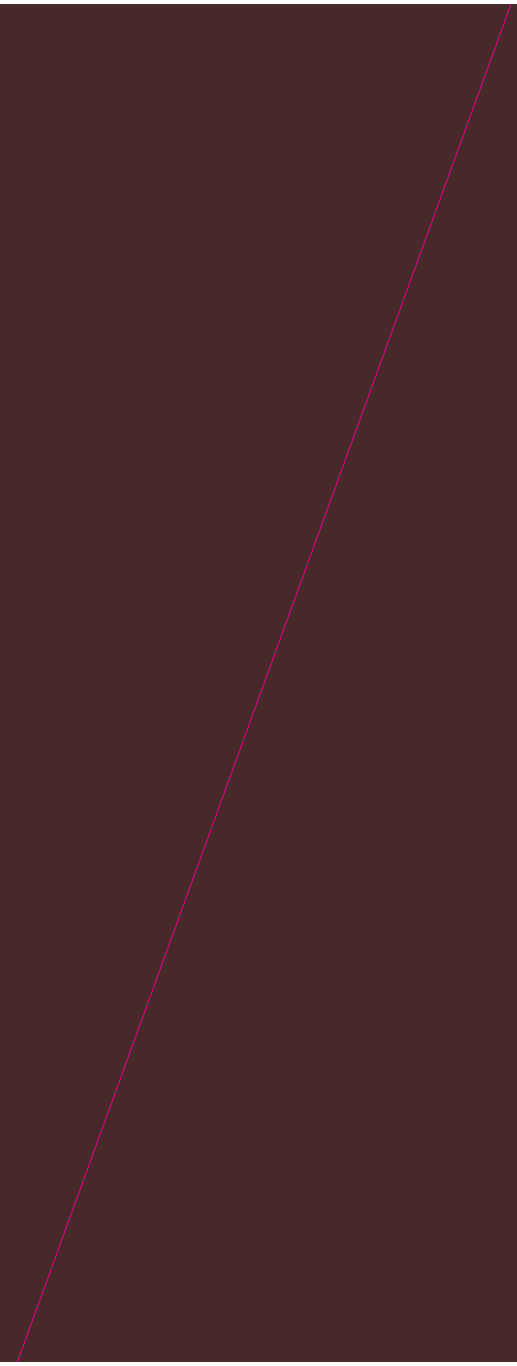
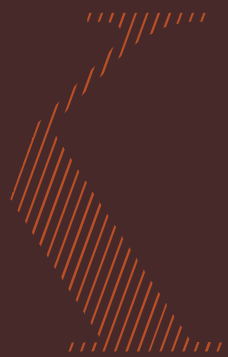
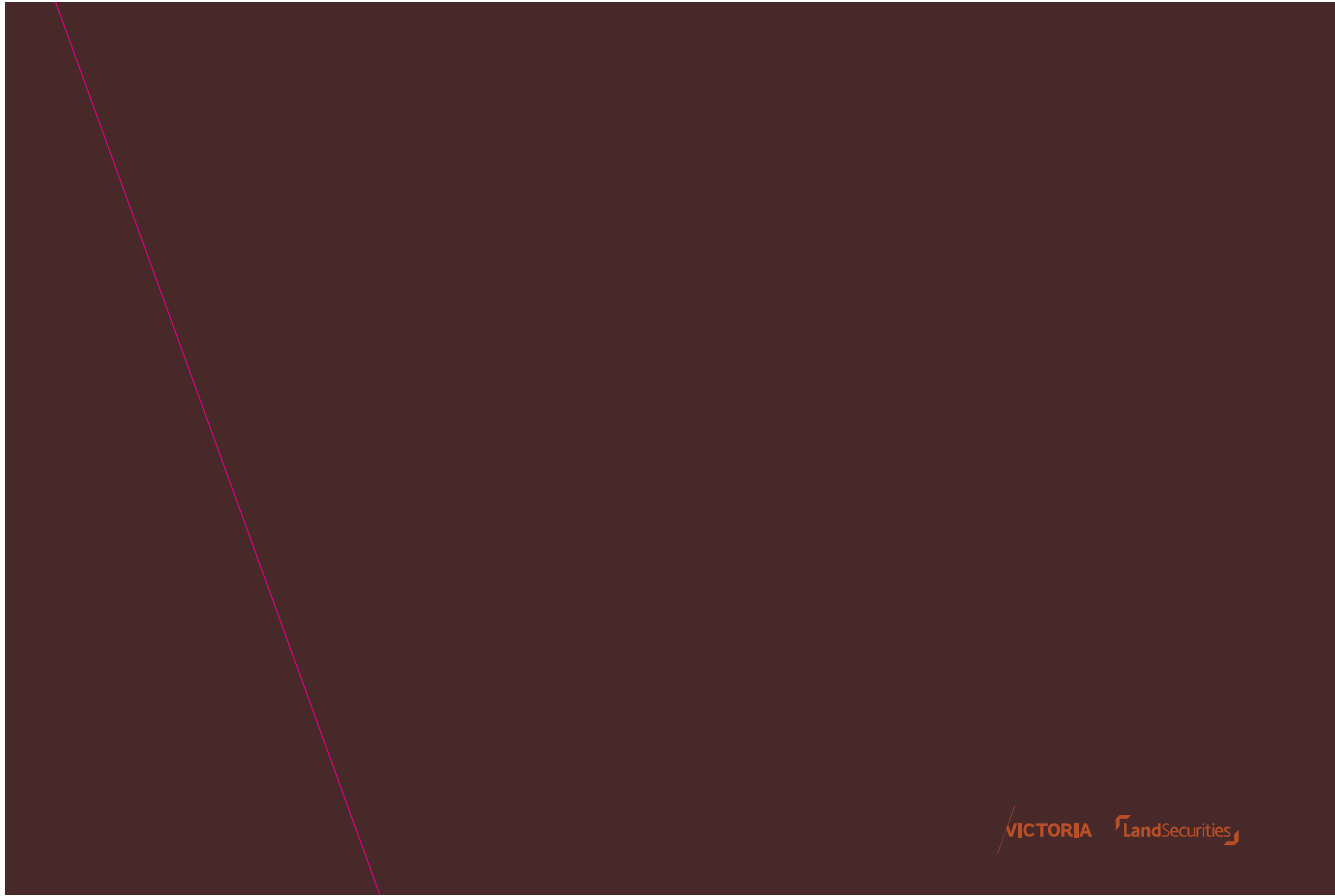
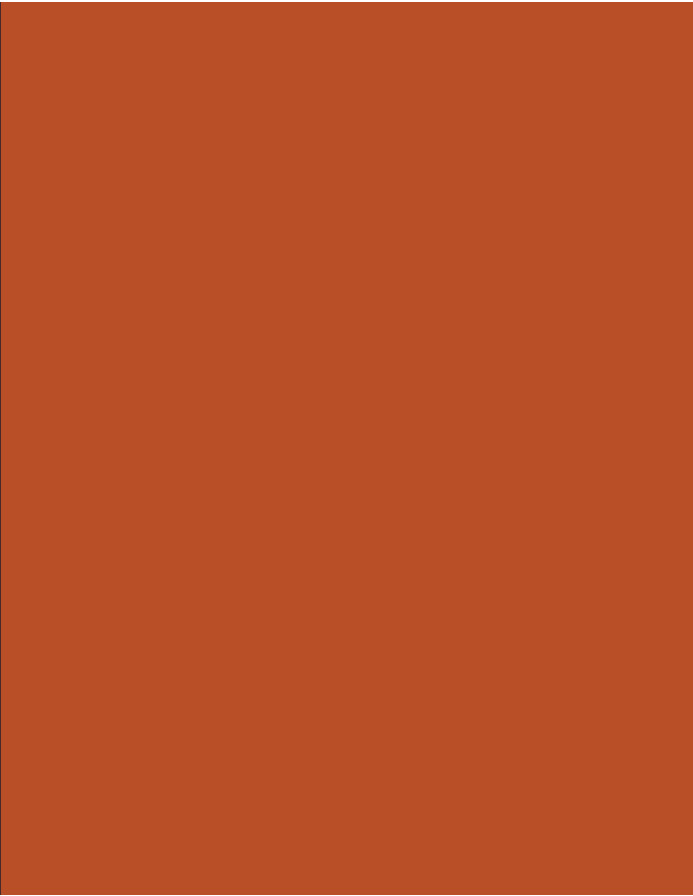


KINGS GATE  
LONDON SW1





VICTORIA LandSecurities



---

CONTENTS

---

03. Land Securities  
05. The Legacy  
15. The Heritage  
21. The Neighbourhood  
29. The Vision

AT THIS VERY BRITISH ADDRESS,  
COMMANDING BREATHTAKING  
VIEWS OF THE ROYAL PARKS AND  
BUCKINGHAM PALACE, WE ARE  
PROUD TO INTRODUCE A NEW  
VISION FOR BEAUTIFULLY CRAFTED  
LIVING. ONE HUNDRED ELEGANT  
APARTMENTS, STUDIOS AND  
PENTHOUSES IN AN EXCEPTIONALLY  
WELL DESIGNED BUILDING WHICH  
COMBINES RENAISSANCE ITALIAN  
INFLUENCES WITH UNDERSTATED  
BRITISH ELEGANCE.

WELCOME TO KINGS GATE.



## LAND SECURITIES: SHAPING LONDON'S FUTURE

WE ARE THE NAME BEHIND MANY OF LONDON'S MOST SIGNIFICANT AND GROUND-BREAKING DEVELOPMENTS IN RECENT YEARS, INCLUDING ONE NEW CHANGE, NEW STREET SQUARE AND 62 BUCKINGHAM GATE. WE SEE EACH NEW DEVELOPMENT IN THE WIDER CONTEXT OF ITS SURROUNDING NEIGHBOURHOOD AND THE CONTRIBUTION IT MAKES TO THE LIFE OF LONDON. WE WORK WITH WORLD-CLASS PARTNERS WHO PUT THEIR HEART AND SOUL INTO EVERY DETAIL OF EVERY PROJECT.

## OUR VISION FOR VICTORIA

WE ARE IN THE PROCESS OF REINVENTING VICTORIA AND REALISING ITS POTENTIAL AS A VIBRANT CENTRE OF CREATIVITY, COMMERCE AND CULTURE. A PLACE WHERE ARCHETYPAL BRITISH HERITAGE LIVES ALONGSIDE DYNAMIC GLOBAL BUSINESSES AND FASHIONABLE RETAIL BRANDS. OVER THE NEXT DECADE WE WILL CONTINUE THE TRANSFORMATION OF THIS AREA TO CREATE A GLOBAL DESTINATION, FILLED WITH BOLD NEW ARCHITECTURE. A TRULY PRIME NEIGHBOURHOOD IN THE VERY HEART OF LONDON.



## THE BUILDING

THE FAÇADE OF KINGS GATE PRESENTS A CONFIDENT FACE TO VICTORIA STREET, WITH STRIKING LIMESTONE PILLARS AND BRONZE METAL BALUSTRADES. THE SHEER HEIGHT OF THE DEVELOPMENT LENDS IT A GRAND PRESENCE AND OPENS UP EXTRAORDINARY VIEWS, WHILST THE NEW PEDESTRIAN THOROUGHFARES AT STREET LEVEL CREATE A WELCOME SENSE OF SPACE AND LIGHT.



### THE FAÇADE

Kings Gate represents a notable new landmark that will have a positive ripple effect throughout Victoria.

VEWS OF  
BUCKINGHAM PALACE

With views of near-neighbour  
Buckingham Palace and the skyline  
of central London beyond, you know  
you are living in the heart of a great  
world city.



RESIDENTS'  
ENTRANCE

Step from the hustle and bustle of Victoria into the warm welcome of the private residents' lobby.



LIGHT AND AIR

The elegant geometry of the exterior design creates a series of discrete and sociable terrace spaces, and allows light to flood into the main living areas.





BUCKINGHAM  
PALACE / Painted in St. James's Park in front  
of Buckingham Palace. Oil on Canvas,  
2008 by Ingrid Thorveit.



ROUTEMASTER / "Wednesday", Oil on Canvas, 2005.  
Photographer: Nathaniel Fowles.



RIVER THAMES

“The Thames below Westminster”, about 1871.  
Oil on Canvas by Claude Monet.  
National Gallery, London.



HOUSES OF PARLIAMENT

Clock inspection: Mr King examining the clock face of Big Ben, in St Stephen's Tower (the clock tower) of the Houses of Parliament, London.  
Photographer: Frank Martin.



# AMENITIES

## HOTELS AND FITNESS CLUBS

01. The Goring
02. Corinthia Hotel
03. The Lanesborough Hotel
04. Mandarin Oriental, Hyde Park
05. The Dorchester
06. Four Seasons Hotel
07. St. Ermin's Hotel
08. Brown's Hotel
09. Jumeirah Carlton Tower
10. St. James's Court Crowne Plaza
11. The Halkin
12. The Berkeley
13. Grosvenor
14. Park Plaza Victoria
15. Hotel 41
16. The Rubens

## RESTAURANTS AND BARS

17. Dinner by Heston Blumenthal
18. Zuma
19. Nobu
20. 45 Park Lane
21. The Wolseley
22. Boisdale
23. Mango Tree
24. Noura
25. Petrus
26. Quilon
27. The Cinnamon Club
28. Kaffmann's, Marcus Wareing
29. Bank Westminster and Zander bar
30. Roux at Parliament Square
31. Quirinale

## RETAIL

32. Harvey Nichols
33. Sloane Street
34. Old Bond Street
35. Regent Street
36. Mount Street
37. Elizabeth Street
38. Cardinal Place

## CULTURE

39. National Gallery
40. National Portrait Gallery
41. Tate Britain
42. Saatchi Gallery
43. Royal Academy of Arts
44. White Cube



## MEET THE LOCALS

TRADITIONAL PUBS AND CRICKET FIELDS,  
VIBRANT SQUARES AND THOROUGHFARES,  
INNOVATIVE THEATRES AND GALLERIES,  
CHARMING BAKERIES AND CAFÉ  
TERRACES, RIVERSIDE WALKS, EXCLUSIVE  
HOTELS AND FINE RESTAURANTS,  
THE BEST TRANSPORT CONNECTIONS  
IN LONDON... THE NEW VICTORIA  
IS A BUSTLING QUARTER WITH  
A LIVELY AND LIKEABLE IDENTITY.  
COME AND EXPLORE.



### PHILIP TREACY

Philip Treacy OBE is one of the world's most recognised and visionary milliners. His famous hats and handbags offer artistic heirloom designs that deserve a place in every woman's wardrobe.  
69 Elizabeth Street, SW1W 9PJ



### THE GORING

The Goring is a five star hotel in London famed for its independent style and modern British cuisine.  
15 Beesdon Place, SW1W 0JW



### AULD RESTAURANT

The Auld restaurant is the oldest part of Boisdale of Belgravia. It is an elegant and spacious dining room providing a quiet, sedate atmosphere.  
15 Eccleston Street, SW1W 9LX



### RIPPON CHEESE STORES

Rippon Cheese Stores offer the food lover, chef and caterer the ideal environment to view, taste and discuss cheeses with knowledgeable staff.  
26 Upper Tachbrook Street, SW1V 1SW



### ST JAMES'S PARK

A peaceful refuge for people living, working or visiting central London; particularly popular for sunbathing and picnics in fine weather. Also popular as a healthy walking route to work for commuters.  
Horse Guards Road, SW1A 2BJ



### STRUTTON GROUND MARKET

This market is one of the most centrally located street markets in London. It is just a few minutes walk from the Palace of Westminster, Westminster Abbey and Parliament Square. Open weekdays from 10.00 until 16.00.  
Strutton Ground, SW1P 2HY



### PIMLICO FRESH

Big wooden tables for communal eating and a lengthy chalkboard menu boasting fresh and filling food makes Pimlico Fresh feel immediately familiar and is the perfect pre-theatre option.  
86-87 Wilton Road, SW1V 1DN



### THE MARQUIS OF WESTMINSTER

A wonderful, traditional English pub in the heart of Pimlico. Just two minutes from Victoria Station, The Marquis has the perfect function room for private hire catering for office and Christmas parties.  
50 Warwick Way, SW1V 1RY



### BUCKINGHAM PALACE

Buckingham Palace is the official London residence and principal workplace of the British monarch. Located in the City of Westminster, the palace is a setting for state occasions and royal hospitality.  
London SW1A 1AA



**TOMTOM**

Tomtom coffee house is more than just another coffee bar. Their aim is to provide the finest cup of coffee in London, freshly made from their own beans.  
114 Ebury Street, SW1W 9QD



**PEGGY PORSCHEN**

Together with her talented team of pastry chefs and sugar craft artists, Peggy is passionate about creating edible works of art for special occasions including weddings and baby showers.  
116 Ebury Street, SW1W 9QQ



**ST. JAMES THEATRE**

The first newly built theatre complex in central London for 30 years, featuring a 312-seat theatre and a brasserie and lobby bar offering delicious food, fine wines and cocktails.  
12 Palace Street, SW1E 5JA



**OLIVOMARE**

With its sleek and elegant decor, Olivomare offers a seafood-only based menu. From oysters to chargrilled fresh lobster, or sea-urchin spaghetti to steamed whole fresh fish.  
10 Lower Belgrave Street, SW1W 0LJ



**ROUX**

A contemporary and luxurious restaurant combining period features and modern furnishings, set in a listed building designed by Alfred Waterhouse, architect of London's iconic National History Museum.  
RICS, Parliament Square, SW1P 3AD



**THE THOMAS CUBITT**

One of Belgravia's most celebrated pubs, honouring London's legendary master builder. The Thomas Cubitt has established itself as a local institution and destination venue.  
44 Elizabeth Street, SW1W 9PA



**MACDONALD BAR**

The most eclectic of Boisdale rooms, this bar is decorated in the style of a gentleman's club but with the ambience of a classic '40s jazz bar and restaurant.  
15 Eccleston Street, SW1W 9LX



**THE CASK AND GLASS**

A busy and quaint little pub, reputedly one of the smallest in central London, which is an ideal venue for a quick drink before heading off to the theatre. Aptly described as a country pub in the heart of the city.  
39 Palace Street, SW1E 5HN



**SPACE NK**

At Space NK you'll discover a selection of the best beauty products sourced from innovators all over the world. Staffed with highly trained skincare specialists and makeup artists who give each customer expert advice.  
Unit 6, Cardinal Place, SW1E 5JD



**ST. ERMIN'S HOTEL**

This luxury four star hotel has an enviable collection of public rooms, drinking venues, meeting spaces and modern facilities. Guests are spoilt for choice — it's perfect for every occasion.  
2 Caxton Street, SW1H 0QW



**INN THE PARK**

Nestled among the plants and ponds of St. James's Park, Inn The Park is an innovative café/restaurant that blends seamlessly into its surroundings to offer a natural oasis right in the heart of London.  
St. James's Park, Horse Guards Road, SW1A 2BJ



**BANK WESTMINSTER**

The Bank Westminster restaurant offers an abundance of charm, colour and character. From the impressive bar to the elegant dining conservatory, this is a fantastic location in which to relax and enjoy great food and drink.  
45 Buckingham Gate, SW1E 6BS



**CHOCODELI**

London's most exciting chocolate and sweet shop, with three hundred types of sweets, unique, handmade chocolates and award-winning organic ice cream.  
24 Upper Tachbrook Street, SW1V 1SW



**VICTORIA STATION**

The Underground station is on the District, Circle and Victoria lines. Railway trains are operated by Southern and Southeastern Trains. The Gatwick Express also runs from here.  
Victoria Street, SW1E 5JX



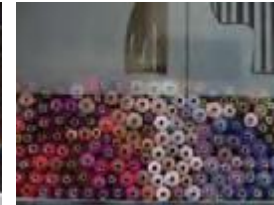
**THE PHOENIX**

Just five minutes from Victoria Station, it is alive in the week with office workers and at the weekend the hubbub comes from the tourists popping into Buckingham Palace.  
14 Palace Street, SW1E 5JA



**THE REGENCY CAFÉ**

Serving the 'classic British fry up' this genuine and authentic café has an enjoyable atmosphere. Expect a queue, especially at the weekend, but it's a real gem and definitely worth the wait.  
17-19 Regency Street, SW1P 4BY



**REDWOOD & FELLER LTD**

Redwood & Feller Ltd are the finest bespoke tailors and one of the most established institutions of London, in a city renowned for sartorial splendour. They are well known for creating the finest tailor-made suits and providing a first-class service.  
89 Rochester Row, SW1P 1LJ



**CARDINAL PLACE**

Twenty four retail and restaurant brands occupy the ground floor, including an M&S anchor store. Above it, you'll find a roof garden offering an oasis of tranquility. Then there's the SW1 Gallery, a cultural hub at the heart of this new community.  
80 Victoria Street, SW1E 5JL

ENTRANCE  
LOBBY / The spacious lobby is designed to create  
a clear and calming separation between  
the streetscape and the home.



LIVING SPACE

Combining a clean, modern sensibility with traditional British design values, this is a building in which every detail has been lovingly considered and crafted.



LIVING ROOM

All apartments feature a rich palette of natural materials, with refined and beautiful finishes to create a neutral canvas.



OPEN-PLAN  
DINING

Oak-floored dining areas blend with contemporary kitchens by Modulnova and Strato, featuring textured stone worktops and Miele appliances throughout.





MASTER  
ENSUITE / Luxurious ensuite bathrooms feature  
contrasting textures of natural stone  
and mirrored cabinets, with bespoke  
lighting details to complete the effect.



MASTER  
BEDROOM / Simple, elegant detailing emphasises the  
inherent beauty of the natural finishes, with  
warm tones accented by light, bright touches.



STUDY/THIRD  
BEDROOM

A third bedroom doubles as a generous study space, with oak flooring, integrated shelving and floor-to-ceiling windows.



TERRACE VIEW

A series of private balconies and terraces offer breathtaking views of the Royal Parks and Westminster Cathedral.



## OUR CREATIVE TEAM

MILLER LONDON  
HELEN WESTLAKE

Miller London are an interior design practice specialising in high-profile, premium residences, including country estates, yacht interiors and private members' clubs. They design from the inside out, creating spaces that work beautifully for the people who use them. Kings Gate represents a fascinating opportunity to bring beautifully crafted living to the heart of London.

LYNCH ARCHITECTS  
PATRICK LYNCH RIBA

Lynch Architects is an award-winning practice based in London. Their inspiration for this project came from the traditional Venetian palazzo, reflecting the Italianate influence already evident in the classic architecture of Westminster. For them it was a pleasure to work on a project where every last detail matters so much to the developer.

- 01. The team at Miller London
- 02. Patrick Lynch (left) with colleagues in the studio



## THE DETAILS

EACH OF THE 100 RESIDENCES HAS BEEN DESIGNED WITH DISCRETE LUXURY IN MIND. APARTMENTS RANGE FROM ONE TO THREE BED AND FEATURE WARM TONES WITH BRIGHT TOUCHES. STUDIO APARTMENTS HAVE AN ENHANCED PALETTE WITH LIGHTER TONES AND A VARIETY OF TEXTURES. THE FOUR BED PENTHOUSES FEATURE RICHER TONES AND BRIGHT ACCENTS. MOST APARTMENTS ENJOY SECURE UNDERGROUND PARKING AS WELL AS PRIVATE TERRACE SPACE, WITH VIEWS TO THE NORTH AND SOUTH.

FLOOR	APARTMENT NUMBER	BEDROOMS	APARTMENT TYPE	FLOOR SPACE sq m	TERRACE sq m	ROOF TERRACE sq m	TOTAL FLOOR SPACE sq m
13, 14, 15	.01	4	23	328.6	22.2	86.5	437.3
	.02	4	24	310.0	22.1	76.1	408.2
	.03	4	25	334.0	18.4	89.5	441.9
	.04	4	26	317.8	18.4	90.0	426.2
08-12	.01	3	17	147.9	9.1		157.0
	.02	2	18	83.9	10.3		94.2
	.03	3	19	146.5	13.7		160.2
	.04	3	20	162.9	9.7		172.6
	.05	2	21	87.8	15.6		103.4
	.06	3	22	158.2	13.2		171.4
02-07	.01	2	07	110.2	9.1		119.3
	.02	1	08	53.1	4.5		57.6
	.03	1	09	51.0	4.5		55.5
	.04	2	10	90.9	9.1		100.0
	.05	1	11	75.4			75.4
	.06	3	12	119.7	9.0		128.7
	.07	1	13	51.6	10.2		61.8
	.08	1	14	48.9	10.1		59.0
	.09	2	15	96.7	9.1		105.8
	.10	1	16	66.2			66.2
01	1.01	1	01	49.6			49.6
	1.02	1	02	63.4			63.4
	1.03	STUDIO	03	38.2			38.2
	1.04	STUDIO	04	42.5			42.5
	1.05	STUDIO	05	44.8			44.8
	1.06	STUDIO	06	44.4			44.4

## THE MASTERPLAN

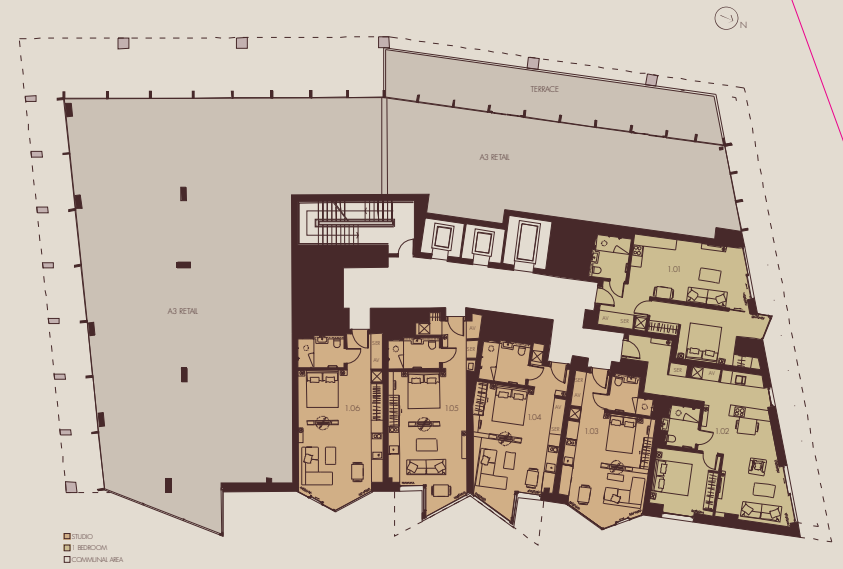
AT GROUND LEVEL, KINGS GATE IS SURROUNDED BY AN ATTRACTIVE NEW PUBLIC REALM, WITH A VARIETY OF RETAIL. THE RESIDENTS' ENTRANCE IS SET BACK FROM VICTORIA STREET ON A TREE-LINED AVENUE.



FLOOR 01  
APARTMENTS  
1.01—1.06

1.01/TYPE 01	44.0	44.0
NET SALABLE AREA	49.6	53.4
1.02/TYPE 02	44.0	44.0
NET SALABLE AREA	50.4	52.2
1.03/TYPE 03	44.0	44.0
NET SALABLE AREA	39.2	41.1
1.04/TYPE 04	44.0	44.0
NET SALABLE AREA	45.5	47.7
1.05/TYPE 05	44.0	44.0
NET SALABLE AREA	44.8	46.2
1.06/TYPE 06	44.0	44.0
NET SALABLE AREA	44.4	47.9

VICTORIA STREET



TYPICAL FLOORS  
02—07  
APARTMENTS  
5.01—5.10

5.01/TYPE 07	sq m	sq ft
NET SALEABLE AREA	110.2	1,185
TERACE	01	08
5.02/TYPE 08	sq m	sq ft
NET SALEABLE AREA	53.1	572
TERACE	4.5	48
5.03/TYPE 09	sq m	sq ft
NET SALEABLE AREA	51.0	547
TERACE	4.5	48
5.04/TYPE 10	sq m	sq ft
NET SALEABLE AREA	90.9	978
TERACE	01	08
5.05/TYPE 11	sq m	sq ft
NET SALEABLE AREA	25.4	272
5.06/TYPE 12	sq m	sq ft
NET SALEABLE AREA	119.7	1,285
TERACE	9.0	97
5.07/TYPE 13	sq m	sq ft
NET SALEABLE AREA	51.0	547
TERACE	10.2	110
5.08/TYPE 14	sq m	sq ft
NET SALEABLE AREA	48.0	515
TERACE	10.1	109
5.09/TYPE 15	sq m	sq ft
NET SALEABLE AREA	96.7	1,041
TERACE	01	08
5.10/TYPE 16	sq m	sq ft
NET SALEABLE AREA	66.2	711

VICTORIA STREET



TYPICAL FLOORS  
08—12  
APARTMENTS  
11.01—11.06

11.01/TYP. 17	sq. m	sq. ft.
NET SALEABLE AREA	1479	1,592
TERACE	91	98
11.02/TYP. 18	sq. m	sq. ft.
NET SALEABLE AREA	839	903
TERACE	10.3	111
11.03/TYP. 19	sq. m	sq. ft.
NET SALEABLE AREA	146.5	1,577
TERACE	13.9	149
11.04/TYP. 20	sq. m	sq. ft.
NET SALEABLE AREA	129.9	1,393
TERACE	97	104
11.05/TYP. 21	sq. m	sq. ft.
NET SALEABLE AREA	87.8	943
TERACE	15.6	168
11.06/TYP. 22	sq. m	sq. ft.
NET SALEABLE AREA	158.2	1,703
TERACE	18.2	195

VICTORIA STREET





FLOOR 13  
PENTHOUSE  
APARTMENTS  
13.01—13.04

13.01/TYP. 23	sq m	sq ft
NET SALEABLE AREA	199.3	2,145
TERACE	20.1	216
13.02/TYP. 24	sq m	sq ft
NET SALEABLE AREA	181.0	1,957
TERACE	20.9	227
13.03/TYP. 25	sq m	sq ft
NET SALEABLE AREA	220.4	2,372
TERACE	18.6	201
13.04/TYP. 20	sq m	sq ft
NET SALEABLE AREA	128.2	1,382
TERACE	18.4	198

VICTORIA STREET



▲ 4 BEDROOM PENTHOUSE  
▬ COMMON AREA

FLOOR 14  
PENTHOUSE  
UPPER  
14.01—14.04

14.01/TYPE 23	sq m	sq ft
NET SALEABLE AREA	129.2	1,391
TERACE	2.1	22
14.02/TYPE 24	sq m	sq ft
NET SALEABLE AREA	127.9	1,382
TERACE	1.9	20
14.03/TYPE 25	sq m	sq ft
NET SALEABLE AREA	113.6	1,223
14.04/TYPE 26	sq m	sq ft
NET SALEABLE AREA	123.5	1,330

VICTORIA STREET



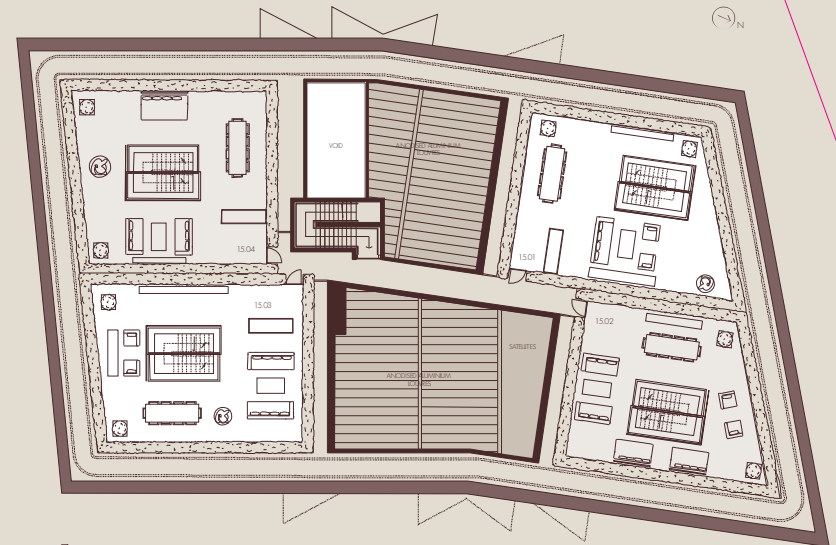
14 BEDROOM PENTHOUSE

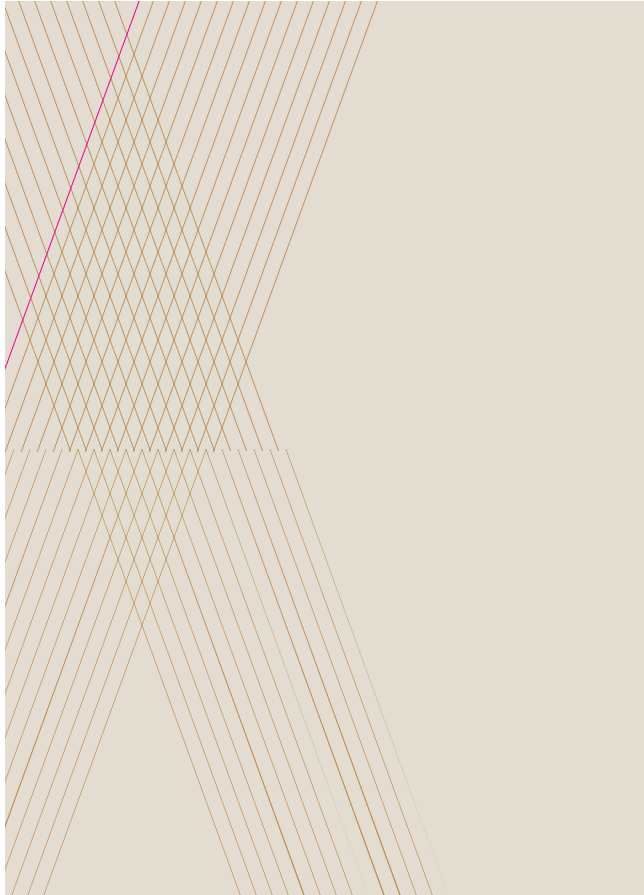
FLOOR 15  
PENTHOUSE  
ROOF GARDENS  
15.01—15.04

15.01/TYPE 23	sq m	sq ft
TERACE*	86.5	921
15.02/TYPE 24	sq m	sq ft
TERACE*	76.1	819
15.03/TYPE 25	sq m	sq ft
TERACE*	89.5	963
15.04/TYPE 26	sq m	sq ft
TERACE*	90.0	969

\*Area excludes common corridor.

VICTORIA STREET





## APARTMENT SPECIFICATION

### ENTRANCE HALL

- Threshold polished limestone
- Solid core timber entrance door
- Straight grain, brown-grey timber
- White bronze finish ironmongery
- 220mm lightly-polished, engineered oak flooring Café Noix, premium grade
- Wall paneling in timber veneer
- Straight grain, brown-grey timber
- Solid timber skirtings to match doors and architraves

### RECEPTION/DINING AREA

- 220mm lightly-polished, engineered oak flooring Café Noix, premium grade

### KITCHEN

- Kitchen units by Modulava with matt lacquer cupboard fronts and tactile leather finish stone worktops
- Top-of-the-range Miele integrated stainless steel appliances: oven, combination steam oven, warming drawer, microwave, induction hob, fully concealed extractor, fridge/freezer, dishwasher and wine fridge

### HEATING

- Thermatically-controlled under floor heating throughout
- Comfort cooling provided to reception area and bedrooms

### ELECTRICAL FITTINGS

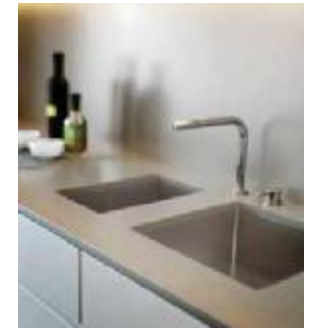
- Brushed nickel switch plates, white metal socket plates
- Flush-finish, recessed, low voltage LED downlights
- Concealed soft linear LED lighting to ceiling recesses
- Scene setting lighting controls

### COMMUNICATIONS

- Integrated central control system

### DETAILS

- Soft white painted ceiling throughout
- Soft white finished, concealed sprinkler heads
- Service cupboard doors concealed within timber paneling with minimal ironmongery
- Satin nickel trimmed concealed floor boxes recessed into floor finish





#### MASTER BEDROOM

- Luxurious 100% wool carpet
- Bespoke fitted wardrobes, matt lacquer and satin glass finish with integrated lighting

#### MASTER ENSUITE

- Mid-tone, 'leather finish' large-format limestone floors Sand tones
- Dornbracht polished chrome fittings and accessories
- Undermounted basin with limestone vanity
- Wall-hung WC
- Discreet bronze-framed, glazed pivot door to walk-in shower
- Thermostatically-controlled, ceiling-mounted shower head with hand shower
- Polished chrome, minimalist, contemporary floating heated towel rail
- Bespoke mirrored vanity cabinet with bespoke surface mounted lighting detail
- Undermounted bath tub as applicable with limestone surround

#### GUEST BEDROOM

- Luxurious 100% wool carpet
- Bespoke fitted wardrobes, timber finish with integrated lighting

#### GUEST ENSUITE

- Light-tone, 'leather finish' large-format limestone floors Cream tones
- Dornbracht polished chrome fittings and accessories
- Undermounted basin with limestone vanity
- Wall-hung WC
- Discreet bronze-framed, glazed pivot door to walk-in shower
- Thermostatically-controlled, ceiling-mounted shower head with hand shower
- Polished chrome, minimalist, contemporary floating heated towel rail
- Bespoke mirrored vanity cabinet with bespoke surface mounted lighting detail
- Undermounted bath tub as applicable with limestone surround

#### POWDER ROOM/FAMILY BATHROOM

- Mid-tone, 'leather finish' large-format limestone floors Mid-grey tones
- Dornbracht polished chrome fittings and accessories
- Undermounted basin with limestone vanity
- Wall-hung WC
- Discreet bronze-framed, grey glazed pivot door to hidden walk-in shower
- Polished chrome, contemporary floating heated towel rail
- Bespoke mirrored vanity cabinet with bespoke surface mounted lighting detail
- Satin glass cabinetry as applicable with discreet bronze trim

# MATERIALS

## APARTMENTS

- 01. Kitchen worktop  
Composite stone,  
leather texture
- 02. Switches  
Brushed nickel
- 03. Carpet  
100% luxury wool  
woven carpet
- 04. Master ensuite bath  
and sink surround  
Rich grey-brown tone limestone
- 05. Door detail  
Low iron satin glass
- 06. Master ensuite bathroom  
Sand tone limestone
- 07. Vanity mirrors  
Low iron mirror
- 08. Guest ensuite  
Cream tone limestone
- 09. Kitchen cabinetry  
Matt lacquer
- 10. Doors  
Brown-grey timber

## COMMUNAL AREAS

- 11. Thresholds and lifts  
Dove grey tone limestone
- 12. Furniture wall feature  
Lift interior  
Bronze tint mirror
- 13. Stone floor — Lobby staircase  
Warm cream tone limestone
- 14. Picture rail detail  
Dark bronze



KINGS GATE

Step outside Kings Gate and you enter a beautifully designed public space, with an attractive pedestrian thoroughfare bringing new life to the area. An imaginative public art programme adds further variety and intrigue.



# LAND SECURITIES

LAND SECURITIES IS THE UK'S LEADING REAL ESTATE INVESTMENT TRUST. HALF OF OUR PORTFOLIO IS IN LONDON, WHERE WE OWN A NUMBER OF LANDMARK BUILDINGS. WE ARE SHAPING THE FUTURE OF THIS GREAT CITY WITH A SERIES OF IMAGINATIVE, MIXED-USE DEVELOPMENTS IN VICTORIA, SOUTHBANK, MIDTOWN AND THE CITY. RECENT HIGHLIGHTS INCLUDE 20 FENCHURCH STREET AND THE AWARD-WINNING ONE NEW CHANGE. KINGS GATE REPRESENTS THE NEXT STEP FORWARD.



- 01. 62 Buckingham Gate
- 02. One New Change
- 03. Wellington House
- 04. 20 Fenchurch Street
- 05. The Zig Zag Building
- 06. Cardinal Place
- 07. Park House





