



1 QUEEN ANNE'S GATE

ST JAMES'S PARK - LONDON



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A NEW COLLECTION OF PRESTIGIOUS PRIVATE
RESIDENCES OFFERING 27 APARTMENTS

A DEVELOPMENT BY



MAPLE SPRINGFIELD



A perfectly studied collection of 27 one, two, and three bedroomed apartments set behind an historic original façade created by one of Britain's most celebrated building dynasties.

Full time concierge service.
Secure underground car parking facilities.

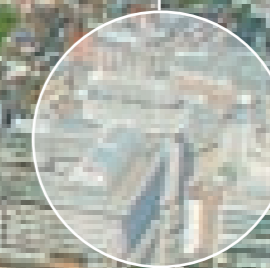
1 Queen Anne's Gate residents' amenities on the lower ground levels include an expansive club lounge with an adaptable dining / conference room supported by a catering kitchen.

Additional building amenities include a gym, steam room, therapy room, sauna and private screening room.

Located adjacent to St James's Park, within close proximity to Buckingham Palace.



1 QUEEN ANNE'S GATE





MAYFAIR

ST JAMES'S

HYDE PARK

GREEN PARK

PICCADILLY CIRCUS

CHARING CROSS

GREEN PARK

ST JAMES'S PARK

HYDE PARK CORNER

QUEEN ANNE'S GATE

KNIGHTSBRIDGE

BUCKINGHAM PALACE

PALACE OF WESTMINSTER

BELGRAVIA

ST JAMES'S PARK

WESTMINSTER ABBEY

GROSVENOR SQUARE

BERKELEY SQUARE

TRAFALGAR SQUARE

BELGRAVIA SQUARE GARDENS

EATON SQUARE



PARLIAMENT STREET

VICTORIA EMBANKMENT

NORTHUMBERLAND AVENUE

HORSE GUARDS PARADE

GREAT GEORGE SQUARE

PARLIAMENT SQUARE

VICTORIA STREET

BUCKINGHAM GATE

VICTORIA STREET

FRANCIS STREET

BUCKINGHAM PALACE ROAD

BUCKINGHAM GATE

BIRD CAGE WALK

CONSTITUTION HILL

THE MALL

PALL MALL

ST JAMES'S STREET

PICCADILLY

REGENT STREET

PICCADILLY

REGENT STREET

PARK LANE

WILTON PLACE

UPPER BELGRAVE STREET

GROSVENOR PLACE



A CENTRE OF EXCELLENCE

*1 Queen Anne's Gate is located close to St James's,
known the world over for its historic heritage,
traditions and excellence.*

Not quite hidden, but never obvious. St James's is one of central London's last secret villages. Created nearly 400 years ago by the people who owned the world to share with the people who ran it, St James's is among the last bastions of tradition and excellence. Now, behind an elegant, original facade, Maple Springfield, creators of superlative homes, have joined with master craftsman David Linley for a new collection of private residences that offer the unrivalled best of St James's, past and future.



ABOVE
Pugin's Westminster Palace,
the home of democracy.

LEFT
Household Cavalry at Buckingham Palace,
the seat of British royalty.

St James's Park, at the heart of ceremonial London.





ABOVE
Royal Academy – a home for art lovers and artists for nearly 300 years.

RIGHT
The St James's area abounds with international art galleries.





ABOVE

Christie's – a home for the world's most spectacular art sales and a showcase for international heritage and glamour.

LEFT

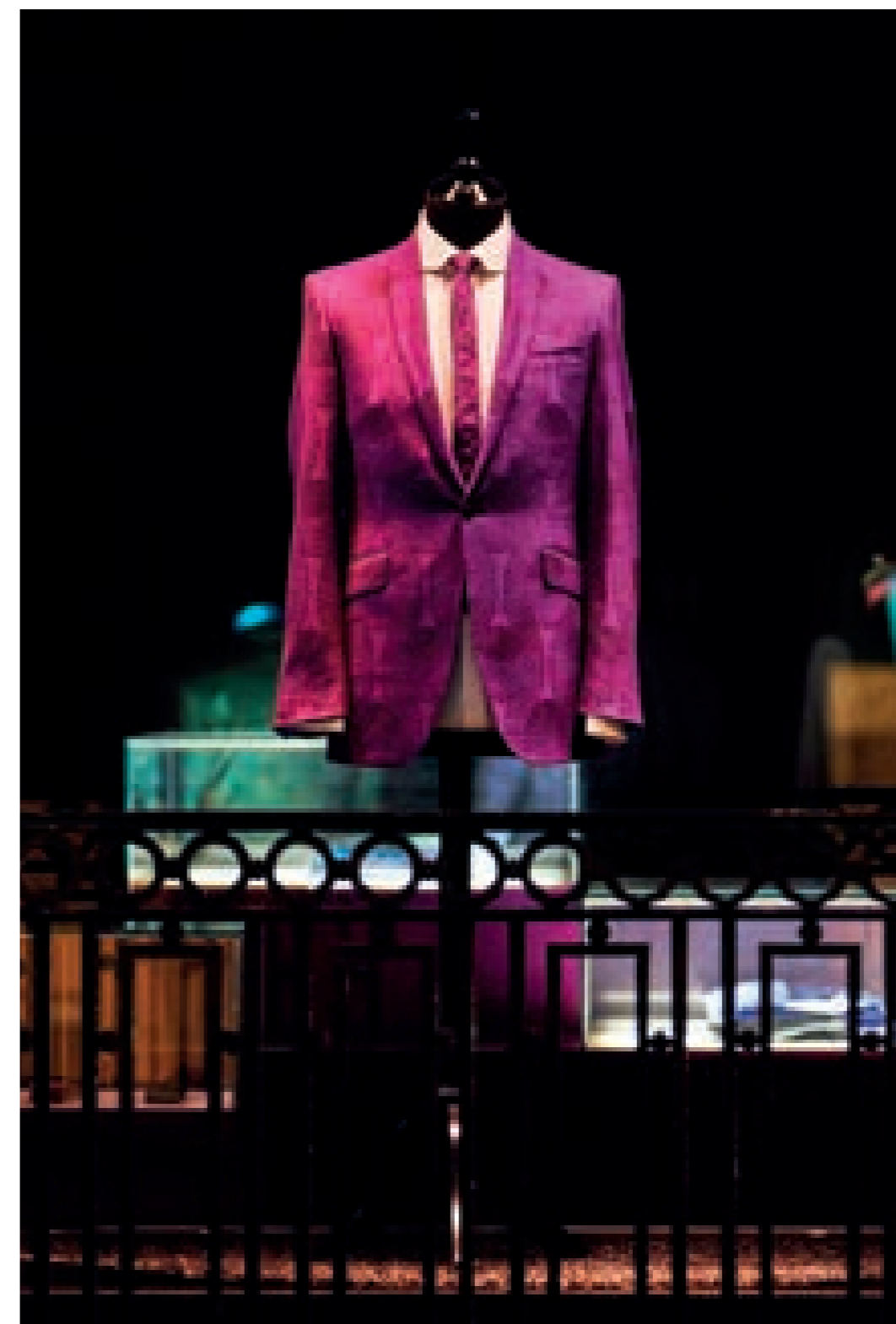
Berkeley Square with its wonderful parade of 220-year-old London plane trees.



ABOVE
The Ritz – an international shorthand for elegance and one of only a handful of public restaurants visited by the Queen.

RIGHT
St James' Court Hotel, a discreet Victorian masterpiece, typifying the concealed charm of one of Britain's finest luxury hotels.





ABOVE
Savile Row has been the home of elegant men's tailoring for more than 200 years.

LEFT
Bond Street – the epicentre of world fashion.



ABOVE
Some of the Capital's greatest eating experiences
are around the corner.

RIGHT
Fortnum and Mason – your corner shop.



“



“For 33 years our meticulous attention to detail has been unrivalled and we strive for superlative quality. We design every aspect of a project, from optimising layouts and completely rearranging a space, down to the finest details of soft furnishing.”

DAVID ARMSTRONG-JONES, VISCOUNT LINLEY

FURNITURE MAKER

”

DESIGNED BY

LINLEY

WHERE WORLDS COLLIDE

LINLEY has brought their unique ability to mix both traditional and modern design to 1 Queen Anne's Gate.

An extraordinary collaboration has created a once in a lifetime collection of homes in London's historic and cultural heartland. This beautiful building is being delivered with exquisite, handcrafted interiors by LINLEY. The result of this design distillation is the ultimate in metropolitan residences where old London and new world fit together like a piece of matchless modern marquetry.



MAKING A GRAND ENTRANCE

In the tradition of St James's, the entrance of 1 Queen Anne's Gate has been designed with the majesty of an exclusive London address.

The family crest of master builder Thomas Cubitt – whose son became the first Baron Ashcombe – still sits above the entrance to 1 Queen Anne's Gate. His great-great-great-granddaughter, HRH the Duchess of Cornwall, lives just a brisk walk away at Clarence House. The Cubitts built huge swathes of property through London. Their works, Eaton Square, Belgravia, Pimlico and the east wing of Buckingham Palace – are still among the most coveted addresses in London. Their clean, classical proportions can be found again today behind the entrance to 1 Queen Anne's Gate.



Building entrance hall with full time concierge service.



A SIMPLER LIFE

Clean lines, clean spaces and clear daylight from large windows create a fresh canvas for living.

Perfectly scaled interiors open up almost organically as the purity of form and function flow from room to room.







Reception room, apartment 10, first floor



Computer generated image. Indicative only.





Computer generated image. Indicative only.



A PERFECT PLAN

*Meticulous attention to detail can be seen
in every corner and curve of the blueprints.*

This alchemic combination of preserved originality,
ingenious design, and impeccable interiors has created
27 homes of unparalleled elegance set above a gym, spa,
cinema and public rooms to rival the best of the
neighbourhood's Clubland.

UPPER GROUND FLOOR DUPLEX APARTMENTS

APARTMENT 1
Three bedroom, three bathroom duplex apartment with a study.

(Lower ground area: 137.8 sq m / 1,483 sq ft)
Upper ground area: 119.7 sq m / 1,289 sq ft
Total area: 257.5 sq m / 2,772 sq ft

APARTMENT 2
Two bedroom, two bathroom duplex apartment.

(Lower ground area: 93.0 sq m / 1,001 sq ft)
Upper ground area: 76.3 sq m / 821 sq ft
Total area: 169.3 sq m / 1,822 sq ft

APARTMENT 3
Two bedroom, two bathroom duplex apartment.

(Lower ground area: 98.1 sq m / 1,056 sq ft)
Upper ground area: 85.9 sq m / 924 sq ft
Total area: 184.0 sq m / 1,980 sq ft

APARTMENT 4
Two bedroom, two bathroom duplex apartment.

(Lower ground area: 67.0 sq m / 721 sq ft)
Upper ground area: 84.4 sq m / 909 sq ft
Total area: 151.4 sq m / 1,630 sq ft

APARTMENT 5
Three bedroom, three bathroom duplex apartment.

(Lower ground area: 111.4 sq m / 1,199 sq ft)
Upper ground area: 110.4 sq m / 1,188 sq ft
Total area: 221.8 sq m / 2,387 sq ft

APARTMENT 6
Two bedroom, two bathroom duplex apartment with family room.

(Lower ground area: 155.4 sq m / 1,673 sq ft)
Upper ground area: 81.9 sq m / 881 sq ft
Total area: 237.3 sq m / 2,554 sq ft

APARTMENT 7
Three bedroom, three bathroom duplex apartment.

(Lower ground area: 120.9 sq m / 1,301 sq ft)
Upper ground area: 105.6 sq m / 1,137 sq ft
Total area: 226.5 sq m / 2,438 sq ft



EAST FACING ELEVATION



UPPER GROUND FLOOR



LOWER GROUND FLOOR DUPLEX APARTMENTS

APARTMENT 1
Three bedroom, three bathroom duplex apartment with a study.

Lower ground area: 137.8 sq m / 1,483 sq ft
(Upper ground area: 119.7 sq m / 1,289 sq ft)
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APARTMENT 7
Three bedroom, three bathroom duplex apartment.

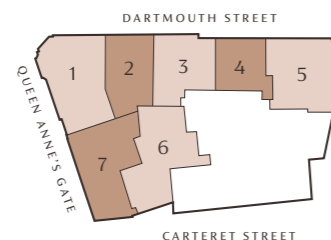
Lower ground area: 120.9 sq m / 1,301 sq ft
(Upper ground area: 105.6 sq m / 1,137 sq ft)
Total area: 226.5 sq m / 2,438 sq ft



EAST FACING ELEVATION



LOWER GROUND FLOOR



Floor plans not to scale and are indicative only.

FIRST TO THIRD FLOORS

APARTMENTS 8, 13, 18
Three bedroom, three bathroom apartment.

Total area: 288.7 sq m / 3,107 sq ft

APARTMENTS 9, 14, 19
One bedroom, one bathroom apartment.

Total area: 72.4 sq m / 779 sq ft

APARTMENTS 10, 15, 20
One bedroom, one bathroom apartment.

Total area: 69.4 sq m / 747 sq ft

APARTMENTS 11, 16, 21
Two bedroom, two bathroom apartment.

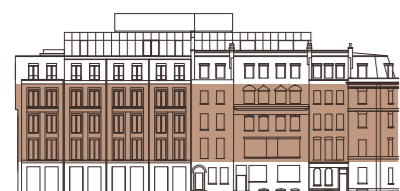
Total area: 163.2 sq m / 1,757 sq ft

APARTMENTS 12, 17, 22
Three bedroom, three bathroom apartment with family room.

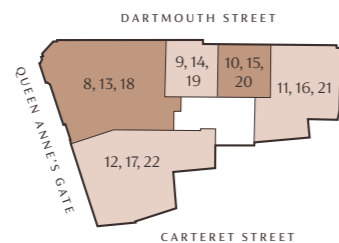
Total area: 264.8 sq m / 2,850 sq ft



EAST FACING ELEVATION



FIRST TO THIRD FLOORS



APARTMENTS 12, 17, 22



Floor plans not to scale and are indicative only.

FOURTH FLOOR

APARTMENT 23
 Three bedroom, three bathroom.
 Total area: 276.8 sq m / 2,979 sq ft

APARTMENT 24
 Two bedroom, two bathroom.
 Total area: 136.2 sq m / 1,466 sq ft

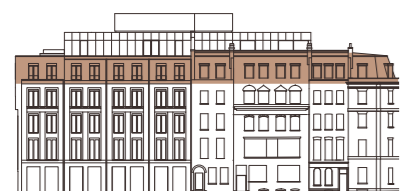
APARTMENT 25
 Two bedroom, two bathroom
 apartment with two private terraces.
 Total area: 125.4 sq m / 1,350 sq ft
 Terraces: 19.1 sq m / 206 sq ft

APARTMENT 26
 Three bedroom, two bathroom
 apartment with private south
 facing terrace.
 Total area: 187.9 sq m / 2,022 sq ft
 Terraces: 17.9 sq m / 193 sq ft

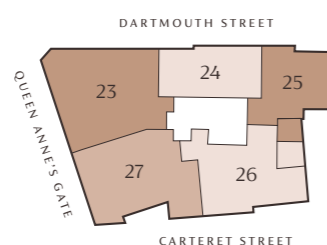
APARTMENT 27
 Three bedroom, three bathroom
 apartment with study.
 Total area: 230.8 sq m / 2,484 sq ft



EAST FACING ELEVATION



FOURTH FLOOR



Floor plans not to scale and are indicative only.

1 QUEEN ANNE'S GATE RESIDENTS' AMENITIES LEVEL B1

LEISURE FACILITIES

Providing over 3,000 sq ft of amenity space, 1 Queen Anne's Gate offers stunning leisure facilities which feature a large and stylish club lounge, business centre, catering kitchen, 12-seat screening room and fitness centre.

Total area: 281.3 sq m / 3,028 sq ft

DINING / CONFERENCE ROOM
56.2 sq m / 605 sq ft

CATERING KITCHEN
15.7 sq m / 169 sq ft

SCREENING ROOM
66.3 sq m / 713 sq ft

CLUB LOUNGE
51.0 sq m / 548 sq ft

BUSINESS CENTRE
9.9 sq m / 106 sq ft

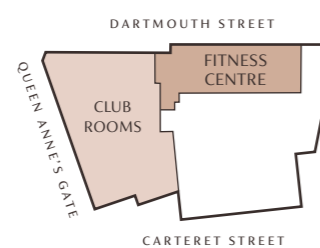
FITNESS CENTRE
73.4 sq m / 790 sq ft



EAST FACING ELEVATION



AMENITIES LEVEL B1



Floor plans not to scale and are indicative only.

Relaxing club lounge that connects through to the multifunctional dining / conference room.



Screening room with high end quality AV cinematic experience.



Gym with state of the art equipment, steam, sauna and therapy rooms.



A GUIDE TO ST JAMES'S

ST JAMES'S

The area is full of opportunities unavailable anywhere else in London. It is the home of globally important auction houses, the greatest galleries, the finest shops, restaurants and hotels where the world's most forensically discerning residents and visitors make the most of the experiences around them.

THE RITZ

Its very name is synonymous with ultimate luxury, and its Michelin starred restaurant is considered among the most beautiful in the world. Its Old World sophistication is spliced with a modern ethic that redefines service. It is one of a tiny handful of restaurants to count the Queen as a customer. As her grandfather King Edward VII put it: "Where Ritz goes, I go."

It's where Winston Churchill, Dwight Eisenhower and Charles de Gaulle met secretly to discuss covert operations during World War II. The guest list is simply stellar – Charlie Chaplin, Jackie Onassis, Paul Getty, Anna Pavlova made it a home from home.

For you, it's a bracing walk across St James's Park and close enough to visit every day, or for as long as your waistband can take it.

FORTNUM & MASON

Your corner shop. If it can be grown, gathered, or sourced anywhere in the world it can arrive on the doorstep via the world's most famous grocers.

Its 300 year old empire began when William Fortnum – a royal footman – approached small trader Hugh Mason with the idea to sell on Queen Anne's half used candle wax for a profit.

From this first step came a store whose own story is entwined with the history of Britain. They fortified soldiers facing Napoleon. It was there for the Charge of the Light Brigade. They sent tins of quail in foie gras up Mount Everest on the first British expedition in 1922 accompanied by, naturally, two dozen bottles of vintage champagne. Queen Victoria made sure its beef tea was sent to Florence Nightingale to speed the recovery of injured troops in the Crimea.

The number of sovereigns, princes, and presidents it has supplied is almost incalculable and it remains (crowned) head and shoulders above others.

THE HEART OF ART

As well as one of the world's most significant auction houses in Christie's, St James's is home to the most influential collection of art galleries. White Cube was the incubator for Young British Artists Tracey Emin and Damien Hirst. ICA is at the revolutionary edge, where film, photography and digital art thrive.

Nearby the more traditional world can be found at Weiss, which specialises in Tudor works, or at Moretti which focuses on Italian Old Masters.

The Royal Academy's exhibitions are among the most anticipated and revered in the Capital and the National Gallery is the much-loved repository of the nation's art treasures.

STYLE NEVER DATES

Shopping has been part of the St James's lifeblood for centuries, and for once, men come out of it rather better than women. Jermyn Street is the home of shirtmakers and outfitters, their shop fronts heavy with the weight of royal warrants. Bootmaker John Lobb whose clickers, last-carvers and awl-wielders have shod everyone from the Prince of Wales to Frank Sinatra. Not all visitors, though, are as elegant as the shoes. One household name found himself receiving a 20 minute talk on the perils of avarice when he asked for a celebrity discount.

A brogue stride or two away is Savile Row, home to the world's most skilful bespoke tailors. It's where the dinner jacket was invented, Lord Nelson bought his uniforms, and trouser turn-ups became a national fashion. It is so influential that the Japanese word for 'suit' is 'Sabiro.' But tailors have their own way of getting revenge on slow-to-pay-customers: tight armholes and insults chalked on the floating canvas lining hidden under the sumptuous fabric.

Bond Street and its neighbours are a world draw for fashion with more famous names than the front row of a Milan catwalk with global brands like Louis Vuitton, Cartier, Hermès, Chanel, Chloé, Fendi, Ralph Lauren, Burberry, Dior, Gucci, Jimmy Choo and Stella McCartney. The jewellery on show is breath-taking, with Asprey, Tiffany, Mappin and Webb, and Bulgari within a few steps of each other.

Home to some of the world's most prestigious retailers, the area offers an unmatched mix of traditional elegance and modern luxury.

St James's originally emerged as a place for the wealthy to shop, visit coffee shops, discuss the arts and mingle with like-minded, luxury-loving locals at their clubs. Hundreds of years later, it is still a place where only the absolute best will do.

WORLD CLASS

St James's is famous for its independent-minded traders, with a quintessentially British take on the world. Berry Brothers and Rudd's St James's Street wine cellars have been supplying London's most discerning palates for more than 300 years. It's first Royal Warrant came with George III and is so vital to royal supplies it is said that it once had a tunnel running under the Mall straight into St James's Palace.

Britain's most celebrated specialist cheese shop, Paxton and Whitfield, has been supplying customers in St James's for nearly 300 years. Real fans order their cheese wedding cakes from them.

In Piccadilly, London's oldest bookshop, Hatchard's has been serving the Capital's most dedicated bibliophiles since 1797. Times may change, but their attention to service does not, and it retains those individual British quirks that make it unique. Bespoke hatmakers Lock & Co are in the same atelier where they invented the bowler hat, known to the cap-noscenti as the Coke, after the landowner who commissioned the design for his gamekeepers. Floris has been producing the most elegant British fragrance for men and women since George II was on the throne and at Truefit and Hill – the world's oldest barber shop – men can still indulge in a traditional hot towel wet shave while their shoes are buffed to perfection.

KNIGHT CLUBBING

As home to Charles II's fast-living set, St James's saw the embryonic origins of private members clubs where London's aristocrats and wealthy businessmen could meet in comfort. The oldest surviving is White's on St James's Street, founded in 1693.

Today's clubs can be just as exclusive. Annabel's on Berkley Square has a guest list that reads like a cross between Debrett's Peerage and Spotlight. Wine lovers head for the new 67 Pall Mall club where the world's finest vintages are available to members and their guests.

PARK LIFE

St James's is surrounded by royal parks and some of the most elegant green spaces in the Capital. St James's Park, famous for its resident pelicans, is where Charles II liked to play the fashionable European game pall-mall, where contestants hit a ball – or palla – with a mallet – malgio – at a furious pace.

Green Park is now a natural oasis empty of buildings, but it was not always so peaceful. Most of its temples, monuments and statuary were destroyed by giant fireworks during wild celebrations during the 18th and 19th centuries.

Hyde Park was acquired by Henry VIII as a private hunting ground and had no public access until 1637 when James I opened it to London residents.

Between them, these three parks create a wonderful, wild slash of natural life across St James's.

TASTY ALTERNATIVES

St James's Street grew from a small selection of exclusive shops and coffee houses lining the original dirt road leading to the palace. And the neighbourhood is still the place to go for some of London's finest food.

Le Caprice has become an institution where celebrity and royalty go for a relaxed atmosphere but sparkling service. A street down are the mouth-watering northern Italian specialities of Café Murano. Dinner by Heston at the Mandarin Oriental in Hyde Park has won two Michelin stars for Mr Blumenthal's ingenious take on historic gastronomy. Other holders include Petrus, Sketch, La Gavroche and Hakkasan.

Go back to the neighbourhood's coffee house roots, and you'll find Duke's Caffè, or the Tea Salon at Fortnum's, and Royal Quarter Café a stone's throw from Buckingham Palace.

PROJECT TEAM

A DEVELOPMENT BY
MAPLE SPRINGFIELD
A MEMBER OF THE APERTURE GROUP



MAPLE SPRINGFIELD

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EPSILON REAL ESTATE PARTNERS



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