



ARIANA
APARTMENTS

Twenty Luxury Apartments | SW6

*A stylish collection of 20 luxurious
one, two & three bedroom apartments
in the heart of fashionable Fulham
and part of the Earls Court regeneration
area in Central London.*



www.ariana-apartments.co.uk



COMPUTER GENERATED IMAGE FOR INDICATIVE PURPOSES ONLY.

An elegant home in the heart of the capital

Set behind a period brick façade, Ariana Apartments are conveniently positioned in the centre of Fulham village, close to multiple transport links, perfectly placed for making the most of life in one of the world's most vibrant and cutting-edge capitals.

On entering the apartments via double doors at street level, you are immediately greeted by an impressive entrance hall, with lifts to all floors. The development is constructed using quality building materials and features new double-glazed sash windows in traditional style, dressed with attractive window boxes.



A fusion of light, space and attention to detail

Expertly designed with 21st century living firmly in mind, each apartment has generous proportions with stylish, well-appointed interiors.

With contemporary open-plan living and entertaining spaces, the apartments are finished to the highest of standards, with high quality engineered oak flooring and modern fixtures and fittings. And, as you would expect from a development of this calibre, security is taken very seriously, with all apartments featuring video entry systems, high security locks and mains smoke and heat detectors for extra peace of mind.

A selection of the apartments also come with the added benefit of private outside space, a rare commodity in this highly sought-after part of London.



“FASHION CHANGES,
BUT STYLE ENDURES”

—COCO CHANEL

COMPUTER GENERATED IMAGE FOR INDICATIVE PURPOSES ONLY.



Calming colours, clean lines and quality fixtures and fittings create a feeling of tranquillity and elegance.

The stylish neutral palette of the living spaces continues into the bedrooms, which feature luxurious carpeting and soft tactile finishes. Bathrooms have a spa-like feel and boast contemporary white sanitaryware with beautiful porcelain tiles, while underfloor heating and heated towel radiators provide an extra touch of comfort and luxury.



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A perfect blend of form and function

The minimalist contemporary kitchens are a striking feature of the open-plan living and entertaining spaces.

Kitchens contain sleek handleless high gloss units with integrated Bosch appliances and balconies feature timber decking and stylish glass balustrades designed to maximise light.

However it's the special touches that really set these homes apart, like the built-in coffee maker* to kick-start your day, and the Baumatic wine cooler* for that perfectly chilled glass of wine when you return home from a stressful day at the office.

Offering a perfect blend of light, space, quality, security and attention to detail, a home at Ariana Apartments is an oasis of calm; the perfect antidote to the vibrant city outside.

*AVAILABLE IN SELECTED APARTMENTS ONLY.



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A sought-after urban village

Fulham is a highly desirable residential area in the heart of London. Close to the River Thames and within easy reach of Central London, a home at Ariana Apartments enables you to live in comfort and style whilst enjoying all the capital has to offer.

Fulham has an excellent choice of quintessentially British pubs serving everything from simple 'pub grub' to upmarket gastronomic delights.



Fulham is a foodie's paradise—home to HG Walter, the famous organic and free-range butcher, and the authentic Italian delicatessen, Mamma Anna & Co, where Anna herself holds courses on real Italian cookery—just two of the area's many culinary delights.

Offering a captivating blend of old and new, Fulham is an extremely upmarket and well-established neighbourhood. Home to the exclusive Hurlingham Club, it is also the location of historic Fulham Palace, with its fascinating museum, café and gardens, as well as being the base of arch-rivals Chelsea and Fulham football clubs.

Café culture reigns supreme here and the area boasts an exciting range of cutting edge restaurants, bars and eateries, along with a plethora of local independent shops and boutiques including mouth-watering delicatessens, butchers, artisan bakers and greengrocers, as well as the usual larger supermarket chains, including Waitrose, for a delicious quality of life.



“PROGRESS IS IMPOSSIBLE WITHOUT CHANGE, AND THOSE WHO CANNOT CHANGE THEIR MINDS CANNOT CHANGE ANYTHING.”

—GEORGE BERNARD SHAW

Canary Wharf Crossrail station, 17 mins from Paddington Crossrail



Paddington Crossrail station



Fulham is a prime property investment hotspot. Already a well-established upmarket area, it has excellent potential for further growth due to its close proximity to two of Central London’s most important and exciting construction projects, The Earls Court Masterplan and Crossrail.

Central London’s most exciting regeneration projects at Earls Court

THE EARLS COURT MASTERPLAN

The Earls Court Masterplan is located where the affluent boroughs of Chelsea, Fulham and Kensington meet. Due to their close proximity to this exciting regeneration area, Ariana Apartments will directly benefit from substantial improvements to local infrastructure and amenities, offering investors the opportunity to capitalise on any subsequent price rises.

The Earls Court Masterplan is based on the creation of ‘Four Urban Villages and a High Street,’ a concept devised by internationally renowned architect, Sir Terry Farrell.

As part of the scheme, 27 acres of open space will be created, including the *Lost River Park* which will weave through the heart of the scheme along an ancient tributary of the Thames, *Counter’s Creek*. Designed by RHS Chelsea Flower Show Gold Medallist, Andy Sturgeon, the park will stretch five acres across the full 77 acres of the Earls Court development site.

The scheme, which will provide state-of-the-art health, education, cultural and community facilities, will also feature elegant restaurants and cafés, as well as play spaces for children of all ages incorporated into the landscaping, all of which will be easily accessible to residents of Ariana Apartments.

THE CROSSRAIL EFFECT

Crossrail, the major new heavy-duty suburban rail service for London and the South East, is currently under construction. Upon completion—scheduled for 2018—Europe’s largest construction project will transform rail transport in London, increasing rail capacity by 10%, and cutting journey times across the city. Areas with easy access to Crossrail services are expected to enjoy a boost in price and desirability as a consequence and outperform other parts of Central London.

When services commence, Crossrail will offer a direct service to the City, Canary Wharf, the West End and Heathrow Airport, as well as to commuter areas east and west of the capital. Four trains per hour will operate between Heathrow Airport and Central London in each direction and 24 trains per hour will run each way on the central part of the route between Paddington and Whitechapel.

Ariana Apartments are less than ten minutes’ walk from West Brompton Underground Station, which offers direct connections to Paddington Station (for Crossrail) in just 12 minutes, ensuring that the whole of Central London and Heathrow Airport are within easy reach.

SOURCES: CROSSRAIL INFORMATION, CROSSRAIL.CO.UK; TRAVEL TIMES, GOOGLEMAPS.CO.UK AND TFL.GOV.UK

Supremely well-connected



ON FOOT FROM THE ARIANA APARTMENTS

West Brompton tube & rail station (District line) ~7 minutes

Fulham Broadway tube station (District line) ~10 minutes

West Kensington tube station (District line) ~8 minutes



BY TUBE FROM WEST BROMPTON UNDERGROUND STATION

South Kensington (for the museums) ~7 minutes

Southfields (for Wimbledon) ~10 minutes

Sloane Square (King's Road) ~10 minutes

White City (for Westfield Shopping Centre) ~13 minutes

Leicester Square (for West End & Chinatown) ~16 minutes

Knightsbridge (for Harrods and Harvey Nichols) ~9 minutes

Paddington station (for Crossrail) ~12 minutes

Monument station (for Bank & the City) ~25 minutes



BY BIKE FROM ARIANA APARTMENTS

Imperial Wharf (for Overground rail & riverboat services) ~8 minutes

The Hurlingham Club ~9 minutes

Knightsbridge ~14 minutes

Sloane Street & King's Road ~16 minutes

Wimbledon (All England Lawn Tennis Club) ~26 minutes

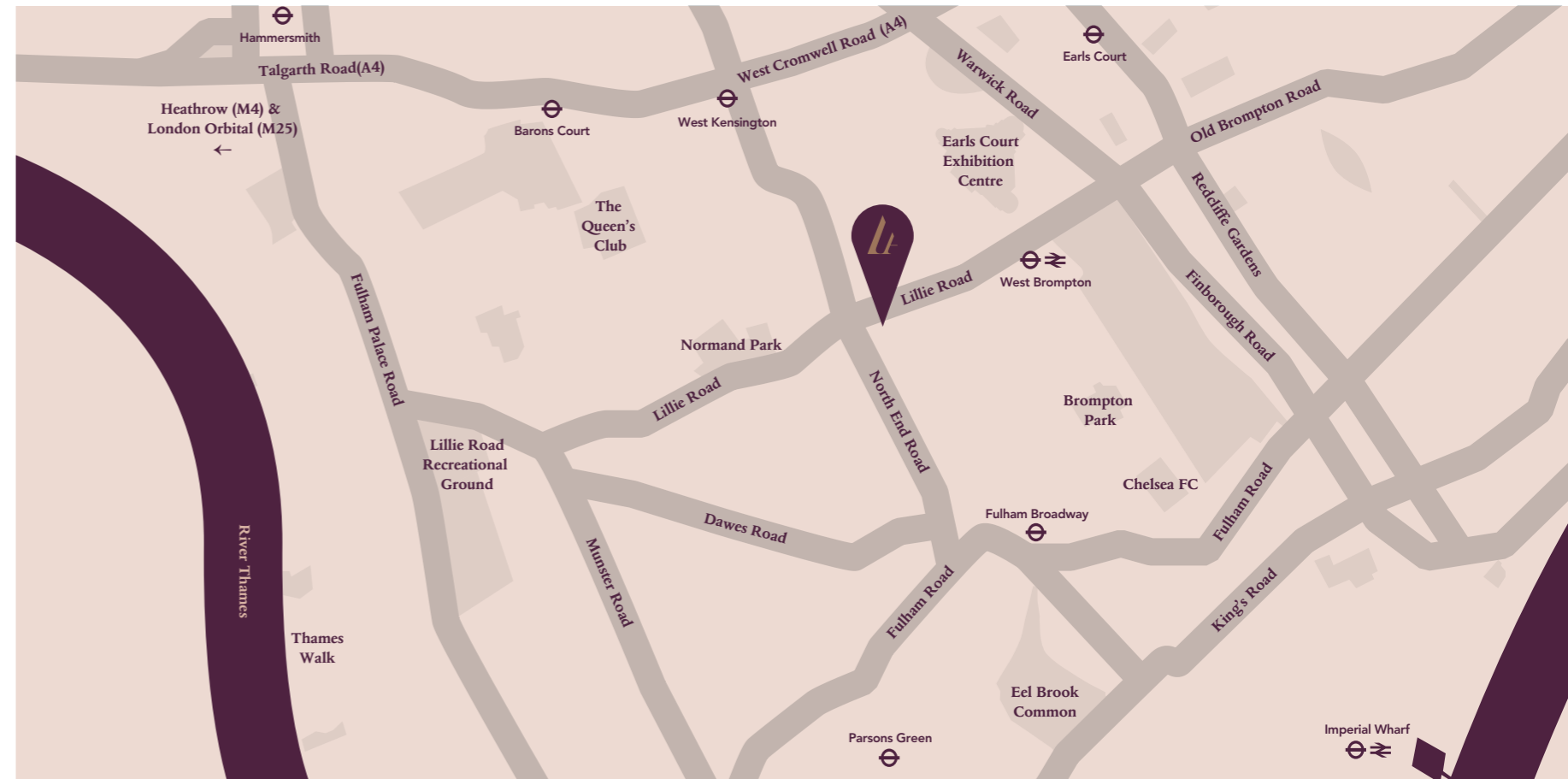
Wimbledon Common (for walking & cycling) ~28 minutes

Richmond (for Royal Kew Gardens) ~32 minutes

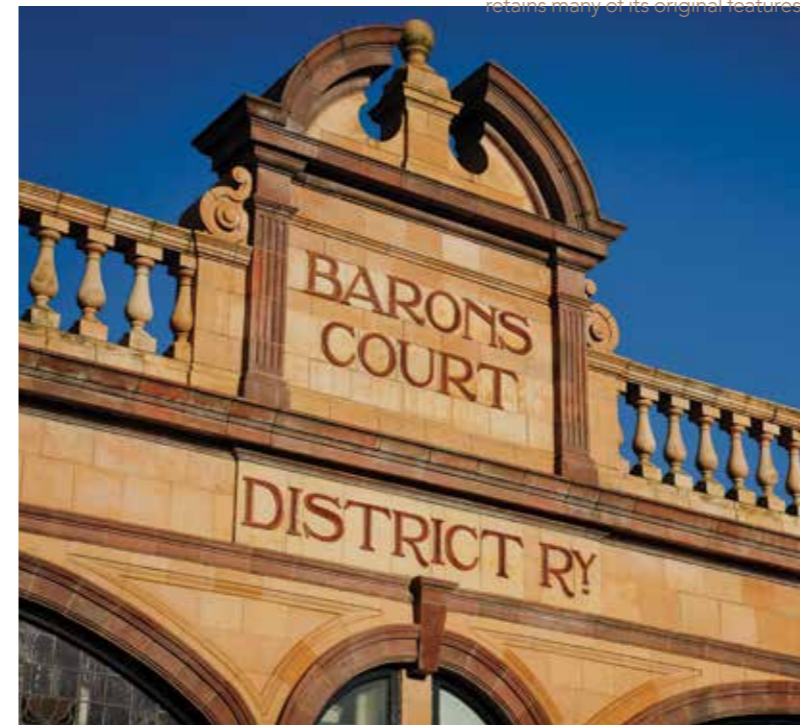
NB: DISTANCES AND WALKING TIMES SOURCED FROM GOOGLEMAPS.CO.UK AND WALKIT.COM. JOURNEY TIMES SOURCED FROM TFL.GOV.UK.



Ariana Apartments, 89 Lillie Road, London SW6



As well as West Brompton, West Kensington and Fulham Broadway stations, Barons Court Underground station, with direct trains to Leicester Square (for the West End and Chinatown), is also within easy reach of Ariana Apartments. The Grade II listed station building retains many of its original features.



Ariana Apartments are in the heart of Fulham and part of the Earls Court regeneration area, within ten minutes' walk of Fulham Broadway, West Kensington or West Brompton Underground Stations. From there, District line services offer direct connections to the Square Mile (London's financial centre) and exclusive Kensington and Chelsea, not to mention Paddington with its mainline station connecting the capital to the South West of England, along with the Heathrow Express and forthcoming Crossrail services.

Overground rail services also operate from West Brompton to destinations including Clapham Junction, South Croydon, Hampstead Heath and Stratford, home of the Olympic Village.

For anyone who prefers to travel in a more relaxed style, Imperial Wharf boasts a riverboat service to Embankment (convenient for Trafalgar Square, the Southbank and the London Eye) and Blackfriars (for St Paul's Cathedral and the City of London), and the area is also well served by London buses to a wide choice of destinations.

Fulham is close to the M4 at Hammersmith and the A3 at Wandsworth, for easy access to the national motorway network and destinations including Heathrow and Gatwick Airports, The Home Counties and further afield.

ARIANA APARTMENTS

When Crossrail services commence in 2018, the bustling financial and retail hub of Canary Wharf will be just 17 minutes away by train from Paddington station.



INTERNATIONAL CONNECTIONS

St Pancras International station (left) is home to Europe's longest Champagne bar. Imagine 1,372 Champagne flutes lined up side by side and you'll have some idea of exactly how far it extends.

The world is closer than you think

Close to Crossrail, Ariana Apartments are perfectly located for stress-free travel throughout the capital and beyond. Thanks to excellent transport connections via road and rail, Europe and the rest of the world are within quick and easy reach.

Quick access is possible to London's Airports, and from these to the world's major cities.



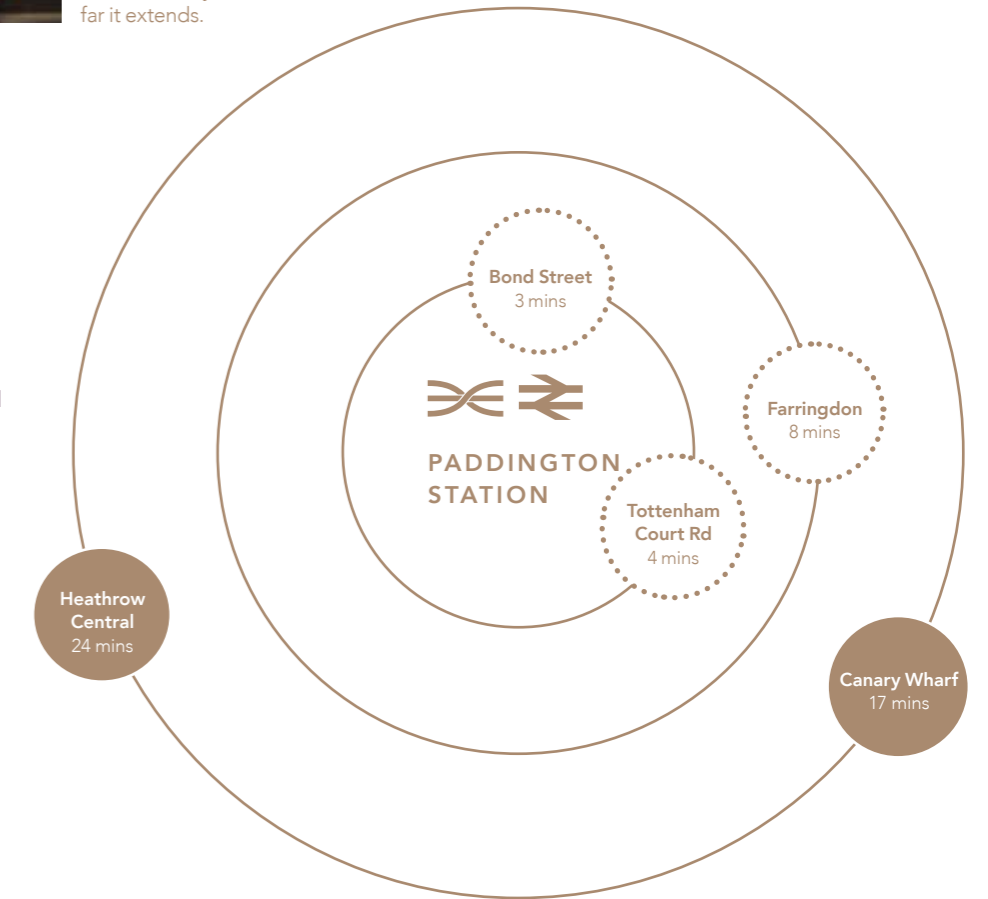
CROSSRAIL FROM PADDINGTON STATION (FROM 2018 ONWARDS)*

- Bond Street**
~3 minutes
- Tottenham Court Road**
~4 minutes
- Farringdon**
~8 minutes
- Canary Wharf**
~17 minutes
- Heathrow Central**
~24 minutes



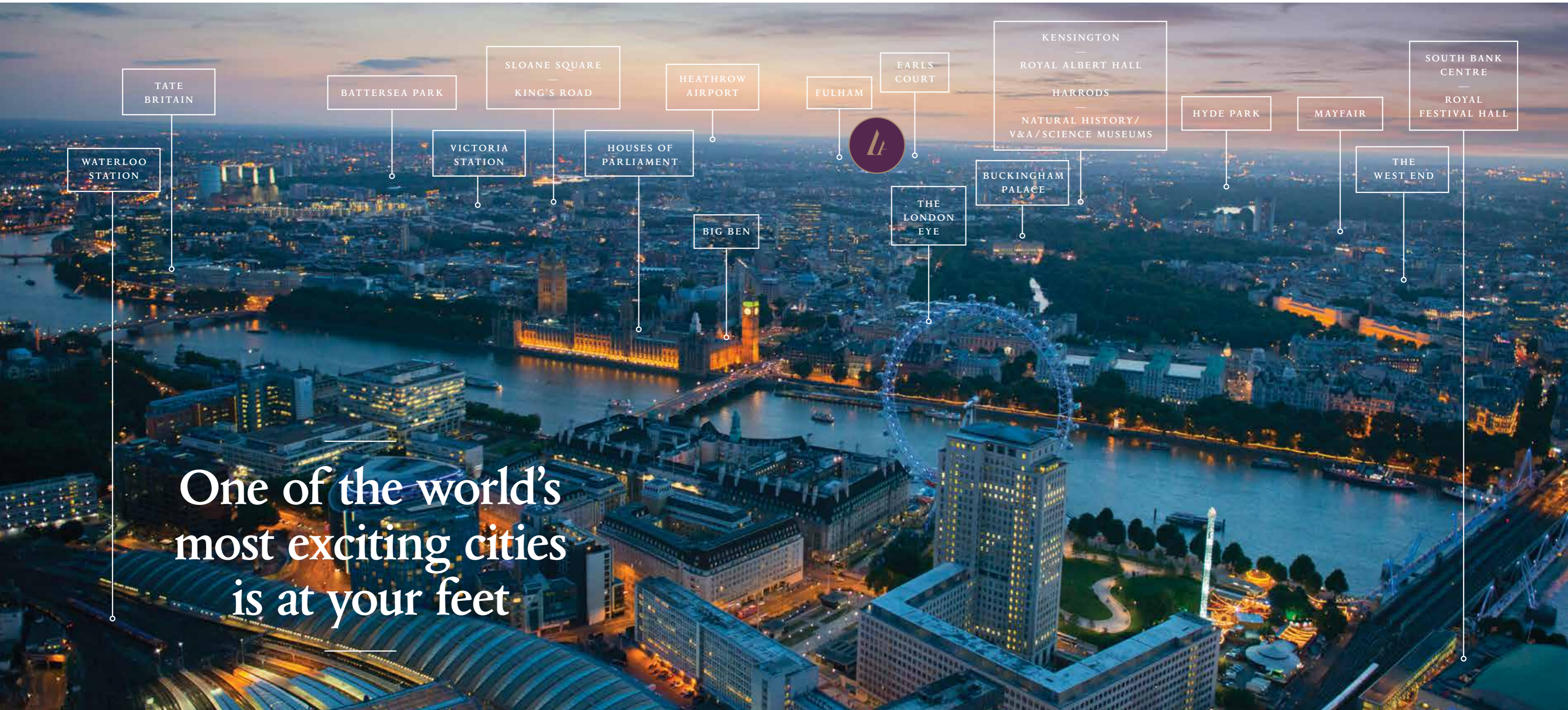
EUROPE BY RAIL FROM ST PANCRAS**

- Paris**
~2 hours 15 minutes
- Lille**
~1 hour 20 minutes
- Brussels**
~1 hour 50 minutes



When you live at Ariana Apartments, international travel is easy thanks to direct connections by tube to Paddington for rail services to Heathrow Airport. St Pancras International station is also just a tube ride away, and from there, fast and frequent trains operate to key European cities including Paris and Brussels. In addition, Gatwick, Luton and London City airports are all within easy reach by public transport making the area extremely convenient for those travelling overseas frequently.

*PADDINGTON STATION IS APPROXIMATELY 12 MINS BY TUBE FROM WEST BROMPTON STATION. ALL PUBLISHED CROSSRAIL JOURNEY TIMES ARE PROPOSED FROM CROSSRAIL.CO.UK. **ST PANCRAS STATION IS APPROXIMATELY 20 MINS BY TUBE FROM WEST BROMPTON STATION. NB: DISTANCES AND WALKING TIMES SOURCED FROM GOOGLEMAPS.CO.UK AND WALKIT.COM. JOURNEY TIMES SOURCED FROM TFL.GOV.UK.



TATE
BRITAIN

WATERLOO
STATION

BATTERSEA PARK

VICTORIA
STATION

SLOANE SQUARE
—
KING'S ROAD

HOUSES OF
PARLIAMENT

HEATHROW
AIRPORT

BIG BEN

FULHAM



EARLS
COURT

THE
LONDON
EYE

KENSINGTON
—
ROYAL ALBERT HALL
—
HARRODS
—
NATURAL HISTORY/
V&A/SCIENCE MUSEUMS

BUCKINGHAM
PALACE

HYDE PARK

MAYFAIR

THE
WEST END

SOUTH BANK
CENTRE
—
ROYAL
FESTIVAL HALL

One of the world's
most exciting cities
is at your feet

“WHOEVER SAID MONEY CAN’T BUY HAPPINESS SIMPLY DIDN’T KNOW WHERE TO GO SHOPPING.”

—BO DEREK



A HAVEN OF CULTURE

London is a world-class destination for the arts and offers an exciting range of music, dance and theatre productions, as well as some incredible exhibitions by established and up-and-coming artists alike. Each year the capital attracts many thousands of people from across the world due to its vibrant creative scene.

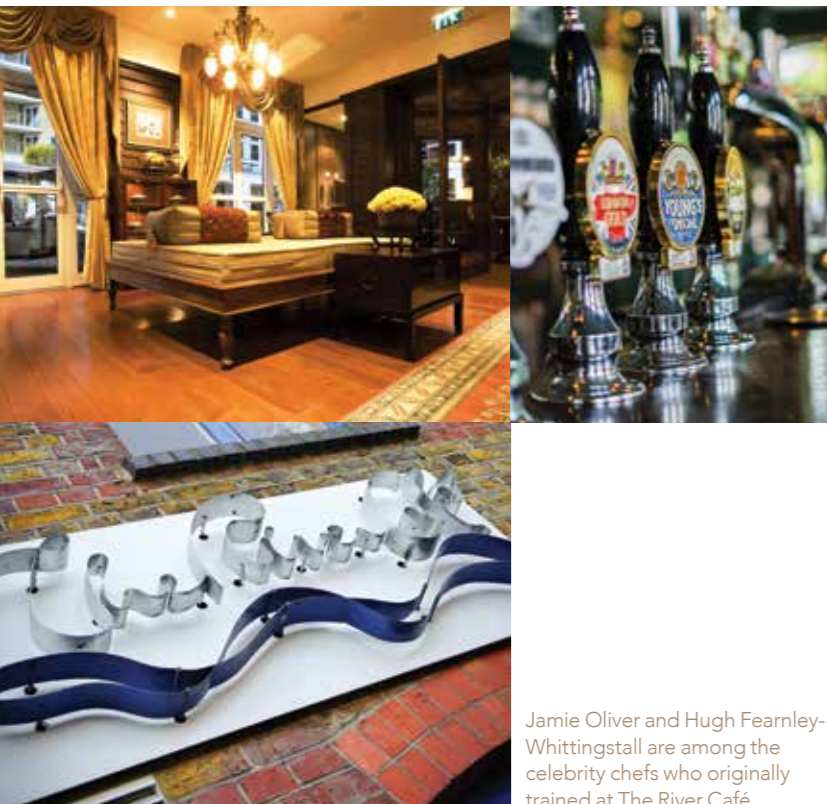
When you live at Ariana Apartments, Tate Britain, the Tate Modern, the Saatchi Gallery, the Southbank Centre, Theatreland, the Royal Albert Hall and the Royal Opera House, not to mention the Science, Natural History and British Museums are just some of the wide range of exciting venues within easy reach.



The building that houses the Natural History Museum dates from 1881 and was designed by British architect, Alfred Waterhouse, one of the most acclaimed architects in the Victorian era.

Live the London Life

The Blue Elephant, an elaborate Thai dining experience in Fulham Broadway.



Jamie Oliver and Hugh Fearnley-Whittingstall are among the celebrity chefs who originally trained at The River Café.

FOOD, GLORIOUS FOOD!

Fulham has an eclectic mix of bars, restaurants and cafés to suit all tastes and budgets. The area’s most famous establishment is surely The River Café, owned and run by Ruth Rogers, next to the headquarters of her husband Lord Rogers’ architecture firm. Sir Terence Conran’s well-known Bibendum restaurant could well be a close second though—situated in the historic Michelin Building—it is something of an institution when it comes to fabulous food and the aphrodisiac qualities of its oyster bar.

The area’s many other gastronomic highlights include The Harwood Arms, London’s first pub to be awarded a Michelin star, the famous Blue Elephant at Fulham Broadway—an elaborate Thai dining experience—and Marco Grill at Chelsea Football Club, run by celebrity chef Marco Pierre White. And of course, no visit to Fulham would be complete without a summer evening drink at The White Horse pub (nicknamed ‘The Sloaney Pony’ by locals); this popular haunt is situated directly on Parsons Green.

For those who love to party, Fulham Broadway has many clubs and bars offering everything from dancing and comedy, to cocktails and cabaret.



Harvey Nichols, Harrods, Tom Ford, The Conran Shop, Burberry, Cartier, Chanel and Gucci are just some of the many famous retailers within easy reach of Ariana Apartments.

A SHOPPER’S PARADISE

Minutes from Ariana Apartments, Fulham Broadway shopping centre attracts 12 million visitors a year, who come to enjoy its many high street retail outlets and restaurants, as well as the cinema and health club. Lillie Road is eternally popular with antiques collectors, whilst Fulham Road boasts a wide range of eclectic shops and boutiques and Imperial Wharf is home to an upmarket shopping mall.

A little further afield, the iconic King’s Road in Chelsea is a big draw, offering a wide range of boutiques and restaurants and the chance of some celebrity spotting. Some of the world’s most coveted fashion houses can be found along Sloane Street, and the world-famous department stores of Harrods and Harvey Nichols are well-known for their wide selection of designer brands.

When the British rain predictably starts to fall, head to Westfield in Shepherd’s Bush for a fabulous shopping mall experience amid the huge range of shops, bars and restaurants under one roof (no umbrella required!).

London’s finest shopping destinations are all within easy reach when you live at Ariana Apartments.

The River Thames, home to a number of rowing clubs, is the perfect place to unwind.



“HE WHO ENJOYS GOOD HEALTH IS RICH, THOUGH HE KNOWS IT NOT.”

—ITALIAN PROVERB

An enviable lifestyle

Fulham is a special pocket of London with its own unique character, history and strong sense of community. Close to the River Thames, this popular well-located area enables you to enjoy life to the full. Whether you choose to take to the water by joining one of the area’s rowing or canoeing clubs, or simply relish the river from the shore by jogging or walking along its banks, the quality of life it affords is hard to beat.



Enjoy an autumn bike ride in one of London’s beautiful Royal Parks.



Designed by Sir George Gilbert Scott, the Albert Memorial in Kensington Gardens was commissioned by Queen Victoria in memory of her beloved husband, Prince Albert.

The area boasts some of the capital’s leading health and fitness establishments, including The Hurlingham Club (which has a rumoured 10-year waiting list!) and Virgin Active’s health club on Lillie Road which offers an indoor pool among its many facilities, while tennis courts can be found at Eel Brook Common. Fulham also boasts some outstanding ‘Green Flag’ parks offering superb fitness facilities, including Bishops Park and Fulham Palace Grounds, along with Normand, South and Hurlingham Parks.

Soccer fans will already know that Fulham is home to two Premier League football teams—Fulham F.C. at Craven Cottage stadium and Chelsea F.C. at Stamford Bridge—whilst rugby is played at Eel Brook Common and South Park. For flagship events, Twickenham, the home of England rugby, isn’t far away, along with horse racing at Epsom and high goal polo at Windsor Great Park.

London’s impressive Royal Parks, including Hyde Park, Richmond Park, Regent’s Park, St James’s Park, Green Park, Kensington Gardens and others, are also within easy reach of Ariana Apartments by tube. Offering fabulous opportunities for myriad leisure pursuits including horse riding, deer spotting, children’s play, boating, jogging, tennis, football and cricket, the Royal Parks also make the perfect place to relax and watch the world go by.

A world-class education

London boasts 47 universities and colleges which are among the best and most prestigious in the country. Here is a small selection of the capital's finest academic institutions within easy reach of Ariana Apartments.

Part of the University of London and a member of the Russell Group, King's College is ranked 5th in the UK and 16th in the world.

Kings College London
29 mins by tube

London School of Economics and Political Science (LSE)
28 mins by tube



Imperial College London
17 mins by bus

"EDUCATION IS THE MOST POWERFUL WEAPON WHICH YOU CAN USE TO CHANGE THE WORLD."

—NELSON MANDELA



Royal Academy of Music
36 mins by tube

KING'S COLLEGE LONDON

One of England's oldest and most prestigious universities, King's has a particularly distinguished reputation in the humanities, law, the sciences and social sciences including international affairs.

THE ROYAL ACADEMY OF MUSIC

A world-famous institution, training almost 700 students in more than 20 musical disciplines.

ROYAL VETERINARY COLLEGE

The oldest and largest veterinary school in the UK.

QUEEN MARY UNIVERSITY OF LONDON

One of the UK's top universities, Queen Mary has been praised for its high quality teaching and world-leading research.

CITY UNIVERSITY LONDON

Consistently ranked in the top 5% of world universities, it is dedicated to business and professions.

UNIVERSITY COLLEGE LONDON (UCL)

One of the world's best universities, UCL is consistently placed in the global top 20 in a wide range of rankings.

IMPERIAL COLLEGE LONDON

Consistently rated among the world's best universities, Imperial has a reputation for teaching and research in science, engineering, medicine and management.

UNIVERSITY OF THE ARTS, LONDON

A world-leading university for teaching and research in art, design, fashion, communication and performance art, with more than 18,000 students from over 110 countries.

GOLDSMITHS, UNIVERSITY OF LONDON

One of the UK's leading universities for the creative arts, social sciences, computing and entrepreneurial management.

LONDON BUSINESS SCHOOL

Ranked among the top five business schools in the world for its MBA programmes.

LONDON SCHOOL OF ECONOMICS AND POLITICAL SCIENCE (LSE)

As one of the foremost social science universities in the world, LSE has a worldwide reputation for academic excellence.

SCHOOL OF ORIENTAL AND AFRICAN STUDIES (SOAS), UNIVERSITY OF LONDON

SOAS is Europe's only higher education institution specialising in the study of Asia, Africa and the Near and Middle East.

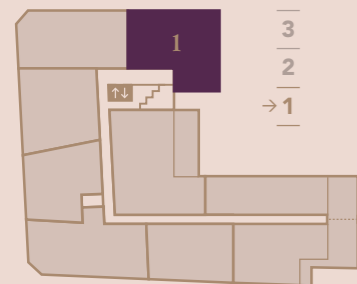
PRIMARY AND SECONDARY EDUCATION

Fulham has an impressive selection of successful schools, whilst some of London's top performing independent schools including St Paul's School and the London Oratory are also within easy reach.

61 sqm
660 sqft

Apartment 1

Two bedrooms, two bathrooms



First floor

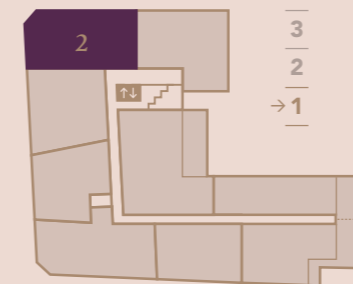
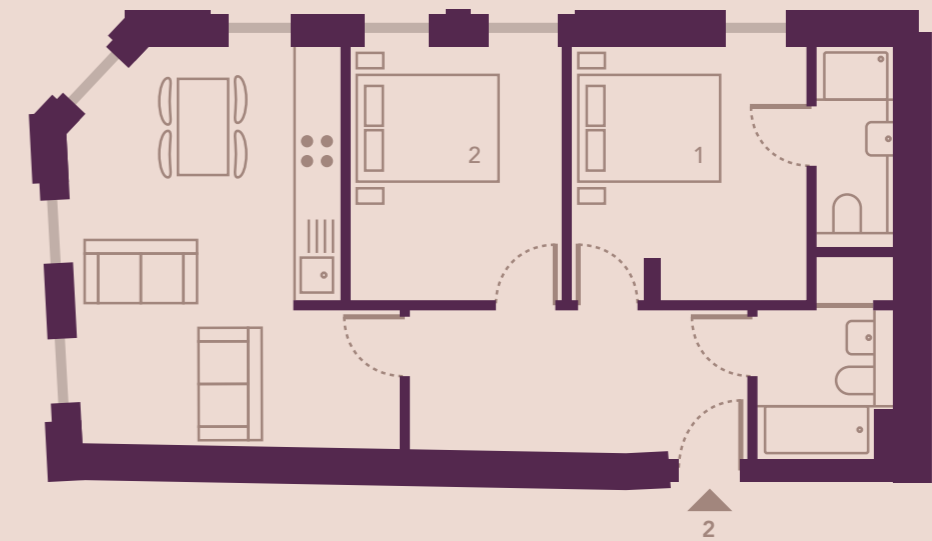
KITCHEN/LIVING 7.01 × 3.86 m	BEDROOM 1 3.41 × 3.66 m	BEDROOM 2 2.34 × 3.61 m
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TOTAL INTERNAL
61 sqm | 660 sqft

64 sqm
689 sqft

Apartment 2

Two bedrooms, two bathrooms



First floor

KITCHEN/LIVING 4.55 × 5.62 m	BEDROOM 1 2.97 × 3.58 m	BEDROOM 2 3.32 × 3.58 m
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TOTAL INTERNAL
64 sqm | 689 sqft

63 sqm
682 sqft

Apartment 3

Two bedrooms, two bathrooms



First floor

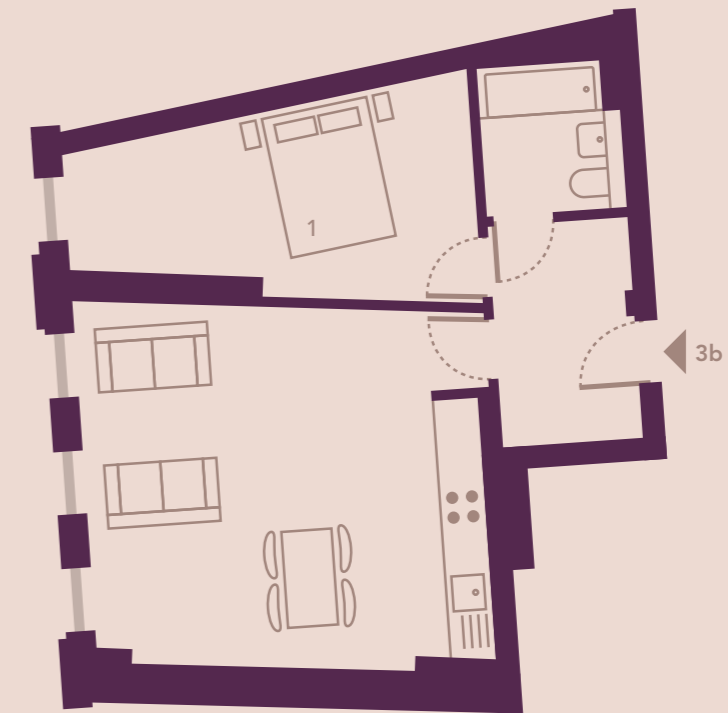
KITCHEN/LIVING 5.61 × 7.85 m	BEDROOM 1 3.02 × 5.67 m	BEDROOM 2 2.14 × 4.55 m
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TOTAL INTERNAL
63 sqm | 682 sqft

56 sqm
601 sqft

Apartment 3b

One bedroom, one bathroom



First floor

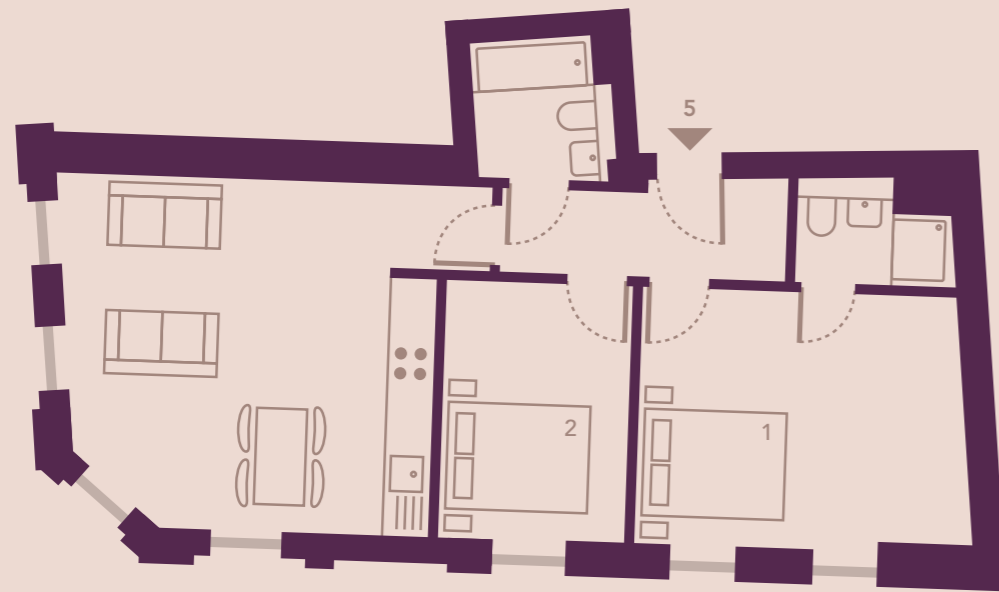
KITCHEN/LIVING 5.05 × 5.70 m	BEDROOM 1 3.32 × 5.70 m
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TOTAL INTERNAL
56 sqm | 601 sqft

65 sqm
704 sqft

Apartment 5

Two bedrooms, two bathrooms



First floor

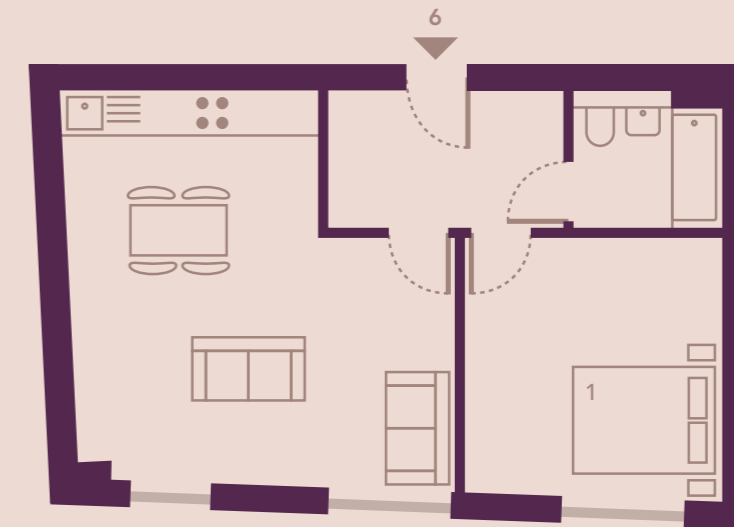
KITCHEN/LIVING 4.93 × 6.10 m	BEDROOM 1 4.72 × 3.60 m	BEDROOM 2 2.64 × 3.60 m
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TOTAL INTERNAL
65 sqm | 704 sqft

51 sqm
546 sqft

Apartment 6

One bedroom, one bathroom



First floor

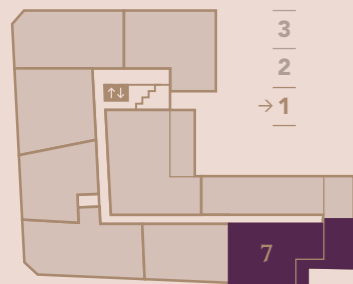
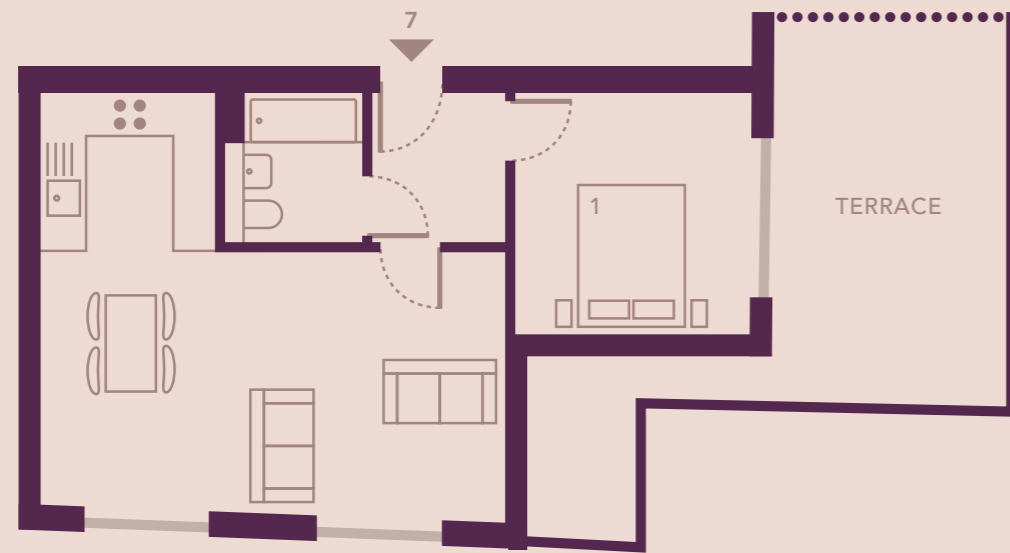
KITCHEN/LIVING 5.27 × 5.55 m	BEDROOM 1 3.61 × 3.70 m
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TOTAL INTERNAL
51 sqm | 546 sqft

50 sqm
534 sqft

Apartment 7

One bedroom, one bathroom, terrace



First floor

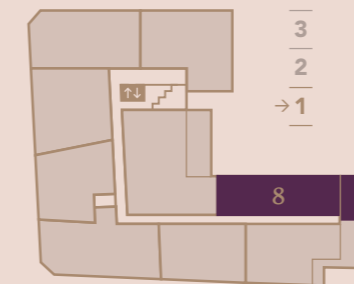
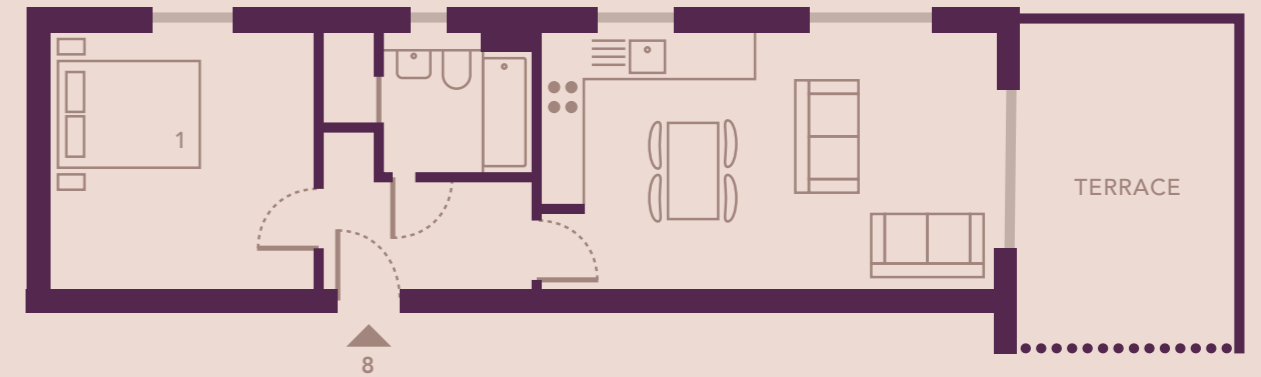
KITCHEN/LIVING 6.48 × 6.02 m
BEDROOM 1 3.32 × 3.37 m

TOTAL INTERNAL 50 sqm | 534 sqft
TERRACE (SHARED) 2.85 × 10.37 m

47 sqm
510 sqft

Apartment 8

One bedroom, one bathroom, terrace



First floor

KITCHEN/LIVING 6.38 × 3.59 m
BEDROOM 1 3.71 × 3.58 m

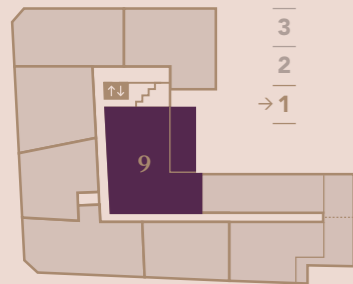
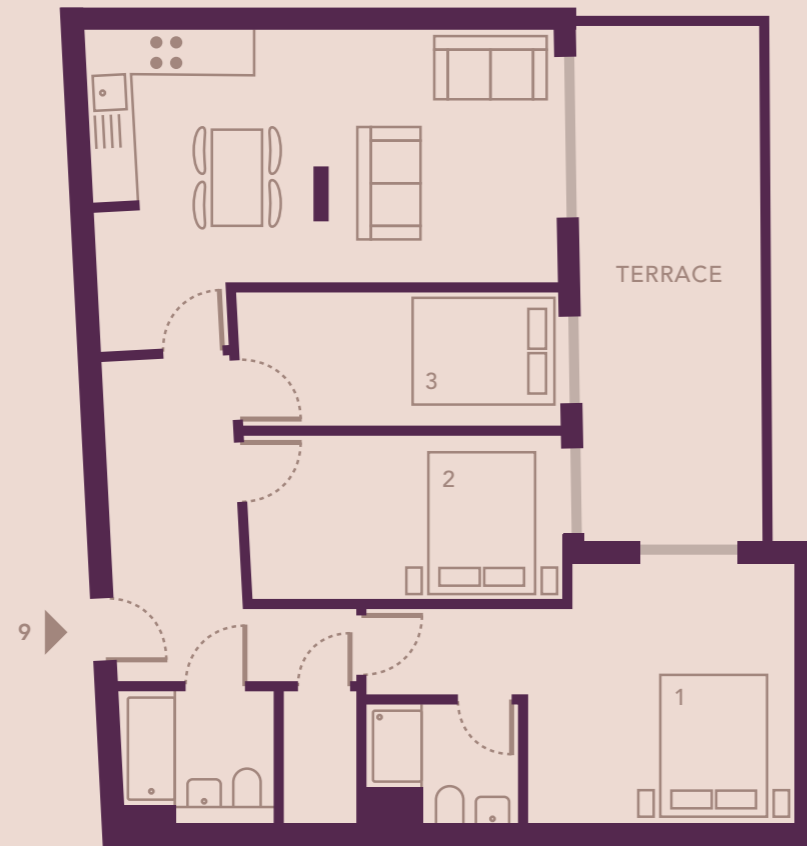
TOTAL INTERNAL 47 sqm | 510 sqft
TERRACE (SHARED) 2.85 × 10.37 m

82 sqm
877 sqft

Apartment 9



Three bedrooms, two bathrooms, terrace



First floor

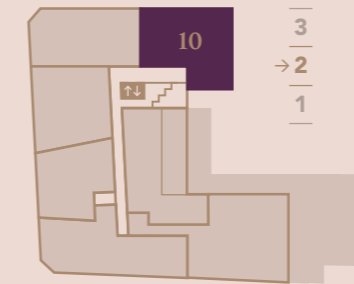
KITCHEN/LIVING 4.51 × 6.58 m	BEDROOM 1 3.64 × 5.98 m	BEDROOM 2 2.32 × 4.44 m
BEDROOM 3 1.90 × 4.51 m		
TOTAL INTERNAL 82 sqm 877 sqft	TERRACE 7.25 × 2.54 m	

63 sqm
682 sqft

Apartment 10



Two bedrooms, two bathrooms



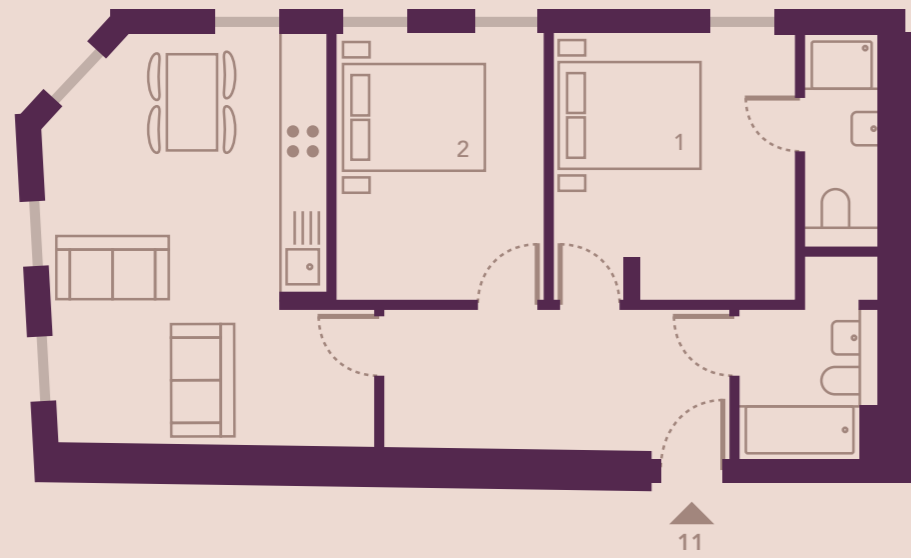
Second floor

KITCHEN/LIVING 6.96 × 4.01 m	BEDROOM 1 3.35 × 3.76 m	BEDROOM 2 2.39 × 3.77 m
TOTAL INTERNAL 63 sqm 682 sqft		

66 sqm
713 sqft

Apartment 11

Two bedrooms, two bathrooms



Second floor

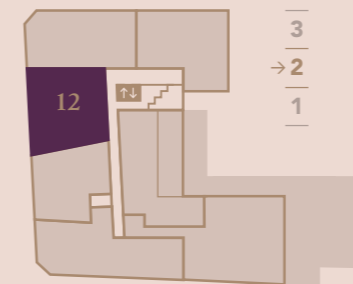
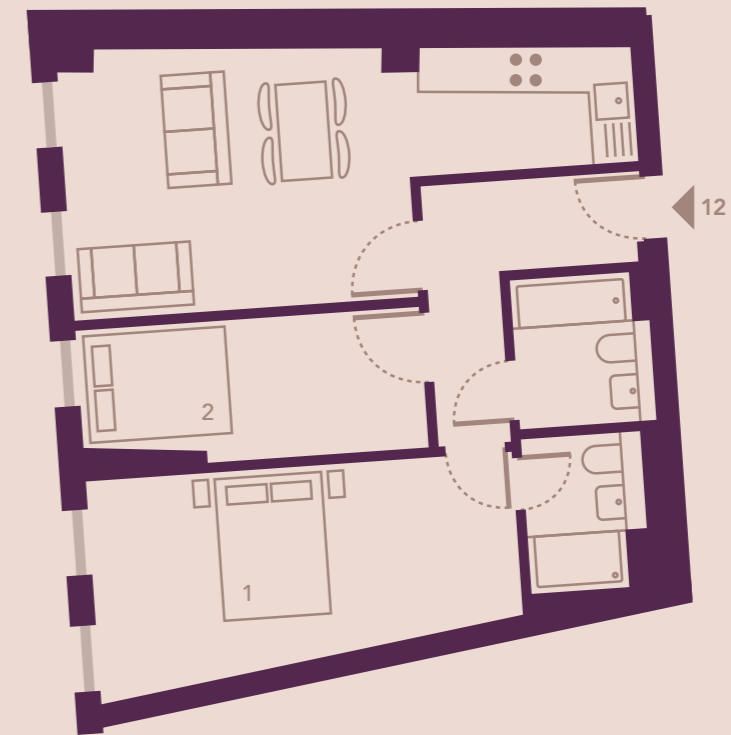
KITCHEN/LIVING 4.54 × 5.75 m	BEDROOM 1 3.36 × 3.74 m	BEDROOM 2 2.96 × 3.74 m
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TOTAL INTERNAL
66 sqm | 713 sqft

67 sqm
717 sqft

Apartment 12

Two bedrooms, two bathrooms



Second floor

KITCHEN/LIVING 3.82 × 7.99 m	BEDROOM 1 3.14 × 5.95 m	BEDROOM 2 2.00 × 4.81 m
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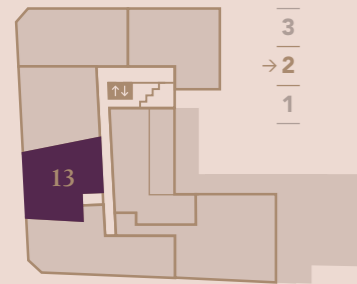
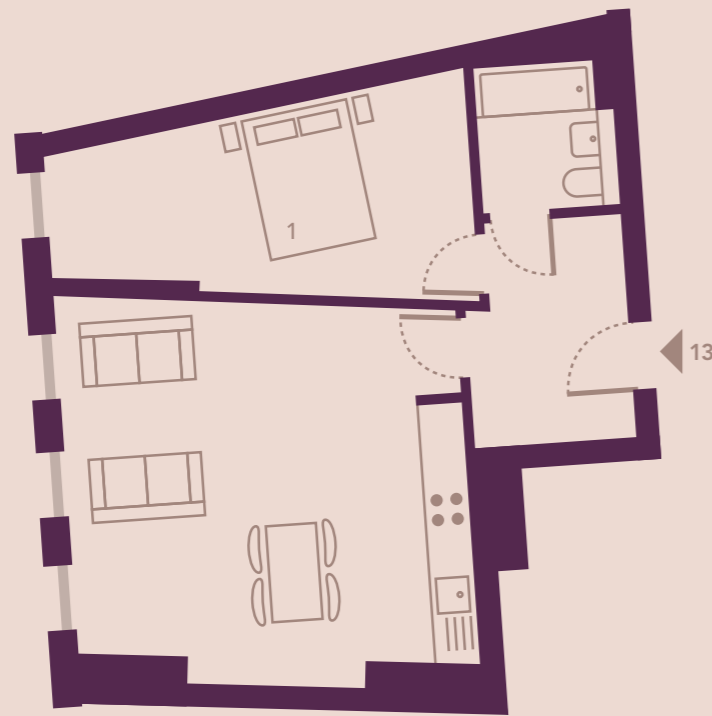
TOTAL INTERNAL
67 sqm | 717 sqft

57 sqm
618 sqft

Apartment 13



One bedroom, one bathroom



Second floor

KITCHEN/LIVING	BEDROOM 1
4.96 × 5.58 m	3.29 × 5.94 m

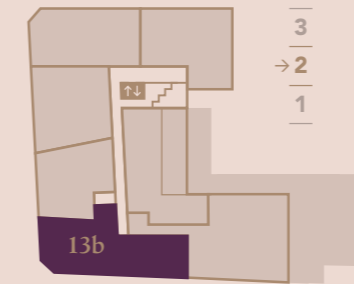
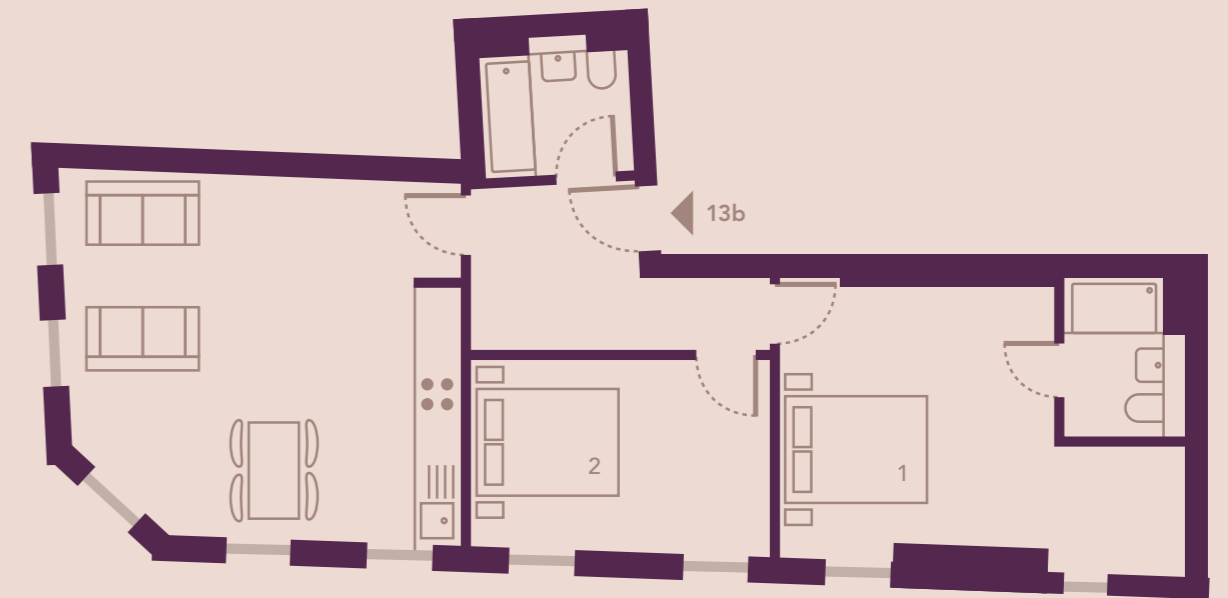
TOTAL INTERNAL
57 sqm | 618 sqft

72 sqm
778 sqft

Apartment 13b



Two bedrooms, two bathrooms



Second floor

KITCHEN/LIVING	BEDROOM 1	BEDROOM 2
5.06 × 5.59 m	5.66 × 3.84 m	4.20 × 2.61 m

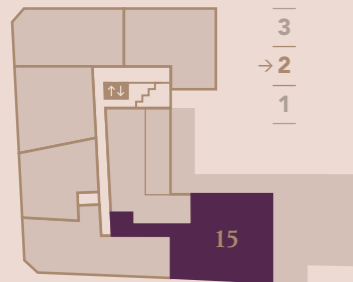
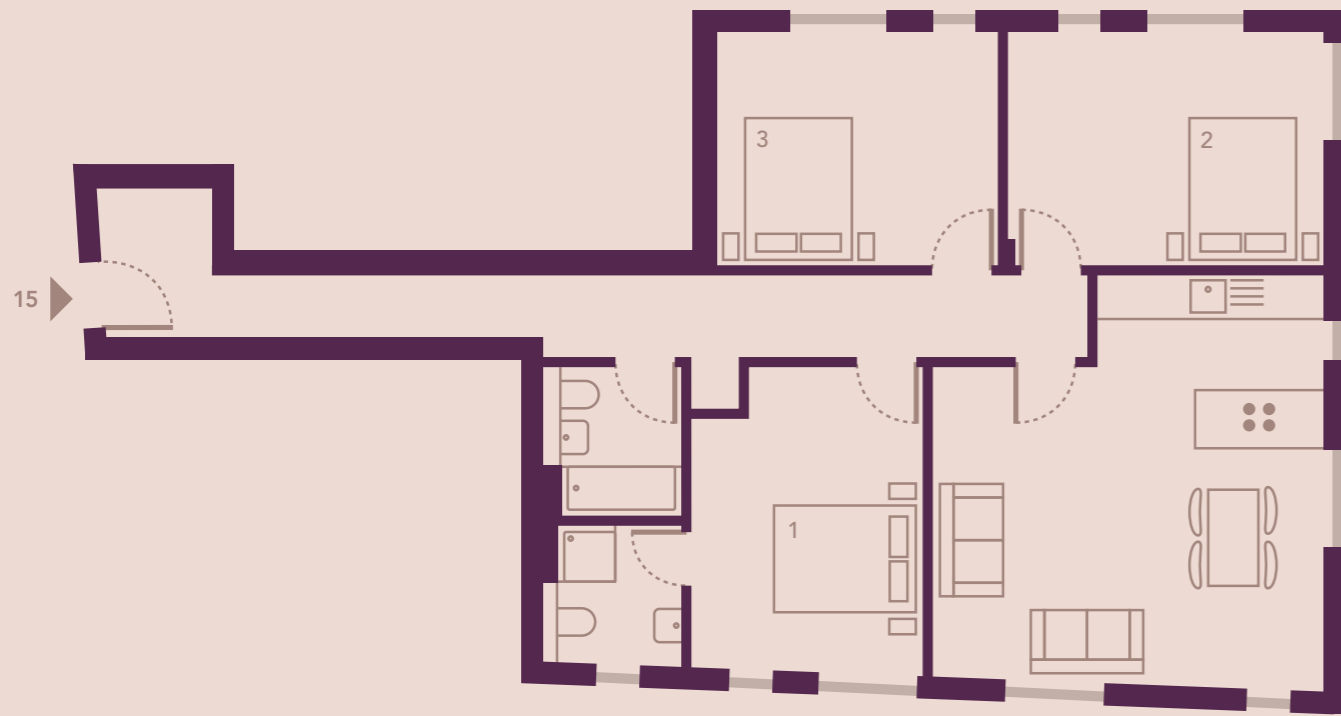
TOTAL INTERNAL
72 sqm | 778 sqft

96 sqm
1,032 sqft

Apartment 15



Three bedrooms, two bathrooms



Second floor

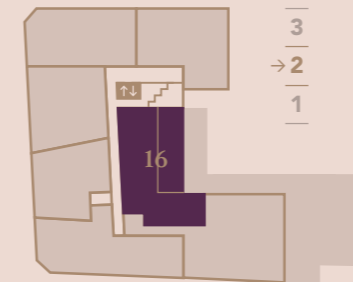
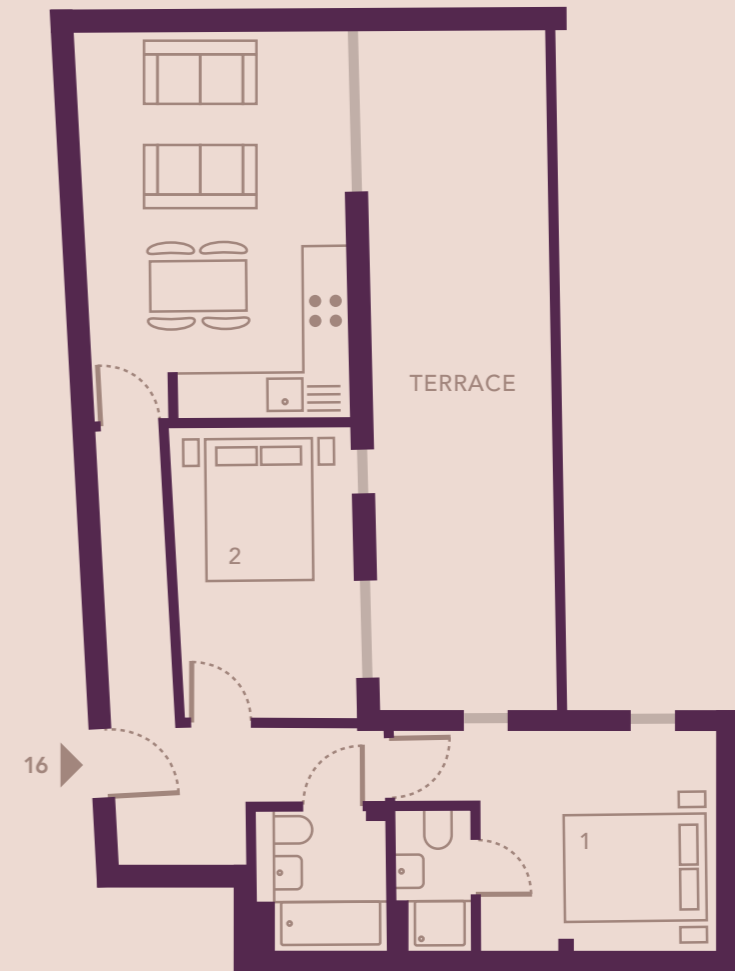
KITCHEN/LIVING 5.47 × 5.85 m	BEDROOM 1 3.26 × 4.32 m	BEDROOM 2 4.43 × 3.27 m
BEDROOM 3 3.94 × 3.27 m		
TOTAL INTERNAL 96 sqm 1,032 sqft		

59 sqm
630 sqft

Apartment 16



Two bedrooms, two bathrooms, terrace



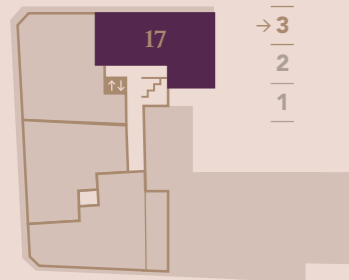
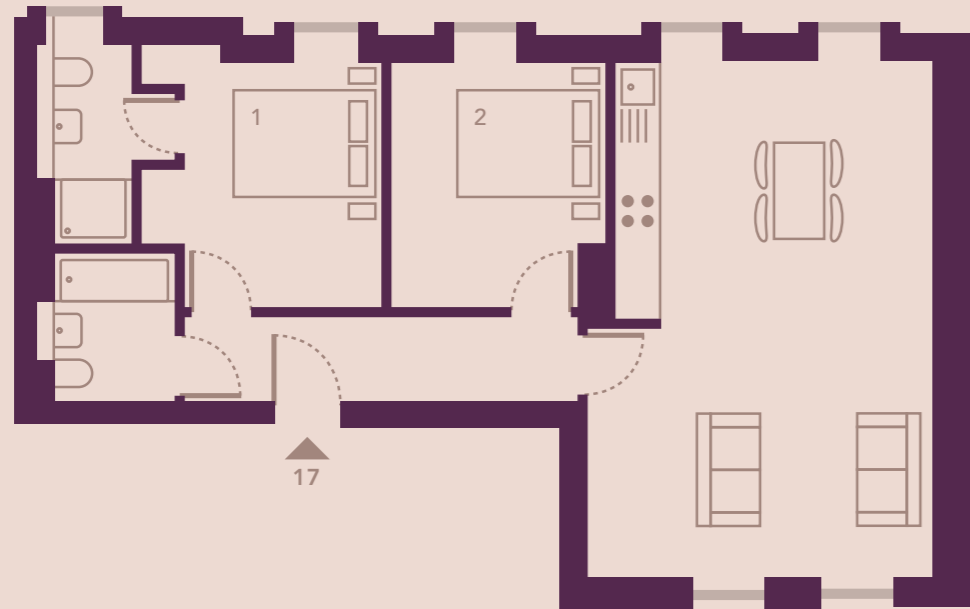
Second floor

KITCHEN/LIVING 5.45 × 3.68 m	BEDROOM 1 4.48 × 3.07 m	BEDROOM 2 4.08 × 2.58 m
TOTAL INTERNAL 59 sqm 630 sqft	TERRACE 9.49 × 2.50 m	

73 sqm
791 sqft

Apartment 17

Two bedrooms, two bathrooms



Third floor

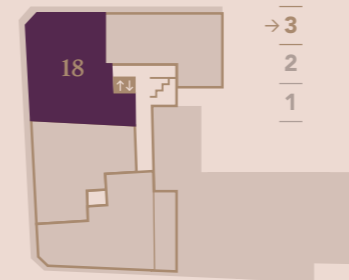
KITCHEN/LIVING 4.84 × 7.23 m	BEDROOM 1 3.39 × 3.45 m	BEDROOM 2 3.00 × 3.45 m
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TOTAL INTERNAL
73 sqm | 791 sqft

102 sqm
1,101 sqft

Apartment 18

Three bedrooms, two bathrooms, utility



Third floor

KITCHEN/LIVING 4.86 × 5.39 m	BEDROOM 1 4.06 × 4.73 m	BEDROOM 2 2.05 × 3.40 m
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BEDROOM 3
3.41 × 2.03 m

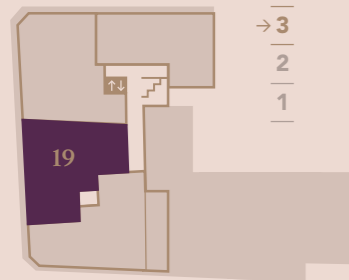
TOTAL INTERNAL
102 sqm | 1,101 sqft

89 sqm
961 sqft

Apartment 19



Three bedrooms, two bathrooms, utility



Third floor

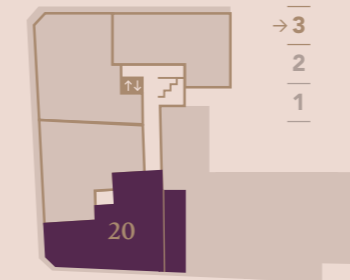
KITCHEN/LIVING 3.85 × 9.09 m	BEDROOM 1 3.51 × 5.29 m	BEDROOM 2 2.60 × 3.93 m
BEDROOM 3 1.95 × 3.93 m		
TOTAL INTERNAL 89 sqm 961 sqft		

89 sqm
960 sqft

Apartment 20



Three bedrooms, two bathrooms, terrace



Third floor

KITCHEN/LIVING 6.24 × 4.59 m	BEDROOM 1 3.59 × 4.57 m	BEDROOM 2 2.98 × 3.70 m
BEDROOM 3 2.03 × 3.14 m		
TOTAL INTERNAL 89 sqm 960 sqft	TERRACE 7.88 × 2.59 m	

Harmony of palette

KITCHENS

Italian designer kitchens

Light grey gloss handleless units

Soft closing doors

Integrated LED strip under wall units

Undermount stainless steel sink

Integrated chrome mixer tap

Glass splashback (available as an upgrade)

Composite absolute white worktop

APPLIANCES

Bosch built-in oven

Bosch electric hob

Bosch integrated extractor

Bosch fridge/freeze

Bosch integrated microwave

Integrated wine cooler*

Bosch integrated coffee machine*

BATHROOMS & EN SUITES

Light beige ceramic tiles (marble effect)

Recessed mirror cabinet with LED concealed lighting (main bathroom only)

Counter top sinks

Designer bathtubs with underside LED lights (main bathrooms only)

Walk-in showers (en suites only)

Underfloor heating in all bathrooms

INTERIOR FINISHES

Video phone entry system

Engineered European Coffee brushed and lacquered wooden floor

Extra soft luxury carpet in bedrooms (cream, Saxony range)

Chrome screwless sockets and switches

Android tablets in living areas

Integrated speakers

USB chrome sockets with satin finish in living room

Design skirting and architraves

LIGHTING

Shadow gap LED feature lighting in living room and master bedrooms (1 & 2 bedroom apartments)

Feature recessed ceilings in living room area and master bedroom (3 bedroom apartments only)

GENERAL

10 year structural warranty from CRL

* AVAILABLE WITH SELECTED APARTMENTS ONLY.

IPE DEVELOPMENTS

IPE Developments is the development company behind Ariana Apartments. It is the real estate arm of IPE Capital, a successful boutique private equity firm based in Central London.

Since we were established, it has been our mission to develop high quality sustainable residential developments throughout London and we have built up a solid track record in this area.

Our experienced team of industry experts understands the residential property market inside out, and we have the knowledge and ability to create spacious comfortable homes within highly successful developments. We pride ourselves on a meticulous attention to detail from inception to completion and beyond.

For further information on IPE Developments, please visit www.ipe-developments.com.



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www.ariana-apartments.co.uk

Dexters

fulhamsales@dexters.co.uk
+44 (0)20 7386 5386

**MARSH &
PARSONS**

newhomes@marshandparsons.co.uk
+44 (0)20 7368 4830

