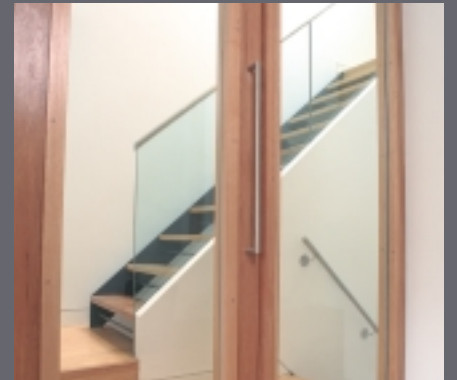


# Shirland Mews

## Maida Vale, London





\_welcome to Shirland Mews:  
14 outstanding new-build  
houses in London's Maida  
Vale from Q Developments /  
with architecture and interior  
design by Conran & Partners,  
these spacious two, three or  
five bedroom houses combine  
exceptional modern design  
and the highest build quality  
show house opens November 2002

Maida Vale, London, is an attractive residential area north-west of Paddington and Regent's Park, named after the Napoleonic battle of Maida, Italy in 1806 / the Grand Union Canal cuts through Maida Vale, bringing the nickname 'Little Venice' / originally an enclave for artists and writers, Maida Vale contains some of the cream of Edwardian, Georgian and Victorian architecture / pretty, leafy, and yet in the middle of the capital

# \_Q Developments

Sean Quinn, Managing Director

“we are no longer Georgians living in Georgian houses / we believe new-build housing should reflect the needs and requirements of modern living / Shirland Mews is a development we are proud of and one which has been carefully considered, in every aspect of its design and build”

# \_Conran & Partners

Terence Conran, Chairman

“this project epitomises many of my beliefs about the way we may live our lives: the home is as much an emotional concept as a simple physical structure / intelligent use of space, light, colour, texture and material quality can provide a level of comfort beyond the practical, it can turn a house into a home / detail, the hallmark of good design, is revealed in the quality of workmanship and functional performance, the degree of extra care that shows itself slowly over time / these houses offer comfortable, practical modern living and we hope you will enjoy living in them as much as we have enjoyed designing them”



## \_modern intelligent design:

every aspect of the house is cleverly conceived / from the ingenious use of light and natural ventilation to the central riser which neatly encloses the vent pipes, boiler flue and services



## \_filled with natural light:

a wide skylight in the roof filters light down through an open-tread stairway / all rooms are generously proportioned / every bedroom is a double / split-level design of the high ceiling living area, creates a sense of openness / full-height glass sliding doors use sunlight to the best effect year round / the effect is to 'bring the outside in'



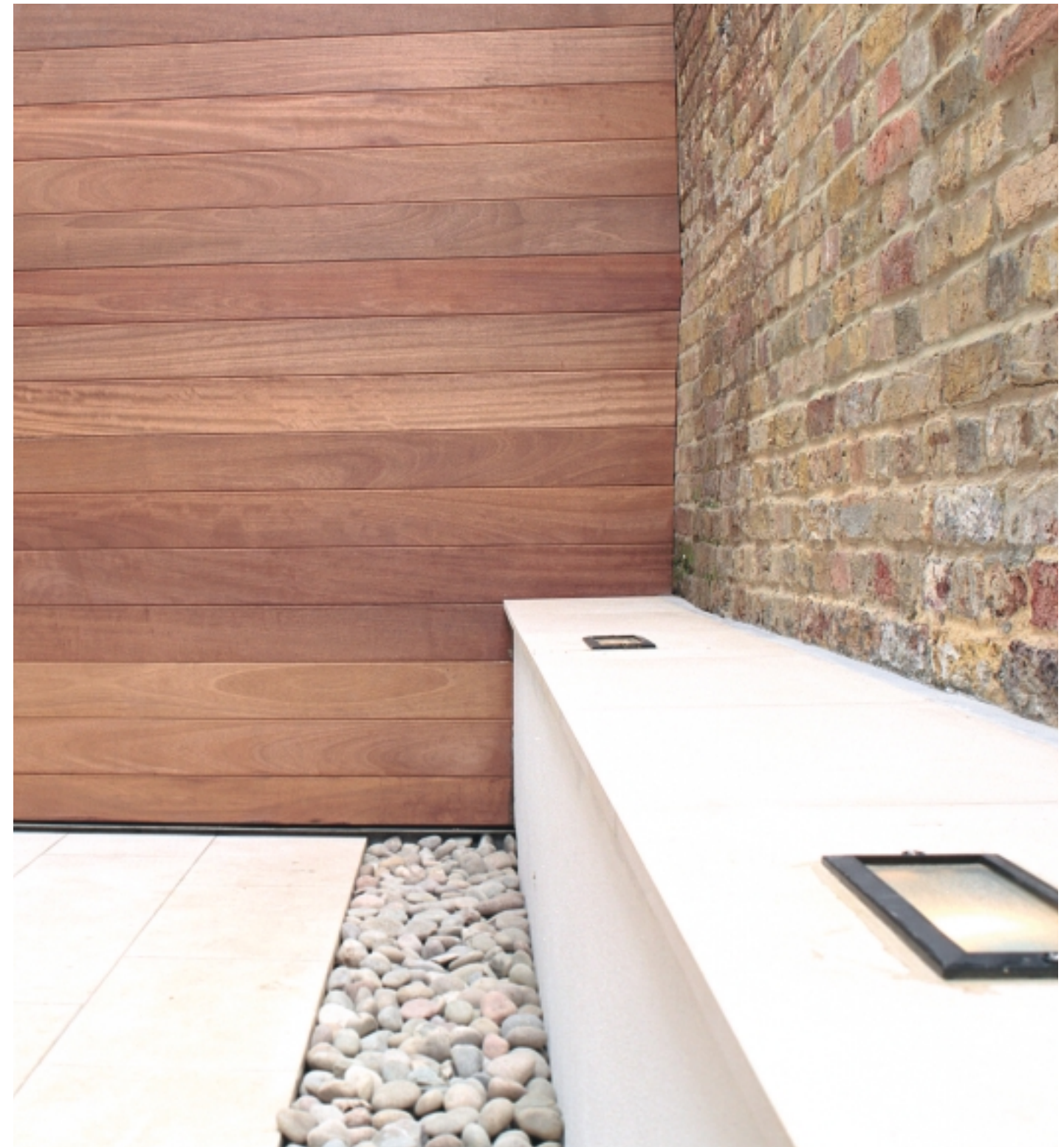
\_highest quality materials:  
beautiful to look at, easy to  
maintain and long-lasting /  
light colours and natural  
textures complement the  
feeling of space

#### flooring

classic wide board light oak floors in the reception areas  
and stairs / limestone tiles in the hallway and rear terrace /  
natural wool carpets in the bedrooms

#### fittings

from full-height oak doors to bespoke sliding glazed panels  
every detail has been carefully considered / the highest  
quality ironmongery, from stainless steel door handles to  
stair rails all reflect a contemporary design



## \_kitchen:

classic Conran style: simple, stylish, beautifully conceived



### fittings

units by leading Italian manufacturer Euromobil:  
walnut furniture / double width drawers / tall larder unit / pull out corner unit  
top quality appliances from De Dietrich:  
high level double oven, five-burner gas hob and extractor in stainless steel / fully integrated fridge-freezer / fully integrated dishwasher / light stone worktops / grey ceramic floor tiles

## \_bathroom:

contemporary simplicity / limestone, chrome and oak

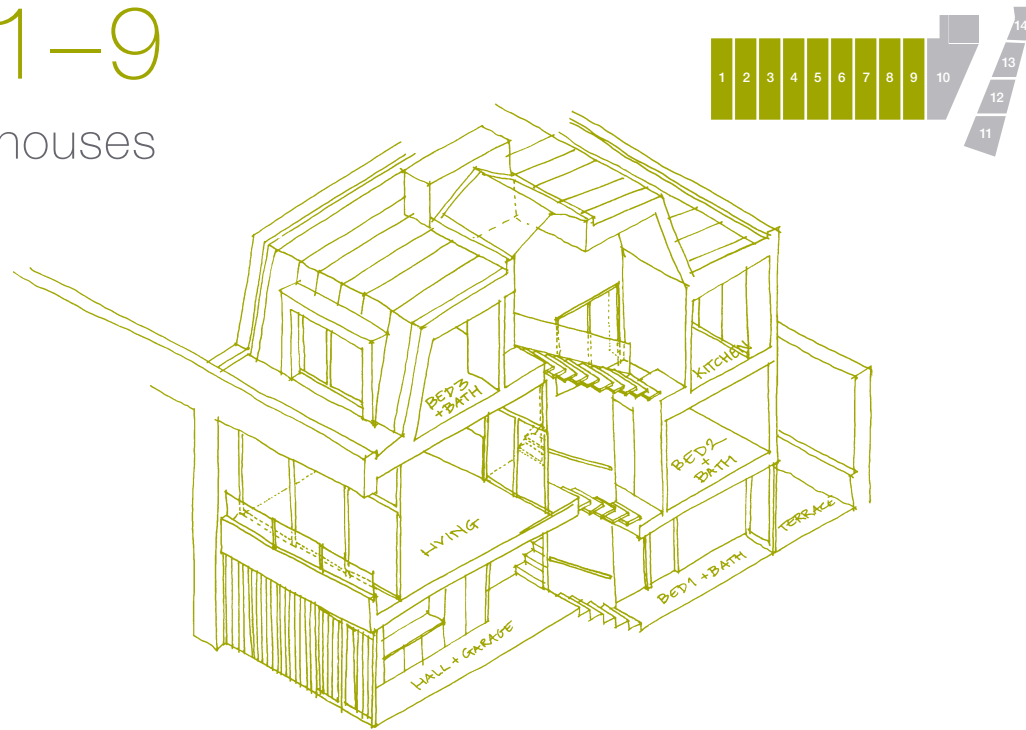


### fittings

all bathrooms feature mirror-fronted oak cabinets / heated towel rails / wall-hung Ideal Standard sinks / Borma polished chrome fittings / mosaic tile details / concealed cistern wc's / six-jet air bath system with handheld shower to main bedroom ensuite / walk in showers with full-height glass screen to both ensuites / limestone floor tiles and airing cupboard in family bathroom

# \_plots 1-9

three bedroom houses



## kitchen, dining & living:

an ingenious use of split-levels /  
the kitchen and dining area conveniently link together as one room, overlooking the spacious living area which opens on to a large balcony

## master bedroom & bathroom:

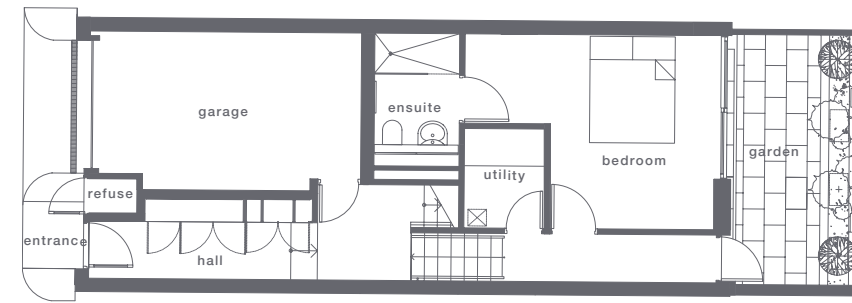
a personal but open space positioned to catch the maximum natural light through the bedroom's south-facing dormer window and the glazed sliding door to the ensuite bathroom

## bedrooms, bathrooms & utility:

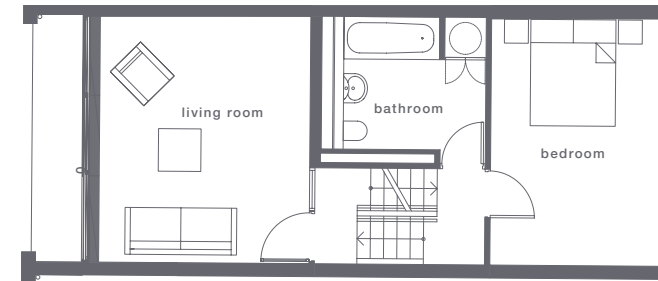
these quiet private spaces are protected from street noise /  
the utility room is sited conveniently, but away from view /  
the ground level space opens on to a terrace via full-height glass doors

## garage:

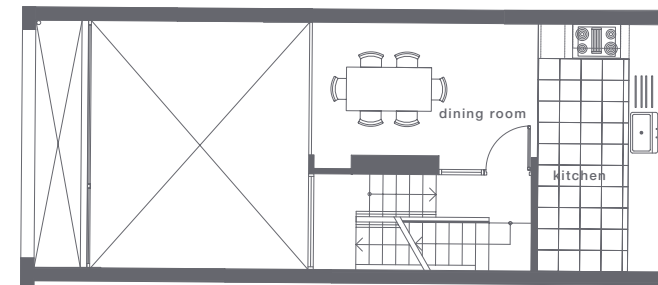
whilst precedence is given to living space, the compact garage can accommodate a large vehicle, in addition to a bicycle or scooter /  
the garage door is controlled remotely for extra security



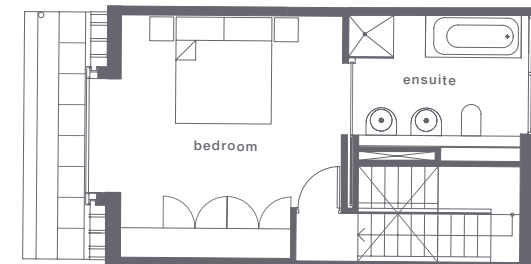
ground



first



second



third

## ground

bedroom	3.6x4.8m 11'11"x15'8"
utility	1.9x1.4m 6'1"x4'11"
ensuite	2.5x1.6m 8'2"x5'2"
garage	2.9x5.0m 9'8"x16'5"

## first

bedroom	4.6x3.3m 15'1"x10'11"
bedroom	1.9x1.4m 8'2"x8'9"
living area	4.6x4.1m 15'1"x13'7"

## second

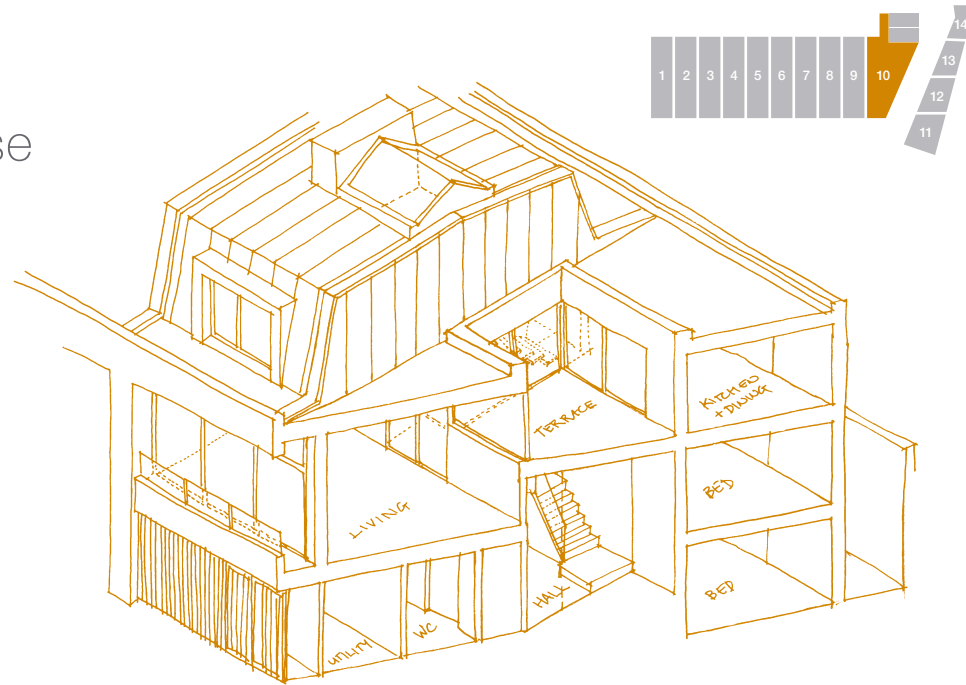
kitchen	4.6x2.3m 15'2"x7'6"
dining area	2.7x4.2m 9'0"x13'10"

## third

ensuite	2.7 x 3.3m 9'0"x10'9"
bedroom	4.5 x 4.7m 14'11"x15'5"

# \_plot 10

five bedroom house



## hallway:

naturally lit double-height entrance hall featuring a limestone tiled staircase

## kitchen, dining & living:

the kitchen with two dining areas conveniently link together as one room, overlooking on one side the spacious living area which opens onto a large balcony and on the other side a dining area which opens onto a 2nd floor terrace

## master bedroom & bathroom:

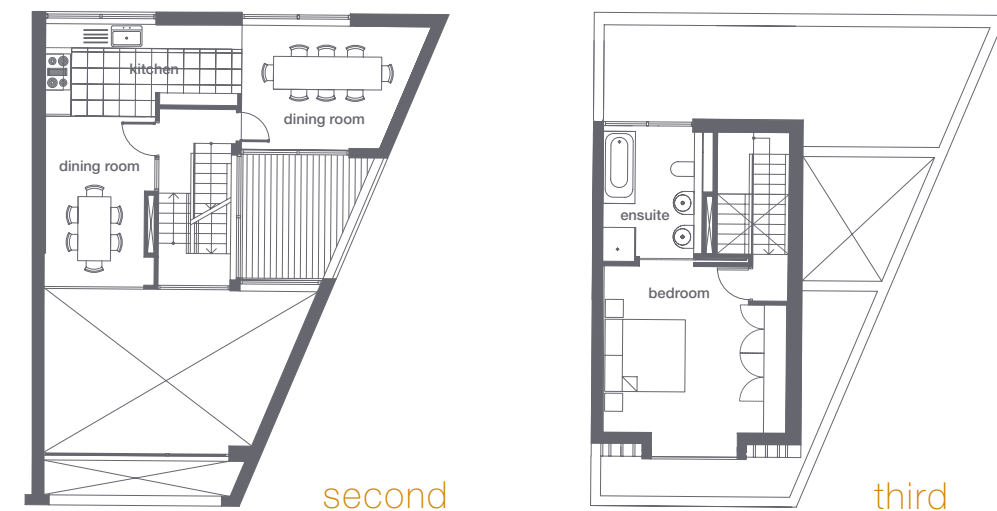
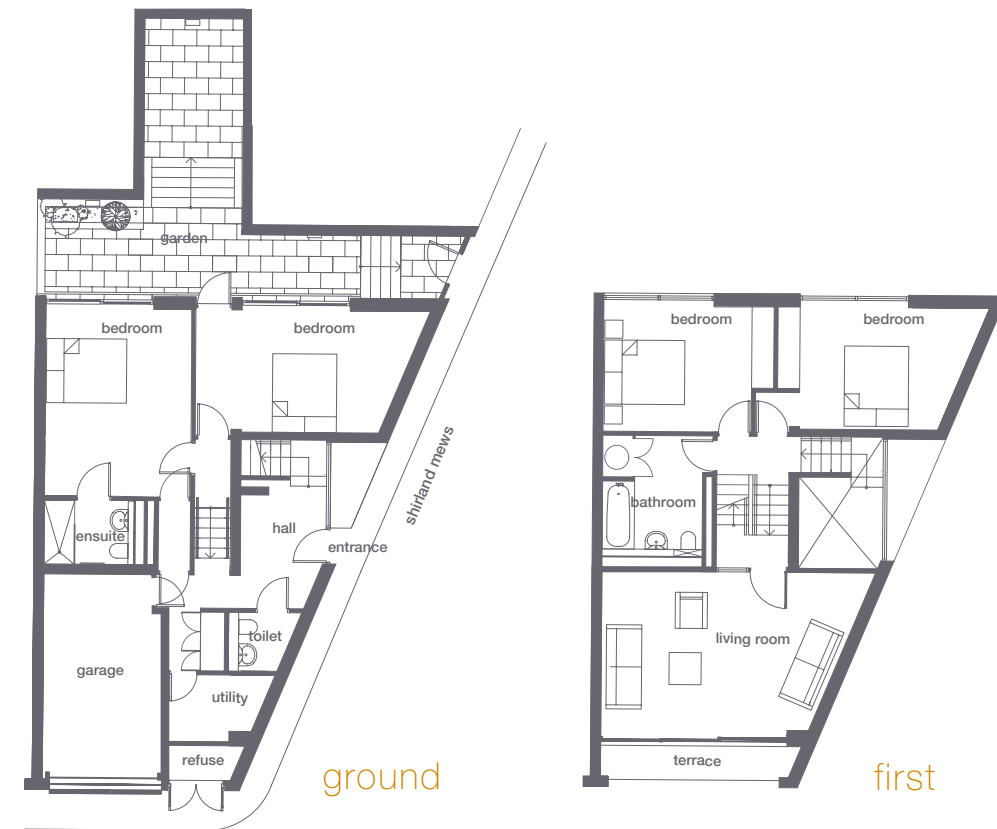
a personal but open space positioned to catch the maximum natural light through the bedroom's south-facing dormer window and the glazed sliding door to the ensuite bathroom

## bedrooms, bathrooms & utility:

these quiet private spaces are protected from street noise / the utility room is sited conveniently, but away from view / two double ground floor bedrooms open onto a large terrace via full-height glass doors and have their own separate entrance from the mews

## garage

the compact garage can accommodate a large vehicle, in addition to a bicycle or scooter / the garage door is controlled remotely for extra security



## ground

bedroom	3.6 x 4.8m 11'11" x 15'8"
bedroom	5.4 x 3.0m 17'9" x 9'11"
ensuite	2.5 x 1.6m 8'2" x 5'3"
utility	2.3 x 1.6m 7'8" x 5'5"
garage	2.9 x 5.0m 9'7" x 16'6"
garage	5.0 x 2.4m 16'5" x 8'0"
garage	5.0 x 2.4m 16'5" x 8'0"

## first

bedroom	4.6 x 3.3m 15'1" x 10'11"
bedroom	2.5 x 2.6m 8'2" x 8'9"
living area	4.6 x 4.1m 15'1" x 13'7"

## second

kitchen	4.9 x 2.3m 16'0" x 7'6"
dining room	2.7 x 4.2m 8'11" x 13'10"
breakfast room	4.2 x 3.0m 13'9" x 9'11"

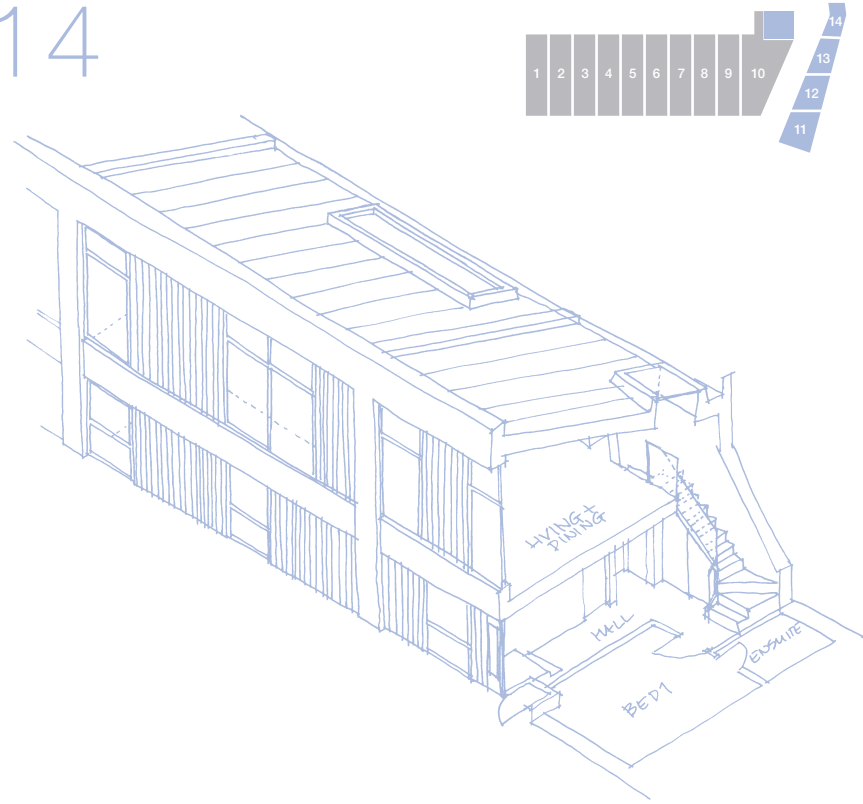
## third

ensuite	2.2 x 3.3m 7'5" x 10'9"
bedroom	4.5 x 4.9m 14'9" x 16'0"



# \_plots 11-14

two bedroom houses



## kitchen, dining & living:

double height first floor living area with floor to ceiling windows to the front and roof light to the rear provides an area filled with natural light and extra volume / fully fitted Euromobil kitchen linking in with the dining and living areas in this open-plan space

## utility & study area:

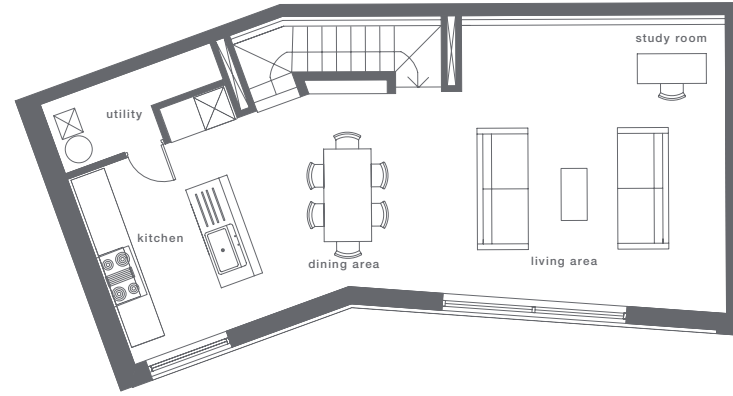
tucked away in the warehouse style living areas is a utility room and study area for extra convenience

## bedrooms:

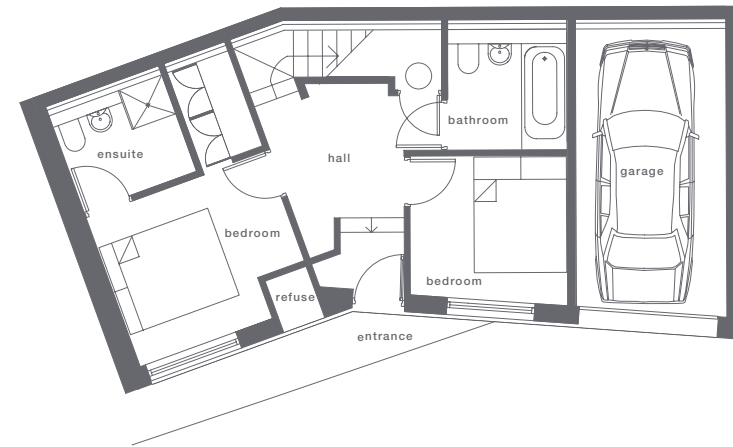
bedrooms and main bathroom are located on the ground floor leading from the limestone hallway / master bedroom features an ensuite shower room and fitted oak cupboards / bedrooms feature air exchanger units for increased ventilation

## garage:

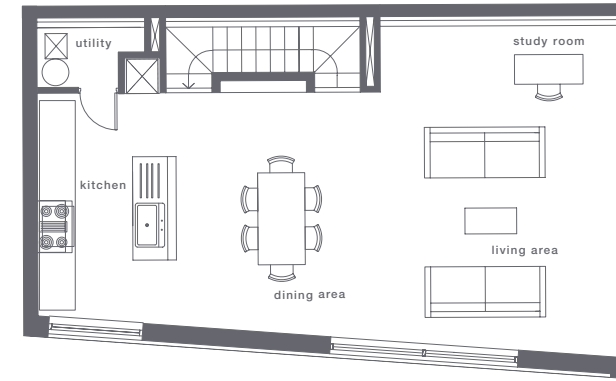
two houses with integral garages and two separate garages across the mews / garage door is controlled remotely for extra security



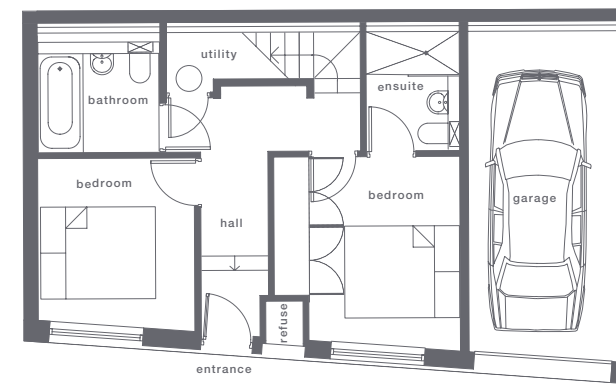
first



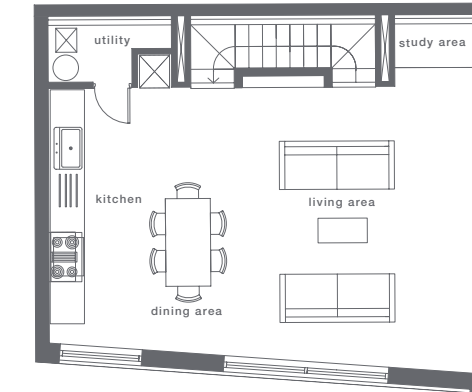
ground



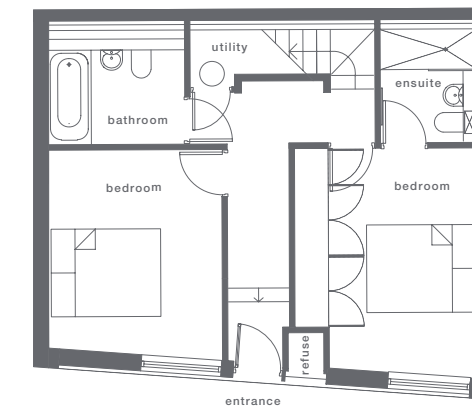
first



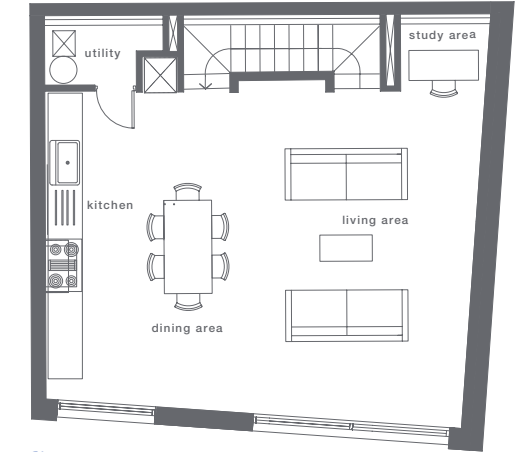
ground



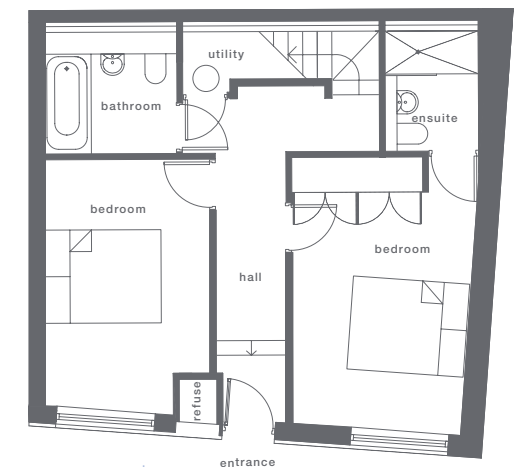
first



ground



first



ground

plot 14  
first  
total area 11.2 x 4.9m 36'10" x 16'0"  
ground

bathroom	2.0 x 2.2m	6'8" x 7'4"
bedroom	2.7 x 2.5m	8'10" x 8'2"
bedroom	3.3 x 2.7m	10'9" x 8'11"
ensuite	2.1 x 1.9m	6'9" x 6'4"
garage	2.6 x 5.1m	8'7" x 16'8"

plot 13  
first  
total area 10.0 x 5.8m 33'1" x 19'1"  
ground

bathroom	2.1 x 2.2m	6'11" x 7'4"
bedroom	2.7 x 2.9m	8'11" x 9'8"
bedroom	3.2 x 3.2m	10'6" x 10'7"
ensuite	1.6 x 2.2m	5'4" x 7'4"
garage	2.6 x 5.8m	8'7" x 19'1"

plot 12  
first  
total area 7.8 x 6.2m 25'7" x 20'5"  
ground

bathroom	2.5 x 2.2m	8'1" x 7'4"
bedroom	3.1 x 3.7m	10'4" x 12'1"
bedroom	3.3 x 4.1m	10'11" x 13'5"
ensuite	1.7 x 2.2m	5'9" x 7'4"

plot 11  
first  
total area 7.3 x 7.0m 23'11" x 23'0"  
ground

bathroom	2.2 x 1.7m	7'3" x 5'7"
bedroom	2.8 x 4.2m	9'2" x 14'0"
bedroom	3.1 x 4.6m	10'1" x 15'2"
ensuite	1.6 x 2.2m	5'3" x 7'4"



## \_internal specifications

### fittings

fitted oak cupboards to hallway /  
fitted oak wardrobes to master bedroom  
**heating/hot water**  
gas-fired condensing boiler /  
'Megaflo' hot water storage /  
concealed trench type floor convectors to living room/  
flat panel slim wall-mounted radiators /  
electric under-floor heating to master bedroom ensuite

### electrical

mechanical extract to kitchen, bathrooms and utility /  
recessed low-voltage downlights with dimmer switches to all living areas /  
2 separate telephone lines with cat. five cabling suitable for computer use /

TV/FM sockets to all living areas /  
remote controlled electrically-operated garage door

### windows

aluminium framed double-glazed windows with low heat loss 'K' glass /  
full-height triple track sliding windows to front balcony

### doors

hardwood front door with vision panels /  
floor to ceiling oak doors internally /  
full-height glazed oak-framed screens and doors to living and dining rooms /  
opal glazed sliding door from master bedroom to en-suite bathroom

### flooring

living and dining areas:  
classic wide-board oak  
kitchen and utility room:  
light grey ceramic tiles /  
ground floor hallways and family bathroom:  
limestone tiles  
bedrooms:  
fitted wool carpets  
bathrooms:  
white unglazed ceramic mosaic tiles  
**stairs**  
open flight with oak treads /  
powder coated steel hand rails /  
glass balustrade to top flight

## \_external specifications

### general

painted render high density concrete walls with Portland stone skirtings /  
pre-patinated zinc roof /  
hardwood timber screen to garage, front door and bin store and rear terrace walls

### balcony

painted render walls and ceiling /  
timber decking /  
recessed low voltage downlights /  
glass balustrade

### terrace

hardwood cladding to garden walls /  
cast in uplighters to rear wall /  
limestone floor tiles  
**garage**  
remote controlled electrically operated garage door

## \_safety and security

### safety

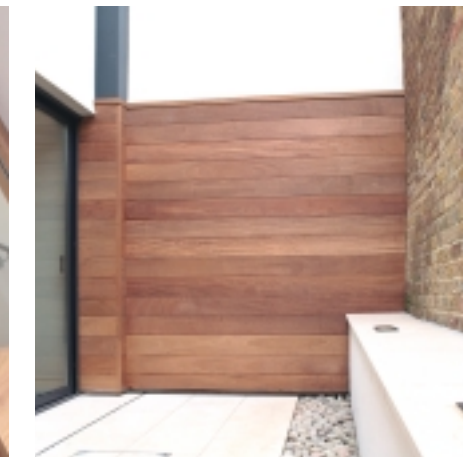
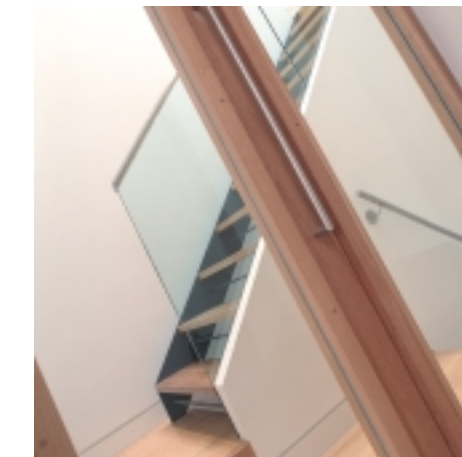
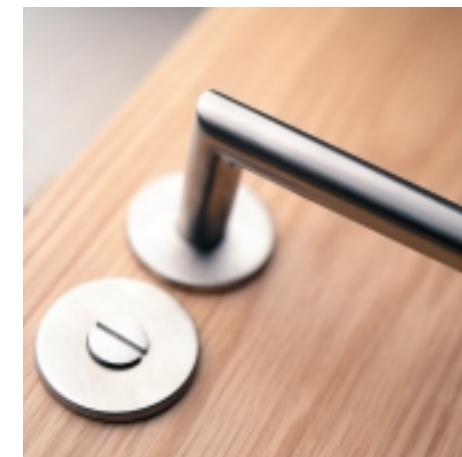
mains powered smoke detectors to stair landings /  
heat detector to kitchen

### security

audio speakerphone system to front door /  
six zone centralised security system with door contacts at ground level and movement detectors to living spaces /  
panic button to master bedroom

### building warranty

NHBC 10 year warranty /  
all 14 houses are freehold



# \_connections

Shirland Mews is within minutes of three underground stations providing excellent links to the city, central London and the UK rail network / by car Maida Vale is ideally located for the M40, M4, M25, M1 and A1(M) / airports are easily accessed via the Heathrow Express from Paddington Station, and the Gatwick Express from Victoria Station / only moments away: West End and Oxford Street, Notting Hill, Little Venice, Lords cricket ground and Regent's and Hyde Parks



# \_local greenery

**Little Venice** / canals and picturesque buildings create a charming Italian atmosphere / beautiful tree-lined streets, gardens and an excellent selection of cafés, wine bars and restaurants

**Regent's Park** / a vast Royal Park extending over 8,000 acres / the Open Air Theatre stages plays on summer evenings / home to London's famous Zoo (reached by a stroll along canals)

**Primrose Hill** / the highest natural point in London with sweeping views across the city / a wonderful picnic spot

**Paddington Recreation Ground** / for sporting enthusiasts: tennis courts, jogging track, football pitches and a gym / for families: a children's playground and jazz at the bandstand on Sundays during the summer

**Clifton Nurseries** Clifton Gardens / one of London's best nurseries, with every plant imaginable – a real oasis

**Hyde Park & Kensington Gardens** / speaker's corner, the Serpentine, Kensington Palace and the Serpentine Gallery

# \_local eating and drinking

**Jason's** Blomfield Road /

superb fish restaurant on a romantic canal boat in Little Venice

**The Red Pepper** and **The Green Olive** Formosa Street /

delicious pizza and pasta at these next-door sister restaurants

**The Warrington** Warrington Roundabout /

huge landmark pub and a famous meeting place / Thai food upstairs at Ben's

**Raoul's Café** Clifton Gardens /

real French patisseries at real French patisserie prices

**The Vale** Chippenham Road /

a smart gastro pub with great food and an easy atmosphere

**198 Sutherland Avenue** Sutherland Avenue /

a slick new restaurant, in the New York Eatery style, for the hip crowd

**Vickie's Cafe** Clifton Gardens /

top snacks, sandwiches – and a fantastic Sunday breakfast



# \_local time out

**Formosa Street** /

a small bustling street of shops, restaurants, pubs and superb delicatessens

**Clifton Gardens** and **Clifton Villas** /

popular and diverse shopping and eating areas and an excellent garden centre

**Portobello Road Market** Portobello Road /

a vast array of achingly hip clothes, antiques, fruit, vegetables and flowers

**Lord's Cricket Ground** St Johns Wood /

the English home of cricket / setting for some of the best play in the world

**Studio Theatre** North Wharf Road /

hosts classic and contemporary dance shows year round

**The Saatchi Gallery**, St Johns Wood /

exhibitions of the best in contemporary art from world-renowned to new artists

**The Iyengar Yoga Institute** Randolph Avenue /

London's first custom made yoga space – the ultimate in relaxation

\_developers

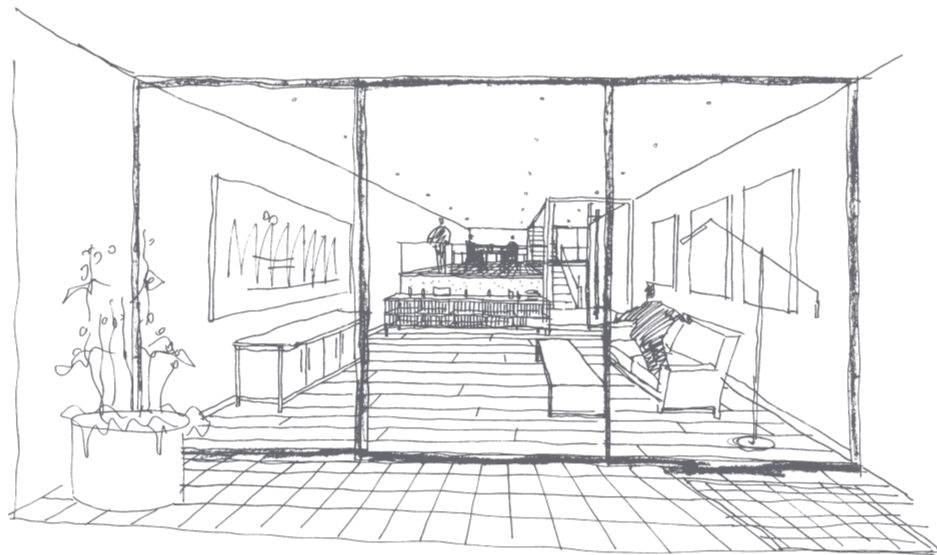
Q Developments

\_architects

Conran & Partners

\_engineers

Elliott Wood Partnership



\_for further information,  
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details or contact:

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