



# WELCOME TO MARLBOROUGH COURT

## THE PERFECT UK CAPITAL INVESTMENT

If you seek an ideal real estate investment in London, Marlborough Court offers a perfect opportunity to acquire a prestigious property close to the city centre, Heathrow - and Chiswick, one of the most cosmopolitan locations in the capital. Indeed, Chiswick's growing popularity and sophistication define it as one of the most dynamic emerging areas in the whole of London.

Chiswick is also a new commercial hub for major global organisations with a London base. This makes Marlborough Court particularly attractive as a rental investment opportunity for executives seeking superior accommodation - particularly those at the nearby new Chiswick Park office development.

An exclusive development of executive private properties, Marlborough Court comprises just 19 two-bedroom apartments of exceptional size and spaciousness, with open-plan designs and a wealth of natural light. Ideal for short stays or long-term living, their location near Heathrow and central London make them perfect for the international investor seeking a UK base for business, leisure, family or educational purposes.



First impressions last longest, so when you enter the elegant, calm private lobby of Marlborough Court, your surroundings will immediately tell you that this is a place of exceptional status and sophistication - a private residential development particularly suitable for executive international home-owners.

Defined by quality and attention to detail, a Marlborough Court apartment is the ideal place to meet, entertain and accommodate family, friends and colleagues. And you can enjoy life to the full here, thanks to its location near central London and within walking distance of the exclusive dining, shopping and business amenities of Chiswick.

FIRST  
IMPRESSIONS  
WILL MAKE  
A LASTING  
IMPRESSION



MARLBOROUGH  
COURT



# BE RELAXED, BE COSMOPOLITAN, ENJOY YOUR LONDON!

At Marlborough Court, you're perfectly placed to enjoy all of London - with the bonus of being within walking distance of Chiswick, one of London's fastest-growing and most attractive areas for high fashion, style, restaurants and nightlife. With exclusive designer boutiques, Michelin-starred restaurants and exclusive bars, Chiswick regularly attracts film actors, celebrities and TV personalities, many of whom are buying homes here in order to enjoy its upmarket lifestyle ambience.



Seeking a stylish office as their UK HQ, Harvey Nichols chose Marlborough Court, and now the company occupies its entire office space, bringing a unique brand of sophistication to the entire Marlborough Court complex.



## CHISWICK LEISURE

- Shopping, wine and dining
- Parks and open spaces
- Thames riverside walks and traditional pubs
- 18th century Chiswick House and Gardens

## WITHIN EASY REACH

- **Universities:** UCL, LSE & Imperial College London
- **Shopping:** West End and Knightsbridge, a world-class destination that includes Harrods and Harvey Nichols
- **Fashionable exclusive areas:** Chelsea, Fulham, Kensington
- **Theatres, nightclubs, bars and restaurants:** West End, Mayfair, Park Lane
- **Galleries:** Royal Academy, National, Royal Portrait (West End)
- **Museums:** Natural History, Victoria & Albert, Science (Kensington)



# CHISWICK – A FLAGSHIP LOCATION FOR NEW COMMERCE

Chiswick is a flagship of new prosperity for global organisations choosing their headquarters in London. Throughout the area - and in the commercial corridor stretching towards Heathrow - major business names have established significant offices, enjoying the many benefits of being in such a strategically advantageous location. And of course, the world-famous retail brand of Harvey Nichols occupies

all of Marlborough Court's office space as its UK headquarters. Marlborough Court is adjacent to Chiswick Park, one of the most dynamic and exciting new office centres in the whole of the UK. Purpose-built within a vast landscaped area of lakes and greenery, this is one of the most popular, enlightened and refreshingly different workplaces in London. A particular favourite for international media

organisations, Chiswick Park offers a major pool of potential tenants seeking premium local accommodation; this enhances Marlborough Court's potential as a major residential and rental investment opportunity - with the added benefit of being only 25 minutes from Heathrow Airport.

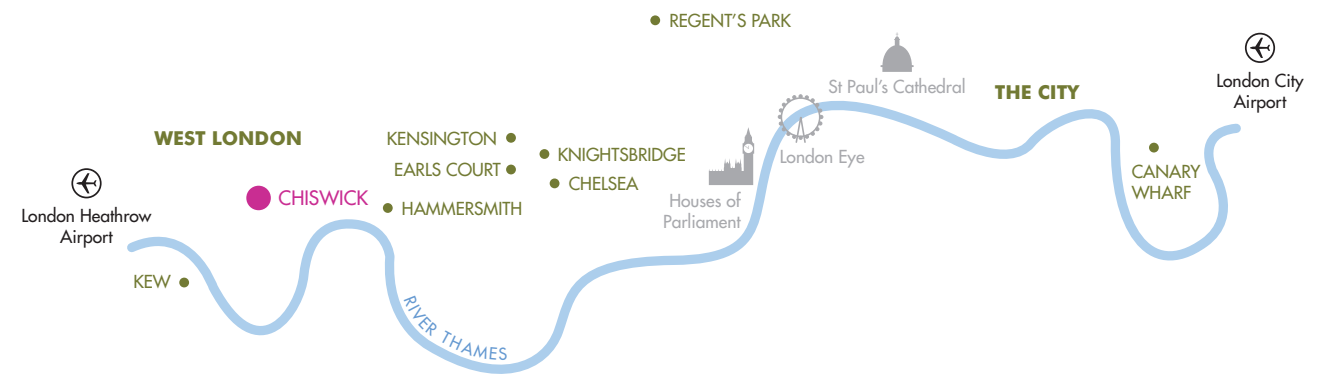
**BUSINESSES LOCATED IN CHISWICK**

- |                  |                   |                                  |                     |
|------------------|-------------------|----------------------------------|---------------------|
| Audi             | Discovery Channel | L'Oreal                          | Tullow Oil          |
| BskyB            | EMI               | Paramount Pictures International | Virgin Active       |
| Cable & Wireless | GSK               | Singapore Airlines               | Vue Entertainment   |
| CBS News         | Harper Collins    | Sony Ericsson                    | Walt Disney Company |
| Coca Cola        | JCDeceaux         | Starbucks                        | WHSmith             |



# PERFECTLY PLACED TO ENJOY LONDON

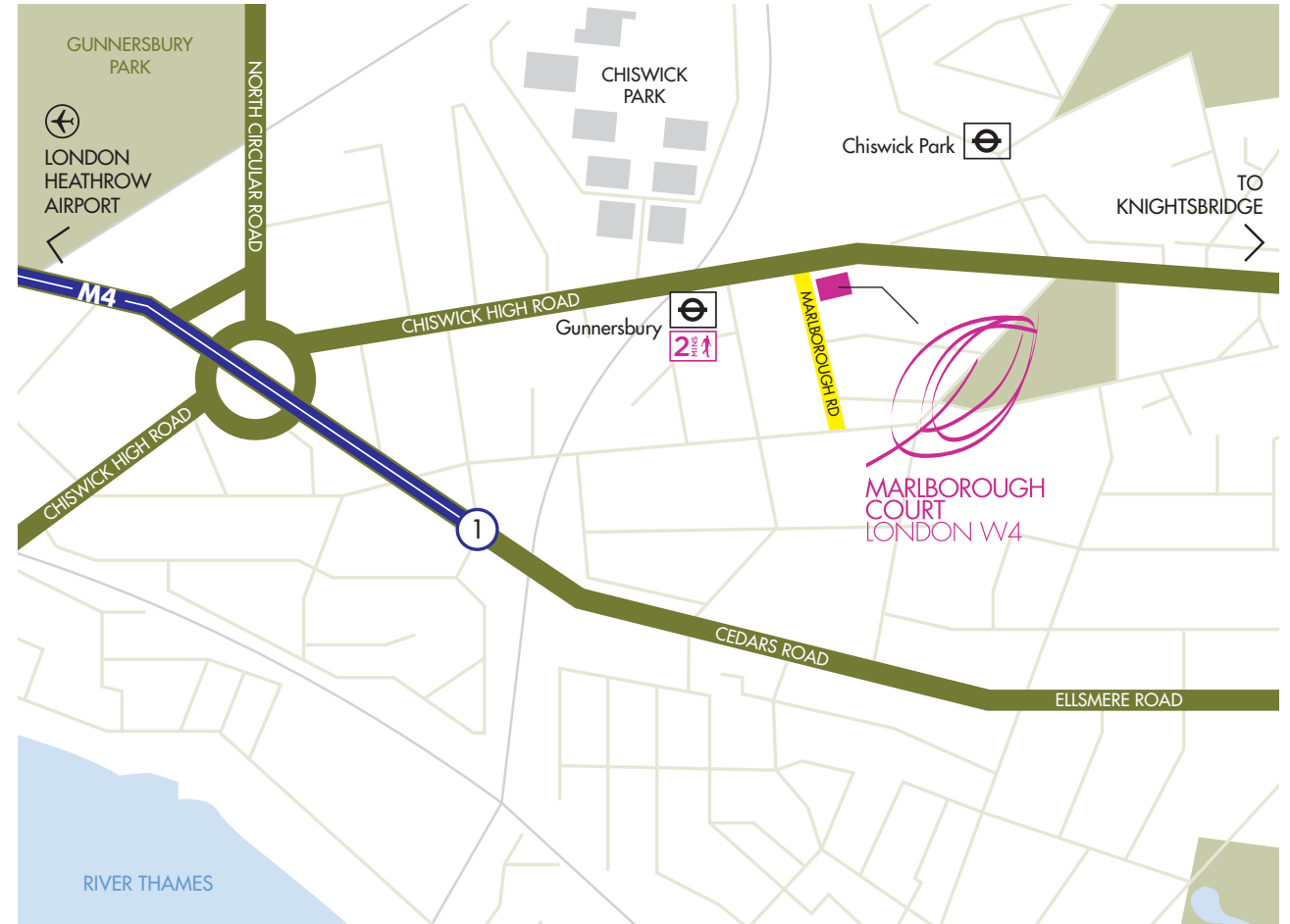
Marlborough Court is within easy reach of central London and just eight miles from Heathrow International Airport. Chiswick Park commercial and office centre is on the north side of Chiswick High Road adjacent to Marlborough Court, and Chiswick village is just a few minutes away.



ALL OF LONDON'S MAJOR HUBS ARE EASILY ACCESSIBLE FROM CHISWICK:

- **Shopping**  
Kensington, Knightsbridge, Chelsea, Westfield Centre (one of London's premier new shopping complexes)
- **Bars and restaurants**  
Fulham, Chelsea, Kensington
- **Theatre, entertainment and nightclubs**  
The West End, Park Lane and Mayfair
- **Finance, law and business**  
The City and Canary Wharf
- **Train travel to Europe**  
Eurostar at St Pancras International Station

VIEW LOOKING EAST Please refer to the aerial shot page for more information



# LESS TRAVELLING TIME, MORE ENJOYMENT TIME

## A WORLD OF POSSIBILITIES

Excellent local Underground and rail links in Chiswick put central London easily within reach, yet you're equally well placed to travel by road. Literally on your doorstep, Chiswick High Road leads directly into central London - and you can just as easily drive to nearby Heathrow Airport.



### BY ROAD:

CHISWICK ROUNDABOUT IS **LESS THAN HALF A MILE AWAY**, AND PROVIDES ROAD ACCESS TO:

**THE M4** (FOR HEATHROW, THE HOME COUNTIES AND THE WEST COUNTRY)

**THE M25 ORBITAL MOTORWAY** (LINKS TO INTERNATIONAL AIRPORTS AT GATWICK, CITY, STANSTED AND LUTON)

### QUICKEST JOURNEY TIMES BY TUBE:

HEATHROW AIRPORT **31 MINUTES**

HAMMERSMITH **8 MINUTES**

SOUTH KENSINGTON **16 MINUTES**

SLOANE SQUARE **18 MINUTES**

KNIGHTSBRIDGE **21 MINUTES**

WESTMINSTER **24 MINUTES**

WESTFIELD SHOPPING CENTRE **25 MINUTES**

OXFORD STREET **30 MINUTES**

ST. PANCRAS INTERNATIONAL **34 MINUTES**

### AIRPORTS (BY ROAD):

HEATHROW AIRPORT T1, T2 & T3 **12.2 MILES 27 MINUTES**

GATWICK AIRPORT **50.1 MILES 1H 6 MINUTES**

### AIRPORTS (BY TRAIN):

GATWICK EXPRESS FROM VICTORIA **30 MINUTES**

HEATHROW EXPRESS FROM PADDINGTON T5 **21 MINUTES**

T4 **23 MINUTES**  
T1, T2 & T3 **30 MINUTES**

### JOURNEY TIMES (BY TUBE) TO THE CAPITAL'S PRINCIPAL UNIVERSITIES:

IMPERIAL COLLEGE SOUTH KENSINGTON CAMPUS **16 MINUTES**

LONDON SCHOOL OF ECONOMICS TEMPLE **28 MINUTES**

KING'S COLLEGE STRAND CAMPUS (TEMPLE) **29 MINUTES**

UNIVERSITY OF WESTMINSTER OXFORD CIRCUS **31 MINUTES**

UNIVERSITY COLLEGE LONDON RUSSELL SQUARE **32 MINUTES**

IMPERIAL COLLEGE CHARING CROSS CAMPUS **33 MINUTES**

# ALL OF LONDON AT YOUR FEET

The perfect location of Marlborough Court makes access to the whole of London simple and straightforward. Close proximity to the River Thames offers the opportunity for clean air, riverside walks and spectacular views downriver.

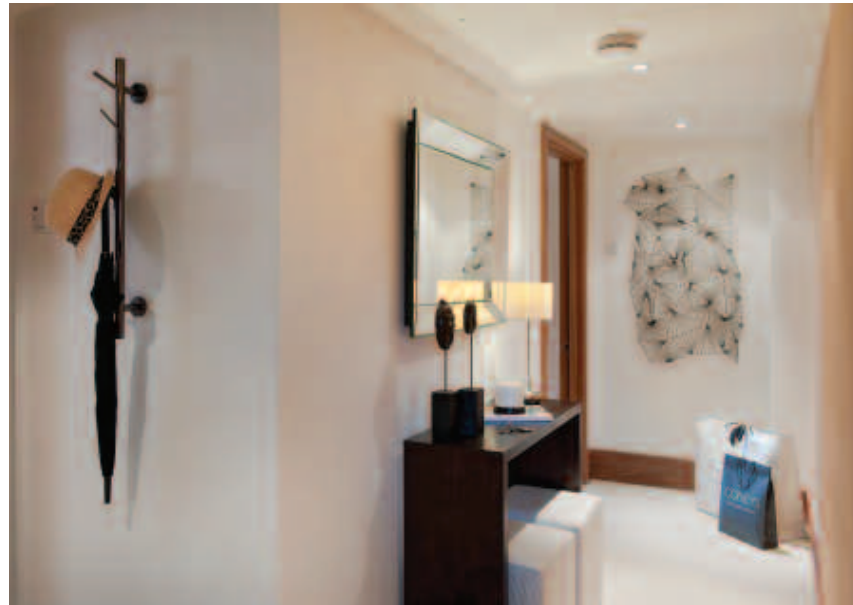




# SPACIOUS LIVING

Extra-spacious, gracious living is the signature of Marlborough Court, whose large open-plan two-bedroom apartments are flooded by natural light to create airy, inviting surroundings. Restful neutral colour schemes and solid wood floors add to the atmosphere of natural relaxation. Most apartments have one or more terraces and main living areas have under-floor heating and air-conditioning.

All apartments are on floors One to Five, accessed via elevator from the private and secure residents-only entrance lobby. Residents' parking is located in the basement of Marlborough Court, with elevator access to the lobby and apartment floors.

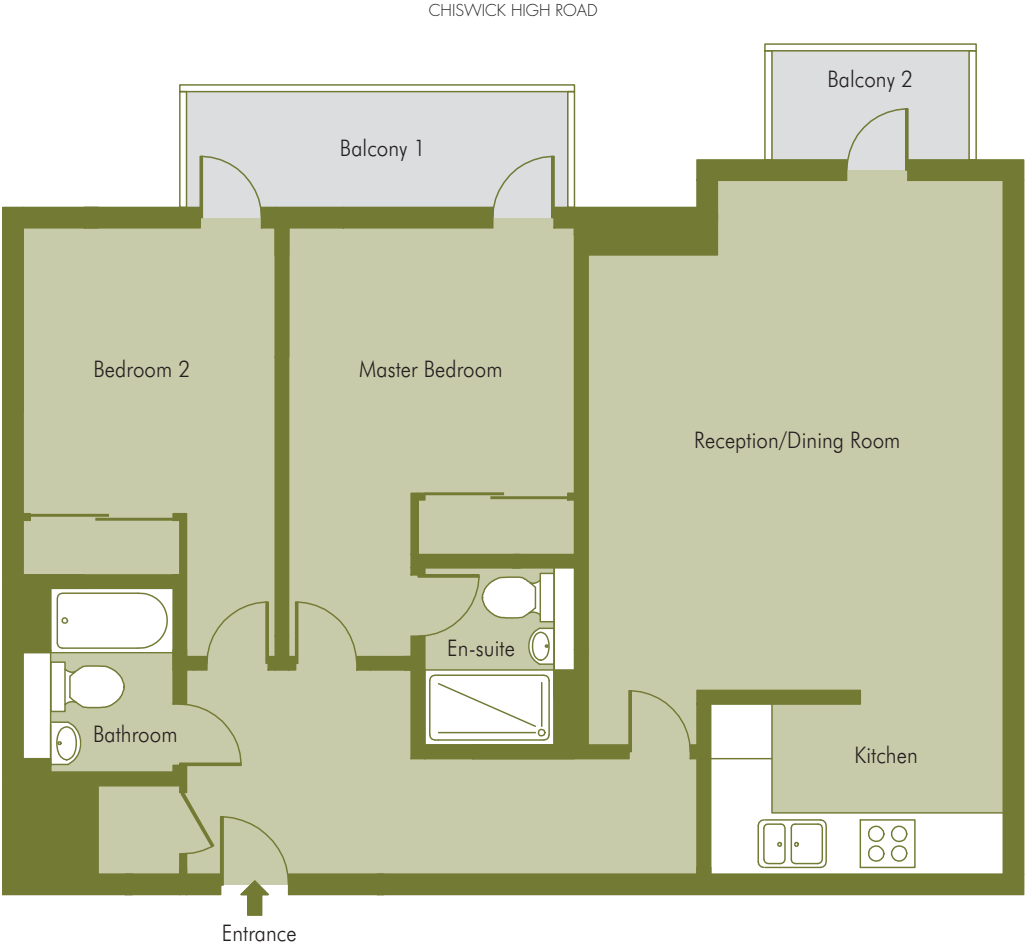


Ergonomically designed fitted kitchens make skilful use of space to ensure plenty of work surfaces and storage facilities. Premium-quality electrical appliances are integrated into the overall design for a smooth and seamless appearance.

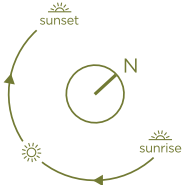
With fitted wardrobes provided as standard, bedrooms are spacious, well lit and relaxing. Master bedrooms are air-conditioned and have their own en-suite bathroom, whilst second bedrooms are served by a further bathroom.

# APARTMENT TYPE A

Approximate Gross Internal Area: 857 sq ft – 79.61 sq m



Apartment numbers: 1, 5, 9, 14

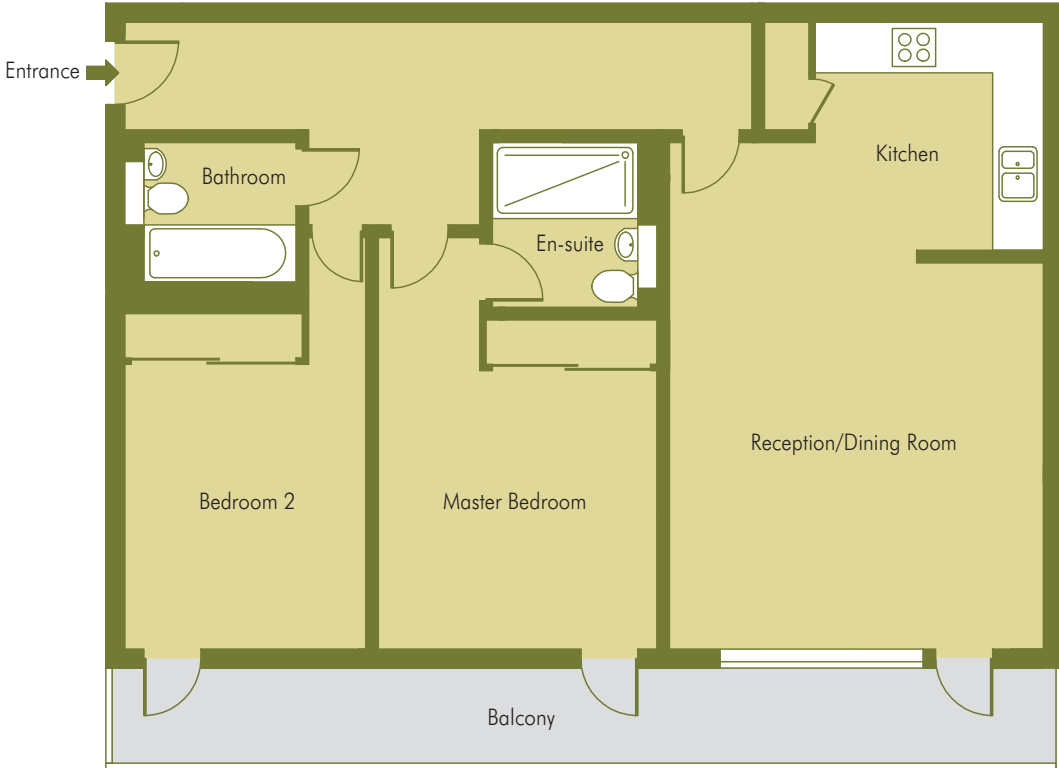


Reception/Dining Room	18'9" x 15'3"	5.71 x 4.65m
Kitchen	10'9" x 6'0"	3.28 x 1.83m
Master Bedroom	15'6" x 10'6"	4.72 x 3.20m
Bedroom 2	12'8" x 9'4"	3.86 x 2.84m
Balcony 1*	13'8" x 4'3"	4.17 x 1.30m
Balcony 2*	7'7" x 4'1"	2.31 x 1.24m

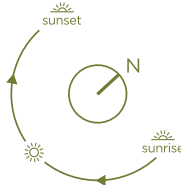
\* measurements are approximate

# APARTMENT TYPE B

Approximate Gross Internal Area: 895 sq ft – 83.15 sq m



Apartment numbers: 6, 10, 15



Reception/Dining Room	20'6" x 14'9"	6.25 x 4.50m
Kitchen	9'0" x 7'5"	2.74 x 2.26m
Master Bedroom	16'3" x 10'11"	4.95 x 3.33m
Bedroom 2	13'11" x 9'5"	4.24 x 2.87m
Balcony*	34'7" x 3'10"	10.54 x 1.17m

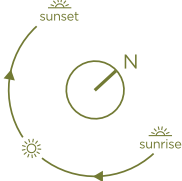
\* measurements are approximate

# APARTMENT TYPE C

Approximate Gross Internal Area: 853 sq ft – 79.24 sq m



Apartment numbers: 3, 7, 11, 16



Reception/Dining Room	18'3" x 13'2"	5.56 x 4.01m
Kitchen	14'2" x 6'6"	4.32 x 1.98m
Master Bedroom	13'5" x 12'1"	4.09 x 3.68m
Bedroom 2	13'11" x 11'10"	4.24 x 3.61m
Balcony 1*	18'5" x 4'2"	5.61 x 1.27m
Balcony 2*	7'5" x 4'2"	2.26 x 1.27m

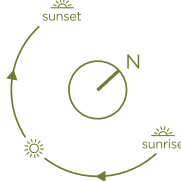
\* measurements are approximate

# APARTMENT TYPE D

Approximate Gross Internal Area: 858 sq ft – 79.81 sq m



Apartment numbers: 4, 8, 12, 17

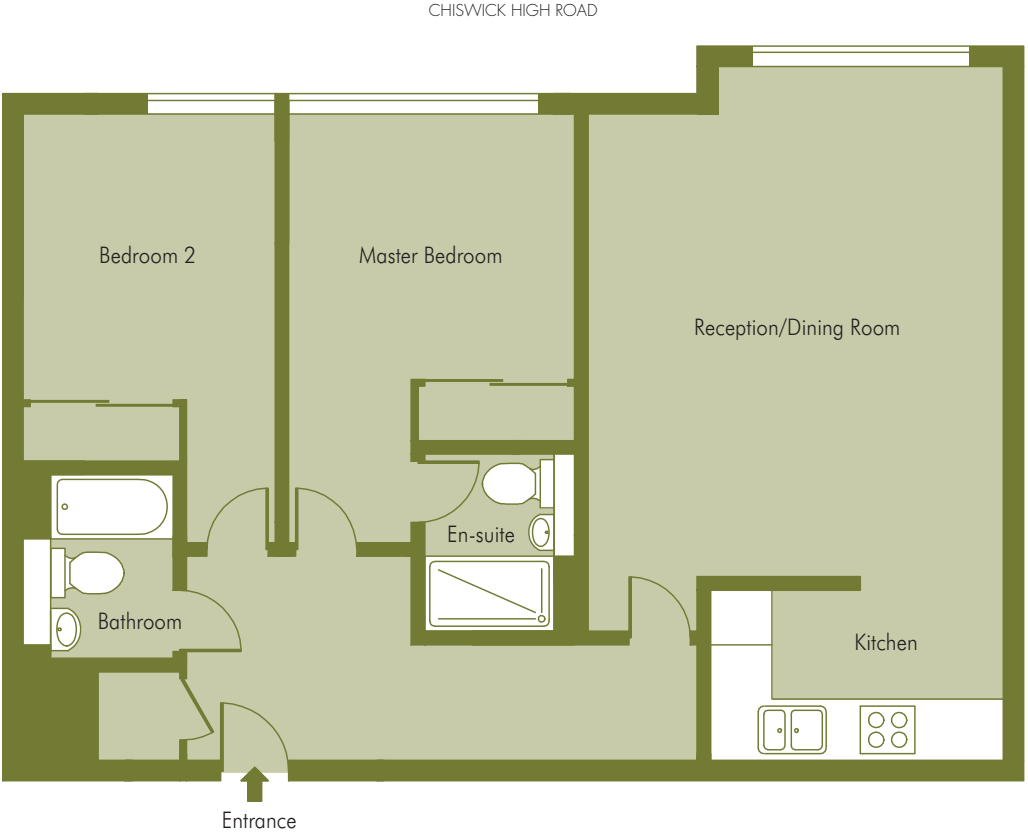


Reception/Dining Room	18'3" x 13'3"	5.56 x 4.04m
Kitchen	13'3" x 6'7"	4.04 x 2.01m
Utility Room	7'3" x 5'10"	2.21 x 1.78m
Master Bedroom	13'7" x 12'5"	4.14 x 3.78m
Bedroom 2	12'5" x 11'10"	3.78 x 3.61m
Balcony 1*	18'5" x 4'2"	5.61 x 1.27m
Balcony 2*	18'6" x 4'2"	5.64 x 1.27m
Balcony 3*	6'4" x 4'2"	1.93 x 1.27m

\* measurements are approximate

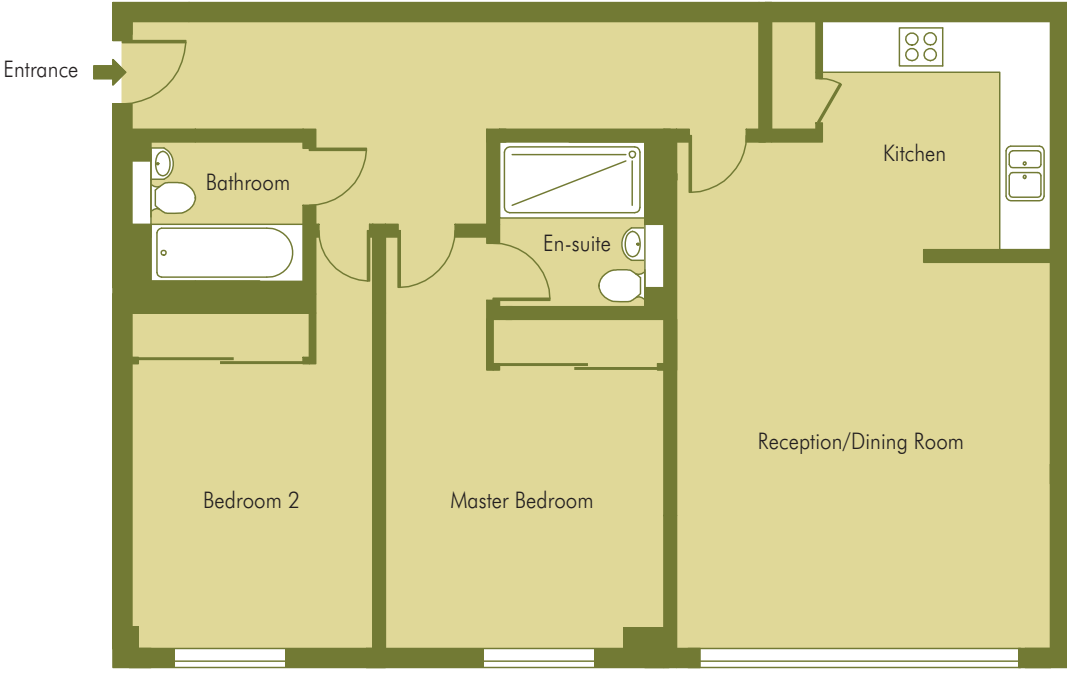
# PENTHOUSE TYPE E

Approximate Gross Internal Area: 857 sq ft – 79.61 sq m



# PENTHOUSE TYPE F

Approximate Gross Internal Area: 895 sq ft – 83.15 sq m



Apartment number: 18

Reception/Dining Room	18'9" x 15'3"	5.71 x 4.65m
Kitchen	10'9" x 6'0"	3.28 x 1.83m
Master Bedroom	15'6" x 10'6"	4.72 x 3.20m
Bedroom 2	12'8" x 9'4"	3.86 x 2.84m



Apartment number: 19

Reception/Dining Room	20'6" x 14'9"	6.25 x 4.50m
Kitchen	9'0" x 7'5"	2.74 x 2.26m
Master Bedroom	16'3" x 10'11"	4.95 x 3.33m
Bedroom 2	13'11" x 9'5"	4.24 x 2.87m



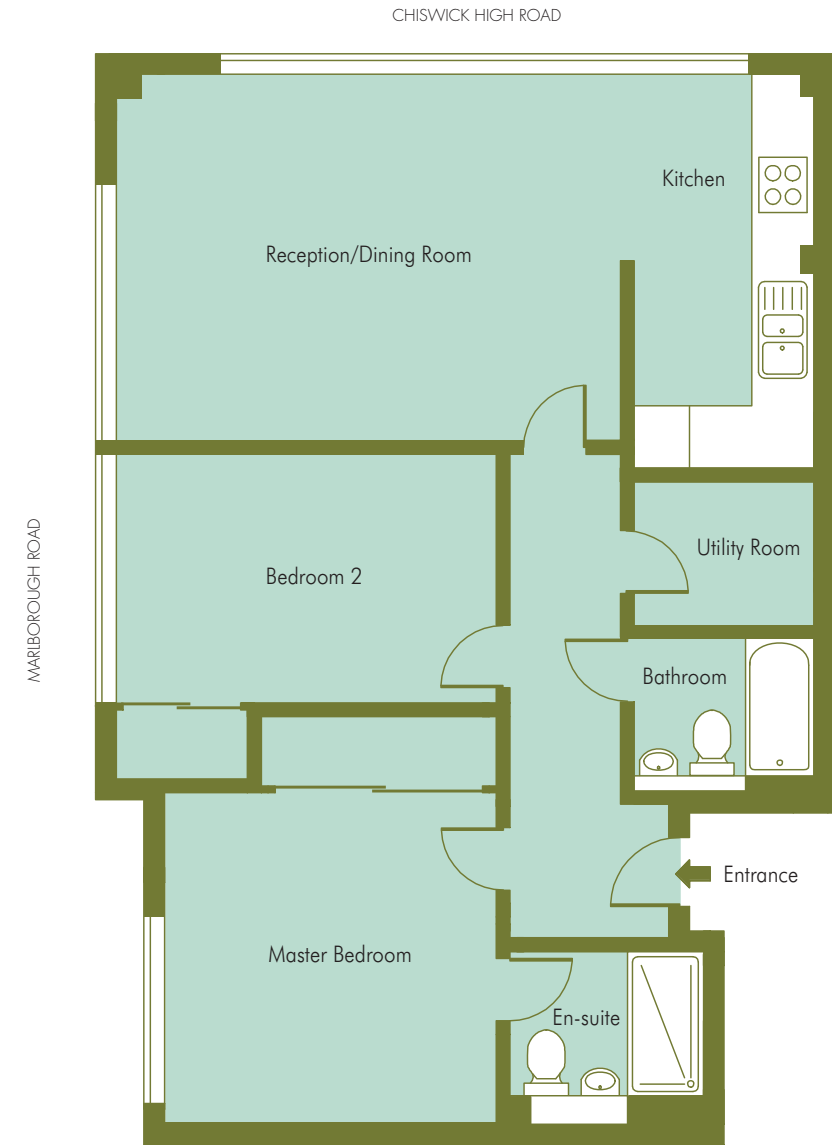
# PENTHOUSE TYPE G

Approximate Gross Internal Area: 853 sq ft – 79.24 sq m



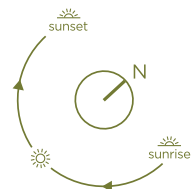
# PENTHOUSE TYPE H

Approximate Gross Internal Area: 858 sq ft – 79.81 sq m



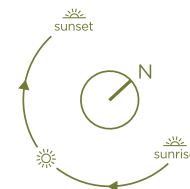
Apartment number: 20

Reception/Dining Room	18'3" x 13'2"	5.56 x 4.01m
Kitchen	14'2" x 6'6"	4.32 x 1.98m
Master Bedroom	13'5" x 12'1"	4.09 x 3.68m
Bedroom 2	13'11" x 11'10"	4.24 x 3.61m



Apartment number: 21

Reception/Dining Room	18'3" x 13'3"	5.56 x 4.04m
Kitchen	13'3" x 6'7"	4.04 x 2.01m
Utility Room	7'3" x 5'10"	2.21 x 1.78m
Master Bedroom	13'7" x 12'5"	4.14 x 3.78m
Bedroom 2	12'5" x 11'10"	3.78 x 3.61m



# HIGH QUALITY MATERIALS AND FINISHES

## SPECIFICATION

Whilst all of the apartments at Marlborough Court conform to the most demanding expectations, you are offered a choice of 2 bedroom apartments with or without balconies.

In all the apartments, the fixtures and fittings are of the same exceptional quality with special care having been taken to source every item so that it conforms to rigorous standards of material, design and build quality. Style and elegance thus combine effortlessly with robustness and durability.

### Windows

Double glazed windows, with double glazed doors to balconies.

### Balconies

Where applicable balconies constructed with glass balustrading and brushed stainless steel handrails and hardwood timber decking.

### Flooring

Hardwood engineered flooring to living areas and ceramic tiles to bathrooms with carpet to hallways and bedrooms.

### Joinery

Bespoke wardrobes finished with mirrored sliding doors to bedrooms with hanging clothes rails and feature storage shelves.

### Ironmongery

Satin finished lever handles.

### Decoration

All joinery stained with satin wood stains, walls and ceilings decorated white emulsion.

### Electrics

Down lighters to all areas. Low energy units in hallway, individually zoned 5-amp wall plug/switch sockets where appropriate. Stainless steel switch plates and flush white sockets, stainless steel shaver sockets to bathrooms, black and white video entry phone system, TV/FM/Satellite, Sky+, telephone points, smoke/heat detectors as standard.

### Kitchens

Fitted with custom designed cabinets. Work surface constructed from granite fitted with under-slung 1 1/4 stainless steel bowl with waste disposal unit. Grohe chrome pillar tap, splash back finished in bespoke glass. Concealed lighting fitted to underside of wall cupboards. Integrated appliances comprise extractor hood, full height Neff fridge freezer, Neff dishwasher, Neff washer/dryer, Neff oven, hob and microwave.

### Bathrooms

Sanitary ware, comprising wall mounted WC with dual flush control, white steel enamel bath with bath mixer taps. Brassware comprising wall mounted Grohe chrome shower head controlled by bath mixer taps. Wash hand basin, chrome tap and mirrored toiletries cabinet with integral lighting. Walls finished in ceramic tiles. Under floor heating as standard and a heated towel rail.



### En-suite

Sanitary ware comprising wall mounted WC with dual flush control, hand basin, brassware comprising Matki wall mounted chrome shower head and separated wall mounted head on a flexible hose and wall mounted shower controls. Glass shower enclosure and shower platform. Underfloor heating, as standard, and a heated towel rail.

### Cooling and Heating

Air conditioning provided by fan coil units, mounted within ceilings to reception room and master bedroom. Underfloor heating throughout.

### Elevator

Elevator serving all floors, including lower ground car park.

### Management and Security

Video entry phone system connected to each apartment. 24 hour CCTV coverage to the entrance lobby.

### Parking

Secure underground parking available by negotiation.





Palmer Capital is a family owned company which specialises in investing in and financing property and property development companies. Palmer Capital was founded in 1992 by ex Lambert Smith Hampton Chief Executive Ray Palmer. It now has two distinct divisions; Venture Capital for property companies and the management of Property Funds. Palmer Capital manages eight funds having raised over £400 million of equity for investment into UK property. Marlborough Court is owned by The Palmer Active Value Fund II. Palmer Capital is an FSA regulated company (in London and in Jersey).

Palmer Capital has offices in London and Munich and manages a total of £1.9 billion of property across the UK and Continental Europe. [www.palmercapital.co.uk](http://www.palmercapital.co.uk)



The agents give notice that: these particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute part of an offer of contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. None of the appliances/services have been tested, we recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. All measurements are approximate. Floorplans for identification purposes only, and are not drawn to scale. September 2011.

Designed and produced by Cooper Rose 020 7935 4084

