

ogle<sup>14</sup><sub>16</sub>

w1

14 & 16 Ogle Street are  
exclusive residences in the  
desirable and  
fashionable Fitzrovia.

Both residences are over 5 floors and  
have been renovated to the  
highest standard.

14 provides 3 bedrooms + study / library  
16 provides 4 bedrooms + study

Classic elegance mixed with a  
timeless modernity.



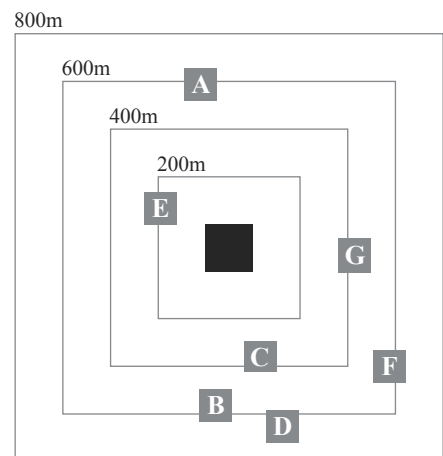


# locality

Fitzrovia is one of London's better kept secrets. With its unique collaboration of homes, offices and art galleries, the area offers unexpected architectural delights with quirky passageways, a host of historic houses and Georgian terraces.

Fitzrovia has historically been a home for the non-conformist, the artiste, the aesthete. Personality, history and unquantifiable class is ingrained, with former neighbours including George Orwell, Dylan Thomas, George Bernard Shaw and Virginia Woolf - dull is something the neighbourhood could never be.

- Ogle Street - ■
- Regents Park - A
- Oxford Street - B
- The Sanderson Hotel - C
- Soho - D
- Mummery + Schnelle Gallery - E
- The Dominion Theatre - F
- Pollocks Toy Museum - G



Only a matter of yards from some of the most fashionable eateries in London, you really are spoilt for choice. One can easily imagine a light bite at the Sanderson before a short stroll to Regents Park. The shopping of New Bond Street, the aching trendsetting of Soho and the unrivalled global financial power of the square mile are but moments away by taxi.

Fitzrovia isn't just another London area - it's the very centre around which the others pivot. Strangely, given its unparalleled connectivity, Fitzrovia maintains a serenity and calm that has escaped neighbouring areas.



## captivating

These townhouses offer a classic elegance mixed with a timeless modernity and are in a league of their own. With an imposing five floors of real estate in the heart of the capital, 14 & 16 Ogle Street are both statement homes as well as a practical base for family life.



The exterior is stunning, and the interior will not disappoint. The kitchen alone would put any country home to shame as you luxuriate in 19' of space - a veritable chef's paradise.

An opportunity to own a home in Ogle Street simply doesn't usually present itself, 14 Ogle Street has an impressive 2572 sqft, whilst 16 Ogle Street boasts 2316 sqft of home to enjoy, these really offer a large slice of London.

14 & 16 Ogle Street enjoy en-suite bathrooms and large dressing area in most of the perfectly appointed bedrooms, and with space at such a premium, new homes with such integral design considerations are a luxury you simply rarely find in London.



## specification



### kitchen and utility

Bespoke kitchen by Smallbones of Devizes finished in walnut and silver with granite worktops throughout. Miele appliances throughout including combi oven and grill with induction hob, microwave, and fridge freezer. Integral wine cooler and built in Nespresso coffee machine.

### sanitaryware

Villeroy & Boch sanitaryware throughout with vanity units finished in Henley golden oak. Worktops to cloakrooms and bathrooms are a combination of granite and marble with Hans Grohe taps to baths and basins.

### flooring

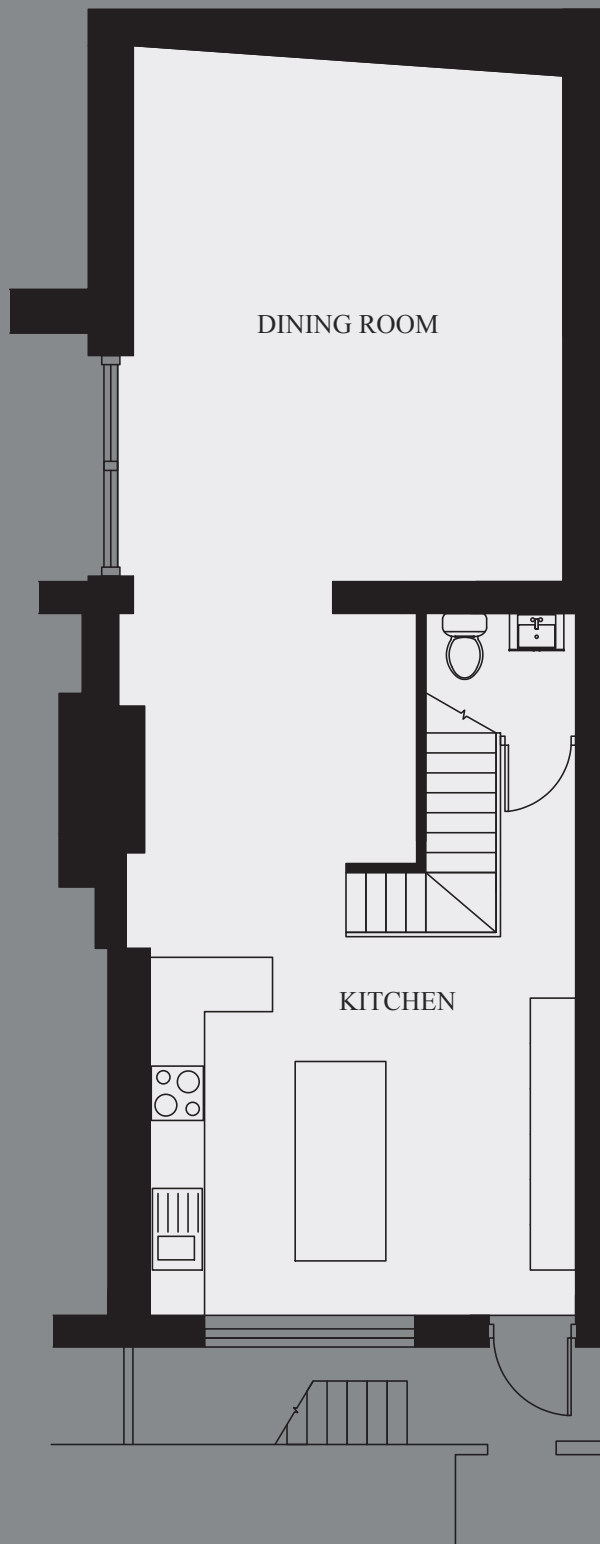
Veneziano granite floor tiles to cloakrooms with marble flooring to all bathrooms. The kitchen benefits from a vanilla regal polished porcelain floor tile. Selected rooms have oiled oak wood flooring with imperial velvet carpets to all stairs, landings and bedrooms.

### home automation system

Intercom and front door access control throughout the house. Built in multi-media using the Nuvu Grand Concerto system. Built-in speaker system to selected rooms throughout the house. Sky decoders to living areas. Central vacuum system to all floors.







Dining Room  
5900mm x 4695mm  
19' 3" x 15' 4"

Kitchen  
7745mm x 4695mm  
25' 4" x 15' 4"

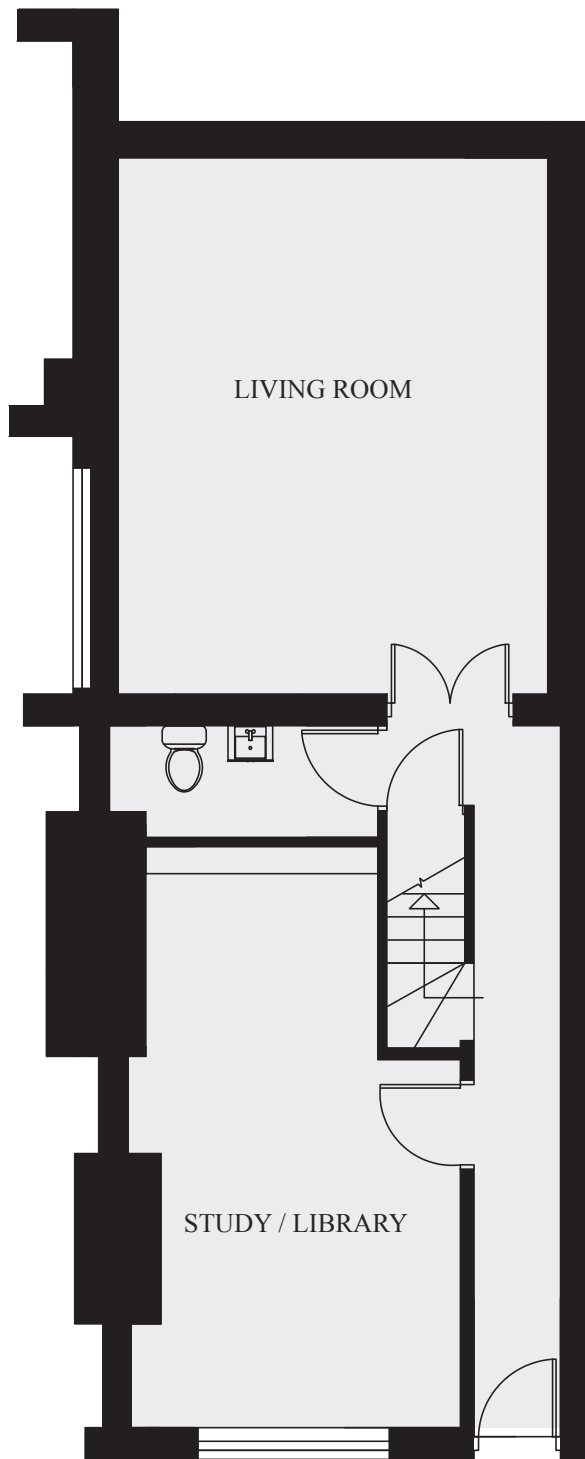
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B



3

Living Room  
4740mm x 4669mm  
15' 5" x 15' 3"

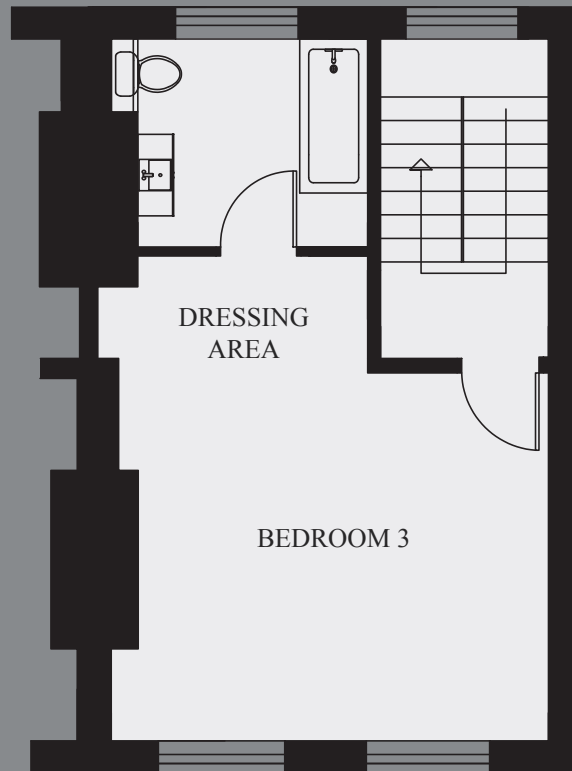
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Study / Library  
6413mm x 3471mm  
21' 0" x 11' 3"

B



### Bedroom 4

3525mm x 2584mm

11' 5" x 8' 4"

### Bedroom 3

4600mm x 4000mm

15' 0" x 13' 1"

### Bathroom

2875mm x 2255mm

9' 4" x 7' 4"

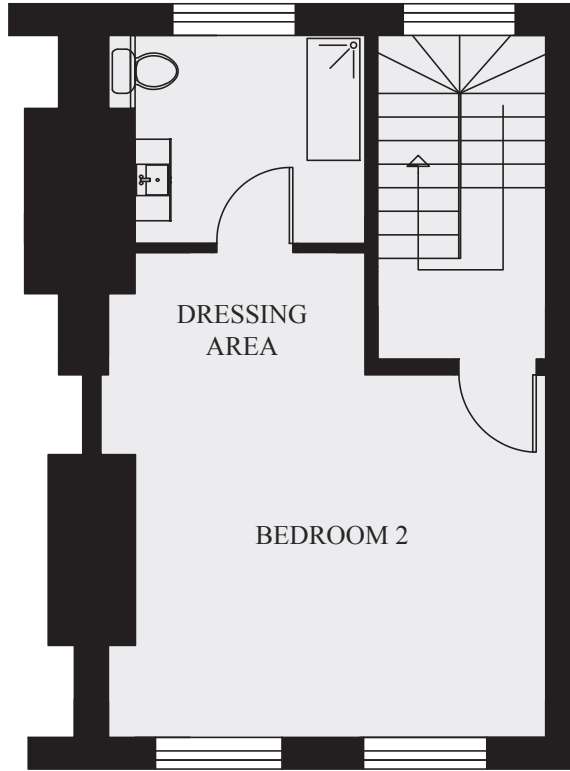
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3

Bedroom 2 / Dressing Area

2

5350mm x 4825mm

17' 5" x 15' 8"

1

G

En Suite

2536mm x 2295mm

B

8' 3" x 7' 5"



### Bedroom 1 / Dressing Area

5350mm x 4907mm

17' 5" x 16' 0"

### En Suite

2623mm x 2295mm

8' 6" x 7' 5"

3

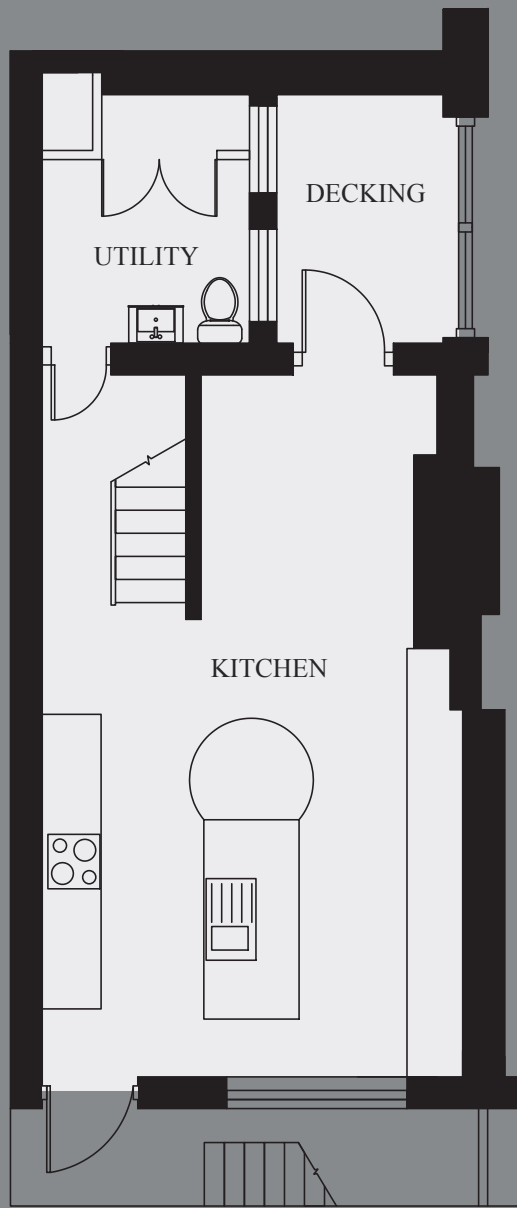
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Utility

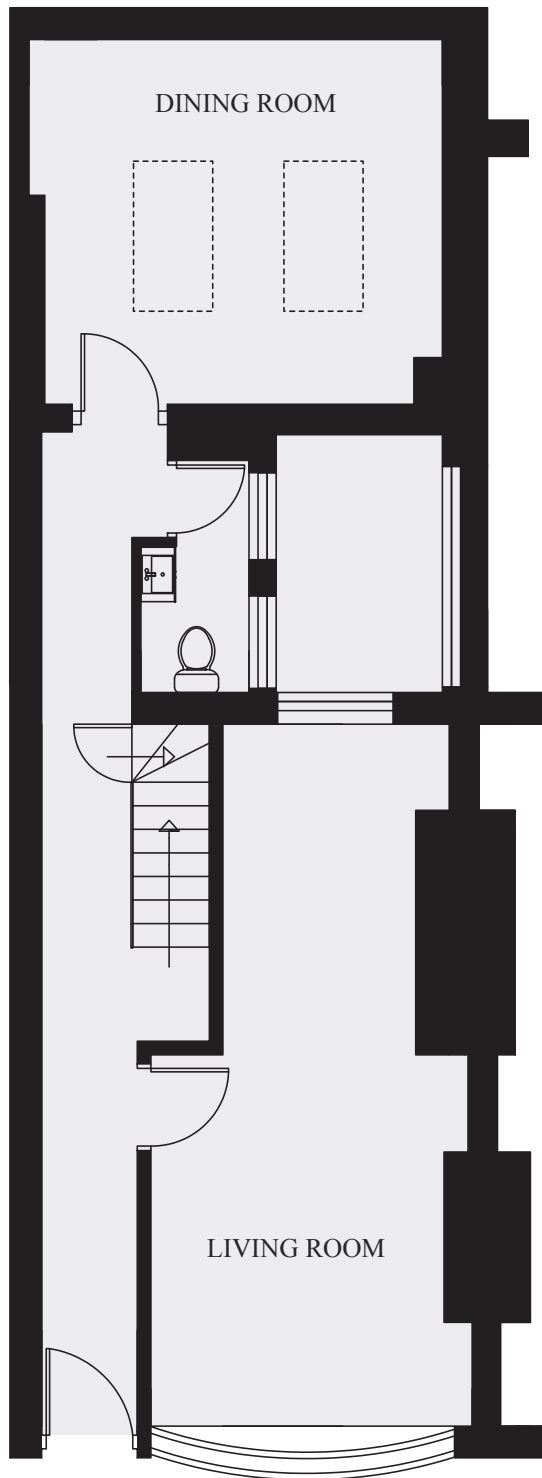
3026mm x 2288mm  
9' 9" x 7' 5"

Kitchen

7745mm x 4640mm  
25' 4" x 15' 2"

- 3
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- B**





### Dining Room

4562mm x 4025mm

14' 9" x 13' 2"

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### Cloakroom

1610mm x 1193mm

5' 2" x 3' 9"

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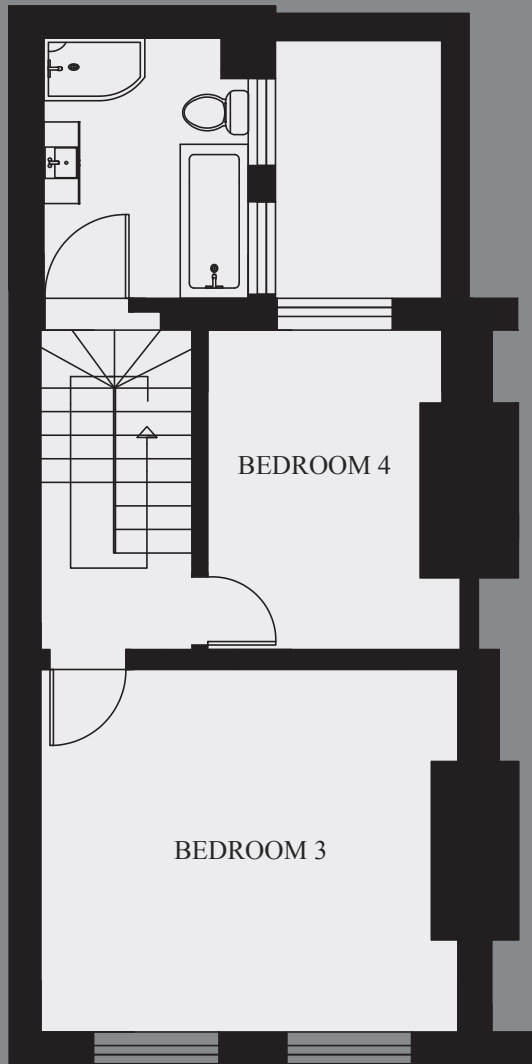
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### Living Room

7745mm x 3545mm

25' 4" x 11' 6"

**B**



### Bedroom 4

3525mm x 2584mm

11' 5" x 8' 4"

### Bedroom 3

4600mm x 4000mm

15' 0" x 13' 1"

### Bathroom

2875mm x 2255mm

9' 4" x 7' 4"

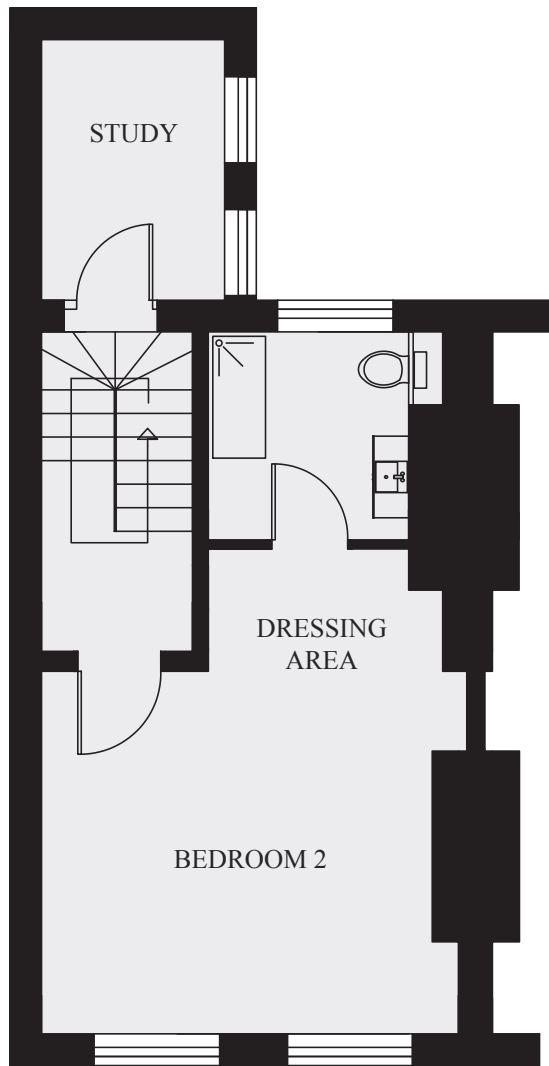
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### Study

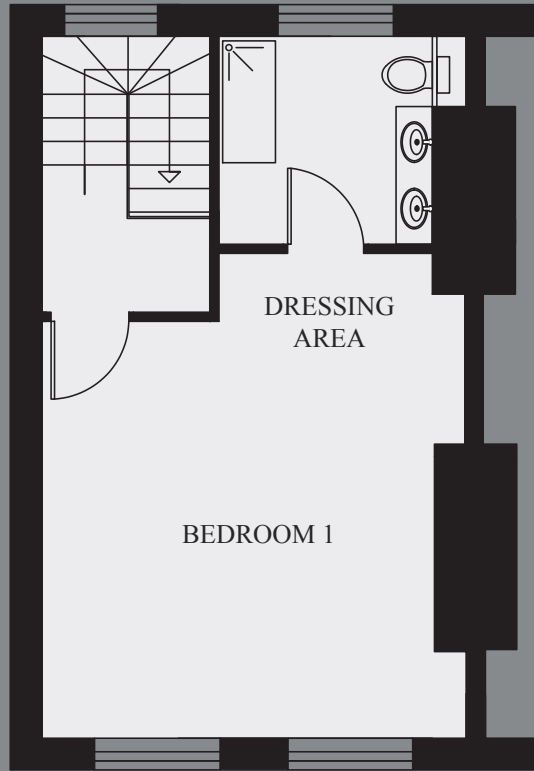
2850mm x 1985mm

9' 4" x 6' 6"

### Bedroom 2 / Dressing Area

5350mm x 4600mm

17' 5" x 15' 0"



Bedroom 1 / Dressing Area

5350mm x 4680mm

17' 5" x 15' 3"

En Suite

2354mm x 2295mm

7' 7" x 7' 5"

3

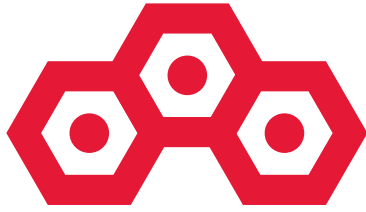
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James Taylor Homes

## the developer

James Taylor Homes is a dynamic niche residential developer with a passion and commitment to deliver high quality and exclusive homes in premier locations throughout the Home Counties and London.

We have established an unrivalled expertise and reputation in creating unique and imaginative new homes that fuse great design with the latest modern technology and building techniques.

Whether it's a contemporary city centre scheme, apartment complex or a stunning executive home, you can be assured that they will each blend seamlessly with their natural surroundings, and each will have a unique style.

James Taylor Homes  
4 Maple Park, Hoddesdon  
Hertfordshire EN11 0EX

Tel:  
01992 479777

Fax:  
01992 470070

email:  
[sales@jamestaylorhomes.com](mailto:sales@jamestaylorhomes.com)

Website:  
[www.jamestaylorhomes.com](http://www.jamestaylorhomes.com)

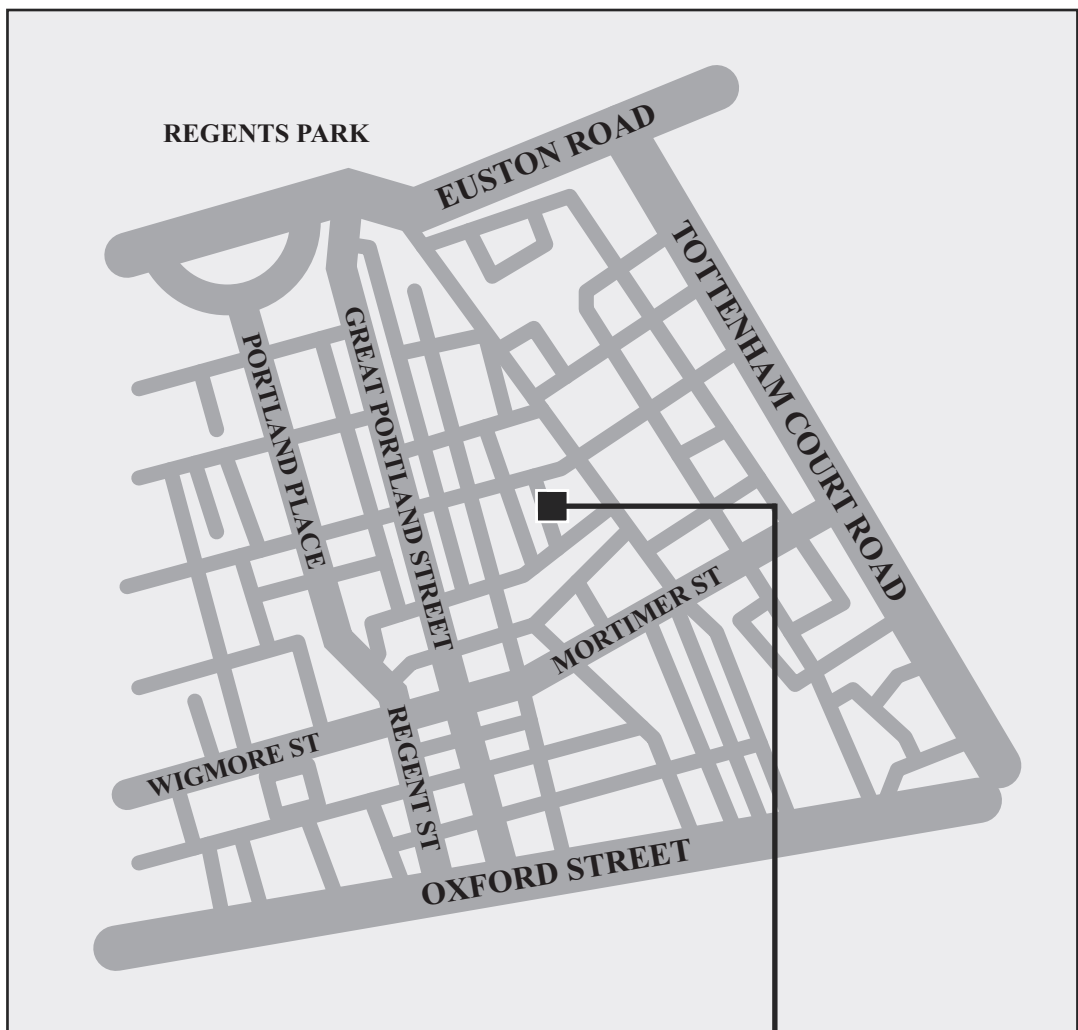


# how to find us

Oxford Street Tube Station  
Central Line  
Bakerloo Line  
Victoria Line

Regents Park Tube Station  
Bakerloo Line

Goodge Street Tube Station  
Northern Line



14 & 16 Ogle Street  
London  
W1W 6HU



# selling agent

Thomson Currie  
313 Upper Street  
Islington  
London N1 2XQ

Tel:  
020 7354 5224

Fax:  
020 7359 5606

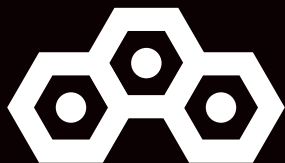
email:  
[james@thomsoncurrie.co.uk](mailto:james@thomsoncurrie.co.uk)

Website:  
[www.thomsoncurrie.co.uk](http://www.thomsoncurrie.co.uk)



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These particulars do not form or constitute any part of a contract or warranty. Neither should they be relied upon as accurately describing any of the specified matters prescribed by any order made under the Property Misdescriptions Act 1991. Any measurements shown were taken from the architect's drawings and will be checked on site where practically possible. All distances mentioned are approximate. Internal and external photographs are of 16 Ogle Street. Details in this brochure were correct at time of going to press.



James Taylor Homes