THE BOLSOVER

3-8 BOLSOVER STREET, LONDON W1

THE BOLSOVER

Edwardian grandeur, masterfully reimagined

Behind an impeccably restored 1912 façade, a collection of 24 luxury residences awaits in London's vibrant Fitzrovia.
The Bolsover offers a choice of Studio, 1, 2, 3 and 4 bedroom apartments, including a number of Duplexes.



3-8 BOLSOVER STREET, LONDON W1

CGI of External Façade ↑
CGI of Apartment 21 →



Step into a world of luxury

Following a warm welcome from your front-desk concierge, take the lift to one of six floors, and enjoy total peace of mind with security monitoring.

CGI of Reception

CGI of Apartment 23

Living in perfect harmony

Envisaged by the award-winning Paola Leon Design studio, The Bolsover's décor harmoniously blends immaculate period features and sleek contemporary finishes.

Embracing the building's original Neo-Georgian symmetry and aesthetics, light-filled rooms imbue an effortless sense of calm and balance.

↓ CGI of Apartment 9 (*Panelling can be added as optional extra)





CGI of Apartment 3





↑ CGI of Apartment 21
← CGI of Studio Apartment 25

Immerse yourself in the detail

Relax into a space meticulously brought to life using natural materials of the finest quality.



CGI of Apartment 9 →



CGI of Apartment 9



CGI of Apartment 9

A priviliged position

THE BOLSOVER

THE CITY

THE SHARD

LONDON EUSTON STATION

UNIVERSITY COLLEGE LONDON

GOODGE ST

TOTTENHAM COURT RD

LONDON EYE

UNIVERSITY OF WESTMINSTER

BT TOWER

OXFORD CIRCUS →

WARREN ST

FITZROY SQ GARDENS

CAVENDISH SQ GARDENS →

GREAT PORTLAND ST

REGENT'S CRESENT

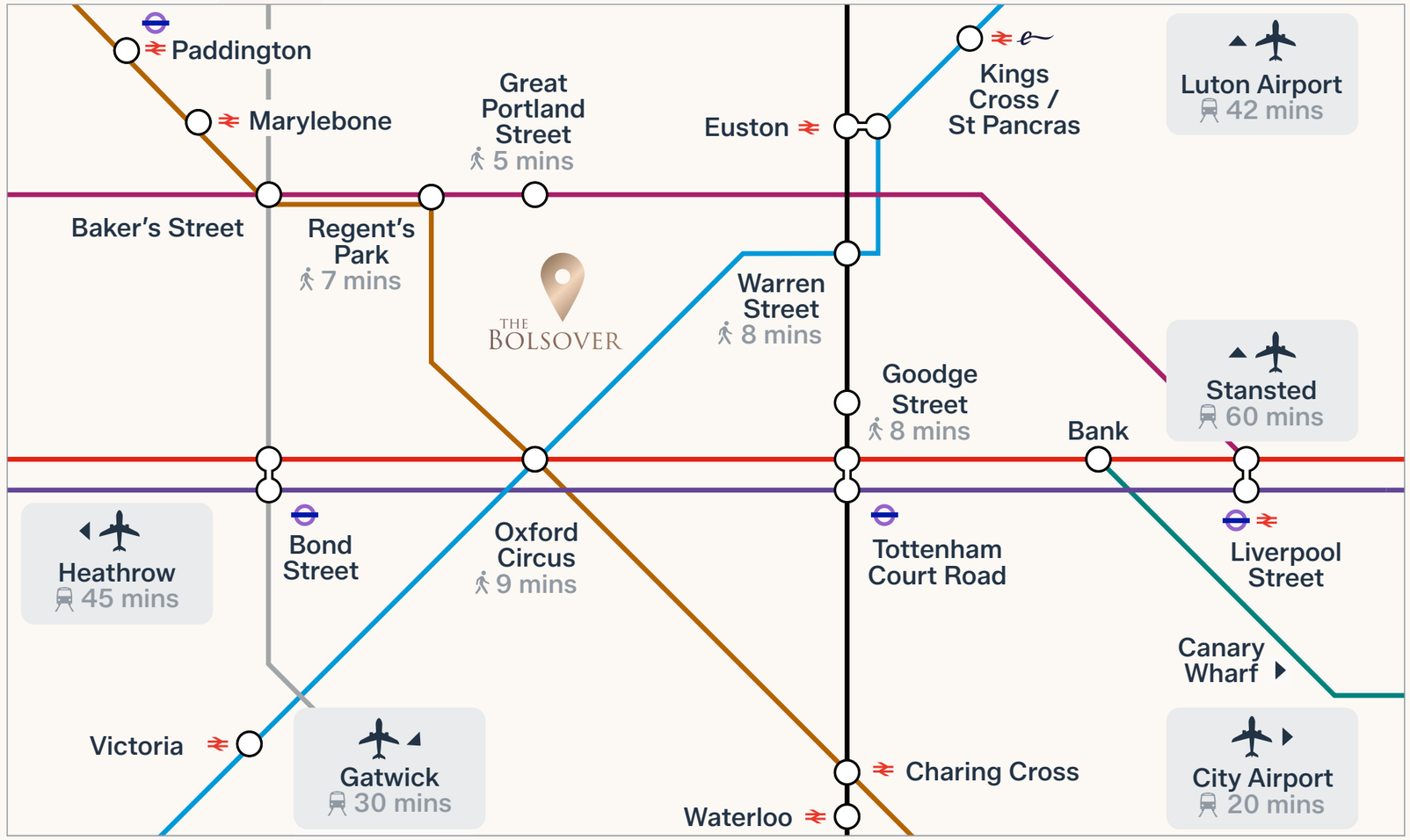
← TO REGENT'S PARK

In the heart of W1

45 MINS WALK
30 MINS WALK
15 MINS WALK
5 MINS CYCLE
10 MINS CYCLE
15 MINS CYCLE

ARSENAL
HIGHBURY & ISLINGTON
DALSTON JUNCTION
QUEEN ELIZABETH OLYMPIC PARK
ISLINGTON
HACKNEY
CAMDEN TOWN
CAMDEN
VICTORIA PARK
ANGEL
REGENT'S PARK
KING'S CROSS ST. PANCRAS INTERNATIONAL
SHOREDITCH
BETHNAL GREEN
EUSTON
WARREN ST
GREAT PORTLAND ST
THE BOLSOVER
GOODGE ST
MILE END PARK
LIVERPOOL STREET
WHITECHAPEL
FARRINGDON
BARBICAN
PADDINGTON
MARYLEBONE
TOTTENHAM COURT ROAD
OXFORD CIRCUS
BOND STREET
ST PAUL'S
CITY
SOHO
BANK
WHITECHAPEL
COVENT GARDEN
TOWER HILL
MAYFAIR
EMBANKMENT
HYDE PARK
SOUTHBANK
ST. JAMES'S PARK
SOUTHWARK
WESTMINSTER
LONDON BRIDGE
CANARY WHARF
WATERLOO
KNIGHTSBRIDGE
SOUTHWARK
SOUTHWARK PARK
MUDCHUTE PARK
LAMBETH
CHELSEA
BURGESS PARK
BATTERSEA PARK

Seamlessly Connected



Time and locations not to be relied on. For indicative purposes only.

Located in Fitzrovia, The Bolsover is close to Marylebone, Mayfair, the West End and Soho, while nearby Oxford Circus, Great Portland Street and Bond Street underground stations seamlessly transport you across London and beyond.

Walking Distances (approx.)

Great Portland Street	5 mins
Regent's Park	7 mins
Warren Street	8 mins
Goodge Street	8 mins
Oxford Circus	9 mins




LA FROMAGERIE
GROCERY & WINE
CHEESE ROOM

An urban village

With its enviable central location, sublime dining scene and eclectic mix of independent and cult luxury boutiques, Fitzrovia is one of London's most sought-after neighbourhoods.

Once the stomping ground of Virginia Woolf and George Orwell, the area's creative spirit lives on, with an eclectic blend of contemporary art galleries and concept stores to explore.







Inspiration everywhere

From your private oasis in the beating heart of the city, world-class shopping and entertainment are just around the corner.

Within minutes, you could be taking in innovative art at Rebecca Hossack Gallery, the masterpieces of The Wallace Collection, or the awe-inspiring artefacts of the British Museum.

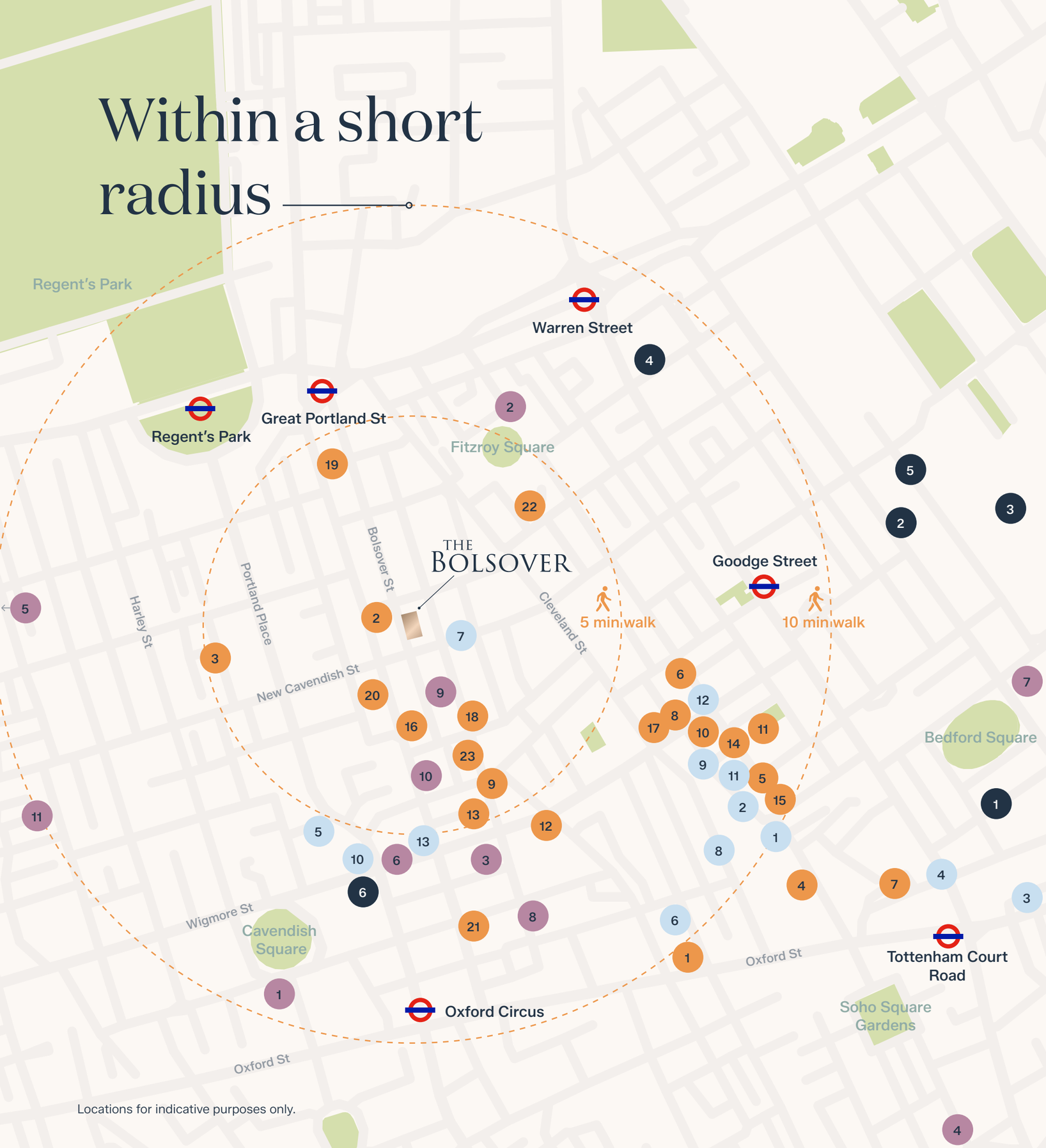
Venture a little further and London's most prestigious retail destinations abound, from the mock-Tudor resplendence of Liberty Department Store to the polished perfection of New Bond Street. Then there's Soho's inimitable nightlife, and the theatres of Shaftesbury Avenue, all a mere 15-minute walk from your door.







Within a short radius



Locations for indicative purposes only.

Restaurants & Cafes

1 Berners Tavern
2 Caravan
3 The Jackalope
4 Circolo Popolare
5 Fitzroy Tavern
6 Gaucho Charlotte Street
7 Hakkasan
8 Salt Yard
9 Kaffeine
10 Lantana
11 Lisboeta
12 Mortimer House Kitchen
13 Riding House Café
14 ROKA
15 Norma
16 Sushi Atelier
17 64 Goodge Street
18 The Attendant
19 Peyton and Byrne
20 Portland
21 Faros Oxford Circus
22 Lore of the land
23 Naroon Fitzrovia

Bars & Hotels

1 Bourne & Hollingsworth
2 Charlotte Street Hotel
3 The Bloomsbury Hotel
4 St Giles London
5 The Langham
6 The London EDITION
7 The Lucky Pig
8 The Mandrake Hotel
9 The Rathbone Hotel
10 The Wigmore
11 The Sanderson
12 Vagabond
13 The George

Education

1 École Jeannine Manuel
2 Royal Academy of Dramatic Art
3 SOAS University of London
4 UCL
5 University of London
6 University of Westminster

Lifestyle

1 1 Rebel
2 Egoist Body Studios
3 F45 Oxford Circus
4 Soho House (Greek St)
5 Daunt Books
6 Psycle
7 The British Museum
8 Rowbots
9 Ten Health & Fitness
10 Townhouse Fitzrovia
11 Third Space

Space to breathe

Despite the cultural buzz surrounding it, life in this enclave of cool is serene, with the expansive green space of Regent’s Park just a stone’s throw from your doorstep.



Acres of green space

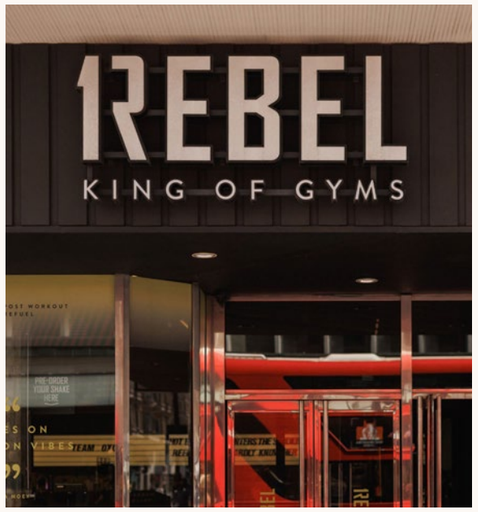
The Bolsover is just 600 metres from the royal Regent's Park. Spanning 410 acres, this historic green space is home to London's largest outdoor sports area, a scenic boating lake and a world-famous rose garden, as well as playing host to cultural events including Frieze Art Fair.

An ascent to the top of Primrose Hill delivers stunning skyline views of the city and provides the perfect setting for a picnic replete with Fitzrovia's finest delicacies.



A sanctuary for wellness

Between the luxurious Third Space health club, state-of-the-art training at BXR and the high-energy environment at 1Rebel, health and wellbeing are at the core of the community.









A location with academic appeal

With both the University College London and the University of Westminster within walking distance, The Bolsover provides an exceptional pied-à-terre in central London.

Other leading educational institutions in close proximity include the Royal Academy of Dramatic Art (RADA) and the School of Oriental and African Studies (SOAS).



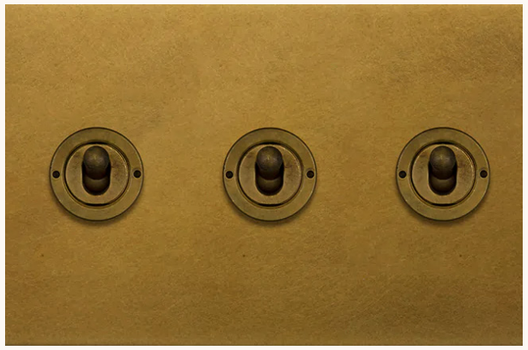


New horizons

With a number of high-end developments in place, and the iconic Grade II-listed BT Tower set to be transformed into a luxury hotel, Fitzrovia is being reborn.

The growing allure of the area makes a residence at The Bolsover not just a lifestyle choice but a unique investment opportunity.

Attention to Detail







CGIs of typical fixtures & finishes ↑

RECEPTION

- Bespoke sculptural reception desk with sunburst pattern veneer with dark brass inlay details and a Portoro marble top
- Walls with elegant traditional timber moulding with tall marble cladding and decorative wall lighting
- Light Emberador marble floor with dark Arabescato Orobico marble inlay
- Dark green decorative fireplace display
- Decorative chandelier in reception
- Luxury Alabaster hanging stair chandelier
- Wool stair runner with brass stair rods
- Comfortable waiting area for guests

LIFT

- A new 8 person passenger lift will serve all floors
- Luxury marble architrave with aged brass detail
- Light Emperador and dark Arabescato Orobico mosaic floor
- Leather handrail and bronze mirror

KITCHEN

- Contemporary bespoke kitchen with thin framed smoked oak veneer door fronts
- Quartz counter top and splash back
- Smoked oak veneer shelves with antique brass rail detail and integrated LED lighting
- Aged liquid metal paint front to extractor hood
- Luxury antique brass cupboard handles
- Franke tap and stainless steel sink
- Built-in fridge-freezer
- Miele induction hob
- Miele cooker hood
- Miele multi-function oven
- Miele microwave oven
- Dishwasher
- Glass fronted wine cooler where applicable
- Washer–drier, located in utility cupboard

BATHROOM AND ENSUITE

- Calacatta honed marble basketweave mosaic floor with Arabescato gold marble border
- Porcelain large format wall tiles
- Wall hung vanity unit with marble top
- Bespoke mirror with steel trims
- Calacatta Viola marble bathroom wall lights
- Traditional chrome brassware
- Chrome heated towel rail and robe hook
- Steel inset bath where applicable
- Duravit compact wall hang WC pan with concealed cistern
- Glazed shower and bath screens
- Under floor heating
- Extract fans from bathrooms and WCs
- All toilets fitted with integrated bidet sprays

DOORS

- Internal moulded timber doorset
- Painted smooth woodgrain finish
- Brass ironmongery

WARDROBES

- Full height bespoke wardrobe fronts with applied mouldings
- Egger oak look internal finish, featuring hanging rails
- Feature marble sculptural handles

TERRACE FLOORING

- Porcelain, timber effect external decking

WALL AND FLOOR FINISHES

- Engineered oak timber floor finish in herringbone pattern with border to hallway and living and dining area
- Carpet to bedrooms
- White painted pasteboard wall to all areas
- Bullnosed skirting and ceiling cove

LIGHTING

- Aged brass sockets and switches
- Linear LED soft warm lighting in kitchens and shelving
- Aged brass semi flush decorative spot lighting in hallways
- Decorative brass kitchen wall lamp
- Alabaster dining area wall lamp
- Calacatta Viola marble bathroom wall lights

HEATING / HOT WATER

- Communal boiler with separate metered supply to each apartment
- Underfloor heating.
- Individual heat unit generates hot water on demand.
- Communal water softener system

COMFORT COOLING

- VRV (variable refrigerant volume) system will cool all Living rooms and Bedrooms in each apartment.
- Controllers provide control for heating and cooling systems, set the desired room temperature per apartment/room
- Summer maximum operating criteria outside 30ºC - Inside Conditions: 22ºC

AV, DATA SYSTEM

- Cabling systems (internet, television and data) points in principal reception rooms and bedrooms
- Integrated Reception System (IRS)
- Audio distribution
- Broadband and structured wiring systems
- Telephone systems
- Lighting control systems and cable circuiting

CONCIERGE SERVICES AND MONITORED CCTV

- 24 hour, manned and remotely monitored, first point of contact to receive guests to the building.
- Monitor all entrants, visitors and deliveries to the building
- Manage the property for the residents.
- Video entry systems viewed by individual apartment handset/ screens
- Intruder alarms with window and door contacts

FIRE SAFETY AND PROTECTION

- All apartments provided with mains supply smoke detectors and heat detectors, and fitted with residential sprinkler systems

PHOTOVOLTAIC PANELS

- Communal Photovoltaic Panel system on roof enhances Energy Performance of the apartments

Selling Agents →

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newhomes@Savills.com

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+965 2221 2100
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Developed by →

STONE/RE

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