

50 ST EDMUND'S  
TERRACE



REGENT'S PARK



50 ST EDMUND'S TERRACE

PARK LIVING AT ITS FINEST

*50 St Edmund's Terrace embodies London. Like the capital itself, this collection of luxury apartments mixes vibrant city living with beautiful and peaceful park life.*

*36 apartments and a single townhouse stand proudly on the edge of The Royal Regent's Park. To the east is Primrose Hill, to the north and west, the fine dining, café culture and independent boutiques of St John's Wood, and to the south, Mayfair, Knightsbridge and St James's stand in all their finery. This is park living at its most exclusive. An elegant, private retreat, at 50 St Edmund's Terrace you can live in and around outstanding architecture and be surrounded by acres of green space.*





*The grandeur of Regent's Park sets off London's ever-changing skyline*

## VIBRANT PARK LIVING

*With a nod to Regency proportions, architects Squire and Partners have crafted three new buildings that house these exclusive residences. Living spaces are laid out to offer views of Primrose Hill and Regent's Park - once King Henry VIII's hunting ground, now a town-planning masterpiece and home to the Royal Botanical Society, Queen Mary's Gardens, and the Open Air Theatre.*







50 ST EDMUND'S TERRACE

## LUXURY LIVING IN LONDON

*Stroll the elegant path from your residence, through Regent's Park and historic Marylebone to the grandeur and luxury of Mayfair. Exchange your world of peaceful park living for the finery of Bond Street, Mount Street and Knightsbridge: the jewels in London's fashion and luxury crowns. All three sparkle with quintessentially British architecture - housing the world's finest brands.*



*New Bond Street, home to the world's finest brands*



LEFT Claridge's, Mayfair's most iconic 5\* hotel  
ABOVE Champagne is served al fresco on Morton's terrace in Berkley Square

MAYFAIR



*Leading from Park Lane to Berkeley Square and on to Bond Street, Mount Street is a world away from the nearby bustle of Oxford Street. Nestled between pockets of greenery, its shop windows display the finest that London has to offer.*

ABOVE *Gieves & Hawkes, English tailors with more than 200 years' experience creating bespoke garments*  
RIGHT *William & Son, luxury goods flagship store on Mount Street*

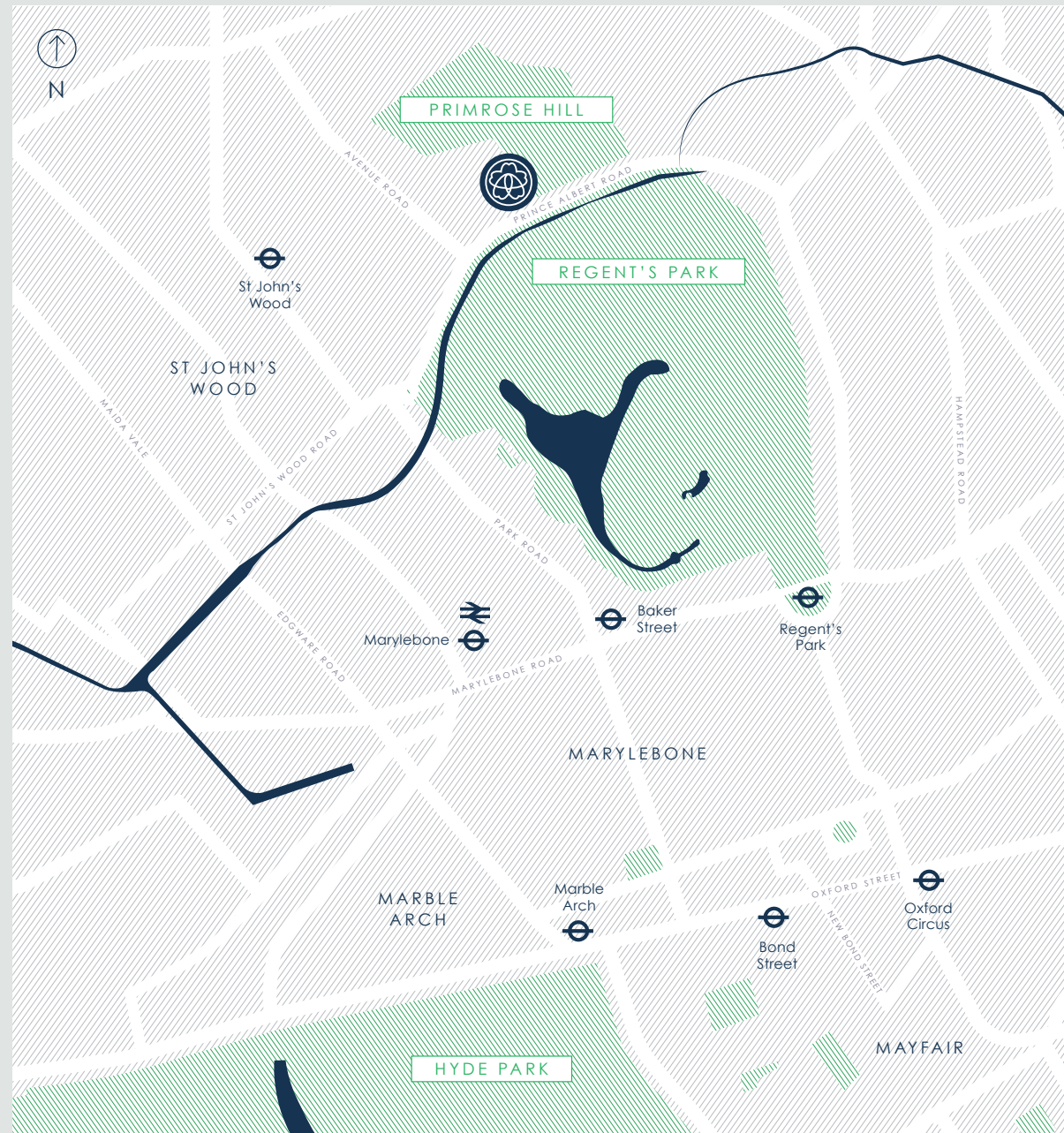




LEFT *Harvey Nichols, Knightsbridge, a mecca of luxurious lifestyle objects from the world's most coveted brands*  
ABOVE LEFT *Louis Vuitton, New Bond Street, a world of illustrious fashion stamped with the LV marque*  
ABOVE RIGHT *Richard Anderson, Savile Row tailors, at the heart of London's tailoring industry*  
ABOVE *Harrods, Knightsbridge, one of the world's most famous department stores*

THE LANDSCAPED SECLUSION  
OF REGENT'S PARK

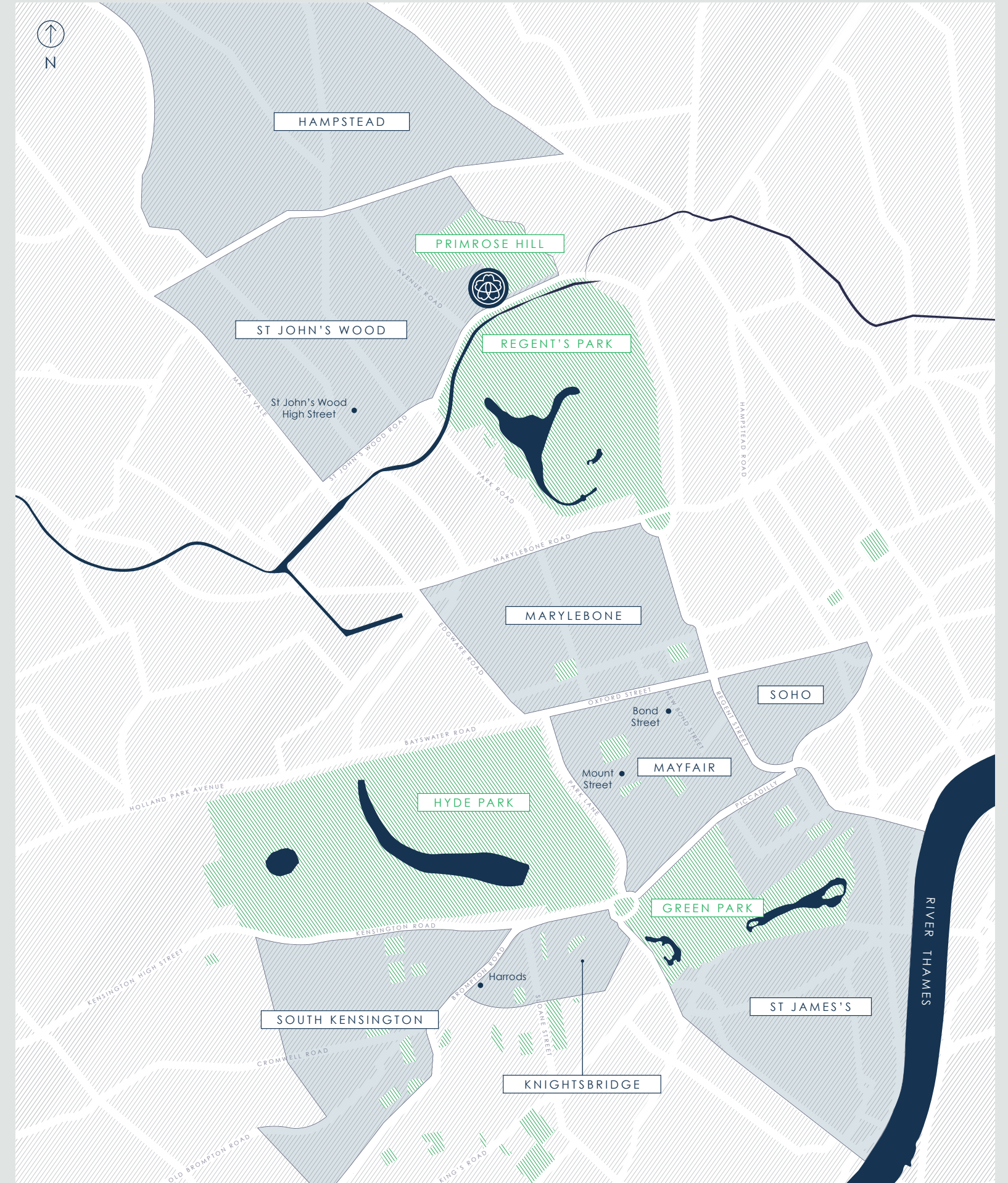
*Regent's Park, a lush green oasis in the heart of London.*



*One of London's most famous parks comes to life with concerts and seasonal festivities, but is otherwise peaceful, calming and quiet. Take to the boating lake for a different view to admire John Nash's famous white terraced houses from the water. Wander the paths through manicured gardens to the historic Regent's Park villas.*

LIFE IN LONDON

*St Edmund's Terrace, a stone's throw from both village life and luxury living.*



VILLAGE LIFE IN LONDON



*Made up of a collection of historic neighbourhoods, London is a capital with a unique, enviable mix of exclusive city living and community spirit. Picnics by the river and al fresco dining are within easy reach. Leafy streets link Hampstead Heath and the Royal Parks to Primrose Hill, St John's Wood and beyond. These city villages are epitomised by independent purveyors - each creating their own unique character.*

PRIMROSE HILL

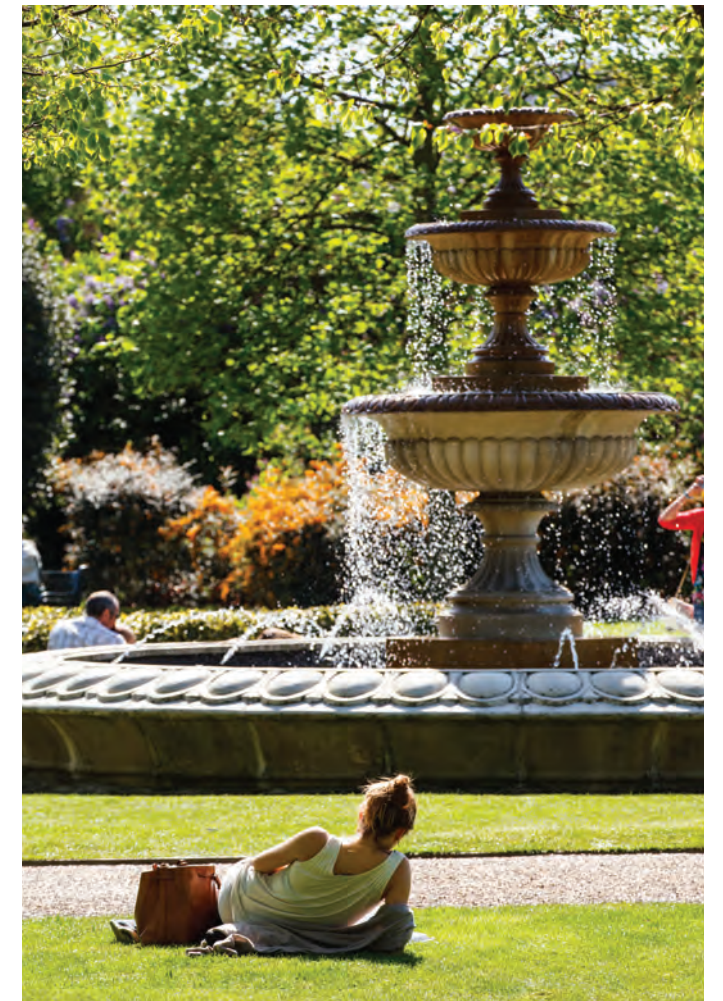


*LEFT Regent's Park in spring, blossoming with colour  
ABOVE Ornate terrace houses on the cusp of Primrose Hill  
BOTTOM Lemonia, Primrose Hill, a vibrant location for fresh Greek cuisine*



ON YOUR DOORSTEP

*Exotic animals roam the vast grounds of London Zoo in Regent's Park, in a quiet haven of central London. Such juxtapositions are exemplary of London life, where greenery and urban living sit side-by-side in harmony.*

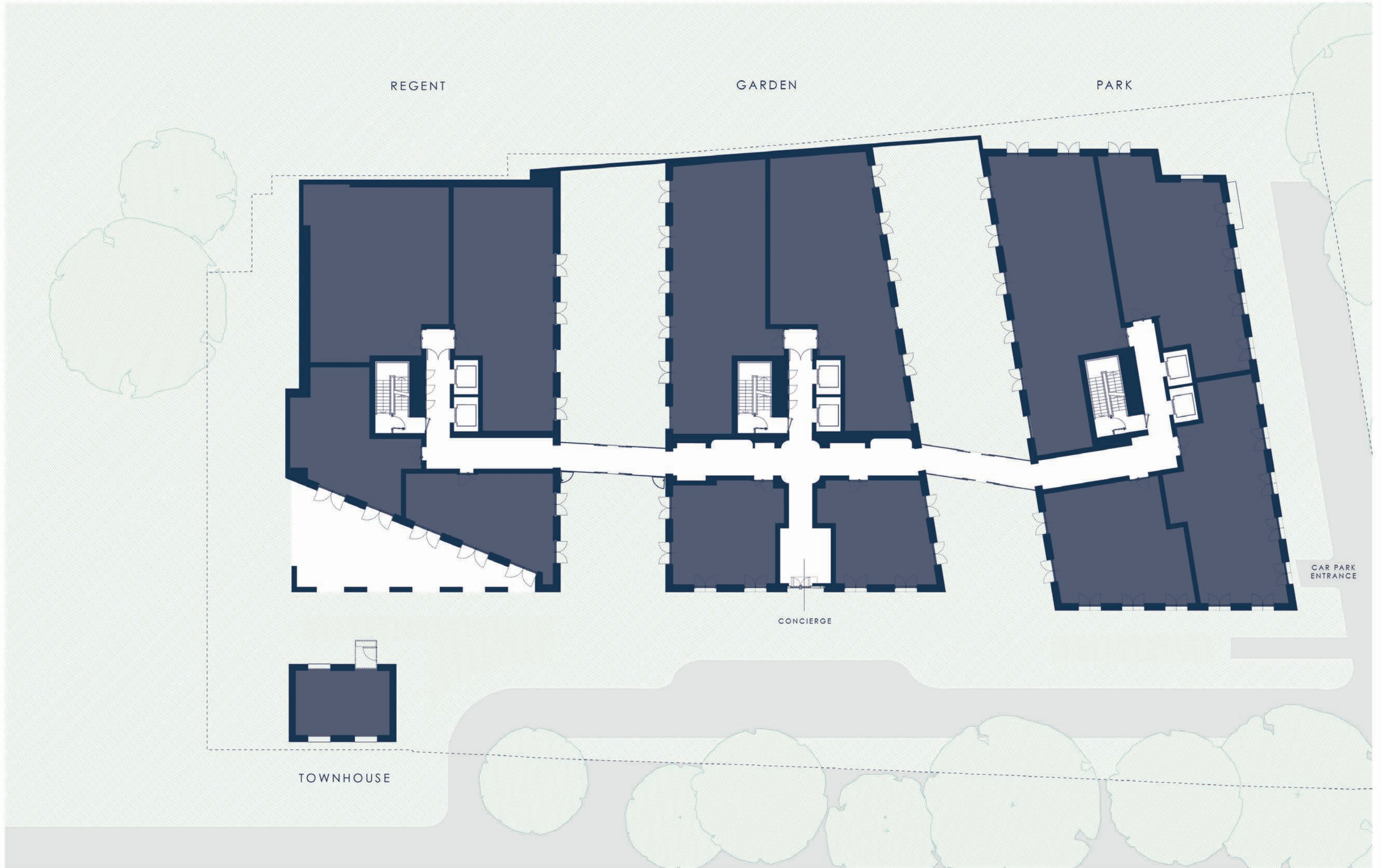


ABOVE LEFT *Giraffe enclosure, London Zoo*  
ABOVE RIGHT *Soaking up the sunshine in Regent's Park*



GROUND FLOOR MASTERPLAN

St Edmund's Terrace from above.





## A LUXURIOUS OASIS

*50 St Edmund's Terrace is one of a kind in the local area, boasting understated luxury in every room, around every corner.*

*With your Regency-inspired home comes an array of creature comforts. Take a dip in the natural stone-lined pool, relax in the spa area or keep fit in the fully-equipped gym. Enjoy the peacefulness of landscaped gardens, the confidence of 24-hour concierge and security, and the comfort of a gated community with underground parking.*

COMMUNAL GARDENS



ABOVE *A private and gated drive provides convenient and secure access*  
RIGHT *Lush foliage and contemporary water features combine to create a relaxing landscape between the buildings*



A GRAND ENTRANCE



LEFT Main entrance  
TOP Indicative reception  
BOTTOM Indicative kitchen





TOP *Indicative bedroom*  
BOTTOM *Indicative bathroom*  
RIGHT *Indicative walk-in wardrobe*



LUXURY SPA FACILITIES

*The 20-metre natural stone-lined swimming pool is the centrepiece of the luxurious spa facilities.*

ACROSS REGENT'S PARK  
TO THE CITY



PARK VIEWS



ABOVE *View from Park building*

*The Gherkin, Shard, London Eye, St Paul's Cathedral and many other London landmarks punctuate the skyline from the top of the Hill.*

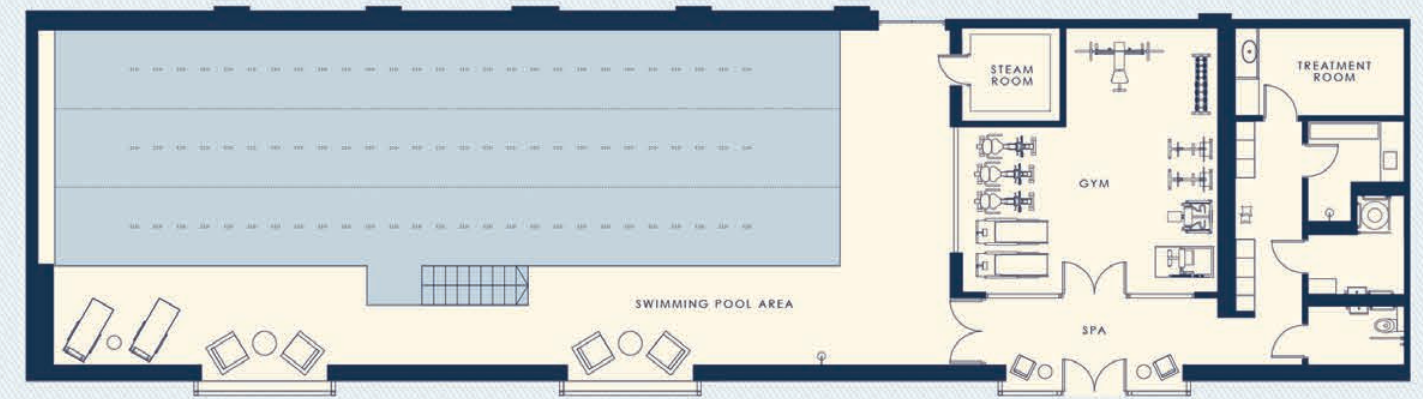






*24-hour concierge service and security*





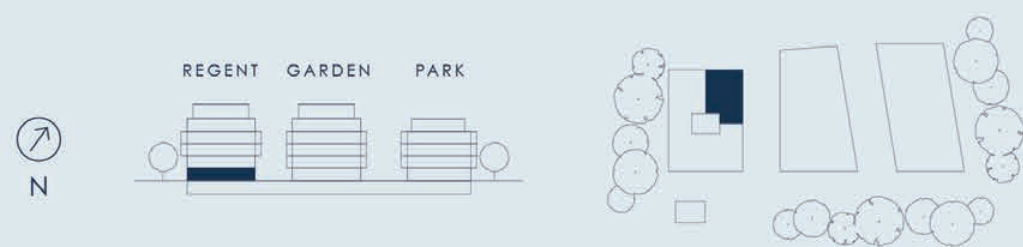


REGENT

GROUND FLOOR

3 Bedroom Duplex Apartment — R3

	M	FT
MASTER BEDROOM	3.6 x 5.2	12 x 17
BEDROOM 1	3.1 x 4.2	10 x 14
BEDROOM 2	3.5 x 3.5	11 x 11

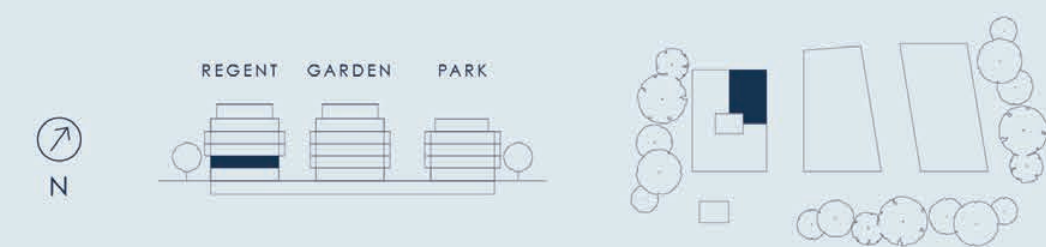
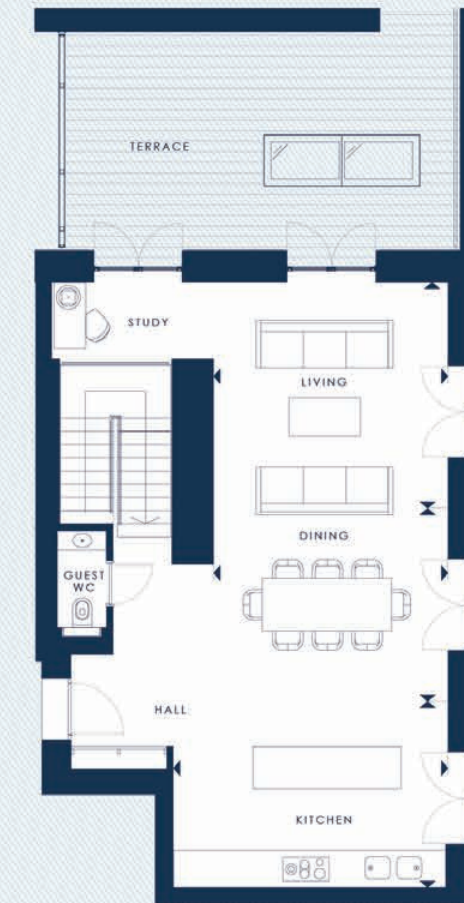


FIRST FLOOR

3 Bedroom Duplex Apartment — R3

207 SQ M  
2234 SQ FT

	M	FT
LIVING	4.4 x 4.3	14 x 14
DINING	4.4 x 3.6	14 x 12
KITCHEN	5.2 x 3.5	17 x 11

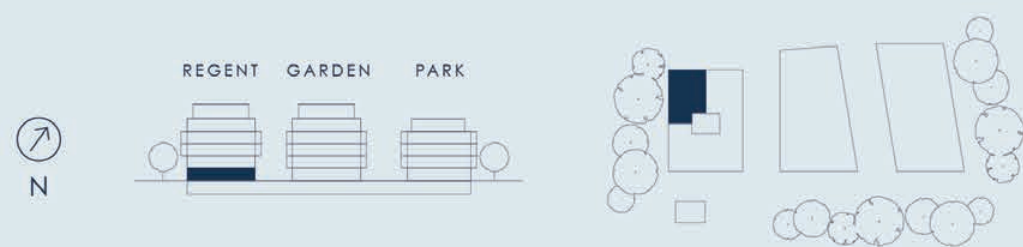


REGENT

GROUND FLOOR

3 Bedroom Duplex Apartment — R4

	M	FT
MASTER BEDROOM	3.0 x 4.2	10 x 14
BEDROOM 1	3.6 x 4.4	12 x 14
BEDROOM 2	3.4 x 2.8	11 x 9

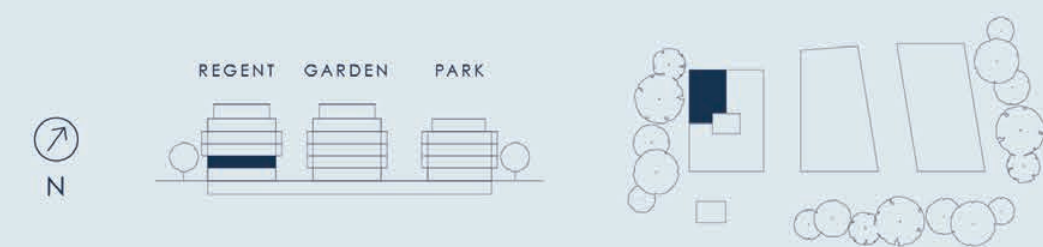


FIRST FLOOR

3 Bedroom Duplex Apartment — R4

222 SQ M  
2387 SQ FT

	M	FT
LIVING	5.6 x 4.3	18 x 14
DINING	5.0 x 5.8	16 x 19
KITCHEN	3.1 x 5.4	10 x 18

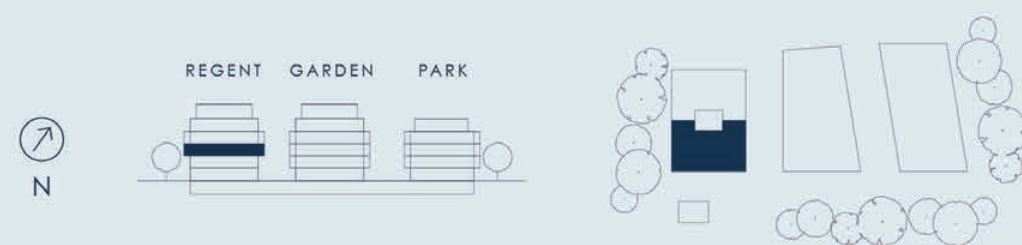


REGENT

SECOND FLOOR  
3 Bedroom Apartment — R7

250 SQ M  
2688 SQ FT

	M	FT
LIVING / DINING	6.5 x 8.3	21 x 27
KITCHEN	4.6 x 6.4	15 x 21
MASTER BEDROOM	4.2 x 3.4	14 x 11
BEDROOM 1	3.4 x 3.9	11 x 13
BEDROOM 2	4.1 x 2.8	13 x 9

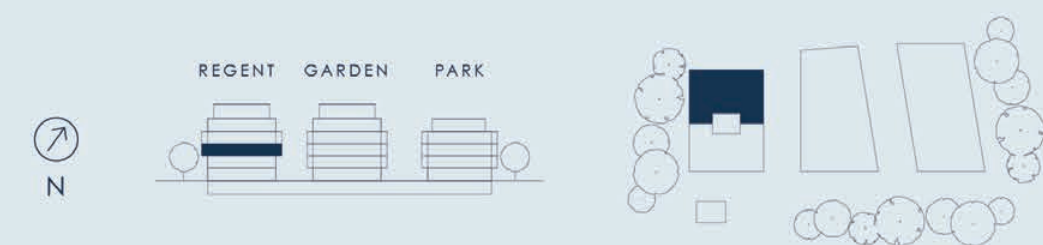
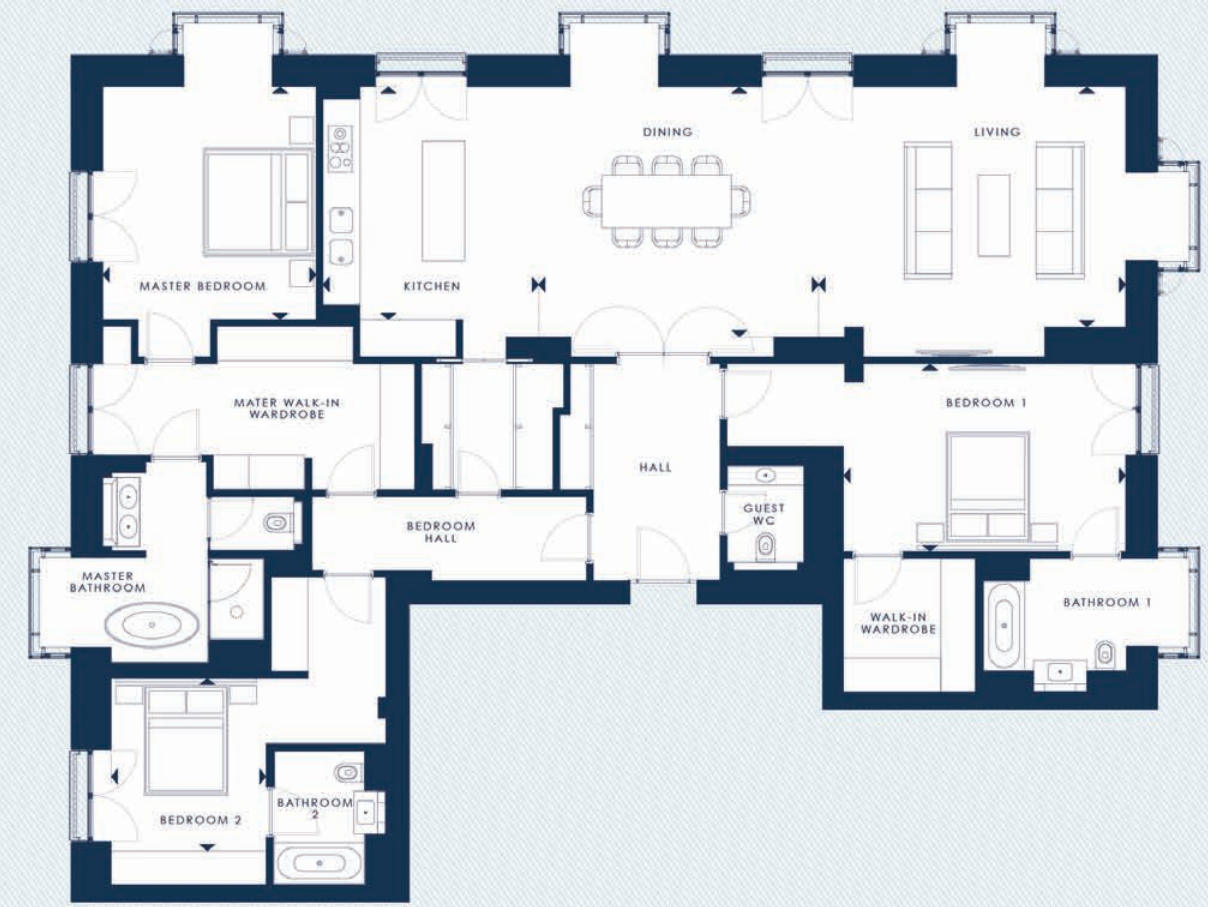


REGENT

SECOND FLOOR  
3 Bedroom Apartment — R8

235 SQ M  
2534 SQ FT

	M	FT
LIVING	5.8 x 4.5	19 x 15
DINING	5.3 x 4.7	17 x 15
KITCHEN	4.0 x 4.4	13 x 14
MASTER BEDROOM	4.1 x 4.5	13 x 15
BEDROOM 1	5.3 x 3.5	17 x 11
BEDROOM 2	2.9 x 3.3	10 x 11



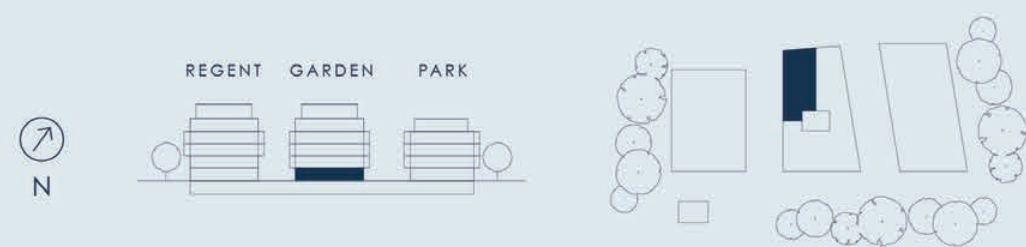


GARDEN

GROUND FLOOR

3 Bedroom Duplex Apartment — G4

	M	FT
MASTER BEDROOM	3.2 x 7.1	10 x 23
BEDROOM 1	4.3 x 3.5	14 x 11
BEDROOM 2	2.9 x 3.4	10 x 11

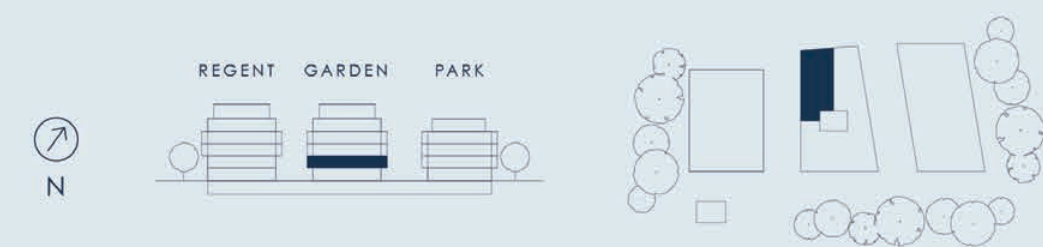


FIRST FLOOR

3 Bedroom Duplex Apartment — G4

257 SQ M  
2759 SQ FT

	M	FT
LIVING / DINING	6.4 x 8.0	21 x 26
KITCHEN	5.3 x 4.5	17 x 15

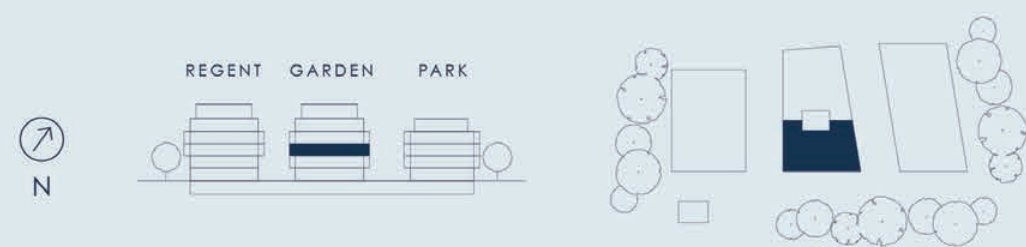
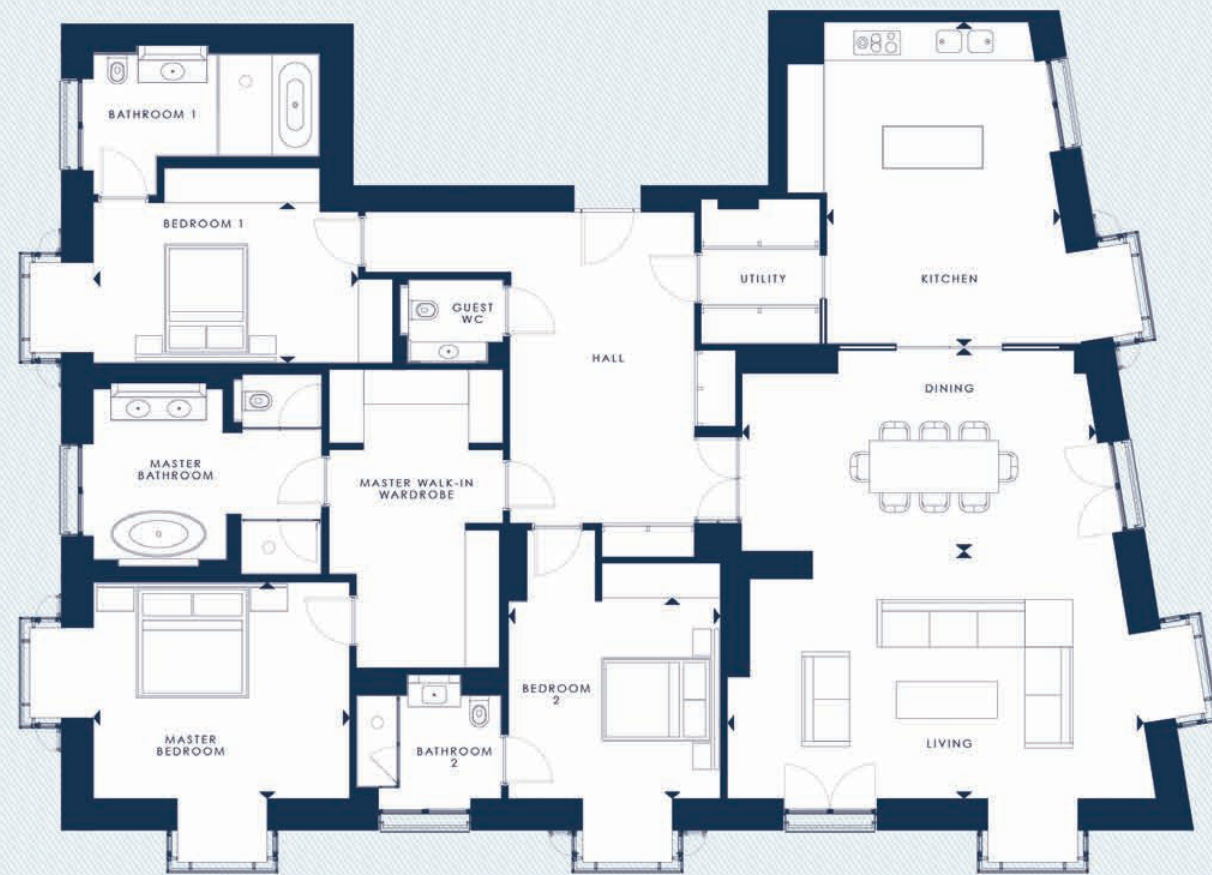


GARDEN

SECOND FLOOR  
3 Bedroom Apartment — G7

259 SQ M  
2786 SQ FT

	M	FT
LIVING	7.9 x 4.7	26 x 15
DINING	6.7 x 3.8	22 x 12
KITCHEN	4.5 x 6.1	15 x 20
MASTER BEDROOM	4.8 x 4.1	16 x 13
BEDROOM 1	5.0 x 3.0	16 x 10
BEDROOM 2	4.0 x 3.7	13 x 12

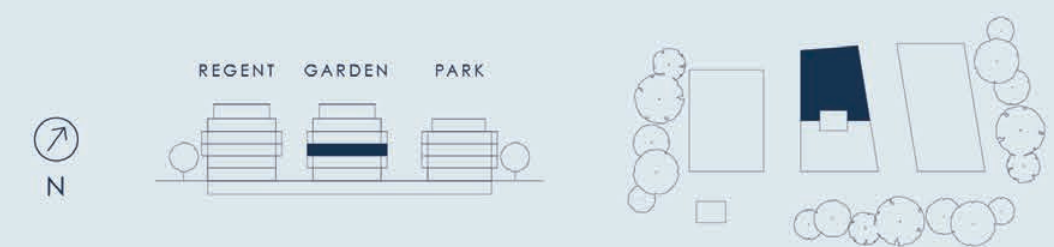


GARDEN

SECOND FLOOR  
3 Bedroom Apartment — G8

282 SQ M  
3038 SQ FT

	M	FT
LIVING	5.2 x 6.8	17 x 22
DINING	3.8 x 9.1	12 x 30
KITCHEN	4.3 x 5.1	14 x 17
MASTER BEDROOM	4.0 x 4.1	13 x 13
BEDROOM 1	7.4 x 3.1	24 x 10
BEDROOM 2	5.4 x 3.0	18 x 10

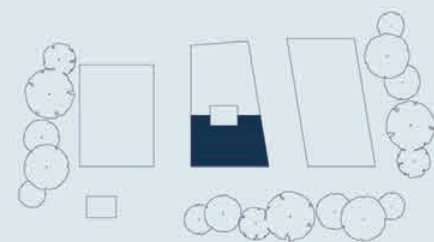


GARDEN

THIRD FLOOR  
3 Bedroom Apartment — G9

259 SQ M  
2786 SQ FT

	M	FT
LIVING	7.9 x 4.7	26 x 15
DINING	7.0 x 3.8	23 x 12
KITCHEN	4.5 x 6.1	15 x 20
MASTER BEDROOM	4.8 x 4.1	16 x 13
BEDROOM 1	5.0 x 3.0	16 x 10
BEDROOM 2	4.0 x 3.8	13 x 12

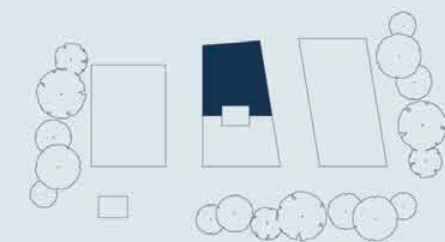


GARDEN

THIRD FLOOR  
3 Bedroom Apartment — G10

282 SQ M  
3038 SQ FT

	M	FT
LIVING	5.2 x 6.8	17 x 22
DINING	3.8 x 9.1	12 x 30
KITCHEN	4.3 x 5.1	14 x 17
MASTER BEDROOM	4.0 x 4.2	13 x 14
BEDROOM 1	7.4 x 3.1	24 x 10
BEDROOM 2	5.4 x 3.1	18 x 10





PARK

GROUND FLOOR  
2 Bedroom Apartment — P4

155 SQ M  
1668 SQ FT

	M	FT
LIVING / DINING	7.7 x 5.9	25 x 19
KITCHEN	3.9 x 4.7	13 x 15
MASTER BEDROOM	4.3 x 3.1	14 x 10
BEDROOM 1	3.0 x 4.1	10 x 13



PARK

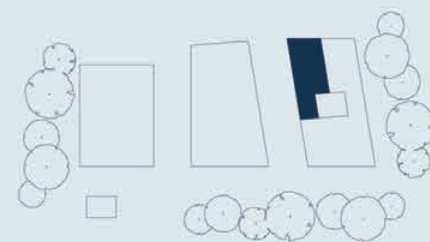
FIRST FLOOR  
3 Bedroom Apartment — P5

268 SQ M  
2888 SQ FT

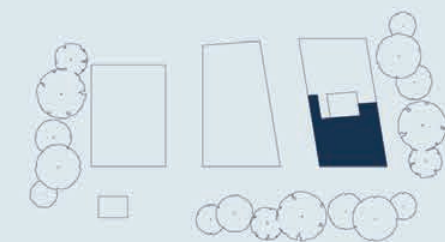
	M	FT
LIVING	5.7 x 6.0	19 x 20
DINING	5.3 x 4.0	17 x 13
KITCHEN	3.4 x 6.1	11 x 20
MASTER BEDROOM	6.4 x 4.6	21 x 15
BEDROOM 1	4.3 x 3.9	14 x 13
BEDROOM 2	3.7 x 3.6	12 x 12



REGENT GARDEN PARK



REGENT GARDEN PARK



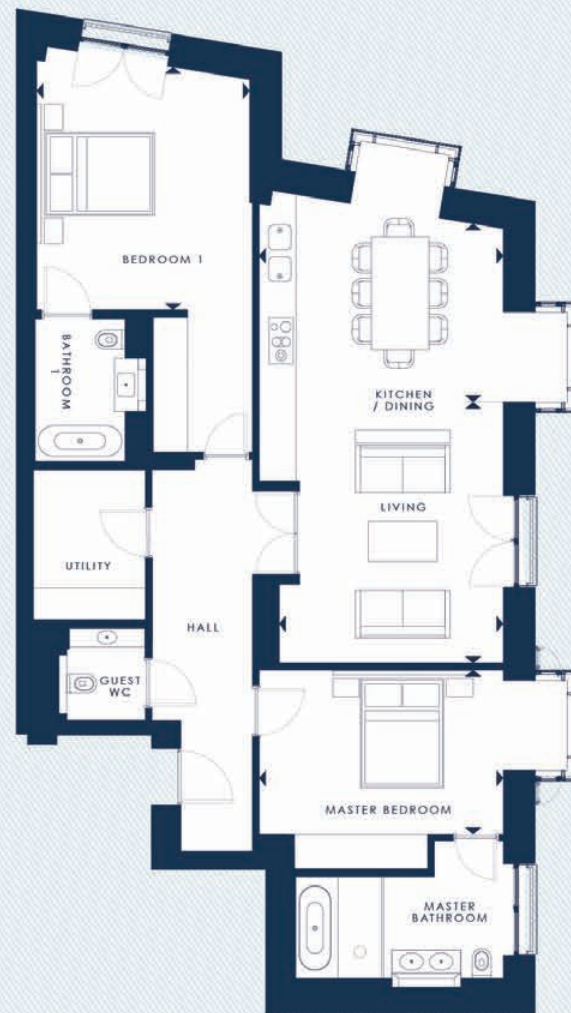
PARK

FIRST FLOOR

2 Bedroom Apartment — P7

129 SQ M  
1388 SQ FT

	M	FT
LIVING	4.2 x 4.8	14 x 16
KITCHEN / DINING	4.5 x 3.4	15 x 11
MASTER BEDROOM	4.6 x 3.1	15 x 10
BEDROOM 1	4.0 x 4.6	13 x 15



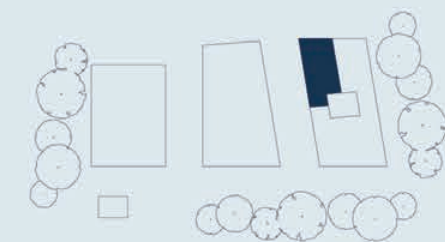
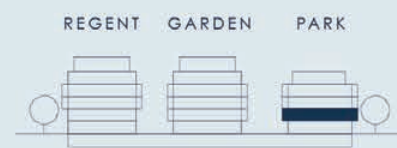
PARK

FIRST FLOOR

2 Bedroom Apartment — P8

145 SQ M  
1558 SQ FT

	M	FT
LIVING / DINING	7.9 x 4.8	26 x 16
KITCHEN	3.9 x 3.2	13 x 10
MASTER BEDROOM	4.0 x 4.0	13 x 13
BEDROOM 1	3.3 x 3.1	11 x 10

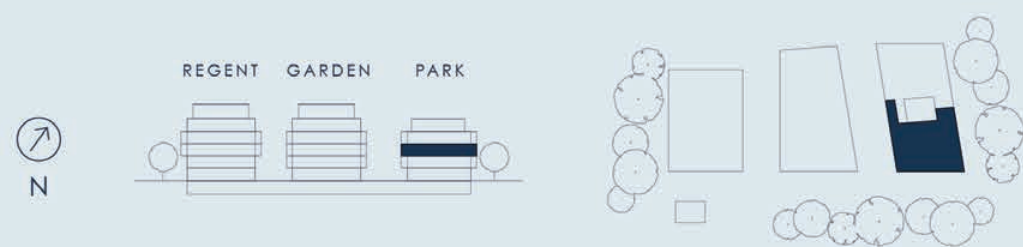


PARK

SECOND FLOOR  
3 Bedroom Apartment — P9

261 SQ M  
2814 SQ FT

	M	FT
LIVING	5.7 x 6.5	19 x 21
DINING	5.3 x 4.8	17 x 16
KITCHEN	4.1 x 6.1	13 x 20
MASTER BEDROOM	6.4 x 4.6	21 x 15
BEDROOM 1	4.3 x 4.2	14 x 14
BEDROOM 2	3.7 x 3.6	12 x 12

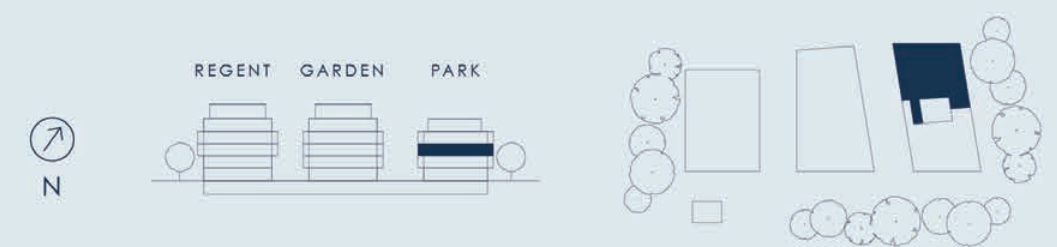


PARK

SECOND FLOOR  
3 Bedroom Apartment — P10

289 SQ M  
3115 SQ FT

	M	FT
LIVING	5.5 x 7.1	18 x 23
DINING	5.1 x 5.4	17 x 18
KITCHEN	3.8 x 5.5	12 x 18
MASTER BEDROOM	4.4 x 6.4	14 x 21
BEDROOM 1	3.6 x 3.6	12 x 12
BEDROOM 2	3.5 x 2.9	11 x 10



PARK

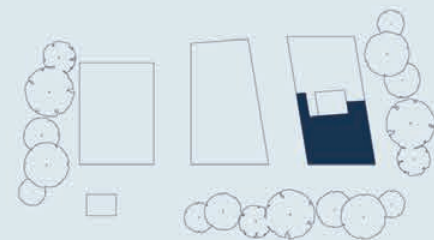
THIRD FLOOR

3 Bedroom Apartment — P11

261 SQ M

2814 SQ FT

	M	FT
LIVING	5.7 x 6.0	19 x 20
DINING	5.3 x 4.8	17 x 16
KITCHEN	3.4 x 6.1	11 x 20
MASTER BEDROOM	6.4 x 4.6	21 x 15
BEDROOM 1	4.2 x 4.1	14 x 13
BEDROOM 2	3.6 x 3.6	12 x 12



PARK

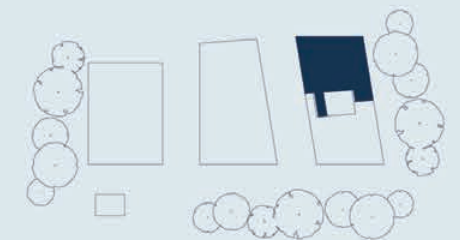
THIRD FLOOR

3 Bedroom Apartment — P12

289 SQ M

3115 SQ FT

	M	FT
LIVING	5.5 x 7.1	18 x 23
DINING	5.1 x 5.3	17 x 17
KITCHEN	3.8 x 5.5	12 x 18
MASTER BEDROOM	4.4 x 6.7	14 x 22
BEDROOM 1	3.6 x 3.6	12 x 12
BEDROOM 2	3.5 x 2.9	11 x 10



## SPECIFICATION

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### THE DESIGN TEAM

- > The scheme has been designed by internationally-renowned architects Squire and Partners.
- > The landscape design is by Scope Design.

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### THE BUILDINGS

- > External walls
  - > The residential buildings are clad with beautiful Portland stone, apart from the penthouse levels where bronzed cladding sets them apart.
- > Windows and doors
  - > The windows are a mix of openable and fixed clear panels.
  - > A number of ground-floor apartments have outward opening doors leading to landscaped areas.

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### INTERNAL SHARED SPACE

- > Entrance areas
  - > The Garden building has been designed with an elegant and contemporary entrance lobby, incorporating a reception desk for the 24-hour concierge, featuring onyx stone walls, natural stone floor finishes and a direct connection to the lift lobbies of both the Regent's and Park Terraces.
  - > In addition, there is a discreet seating and library area for residents and visitors located beyond the lobby.
- > Lift lobbies, lifts and stairs
  - > Lift lobbies are finished with high-quality stylish finishes, including smoked larch timber panels, natural stone floors and carpets.
  - > Each apartment building has two 13-person lift cars by manufacturer Mitsubishi.
  - > The lift cars are finished to match the lift lobbies.

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### APARTMENT FINISHES

- > Floors
  - > The floor build-up incorporates a wet under-floor heating system.
  - > Apartment floors are finished with high-quality oak in the entrance halls, living and dining rooms, kitchens and cloakroom areas.
  - > Bedrooms are fitted with high-quality carpet.
  - > High-quality natural stone floors are provided within all bathrooms.
  - > Separate utility rooms, where provided, have ceramic tile floor finishes.
- > Ceilings
  - > Apartment ceilings within the main living and bedrooms are circa 2.7m high and in secondary areas are circa 2.4m high.
  - > Ceilings are constructed from a suspended plasterboard system and will incorporate smoke and heat detectors, recessed and cove light fittings.
  - > Finished with a high-quality paint.
- > Internal walls and doors
  - > All internal walls are constructed to a high level of sound proofing and security.
  - > The apartment entrance doors are a high-quality contemporary solid timber and fitted with security locking.
  - > All internal apartment doors are generally circa 2.3m high with timber frames and a timber architrave.
  - > Door frames have a solid hardwood finish and the doors have a high-quality matching timber veneer finish.
  - > Coordinated top-of-the-range ironmongery is used throughout the apartments.

- > Bathrooms and shower rooms
  - > The bathrooms incorporate high-quality sanitary fittings. Master baths are by Ashton & Bentley and complemented by a modern range of high-quality taps and showers by Dornbracht.
  - > The floors of all bathrooms are a high-quality natural stone.
  - > All shower and bath areas incorporate high-quality natural stone with large-format shower screens where indicated on the drawings.
  - > Where wall tiles or natural stone are not used the wall has a high-quality paint finish.
  - > The master bathrooms incorporate high-quality vanity units and freestanding bath tubs where shown on plans. These bathrooms have large format statuario marble bookmatched feature walls.
- > Kitchens
  - > Individually designed kitchens are of the highest quality by European Modulnova, with customisable internal fittings and Carrera marble worktops and splash backs.
  - > Appliances are by Gaggenau and include:-
    - > fridge freezer
    - > oven
    - > gas hob
    - > combination microwave and/or combination steam oven
    - > dishwasher
    - > wine fridge
    - > warming drawer (to 3 and 4 bed apartments)
  - > Stainless steel sinks with Dornbracht mixer taps.
  - > Miele washer/dryer or a separate washer and dryer are housed in the utility rooms.

- > Built-in and walk-in wardrobes
  - > Wardrobes are of a high-quality design by Tissetanta. The interiors are in a high-quality finish with shelving, lighting and hanging rails.

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### SECURITY

- > Security and access control
  - > The development has 24-hour manned security/concierge managed by a specialist residential property management company.
  - > In addition, the following measures are in place:-
    - > comprehensive CCTV coverage of the site and full building entry point coverage
    - > Crestron video entry display to apartment buildings
    - > fob access key for building entry to all floors, ground floor, basement and spa
    - > high-security locks for all external doors and apartment front doors to meet Secure by Design standards or equivalent
  - > All external windows and doors are fitted with security locks.
  - > All windows and doors at ground floor have laminated glazing for improved security.
  - > An upgradable intruder alarm system with interface to the concierge.
  - > A fully gated development.

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### BUILDING SERVICES

- > Lighting & Heating
  - > Home automation system, incorporating home hub and touch screen control with iPad connectivity.
  - > Remote access to home automation systems through secure web access.
- > AV & Connectivity
  - > Apartments are cabled throughout for tenants to install their preferred video and audio distribution system if required. The infrastructure will support, subject to installation of the necessary additional hardware, state-of-the-art, multi-room audio/video playback from a variety of devices and sources including wireless DLNA or AirPlay devices. ▶

## SPECIFICATION

- > Broadband internet services via PSTN telephone are provided to a central distribution location and include provision of private wireless internet.
  - > Category 6 data network infrastructure provides connectivity to data outlets in main rooms.
  - > High Definition terrestrial, satellite and internet television cabling is provided to main television points.
  - > Integrated ceiling speakers are installed, and pre-wired to central distribution location.
  - > The developer has worked with a specialist AV provider, who is available to support purchasers to achieve their specific audio-visual requirements.
- 
- > Smoke, heat detection
    - > Heat detectors are located in each kitchen and smoke detection is provided in all other rooms.
    - > Each apartment is provided with its own fire alarm directly interfaced to the main building's fire alarm panel and linked to the estate management system.

## LANDSCAPE

- > Gardens
  - > Designed by Scape Design, the gardens provide a lush and peaceful space, complete with water features, complementing the distinct geometry of the architecture.
- > Exterior lighting
  - > The exterior lighting design creates a soft yet secure atmosphere outside the apartments, with low-level lights illuminating the pathways and small discreet accent lights positioned within the landscaping and shrubbery.
  - > The external lighting is timer-controlled so that the light levels have a reduced intensity depending on the time of night.
  - > External lighting is supplemented with wayfinding lighting along paved routes.

## FACILITIES

- > Management
  - > A specialist residential property management company will manage the development.
- > Concierge
  - > The management company offer a 24-hour concierge service at the entrance to assist with taxi pick-up and drop-off, deliveries and collections, refuse management and queries.
- > Basement car park
  - > Car parking is security access controlled and includes:-
    - > allocated individual car parking spaces
    - > CCTV coverage
- > Spa, leisure and fitness area
  - > The spa and gym facilities are for the exclusive use of the residents and their guests. They have direct access from all of the three main buildings at the lower ground level.
  - > The spa and gym facilities comprise:-
    - > 20m-long heated swimming pool
    - > steam room
    - > fitness centre with gym
    - > treatment and massage room
    - > changing rooms and showers
    - > high-quality stone floors and feature wall finishes with timber floor finish in the gym
- > Design and construction standards
  - > The building is subject to a BLP insurance policy.

## THE TEAM

### CIT

CIT is a private equity real estate company specialising in prime central London residential development. Over the last decade CIT has successfully delivered numerous high-profile schemes in Westminster, Mayfair, Kensington and Chelsea and Southwark.

St Edmund's Terrace represents the highest quality residential scheme produced in this location and demonstrates CIT's commitment to achieving residential products which draw on world-class architecture and design.

### SQUIRE AND PARTNERS

Squire and Partners is a major UK architectural practice with a substantial body of work that is refined, crafted and purpose made. Recognising that buildings have a substantial life expectancy, passing fashions are rejected in the search for a timeless quality that will sit comfortably amidst London's architectural heritage.

A characteristic that underlies all Squire and Partners' projects is a fascination with the expressive and poetic potential of materials. Squire and Partners continue to broaden their range of architectural work with international competitions and projects running alongside schemes in London as diverse as a church, a new building for a famous dance school and several skyscrapers.

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