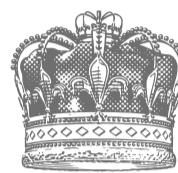


CHARLES
-HOUSE-
MAYFAIR
LONDON





EARLCROWN

CHARLES
-HOUSE-
MAYFAIR
LONDON

T: +44 (0)20 7647 9580
EARLCROWN.COM



EARLCROWN IS RENOWNED FOR CREATING THE WORLD'S MOST EXCLUSIVE HOMES FOR THE WORLD'S MOST SOPHISTICATED CLIENTS. AN AWARD-WINNING PROJECT MANAGEMENT AND DESIGN HOUSE, EARLCROWN FUSES EXPERIENCE, PROFESSIONALISM AND CREATIVITY TO IMAGINE AND REALISE THE ULTIMATE IN BESPOKE LUXURY, RARITY AND VALUE.

COMMISSIONING ONLY THE WORLD'S MOST HIGHLY REGARDED MASTER CRAFTSMEN, SELECTING EXCLUSIVELY THE VERY FINEST MATERIALS AND AWARDING METICULOUS ATTENTION TO EVERY BESPOKE DETAIL ENSURES THAT EARLCROWN ALWAYS EXCELS IN ATTAINING SUPREME QUALITY STANDARDS.

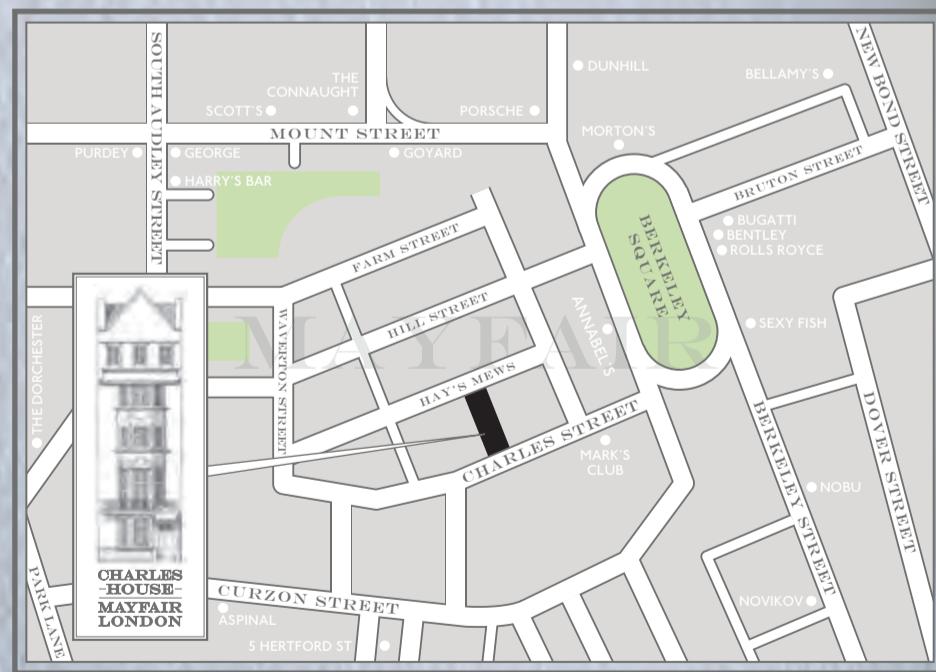
WITH INCOMPARABLE RESULTS AND A MULTITUDE OF ACCOLADES STANDING TESTAMENT TO ITS OUTSTANDING VISION AND DEDICATION TO EXCELLENCE, THE EARLCROWN BRAND COMMANDS AN EXCLUSIVE POSITION AT THE PINNACLE OF THE INTERNATIONAL PROPERTY MARKET.



EARLCROWN

CHARLES HOUSE IS A BRAND NEW RESIDENCE OF UNPARALLELED MAGNIFICENCE AND MERIT. SITUATED ON CHARLES STREET IN THE HEART OF MAYFAIR, IT HOLDS THE DISTINCTION OF THE WORLD'S MOST DISTINGUISHED AND EXCLUSIVE ADDRESS. BEHIND ITS BEAUTIFULLY RESTORED ORIGINAL STONE FAÇADE, THIS OPULENT 22,400 SQ FT MANSION HAS BEEN COMPLETELY REIMAGINED AND BUILT TO CREATE ONE OF THE MOST DESIRABLE RESIDENCES IN LONDON. ENCOMPASSING A 20,000 SQ FT INTERIOR COMPLEMENTED BY 2,400 SQ FT OF OUTDOOR LIVING SPACE, IT IS A REMARKABLE RESIDENCE THAT SETS UNPRECEDENTED STANDARDS OF QUALITY, STYLE AND LUXURY.

IN AN ENCLAVE RENOWNED FOR ITS INTERNATIONAL PRESTIGE, CHARLES HOUSE HAS AN ENVIALE POSITION ADJACENT TO THE FAMOUS BERKELEY SQUARE AND MOUNT STREET, AND MOMENTS AWAY FROM THE WORLD'S FINEST PRIVATE MEMBERS' CLUBS, LUXURY HOTELS AND INTERNATIONAL RETAILERS.



CREATED WITH OUTSTANDING COMMITMENT TO QUALITY, CHARLES HOUSE BOASTS EVERY LUXURY IMAGINABLE BEHIND ITS CLASSIC STONE FAÇADE. ELEGANT FORMAL DINING AND DRAWING ROOMS AND STUNNING TERRACES PRESENT IDEAL SPACES TO ENTERTAIN WITH PANACHE.

THE EXTRAVAGANT SPA BOASTS ONE OF THE LARGEST HAMMAMS EVER CREATED IN A PRIVATE HOME, COMPLEMENTED BY A RUSSIAN PLUNGE POOL AND SAUNA. ANOTHER LUXURIOUS FLOOR HOUSES A FIFTEEN-METRE SWIMMING POOL AND SPA POOL WITH UNDERWATER MUSIC AND A CRYSTAL WATER FEATURE. A LAVISH WELLBEING SUITE COMPRISING A FULLY EQUIPPED GYMNASIUM, PERSONAL HAIRDRESSING SALON, NAIL PARLOUR AND MASSAGE ROOM WILL HELP ENSURE SUPERIOR LEVELS OF FITNESS AND PRESENTATION. THE PRIVATE CLUB ROOM, STATE-OF-THE-ART CINEMA AND WINE TASTING ROOM OFFER READY OPPORTUNITIES TO UNWIND AND INDULGE, WHILE SUMPTUOUS BEDROOM SUITES DESIGNED TO MEET THE NEEDS OF THE MOST SOPHISTICATED CLIENTS PROVIDE THE PERFECT RETREAT.

EACH EXQUISITE SPACE IS CONCEIVED WITH INTEGRAL CUTTING-EDGE TECHNOLOGY AND SECURITY. EVERY MINUTE DETAIL HAS BEEN LAVISHLY CREATED TO DELIGHT. THE FLAWLESSLY FINISHED RESULT IS A DAZZLING RESIDENCE THAT ENCAPSULATES THE CONSUMMATE VISION OF EARLCROWN.



MAGNIFICENCE	15
SPLENDOUR	23
REFINEMENT	33
DISTINCTION	39
HARMONY	49
MEMORABILITY	65
SUMPTUOUSNESS	77
EXTRAVAGANCE	113
TOTALITY	129



EARLCROWN



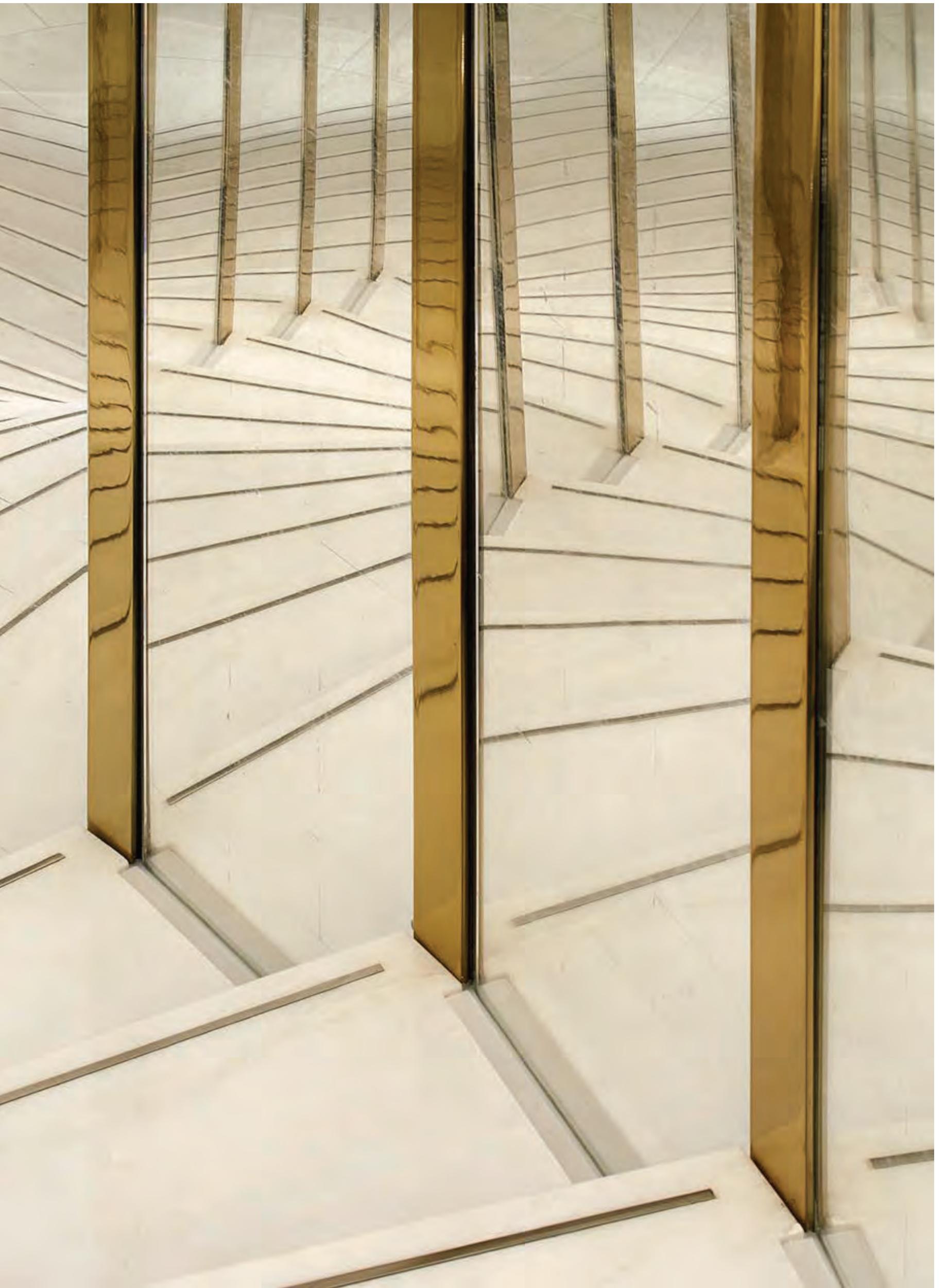


MAGNIFICENCE

THE GRAND RECEPTION ROOM









SPLENDOUR

THE FORMAL DINING ROOM















DISTINCTION

THE REFINED PAIR OF DRAWING ROOMS
FOR ENTERTAINING AND RELAXING









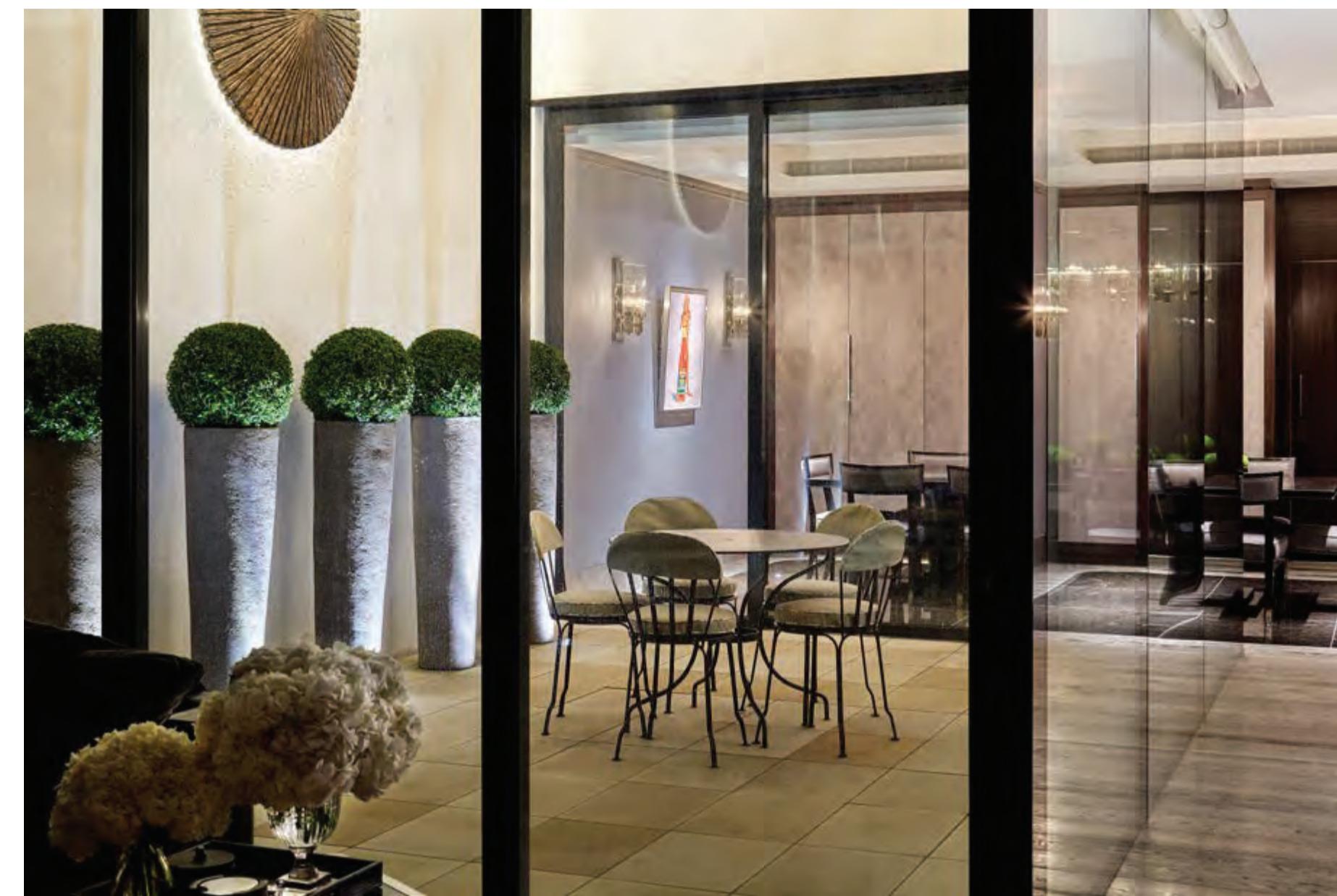


A photograph of a modern residence during the day. The building has a light-colored facade with large windows. A balcony with a white railing is visible. The interior is bright and airy, featuring a living room with a sofa and a bar area with a counter and stools. Large glass doors lead out onto a balcony and a garden with several potted plants. The word "HARMONY" is prominently displayed in large, serif capital letters across the middle of the image. Below it, a subtitle reads: "THE DELIGHTFUL HEART OF THE HOME WITH MAGICAL GARDENS, TERRACES AND COURTYARD, CLUBROOM / BAR, FAMILY LIVING ROOM AND KITCHEN". In the bottom right corner, there is a small, stylized crown icon.















MEMORABILITY

THE WINE CELLAR, TASTING ROOM AND
STATE-OF-THE-ART CINEMA













SUMPTUOUSNESS

ONE SUBLIME MASTER SUITE, WITH CONNECTING LIFT
TO HIS AND HER DRESSING ROOMS AND BATHROOMS
AND SIX GUEST SUITES



















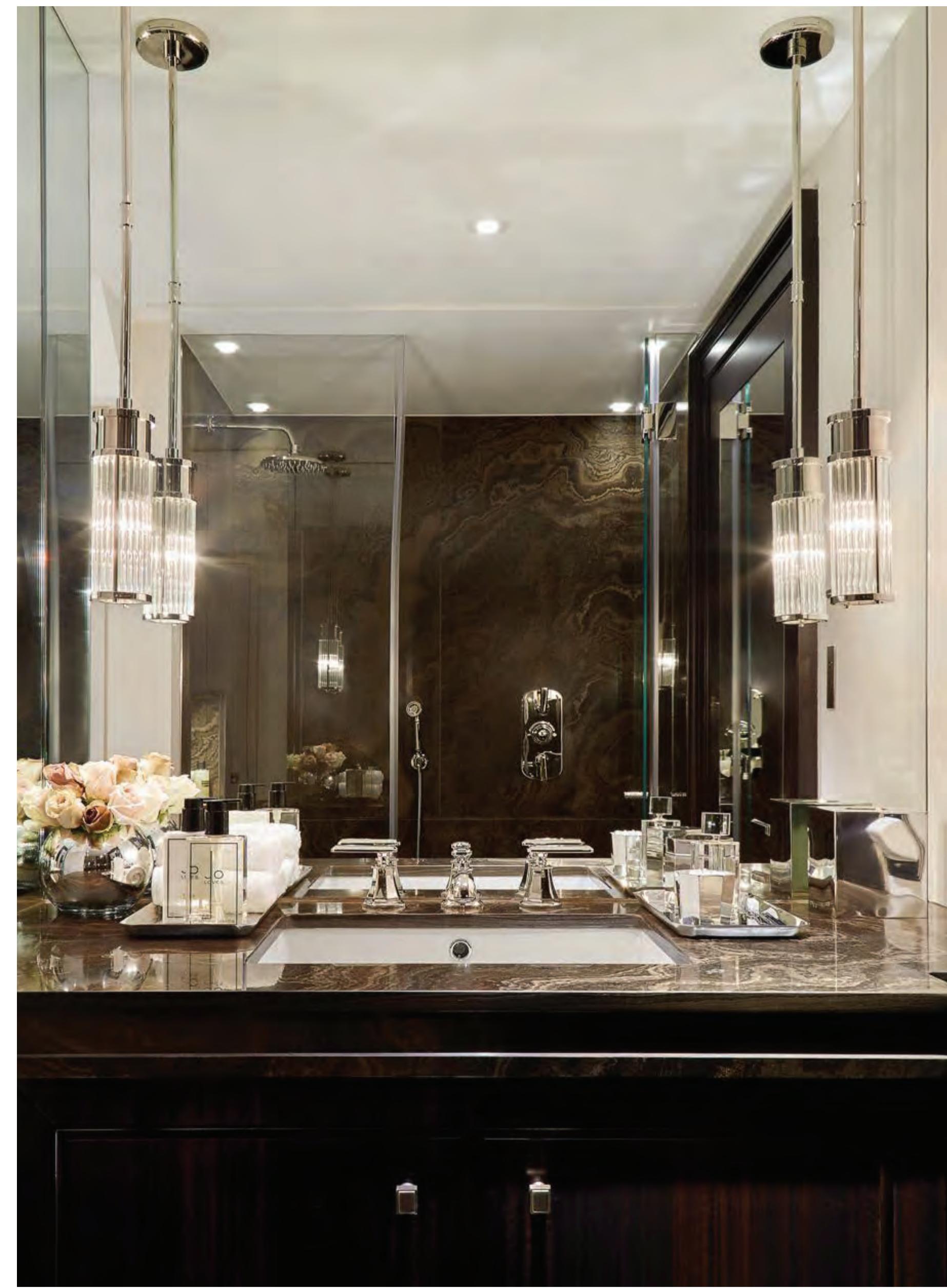


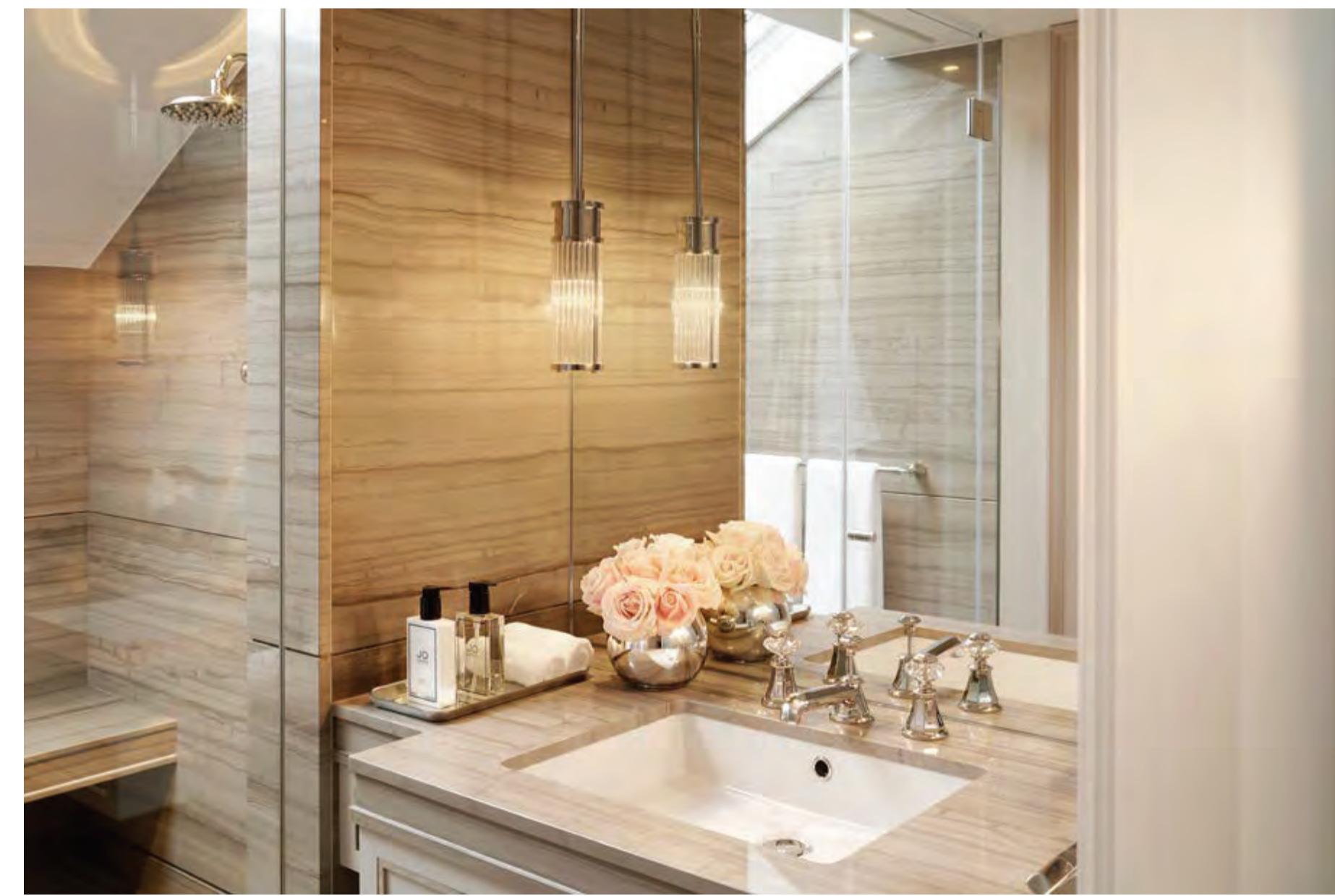


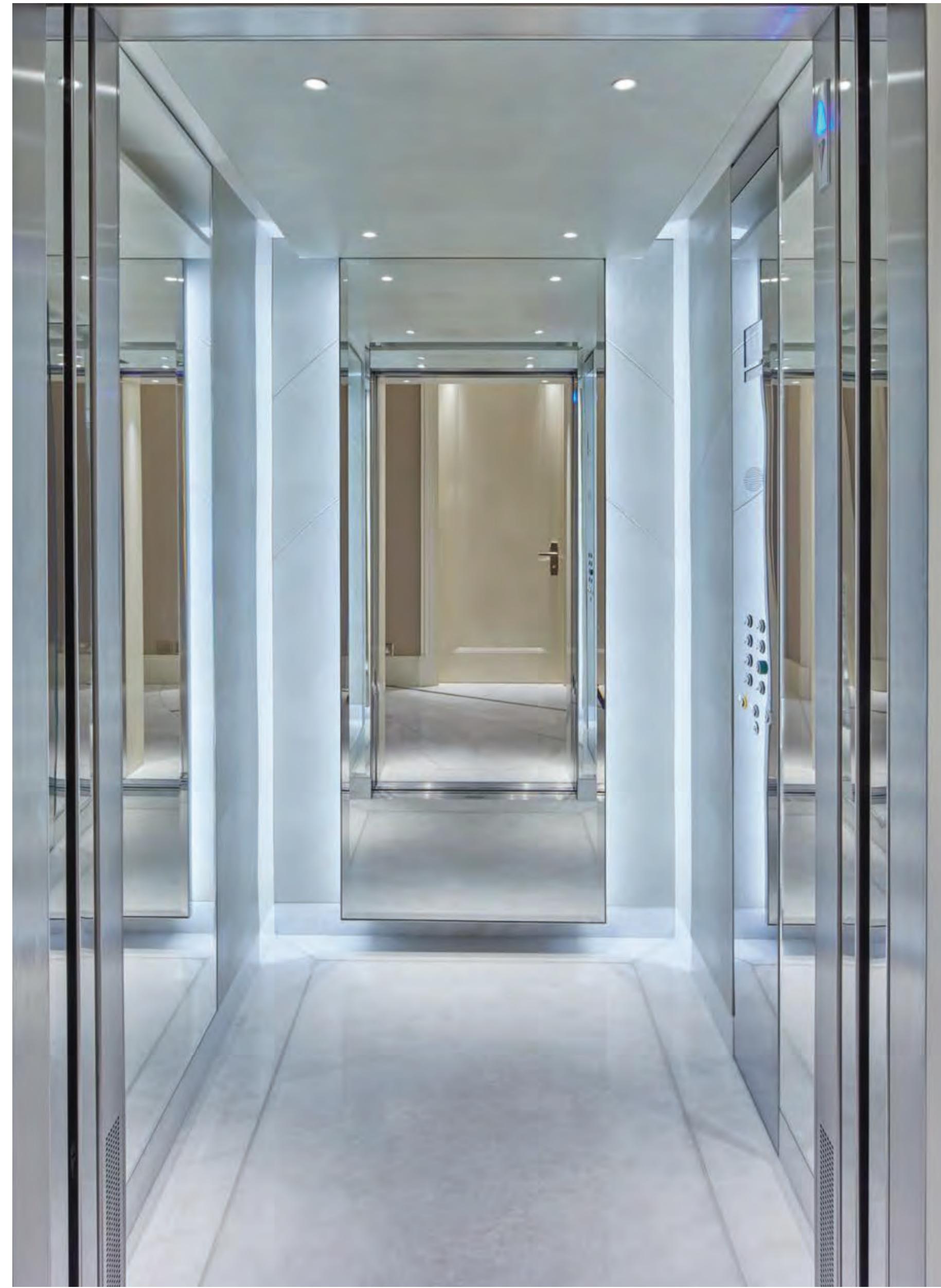














EXTRAVAGANCE

THE REVITALISING AND RELAXING SWIMMING POOL,
SPA, BEAUTY SALON AND GYM













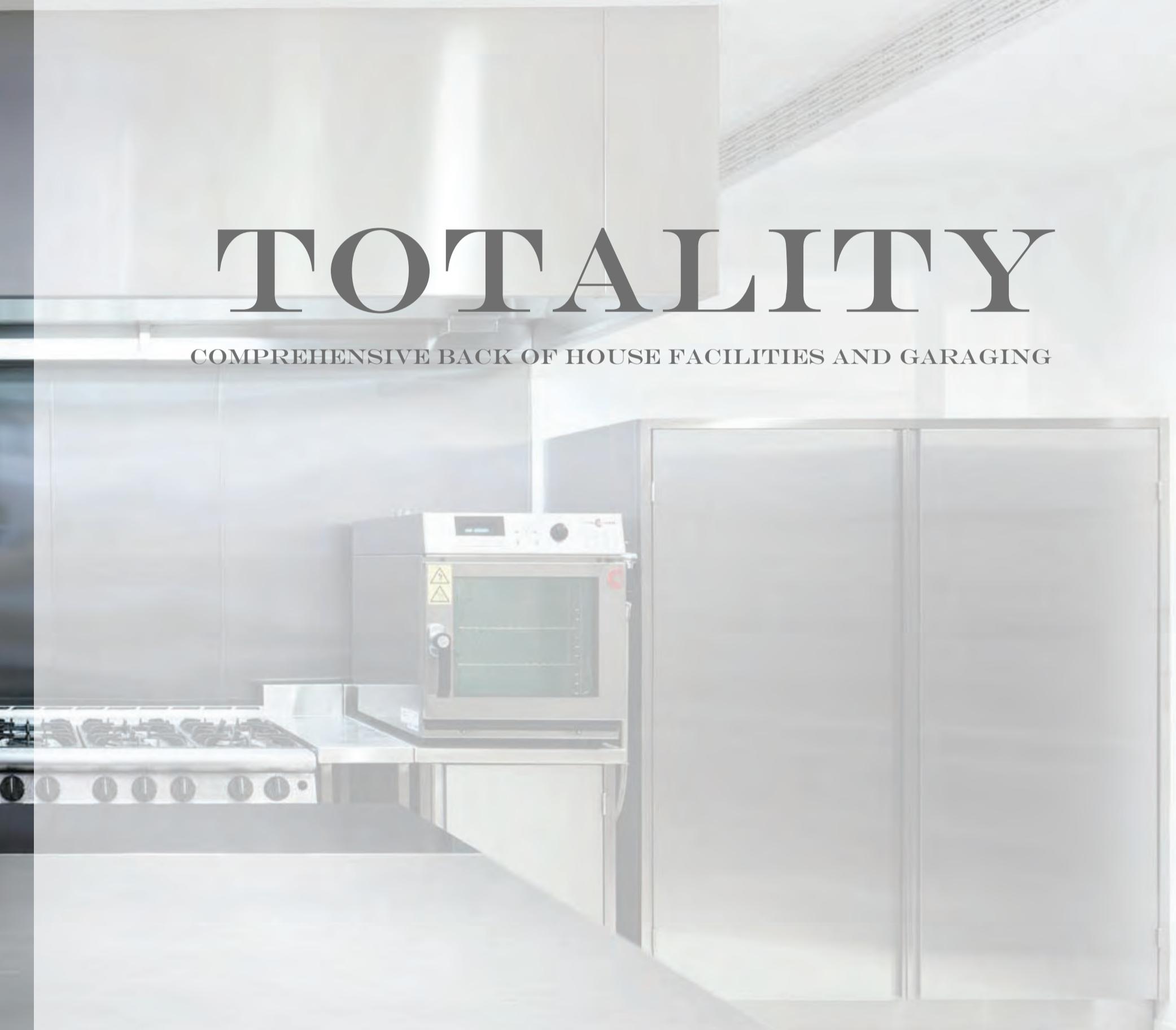


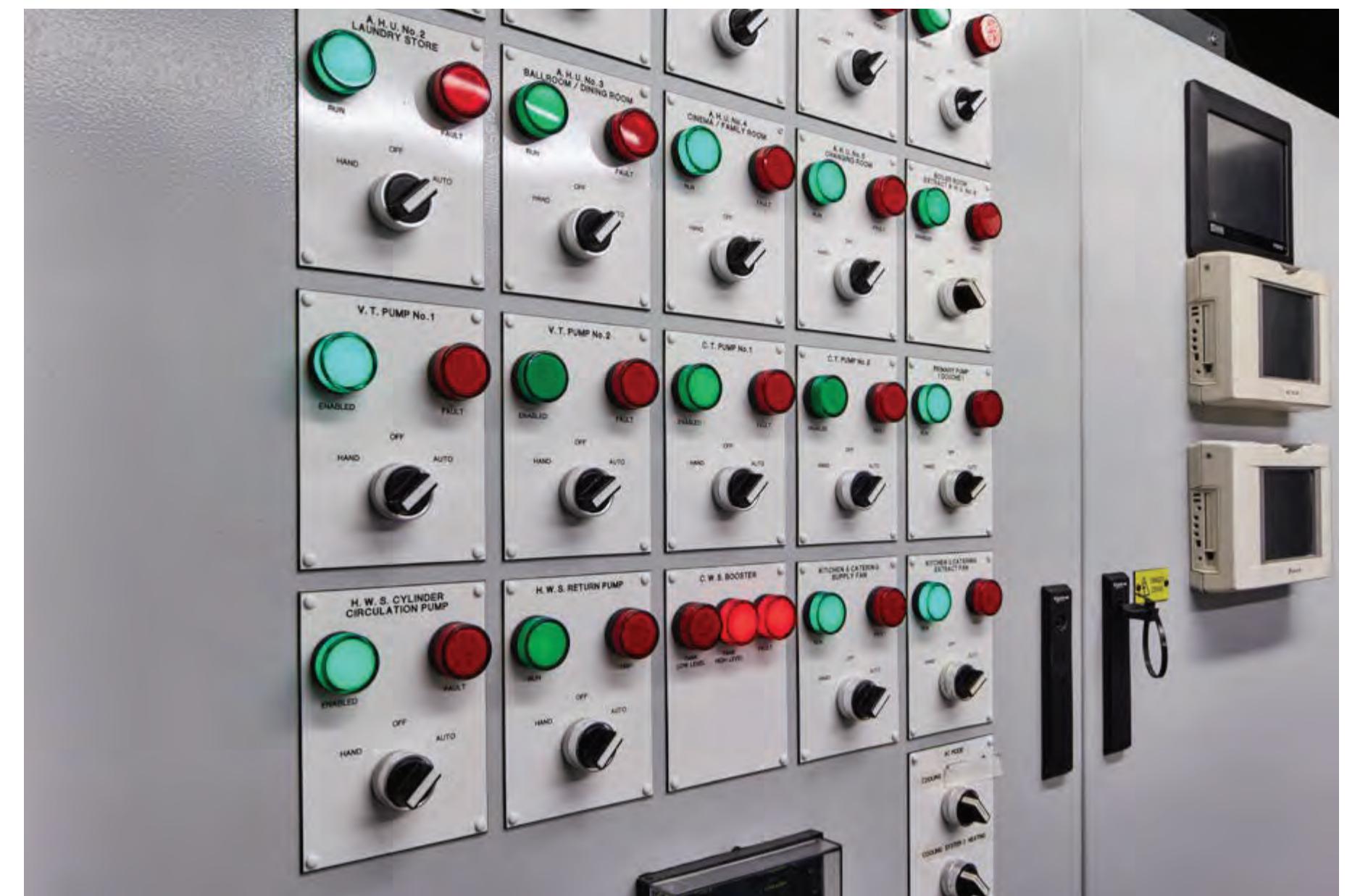
Pilates Allegro

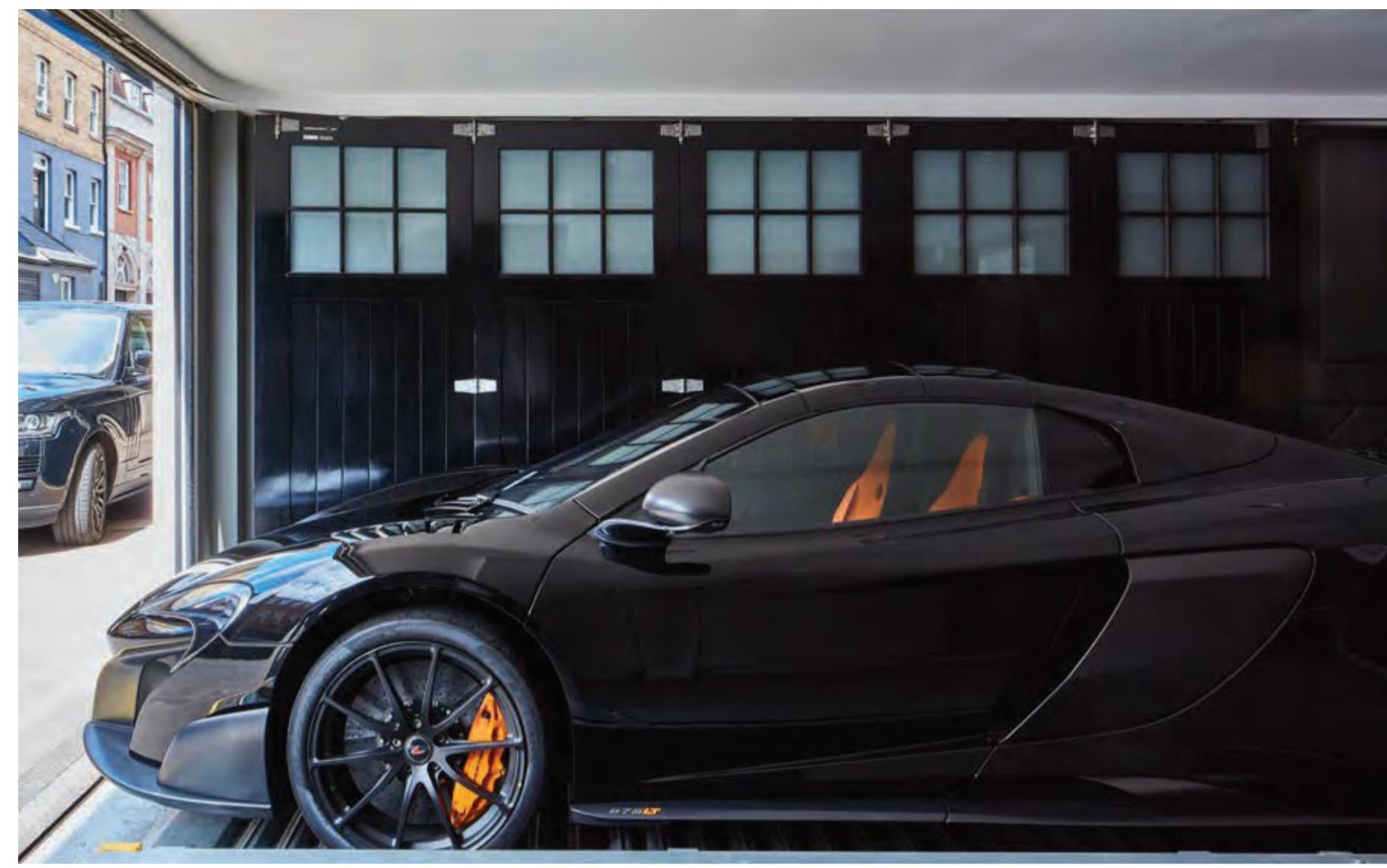
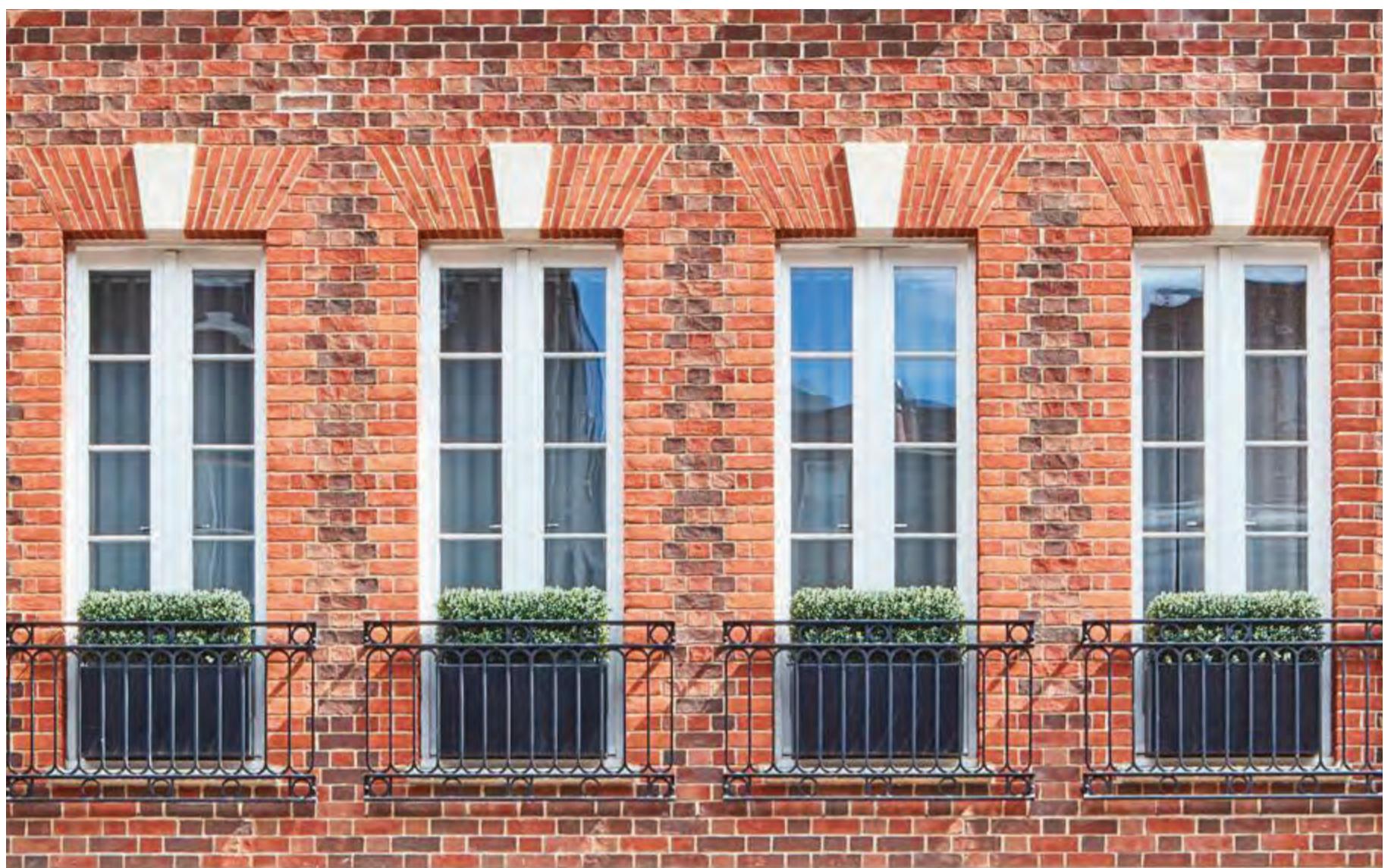


TOTALITY

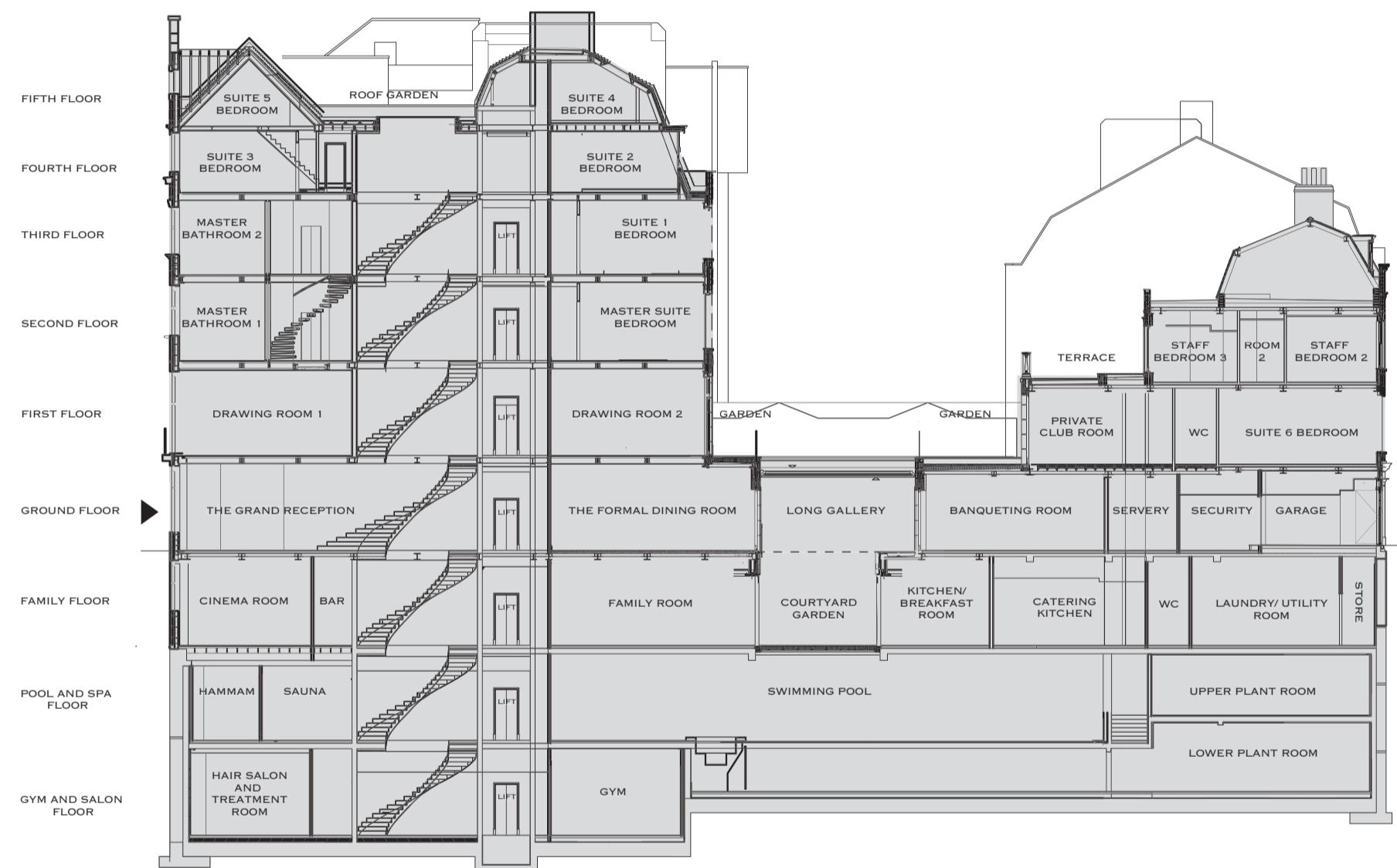
COMPREHENSIVE BACK OF HOUSE FACILITIES AND GARAGING







CHARLES HOUSE

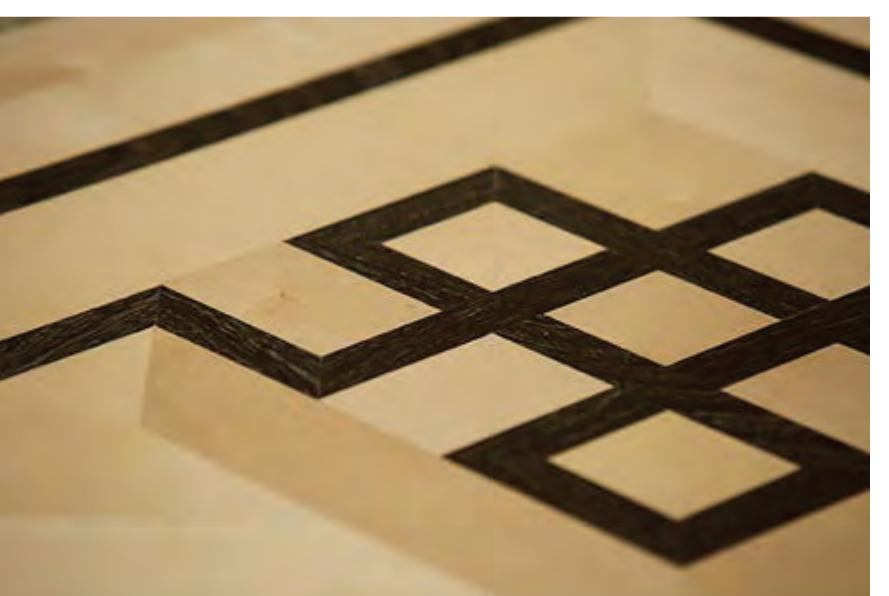
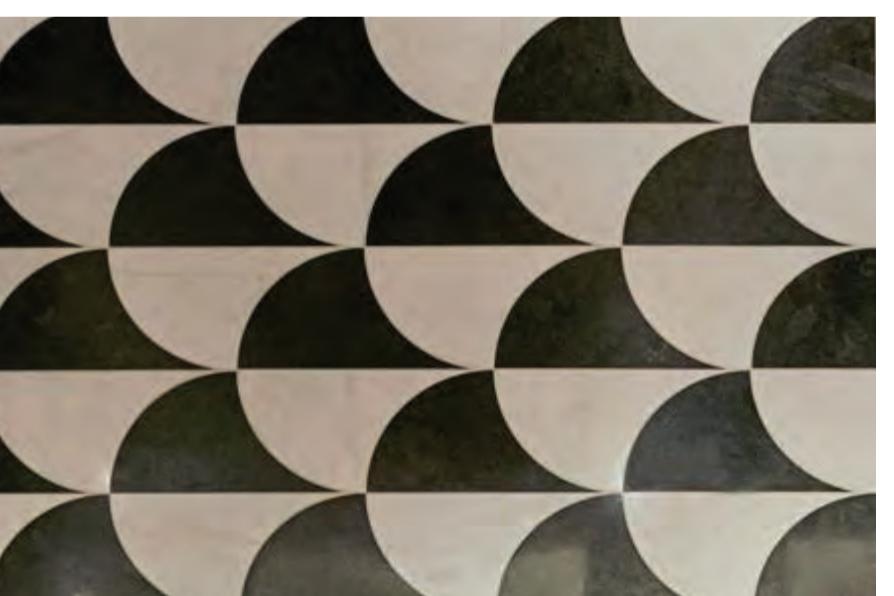
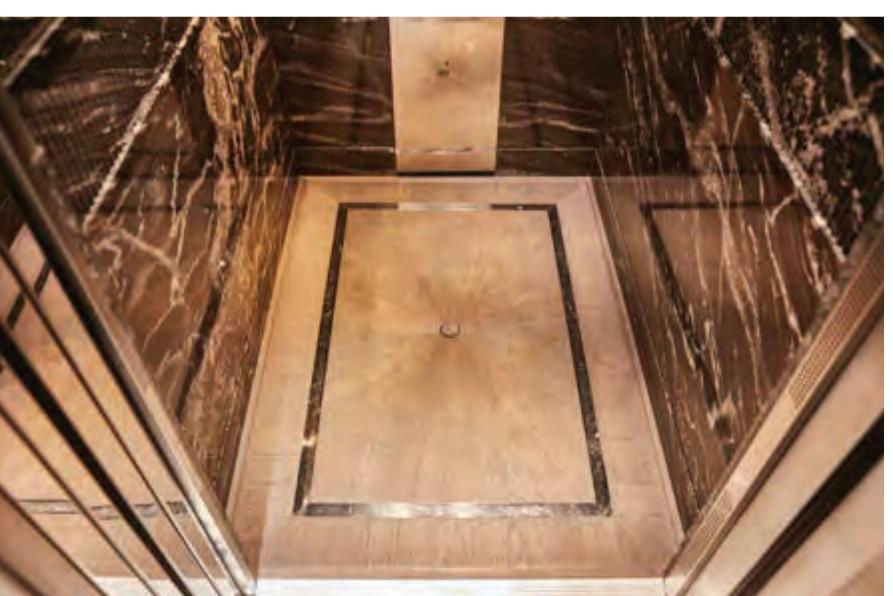


CHARLES HOUSE, IS AN EXTRAVAGANTLY RE-IMAGINED 22,400 SQ FT NEW BUILD LONDON MANSION, FINISHED TO UNPARALLELED STANDARDS WITH THE WORLD'S FINEST MATERIALS BY CRAFTSMEN WHO HAVE ACHIEVED PERFECTION IN EACH LUXURIOUS SPACE:

- THE GRAND RECEPTION ROOM IS GRACED WITH A STUNNING MARBLE STAIRCASE AND CROWNED BY AN EXQUISITE 27-METRE CRYSTAL AND GLASS CHANDELIER.
- THE ENCHANTING PANELLED DINING ROOM IS ENHANCED WITH ÉGLOMISÉ DETAILS AND MIRRORED COLUMNS THAT REFLECT THE LIGHT WITH MAGICAL EFFECT.
- THE ELEGANT BANQUETING ROOM PROVIDES EXCEPTIONAL SPACE FOR ENTERTAINING.
- THE RELAXING DRAWING ROOM 1 HAS FLOOR TO CEILING WINDOWS AND WALL PANELLING WITH A BLACK AND GOLD MARBLE INLAID FIREPLACE. THE SOPHISTICATED DRAWING ROOM 2 FEATURES HAND-PAINTED WALL PANELLING, A GREY ONYX FIREPLACE AND BESPOKE SYCAMORE AND WENGE FLOORING.
- THE EXQUISITE MASTER SUITE HAS A SUPERBLY LUXURIOUS BEDROOM WITH HIS AND HER BATHROOMS AND DRESSING ROOMS CONNECTED BY A PRIVATE LIFT.
- SIX GUEST SUITES ARE APPOINTED WITH THE TIMELESS STYLE OF THE FINEST QUALITY HOMES.
- OWN PRIVATE CLUB ROOM FOR ENTERTAINING IN LUXURY WITH A BAR AND DELIGHTFUL TERRACE.
- THE BESPOKE WINE CELLAR AND TASTING ROOM WILL STORE THE WORLD'S FINEST WINES IN TEMPERATURE CONTROLLED CONDITIONS WITH INTEGRATED CHILLER DISPLAY UNITS.
- THE PRIVATE SPACES OF THE FAMILY LIVING ROOM, KITCHEN AND DINING ROOM ARE ELEGANT AND WARMLY INVITING.
- THE SUMPTUOUS SPA BOASTS A 15M SWIMMING POOL AND JACUZZI, SPA POOL, HAMMAM, SAUNA, ICE FOUNTAIN, HAIRDRESSING ROOM, BEAUTY ROOM AND MASSAGE TREATMENT ROOM.
- COURTYARD TERRACES AND LANDSCAPED GARDENS CREATE A STUNNING MULTI-LEVEL CENTREPIECE.
- A STATE-OF-THE-ART CINEMA WITH ELECTRIC SEATS HAS ITS OWN BAR FOR ULTIMATE ENTERTAINING.
- THE HOUSE IS SERVICED BY THREE LIFTS, ONE FOR THE MASTER SUITE ONLY, AN 8-PERSON GUEST LIFT THAT CARRIES YOUR VISITORS IN STYLE, WHILE A SEPARATE STAFF SERVICE LIFT ENSURES PRIVACY.
- A CATERING KITCHEN AND LAUNDRY ENSURE THAT EVERY NEED IS CATERED FOR.
- GARAGE WITH LEATHER WALL COVERING ACCOMMODATES THREE LUXURY CARS WITH EASE.

MISREPRESENTATION ACT

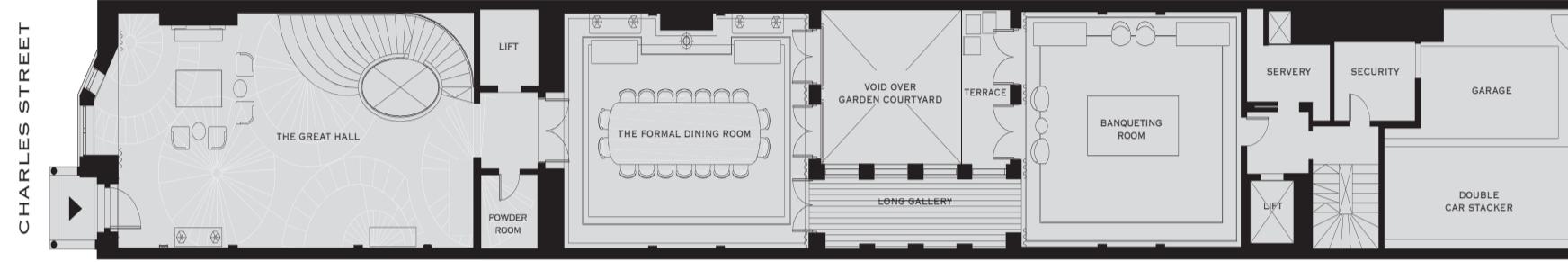
THESE PROPERTY DETAILS ARE PREPARED FOR THE GUIDANCE ONLY OF PROSPECTIVE OWNERS AND OCCUPANTS. THEY ARE INTENDED TO GIVE A FAIR AND OVERALL DESCRIPTION OF THE PROPERTY BUT ARE NOT INTENDED TO CONSTITUTE PART OF AN OFFER OR CONTRACT. ANY INFORMATION CONTAINED HEREIN (WHETHER IN TEXT, PLANS OR PHOTOGRAPHS) IS GIVEN IN GOOD FAITH AND SHOULD NOT BE RELIED UPON AS BEING A STATEMENT OF FACT. NOTHING IN THESE DETAILS SHALL BE DEEMED TO BE A STATEMENT THAT THE PROPERTY IS IN GOOD WORKING CONDITION OR OTHERWISE, NOR THAT ANY SERVICES OR FACILITIES ARE IN GOOD WORKING ORDER. ANY AREAS, MEASUREMENTS OR DISTANCES REFERRED TO HEREIN ARE APPROXIMATE ONLY. DESCRIPTIONS OF THE PROPERTY ARE INEVITABLY SUBJECTIVE AND THE DESCRIPTIONS CONTAINED HEREIN ARE USED IN GOOD FAITH AS AN OPINION AND NOT BY WAY OF STATEMENT OR FACT. NEITHER EARLCROWN NOR ANY OF ITS EMPLOYEES OR AGENTS HAVE ANY AUTHORITY TO MAKE OR GIVE ANY WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



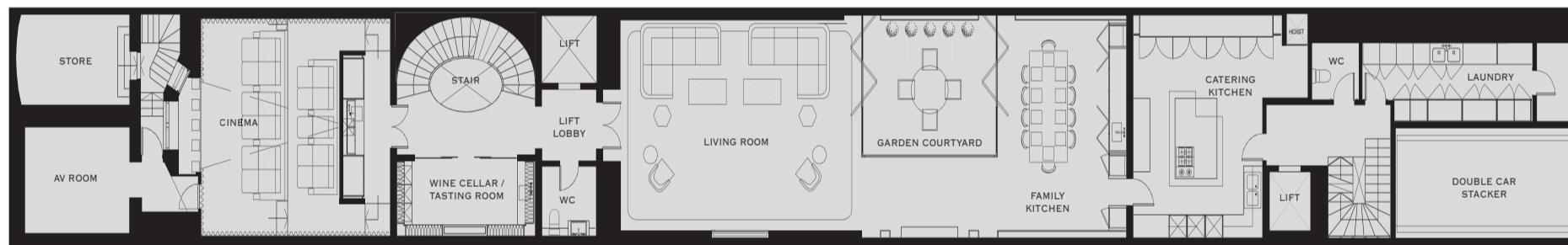
CHARLES HOUSE

FLOOR PLANS

GROUND FLOOR
GROSS INTERNAL AREA 3,030 SQ FT (281.5 SQ M)



FAMILY FLOOR
GROSS INTERNAL AREA 3,208 SQ FT (298.1 SQ M)



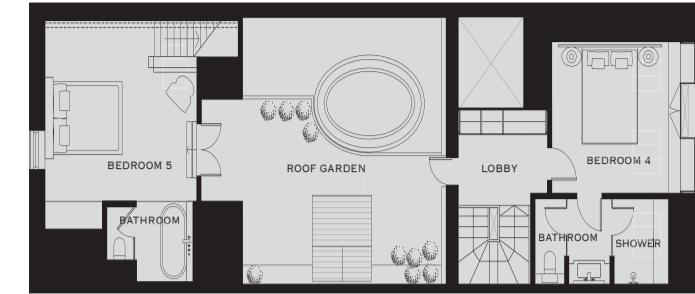
POOL AND SPA FLOOR
GROSS INTERNAL AREA 2,908 SQ FT (270.1 SQ M)



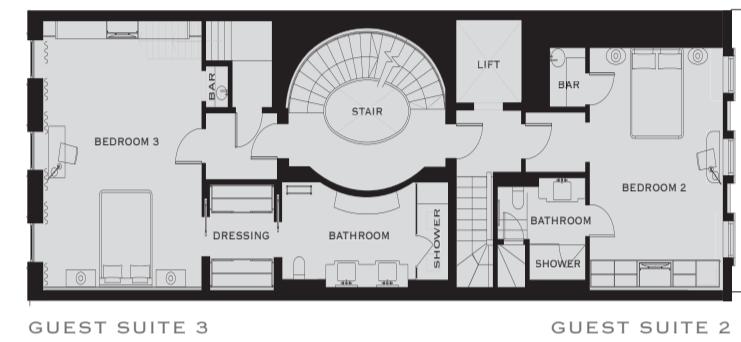
GYM AND SALON FLOOR
GROSS INTERNAL AREA 2,144 SQ FT (199.2 SQ M)



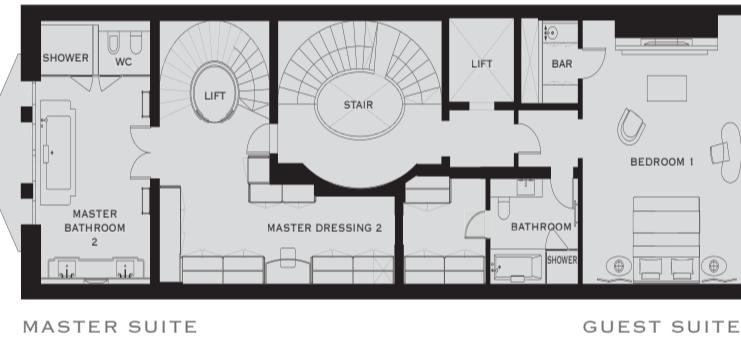
FIFTH FLOOR
GROSS INTERNAL AREA 712 SQ FT (66.2 SQ M)



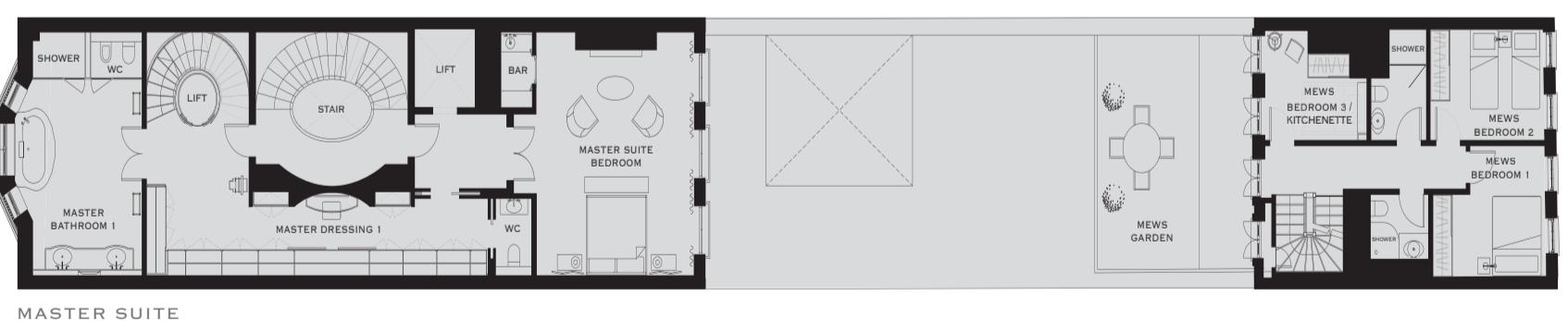
FOURTH FLOOR
GROSS INTERNAL AREA 1,412 SQ FT (131.1 SQ M)



THIRD FLOOR
GROSS INTERNAL AREA 1,484 SQ FT (137.8 SQ M)

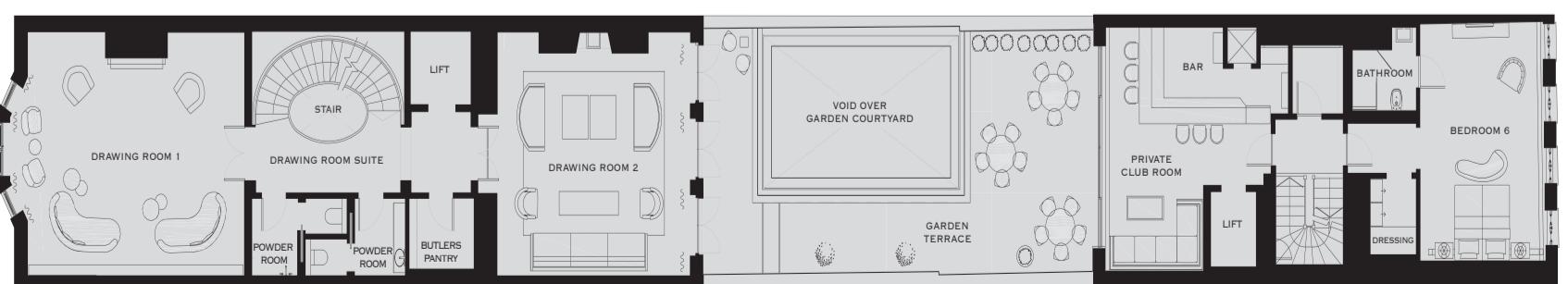


SECOND FLOOR
GROSS INTERNAL AREA 1,498 SQ FT (139.2 SQ M)



GROSS INTERNAL AREA
629 SQ FT (58.5 SQ M)

FIRST FLOOR
GROSS INTERNAL AREA 1,507 SQ FT (140.0 SQ M)



GUEST SUITE 6

CHARLES HOUSE

SPECIFICATION

FAÇADE

- The front façade of Charles House was previously a mixture of Portland Stone and red brick. Following partial deconstruction, the new elevation is entirely of Portland stone, incorporating additional classical details and a new gable to the fifth floor level.

THE GRAND RECEPTION ROOM

- White timber panelling and moulding details.
- White marble flooring laid in starburst design with mirror polished metal inlay.
- Black and silver veined marble fireplace with metal detailing.
- Mirrored columns with bespoke decorative wall lights.

CENTRAL STAIRCASE

- Black and white marble staircase with faceted silver leaf mirroring.
- Mirror polished stainless steel balustrade with piano black handrail.
- 27m long crystal and glass chandelier with cast ruby red and metal trumpet flowers.

THE FORMAL DINING ROOM

- White timber panelling, moulding details and inset botanical églomisé panels.
- Black and silver veined marble fireplace with metal detailing.
- Mirrored columns with bespoke decorative wall lights.
- Sycamore flooring with inlaid wenge border.
- Mirror polished stainless steel fretwork doors with bespoke ironmongery.

THE BANQUETING ROOM

- Hand-painted timber panelling and moulding details with inset hand-painted 'Persian garden' illustrations.
- Sycamore flooring with inlaid wenge border.
- Starburst ceiling mouldings with bespoke cherry blossom inspired crystal chandelier.

DRAWING ROOM 1

- Fumed eucalyptus shelving and wall panelling.
- Elephant green silk wallpaper.
- Black and gold marble fireplace with inlaid metal detailing.
- Wenge timber herringbone flooring.

DRAWING ROOM 2

- Hand-painted wall panelling.
- Grey onyx fireplace with inlaid metal details.
- Sycamore flooring with inlaid wenge border.
- Mirror polished stainless steel fretwork doors with bespoke ironmongery.

GROUND FLOOR WC

- Hand-painted and embroidered cream silk wallpaper.
- Pure white onyx vanity top with cream lacquered joinery unit.
- Cut crystal top mounted basin with crystal Lalique tap set.
- White marble flooring.

POWDER ROOM 1

- Chocolate brown fabric wallpaper.
- Dark brown marble vanity and basin with stippled brown joinery unit.
- Antique bronze Lalique crystal tap set.
- Dark brown marble flooring with inlaid white marble scallop design.

POWDER ROOM 2

- Pearl white fabric wallpaper.
- Pure white onyx vanity on fluted mirror and acrylic vanity.
- White marble flooring with inlaid pure white onyx marble design.

PRIVATE CLUB ROOM

- Textured plaster walls.
- Fumed oak bar with titanium granite bar top, antique brass, bronze mirror and Shagreen details.
- Dark oak flooring and architrave mouldings.

FAMILY LIVING ROOM

- Smoke grey metallic silk wallpaper.
- Grey timber picture hanging rail.
- Grey timber and rosewood joinery and doors.
- Bronze oak flooring with inlaid wool/silk rug.
- Bespoke fluted glass and metal wall lights and chandelier.

FAMILY KITCHEN / GARDEN ROOM

- Smoke grey metallic silk wallpaper.
- Grey timber picture hanging rail.
- Grey timber and rosewood kitchen unit with dark brown marble work surfaces.
- Bronze oak flooring with inlaid dark brown marble.
- Gaggenau and Sub-Zero appliances.

WINE CELLAR AND TASTING ROOM

- Temperature controlled wine cellar.
- Rosewood and illuminated acrylic wine display units.
- Integrated wine chillers.
- Bronze timber flooring.
- Mirror polished metal fretwork doors with bespoke ironmongery.

CINEMA

- Fully upholstered smoke blue leather clad walls with concealed speakers.
- Fully fitted smoke blue silk carpet.
- Silver leaf suspended ceiling discs.
- Electronic reclining seats with integrated drink holders.

MASTER SUITE – BEDROOM

- Hand-painted timber panelling and moulding details with inset fabric wallpaper.
- Light oak timber herringbone flooring with grey oak inlays.
- Inset silk carpet.
- Bespoke glass and metal wall lights and chandelier.

GUEST SUITE 1 – BEDROOM

- Brown cappuccino marble floors and walls.
- Fumed eucalyptus vanity unit with cappuccino brown vanity top and shower.
- Polished nickel THG sanitary ware.

- Cream fabric wallpaper.
- Fully fitted dark stained oak and fumed eucalyptus wardrobe units with bronze hardware and internal fittings.
- Dark stained oak and fumed eucalyptus doors, architraves, skirting and picture hanging rail.
- Dark stained oak straight board flooring with inset cream silk carpet.

MASTER DRESSING ROOM 1

- Pearl white fabric wallpaper.
- Sycamore wardrobe units with polished stainless steel metal and mirror detailing.
- Sycamore wardrobe internals with cashmere lined drawers and illuminated hanging rails.
- Grey onyx and sycamore dressing table with almond gold wall-hung mirror.
- Light oak timber herring bone flooring with grey oak inlays.

MASTER BATHROOM 1

- Hand-painted timber panelling.
- Grey onyx vanity top on hand-painted joinery unit.
- Polished nickel THG sanitary ware.
- Large freestanding bath with scalloped base detail.
- White marble floor with grey onyx inlay.
- Polished stainless steel shower and WC enclosure with bespoke ironmongery and mirrored detailing.
- Bespoke glass and metal chandelier.

DRESSING ROOM 2

- Cream fabric wallpaper.
- Sycamore wardrobe units with polished almond gold metalwork and mirror detailing.
- Sycamore wardrobe internals with cashmere lined drawers and illuminated hanging rails.
- Amber onyx and sycamore dressing table with almond gold wall-hung mirror.
- Light oak timber herring bone flooring with grey oak inlays.

MASTER BATHROOM 2

- Hand-painted timber panelling.
- Amber onyx vanity top with hand-painted joinery unit.
- Polished nickel THG sanitary ware.
- Large freestanding bath with Amber onyx top and scalloped base detail.
- White marble floor with amber onyx inlay.
- Polished stainless steel shower and WC enclosure with bespoke ironmongery and mirrored detailing.
- Bespoke glass and metal chandelier.

GUEST SUITE 1 – BEDROOM

- Hand-painted timber panelling and moulding details with inset fabric wallpaper.
- Light oak timber herring bone flooring with grey oak inlays.
- Inset silk carpet.
- Bespoke glass and metal wall lights and chandelier.

GUEST SUITE 1 – BATHROOM

- Brown cappuccino marble floors and walls.
- Fumed eucalyptus vanity unit with cappuccino brown vanity top and shower.
- Polished nickel THG sanitary ware.

GUEST SUITE 2 – BEDROOM

- Cream fabric wallpaper.
- Fully fitted dark stained oak and fumed eucalyptus wardrobe units with bronze hardware and internal fittings.
- Dark stained oak and fumed eucalyptus doors, architraves, skirting and picture hanging rail.
- Dark stained oak straight board flooring with inset cream silk carpet.

GUEST SUITE 2 – BATHROOM

- Brown cappuccino marble floors and walls.
- Fumed eucalyptus vanity unit with cappuccino brown vanity top.
- Polished nickel THG sanitary ware.

GUEST SUITE 3 – BEDROOM

- Cream fabric wallpaper.
- Fully fitted dark stained oak and fumed eucalyptus wardrobe units with bronze hardware and internal fittings.
- Dark stained oak and fumed eucalyptus doors, architraves, skirting and cornice detail.
- Fumed eucalyptus and antique brass display shelving with concealed lighting and St Laurent marble fireplace.
- Dark stained oak straight board flooring with inset cream silk carpet.

GUEST SUITE 3 – BATHROOM

- St Laurent marble floors with white marble inlay and walls.
- Fumed eucalyptus vanity unit with St Laurent vanity top.
- Polished nickel THG sanitary ware.
- Inset overflow bath with shower over.

GUEST SUITE 4 – BEDROOM

- Pearl white fabric wallpaper.
- Fully fitted dark stained oak and fumed eucalyptus wardrobe units with bronze hardware and internal fittings.
- Dark stained oak and fumed eucalyptus doors, architraves, skirting and picture hanging rail.
- Dark stained oak straight board flooring with inset pearl grey silk carpet.

GUEST SUITE 4 – BATHROOM

- Striato Elegante marble floors and walls.
- Hand-painted vanity unit with Striato Elegante vanity top.
- Polished nickel THG sanitary ware.

GUEST SUITE 5 – BEDROOM

- Soft grey-blue painted walls.
- Fully fitted dark stained oak and fumed eucalyptus wardrobe units with bronze hardware and internal fittings.
- Dark stained oak and fumed eucalyptus doors, architraves, skirting and picture hanging rail.
- Dark stained oak straight board flooring.

GUEST SUITE 5 – BATHROOM

- Soft grey-blue painted walls.
- White marble floors and walls.
- Freestanding bath with wall-mounted vanity unit.
- Chrome Zuchetti sanitary ware.

SWIMMING POOL

- 15m long swimming pool in mosaic tiles.
- Grey quartzite floors and walls.
- Bespoke 'raindrop' crystal pool water feature.
- Mosaic tiled jacuzzi with pure white reconstituted stone and illuminated loop.

SPA

- Calacatta marble and grey quartzite hammam.
- Plunge pool and separate rain shower.
- Large sauna.
- Ice fountain with crystal chandelier.

TREATMENT ROOM

- Full equipped treatment room with motorised massage and treatment chair.
- Moon gold coffered ceiling.
- Grey quartzite floors with inlaid end grain blocks.

HAIR SALON

- Fully equipped hair salon with hair washing chair and basin.
- Concealed media mirrors.
- Moon gold coffered ceiling.
- Grey quartzite floors with inlaid end grain blocks.

GYM

- Fully equipped gym including Techno Gym equipment, Kinesis and Pilates Reformer.
- Full wall's width of recessed TV screens.
- Grey end grain block flooring with inlaid woven vinyl flooring.

FUSION AUTOMATION SYSTEM

- Charles House benefits from a Fusion Automation system which offers control of audio, video, lighting, window treatments, climate control, CCTV and intercom. The system provides the end user with an effective, elegant and reliable control system for the fundamental functions of the residence.

HD VIDEO DISTRIBUTION

- The Crestron in-wall touch panels, along with the Fusion iPad/iPhone/Android application, offer complete control and provide users with access to a range of global functions including high-definition video distribution sources such as Sky HD, Apple TV, DVD/ Blu-ray player and CCTV.
- A focal point within the property is the dedicated cinema room in which video is provided via a full high-definition 3D projector to a 115" acoustically transparent projector screen. The room offers 7.2 surround sound audio set up which provides an immersive cinematic platform to watch large-scale, high definition TV and movies.
- The family room features a 75" Smart LED television with a 7.2 surround sound set up for exceptional picture and sound quality.
- All principal rooms feature the latest Smart LED television screens.

HD AUDIO DISTRIBUTION

- Principal rooms throughout the property benefit from high quality Bowers & Wilkins in-ceiling speakers.
- The swimming pool features state-of-the-art underwater speakers to increase the user's enjoyment of the pool and spa area.
- All audio equipment can be controlled via Crestron in-wall touch panels and the Fusion iPad/iPhone/Android application.

LUTRON LIGHTING CONTROL

- The property benefits from a Lutron Homeworks lighting system. Scene-setting lighting control offers pre-programmed lighting scenes which can be easily amended at the user's request. For example, lighting scenes can include an "All On/Off" function, to ensure that every area is energy efficient and has the desired aesthetic and mood.
- The lighting control system is accessible via wall-mounted keypads, Crestron in-wall touch panels and the Fusion iPad/iPhone/Android application.

AUTOMATED WINDOW TREATMENTS

- The property features fully integrated Lutron electronic window treatments which are capable of enhanced functionality and operate almost silently.
- All window treatments can be controlled via Crestron in-wall touch panels and the Fusion iPad/iPhone/Android application.

WI-FI AND NETWORKING

- The Fusion system includes a commercial grade Cisco wired and wireless networking system. The networking system makes it possible to connect to the internet and stream data seamlessly when moving from room to room.
- The network system includes industry standard RJ45 data outlets which allow the connection of compatible network computers and devices throughout the property.

HEATING, VENTILATION AND COOLING (HVAC)

- The Fusion home automation system interfaces with and controls the heating and cooling BMS system to the client's requirements.
- Heating, ventilation and cooling can be simply and efficiently controlled via the Crestron in-wall touch panels and the Fusion iPad/iPhone/Android application.

SECURITY

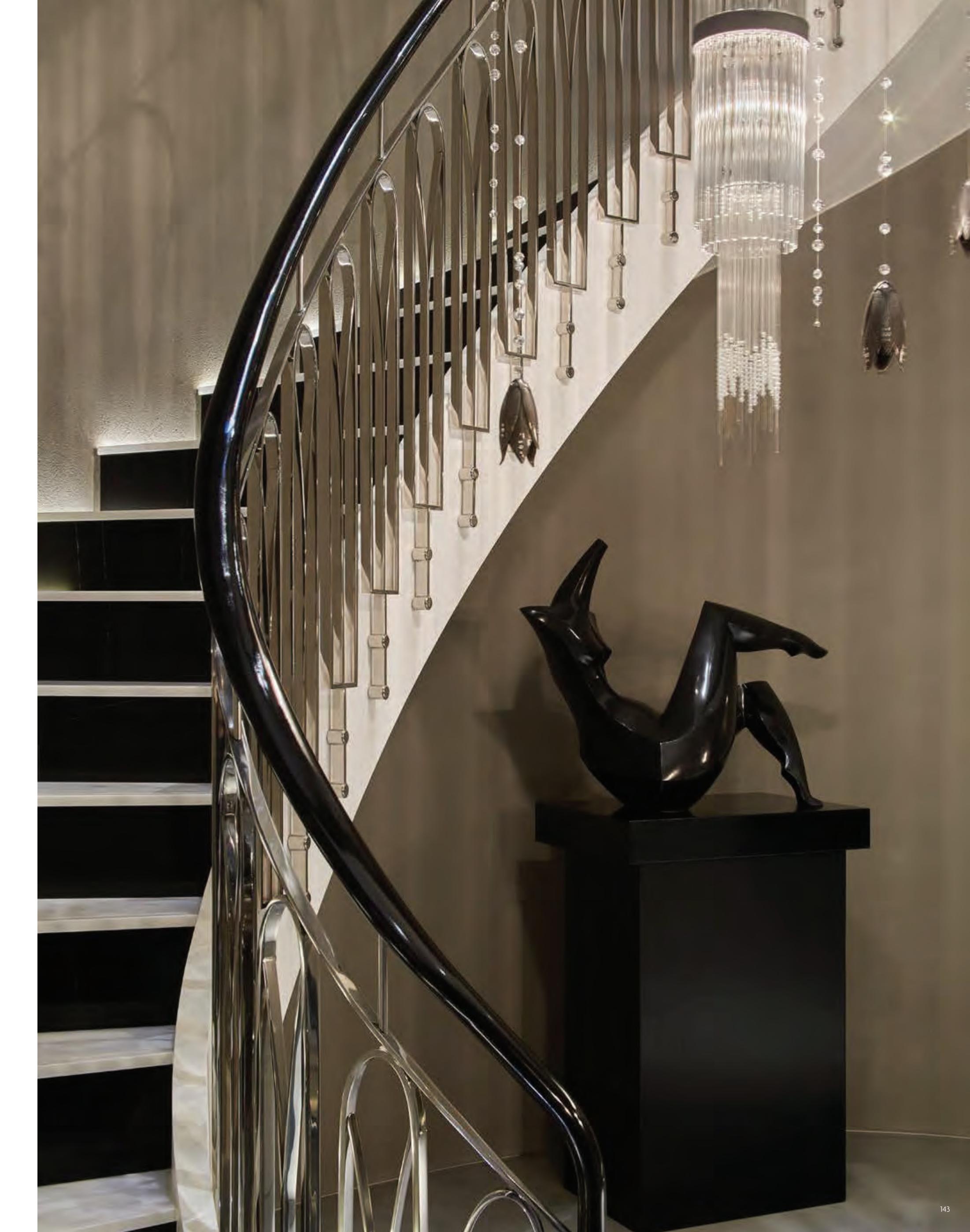
- Extensive security measures are taken throughout the house, including intruder alarm and CCTV cameras.
- The property benefits from a BPT XIP type intercom system at the building entrances which is accessible via in-wall touch panels. Intercom calls from the building entrances can be answered from select in-wall touch panels.
- CCTV cameras monitoring inside and outside are viewable on television screens throughout the property, providing the user with up-to-date security information at any time and extensive recording capacity.

USER INTERFACES

- Lutron wall-mounted keypads provide direct and simple control of lighting.
- Occupancy sensors are utilised for lighting in hallways, dressing rooms and other small areas where complex control is not required.
- Crestron in-wall touch panels are located at primary entrances to principal rooms throughout the property. Touch panels offer control of audio, video, lighting, blinds, fireplaces, HVAC, security and intercom.
- Crestron hand-held remote controls with hard buttons offer a simple alternative to controlling audio and video throughout the property at each television location.
- The wireless Fusion Automation iPad/ iPhone/ Android application provides complete and simple control of audio, video, lighting, blinds, HVAC, security and intercom.

LIFTS

- 8 person guest lift.
- Glass private lift between master suite dressing rooms and bathrooms.
- Separate staff service lift.







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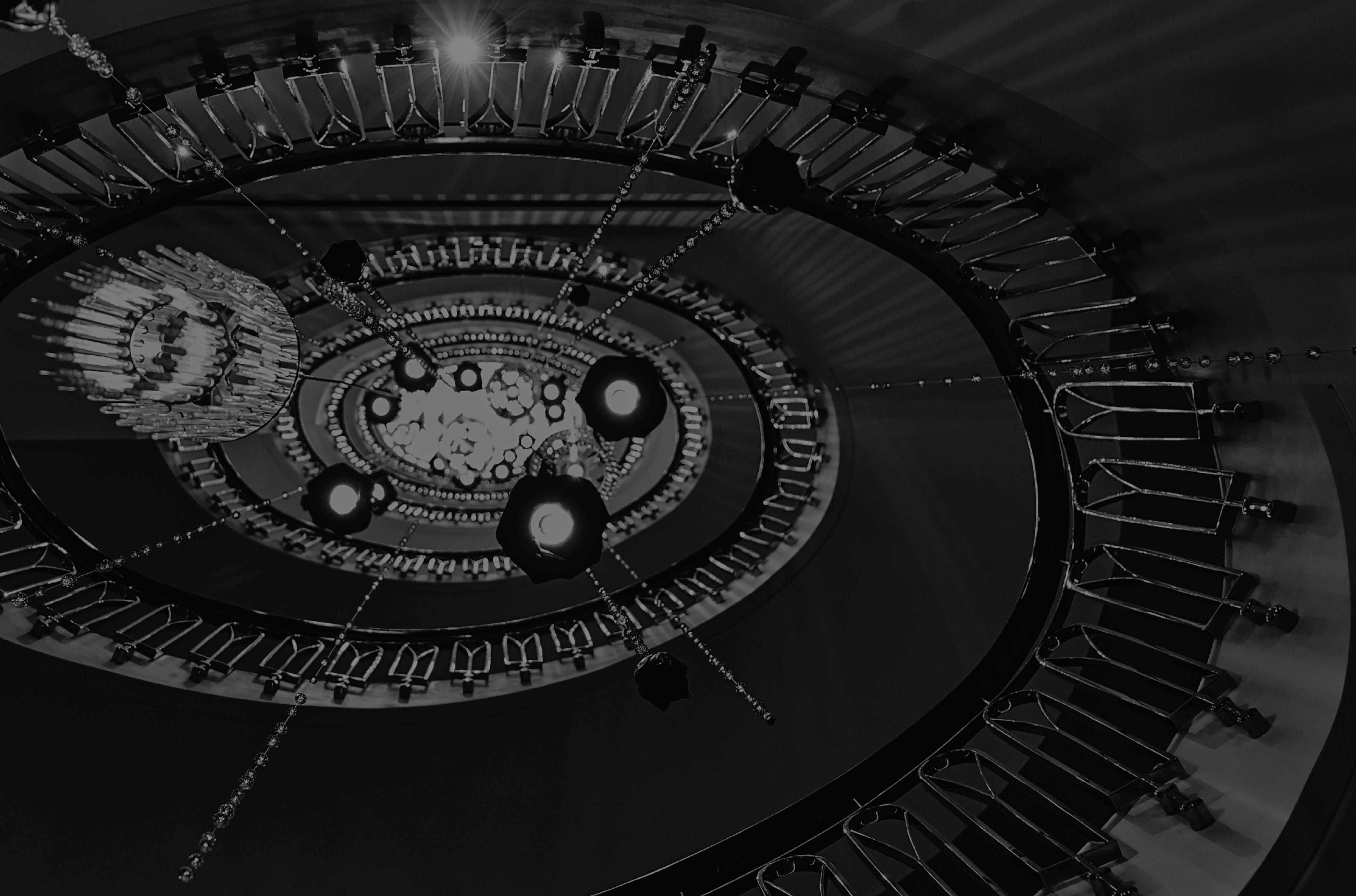
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