

MOORE
HOUSE



LONDON SW1

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Battersea Park

Battersea Power Station

The River Thames

Chelsea Bridge

Ranelagh Gardens



MOORE HOUSE

Chelsea College of Art

Tate Britain

Canary Wharf

Royal Hospital Chelsea

Chelsea Barracks

The Shard

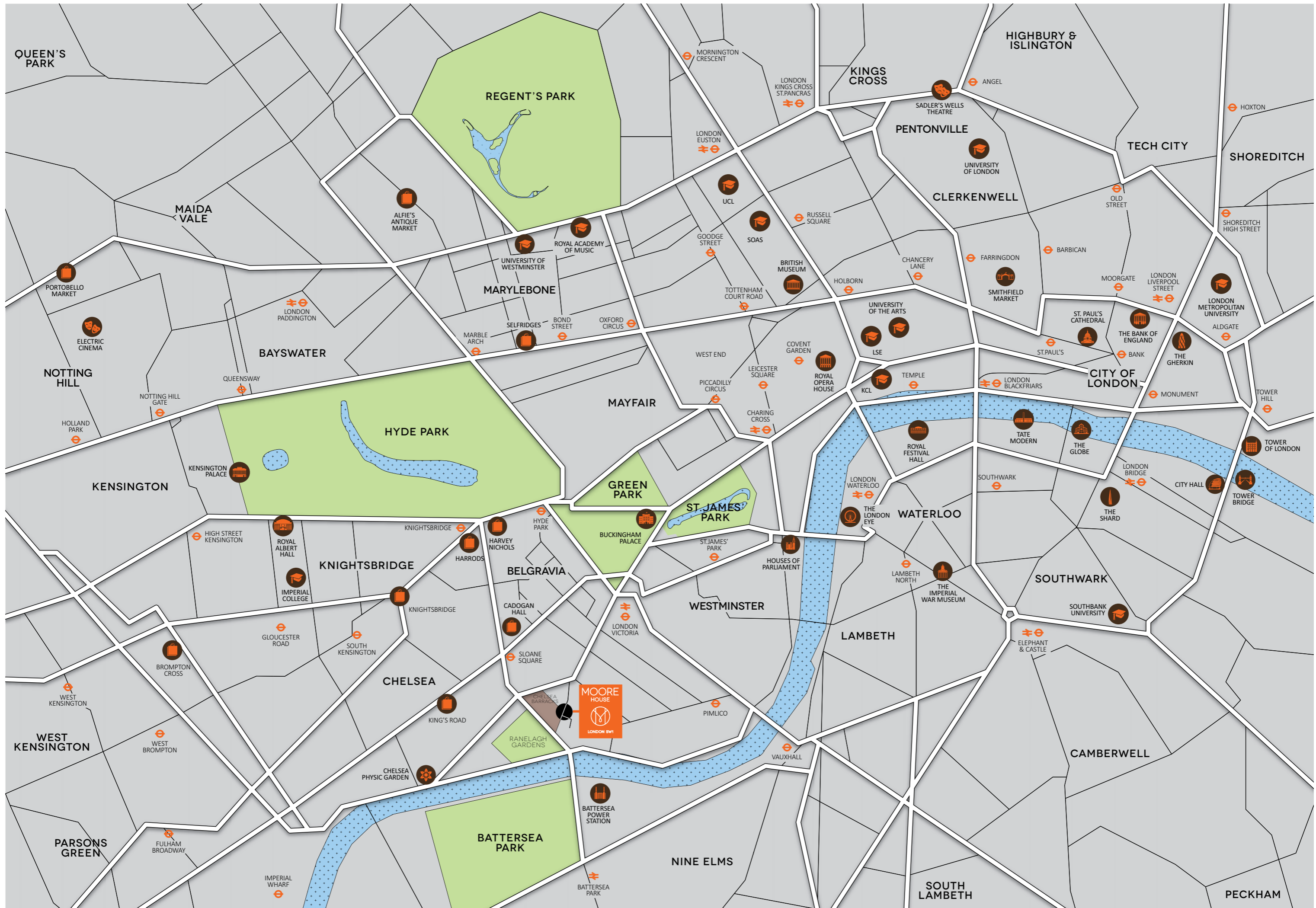
The Houses of Parliament

The City

Westminster Abbey

The London Eye

Victoria Station



Situated just moments from Sloane Square, Moore House is ideally positioned to enjoy all that the exclusive district of Chelsea has to offer, from world-class museums, theatres and restaurants, to a plethora of flagship designer stores and fast links to the City as well as London airports.



A RICH HISTORY

Today Chelsea is synonymous with 'wealth', and has been this way since the 16th and 17th centuries, when it was described as a "village of palaces", partly due to the influx of royalty. It was in 1536 that King Henry VIII acquired a manor house in Chelsea, where two of his wives, Catherine Parr and Anne of Cleves, lived. Later, Princess Elizabeth – the future Queen Elizabeth I also resided there, and statesman Thomas More lived next door at Beaufort House. King's Road was named after Charles II, as in the 17th and 18th

centuries it was a private road for running to the royal palace at Hampton Court.

Over the decades, the area may have changed – from the artistic innovation of the 19th century to the era defining style of the swinging sixties – but its connection to wealth hasn't diminished. Today, Chelsea is as thriving, exciting and exclusive as ever, quite simply the most luxurious area in London.





CHELSEA DEFINED

Moore House is ensconced in an exclusive area, with easy access to the best of all London has to offer.

The bustling Sloane Square – with its myriad of eateries, luxury boutiques, high street shops, Peter Jones department store and the Royal Court Theatre – is just moments away from Moore House. To the west, is trendy King's Road, while to the north, you'll find Knightsbridge, linked by Sloane Street.

Living in Chelsea is all about luxury – you have the most exclusive restaurants, designer shops, easy access to the best in culture and entertainment, stunning architecture and all in beautiful, cool tree-lined streets and squares.

A BRIGHT FUTURE

The area around Moore House is undergoing a transformation, with many notable prime development projects currently underway. At the end of Lower Sloane Street, moments from Moore House, is Chelsea Barracks, currently being developed by property group Qatari Diar.

To the south is Battersea, connected by three bridges, Chelsea Bridge, Albert Bridge and Battersea Bridge. The striking Grade II listed Chelsea Bridge is floodlit from below during the hours of darkness, and links directly from

Chelsea over the river to Battersea, where there is another exciting redevelopment of another, even more iconic London landmark, Battersea Power Station.





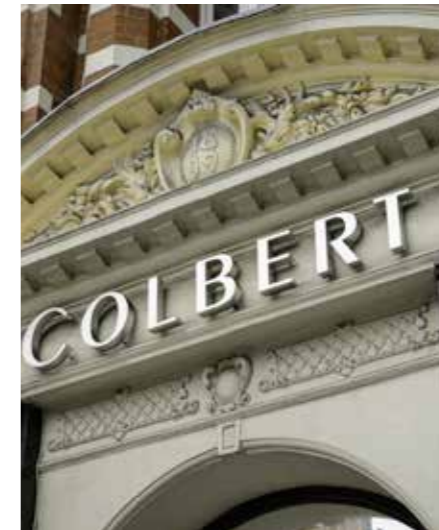
ON TREND

Chelsea and Knightsbridge is also a Mecca for fashionistas. Every major designer revered by Vogue has a flagship shop in Chelsea, you can barely kick off a Jimmy Choo without hitting a Dior, Hermes or Chanel facade.

Just a short walk from Moore House is Sloane Street, London's premier shopping avenue. Lined with haute couture fashion, Sloane Street is a who's who of designers today, from Tom Ford to Fendi, via Chloe, Vuitton and Yves Saint Laurent, you'll find the world's most exclusive collections of luxury goods from runways in London, Milan, New York and Paris.

Gorgeous boutiques also line King's Road, alongside high street brands, while Knightsbridge, south of the fabulous Hyde Park, with its breathtaking Serpentine Lake, is the home of the shopping wonderlands of Harrods and Harvey Nichols. A short tube ride away is Fortnum and Mason, Fenwick, Selfridges and Liberty in the West End.





FINER TASTES

There is such an abundance of world-class restaurants, it is almost more difficult to find an eatery that isn't owned and run by a Michelin starred chef in Chelsea and the surrounding area.

From Moore House, Dinner by Heston Blumenthal, Restaurant Gordon Ramsay and Petrus (also by Ramsay) are all a short walk away. As are the perennially popular Bluebird Chelsea on King's Road, Outlaw's at The Capital for beautiful seafood, romantic Italian dining at Manicomio, and Parisian flavoured Colbert on Sloane Square.

STATE OF THE ART

The Chelsea area is also renowned for the very best in theatre, art and culture. The Saatchi Gallery is a short stroll from Moore House, offering some of the most exciting work from a universal variety of artists. The Royal Court Theatre, described by The New York Times as ‘the most important theatre in Europe’, in nearby Sloane Square, is Britain’s leading national company dedicated to new work by innovative writers from the UK and around the world.

The theatre district of Covent Garden is a short journey away, where the Royal Opera House, Savoy Theatre and others continue to wow audiences with their world-class performances.

Just north of Moore House is the stunning Kensington Palace, as well as the Royal Albert Hall, offering music from artists as diverse as Wagner and Van Morrison. Moments from Sloane Square is Cadogan Hall, which hosts over 300 concerts annually and is home to the world renowned Royal Philharmonic Orchestra.

This is also the museum district, with the art and design focused Victoria & Albert Museum, the Natural History Museum – home of the dinosaurs, and the hands-on Science Museum, all close to South Kensington tube.



HIGHER LEARNING

Many of London's top institutions are only minutes away from Moore House. The prestigious Imperial College London is a science-focused institution, based in South Kensington, just 22 minutes away from Moore House. Imperial consistently features in the top ten of the QS World University Rankings, and in 2013 came in fifth.

University College London (UCL), just 25 minutes away, is currently ranked as 4th in the world, and very popular with international students.

Another revered university, King's College London, excels in a wide variety of subjects and is currently ranked 19th in the world. King's College is situated near the Thames, and a mere 34 minutes away from Moore House.

University of the Arts London is the largest specialist arts and design university in Europe, and recognised as a world leader for teaching and research in art, design, fashion, communication and performance arts.

The university comprises six prestigious and distinct colleges, all spread out across the capital, a short journey away from Moore House, the closest being Chelsea College of Art and Design, just 17 minutes away.

For musicians, the world famous Royal Academy Of Music is set in the heart of London in Regent's Park, just 33 minutes away.

The UK is renowned for its superlative higher education institutions, providing some of the best universities in the world, and Moore House is extraordinary in having a number of them just a short journey away.

With such an impressive and high quality selection of academic institutions available, it is little surprise students from across the globe choose London.

Imperial College London



THE LONDON SCHOOL OF ECONOMICS AND POLITICAL SCIENCE



SOAS University of London



KING'S College LONDON



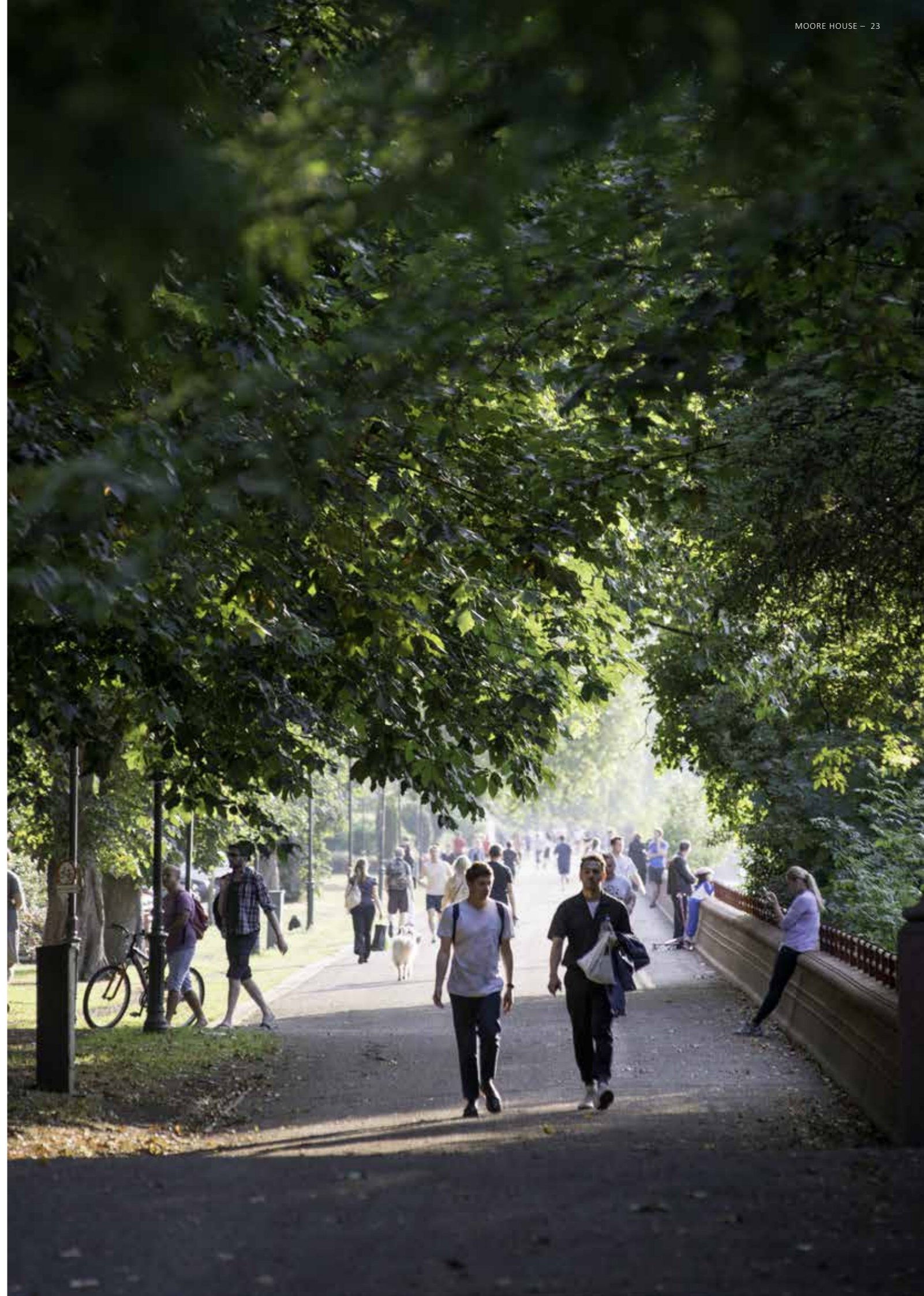
THE GREAT OUTDOORS

A seven minute walk south of Moore House is Battersea Park, a 200-acre space on the south bank of the River Thames opposite Chelsea, which opened in 1858. Home to an exciting children’s zoo, gorgeous boating lake, bandstand, and all-weather, outdoor sporting facilities, including tennis courts, a running track and football pitches.

The famous King’s Road Cricket & Social

Club is located just moments from here on Searles Close, where there are two cricket pitches. The club, whose members wear distinctive orange caps, can be seen playing on Saturdays and Sundays.

The luscious Green Park and St James’s Park, with Buckingham Palace sandwiched between, are just 11 minutes drive from Moore House.



MOORE CONNECTED

Moore House means more connections. From here, anywhere in the city and beyond is a short, easy journey.

Sloane Square tube station is a short walk away. Serviced by the District and Circle lines, from here you can get to the bustling financial district of the City in 19 minutes. The banking area of Canary Wharf is just 21 minutes away. And from Sloane Square, you can reach London City Airport in 31 minutes.

Also from here, the luxury haven of Knightsbridge is nine minutes on the tube, Bond Street is just 14 minutes away, while Covent Garden is a mere 23 minute journey, for some fabulous West End shopping and entertainment, or a short 15 minute taxi ride away.

Just 14 minutes away from Sloane Square is the newly redeveloped King's Cross St Pancras transport hub, one of the best connected locations in Europe, as it links six

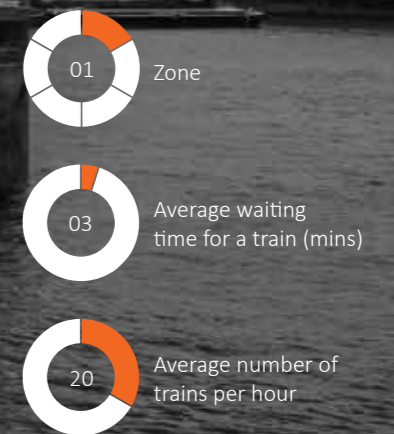
London Underground lines with two national mainline train stations and international high speed rail.

Paddington is an 18-minute journey on the Circle line. Here you have access to mainline rail services, as well as the express to Heathrow airport. Heathrow is the UK's busiest airport and offers a comprehensive range of long-haul and European flights.

Nearby, is the major terminus of London Victoria Station. Here you will find high-speed trains to Gatwick airport, the District, Circle and Victoria underground lines, Victoria Coach Station, as well as mainline rail services to the south.

Moore House, where nowhere is far away.

Journey times – tfl.gov.uk





PLACES OF INTEREST

Chelsea has all the luxury of the best restaurants, shops, places to go and things to do close by. With the City's financial district just a 15-minute journey away, whether you're working or playing, Moore House truly has the best that London has to offer right on its doorstep. Here are some of its highlights....

TRANSPORT

01	Sloane Square Underground Station	B4
02	London Victoria Rail & Underground Station	C4
03	Knightsbridge Underground Station	B3
04	Hyde Park Corner Underground Station	C3
05	South Kensington Underground Station	B4

SHOPPING

06	Liberty	C2
07	Harvey Nichols	B3
08	Harrods	B4
09	Fortnum & Mason	C3
10	Fenwick, Bond Street	C2
11	Selfridges	B2

RESTAURANTS

12	Bluebird	A5
13	Restaurant Gordon Ramsay	B5
14	Tom Aikens Restaurant	B4
15	The Capital	B4
16	Dinner By Heston	B3
17	Pétrus	B3/4
18	Manicomio	B4
19	The Botanist	B4
20	Daylesford	C4
21	Caraffini	B4
22	Boisdale	C4
23	Colbert	B4

CULTURE & ENTERTAINMENT

24	The Saatchi Gallery	B4
25	The Royal Court Theatre	B4
26	Victoria & Albert Museum	B4
27	Royal Opera House	D2
28	Savoy Theatre	D3

LANDMARKS

29	Royal Albert Hall	A3
30	Kensington Palace	A3
31	Natural History Museum	A4
32	Battersea Power Station	C5
33	Buckingham Palace	C3
34	The Royal Hospital Chelsea	C5
35	Chelsea Barracks	C4/5

EDUCATION

36	Royal College of Art	A3
37	London School of Economics	E2
38	Imperial College London	A3
39	King's College, London	E2
40	University College London	D1
41	University of Westminster	C1
42	Royal Academy of Music	C2
43	City University	E1
44	University of the Arts	E2
45	London College of Fashion	C2
46	Hill House International Junior School	B4
47	Francis Holland School	B4
48	City of Westminster College	A2

GYMS & SPAS

49	Grosvenor Waterside Health & Fitness	C5
50	The Peak	B4
51	Grace Belgravia Spa & Gym	B4

TRANSPORT

- 01 Sloane Square Underground Station
- 02 London Victoria Rail & Underground Station
- 03 Knightsbridge Underground Station
- 04 Hyde Park Corner Underground Station
- 05 South Kensington Underground Station

SHOPPING

06 Liberty
Regent St, London W1B 5AH
020 7734 1234
www.liberty.co.uk
Tudor-revival building filled with high-end fashion and luxury homeware.

07 Harvey Nichols
109-125 Knightsbridge, London SW1X 7RJ
020 7235 5000
www.harveynichols.com
Flagship branch of the English luxury department store founded in 1831.

08 Harrods
87-135 Brompton Rd, London SW1X 7XL
020 7730 1234
www.harrods.com
One of the most famous upmarket department stores in the world.

09 Fortnum & Mason
181 Piccadilly, London W1A 1ER
0845 300 1707
www.fortnumandmason.com
Provides a delicious range of wine, beverages, condiments, food staples and hampers.

10 Fenwick, Bond Street
63 New Bond St, London
020 7629 9161
www.fenwick.co.uk
One of the UK's premier department stores selling fashion, toys, technology and homeware.

11 Selfridges
Selfridges, 400 Oxford St, London
020 7318 3939
www.selfridges.com
Voted the best department store in the world, Selfridges has all the latest designer collections. college in London.

RESTAURANTS

12 Bluebird
350 King's Rd, London SW3 5UU
020 7559 1000
www.bluebird-restaurant.co.uk
A modern European restaurant and bar with food store and beautiful outside terraces.

13 Restaurant Gordon Ramsay
68 Royal Hospital Rd, London SW3 4HP
020 7352 4441
www.gordonramsay.com/royalhospitallroad
Ramsay's flagship restaurant – expect exquisite ingredients and sophisticated dishes.

14 Tom Aikens Restaurant
27 Cale Street, Chelsea, London SW3 3QP
0207 349 0202
www.tomaikens.co.uk
Serves comfort food favourites in a relaxed and informal environment.

15 Outlaw's at The Capital
22-24 Basil St, Knightsbridge, London SW3 1AT
020 7589 5171
www.capitalhotel.co.uk/restaurantbar.html
This Michelin-starred restaurant uses seafood caught mainly around the coast of Cornwall.

16 Dinner By Heston
Mandarin Oriental Hyde Park, 66 Knightsbridge, London SW1X 7LA
020 7201 3833
www.dinnerbyheston.com
Michelin starred, and listed fifth in 'The World's 50 Best Restaurants' by Restaurant magazine.

17 Pétrus
1 Kinnerton St, London SW1X 8EA
020 7592 1609
www.gordonramsay.com/petrus
Gordon Ramsay's Modern French fine-dining restaurant.

18 Manicomio
85 Duke Of York Square, London
020 7730 3366
www.manicomio.co.uk
For beautiful alfresco Italian dining.

19 The Botanist
No. 7 Sloane Square, London SW1W 8EE
020 7730 0077
www.thebotanistonsloanesquare.com
Simple Modern British food served at tables or the bar in this airy, all-day Chelsea restaurant.

20 Daylesford
44B Pimlico Road, London SW1W 8LP
020 7881 8060
www.daylesford.com/pimlico
Farmshop and café for the freshest food in London.

21 Caraffini
61-63 Lower Sloane St, London SW1W 8DH
020 7259 0235
www.caraffini.co.uk
Classic Italian fare with a modern twist.

22 Boisdale
15 Eccleston St, London
020 7730 6922
www.boisdale.co.uk
Traditional Scottish restaurant with a variety of whiskies, a cigar terrace and live jazz.

23 Colbert
50-52 Sloane Square, Chelsea, SW1W 8AX
020 7730 2804
www.colbertchelsea.com
Inspired by the great boulevard cafés of Paris, and open from breakfast until late.

CULTURE & ENTERTAINMENT

24 The Saatchi Gallery
Duke Of York's HQ, King's Rd, London SW3 4RY
020 7811 3070
www.saatchigallery.com
Opened by Charles Saatchi in 1985 to exhibit his contemporary art collection to the public.

25 The Royal Court Theatre
Sloane Square London SW1W 8AS
020 7565 5000
www.royalcourttheatre.com
A non-commercial establishment, noted for its contributions to modern theatre.

26 Victoria & Albert Museum
Cromwell Road, London SW7 2RL
020 7942 2000
www.vam.ac.uk
The world's largest museum of decorative arts and design, housing a permanent collection of over 4.5 million objects.

27 Royal Opera House
Bow St, London WC2E 9DD
020 7240 1200
www.roh.org.uk
The place to watch and learn about world-class opera, music, ballet and dance.

28 Savoy Theatre
Savoy Court, Strand, London WC2R 0ET
0844 871 7627
www.savoytheatre.org
A classic West End theatre, showing premium productions.

LANDMARKS

29 Royal Albert Hall
Kensington Gore, London SW7 2AP
020 7589 8212
www.royalalberthall.com
A concert hall best known for holding the annual summer Proms concerts since 1941.

30 Kensington Palace
Kensington Gardens, London W8 4PX
0844 482 7777
www.hrp.org.uk/KensingtonPalace
A beautiful royal residence set in Kensington Gardens.

31 Natural History Museum
Cromwell Rd, London SW7 5BD
020 7942 5000
www.nhm.ac.uk
A museum exhibiting an astonishing range of specimens from various periods of natural history.

32 Battersea Power Station
188 Kirtling St, London SW8 5BN
020 7501 0688
www.batterseapowerstation.co.uk
A decommissioned coal-fired power station, currently being redeveloped.

33 Buckingham Palace
London SW1A 1AA
020 7930 4832
www.royal.gov.uk/theroyalresidences/buckinghampalace/buckinghampalace.aspx
The official London residence of Britain's sovereigns since 1837.

34 The Royal Hospital Chelsea
Royal Hospital Rd, London SW3 4SR
020 7881 5200
www.chelsea-pensioners.co.uk
A retirement home and nursing home for 300 British soldiers.

35 Chelsea Barracks
Chelsea Bridge Rd SW1W 8RH
www.chelseabarrackspartnership.com
A former British Army barracks, currently being redeveloped.

EDUCATION

36 Royal College of Art
Kensington Gore, London SW7 2EU
020 7590 4444
www.rca.ac.uk
A public research university specialising in art and design.

37 London School of Economics
Houghton St, London WC2A 2AE
020 7405 7686
www.lse.ac.uk
Very highly regarded university in London.

38 Imperial College London
Imperial College London, South Kensington Campus, London SW7 2AZ
020 7589 5111
www3.imperial.ac.uk
Imperial provides world-class education in science, engineering, management and medicine.

39 King's College, London
Strand, London WC2R 2LS
020 7836 5454
www.kcl.ac.uk
King's is one of the world's leading universities, based in the heart of London.

40 University College London
Gower St, London WC1E 6BT
020 7679 2000
www.ucl.ac.uk
UCL is London's leading multidisciplinary university, with 8,000 staff and 25,000 students.

41 University of Westminster
115 New Cavendish St, London W1W 6UW
020 7911 5000
www.westminster.ac.uk
University of Westminster offers a wide range of undergraduate and postgraduate courses.

42 Royal Academy of Music
Marylebone Rd, London NW1 5HT
020 7873 7373
www.ram.ac.uk
A conservatoire and Britain's oldest degree-granting music school.

43 City University
Northampton Square, London EC1V 0HB
020 7040 5060
www.city.ac.uk
A leading global university, focused on business and the professions.

44 University of the Arts London
272 High Holborn, London WC1V 7EY
020 7514 6000
www.arts.ac.uk
A public research university, specialising in art, design, fashion and media.

45 London College of Fashion
20 John Prince's St, London, Marylebone W1G 0BJ
020 7514 7400
www.arts.ac.uk/fashion
A constituent college of the University of the Arts London.

46 Hill House International Junior School
17 Hans Pl, London SW1X 0EP
020 7584 1331
www.hillhouseschool.co.uk
London's largest pre-prep and prep school.

47 Francis Holland School
39 Graham Terrace, London SW1W 8JF
020 7730 2971
www.fhs-sw1.org.uk
An independent day school for girls aged 4 to 18.

48 City of Westminster College
Paddington Green Campus, Paddington Green, London W2 1NB
020 7723 8826
www.cwc.ac.uk
The top vocational further education college in London.

GYMS & SPAS

49 Grosvenor Waterside Health & Fitness
7a Gatliff Road London, SW1W 8DE
020 7730 8355
www.grosvenorwatersidespa.co.uk
Stylish, on-site health club, offering state-of-the-art gym, spa, sauna and treatments.

50 The Peak Health Club & Spa
Jumeirah Carlton Tower, Cadogan Place, London SW1X 9PY
020 7235 1234
www.peakhealthclub.com
One of London's premier health and beauty centres, an oasis of relaxation.

51 Grace Belgravia Spa & Gym
11c W Halkin St, London SW1X 8JL
020 7235 8900
www.gracebelgravia.com
Private club for women who want the very best for their health and well being.

EXCLUSIVE, EXCEPTIONAL,
EXTRAORDINARY.

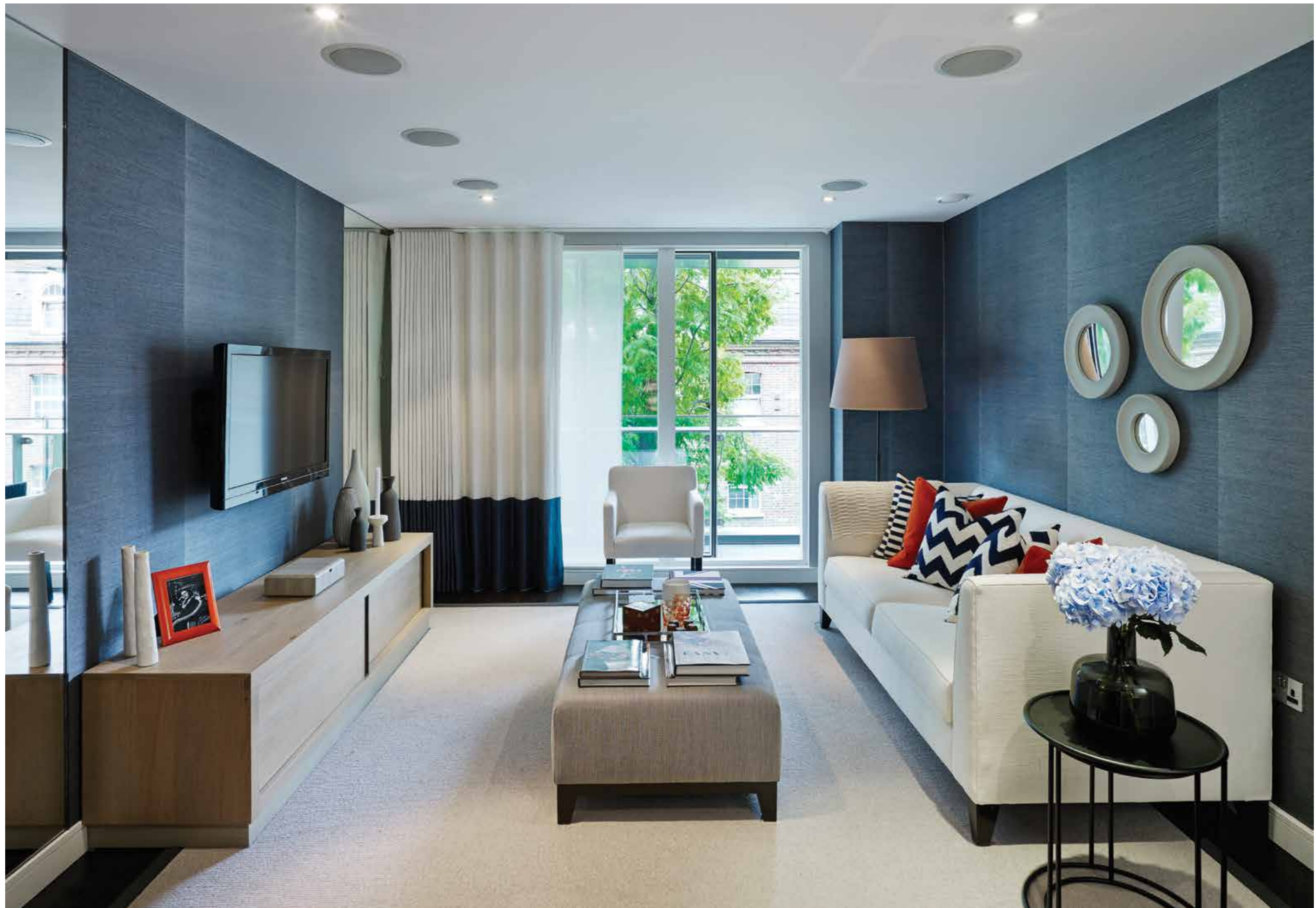
The small enclave between Sloane Square
and the Thames has an atmosphere of its
own – a style, flair and quintessential
elegance that is, quite simply, unique.

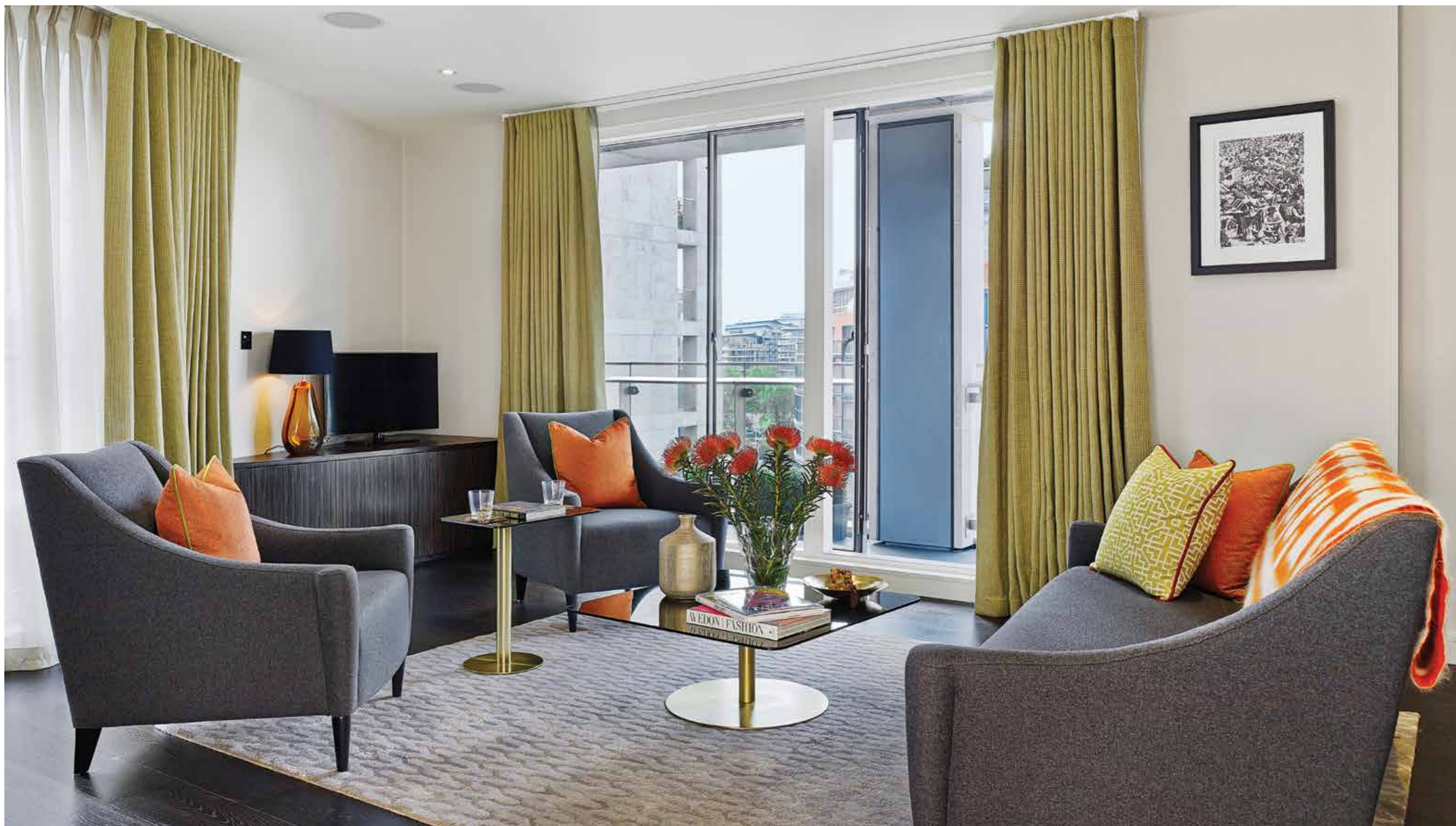


EXCLUSIVE

Built to the very highest standards and inspired by the ancient waterway nearby, Moore House is set in landscaped gardens in a tranquil dockside setting, a peaceful oasis in one of the most prestigious addresses in London, set to benefit from the nearby redevelopments of Chelsea Barracks and Battersea Power Station.













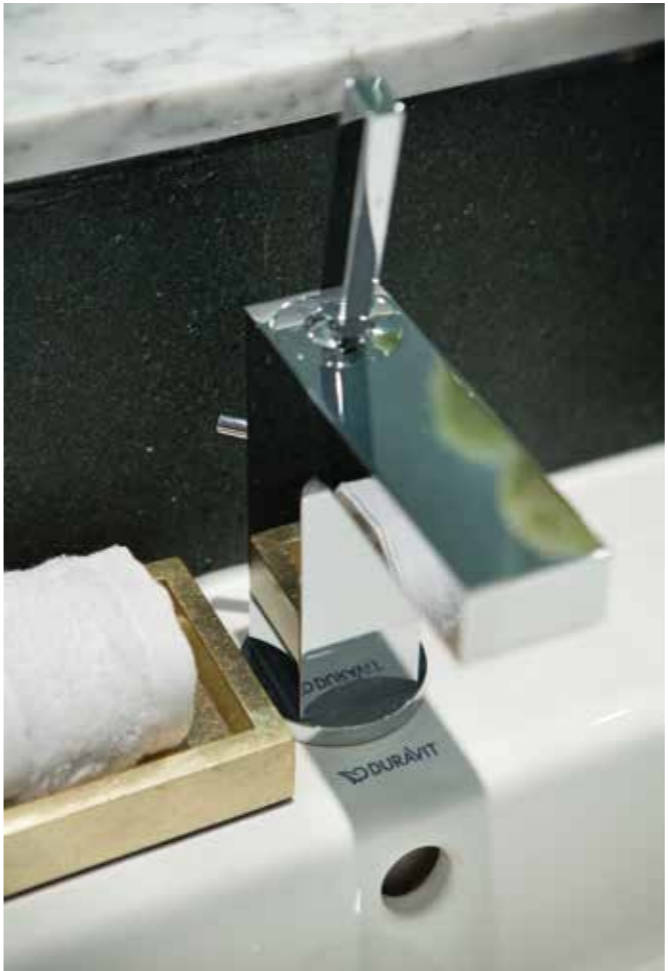
EXCEPTIONAL

Moore House is comprised of lavish studio, one, two and three bedroom contemporary homes, taking luxury to a new level – all apartments and penthouses are equipped with cutting edge Miele appliances, Duravit sanitary and feature the latest CCTV monitoring and video entry systems.













EXTRAORDINARY

Designed to the most exacting standards, these high specification apartments feature a 24-hour concierge service, state-of-the-art gym and spa, and secure parking, for the very best in London living.

GIVING YOU MOORE



SPECIFICATION

TENURE	999 year lease from January 2003
BUILDING WARRANTY	10 year NHBC building guarantee from July 2012
CONCIERGE	24 hr concierge
SECURITY	24 hr estate security, CCTV monitoring & video entry-phone
SPA AND GYM	State of the art spa and gym
PARKING	Secure underground car parking (with select apartments only)
ACCESS	3 x 13 person passenger lifts

KITCHENS

Corian Blanco Zuess white worktops
 One and a half bowl stainless steel sink and mixer tap *
 Full height splash-back
 4 ring Miele ceramic hob
 Miele integrated electric combination oven
 Miele extractor hood
 Miele Fridge/Freezer
 Miele dishwasher
 Miele microwave (two and three bed apartments only)
 2-ring Miele ceramic hob in studios; 5 ring Miele ceramic hob in three beds
 Miele wine cooler (three bed apartments only)

FINISHES

Solid oak cinnamon fired timber floors^c
 Polished chrome sockets throughout
 Tiled finish on terraces
 Hallway cloak cupboard with mirrored sliding bi-fold doors
 Multi-point locking front door
 Dusted moss matt walls
 Pre-wired for sound with speakers to sitting rooms and bedrooms^c

HEATING & COOLING

Underfloor heating throughout
 Fully recessed whole apartment ventilation system air cooling in living rooms and bedrooms (2 & 3 beds only)

BEDROOMS

Carpeted floors
 Integrated lighting in master bedroom wardrobe^f

BATHROOMS AND EN-SUITES[#]

Slate tiling on walls and floors
 Duravit vero white sanitary-ware
 Duravit vero white bath
 Hansgrohe raindance shower and axor citterio taps
 Aqua Plus shower-screen
 Bespoke integrated storage
 Shaver sockets

ELECTRICS & LIGHTING

Comelit entry-phone system
 Recessed down-lighters in hallway and cupboards
 Dimmer control in master bedroom and living room^g
 Cat 5 connection to living rooms and bedrooms
 Wiring for Sky Plus, Playback, Hotbird and ArabSat

* Studios contain single bowl stainless steel sink and mixer tap
^c Studios have Wenge laminate floors and installed speakers are not included
[#] Studios contain showers but not baths
^f Not included in studios
^g Not included in studios



BUILDING EXCELLENCE

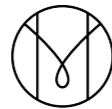
LondonMetric are the property advisor and a shareholder of LSP RI Moore House (The Vendor). LondonMetric are a top 10 UK REIT with £1.04 billion of assets including, Retail, Distribution, Offices and Residential. The REIT has a substantial London Residential holding.

For more information, go to:
www.londonmetric.com



View from Moore House

MOORE
HOUSE



LONDON SW1

www.moorehousechelsea.com

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www.ignitetv.com

