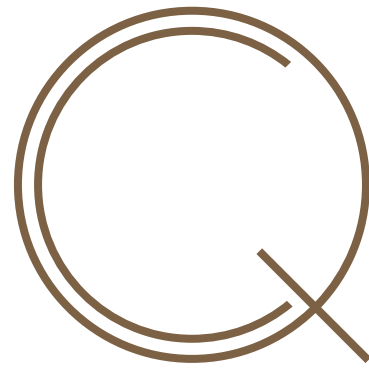


SEQUOYA



QUEEN'S COURT
LONDON NW8



The Penthouses at Queens Court introduce a new level of luxury and specification into the local property market.

HYPERION PENTHOUSE: 3,396 sq ft

VERTICE PENTHOUSE: 3,728 sq ft

TENURE: Share of Freehold

PARKING: 2 spaces/garage each

GUIDE PRICE: Upon Application



VIEW FROM DRAWING ROOM TERRACE

HYPERION PENTHOUSE
 QUEEN'S COURT ST JOHN'S WOOD LONDON NW8



DRAWING ROOM

HYPERION PENTHOUSE
 QUEEN'S COURT ST JOHN'S WOOD LONDON NW8

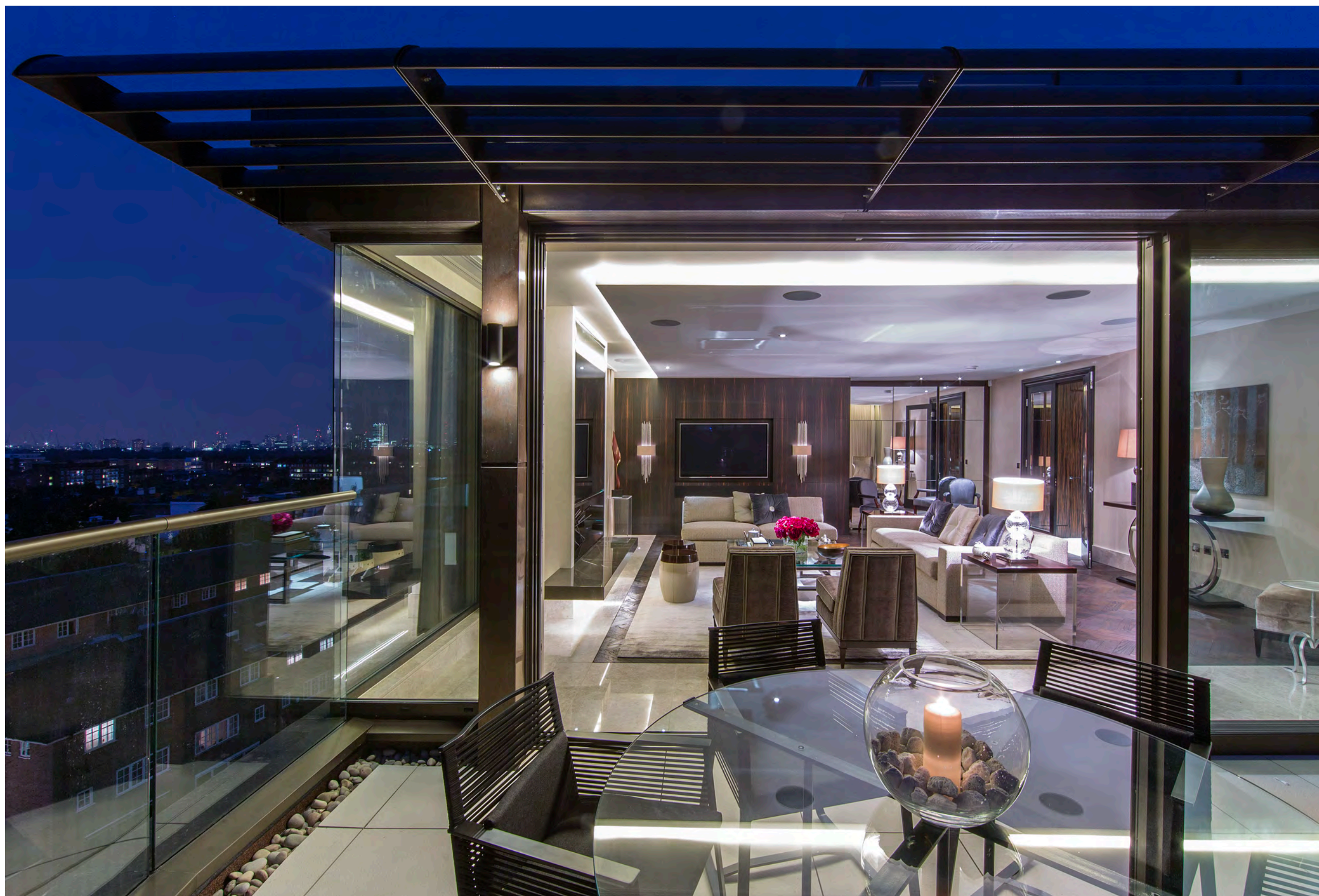


DRAWING ROOM TERRACE
 HYPERION PENTHOUSE
 QUEEN'S COURT ST JOHN'S WOOD LONDON NW8



DRAWING ROOM

VERTICE PENTHOUSE
QUEEN'S COURT ST JOHN'S WOOD LONDON NW8



DRAWING ROOM TERRACE

VERTICE PENTHOUSE
QUEEN'S COURT ST JOHN'S WOOD LONDON NW8



MIRROR, STAIRS & CHANDELIER

HYPERION PENTHOUSE

QUEEN'S COURT ST JOHN'S WOOD LONDON NW8

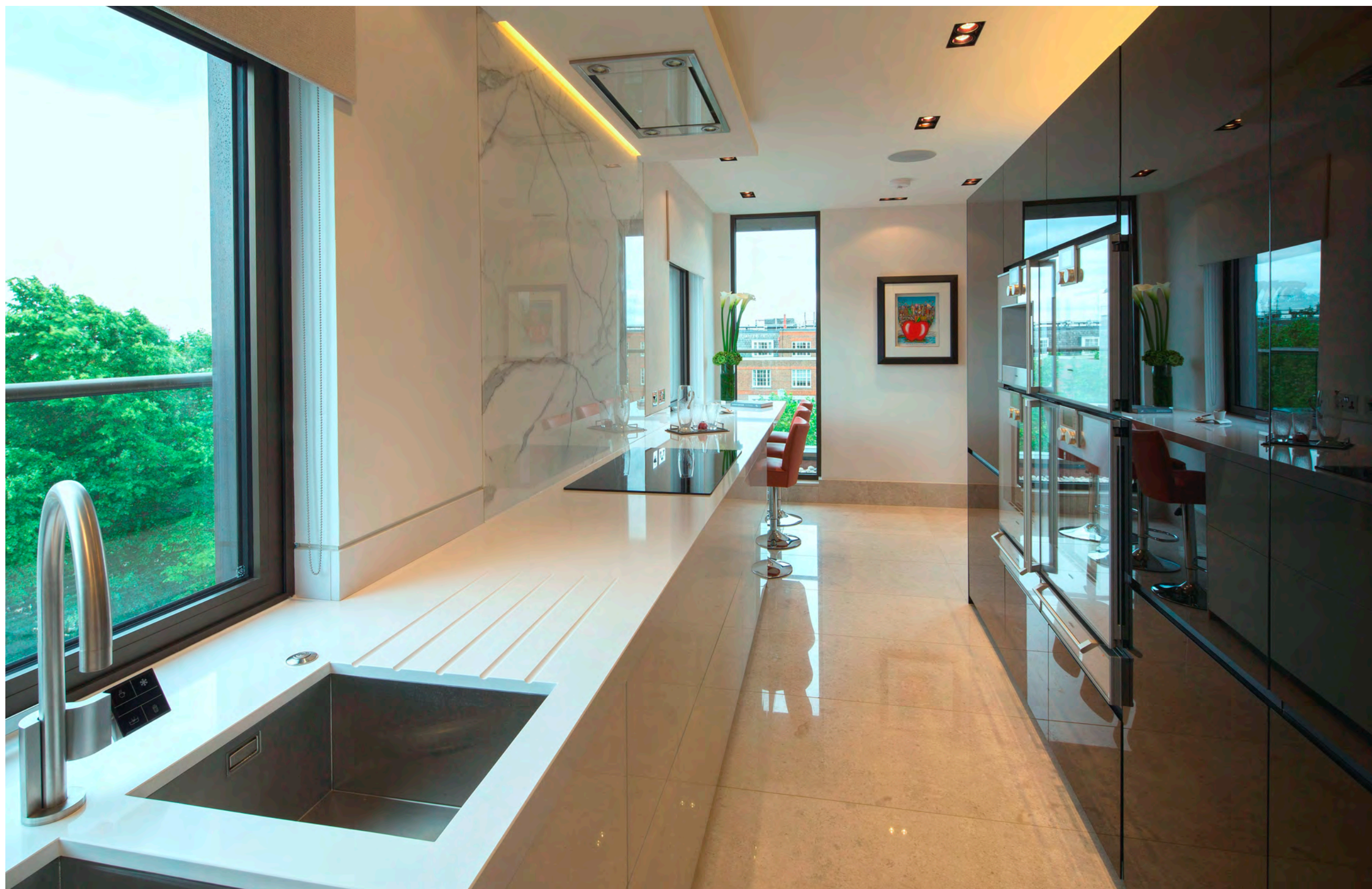


DINING ROOM & 6TH FLOOR HALL
 HYPERION PENTHOUSE
 QUEEN'S COURT ST JOHN'S WOOD LONDON NW8



DINING ROOM

VERTICE PENTHOUSE
QUEEN'S COURT ST JOHN'S WOOD LONDON NW8



KITCHEN

HYPERION PENTHOUSE
QUEEN'S COURT ST JOHN'S WOOD LONDON NW8



HALLWAY

HYPERION PENTHOUSE
 QUEEN'S COURT ST JOHN'S WOOD LONDON NW8



MASTER BEDROOM SUITE

HYPERION PENTHOUSE
QUEEN'S COURT ST JOHN'S WOOD LONDON NW8



MASTER EN-SUITE

HYPERION PENTHOUSE
 QUEEN'S COURT ST JOHN'S WOOD LONDON NW8



BEDROOM 3 (GUEST)

HYPERION PENTHOUSE
QUEEN'S COURT ST JOHN'S WOOD LONDON NW8



BEDROOM 4
 VERTICE PENTHOUSE
 QUEEN'S COURT ST JOHN'S WOOD LONDON NW8



ROOF TERRACE
 VERTICE PENTHOUSE
 QUEEN'S COURT ST JOHN'S WOOD LONDON NW8



CINEMA ROOM
 VERTICE PENTHOUSE
 QUEEN'S COURT ST JOHN'S WOOD LONDON NW8



EXTERIOR

VERTICE PENTHOUSE
QUEEN'S COURT ST JOHN'S WOOD LONDON NW8

ST JOHN'S WOOD



WITH ITS VILLAGE-LIKE AMBIANCE, ELEGANT REGENCY BUILDINGS, WORLD FAMOUS CRICKET GROUND AND ESTABLISHED COSMOPOLITAN ATMOSPHERE, ST JOHN'S WOOD IS ONE OF CENTRAL LONDON'S MOST SOUGHT AFTER ADDRESSES.

Just a short distance by road or underground to London's West End and City, yet set apart due to its unique architectural heritage and history and the 400 acres of neighbouring Regent's Park and Primrose Hill, St John's Wood has been a highly desirable place to live for over 200 years. Located by St John's Wood Underground Station, Finchley Road and Wellington Road link to form a tree lined boulevard of impressive 1920's and modern apartment buildings located between Apsley House at one end and the famous Lord's Cricket Ground on the other. Queen's Court is ideally located in the middle of this boulevard, the best address for apartments in the district.





THE LONDON EYE

REGENT'S PARK

ST JAMES'S PARK

QUEEN'S COURT

GREEN PARK

LORD'S CRICKET GROUND

HYDE PARK

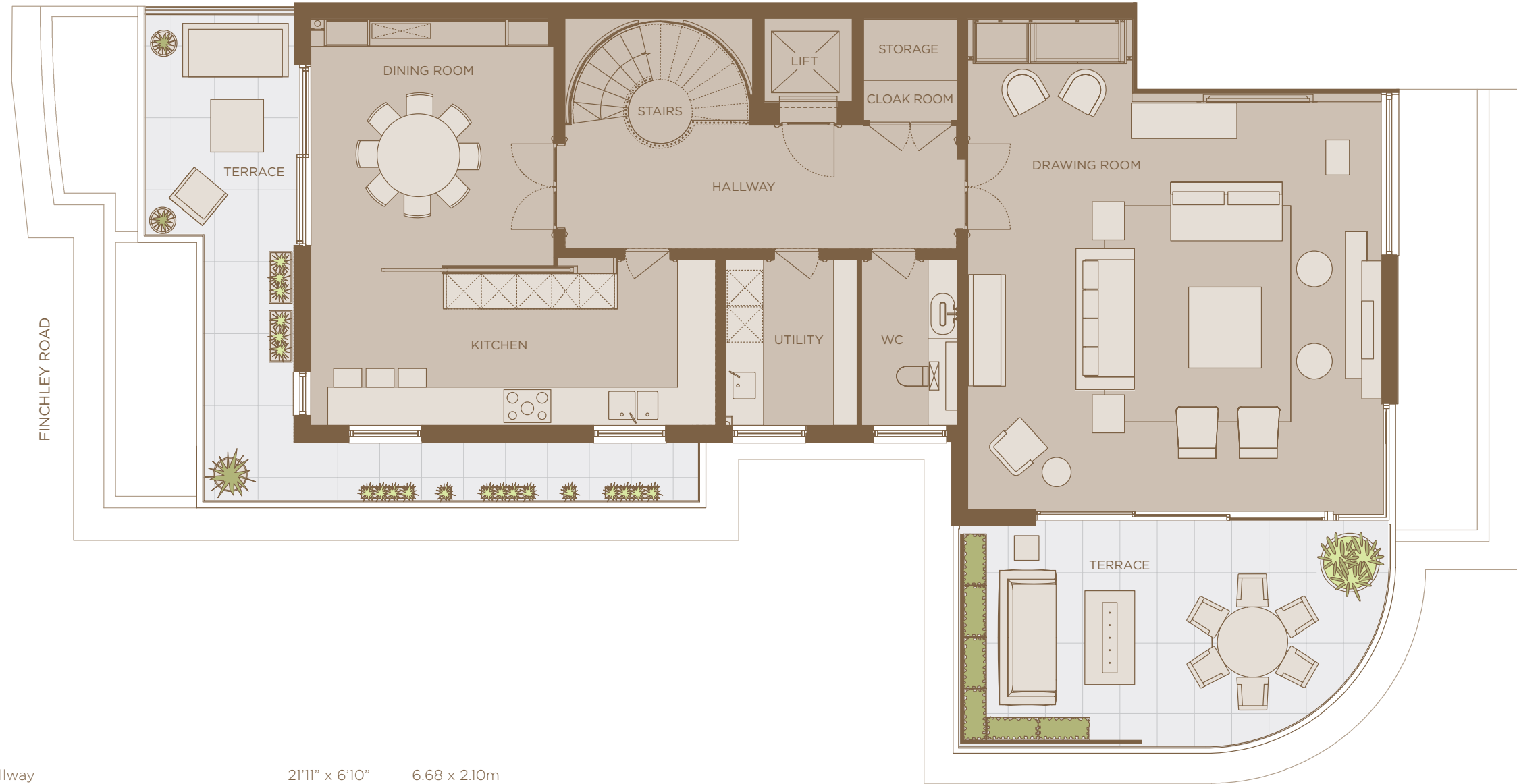
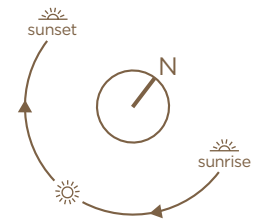




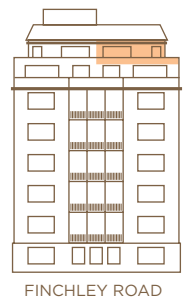
HYPERION PENTHOUSE

3,396 SQ FT (315.5 SQ M)

SEVENTH FLOOR 1,427 SQ FT (132.57 SQ M) / TERRACES 496 SQ FT (46.08 SQ M)



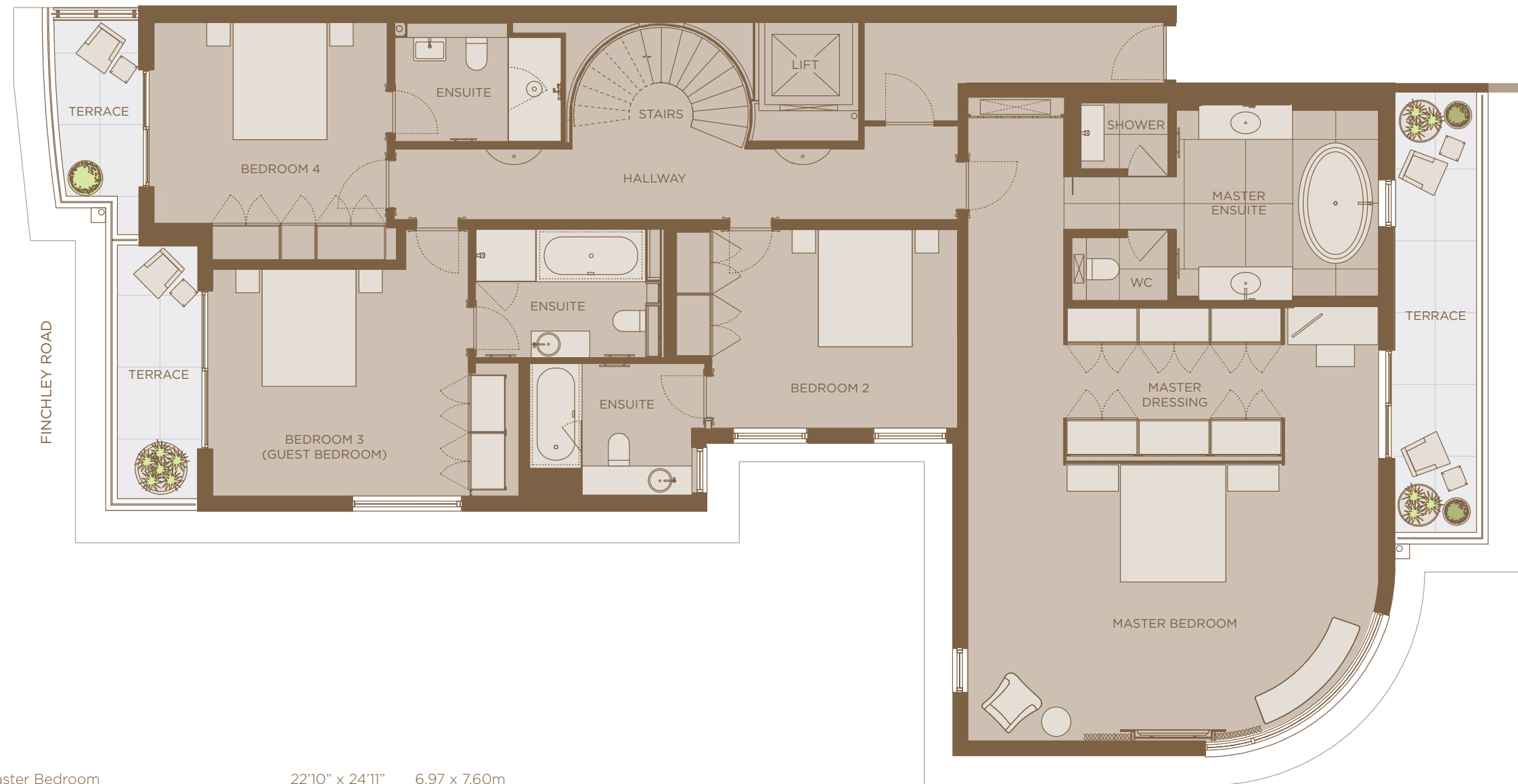
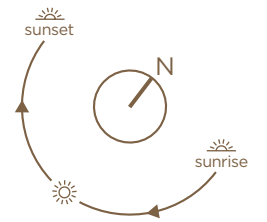
Hallway	21'11" x 6'10"	6.68 x 2.10m
Drawing Room	22'10" x 27'2"	6.97 x 8.29m
Dining Room	13'4" x 14'0"	4.08 x 4.28m
Kitchen	22'6" x 8'5"	6.87 x 2.58m
Utility Room	7'3" x 9'2"	2.23 x 2.80m
Drawing Room Terrace	23'0" x 11'11"	7.02 x 3.65m
Dining Room Terrace	8'2" x 26'10"	2.48 x 8.17m



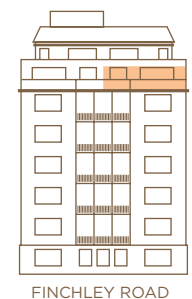
HYPERION PENTHOUSE

3,396 SQ FT (315.5 SQ M)

SIXTH FLOOR 1,969 SQ FT (182.93 SQ M) / TERRACES 240 SQ FT (22.29 SQ M)



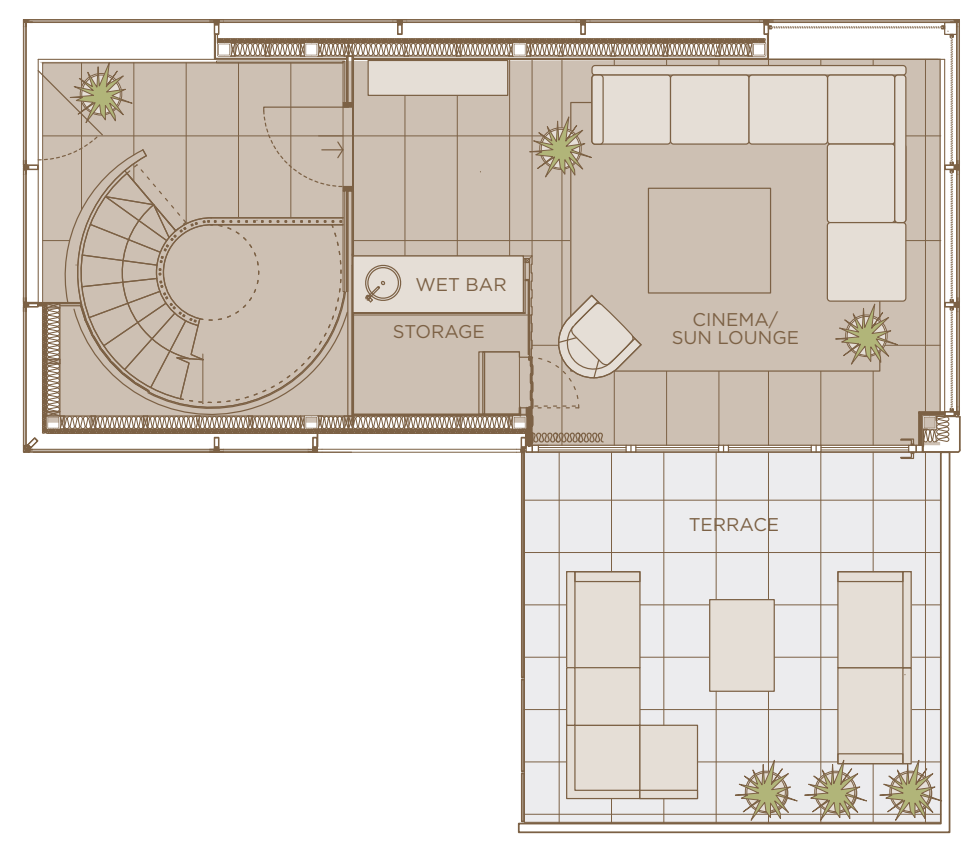
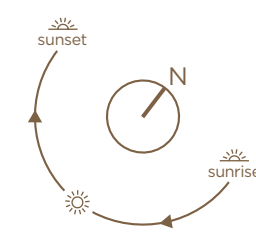
Master Bedroom	22'10" x 24'11"	6.97 x 7.60m
Master Bedroom Ensuite	17'2" x 10'11"	5.24 x 3.33m
Bedroom 2	16'4" x 11'0"	5.00 x 3.35m
Bedroom 2 En-suite	8'11" x 7'3"	2.74 x 2.22m
Bedroom 3 (Guest Bedroom)	17'8" x 12'6"	5.39 x 3.83m
Bedroom 3 En-suite	10'4" x 7'1"	3.16 x 2.18m
Bedroom 4	12'11" x 13'3"	3.96 x 4.05m
Bedroom 4 En-suite	9'0" x 6'6"	2.75 x 1.98m



THE VERTICE PENTHOUSE

3,728 SQ FT (346.34 SQ M)

EIGHTH FLOOR INTERNAL 482 SQ FT (44.78 SQ M) / TERRACES 218 SQ FT (20.25 SQ M)



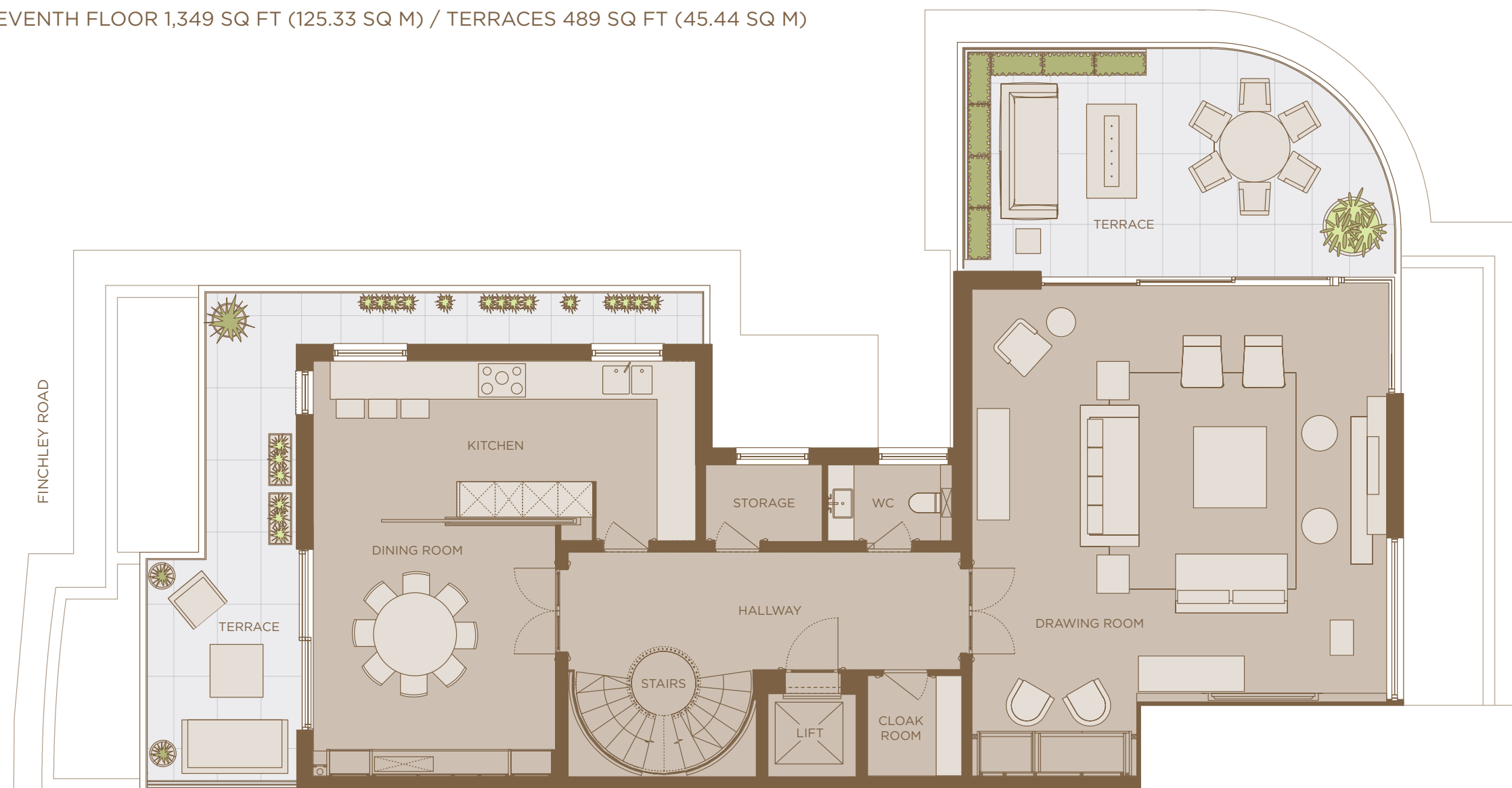
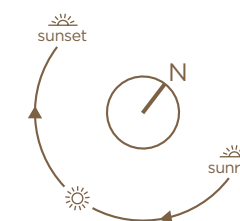
Cinema / Sun Lounge	22'2" x 14'6"	6.75 x 4.42m
Terrace	15'8" x 14'0"	4.78 x 4.26m



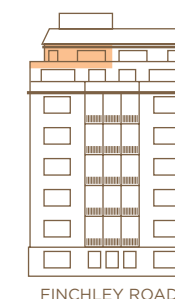
THE VERTICE PENTHOUSE

3,728 SQ FT (346 SQ M)

SEVENTH FLOOR 1,349 SQ FT (125.33 SQ M) / TERRACES 489 SQ FT (45.44 SQ M)



Hallway	21'11" x 6'6"	6.68 x 2.00m
Drawing Room	22'10" x 27'0"	6.97 x 8.23m
Dining Room	13'4" x 13'11"	4.08 x 4.26m
Kitchen	21'1" x 8'7"	6.44 x 2.64m
Drawing Room Terrace	23'0" x 11'11"	7.02 x 3.65m
Dining Room Terrace	8'2" x 26'10"	2.48 x 8.17m

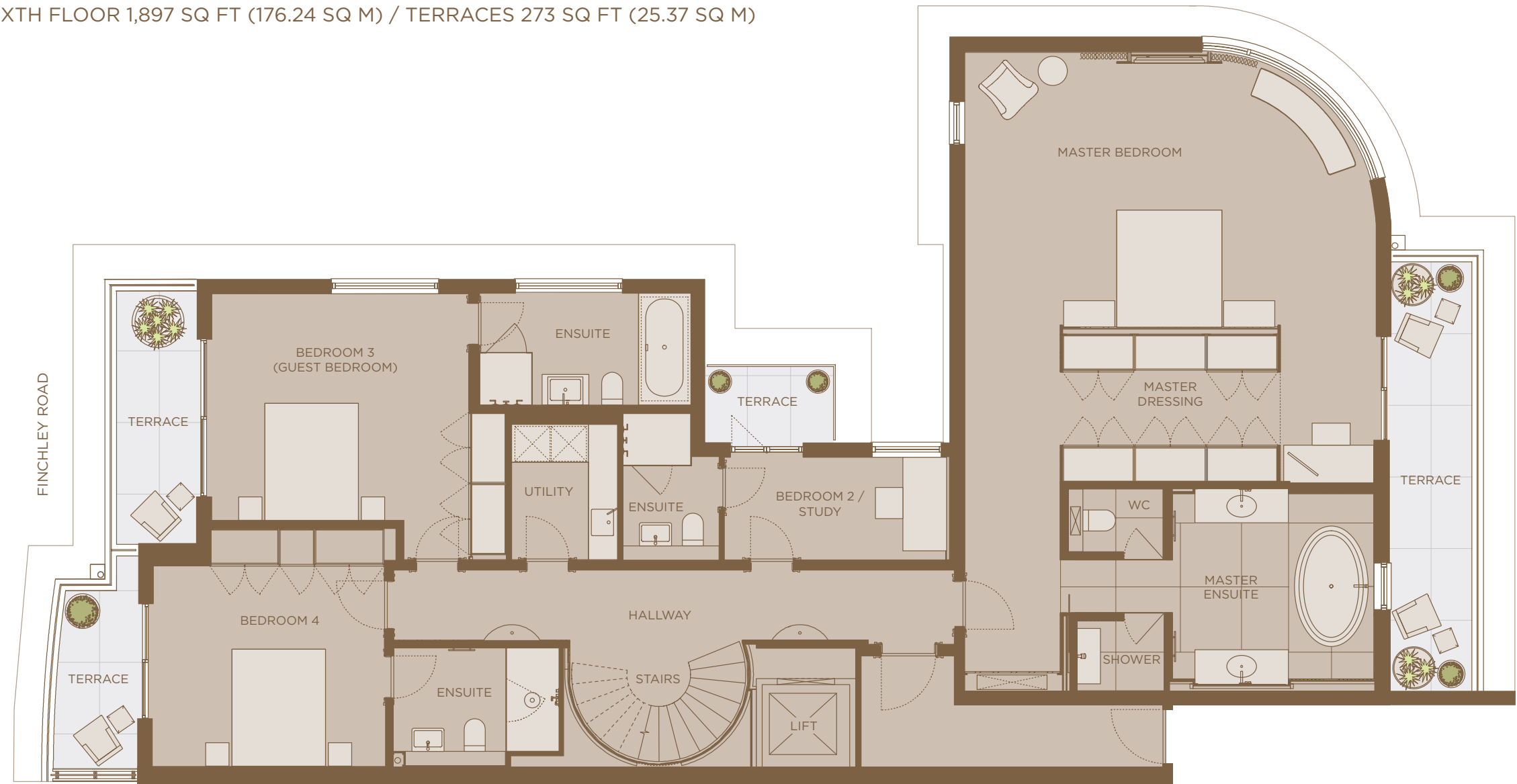
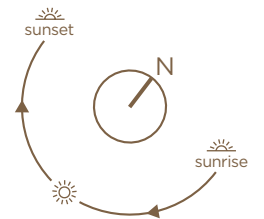


FINCHLEY ROAD

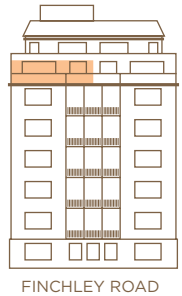
THE VERTICE PENTHOUSE

3,728 SQ FT (346 SQ M)

SIXTH FLOOR 1,897 SQ FT (176.24 SQ M) / TERRACES 273 SQ FT (25.37 SQ M)



Master Bedroom	22'10" x 24'10"	6.97 x 7.59m
Master Bedroom Ensuite	17'2" x 10'11"	5.24 x 3.33m
Bedroom 2 / Study	12'5" x 5'8"	3.79 x 1.74m
Bedroom 2 En-suite	5'3" x 9'0"	1.61 x 2.76m
Bedroom 3 (Guest Bedroom)	16'6" x 12'7"	5.05 x 3.84m
Bedroom 3 En-suite	11'10" x 6'3"	3.61 x 1.91m
Bedroom 4	17'8" x 13'3"	5.39 x 4.04m
Bedroom 4 En-suite	9'0" x 6'6"	2.75 x 1.98m
Utility	7'5" x 5'11"	2.27 x 1.82m





PENTHOUSE SPECIFICATION

SIXTH FLOOR

Hallway:

- Perla Beige grade one polished marble flooring cut from slab.
- Macassar Ebony timber panelling with inset mirrors.
- Two console tables with fluted Black American walnut edges and Perla Beige marble tops, cantilevered from feature mirrors.
- Black American walnut doors with matching frames and architraves.
- Low level feature wall lighting.

Master Bedroom suite:

- Black tinted caramelized oak parquet flooring and skirting.
- Silk upholstered panelled TV housing unit.
- Black American walnut door, architraves and frame.

Walk in Dressing area

- Feature wall cladding and wardrobe surrounds in silver washed & brushed wenge.
- Wardrobe doors in a specialist hand applied lacquer finish with polished stainless steel edging.
- Leather clad drawers and countertop.
- Dressing table with leather wrapped drawers and leather countertop.

Master En-suite

- Walls and floor in Thassos marble and Iceberg White quartzite cut from slab.
- Bespoke crafted sculptural stone bath.
- Grey stained high gloss sycamore vanity units with Iceberg White quartzite stone countertops.
- Fully enclosed steam shower with Dornbracht Big Rain ceiling shower.
- Signorini & Dornbracht fixtures and fittings.
- Built in LCD Aquavision TV.
- Coffered ceiling with feature lighting.
- Electric silver washed & brushed wenge sliding door with obscure glass.

Bedroom 2:

- Wardrobe doors in grey stained book matched rippled sycamore with interiors to match and polished stainless steel recessed handles.
- Black American walnut door to hallway and rippled sycamore to match wardrobes on bedroom side.
- Natural fibre wallpaper.
- 100% NuSilk carpets.

En-suite 2 (Hyperion Penthouse)

- 600mm x 600mm Pietro Laro Grey limestone tiles.
- Feature wall with rippled porcelain tile.
- Pietro Laro Grey limestone vanity counter and bath surround.
- Built in vanity unit in grey stained sycamore.
- Gessi fixtures and fittings.

En-suite 2 (Vertice Penthouse)

- Feature striped brix porcelain wall tiles.
- 600mm x 600mm porcelain floor tiles.
- Quartz vanity countertops with solid Florence Grey limestone basin.
- Hansgrohe fixtures and fittings.

Bedroom 3 (Guest Bedroom)

- Wardrobe doors in Black American walnut with leather wrapped drawer fronts with polished chrome fittings.
- Black American walnut door.
- Grass cloth wallpaper.
- 100% NuSilk carpets.

En-suite 3 (Hyperion Penthouse)

- 600mm x 600mm composite floor tiles, feature wall in Opalo mosaic glass tiles and back painted glass (zoffany grey).
- Vanity unit clad in Ocean Silver travertine marble with Black American walnut internals to drawers.
- Bespoke copper basin with Dornbracht fittings.

En-suite 3 (Vertice Penthouse)

- 600mm x 600mm composite floor tiles and large porcelain wall panels.
- Feature wall in strip roughened limestone.
- Black American Walnut vanity with limestone counter and limestone bath surround.
- Dornbracht fixtures and fittings.

Bedroom 4:

- Wardrobes in Black American walnut with recessed panels in pearl grey natural fabric with polished chrome fittings.
- Black American walnut door.
- Japanese metallic fibre wallpaper.
- 100% NuSilk carpets.

En-suite 4 (Hyperion)

- 600mm x 600mm Matrix granite floor tiles.
- Metallic mosaic and Tadelakt polished plaster walls with a lit recessed shelf clad in Glacier White quartzite.
- Signorini & Dornbracht fixtures and fittings.
- Large rainfall Signorini ceiling shower

SEVENTH FLOOR

Entrance Hall:

- Perla Beige grade one polished marble flooring cut from slab.
- Macassar Ebony timber paneling to walls.
- Macassar Ebony doors with Ebonized timber frames and architraves.
- Elliptical floating staircase clad in Perla Beige marble with feature lighting.
- Bespoke hand patinated metal leaf and parchment shade chandelier. (Hyperion Penthouse)
- Bespoke hand crafted mirror polished stainless steel and hand applied gold leaf giant lantern chandelier. (Vertice Penthouse)
- Stair well with double height Macassar Ebony & mirror panelling.
- Coffered ceiling with lighting detail and low level floor lighting.

Drawing Room:

- Black tinted caramelized oak parquet flooring with Perla Beige marble skirting.
- Macassar Ebony panelling with integrated 65" plasma TV.
- Built in desk with lacquered sycamore internals and inset leather top, with mirrored doors with polished stainless steel trim.
- Polished plaster to chimney breast with polished Grey Marquina limestone shelf and specialist bespoke remote controlled fireplace with bespoke sculpture centre piece.
- Coffered ceiling design with lighting detail.
- Sliding glass doors to terrace.

Drawing Room Terrace:

- Riven beige porcelain flooring.
- Built in audio speakers, external TV provision and cat 6 outlet.
- Glass balustrades with anodized handrails.
- Feature lighting.

Dining Room:

- Black tinted caramelized oak flooring with Perla Beige marble skirting.
- Aluminium leaf ceiling with inset coffer and feature lighting.
- Bespoke feature patinated gold leaf Filligree chandelier. (Hyperion Penthouse)
- Bespoke feature mirror polished stainless steel crystal chandelier. (Vertice Penthouse)
- Bespoke lacquered sycamore joinery with feature hand crafted Gesso panel.



Kitchen:

- Bespoke hand made Italian designer glass kitchen.
- 50mm quartzite counter tops.
- Feature Calacata Oro marble back splash.
- Gaggenau appliances including:
 - Wine chiller.
 - Dishwasher.
 - Coffee machine.
 - Concealed fridge & freezer.
 - Two steam ovens.
 - Waste disposal unit.
 - Microwave.
 - Quattro tap with filtered, boiling and sparkling water.

Guest Cloakroom:

- Pallisandro Bluette limestone vanity.
- Feature polished plaster walls.
- Boffi fixtures and fittings.

EIGHTH FLOOR (Vertice Penthouse)

Hallway:

- Perla beige grade one polished marble stairs with mirror polished chrome balustrades and ebony timber handrail.
- Perla beige grade one polished marble flooring cut from slab.
- Polished plaster feature curved wall to stairs with feature lighting.

Sun Lounge:

- Perla beige grade one polished marble flooring cut from slab.
- Dark stained grey brushed oak doors with matching frames and architraves.
- Bespoke feature wall crafted in stained/washed Oak panelling.
- Built in bar area with Nero Absolute granite counter, stainless steel sink, glass shelves and dark oak internals, mini wine cooler & boiling water tap.

Sun Lounge Terrace:

- Riven beige porcelain flooring.
- Built in audio speakers.
- Feature lighting.

TECHNICAL SPECIFICATION

Mechanical Services:

- Under floor heating to all rooms, thermostatic control in each room.
- Comfort cooling system throughout.
- 24hr supply and extract air ventilation system with heat exchanger to recover heat from warm extracted air and preheat incoming fresh air supply.
- Hot and cold water services with high pressure to outlets via booster pumps

Electrical Services:

- Crestron 'mood/intelligent' lighting control system throughout.
- Photovoltaic (PV) solar power generation system. The PV systems are registered for renewable power generation incentive scheme.
- Fire alarm system with monitored interconnected smoke and heat sensors.
- CAT 6 data cabling distribution system with fibre optic provision.
- TV aerial system for terrestrial analogue & digital signals; including FM & DAB and provision for Satellite TV and media cable.

Automation/Audio/Visual:

- Creston automation throughout combining Lutron lighting, electric curtains and blinds and multi room audio/visual controlled via mini I-pad's and wall mounted 7" screens. (full client customization available)

Vertice Penthouse 8th Floor Cinema Room:

- Fully automated motorized drop down projector with 96" screen controlled via Crestron system.
- Bowers & Wilkins 5.1 surround sound system.

Security/ Access control:

- Intruder alarm system with dual technology movement detectors with panic alarm system linked to 24 hour receiving centre via secure 'Redcare' link.
- Remote Video door entry system.
- Resident access to main lobby and car park via secure authorised proximity fob system.
- Monitored CCTV security to main lobby, gardens, car park and rear entrance.
- Car park security gate with secure authorised remote access.

General:

- The penthouses have a superior air tightness, which greatly reduces heat loss and energy consumption.
- The penthouses are served by two new 6 person passenger lifts with direct access to both the 6th (optional) and the 7th penthouse floors with secure, priority non-stop travel whilst ascending and descending. Security controlled by key pad code input or secure authorised proximity fob.
- Each lift has individual, bespoke, hand crafted metallic feature panels.
- Each penthouse has two allocated secure parking spaces/garage.

BUILDING & COMMUNAL AREAS

The newly remodelled and refurbished building is elegantly clad at the penthouse level with copper which complements the new ground floor specialist Marmorite rendered cladding and copper entrance canopies, creating a truly stunning five star appearance.

The new entrance foyer has stylish glass doors and a feature concierge desk carved from Saraha Noir marble. Set within a sleek and light polished plaster foyer.

The immaculate newly landscaped gardens provide a calming setting for the new penthouses.

SERVICES:

Concierge:

A comprehensive professional concierge service is available to the apartment owners. This service ensures all owners' needs are met.



CONTACT

Development by

SEQOYA

Seqoya

3 Waterside Place,
Primrose Hill,
London NW1 8JT

E info@seqoya.co.uk

Mission Statement

“Creating the best luxury homes in prime residential locations internationally, that provide the perfect blend of functionality and creative design, whilst maintaining high ethical standards and a consideration for the environment.”



Selling Agents



Aston Chase

69-71 Park Road
Regent's Park
London NW1 6XU
T +44 (0)20 7724 4724

Simon Deen

E simon@astonchase.com

Simon Rosenblatt

E simonr@astonchase.com



Knight Frank

5-7 Wellington Place
St John's Wood
London NW8 7PB
T +44 (0)20 7586 2777

Daniel Daggers

E daniel.daggers@knightfrank.com

Jade Ireland

E jade.ireland@knightfrank.com



Savills

7 Perrin's Court
Hampstead
London NW3 1QS
T +44 (0)20 7472 5000

Peter Brookes

E pbrookes@savills.com

Stephen Lindsay

E slindsay@savills.com