



THE MANSION

9 Marylebone Lane, London W1



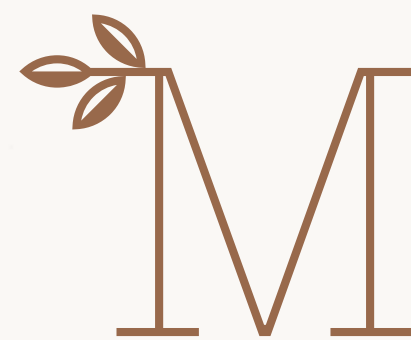
CLIVEDALE PRESENTS 'THE MANSION'

The Mansion occupies the perfect London location. Just a few steps from Mayfair, it offers access to everything the celebrated district has to offer. At the same time, its setting within Marylebone provides the rare opportunity to appreciate the quieter, more relaxed surroundings of central London's last remaining village.

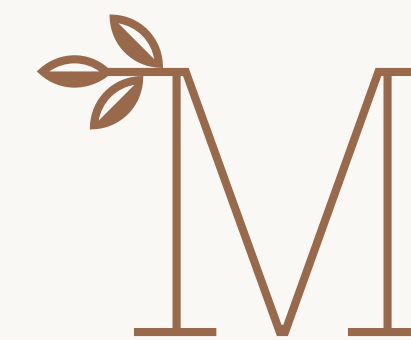
A contemporary interpretation of a classic London mansion block, The Mansion expresses the best in international design through the use of the finest materials and immaculate craftsmanship. Generous spaces, superb facilities and the highest quality services allow residents to enjoy a style of life that takes every advantage of the splendour for which this great city is renowned.

*A contemporary
mansion block
at the very heart
of London.*





*The perfect
London location*



*Where Marylebone
meets Mayfair*



01

HARLEY STREET
Marylebone, London W1
5 minutes walk

02

SELFRIDGES
Oxford Street, London W1
4 minutes walk



05

LE RELAIS DE VENISE
L'ENTRECÔTE
Marylebone Lane, London W1
2 minutes walk



06

CLARIDGE'S
Mayfair, London W1
5 minutes walk



03

HYDE PARK
London W1
9 minutes walk



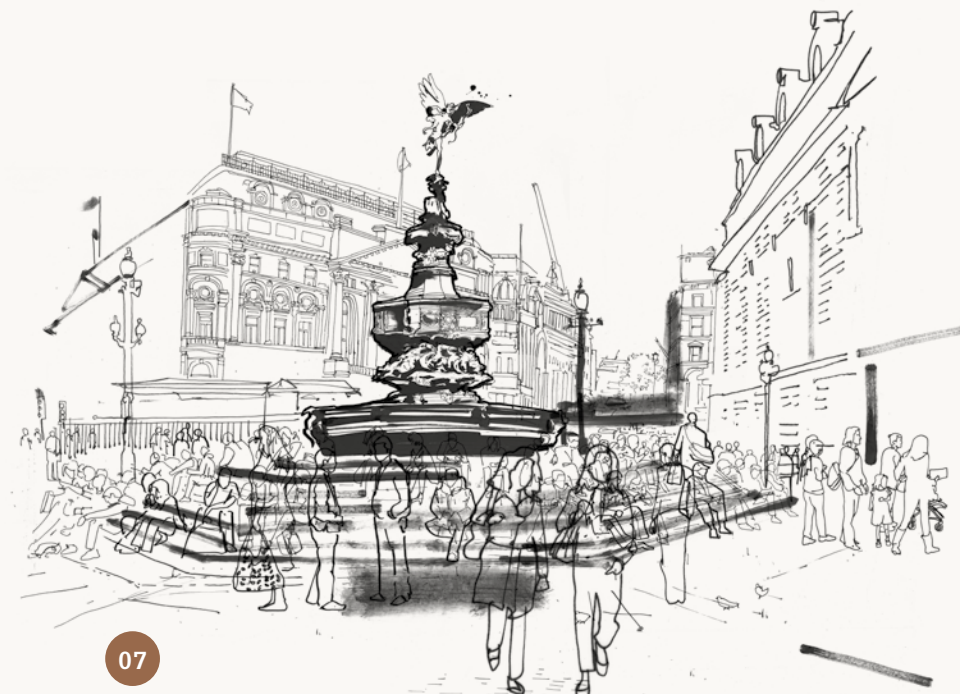
04

NEW BOND STREET
Mayfair, London W1
2 minutes walk



07

PICCADILLY CIRCUS
London W1
14 minutes walk



08

LIBERTY
Great Marlborough Street,
London W1
9 minutes walk



THE MANSON
9 Marylebone Lane
London W1



IN THE VERY HEART OF LONDON

As a resident of The Mansion you will have the luxury of living in the very heart of London, one of the world's greatest shopping districts.

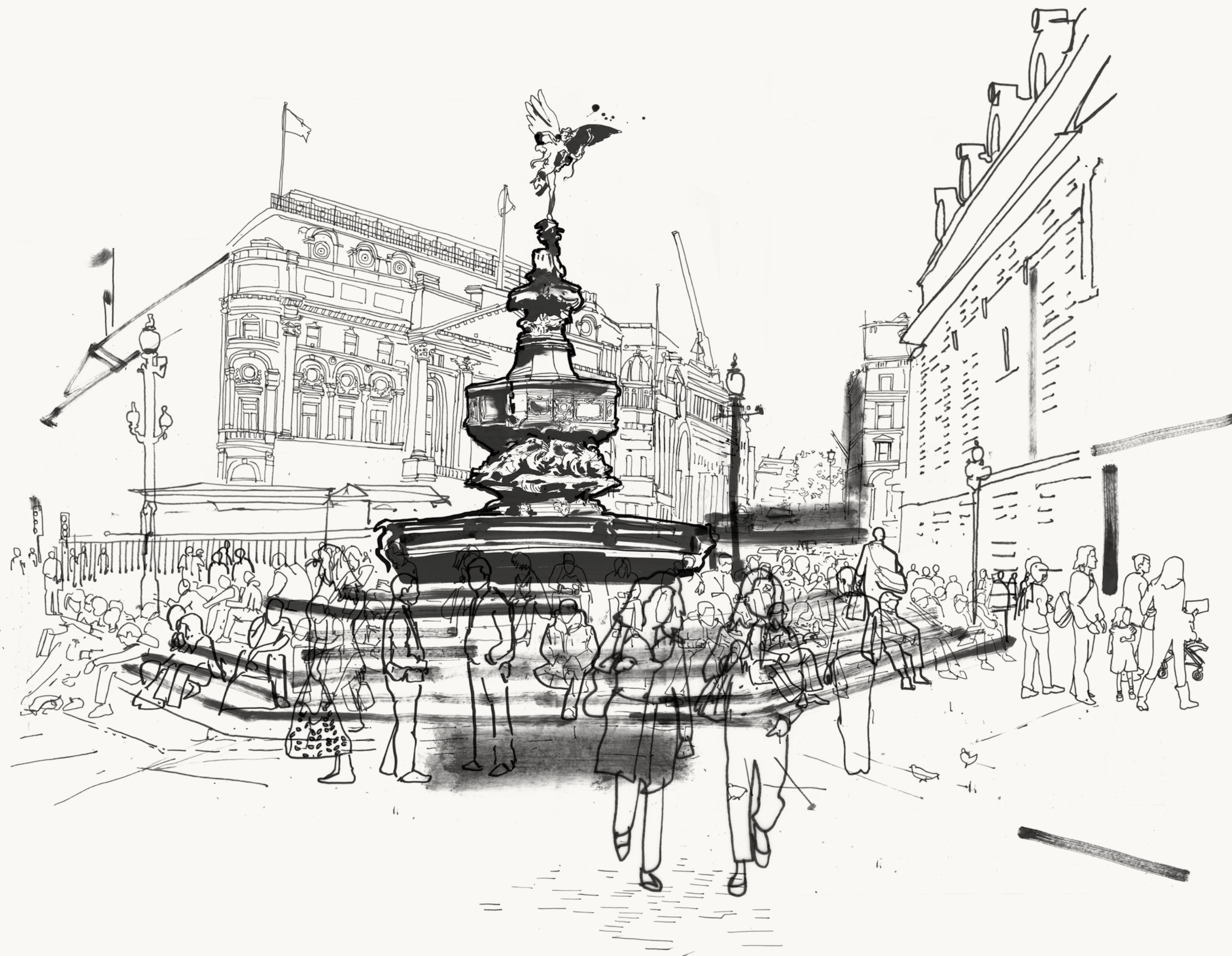
Walk just one street across from The Mansion and you are on New Bond Street in Mayfair, where the biggest names in global fashion and luxury goods have their flagship stores. Adjacent to New Bond Street is the internationally recognised Savile Row, home to British bespoke tailoring, and Cork Street known by art collectors globally for its famous galleries and exhibitions.

Scattered amongst the renowned shopping streets are the unique gems of Mayfair, such as the world famous auction houses Sotheby's and Christie's and the tranquil Regency arcades.

Alternatively, head west along Oxford Street towards Hyde Park and within minutes you will be at Selfridges, voted the best department store in the world, offering all of the latest designer collections, must-have accessories, fine wines and gifts.

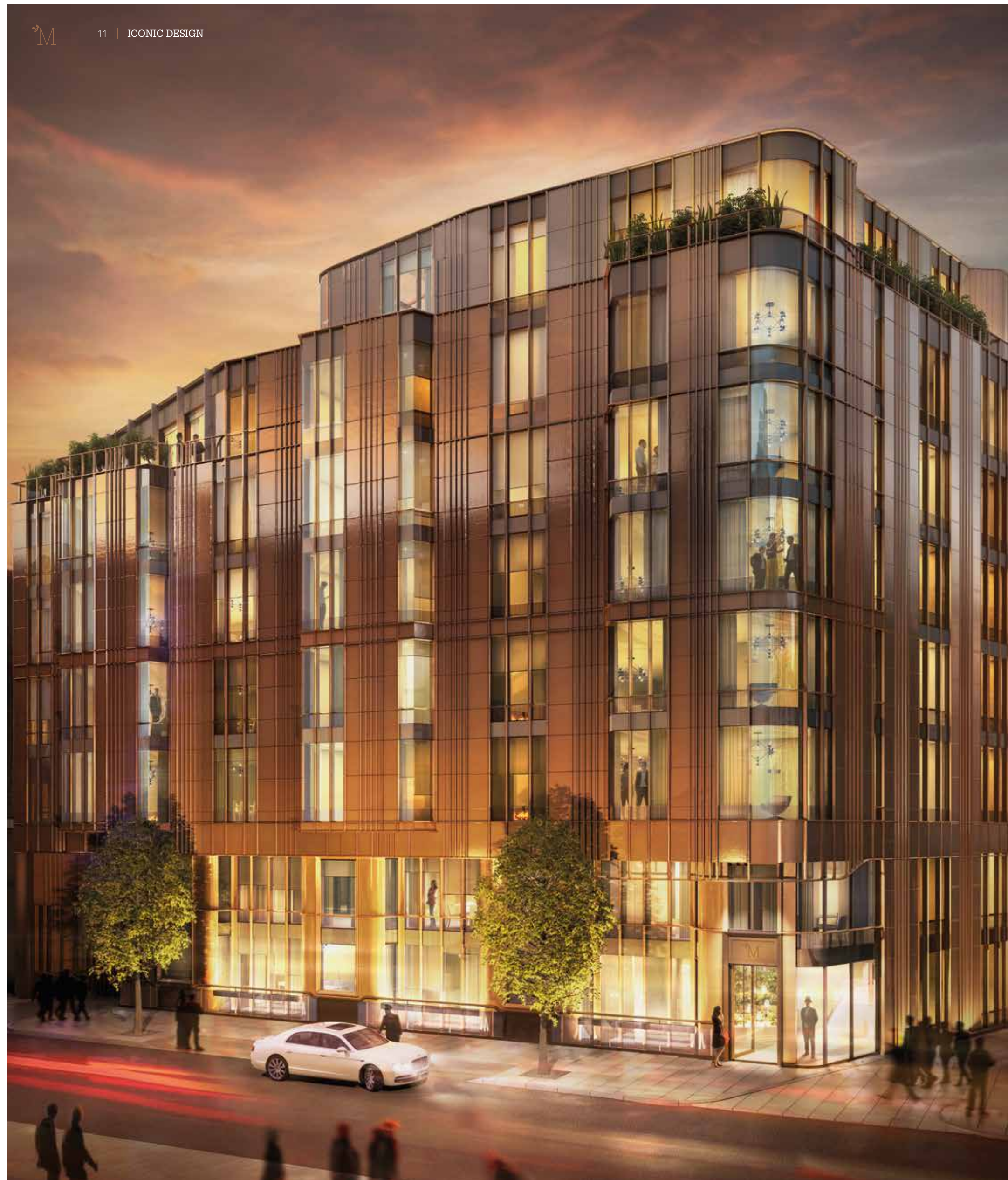
For a serene village experience, take a short walk north up Marylebone Lane to Marylebone Village where you will find a diverse selection of shops, restaurants, hotels and cultural institutions with a character, individuality and balance rarely seen in any city.





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Iconic design —



*Inspired architecture
and superb
craftsmanship
combine to create
a building that is
both contemporary
and timeless*

A DYNAMIC RESPONSE TO A UNIQUE BRIEF – BOTH INSIDE AND OUT

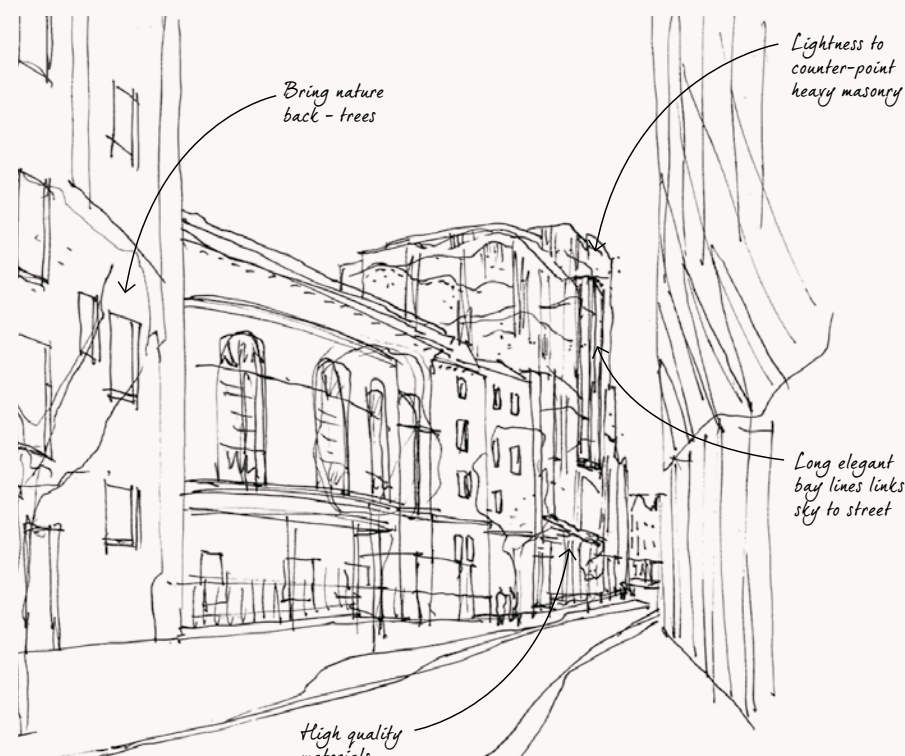
ARCHITECTURE

When presented with a rare opportunity to design a truly contemporary residential building in historic London, DSDHA set out to create a building that is modern and cutting edge in its design yet blends seamlessly with its historic surroundings.

“The Mansion’s complex geometry gently echoes the curve of Marylebone Lane, establishing a presence that is assertive but not overly dominant. The glazed frontage is stepped back to allow the apartments on the upper floors to enjoy terraces and balconies.

Whilst full and imaginative use is made of modern technologies and materials, the building demonstrates real sensitivity to the traditional London streetscape with touches of the local vernacular such as the terracotta fins on the façade to reference the historic red brick buildings of Marylebone.”

Deborah Saunt, Co-Founder of DSDHA



View of The Mansion from Marylebone Lane



INTERIOR DESIGN

Clivedale has worked with international award-winning interior designers Arney Fender Katsalidis, a practice based in London, to create new and exciting spaces to live within the building.

The Mansion boasts an interior architecture that is differentiated, refined and elegant. Spatial sequences are choreographed to ensure that every resident feels like an honoured guest, and the flow of space from the dramatic entrance hall down to the textured sunken garden and into the residences themselves is carefully considered to ensure that the moment of entrance to one's apartment is always uplifting.

Inside, contemporary and traditional materials are fused to create an elegant interior that is bold in personality yet timeless in sophistication. Large plank burnt oak floors in the living areas create a seamlessness and cohesiveness aligned to modern living. Bronze, rose gold, leather and marble animate these spaces to create a refined, rich and sumptuous interior.



“The Residents’ Lounge at The Mansion has been designed as a contemporary take on the leather panelled clubs of St James. The room offers a generous gesture of comfort through its soft furnishings, fireplace and library. Both the Entrance Hall and Lounge are a perfect welcome before experiencing the luxuriousness of the apartments.”

Earle Arney, Director of AFK





A BUILDING WITH A DEFINITIVE SENSE OF PLACE

The Mansion comprises 22 single level and duplex residences including studio suites, one, two and three bedroom apartments, as well as a stunning roof top penthouse and terrace. Each is positioned, oriented and arranged individually. The interiors are notable for their openness with changing horizons and views provided by the floor-to-ceiling windows, with street-facing bays on the upper floors.

From the corridors with their subdued lighting, entrance into the apartments gives an immediate impact of light, spaciousness and coherence. Unlike traditional London flats where spaces 'unpeel' as you go further into them, each apartment at The Mansion has been designed to ensure that, as soon as you enter, you are greeted by large open plan reception and living spaces centred around a feature fireplace.





Claridge's, a 5 minute walk away

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Elegant interiors —

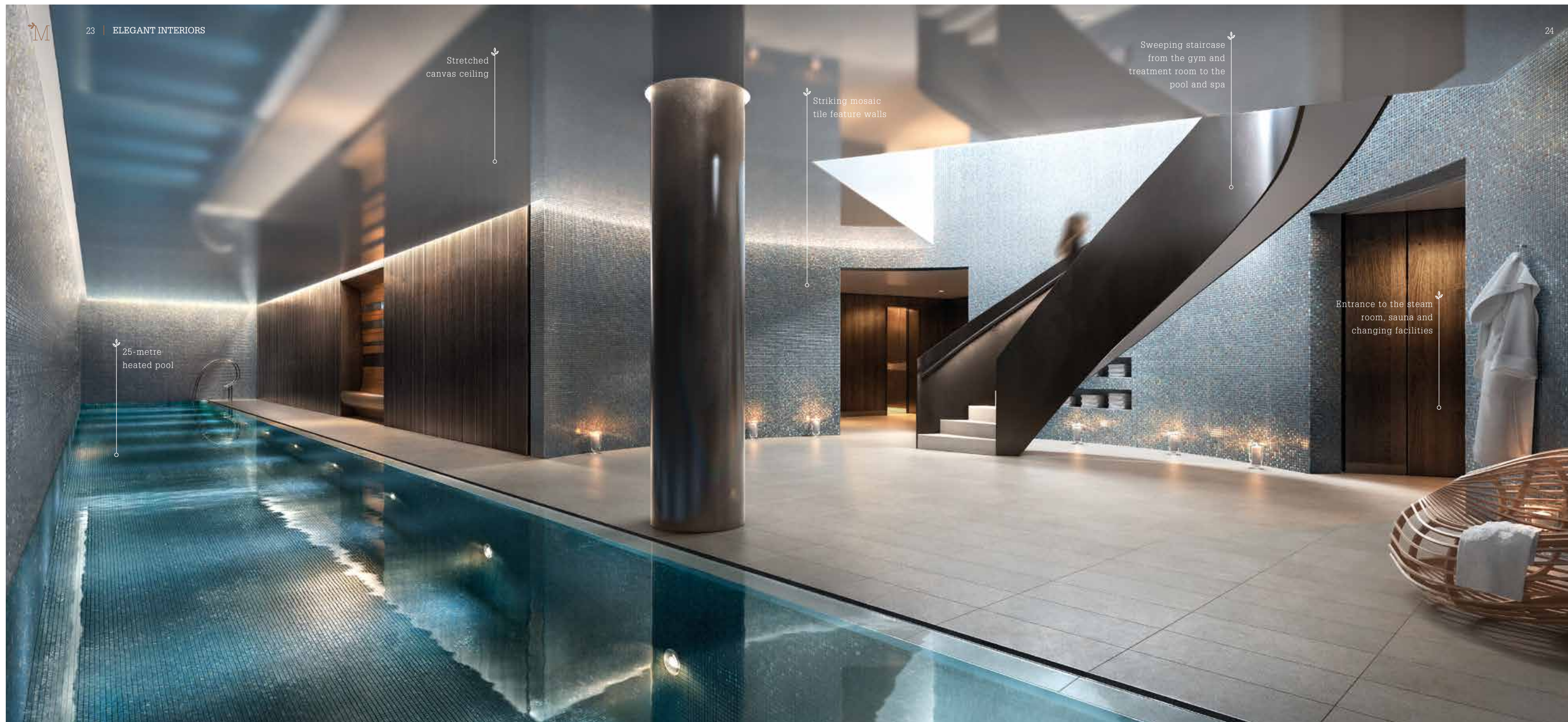
AN ENTRANCE WITH GRANDEUR AND STYLE

As you arrive at The Mansion you are greeted by an extraordinary double-height window framing the private garden behind, a rare oasis of calm in the centre of London. This dramatic travertine-lined lobby then guides you down to the welcome of the 24/7 Concierge. To the right of the Lobby is the Residents' Lounge where you and your guests can be attended to by the Concierge while they wait in comfort. Beneath this dramatic lobby sits The Mansion's extensive wellness facilities, a hidden jewel to be enjoyed by residents and their privileged guests.





A private Residents' Lounge overlooking the private landscaped garden



Stretched
canvas ceiling

Striking mosaic
tile feature walls

Sweeping staircase
from the gym and
treatment room to the
pool and spa

Entrance to the steam
room, sauna and
changing facilities

25-metre
heated pool

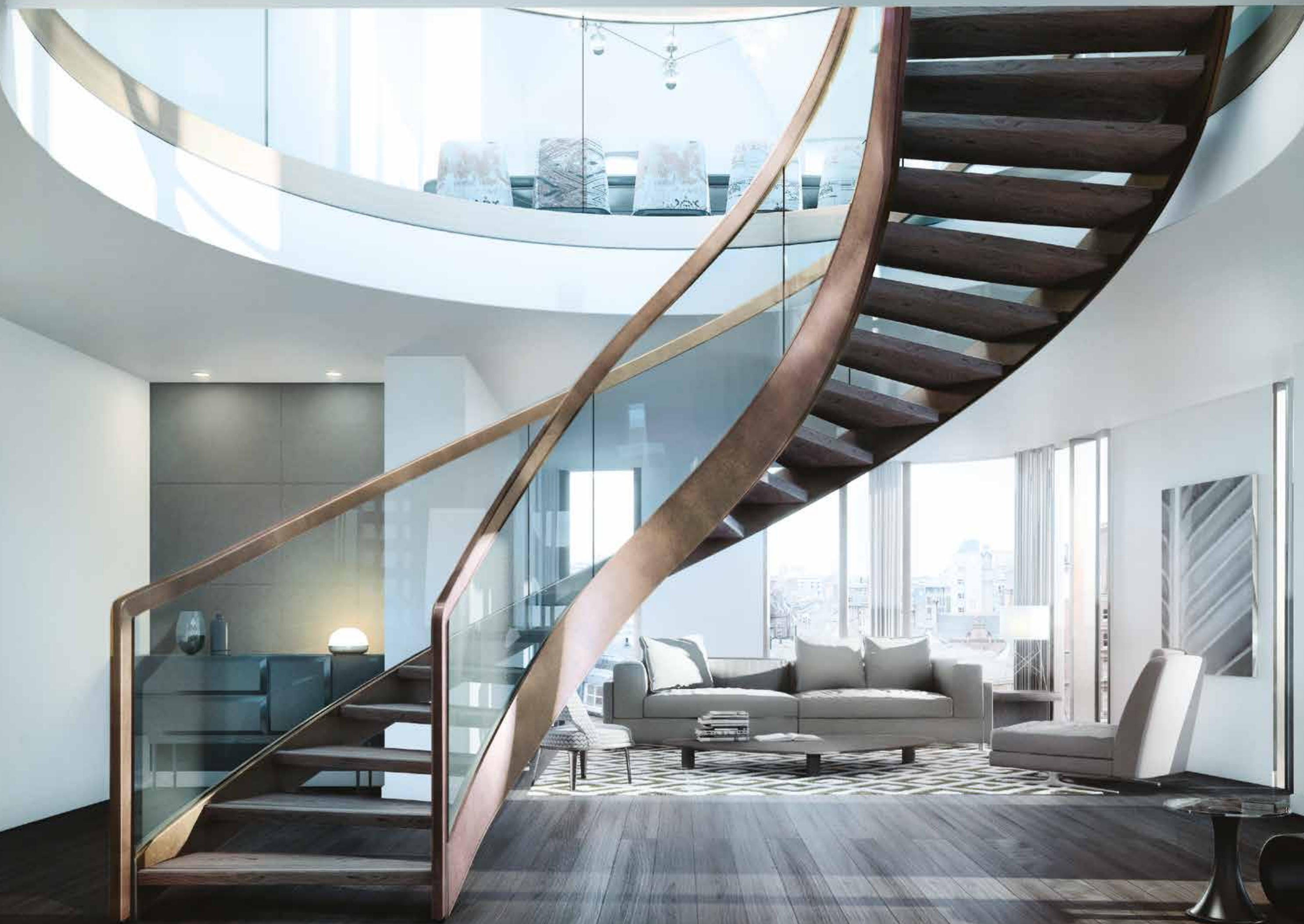
A 25-METRE POOL THE HEIGHT OF LUXURY IN THE HEART OF LONDON

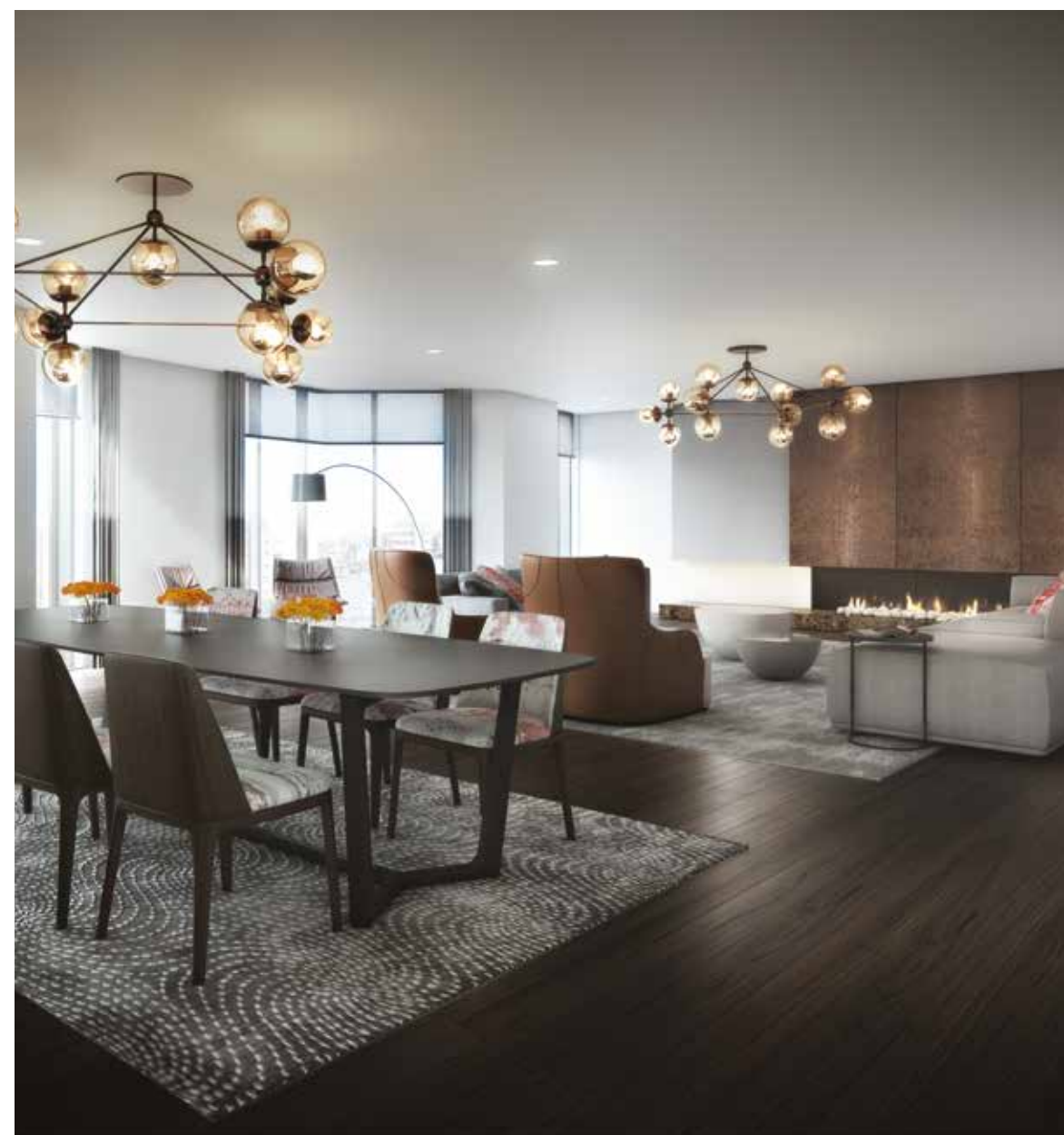
A curved staircase sweeps down from the lobby level to reveal the private pool. Its design is unique with a stretched canvas ceiling gently reflecting the movement of the water. Your relaxation and sensory experience is further enhanced through the underwater speakers.

In addition to the pool, The Mansion benefits from a fitness studio, private treatment room, steam room, and a western red cedar sauna.



INTERIOR DESIGN
WITH ADDED IMAGINATION





CREATED FOR A CONTEMPORARY LIFESTYLE

Each apartment at The Mansion is unique, individually arranged in a carefully considered sequence of living, dining and kitchen areas that are open and generously proportioned. The master bedrooms are especially spacious with plenty of natural light, walk-in wardrobes and beautifully appointed ensuite bathrooms.

Materials such as burnt oak, Corian and white marble add warmth and character while a unified approach to walls and floors creates a single, seamless space for modern living. Simple adjustment of the apartment's atmosphere is provided by a state-of-the-art Lutron lighting system, as well as comfort cooling and underfloor heating that work in tandem to ensure that your apartment is always at your preferred temperature. All apartments at The Mansion are also future proofed through a fully terminated cabling backbone built in to the finished apartment.



THE PERFECT SPACE TO DINE AND ENTERTAIN

Bespoke dark oak kitchen
units with Gaggenau
integrated appliances

Barbazza
gas hobs

Blanco sink with
Dornbracht rose
gold finish tap

White marble
splashback

Glacier white
corian worktops



COMFORT AND GENEROSITY

Floor-to-ceiling
windows flood
the apartments
with natural light

Comfort cooled
open plan living

A ribbon gas
fireplace to
all apartments

Underfloor heating
to all apartments

Wide plank
burnt oak
flooring

AN OASIS OF TRANQUILLITY

Japanese
feature tiles

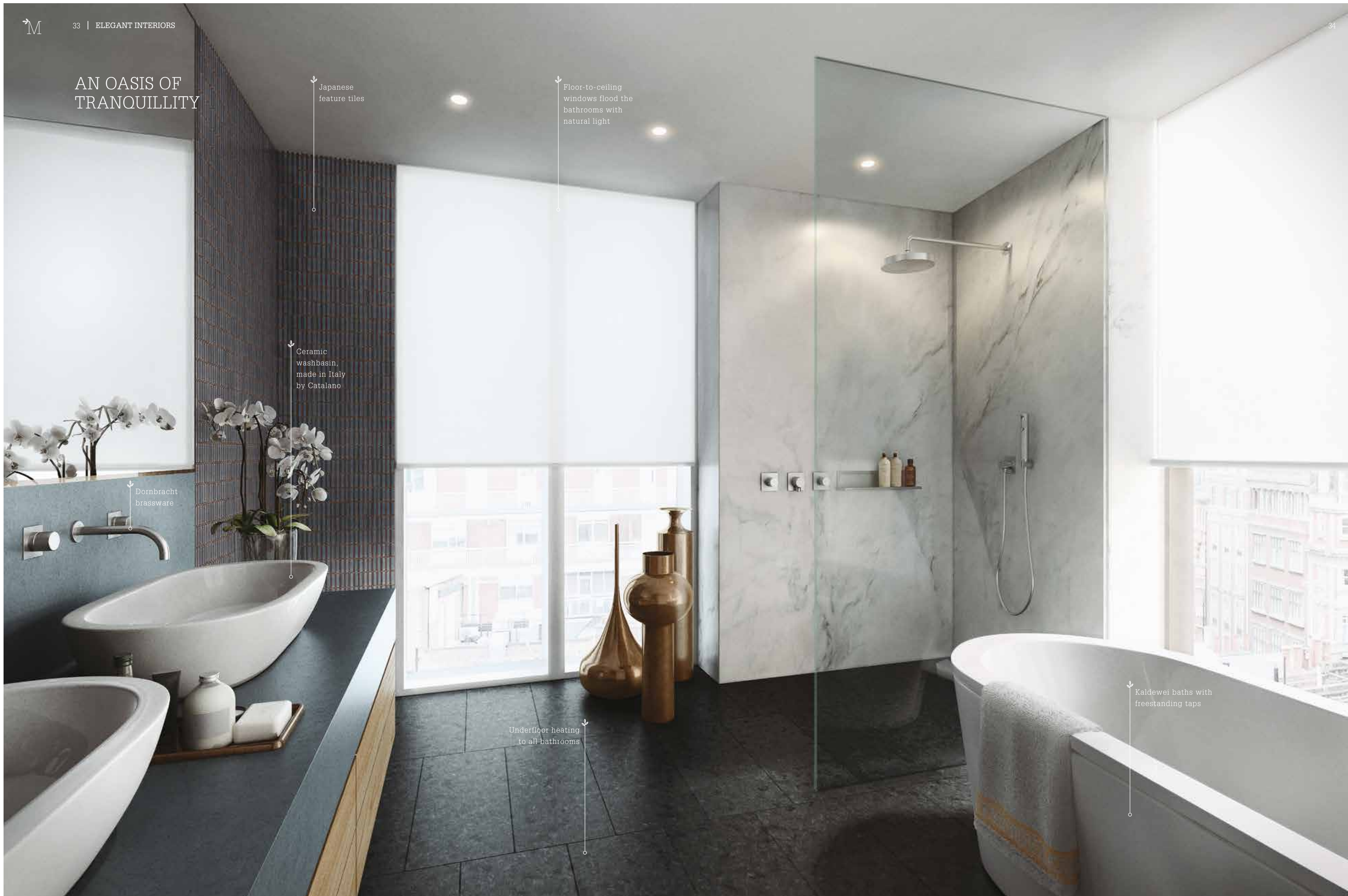
Floor-to-ceiling
windows flood the
bathrooms with
natural light

Ceramic
washbasin,
made in Italy
by Catalano

Dornbracht
brassware

Underfloor heating
to all bathrooms

Kaldewei baths with
freestanding taps





New Bond Street, a 2 minute walk away



*The highest level
of specification
and service*

ATTENTION TO EVERY DETAIL

The Mansion has been designed to deliver the highest standard of specification, with every detail carefully considered to ensure the ultimate level of comfort and piece of mind for its residents.

Just some of the key specification highlights include:

Comfort, indulgence & intelligence

- Lutron lighting system in every apartment
- Underfloor heating and comfort cooled throughout
- Ribbon gas fireplaces to all apartments
- Dornbracht rose gold finish kitchen tap to all apartments
- Communication system offering a direct link to the 24/7 Mansion Concierge
- Anti-steam mirror in bathrooms
- Hot and cold water dispenser in kitchen

High quality finishes

- White marble kitchen splashbacks
- Glacier white corian kitchen worktops
- Wide plank burnt oak flooring throughout
- Feature Japanese tiles in bathrooms
- Bespoke joinery in kitchens and wardrobes
- Full height doors to the apartments with bespoke leather detailing

Leading brands

- Gaggenau integrated kitchen appliances
- Barbazza gas kitchen hobs
- Leibherr wine fridges
- Dornbracht brassware in all bathrooms
- Catalano vessel basins
- Kaldewei baths with freestanding taps

Reassurance and security

- 24/7 Mansion Concierge
- Valet parking
- CCTV surveillance to all public areas
- Gated lift access to secure car parking
- Hotel style services available on request from 'best in class' providers

A full breakdown of the specification is available on request.



Ribbon gas fires in all apartments



Rose gold finish kitchen tap in all apartments



EFFORTLESS LIVING WITH EXCEPTIONAL SERVICES

To ensure the highest possible level of service for the residents of The Mansion, Clivedale has actively sourced the finest brand partners in London, all are best in class and the majority also serve the Royal household.

The dedicated 24/7 Mansion Concierge services are supplemented by 'Quintessentially', a company renowned for its exemplary attention to detail. Residents not only have access to these personalised/exclusive services when they are in London but wherever they are globally.

Life at The Mansion will be managed seamlessly from valet parking and resident welcome, to service in the Residents' Lounge. In addition, The Mansion residents will have access to a chauffeur-driven Bentley house car, for drop-off and pick-up services within central London.

The Mansion will offer a range of options for in-apartment services which can be tailored to individual resident's needs. These will include housekeeping from 'Maid of London' and dry cleaning services from 'Jeeves of Belgravia'.

'Bold & Reeves' will also be on hand, if required, to help with maintaining your apartment, whether it's changing a light bulb or carrying out an annual maintenance programme.

Bath and body products throughout the building will be provided by 'Bamford' who will also be able to organise treatments with their trained therapists in the spa. Residents will also have access to yoga classes from 'Lululemon Athletica'.





Hyde Park, a 9 minute walk away



Local London —



FRESH AIR AND OPEN SPACES ON YOUR DOORSTEP

London is one of the world's greenest cities. From its garden squares to its Royal Parks, the Capital has been defined and evolved around making nature an integral part of the urban landscape.

A few minutes' walk and London's green open spaces are in abundance, to the west Hyde Park; to the north Regent's Park; to the south Green Park and Buckingham Palace.



ENTERTAINMENT AND CULINARY DELIGHTS

From London's West End theatreland to some of the greatest galleries and museums in the world, everything can be found in the heart of central London. Highlights include the National Gallery in Trafalgar Square, the Royal Academy on Piccadilly and the British Museum near Regents Park.

Beyond its dramatic and artistic institutions, London offers a wide and eclectic mix of restaurants: whether you wish for a simple meal or a full-on gastronomic experience, there is something for everyone.

London's restaurant scene continues to evolve. From the timeless institutions such as The Ritz, Le Gavroche and Scott's who have delighted diners for decades to upscale contemporary Michelin starred restaurants from across the world such as The Square, Locanda Locatelli and Hakkasan, the London restaurant scene has an ever increasing diversity and energy that is crystallising London's standing as a global gastronomic Capital.





CLIVEDALE LONDON

Clivedale London is a property developer which is focused on developing super-prime residential, commercial and hotel schemes in central London.

We are committed to ensuring that each of our developments become legacy schemes and deliver the highest specification, quality and attention to detail, as well as offering our residents an unrivalled level of service and privilege.

Clivedale London
22 Hanover Square,
Mayfair, London W1S 1JA

T: +44 (0)20 3705 8425
E: enquiries@clivedale.com
W: clivedale.com



CONTACT US



All enquiries to:

Savills

T: 020 7409 8756

E: newhomes@savills.com

W: themansionw1.com

CBRE

T: 020 7182 2477

E: residential@cbre.com

W: themansionw1.com



CBRE
Residential
London

A development by Clivedale London

C
CLIVEDALE
LONDON

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2 BEDROOM APARTMENT



THE MANSION

9 Marylebone Lane, London W1

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