

LONDON W2

LEINSTER SQUARE





7-19 LEINSTER SQUARE

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The embodiment of Notting Hill's Victorian garden square architecture, behind this stunning Grade II Listed façade awaits an exquisite collection of Townhouses and Lateral Apartments that represent the ultimate in stylish modern living.

OVERVIEW OF THE COLLECTION

A Grade II Listed marvel of modernity, Leinster Square is a prime example of Notting Hill's architectural excellence.

Whilst Leinster Square's Listed façade is a reminder of London's architectural heritage, the Townhouses and Lateral Apartments that lie behind it offer the upmost in modern luxury. Sympathetic to the building's history, the interior design is the perfect blend of traditional and modern sophistication; offering unique takes on historic finishes and contemporary design.

The picturesque private garden square, which the development overlooks, is the epitome of Notting Hill's elegant charms. Open only to residents, your entrance is through an ornate gate directly opposite the development. A series of plane trees provide the garden with dappled shade during the summer months and the carefully considered planting ensures the garden is visually stimulating and lush all year round. Alchemi Group will endeavour to work with the Garden Square Committee to plan and execute a rejuvenation of this fantastic shared amenity.

A GREEN AND PLEASANT LAND

Awash with greenery, from Notting Hill's tree lined avenues and garden squares to the open parkland of Hyde Park, Kensington Gardens and Holland Park, Leinster Square is fantastically positioned to enjoy many of London's most prestigious attractions.



LEINSTER
SQUARE

Oxford
Street

The City
of London

Mayfair

Hyde
Park

The Shard

The Serpentine

Kensington
Gardens

Harrods

The Royal
Albert Hall

Holland
Park

ALL OF LONDON IS YOUR PLAYGROUND

Situated just to the north of Kensington Gardens, at the heart of Notting Hill and just moments from the vibrancy of Westbourne Grove, Leinster Square's relaxing garden square location conveniently affords easy access to Kensington & Chelsea, the West End and The City.

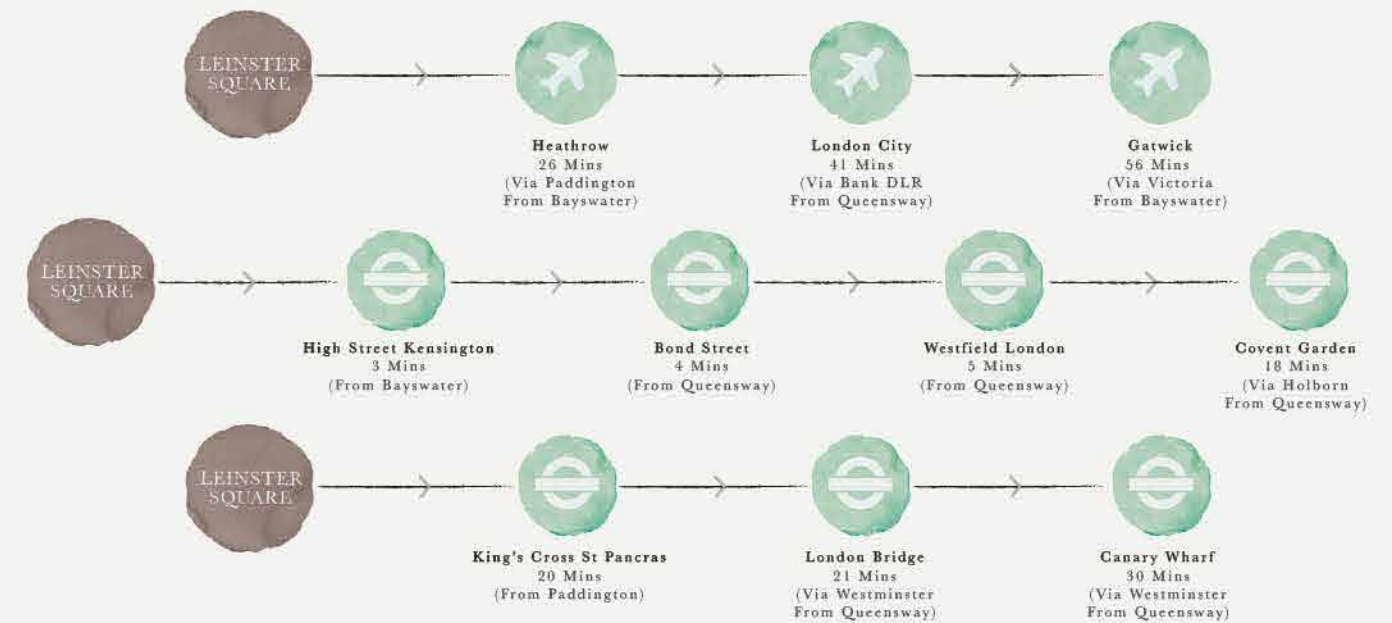




Walking distance to Bayswater station 5 Mins
 Walking distance to Queensway station 7 Mins
 Walking distance to Notting Hill Gate station 7 Mins
 Walking distance to Paddington station 14 Mins



Crossrail is scheduled to open in 2018
 Travel time sources: walkit.com & journeyplanner.tfl.gov.uk



THE BEST OF LONDON AWAITS

Enjoying a Zone 1 location with Bayswater underground station only five minutes' walk away and Queensway and Notting Hill Gate underground stations both only seven minutes' walk, Leinster Square is superbly connected to the rest of London.

The close proximity of Paddington station's Heathrow Express means it takes just 26 minutes to reach the UK's busiest airport. The business centres of The City and Canary Wharf are also readily accessible, as is the newly revitalised Victoria.

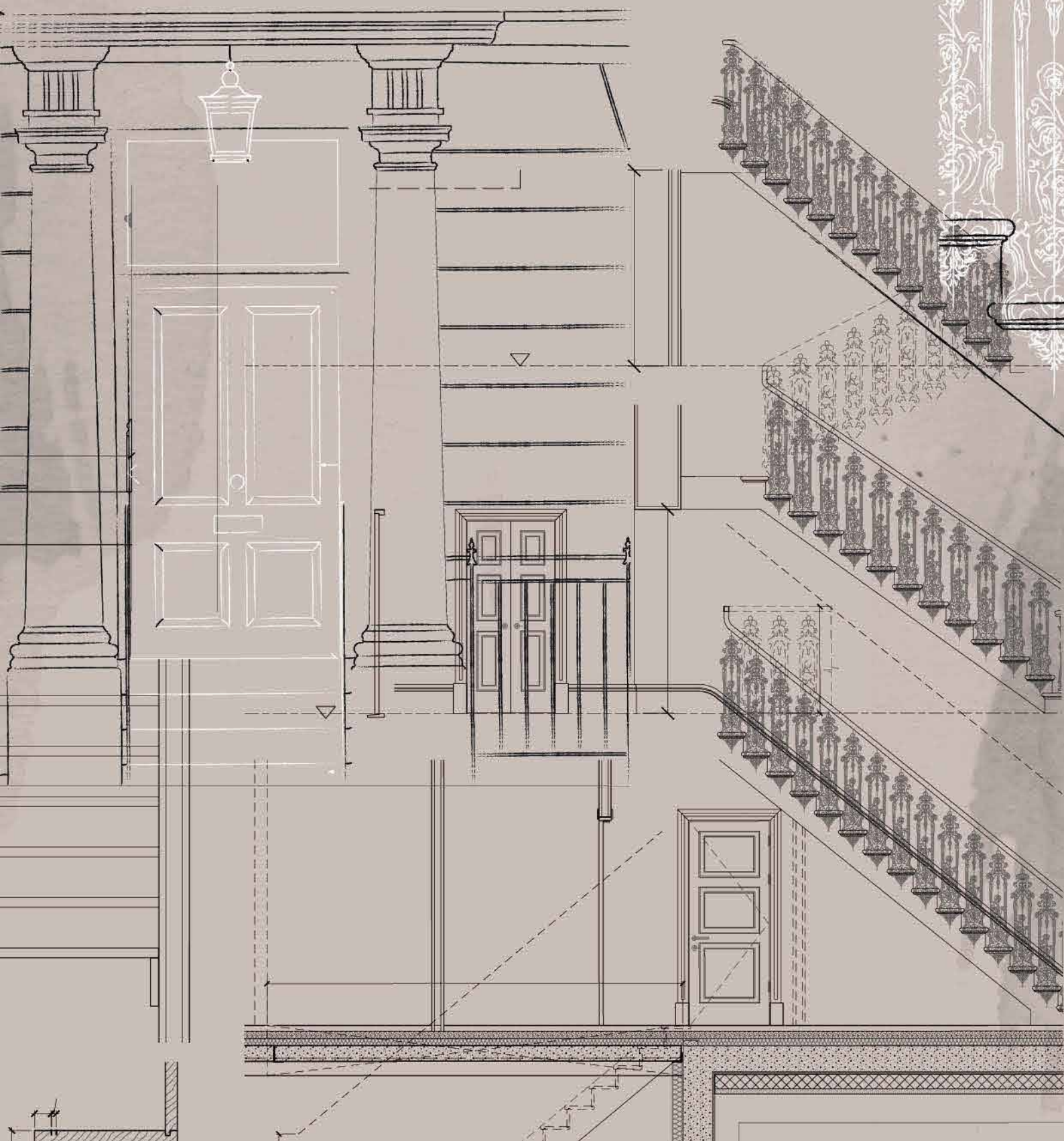
Although Notting Hill's fashion boutiques can rival anything the rest of the capital has to offer, it couldn't be easier to explore the delights of Bond Street, Kensington or Westfield London.

Equally the theatres, restaurants and bars of the West End are at close quarter should you grow tired of the wealth of critically acclaimed local venues you have right on your doorstep.

Paddington station is also at the heart of Crossrail, which is set to revolutionise transport in London. Opening in 2018, the line will offer even better access to the West End, The City of London and Canary Wharf.

HISTORY REBORN

Breathing new life into the terrace, no detail has been overlooked in returning it to its original glory and reinstating Leinster Square as the architectural masterpiece it was built to be.



In terms of the exterior, the whole façade will be refreshed and renewed. For example, 12 Leinster Square's portico, balcony and associated features will be reinstated and all exposed guttering will be removed in favour of a concealed solution to ensure the terrace has the visual impact it deserves. All the exterior street level and balcony railings are being fully restored, with historically accurate front doors and ironmongery being added to the entrances, to match the Victorian fabric of the area.

Internally, there are a number of elegant ornate stair balustrades that are being retained through a combination of restoration and recreation. The beautiful cornicing and ceiling decorations you'd expect in a property of this type are also being reinstated throughout, with detailed studies being undertaken to seamlessly replace any features where repair is not possible. Equally the fireplaces, that would have been the heart of the home in Victorian times are returning, with artisanal, period sensitive replicas being used to enhance the character of the Townhouses.



The elegant stucco-fronted façade sets the tone for the entire development. A vision of quintessential British grandeur, from the houndstooth tiles on the porch steps to the refurbished original railings and balcony ironmongery, it transports you back to a time when elegance was the norm not the exception.

Access to the Lateral Apartments is gained through one of Leinster Square's historic front doors which is finished in the same way as the surrounding Townhouses.

Staffed by a 24-hour Concierge, the Lobby's limed oak panelled walls, bespoke marble flooring and fully restored historical cornicing set the tone for the luxury the individual apartments afford.



All homes feature classic Victorian panelling and enjoy beautiful oiled oak floors in a chevron pattern with radiant underfloor

heating to create a unique blend of history and modernity.



A key aim of the sympathetic restoration at Leinster Square has been to create spacious, modern homes. Homes that reflect the building's past yet meet the needs of today's contemporary lifestyle.

This challenge has been superbly answered across the Townhouses and Lateral Apartments through the creation of large rooms with generous sash windows and French doors to enhance the grandeur.



Echoing the building's original Victorian design, the carefully considered layouts maximise the flow between rooms in both the Townhouses and Lateral Apartments.

This historic structure has then been enhanced with an array of luxurious finishes to ensure the pinnacle of modern living.



The kitchen has been carefully considered to provide storage and workspace for busy family life. Combining traditionally detailed cabinetry

and antique glass splashbacks with contemporary nickel units, the kitchens are a celebration of both the past and present.



Luxurious bamboo carpet runs throughout the bedrooms and dressing suites and each bedroom also features bespoke fitted wardrobes in keeping with the classically Victorian style.



A prime example of Leinster Square's juxtaposition of heritage and modernity, the master bathroom's polished marble

walls and floor are perfectly complemented by traditional style brassware and a bespoke dual vanity unit.

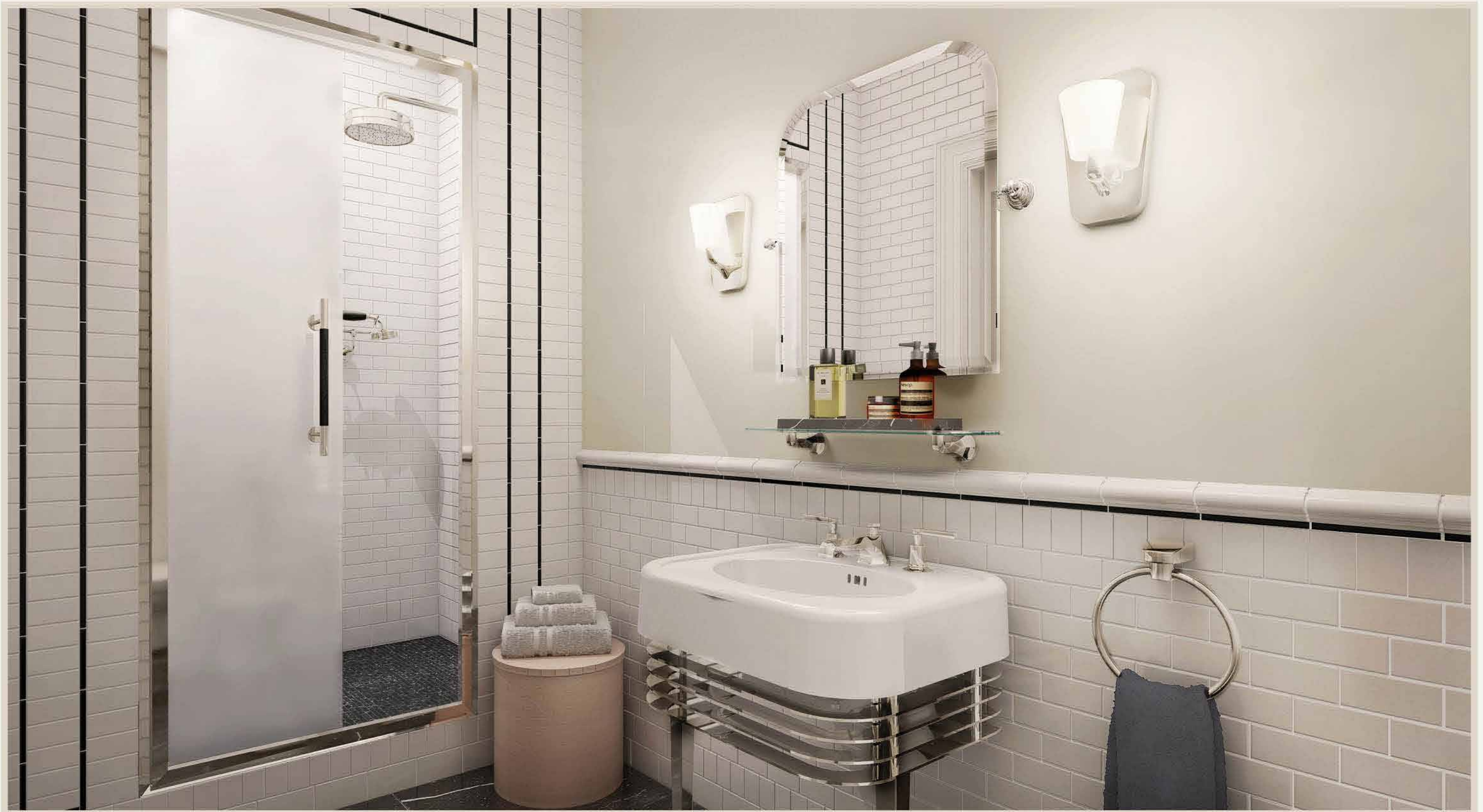


Comfort cooling is provided to all living spaces and bedrooms to ensure that your home is always welcoming no matter the season.



Shower rooms and additional bathrooms are also designed with a nod to the historic era. To remain classic and look authentic to the

period in which they were built, hand glazed and fired ceramic tiles are laid with specialty trims and patterns.



As well as benefiting from the beautiful private garden square, many of the units enjoy additional outdoor spaces.



YOUR NEW NEIGHBOURHOOD

One of London's most desirable areas, Westbourne Grove and Notting Hill need little introduction. Home to Michelin starred restaurants, refined cocktail bars, high fashion boutiques, superb schools and the world famous Portobello Market, they combine a relaxed bohemian atmosphere with the very best of everything London has to offer.

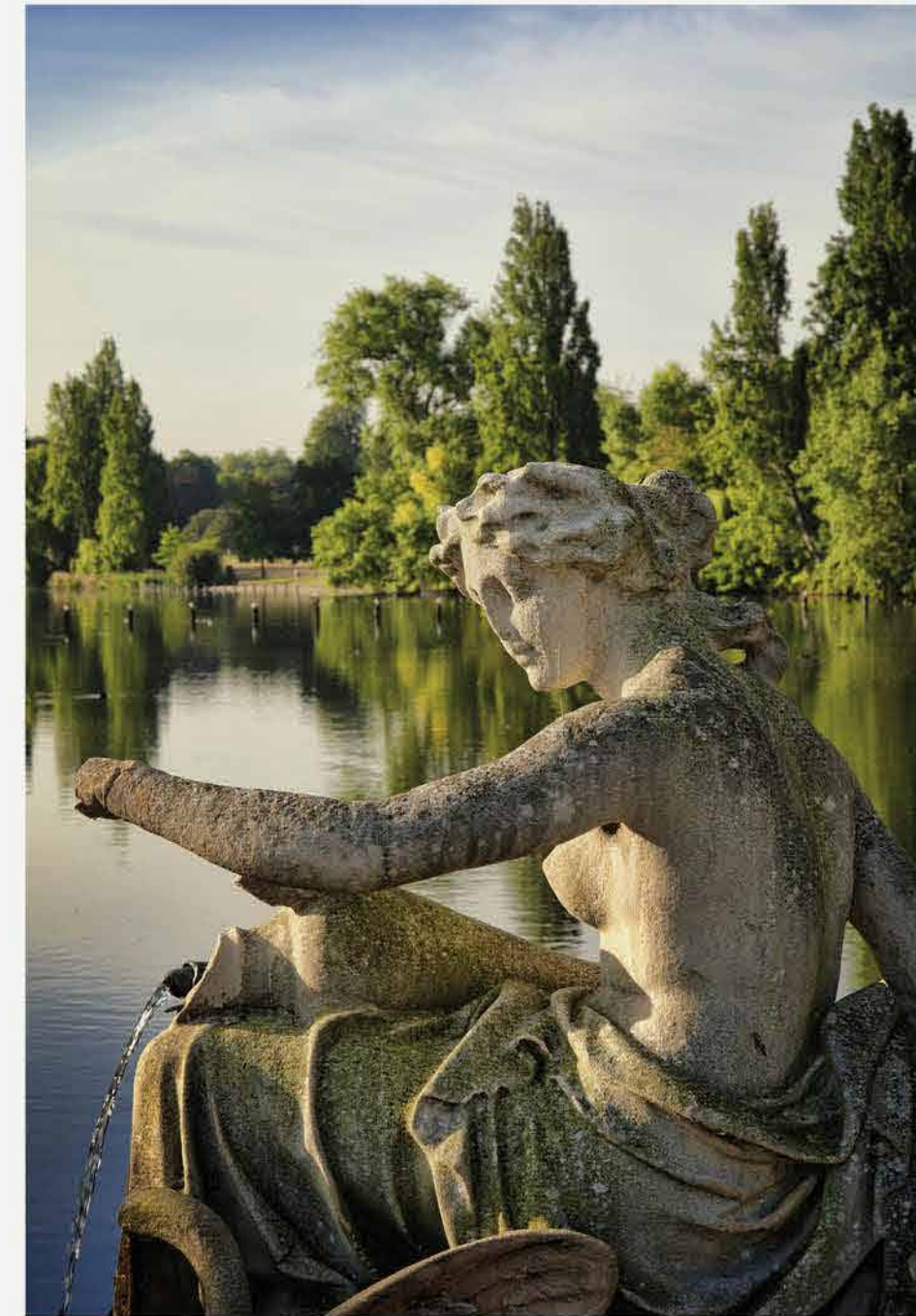


ON YOUR DOORSTEP

With Kensington Gardens to the South and Westbourne Grove and Portobello Road to the West, the Leinster Square Collections are perfectly placed to enjoy the area's eclectic attractions.



Just a short walk from Kensington Gardens, and with Hyde Park and Holland Park also at close quarter, Leinster Square enjoys an unusually green outlook given its prime Zone 1 location.



Kensington Gardens

"There are many hundreds of acres of green and tree-shaded spaces where the Londoner may find a moderate degree of refreshment."

W H HUDSON

AUTHOR, FOUNDER OF THE ROYAL SOCIETY FOR THE PROTECTION OF BIRDS AND FORMER LEINSTER SQUARE RESIDENT.



Electric Cinema

Part of Soho House, with a Cinema, Diner and Private Members Club, The Electric is a local landmark in every sense.

ELECTRIC CINEMA

*191 Portobello Road
W11 2ED*

One of the oldest cinemas in the UK, offering wide leather chairs, sofas and an auditorium bar, The Electric Cinema has taken film to new heights.

ELECTRIC DINER

*191 Portobello Road
W11 2ED*

An outpost of Brenden Sodikof's wildly celebrated Au Cheval in Chicago, this unique French-American diner offers the ultimate in comfort food.



Hereford Road

HEREFORD ROAD

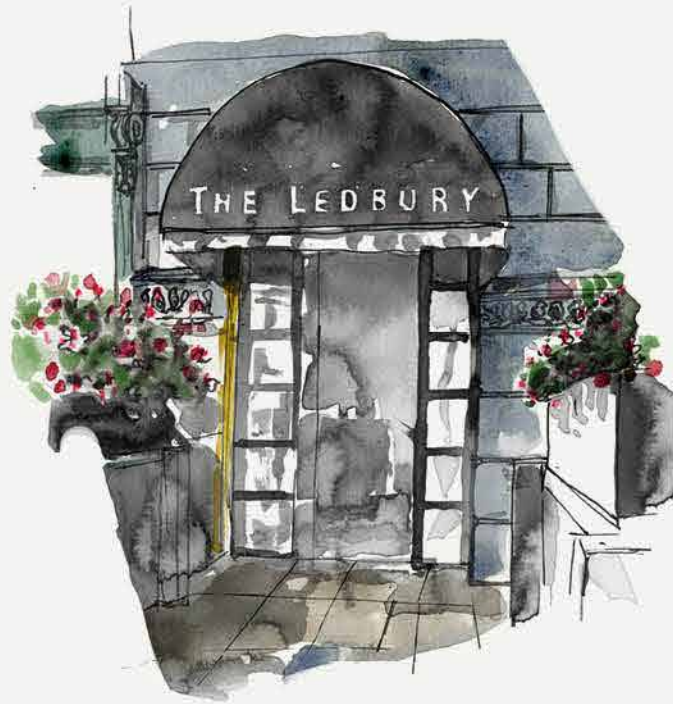
*3 Hereford Road
W2 4AB*

Tom Pemberton's unpretentious menu of 'proper' British cuisine, along with a few continentally influenced additions, has seen Hereford Road become a neighbourhood institution.

THE TABERNACLE

*34-35 Powis Square
W11 2AY*

This Grade II Listed former church is now the cultural heart of Notting Hill, offering a diverse and acclaimed programme of music, theatre and art.



THE LEDBURY

*127 Ledbury Road
W11 2AQ*

Proudly boasting two Michelin stars, The Ledbury's modern European creations, wine list and service are unsurprisingly renowned for being flawless.



BEACH BLANKET BABYLON

*45 Ledbury Road
W11 2AA*

Occupying an old Georgian Mansion, Beach Blanket Babylon is famous for its cocktails and eccentric decor that beguiles. Enjoy an alfresco lunch or intimate dinner in this popular neighbourhood staple.



PAUL SMITH

*122 Kensington Park Road
W11 2EP*

The world famous designer's first flagship store, this grand townhouse provides a quirky home to his full range as well as a bespoke tailoring service.



WHITELEYS

*Queensway
W2 4YN*

London's first department store, Whiteleys is host to a number of well-known brands as well as All-Star Lanes and brasserie, Le Café Anglais. It will also be part of the Queensway regeneration.



GRANGER & CO

175 Westbourne Grove W11 2SB

With a truly laid-back atmosphere and what is quite possibly the best brunch menu in London, the queues for Granger & Co are testament to its popularity.



PORTOBELLO MARKET

*Portobello Road
W10 5TE*

The world's largest antiques market with over 1,000 dealers selling every kind of antique and collectible, this cosmopolitan and vibrant hub is the lifeblood of the area.

THE PERFECT NOTTING HILL DAY

With so much to offer, you needn't travel far to enjoy the delights of Notting Hill.



SHOPPING

BREAKFAST

202

202-204 WESTBOURNE GROVE
W11 2RH

Combining a high fashion boutique, prime Westbourne Grove location and a fantastic restaurant, 202 puts the glamour into breakfast.

LEDBURY ROAD LEDBURY ROAD W11

A who's who of designer names, from Anya Hindmarch, Chloe and Fendi to Mulberry, Lanvin and Jil Sander, can be found in Ledbury Road's boutiques - putting Bond Street on your doorstep.

LUNCH

TAQUERIA

139-143 WESTBOURNE GROVE
W11 2RS

Making their soft corn tortilla and regionally authentic Mexican fillings fresh on site each day, Taqueria raises the bar for London's most popular street food import.

COFFEE

TALKHOUSE COFFEE

275 PORTOBELLO ROAD
W11 1LR

Rotating a selection of coffees from the world's best roasters, Talkhouse's stripped back Scandinavian aesthetic lets the coffee do all the talking.

DINNER

ASSAGGI

39 CHEPSTOW PLACE
W2 4TS

To many in the area, this restaurant arguably offers the finest Italian food in London. Be charmed as the menu is recited to you beautifully in the mother tongue of the maitre d'.

COCKTAILS

LONSDALE

48 LONSDALE ROAD
W11 2DE

Tucked away on a quiet street, this award-winning bar prides itself on its superb menu of the best modern mixological creations and forgotten classics.

ABOUT THE ARCHITECT

An established practice of architects and designers, TateHindle thrive on providing design solutions through a unique combination of design and commercial understanding.



At the heart of TateHindle's practice is the desire to build environmentally responsible design that is honest, accessible and understands the past whilst embracing the future. They work with high profile clients and have completed many interesting and challenging residential projects in London

and beyond, developing an impressive portfolio of residential schemes of varying size and type. Never compromising on quality and providing clients with sound commercial advice has earned TateHindle a reputation and trust which clients keep returning for with more and more diverse opportunities.

tatehindle

ABOUT THE DEVELOPER

Bespoke Central London developer, Alchemi Group, has been creating distinguished London residences since 1999.



Alchemi Group is earning a reputation for being a boutique Central London developer with a strong design vision. Specialising in the tasteful renovation of heritage buildings and turning neglected or redundant offices into stylish dwellings, Alchemi Group's portfolio boasts a striking residential collection. Known in the industry for their conceptual vision and exceptional interiors, Alchemi Group deliver residences that have a unique voice based on each building's location and history. This successful developer consistently delivers residences to surpass even the most discerning expectations.

Highly detailed, thoughtful projects with consistent overall themes are attained by thorough exploration of design strategies, leaving no stone unturned. Alchemi Group collaborates closely with the architects to ensure they provide both practical and beautiful living spaces.

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ALCHEMI
GROUP