steel rain shower and steam room sits neatly against the book-matched marble walls.





The opulent second bedroom features high ceilings, luxury carpet and bespoke, fully-fitted wardrobes.







The third bedroom ensuite features a bespoke translucent Golden Ice Stone vanity, bronze tapware with statuary marble flooring.



FLOORPLANS

THIRD FLOOR

4 BEDROOMS  
5 BATHROOMS

GROSS INTERNAL AREA  
329 sq m / 3,541 sq ft



## THIRD FLOOR





SPECIFICATIONS & AMENITIES

I. ROOM SPECIFICATIONS

ENTRANCE HALL

- Statuary and Pietra grey border marble flooring
- Bespoke double timber doors with polished nickel ironmongery
- Painted walls with wallpaper panelling
- Entrance door with statuary marble architrave and bespoke polished nickel ironmongery
- Bespoke cloak cupboard
- Hidden AV cupboard with antique mirrored doors

RECEPTION AND DINING ROOM

- Hand crafted fumed European oak flooring
- Statuary marble cladded columns and painted timber moulding panelled walls
- Statuary marble fireplace with remote-controlled gas fire
- Second marble fireplace with a bio-ethanol fire
- South facing windows with views over Grosvenor Square
- 100% Silk rugs

POWDER ROOM

- Statuary and Grey Marquina marble flooring
- Bespoke stained timber door with antique brass ironmongery
- Polished plaster walls
- Portoro Gold marble basin
- Antique brass tapware by Waterworks
- Wall-hung WC

KITCHEN

- Hand crafted fumed European oak flooring
- Bespoke stained timber door with antique brass ironmongery
- Painted walls
- Bespoke fitted kitchen cabinets
- Stain-free and scratch resistant Neolith Estatuario worktops and splashback with integrated sink
- Integrated appliances by Wolf including:
  - oven, microwave and induction hob,
  - Sub-Zero: fridge and freezer; wine fridge
- Integrated appliances by Miele including:
  - double dishwasher; washing machine and dryer

MASTER BEDROOM

- Luxury carpet with high quality underlay
- Bespoke stained timber door with polished nickel ironmongery
- Wallpapered walls
- Bespoke TV lift cabinet

MASTER STUDY

- Luxury fitted carpet with high quality underlay
- Bespoke storage with leather panelling
- Loro Piana cashmere panelled walls

MASTER DRESSING ROOM

- Luxury carpet with high quality underlay
- Full height mirrored door with polished nickel ironmongery
- Bespoke fully-fitted wardrobes with full-height hanging rails and adjustable drawers and shelving

MASTER BATHROOM

- Statuary marble flooring
- Mirrored door with polished nickel ironmongery
- Book-matched statuary marble walls
- Polished statuary marble double vanity
- Free-standing bath
- Mirror steel rain shower and steam room
- Polished nickel tapware by WaterWorks
- Wall-hung TOTO Neorest Washlet AC WC and heated towel rail

BEDROOM 2

- Luxury carpet with high quality underlay
- Bespoke stained timber door with polished nickel ironmongery
- Wallpapered walls
- Bespoke fully-fitted wardrobe

BEDROOM 2 EN-SUITE

- Calacatta Borghini and Fior di Bosco border marble flooring and walls
- Bespoke stained timber door with antique brass ironmongery
- Fior di Bosco marble vanity with KALLISTA undermounted ceramic basin
- Bronze tapware by KALLISTA
- Wall-hung WC and heated towel rail

BEDROOM 3

- Luxury carpet with high quality underlay
- Bespoke stained timber door with polished nickel ironmongery
- Fabric wallcovering walls
- Bespoke fully-fitted wardrobe

BEDROOM 3 ENSUITE

- New Chinese Statuary white marble flooring and walls
- Bespoke stained timber door with antique brass ironmongery
- Polished plaster walls
- Bespoke translucent Golden Ice Stone vanity with LED back-lighting
- Wall-mounted bronze showerhead
- High-end bronze tapware by KALLISTA
- Wall-hung WC and heated towel rail

BEDROOM 4 / MEDIA ROOM

- Hand crafted fumed European oak flooring
- Bespoke double sliding timber doors with antique brass ironmongery
- Fabric wallcovering with leather trims
- Bespoke fully-fitted wardrobe with TV

BEDROOM 4 ENSUITE

- Silk Georgette marble flooring and Walls
- Bespoke stained timber door with antique brass ironmongery
- Silk Georgette marble basin
- Wall-hung WC and heated towel rail
- High-end bronze tapware by KALLISTA
- Polished plaster walls

2. TECHNICAL SPECIFICATIONS

CONTROL SYSTEM

- Control4 integrated home automation system to control intercom, lighting, heating and cooling

AUDIO VISUAL

- Multi-zoned audio with discreet in-ceiling speakers accessed and controlled through Sonos and Control4
- High definition video distribution system
- Infrastructure installed to provide for digital terrestrial, DAB, Sky satellite and foreign satellite sources can be integrated
- TVs with Apple TV

NETWORKING & DATA SYSTEM

- Dual Cat 6 outlets in all principal rooms to provide simple installation of standard PBX, IP phone systems or wired high-speed Ethernet connections
- Business-grade single robust wireless network throughout
- Shared patch panel with AV system – designed for optimum convergence of AV/IT as future technology allows

LIGHTING

- Lutron keypads or from touch screens or smart devices throughout the home or remotely
- Scene-setting lighting control including provision for table and floor lamps and an ‘all off’ button

CURTAINS, WINDOWS & BLINDS

- Manual window treatments in most rooms, with motorised blinds in the reception room

COOLING, HEATING & VENTILATION

- Comfort heating and cooling in all principal rooms, including guest bedrooms, operated via Control4 keypads
- Electric underfloor heating in bathrooms and kitchen

SECURITY

- Grade 2 intruder alarm installed with option to link to an external monitoring station (at client’s own specification and cost) ability for control and/or viewing remotely through iPad/iPhone/Android applications to be configured at client’s own specification and cost
- 24-hour Security presence in the communal areas provided by a regular dedicated team
- 24-hour CCTV monitoring of communal areas

AMENITIES AT TWENTY GROSVENOR SQUARE

- 25-metre pool
- Vitality pool
- Luxurious spa
- Gymnasium
- 18-seat private cinema
- Garden library
- Private garden and terrace
- Business centre and meeting room
- Games and function room





18-seat cinema for residents and guests providing an immersive cinematic experience.

## AMENITIES AND SERVICES

---

Whether it's time spent dining, entertaining or relaxing, residents of Number 18 Grosvenor Square can enjoy exceptional facilities normally only found in world-class hotels and resorts.

These extraordinary amenities can be found at neighbouring Twenty Grosvenor Square\* and include a magnificent 25-metre pool with adjacent vitality pool and luxurious spa, a state-of-the-art gymnasium, an 18-seat private cinema, a garden library, private garden, terrace, meeting room, and a games and function room.

\*Full use of the amenities at Twenty Grosvenor Square would be subject to an additional service charge.





An innovative health and wellness space,  
with 25m pool, adjacent vitality pool, gym,  
and separate private training studio.





## FINCHATTON

Finchatton was founded in 2001 to create the most exceptional homes in the world. Since then, the company's signature hallmark of effortless elegance and timeless sophistication continues to inspire and excite the world's most discerning clientele. While Finchatton continues to grow, the qualities that define it are unchanging: outstanding craftsmanship, intelligent design, contemporary functionality and the highest quality materials. The company has two distinct divisions: Finchatton Private which undertakes bespoke commissions around the world, and Finchatton Residences for development projects, of which the latest addition is 18 Grosvenor Square.

---

### FINCHATTON PRIVATE

Finchatton Private undertakes design commissions for both private clients and specialist developers, creating elegant interiors for homes all over the world. Rather than a house style, our interior design team approaches each project individually, considering every detail from the flow and feel of a space, through to specialist materials for cabinetry. We travel the world to source a particular fabric or accessory to create pieces which are both functional and beautiful, and pride ourselves on relationships with the finest suppliers and craftsmen. The difference is in the detail. You'll see it in the finishes and experience it from the moment you step into your home.

---

### FINCHATTON RESIDENCES

Finchatton Residences designs and develops individual and multiple residence properties all over the world. Always in the finest locations, each illustrates a dedication to design excellence and innovation, obsessive attention to detail, superior quality of build, and professional integrity.



## LOCATION

---

Grosvenor Square is London's finest address and the centrepiece of Mayfair. This enviable location allows residents access to the very best that London has to offer. Michelin-starred restaurants and international retail boutiques can be found in neighbouring Knightsbridge and Belgravia, and the bustling West End offers world-famous art galleries and theatres.

Perfectly situated between the beautiful open spaces of Hyde Park to the west and Green Park to the south and bounded by four of the world's most famous boulevards – Regent Street, Oxford Street, Park Lane and Piccadilly.

The Elizabeth line, set to open in 2019, will cut journey times to Heathrow to a mere 34 minutes.

## FINCHATTON RESIDENCES

18 Grosvenor Square has been designed by Finchatton. Since 2001, the company has created exceptional homes at the finest addresses all over the world.

FINCHATTON  
RESIDENCES



