

ONE
CLUNY MEWS



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By invitation only

Positioned in one of London's most desirable locations, Cluny Mews is tucked away in the heart of Earl's Court and the Royal Borough of Kensington and Chelsea.

This beautifully appointed collection of 35 stunning 1, 2 and 3-bedroom apartments, including 8 duplex penthouses, brings something unique to the area; a secret sanctuary of sophisticated opulence.

Flexible boutique office space is available on the ground floor to residents as a prestigious central London business address, ideal for those looking for an exclusive and adaptable work space solution.

Meanwhile beyond the tranquility of the private gated residents' gardens lies one of the world's most exhilarating cities.





Well-connected

Cluny Mews is just minutes away from the District and Piccadilly lines. It has easy access to the green open spaces of Holland Park and Kensington Gardens, and many of London's cultural institutions such as the Natural History Museum, Victoria & Albert Museum and Royal Albert Hall.



Uniquely appointed

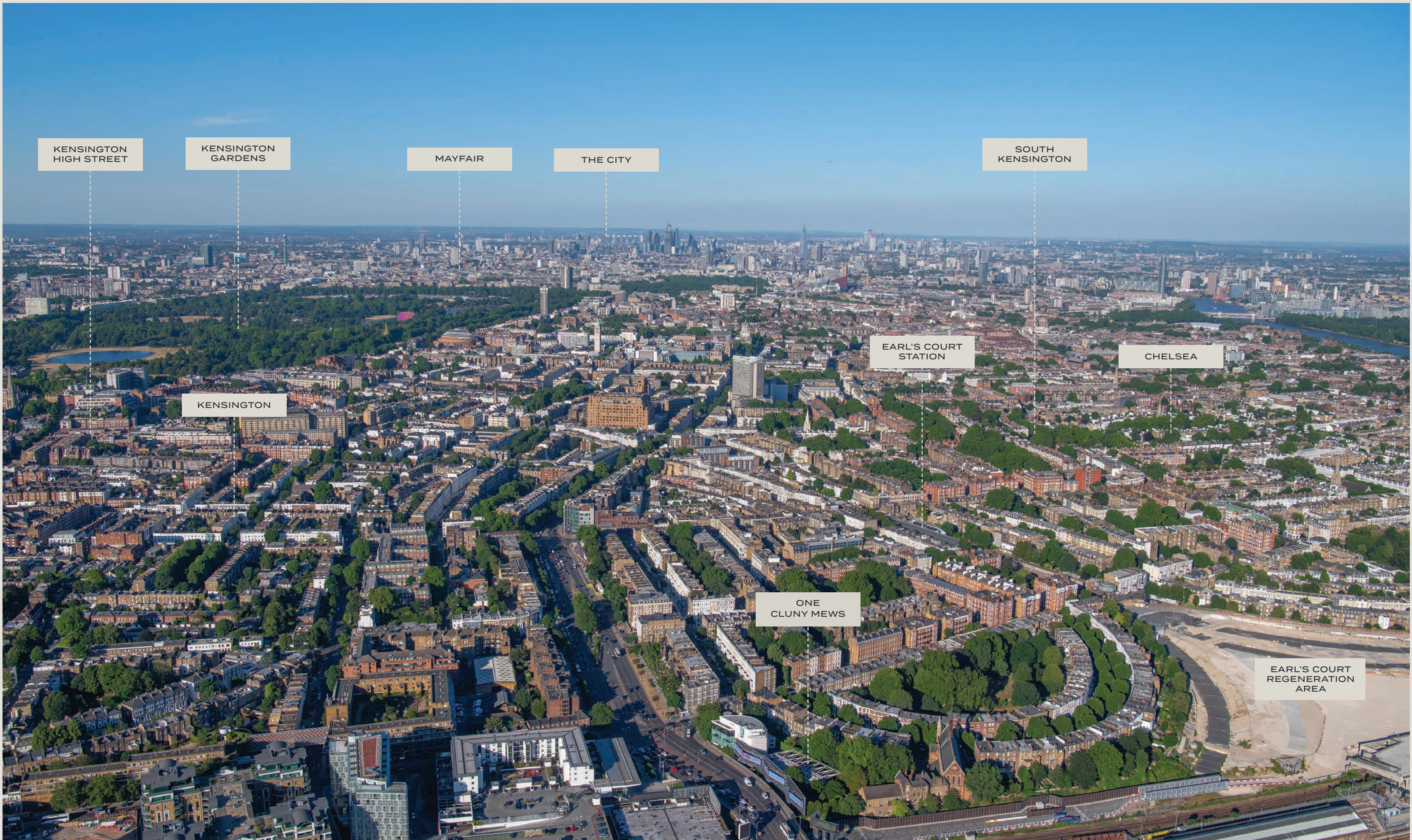
The Mews lies within the districts of Chelsea and Kensington, famed for their elegant stucco-fronted Georgian terraces, Victorian red brick mansion blocks, and traditional garden squares. With its international fashion brands, Michelin-starred restaurants, roof garden bars, gilded eateries and chic cafes, it is no surprise that the area has attracted the most affluent of residents from near and wide.

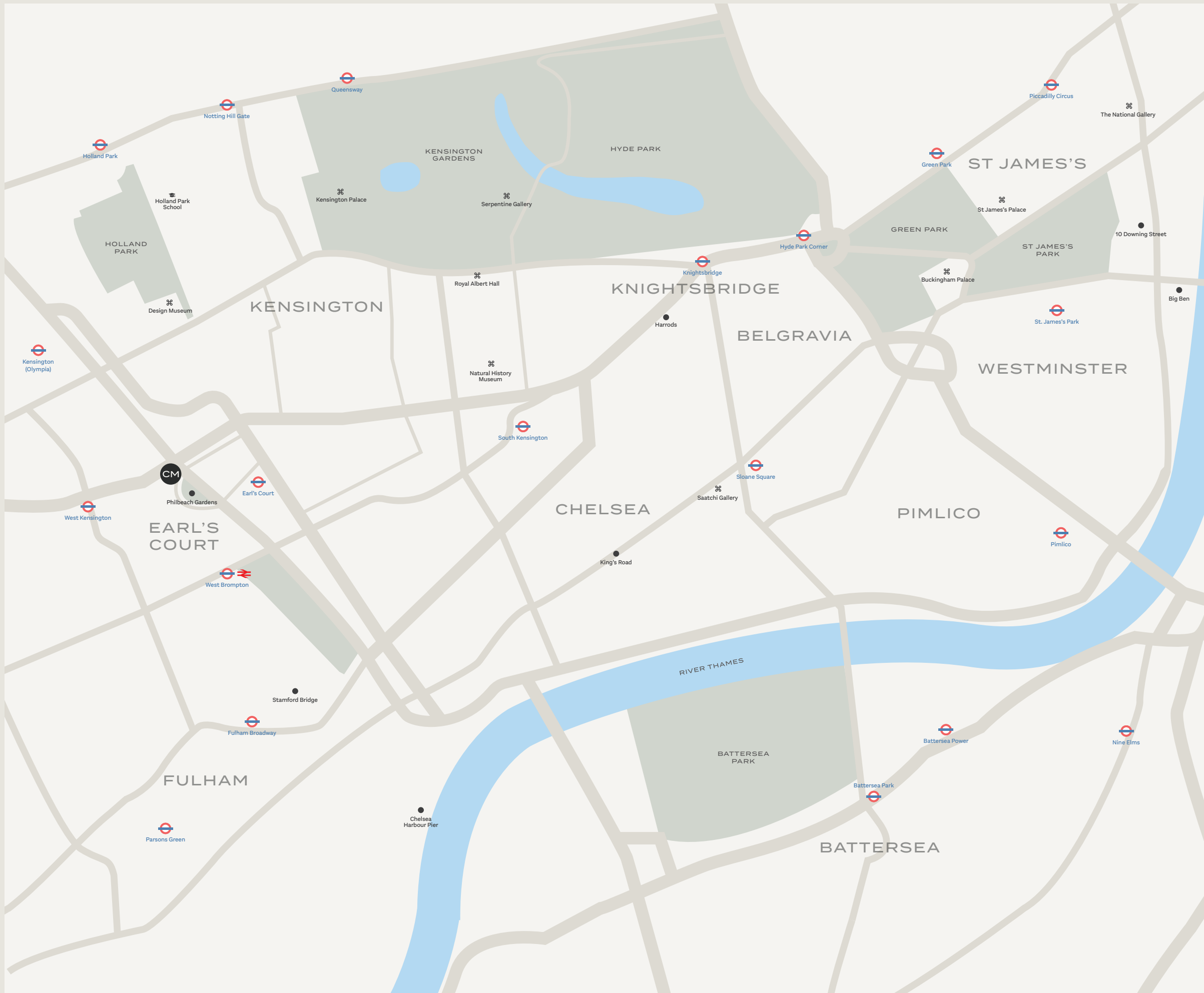




This is London

London is a centre for culture, education, business and financial services, making it one of the world's most desirable cities to live in. Its energy, creative flair and entrepreneurial spirit has led the way. At Cluny Mews, you're at the heart of everything the capital has to offer. No other city in the world has the same blend of prestigious postcodes, global headquarters, top schools, cultural attractions and diverse shopping areas as this city does.





Connections

RAIL

Connected to the city's best locations, Cluny Mews has easy access to transport links, including underground and overground rail services, connecting residents to the rest of the capital and beyond.

ROAD

SW5 is served by numerous bus routes, and with Cluny Mews sitting just south of West Cromwell Road (A4) which runs east into central London and feeds directly into the M4 to the west, the development has excellent road links.

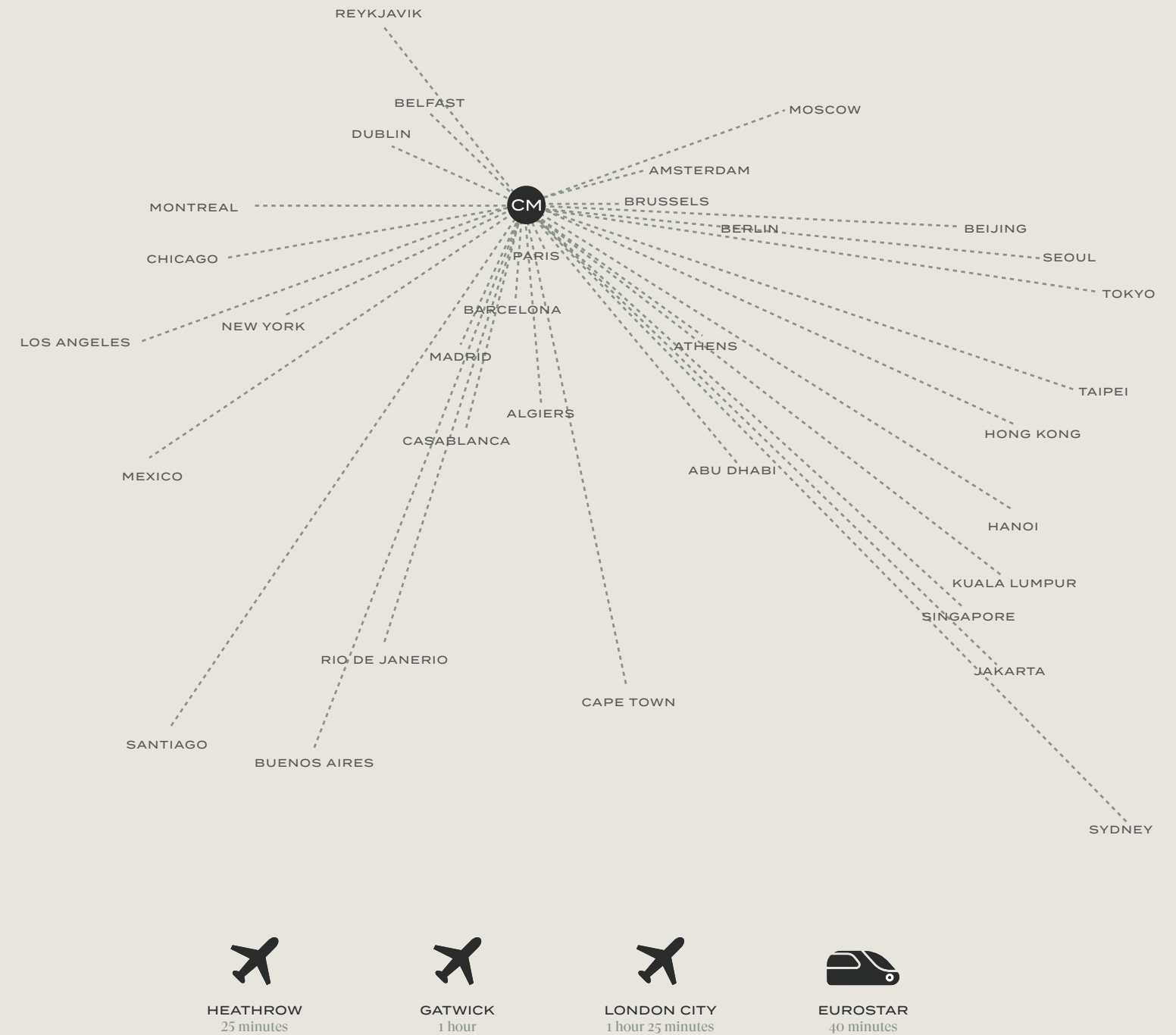
AIR

With Heathrow Airport just a 35-minute drive away, Cluny Mews is perfectly positioned for international travel, while still being right in the heart of one of London's most prestigious areas.

Connecting you to London



and beyond





Beauty of simplicity

Luxury, high-specification interiors full of simple yet ingenious ideas, beautifully fitted.

Every single piece, every feature, colour palette and fitting has been thoughtfully considered and selected for you to create a lifestyle that exudes relaxation, purity and calm.

Floor-to-ceiling windows, lightwells and rooflights invite natural light into the atriums, stairs and walkways of Cluny Mews.

The sleek, clean design and its open acknowledgement of context helps create flowing light-filled spaces, gently punctuated by pendant lighting, curated art and monochromatic minimalism.





LIVING ROOM

A modern and seductive space with textures and colours carefully chosen for their gentle aesthetic and understated functionality. Open and spacious, every living room is a canvas of relaxation to add your own individual flair, with neutral tones creating a refined atmosphere. These are luxurious, light-filled living spaces that inspire a sense of purpose and place with contrasting decorative curiosities and accents.



KITCHEN

Perfect ingredients: a tantalising blend of quality craftsmanship, modern design and geometric playfulness. Beautiful, yet utterly practical, the kitchens at Cluny Mews are sociable spaces designed to make cooking, dining and entertaining a sheer pleasure. Luxury appliances from Miele and Siemens, satin finish fittings and warm wooden flooring are complemented by refined lines, tasteful simplicity and natural light flow.



BATHROOM

This is your very own haven of calm, finished with recessed lighting and floating mirrors. Contrasting materials add depth and natural textures to create a contemplative sanctuary where serenity effortlessly ensues. A place where you can enjoy every indulgent moment, immersed in the simple pleasures of life. Bold black fixtures bathed in light define and enhance this private retreat. Villeroy & Boch porcelain, Dornbracht fittings, Carrara high gloss porcelain tiles along with underfloor heating bring luxury to your everyday.

**BEDROOM**

Lightness of touch, gentle hues and space to breathe are hallmarks of a Cluny Mews bedroom. A place to sleep and dream, and while away. Simplicity brings slumber and calm. Organic elements with natural textures help to rejuvenate and refresh.















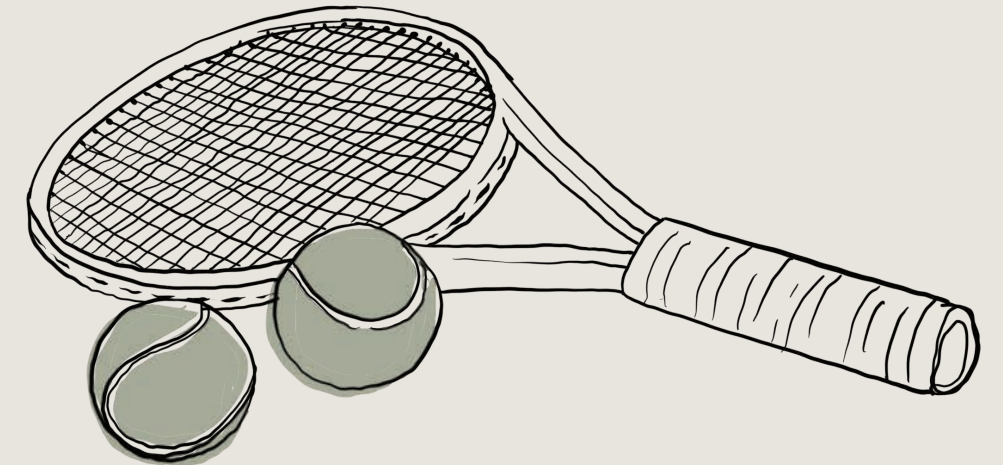


Neighbours

Neighbours



St Cuthbert's



Philbeach Gardens S.W.5

◀ ST CUTHBERT'S

One of London's largest and finest 19th century churches, St Cuthbert's is a Grade I listed Anglo-Catholic church that rises above the terraces of Philbeach Gardens and its adjoining Grade II listed Clergy House and Hall. Not only is it a notable example of late Victorian architecture, it also has a truly extraordinary arts and crafts interior that has to be seen to be believed.

▶ PHILBEACH GARDENS

Set in a tree-lined crescent of London townhouses dating back to 1876, Philbeach Gardens is one of the biggest private communal gardens in London with over three acres of landscaped greenery including a grass tennis court.

 Notable People



Alongside its royal heritage, this borough has also been home to an eclectic range of notable people. This exciting, elite crowd has helped to establish the prestige that is associated with the area and continues to lure locals and newcomers to the neighbourhood.

Some of the most noteworthy names associated with the Earl's Court area include:

NORMAL LOCKYER

(1836–1920), English scientist and astronomer credited with discovering the gas helium, lived at 16 Penywern Road.

DAME ELLEN TERRY

(1847–1928), leading Shakespearian stage actress in Britain in the 1880s and 1890s, lived at 22 Barkston Gardens.

HOWARD CARTER

(1874–1939), English archaeologist, Egyptologist and primary discoverer of the tomb of Tutankhamun, lived at 19 Collingham Gardens.

AGATHA CHRISTIE

(1890–1971), English creator of Hercule Poirot, lived in Cresswell Place.

ALFRED HITCHCOCK

(1899–1980), English filmmaker and producer, lived at 153 Cromwell Rd.

BEATRIX POTTER

(1866-1943), author Beatrix Potter's ceramic plaque sits on Bousfield School wall, near the spot where her house stood before it was bombed in the Second World War.

BENJAMIN BRITTEN

(1913–1976), English composer, conductor, violist and pianist, lived at 173 Cromwell Road.

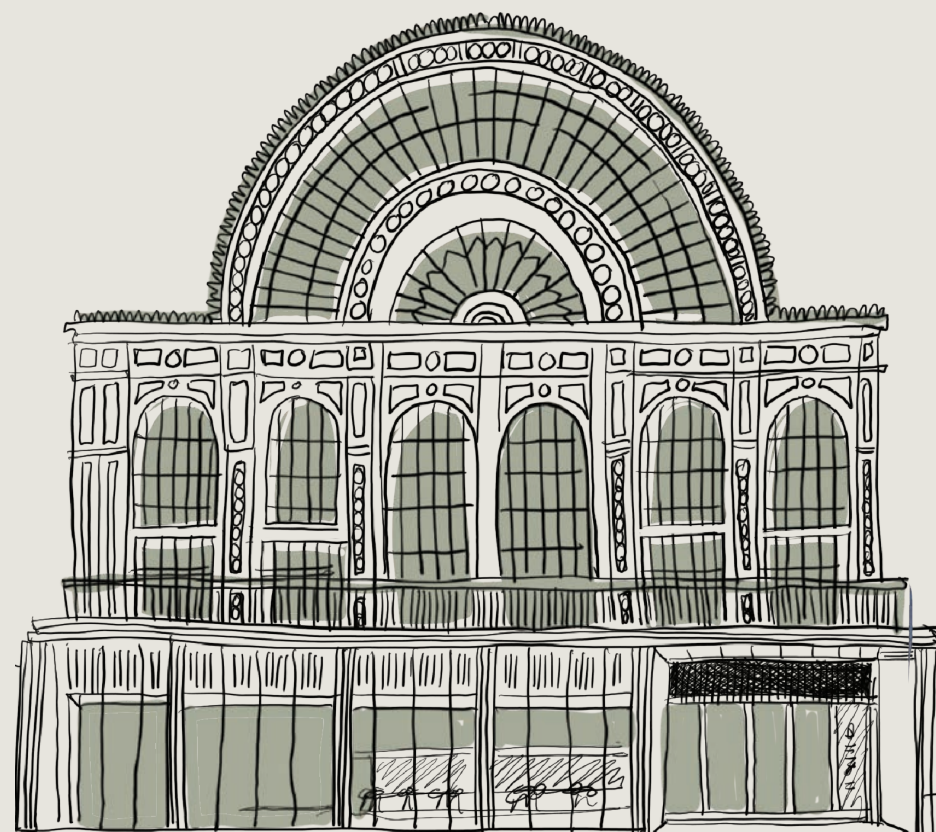


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Culture

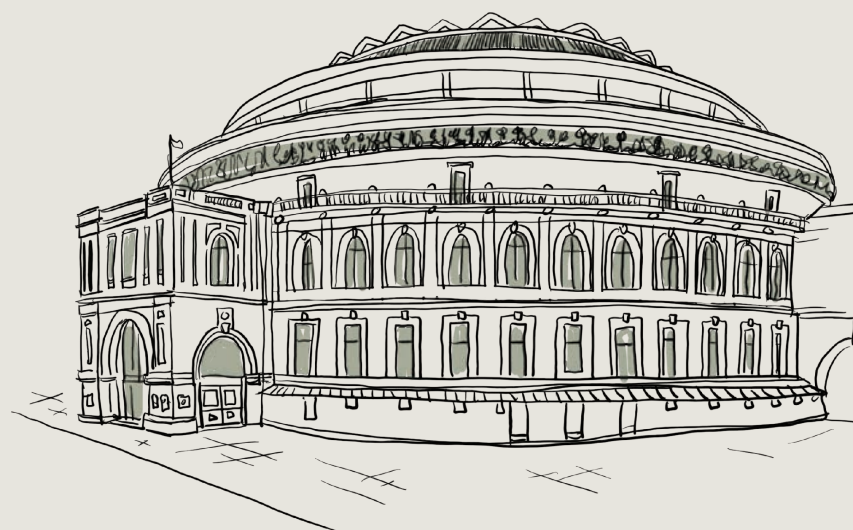
The Royal Borough of Kensington and Chelsea includes several internationally renowned cultural venues. As a resident of Cluny Mews, you're never far away from world-class events, musical performances, theatre, art collections and exhibitions.

Culture Favourites



ROYAL OPERA HOUSE

Home to The Royal Ballet and The Royal Opera, The Royal Opera House is renowned for its outstanding performances of traditional opera and ballet, as well as commissioning works by contemporary composers and choreographers.



ROYAL ALBERT HALL

From the BBC Proms to acclaimed stage shows, the beautiful and historic Royal Albert Hall offers a huge and diverse range of musical performances and events.

THE SERPENTINE

The Serpentine has an art gallery that champions new ideas in contemporary art, for those wanting to learn and engage pioneering and emerging artists.

SCIENCE MUSEUM

The Science Museum celebrates the very best of human ingenuity, showcasing scientific, technological and medical advancement from across the globe.

NATURAL HISTORY MUSEUM

Visitors to the Natural History Museum can explore everything from dinosaurs to the outer reaches of space in this fascinating world-class attraction and leading science research centre.



FINBOROUGH THEATRE

Smaller theatres and fringe venues like the Finborough Theatre in Earl's Court offer experimental works and international performances that are hard to find elsewhere.



VICTORIA AND ALBERT MUSEUM

For people that enjoy fashion and design the Victoria and Albert Museum is home to an exceptional permanent collection, as well as specially curated, limited exhibitions.



CHELSEA FOOTBALL CLUB, STAMFORD BRIDGE

Stamford Bridge is the home of Chelsea Football Club, one of the English Premier League's leading teams. Established in 1877, the stadium itself has a rich history of footballing pedigree at the highest level.

WEST END

As well as being London's theatreland with over 40 venues performing some of the most acclaimed shows and musicals in the world, the West End is a vibrant hub of flagship stores, boutiques and restaurants.

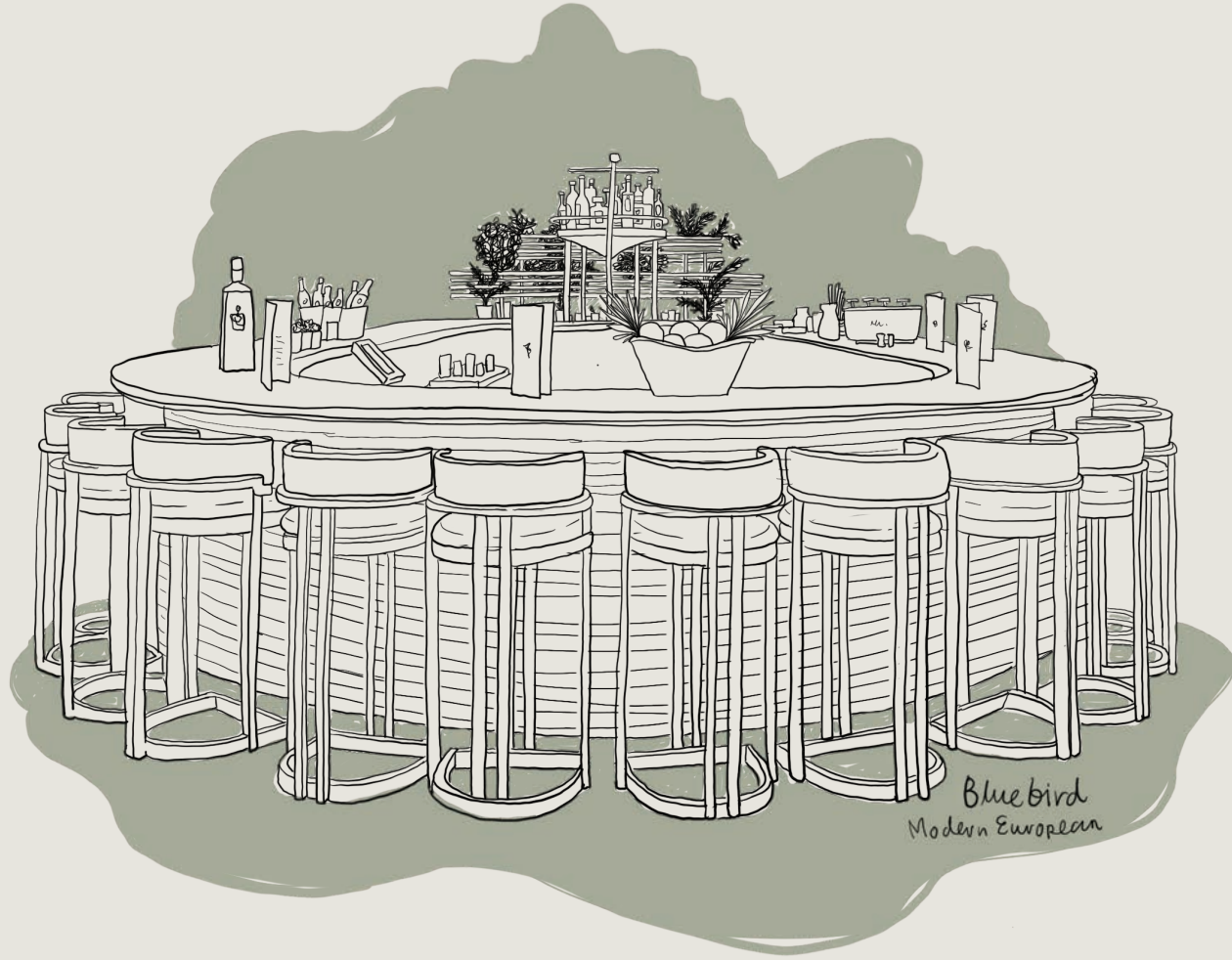


SUSHI AT AKIRA, JAPAN HOUSE LONDON

Dining

The Royal Borough is home to the finest dining establishments in London. With such a wide selection of unique eateries from authentic Italian coffee shops to Michelin-starred Japanese restaurants, this area truly represents the best of this city's cosmopolitan dining.

Dining Favourites



Bluebird
Modern European

BLUEBIRD

Modern European dining



K-Bar

K-BAR

Elegant cocktail bar



AKIRA Japan House

AKIRA, JAPAN HOUSE

Renowned Japanese restaurant



COLBERT

All-day French bistro



Shopping

Shopping Favourites



Cartier Sloane Street.

KINGS ROAD AND SLOANE STREET

Some of the best shopping can be found in Kensington and Chelsea. On Kings Road, you'll find a collection of international high street and luxury brands. Neighbouring this iconic road is Sloane Street, known for being the most exclusive shopping destination for Londoners and visitors alike.



Harrods Knightsbridge.

◀ KNIGHTSBRIDGE

Knightsbridge is home to Harrods, perhaps one of the most famous department stores in the world. This upscale shopping experience offers unmatched luxury, with over 330 departments from designer clothing through to food and confectionery.



Portobello Market

PORTOBELLO FASHION MARKET ▶

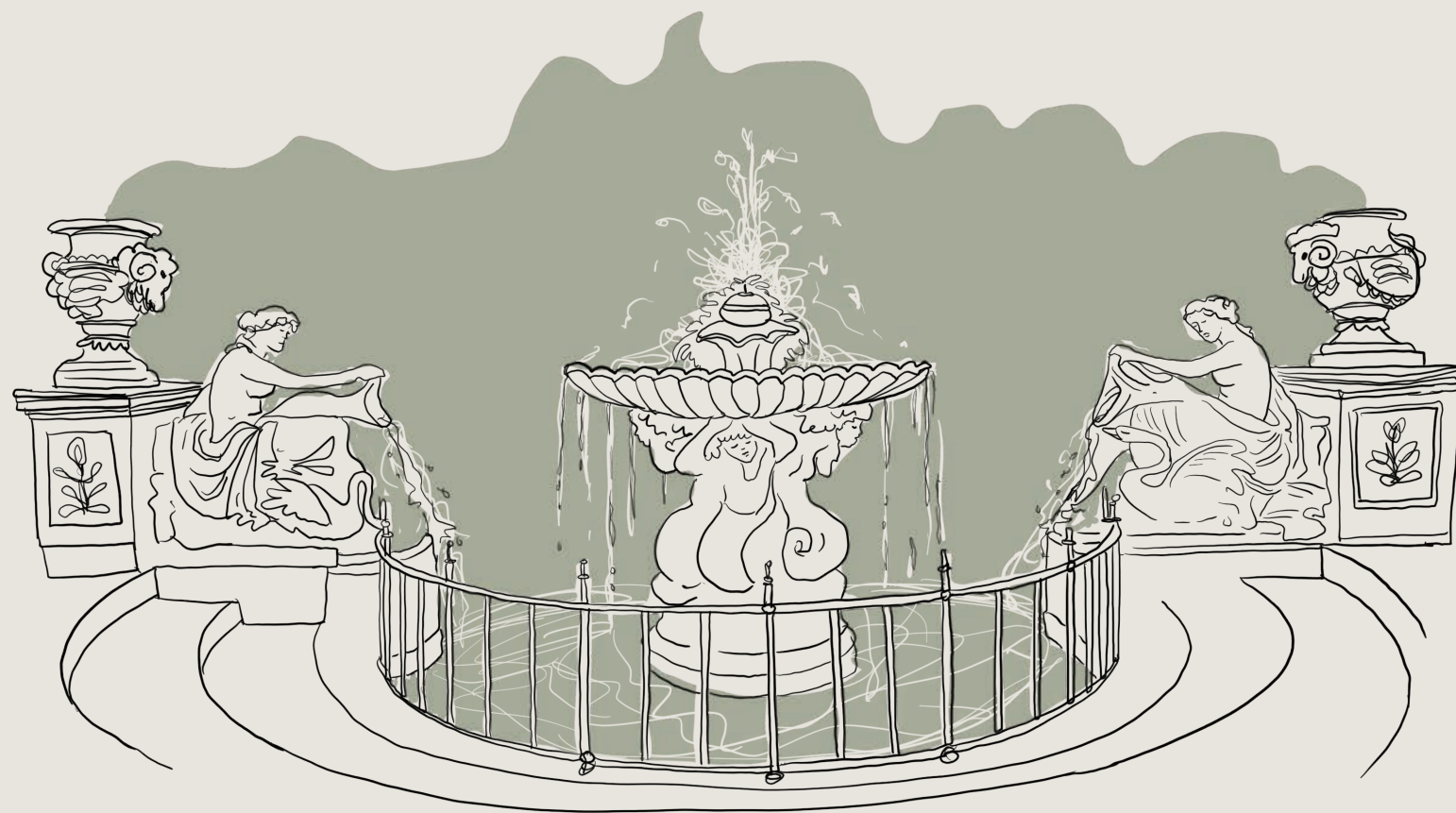
Alongside great produce and street food, Portobello Road Market in Notting Hill contains hundreds of colourful antique and specialist shops. It is also a hot spot for fashionable Londoners searching for gems amongst the vintage clothing stalls that line the streets every Saturday.



Nature

London is one of the greenest cities in the world. The area around Cluny Mews offers residents access to private green spaces and countless beautiful garden squares. Living in West London also provides easy access to some of the best public spaces that the City has to offer.

Nature Favourites



Hyde Park.

HYDE PARK

Hyde Park is ideal for runners and cyclists wanting to enjoy the glorious grasslands. It also has a sports centre with great tennis courts and pitches for team games, perfect for those wanting to socialise and play.



Kensington Gardens.

KENSINGTON GARDENS ▲

Kensington Gardens is one of London's Royal Parks. With magnificent parkland and The Serpentine Lake, this beautiful space has views fit for royalty.

HOLLAND PARK

Holland Park is a historic green space with immaculate formal and informal gardens, lush woodlands and an authentic Japanese garden. A stroll around this stunning park provides visitors with a calm haven that is almost unrecognisable as Central London.



Educational excellence

London is home to many of the world's best schools, colleges and universities. Within the Royal Borough of Kensington and Chelsea, and close to Earl's Court, are a number of prestigious primary and secondary schools offering children the best possible start in life.

Primary Schools



ST CUTHBERT WITH ST MATTHIAS C OF E SCHOOL OFSTED GOOD - 7 min walk

KENSINGTON PRIMARY ACADEMY SCHOOL OFSTED OUTSTANDING - 12 min walk

ST JAMES PREPARATORY & NURSERY SCHOOL ISI EXCELLENT - 15 min walk

BOUSFIELD PRIMARY SCHOOL OFSTED OUTSTANDING - 9 min drive

ST MARY ABBOTS PRIMARY SCHOOL OFSTED GOOD - 12 min drive

EATON HOUSE BELGRAVIA OFSTED GOOD - 14 min drive

Secondary Schools



KENSINGTON WADE OFSTED GOOD - 15 min walk

WETHERBY KENSINGTON OFSTED GOOD - 15 min walk

ST JAMES PREPARATORY SCHOOL

ISI EXCELLENT - 15 min walk

CARDINAL VAUGHAN MEMORIAL RC SCHOOL

OFSTED OUTSTANDING - 7 min drive

HOLLAND PARK SCHOOL

OFSTED OUTSTANDING - 8 min drive

CHELSEA ACADEMY OFSTED OUTSTANDING - 10 min drive

THOMAS KENSINGTON LONDON DAY SCHOOL

OFSTED OUTSTANDING - 10 min drive

KENSINGTON ALDRIDGE ACADEMY

OFSTED OUTSTANDING - 11 min drive

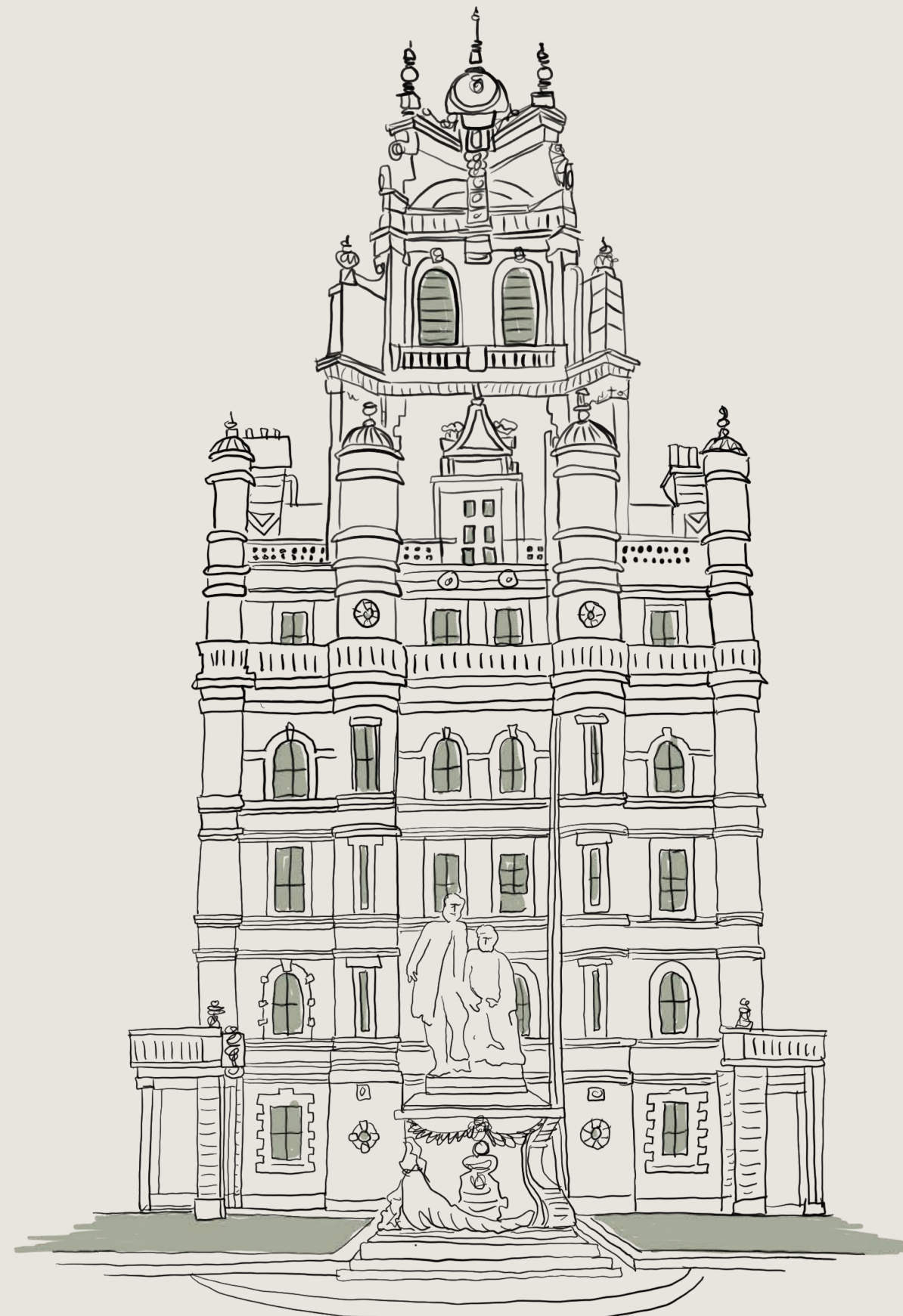
ST THOMAS MORE LANGUAGE COLLEGE

OFSTED OUTSTANDING - 12 min drive

THE FULHAM BOYS SCHOOL

OFSTED- GOOD/ SIAMS- EXCELLENT - 13 min drive

Universities



Royal Holloway University

For higher education, London has well-renowned institutions that are top in global rankings. The wide choice of universities provides an abundance of opportunities to ensure students achieve academic success. Those studying in London also benefit from great connections across the city.

IMPERIAL COLLEGE LONDON 8 min cycle

UNIVERSITY COLLEGE LONDON (UCL) 32 min cycle

KING'S COLLEGE LONDON 30 min cycle

THE LONDON SCHOOL OF ECONOMICS AND POLITICAL SCIENCE (LSE) 30 min on underground

UNIVERSITY OF LONDON 30 min underground

ROYAL HOLLOWAY UNIVERSITY OF LONDON
38 min drive

BRUNEL UNIVERSITY LONDON 30 min drive

SOAS UNIVERSITY OF LONDON 32 min drive



Leading in business

Placed right in the middle of the global day, straddling Asia and the Americas, London is perfectly positioned to do business with major markets in the east and west.

Cluny Mews is within Zone 1 and Zone 2, so the City of London, Canary Wharf and many of the capital's business hubs are all within close proximity and served by excellent transport and road links.

Every hour, a new tech business is established in London. The capital is now the focal point of the digital world, as it develops into a global hub with fintechs, influencers, social networks and cryptocurrency companies, and tech giants clamouring to claim their place.

London in figures



London Financial District
The Gherkin

60 mins

Every 60 minutes a new tech business starts up in London.

37%

of international financial and professional services workers are based in London.

54%

of investors in London Stock Exchange companies are international.

11.9%

of the global total of foreign listed companies are listed in London.

£433bn

in total foreign direct investment stocks (FDI) poured into UK financial services in 2019 alone.

300

different languages spoken daily in London.

\$3.6tn

in daily forex, more than two fifths of worldwide trades.



Work in the Mews

These private spaces can be shaped to meet personal working styles and business needs. Opening out onto the Mews' private gardens, this workplace induces a naturally bright and productive working environment.

It's a business proposition that ticks all the boxes; the central location is convenient for Cluny Mews residents who have clients and colleagues flying into the capital, or who happen to be based nearby.

Not to mention the wealth of opportunities to entertain and socialise with an extensive range of attractions and popular London districts to be found all within easy walking distance. Whenever your working day ends, the best of the city is ready and waiting on your doorstep.

SALBOY

Salboy is a Manchester-based property developer and private equity company owned and operated by Simon Ismail and Betfred-owner, Fred Done.

After success in lending, Salboy began developing property, initially through joint ventures, and subsequently creating our own high quality multi-apartment schemes. Having full control and oversight from concept to completion ensures every Salboy development is of the highest possible standard.

DOMIS

Domis Construction Limited complements Salboy's innovative approach by providing an array of in-house services, offering both flexibility and certainty to the build process while allowing us to maintain the highest standards and quality-of-finish.

Domis provides unparalleled construction expertise and is achieving new service standards across the development market. With more than 10,000 units built and a combined experience of over 100 years, Domis' principles continue to consistently deliver luxury residential developments.

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 **SALBOY**  **DOMIS**

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