THE PEN HOU

THE PENTHOUSE
100 GST

THE PENTHOUSE





NATIVE LAND



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THE PENTHOUSE AT 100 GEORGE STREET W1

One of Marylebone's most distinguished residences, a 4-bedroom duplex penthouse extending across over 3,100 sq ft.

—

Bespoke interiors by Cuturi Cameto take a contemporary approach to the area's distinctly European character combining it with British craftsmanship.

—

Outstanding views across Marylebone from a 2,400 sq ft terrace, one of the largest in the neighbourhood, with landscaping by award-winning Cameron.

—

A carefully considered suite of amenities includes The Residents' Lounge, ideal for private screenings, The Library with coffee bar and a dedicated Meeting Room.

—

The Fitness Studio houses a state-of-the-art gymnasium and luxury spa with treatment room and sauna.

—

Secure underground car and bicycle parking with electric vehicle charging points and private lift access to the street.

—

Discreet concierge and dedicated management team, with 24-hour security.

—

Set within The Portman Estate, adjacent to Mayfair and encircled by Royal Parks.

—

Direct access to a selection of enticing retailers and restaurants opening in the landscaped courtyard mews of Loxton Walk.

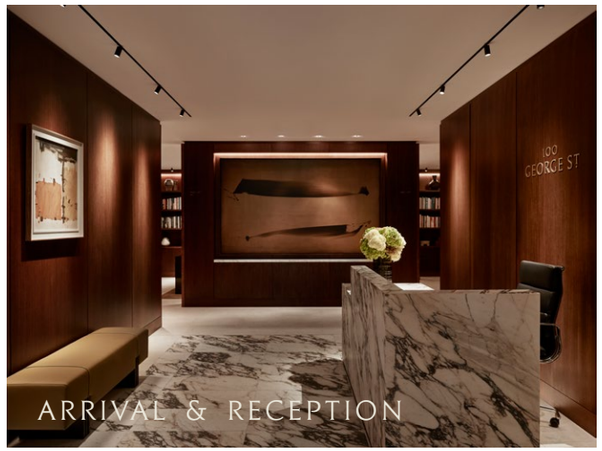


FRONT FAÇADE

EXCEPTIONAL LONDON LIVING

Set above one of the world's most dynamic cities, this exceptional duplex Penthouse offers a rare combination of privacy, scale and outlook. The prestigious London address places the capital's finest restaurants, cultural landmarks and green spaces within easy reach, while The Penthouse itself feels removed from the pace of the city below.

The rapidly developing Loxton Walk with its independent retail, dining, wellness and lifestyle offerings is centred around a landscaped public courtyard and brings even more energy to this desirable location.



ARRIVAL & RECEPTION

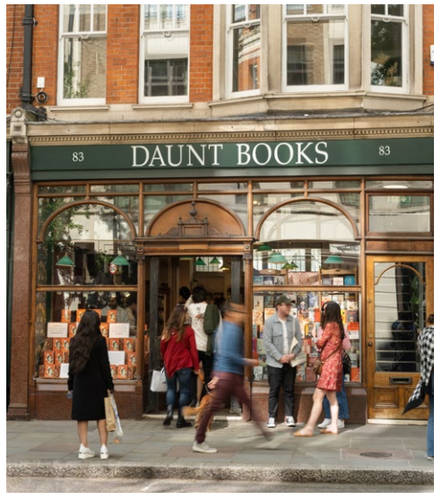
PIONEERING BRITISH ARCHITECTURE

A global great with an acclaimed international portfolio, Hopkins Architects is nonetheless grounded in the history of English architecture, making it the natural choice for 100 George Street W1. The site and its setting amid Marylebone's historic Georgian gems inspired Hopkins to play with the symmetry, balance and proportion of 18th-century English architecture while reflecting a modern way of living. The result is a classic yet subtly contemporary masterpiece, its façade of handmade Yorkshire bricks striking in its combination of soaring lines and bronze-framed picture windows.



CULTURE, SHOPPING, AND LEISURE

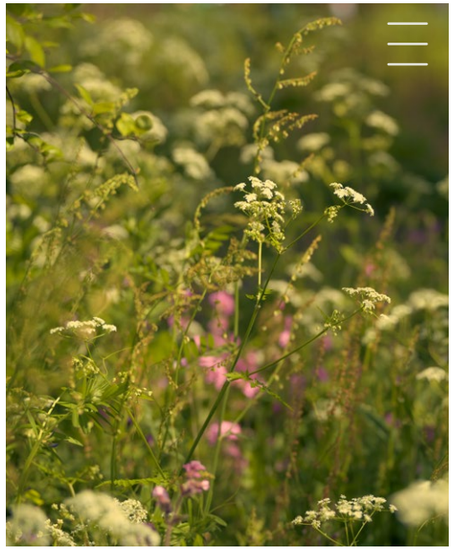
Marylebone offers an eclectic mix of independent shops and iconic establishments, with renowned art galleries, restaurants and medical and educational institutions dotted around its streets and squares. With excellent connectivity across the capital and beyond, here residents can enjoy the best of local and global living, just minutes from Mayfair and a host of inviting green spaces.











PROXIMITY TO NATURE

With Regent's Park and Hyde Park just moments to the north and south, Marylebone is a dynamic, nature-ensconced neighbourhood boasting iconic garden squares. Centrally located between all these green spaces, 100 George Street W1 seeks to respect the environmental legacy of this area of London, contributing leafy private terraces and the expansive, new, pedestrianised garden courtyard of Loxton Walk, to be enjoyed by the whole community.



THE LIBRARY



AN ENHANCED LIFESTYLE

Life at 100 George Street W1 is as effortless as it is enriching, with a discreet concierge, dedicated management team and 24-hour security providing attentive service from the moment residents arrive.

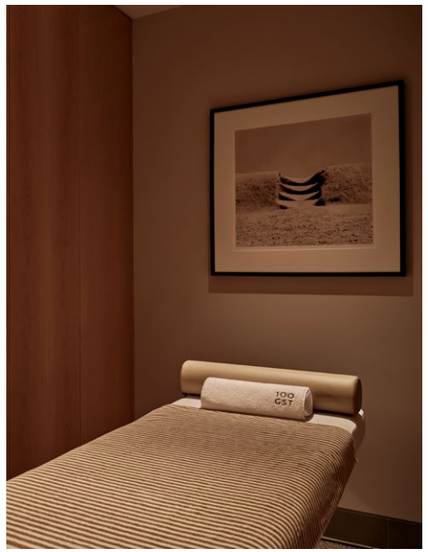
Beyond the welcoming reception, residents can retreat, work and entertain across a carefully considered collection of spaces, including The Library, an elegant setting for quiet moments with a coffee from the dedicated bar or a book from its curated collection.



EVERY DETAIL CONSIDERED

The Lounge provides an inviting setting for private screenings, relaxed gatherings and evenings with friends, with the feel of an elegant reception room. Adjacent, the Meeting Room offers a calm and beautifully furnished setting for meetings, private dining and entertaining, providing a discreet alternative to hosting at home.


TECHNOGYM
TECHNOGYM
TECHNOGYM



A FOCUS ON FITNESS

The Fitness Studio brings together exercise and wellness in a sophisticated setting, with cutting-edge equipment and spa facilities including a sauna and treatment room. Expert trainers and fitness specialists are on hand for personalised private or group sessions.

LIFE WITH MORE SKY

Few London homes offer outdoor space of this scale.

The Penthouse offers exceptional outdoor living. The private terrace extends the living space beyond the interiors, creating a setting for relaxed mornings, long lunches and evenings spent entertaining beneath an open sky. A large pergola with electric blinds create a sheltered dining area, allowing the terrace to be enjoyed throughout the day and into the evening.

Framed by expansive views and changing light throughout the day, it offers a rare sense of freedom — a private vantage point from which to experience Marylebone at its most captivating.

WATCH THE PENTHOUSE WALKTHROUGH



ROOF TERRACE & PERGOLA

ROOF TERRACE & PERGOLA



A BRITISH-MADE INTERIOR WITH A EUROPEAN SENSIBILITY

Designed by Cuturi Cameto, the interiors bring together furniture, art and architecture in a rich, considered composition. Rooted in Marylebone, with British craftsmanship and European sensibility, The Penthouse balances heritage with contemporary refinement.

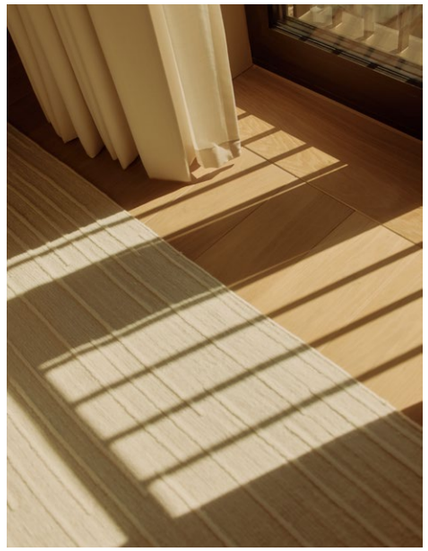
The principal reception and dining room is formal yet intimate, with a Gio Ponti armchair, sumptuous natural fabrics and Scarpa dining chairs. An Arts and Crafts-inspired fireplace with handmade tiles by Adam Ross and an atmospheric mural by Andrew Viner add depth, while a discreet bar is concealed within the bespoke joinery. A curated collection of ceramics, sculpture and carved wood brings further character to this elegant setting.

PRINCIPAL DINING ROOM



PRINCIPAL RECEPTION ROOM


KITCHEN



LIGHT-FILLED LIVING

In contrast to the more formal reception room, the kitchen and adjoining living spaces take a more relaxed approach. A calm and considered palette creates a sense of softness and tranquillity, with each space thoughtfully shaped around the way it is lived in.

Every element has been finished to an exceptional standard, from the silver travertine worktops and premium Miele and Sub-Zero appliances to the Zip taps and bespoke Bulthaup cabinetry, all complemented by sophisticated contemporary finishes.

ROOM TO BREATHE

More intimate in character, this bespoke dining area offers a relaxed yet sophisticated setting for informal meals and long conversations.

A tailored banquette creates an inviting setting, while considered detailing and interior glazing bring softness and natural light to the space.

KITCHEN BANQUETTE


Spain
Portugal
ALCHEMY David Adjaye



DESIGNED FOR VERSATILITY

The study continues The Penthouse's design aesthetic, bringing British craftsmanship and European design together. Walnut and bronze-green grasscloth frame a bespoke desk by Inherit and shelving by Edward Collinson, while a Jean Prouvé chair, Marset table and Françoise Gilot lithographs add to the artistry of the room.

With its spacious proportions the study is versatile enough to become a comfortable fourth bedroom if required.



STUDY/BEDROOM 4



A SERENE HAVEN

Designed as a private retreat, the principal suite brings together the bedroom, dressing room and en suite bathroom in a beautifully composed setting. A calm, refined palette and carefully considered details create a sense of ease, with materials chosen for their restful, enduring quality.

Bespoke furniture sits alongside a Molteni stool by Vincent Van Duysen and ceramic bedside lights by South London-based ceramicist Lise Herud Braten. Above the bed, eight paintings by British artist Joanne Yulan draw on the botanical forms of nearby Regent's Park. Across The Penthouse, art plays an integral role, with many works specially commissioned for the home.

EN SUITE BATHROOM

BEDROOM 2



A TACTILE APPROACH

The remaining bedrooms have individual palettes and materiality which give them their own identity.

The second bedroom combines deep cream grasscloth with greens and ochre, stained burr oak and custom furniture, complemented by two commissioned works by London-based artist Colette Lavette, which reference the Old Masters seen in the nearby Wallace Collection.

The third introduces a warmer palette of burgundy, brown and beige, with burl wood, bonsai lithographs and decorative Porta Romana wall lights creating a more intimate, boutique feel.

THE DETAILS



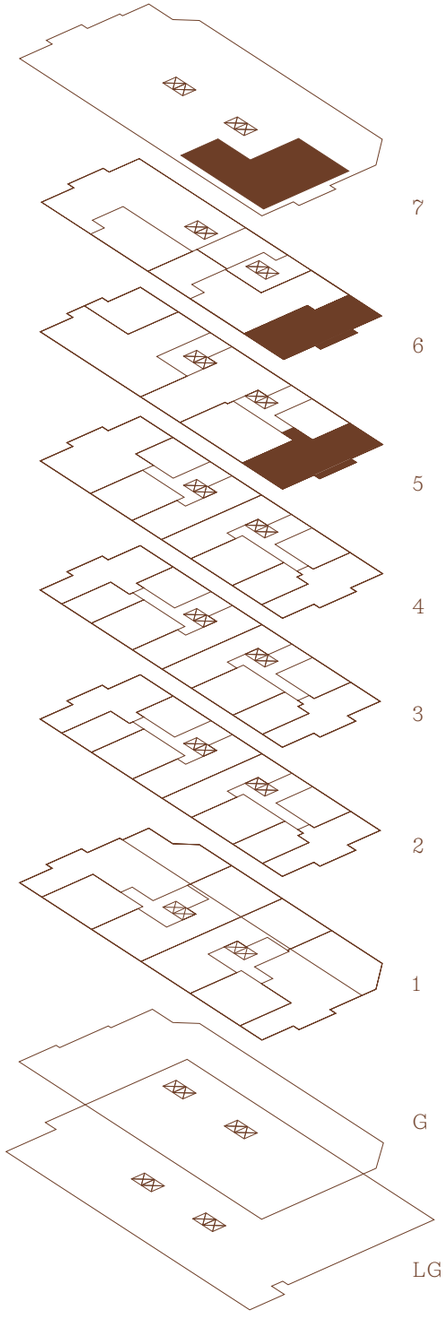


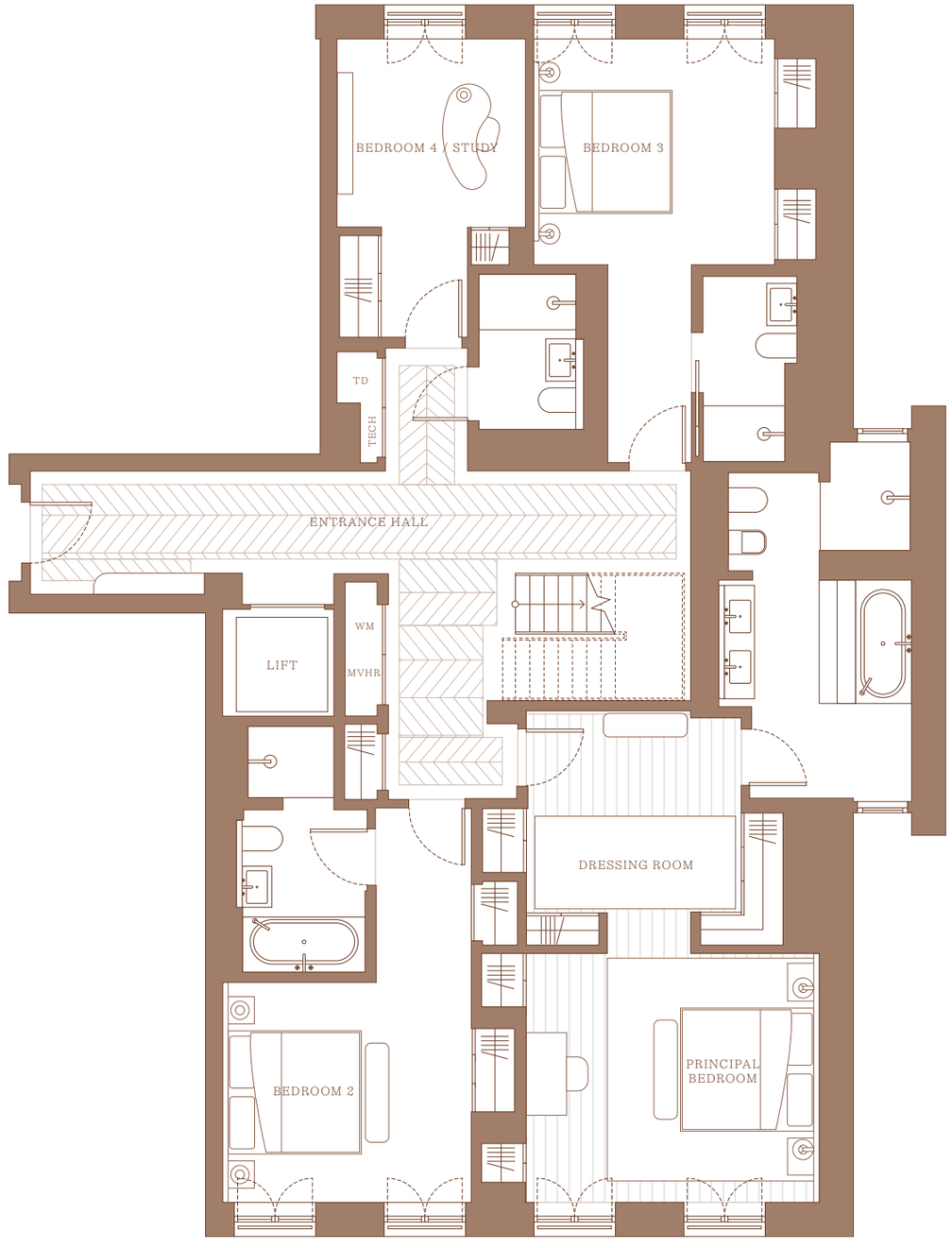
THE PENTHOUSE

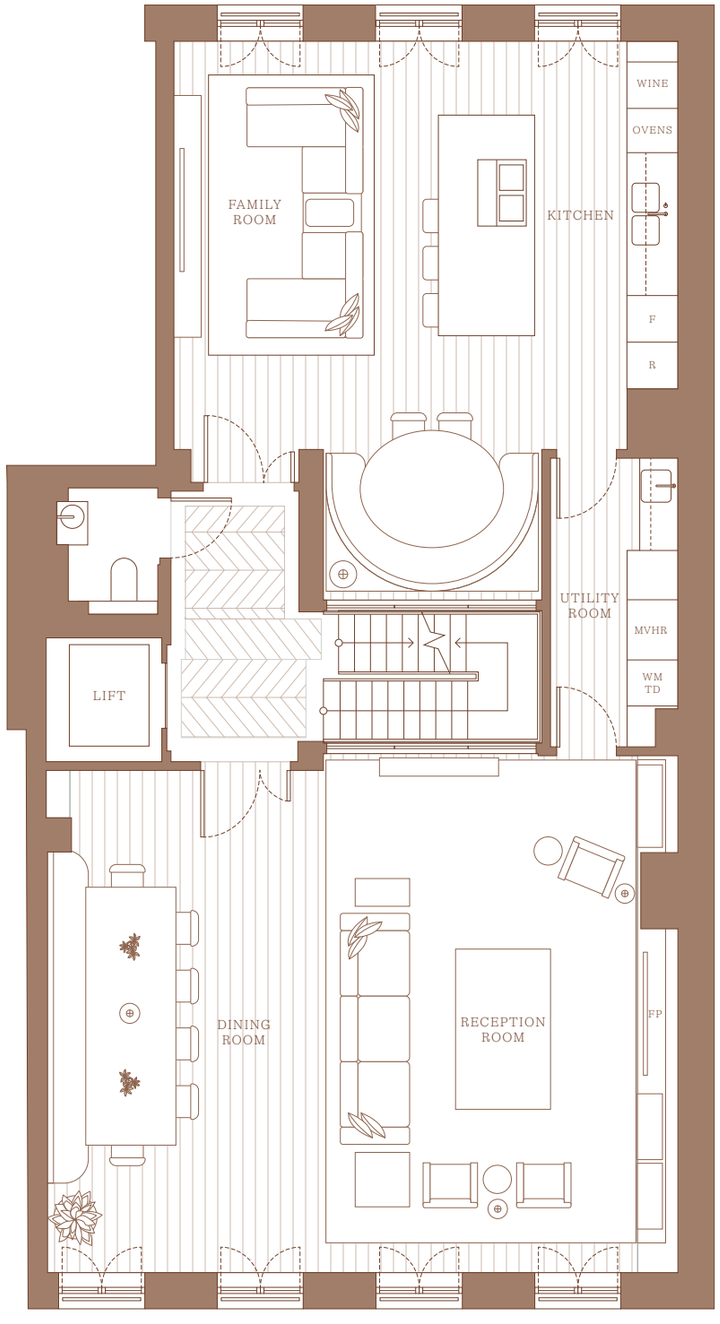
Floors 5, 6 and Rooftop
4 Bedrooms

Internal	291 m²	3,131 ft²
External	223 m²	2,398 ft²
Total	514 m²	5,529 ft²

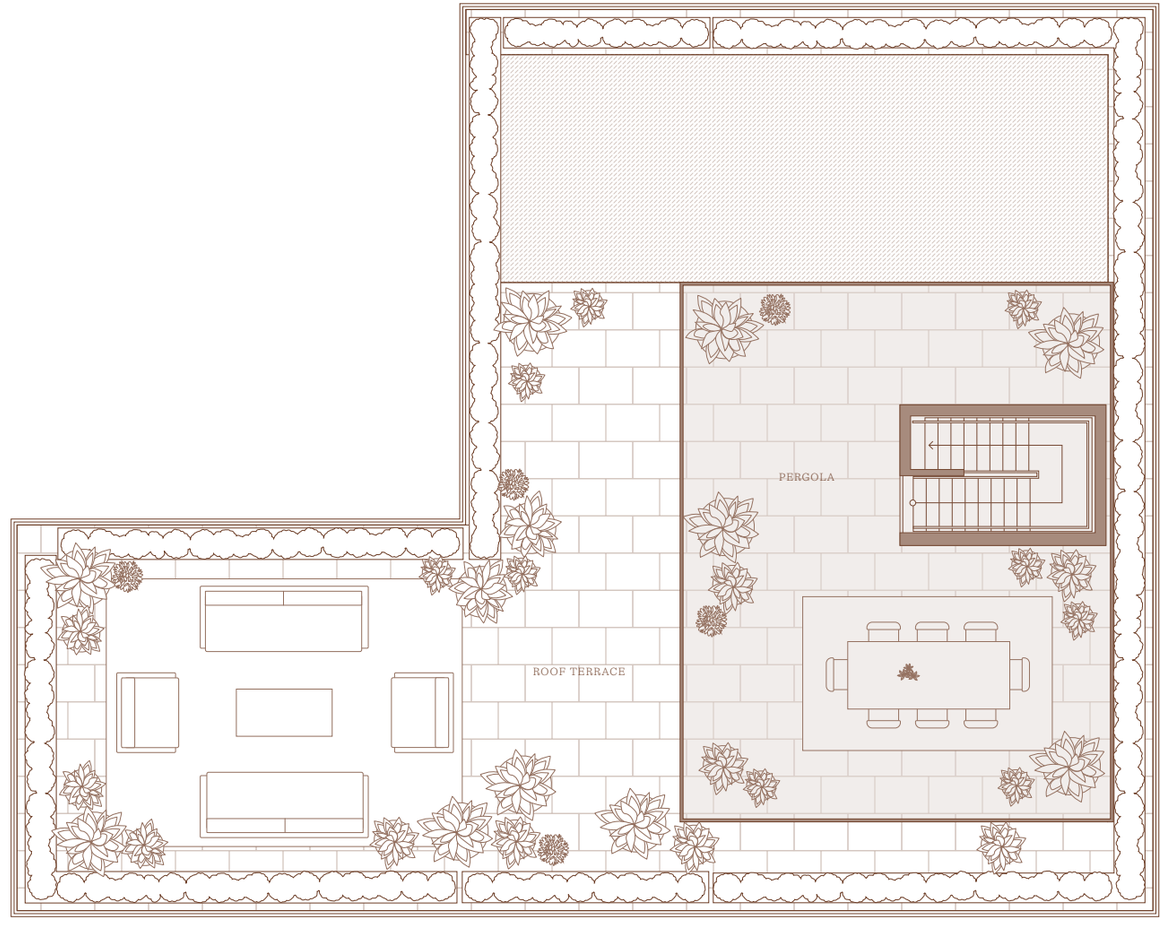
Entrance Hall	9.7m x 1.8m	31’10” x 5’11”
Reception and Dining	8.7m x 7.1m	28’7” x 23’4”
Kitchen	4.2m x 5.6m	13’9” x 18’4”
Utility	1.8m x 4.0m	5’11” x 13’1”
Principal Bedroom	4.3m x 3.6m	14’1” x 11’10”
Bedroom 2	3.7m x 5.7m	12’2” x 18’8”
Bedroom 3	3.5m x 3.3m	11’6” x 10’10”
Bedroom 4	2.8m x 3.3m	9’2” x 10’10”
Roof Terrace	19.3m x 15.4m	63’4” x 50’6”






WINE
OVENS
FAMILY ROOM
KITCHEN
F
R
UTILITY ROOM
MVHR
WM
TD
LIFT
DINING ROOM
RECEPTION ROOM
FP

N


PERGOLA
ROOF TERRACE

N

RESIDENCE SPECIFICATIONS

EXTERNAL SPECIFICATION

- Handmade Yorkshire brick facings
- Reconstituted stone lintels and copings
- Dark bronze PPC aluminium window and door frames
- Dark bronze PPC aluminium balustrades and planters
- Limestone paving to terraces

AMENITIES

- Dedicated concierge service at reception and 24-hour on-site security
- Elegantly designed lobby, reception, and library at ground floor
- Sophisticated suite of multi-purpose and meeting rooms for residents at lower ground floor
- Private gym with changing room, treatment room and sauna directly accessible from lift
- Dedicated cycle storage with direct lift access from street
- Secure car lift to access the basement car park
- A number of car parking spaces available by separate negotiation
- A number of storage units within the car park area available by separate negotiation
- Separate resident's access to high-end retail courtyard to the north

WALLS, FLOORS, CEILINGS

- Party walls are double stud partitioned with high-strength Habito plasterboard
- Skim and painted finish to party walls and interior walls
- Bespoke painted timber skirting throughout
- Ceilings are set plasterboard on metal framework with skim and painted finish
- Floor to ceiling heights in reception rooms and bedrooms are generally 2.7m and in bathrooms, hallways and kitchens are 2.5m
- Premium grade timber floors to entrance, hallways, reception rooms, kitchens, and primary bedrooms
- Secondary bedrooms carpeted
- Natural stone walls and porcelain tile flooring to all bathrooms
- Floor boxes with matching floor finishes in reception rooms
- AV, telephone and hyper-fast broadband
- Network cable fitted throughout
- Power sockets with integrated USB/USBC outlets
- Video intercom interface located at residences entrance

JOINERY

- Dark veneered front doors with dark bronze ironmongery and trims
- Built-in wardrobes with light textured oak veneered doors and vanity counter with recessed dark bronze metal handles. Wardrobe interior carcass is finished in linen melamine with polished stainless-steel clothes rail and hinges
- Electric bioethanol fireplaces with bespoke surrounds

LIGHTING

- Low-voltage LED lighting throughout
- Recessed LED down-lights installed with additional feature lighting in joinery
- Cabling provisions for decorative pendant luminaires in living-dining areas
- 5 amp light switch controlling and 5 amp sockets for table-free standing luminaires

HEATING, COOLING AND VENTILATION

- Underfloor heating system in all principal rooms and bathrooms
- Active comfort cooling in all principal rooms
- High efficiency home ventilation system with background trickle and boost modes
- Operable windows for maximum natural ventilation

KITCHEN SPECIFICATION

- Bulthaup B3 kitchen units with natural timber veneer and feature lighting
- Silver Travertine worktop and splash back
- Kitchens include Miele and Sub-Zero appliances:
  - Induction hob and concealed or surface mounted extractor
  - Oven
  - Combination microwave
  - Warming drawer
  - Fridge-freezer
  - Dishwasher
  - Wine fridge
  - Washing machine and Tumble Dryer
  - Franke sink
  - Zip instant hot water tap
- Bulthaup B3 kitchen units with lacquered doors and composite worktops to separate utility rooms

BATHROOM SPECIFICATION

- Primary bathroom walls finished in Silver Travertine
- Guest bathroom walls finished with white marble
- Porcelain tiles to bathroom floors
- Brassware, fixtures and fittings in dark bronze finish
- Bathroom fittings by DornBracht and Duravit
- De-mister on all bathroom cabinets

ADVANCED SPECIFICATION

- Aluminium and oak Bulthaup B3 cabinet finishes, silver travertine kitchen worktops, splash backs and islands
- Zip hot and cold water taps to the kitchen
- Sub Zero full height fridge, freezer and wine fridge
- Ocean Blue Travertine walls and floors in the primary bathrooms
- Half height Silver Travertine powder rooms

Important Notice:
Please note that all aspects of the design and specification for the development at 100 George Street W1 are continuously reviewed and Derwent London George Street Limited reserve the right to make alterations to the design without notice.



NATIVE LAND

DERWENT LONDON

THE PORTMAN ESTATE

A VISIONARY COLLABORATION

The notable British developers behind 100 George Street W1 have reimagined contemporary urban living in one of London's most historic neighbourhoods. Principal developer, Native Land, partnered with Derwent London to bring into being this new destination at the centre of The Portman Estate's 110 acres.

Native Land has delivered a portfolio of £4.3bn since 2003, bringing forward high-quality, versatile developments across London, from NEO Bankside to Burlington Gate, the illustrious Holland Park Villas and Cheyne Terrace. With a cohesive, multi-disciplinary team, Native Land has the collective experience and expertise to deliver the best quality developments — from acquisition and planning through to development management and marketing. In addition to 100 George Street W1, future projects include the redevelopment of South Kensington Tube station, the extensive redevelopment of Kilmuir House in Belgravia, and the 5.5-acre site at Bankside Yards.



HOLLAND PARK VILLAS

ENQUIRIES

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DESIGN DEVELOPMENT

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IMPORTANT NOTICE:

Please note that design development of 100 George Street W1 is ongoing and items of the specification will be liable to change without further notice. All images are indicative only.

A DEVELOPMENT BY

NATIVE LAND

IN PARTNERSHIP WITH

DERWENT LONDON

THE PORTMAN ESTATE

SALES REPRESENTATION

Knight Frank

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