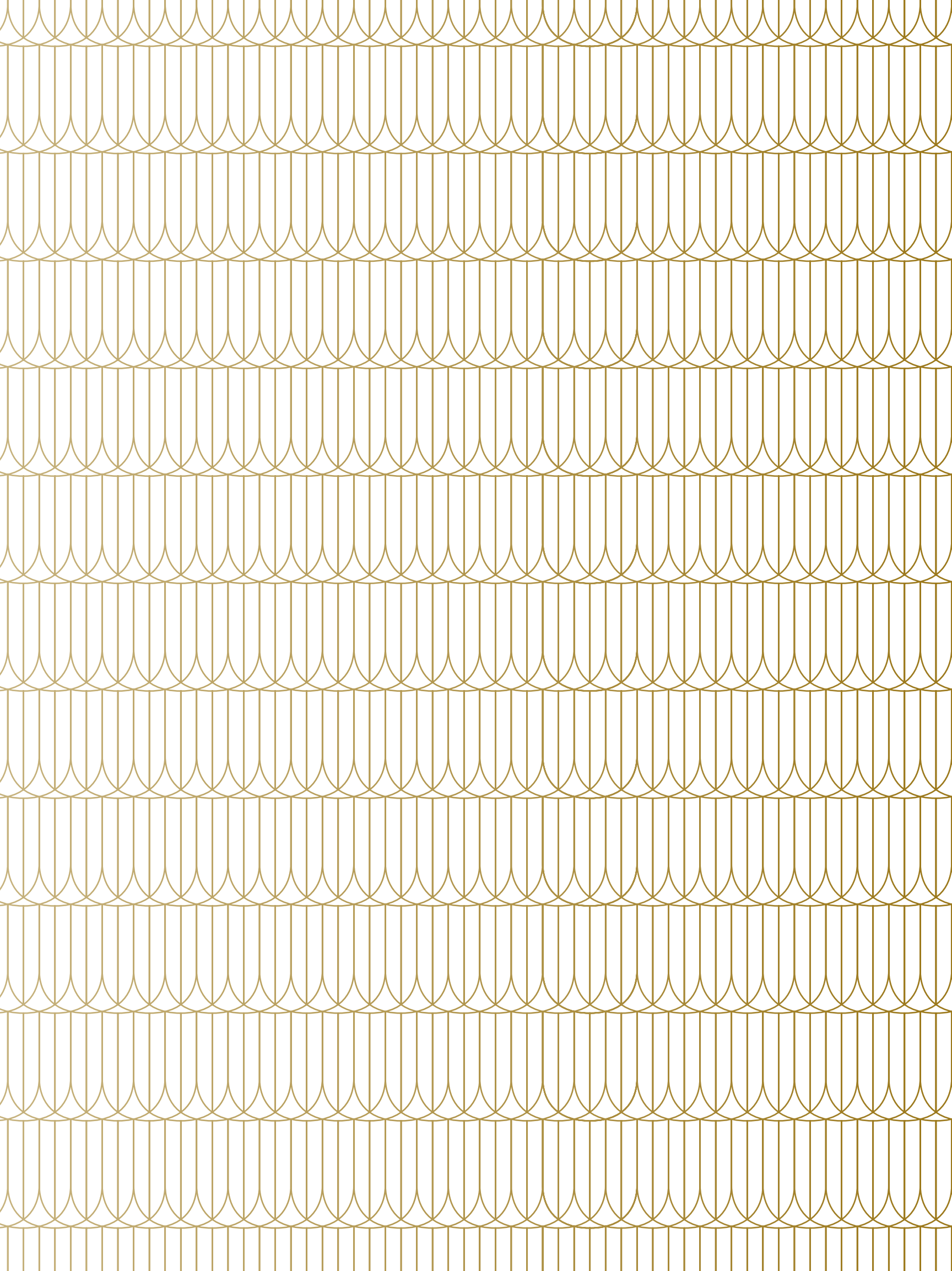
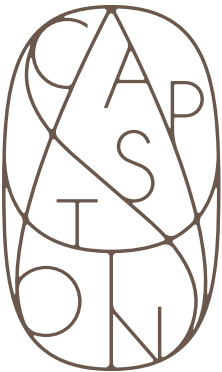




THE CAPSTON
EMBASSY GARDENS



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In the early nineties I became fascinated by the work of Irish designer Eileen Gray which led to a lasting interest in the Art Nouveau and Art Deco movements. At Ballymore we always took interest in the world's leading architects and designers.

When we acquired the land at Nine Elms it was little more than a would-be industrial estate, perched on a wasteland, but even then, I felt sure that this location had something very special, if not unique. We were the first development company to invest in the area and proceeded to buy a large site in the heart of what would become Nine Elms. We brought in the renowned urban designer, Sir Terry Farrell, to work with us on our master plan and collaborated with the local council and the Mayor of London, in conceiving the largest regeneration project in Europe.

When the American Embassy were seeking a new location, they could also see the qualities of Nine Elms and we persuaded them to share in our vision, when they subsequently made the decision to relocate.

I wanted our particular site, Embassy Gardens, to have simple but beautiful 'old buildings' with traditional brickwork and we drew inspiration from New York's Meatpacking District. We added the iconic Sky Pool which was the first in the world, and the fulfilment of a long-held ambition. Over time, we had proceeded to build over 1,800 homes and a new headquarters for book publisher's Penguin Random House. The area went from strength to strength with residences, offices, restaurants and an enviable lifestyle.

And now, with the final, and most desired location at Embassy Gardens, comes the crowning glory, The Capston, which is destined to take its place among the landscaped public squares and tranquil gardens bordering the great River Thames. It seemed to me to be, at last, the perfect project to draw inspiration from the great pioneers of the Art Deco movement, and to craft something truly special for this final phase.

As a lasting legacy at Nine Elms, I wanted a building that will push us to new heights in our ambition. We shall create interiors that are works of extraordinary beauty. We have prioritised contemporary art and sculpture, commissioning leading international artists, ensuring that The Capston will become a repository of all that is excellent in the world of art, craft and design.

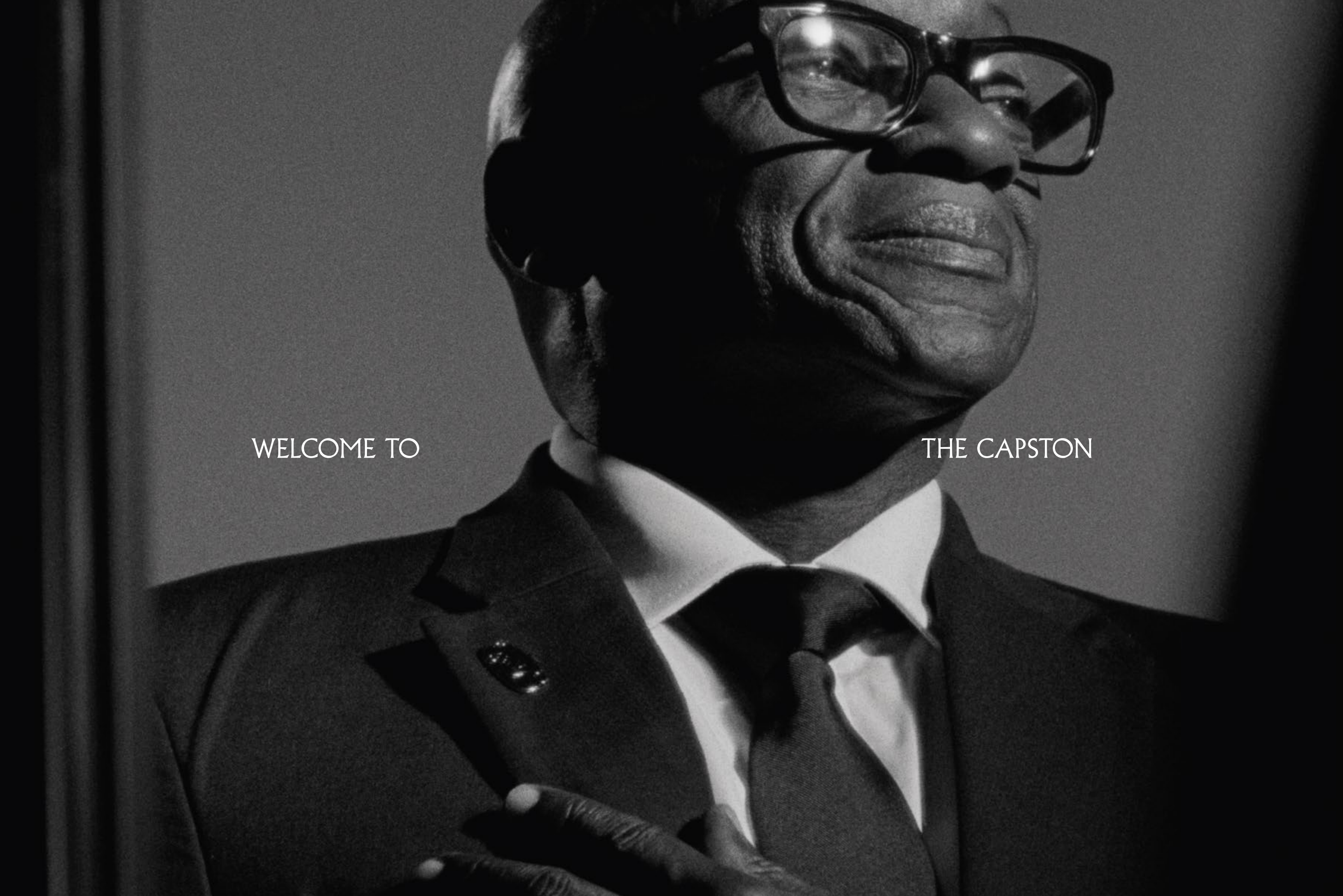
To achieve this, we have assembled a consummate team of designers, artisans and inspirational artists who share our passion to create a building, whose fulfilment will set new standards.

At Ballymore, we also know that no matter how beautiful a building may be, the people who welcome you home, will be what makes this address most desirable.

Welcome Home!

SEAN MULRYAN
CHAIRMAN AND CHIEF EXECUTIVE
BALLYMORE GROUP



A black and white portrait of a middle-aged man with a warm smile, wearing thick-rimmed glasses, a dark suit, a white shirt, and a dark tie. He is looking slightly off-camera to the right. The lighting is soft, highlighting his features. The background is a plain, light-colored wall.

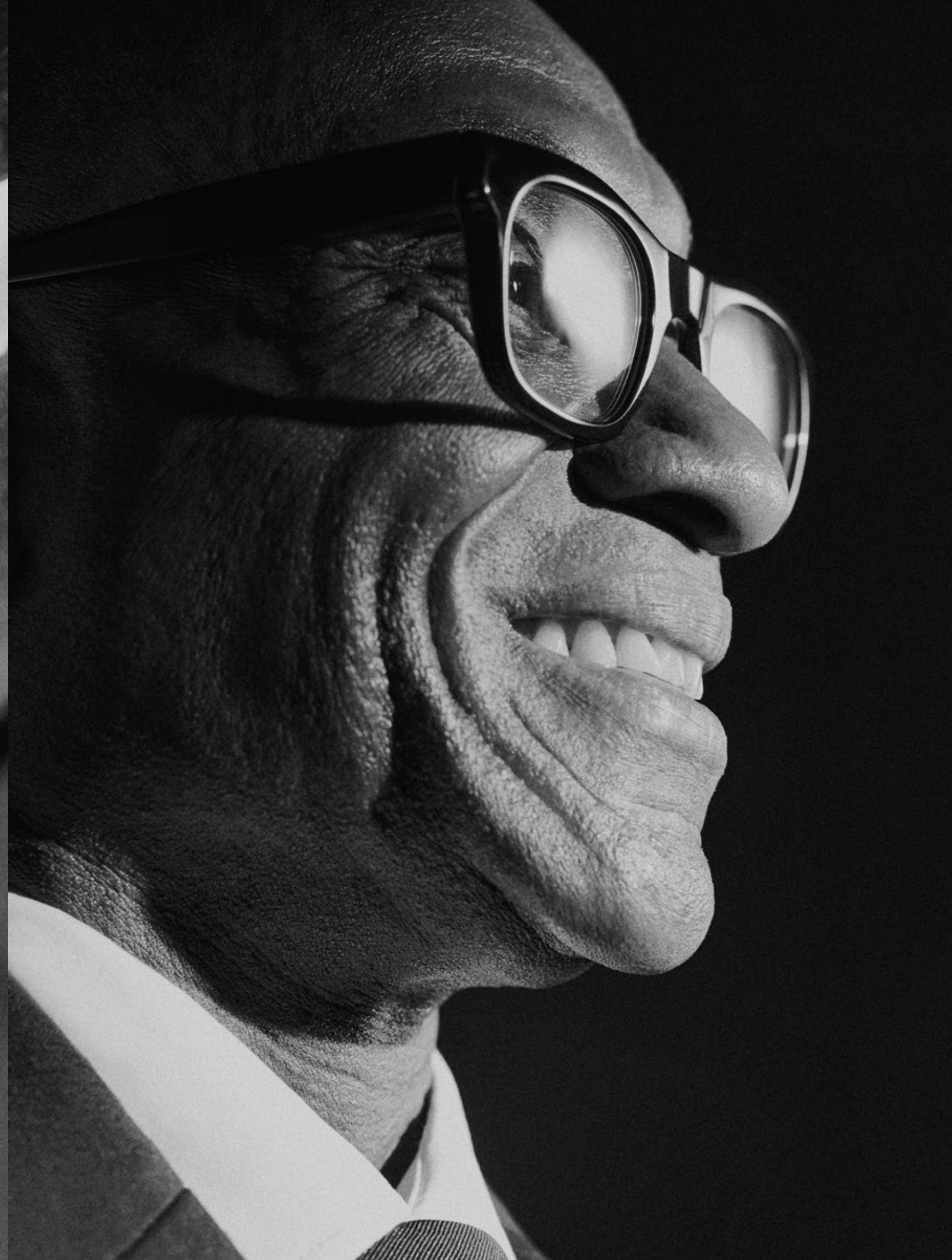
WELCOME TO

THE CAPSTON



CALM AND ASSURED, A WELCOME IN OR WELCOME HOME.

As you set out at the start of a busy day, or leave the busy world behind on your return, your Concierge will be a familiar face and a calming voice. A source of help, and a reassuring ever-presence in the Foyer of The Capston. Unobtrusive, but there when called upon, this is the delivery of a highly personalised level of service, based on memory and intuition, and on knowing the perfect moment. Resourceful and diligent, proactive and courteous, they are a source of informed recommendation and tailored assistance. Getting things done, and sorting things out. And if they cannot, they'll know who can. This is beyond quality promised; this is quality felt.





Our Commitment to you.

Our commitment to you and to service shall be both paramount and constant. We are here to help you get the most from The Capstan and we pledge that our attention will be discreet, knowledgeable and personal.

There will be a separate entrance for couriers to ensure that The Foyer will remain calm and welcoming. It is here that we shall accept your parcels and packages, as well as food orders and flowers, being ever mindful of the need to get them to you without any delay. Similarly, we shall demonstrate an equal efficiency when you might need items dispatched.

In short, we will strive to do all that is possible for your comfort and convenience, be it in providing warm welcomes for family and friends, ensuring days when moving will transpire with ease, booking treatments and spa appointments and a host of other services which will ease the pressures of your day.

Should it be needed, we can reserve the elegant Hepworth Room for your exclusive use and hospitality requirements. Also, at all times, we will show every courtesy when, for example, your private trainer, or indeed, chef arrives. We shall be a font of local knowledge, valuable contacts and, of course, offer the best advice.

We shall be ever vigilant and never failing in our commitment to you.

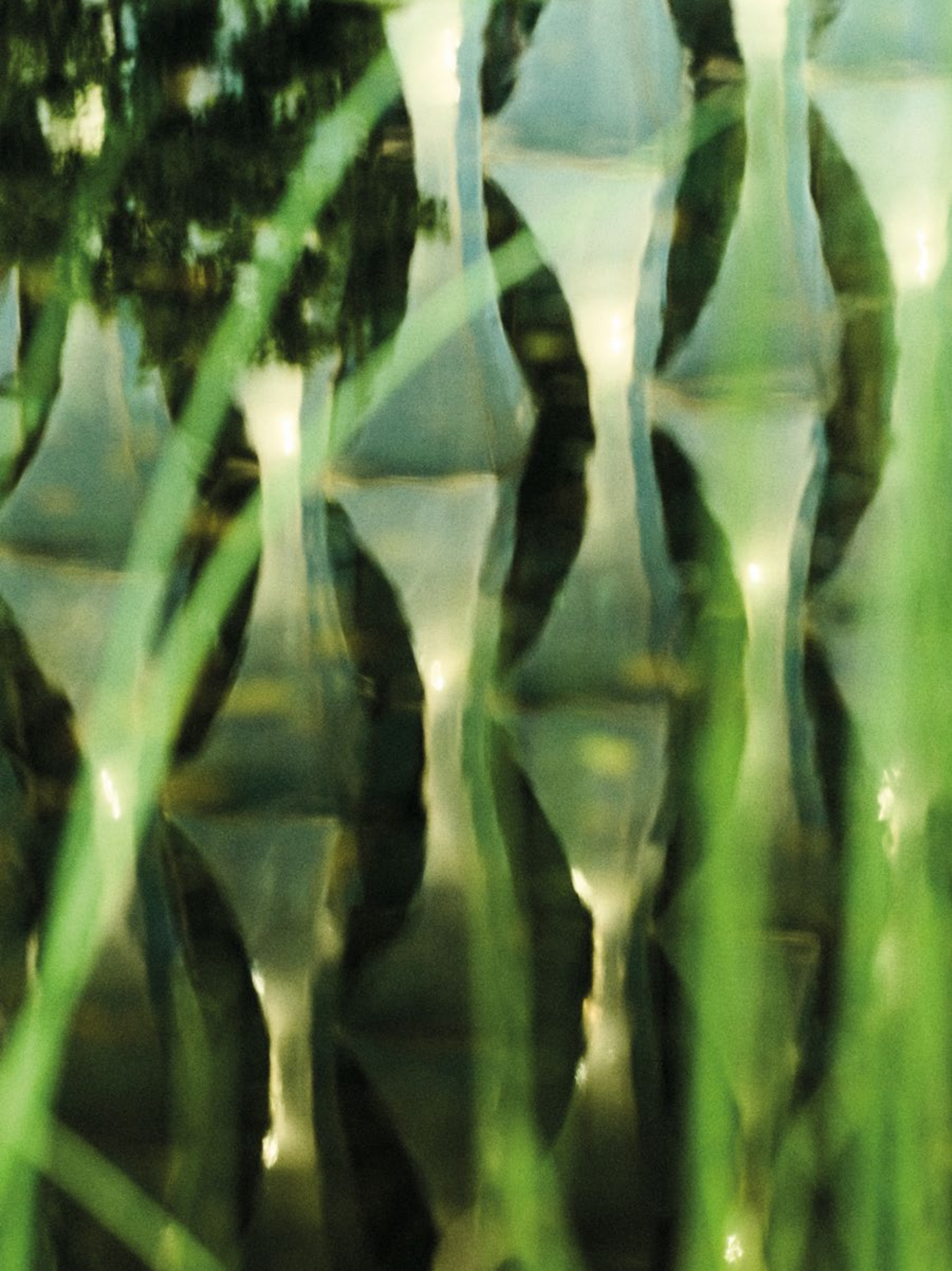
THE ARRIVAL CHAPTER I

On the south bank of the Thames, in a precinct
designed to bring nature and city together,

YOUR ARRIVAL HOME BEGINS ALONG AN AVENUE OF ELMS.

Along a leafy, open stretch of Nine Elms Road, past the unique
silhouette of the US Embassy and a terraced colonnade of
boutiques, two monoliths of hewn stone part to create a
threshold to the most exclusive address in Embassy Gardens.







A COLONNADE OF BOUTIQUE STORES

Just steps from your door is an intimate arcade of boutiques, cafés and welcoming spots designed for impromptu social connection and chance encounters. A series of stores, curated for their range, variety and quality. Grab pastries baked fresh from the oven, and a perfect cup of coffee from your neighbourhood barista and be back home just moments later. Take a moment with a friend, or a morning with a good book. Through a series of tall circular brick columns that bring the building to a human scale, this is a place to linger, where al fresco dining spills out towards a green border. Here, the terrace opens, shaded by newly planted elms that line the avenue. And after sunset, pendants cast pools of light along the arcade's pathway to illuminate a quiet evening stroll.





As you approach the building itself,
you are drawn towards

A GILDED CONTEMPORARY ART DECO GATEWAY.

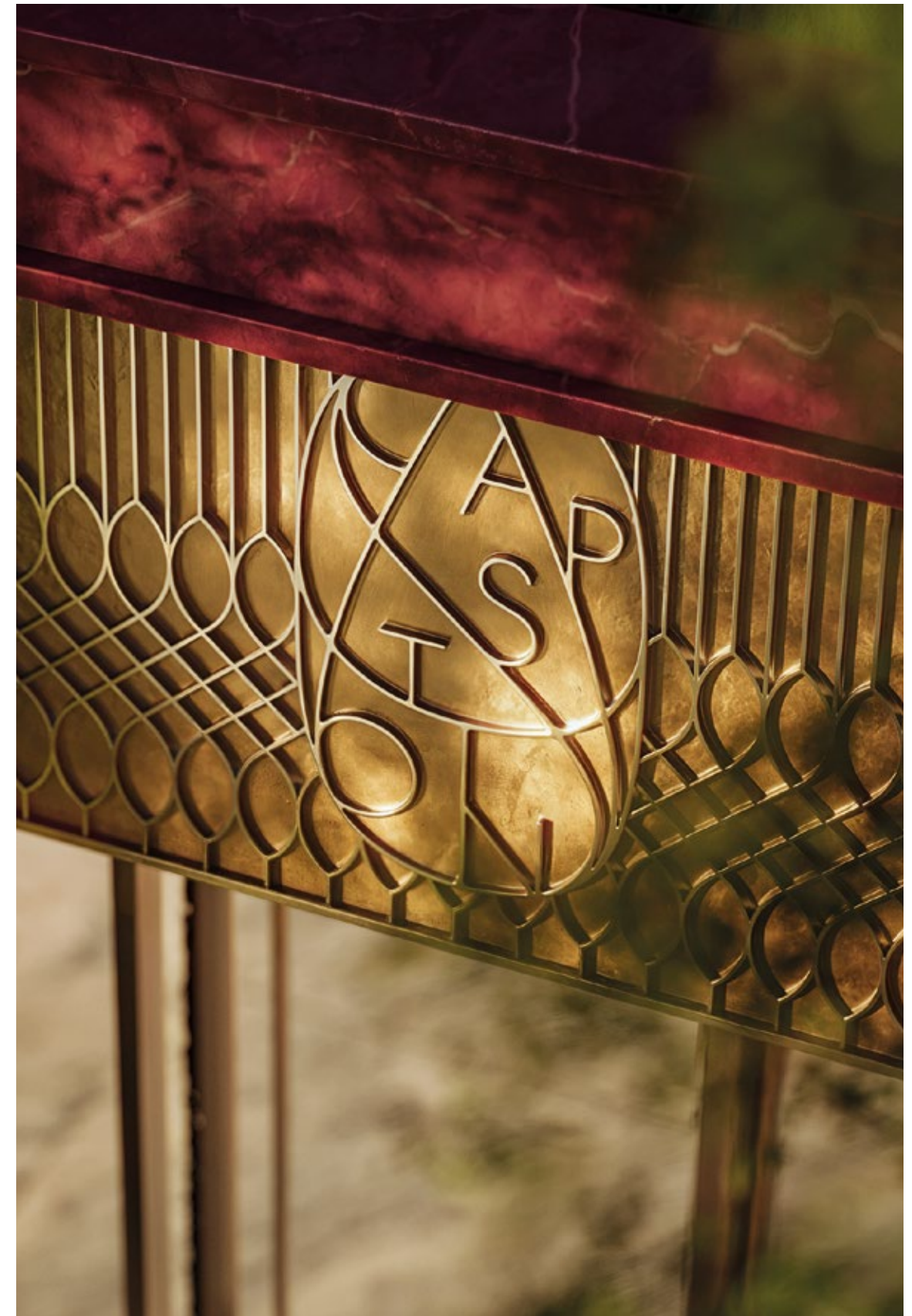
Framed by sculpted pines, a curvilinear motif on the balustrade
and above the doorway evokes the distinctive forms of the
Art Deco era, re-drawn in a contemporary pattern unique to
The Capston. The slow turn of an antique brass revolving door
quiets the outside world and announces your arrival home.





ANTIQUE BRASS REVOLVING ENTRANCE DOORWAY

Inspired by architectural precedents from the 1920s and 30s and grand doorways of the kind found at the threshold of great landmark buildings of Chicago and New York, the revolving entrance doorway carries the marque of The Capston, created as a unique piece in a glowing brass finish.



THE PAVILION CHAPTER II

QUALITY IS FELT FROM THE MOMENT YOU ARRIVE

Modelled on the proportions of Georgian architecture with a clear sense of balance and symmetry, the Pavilion is an extension of home that is elevated, yet relaxed; glamorous, yet understated. Filled with products of outstanding craft, great imagination, and an astute collector's eye, these four interconnected rooms and the gallery space that connects them offer quiet spaces for welcome, reflection, stimulation, anticipation and transition. A room dedicated to art opens out onto a secret garden; a library space is lined with thought-provoking works; a drawing room is the perfect space to welcome guests.



THE GROUND FLOOR

- 1 Foyer
- 2 Drawing Room
- 3 Gallery
- 4 Artist's Parlour
- 5 The Library
- 6 The Spring
- 7 Secret Garden
- 8 Cloister
- 9 Gymnasium
- 10 Treatment Rooms
- 11 Retreat Reception
- 12 Capston Park
- 13 Porters' Lodge
- 14 Florist*
- 15 Bakery*
- 16 Tailor*
- 17 Coffee Shop*
- 18 Wine Merchants*
- 19 Art Gallery*
- 20 The Colonnade
- 21 The Avenue



* RETAIL TENANTS REPRESENT CURRENT INTENTION ONLY

THROUGH CRAFTED STAINED GLASS, LIGHT POOLS ON MARBLE FLOORS

THE FOYER

From the moment the revolving door opens to the Foyer, your arrival home has begun. This first room of the Pavilion is a model of an unhurried entrance, and an effortless departure. An environment of character and calm. Embraced by burl wood's warmth, greeted by the Concierge, there are few spaces of transition that are presented with such care. Pools of light spill through handmade stained glass; a ceramic masterpiece masquerades as a desk; Italian quarried marble sourced from Forte dei Marmi. Every part of The Capston contributes to the whole, demonstrating the quality to be found throughout.





THE FOYER MARBLE FLOOR

The marble used on the floors within the Pavilion is Cipollino, whose colours tend towards a palette of natural greys and off-whites set against a white background. Chosen at the quarry, the marble is then finished in a classic style, where the shapes, pattern and the colour is perfectly mirrored between slabs.



STAINED GLASS BY STUART SUCKLING

Works of art in their own right, each piece of stained glass within the Pavilion is a special commission from Stuart Suckling at the workshops of CWS Design in Lisburn, Northern Ireland. Uniquely created for The Capston, lines shaped in metal are inspired by the flowing forms and colour of sculpted plantings. CWS was founded by Stuart's father Colin almost 50 years ago, and follows the same skill and craft employed over generations.



RAKU CERAMIC CONCIERGE DESK

The Concierge desk, a work of art in its own right, has been created at the atelier of Fabienne L'Hostis using a process known as Raku, which translates as 'happiness in the unpredictable'. It is a Japanese technique that has been used since the 16th Century, where successive firings of the piece are followed by immersion into cold water which causes a thermic shock that fixes colour and pattern.



BURL WOOD VENEER

The wall panels in the Foyer are crafted from burl wood. Burls form in a distinct way that gives the grain pattern within the wood a striking tightly interwoven pattern, unique within every section of the veneer, and therefore special to The Capston.



A DISCREET PORTERS' LODGE

Nestled aside The Capston's Foyer is the Porters' Lodge. It is from here that the Concierge and the team carry out the functions of the building quietly, efficiently and effectively. Dedicated to maintaining The Capston's exceptional service, it is where all deliveries of packages, parcels, food and fresh-pressed laundry are accepted, and where luggage is stored before departure. And all this activity happens via a separate discreet entrance, to keep the hustle and bustle of the Porters' Lodge away from the calm, quiet and privacy of the Foyer.

A photograph of a gallery hallway. The space is defined by large, arched doorways made of Cipollino marble. On either side of the central passage are tall, narrow stained-glass doors with abstract designs in red, blue, and green. The floor is made of large, light-colored stone tiles. In the center of the hallway, a large, abstract sculpture made of golden leaves stands against a dark wooden wall. A modern light fixture with two white globe shades hangs from the ceiling. Sunlight streams in from the left, casting long shadows across the floor.

THE GALLERY CONNECTS ALL FOUR SPACES

Far from a space of passage, this is a characterful area of The Capston in its own right. Taking you and guests from the Foyer through to the elevator lobby, there are glimpses of the Library, Drawing Room and Artist's Parlour as you pass portals shaped from Cipollino marble in effortless, elegant curves. Either side of these, a series of eight stained-glass doors that have been crafted by hand to echo the shapes of nature are held permanently open. As you turn back, a full height sculpture stands as a silent sentinel over this remarkable quartet of spaces.

A CLOISTERED SPACE, SECLUDED AND CALM

DRAWING ROOM

The Drawing Room speaks to another era. Guests, warmly greeted in the Foyer, are brought through to await your arrival in an interior that radiates the joy and stillness of natural forms. It is a place to wait and a welcome distraction from the world. Watching your car draw up to whisk you away to the city or awaiting the arrival of friends; the ethereal form of Anna Gillespie's captivating bronze nestles within the garden, framed perfectly for your contemplation.

Here and throughout the Pavilion are pieces from the Bryan O'Sullivan Collection. Using innovative and tactile materials, these limited-edition and one-of-a-kind designs are meticulously curated to present a coherent whole.





DRAWING ROOM

A bespoke pendant light, finished in gesso, puts an expressive natural form at the heart of the setting.

“Now that the lilacs are in bloom,
she has a bowl of lilacs in her room.”

T. S. ELIOT





DRAWING ROOM FRESCO

The fresco that runs around the full circumference of the Drawing Room is inspired by English garden flora; this specially commissioned frieze also picks out the design of the room's centrepiece pendant light. The final piece was made and installed by the team at Fine Art Mouldings, a family-run independent firm that's been in business for over 30 years restoring, crafting and creating beautiful statement installations.

AN UNCOMMON QUIETNESS

ARTIST'S PARLOUR

Chosen with care and consideration of the spaces in which it is presented, each piece of work shown at The Capston brings a particular meaning and resonance. This is work that will provoke conversation, become familiar and show different facets in a changing light.





ARTIST'S PARLOUR

Perfectly framed, the far end of the parlour looks out onto the natural forms of the Secret Garden.

A REFUGE RICH IN TEXTS, IDEAS AND PROVOCATIONS

THE LIBRARY

Shelves lined with titles chosen to inform, illuminate and inspire. Reaching for a book, the mind wanders; transported by the works of great thinkers, artists and commentators, the product of the 20th Century's most fertile literary imaginations. Quiet enlightenment in a serene space, this room is a true sanctuary. A bespoke joinery cabinet opens for refreshments for those who have sought peace and reflection. Light breaks in from the Secret Garden. Walls glow in a specially selected walnut veneer. And as its centrepiece: a unique sculpted fireplace from the atelier of Fabienne L'Hostis.





THE LIBRARY

Burl walnut panels frame the Library space, featuring a distinctive, intricate, tightly interwoven grain pattern that is unique in every section.



THE CRAFT AND CONTROL OF FABIENNE L'HOSTIS

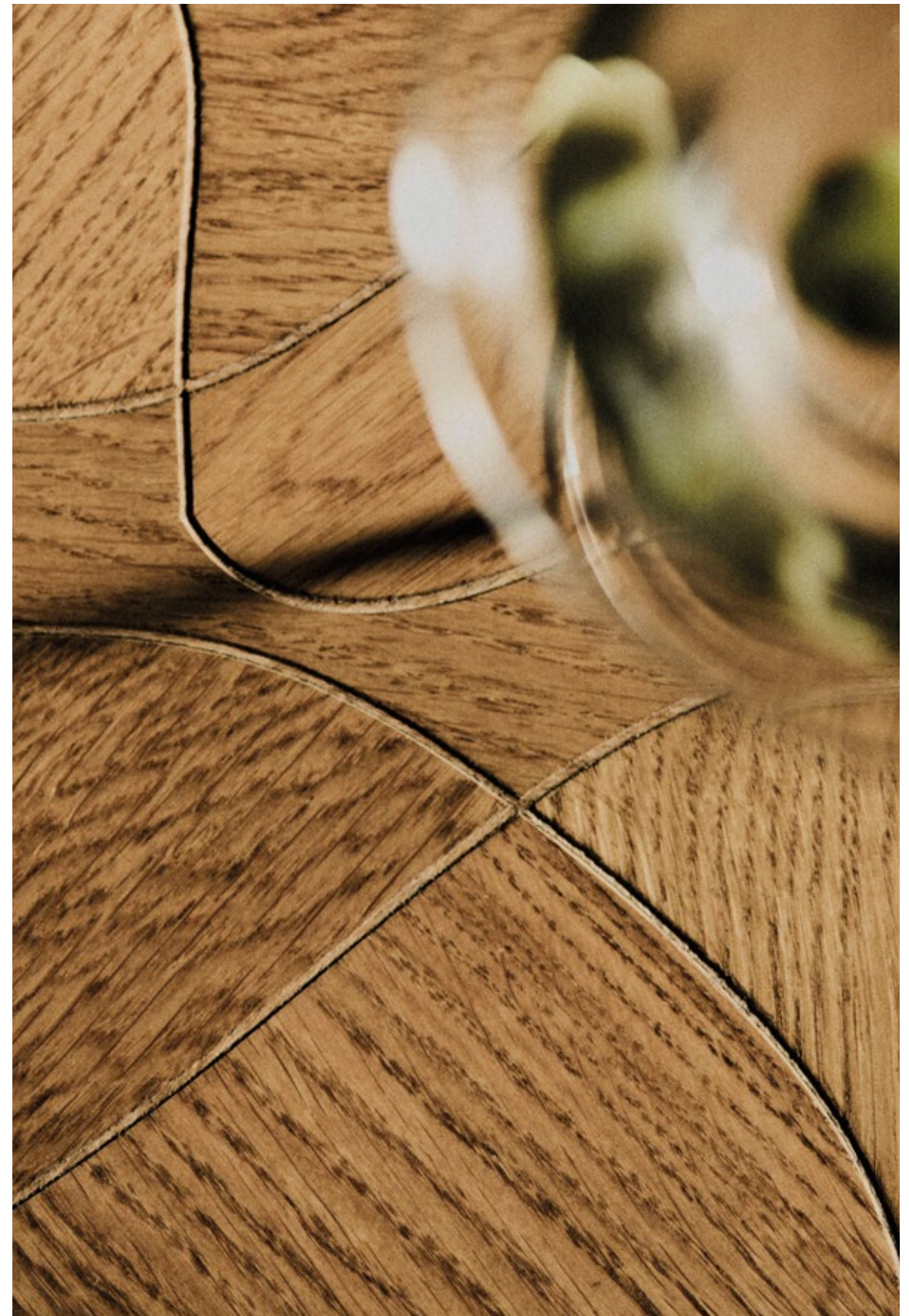
Fabienne L'Hostis is one of the world's most highly respected ceramicists, creating unique pieces in her atelier on the French Riviera. Her extraordinary work is revered by architects, decorators and astute collectors across the world.

The Capston's second commission from Fabienne L'Hostis is the Library's towering fireplace. A bold and beautifully layered ceramic masterpiece, the interwoven natural forms will change in character and presence throughout the day as sunlight is gradually replaced by the glow of a flickering flame. In a room rich in interior highlights and specially chosen pieces, this is the Library's undoubted focal point.



MARQUETRY BAR

The drinks cabinet in the corner of the Library is a stunning piece of marquetry, using different wood veneers, precisely shaped and assembled to create a range of beautiful natural colours. Inside, stemware and the accessories of cocktail making are held secure by rails and marble insets. This unique, one-off, bespoke piece created specially for The Capston truly reflects an aesthetic of crafted elegance, and understated contemporary glamour.



IN A SECRET GARDEN, KOI TUMBLE AND TURN

SECRET GARDEN

This peaceful, secluded study in colour and form provides a shaded and calm pocket of green, planted with vibrant colour and an asymmetry typical of Japanese gardens. It is held within the quiet core of the two buildings, overlooked by the Artist's Parlour, the Library, the Gymnasium and the rejuvenating water of the Hydro Pool. A sheltered cloister that runs along its northern edge offers a place to practice mindfulness or rest between the gymnasium and spa. With its outline defined by natural elements, rock and granite stone become a sculpture in tranquillity. And as you take a moment, the pool's surface ripples as precious Koi surface and descend in mesmerising and ever-changing patterns.





A SECLUDED SECRET GARDEN

Stone placed with care by a pool's edge. A cloistered pathway for a moment's reflection or a quiet conversation. Bathed in light, the Secret Garden is a canvas of natural shape and shade, movement and colour, that sits at the heart of The Capston.



An aerial photograph of a modern residential courtyard. The courtyard is enclosed by a multi-story building with a red brick facade and large windows. The ground is a mix of gravel paths, lush greenery, and trees with vibrant autumn foliage in shades of orange, red, and yellow. There are several small, shallow pools of water interspersed among the plants. A few people are seen walking or sitting on the paths, adding a sense of scale and life to the scene. The overall atmosphere is peaceful and well-maintained.

UNWIND WITHIN THE CAPSTON PARK

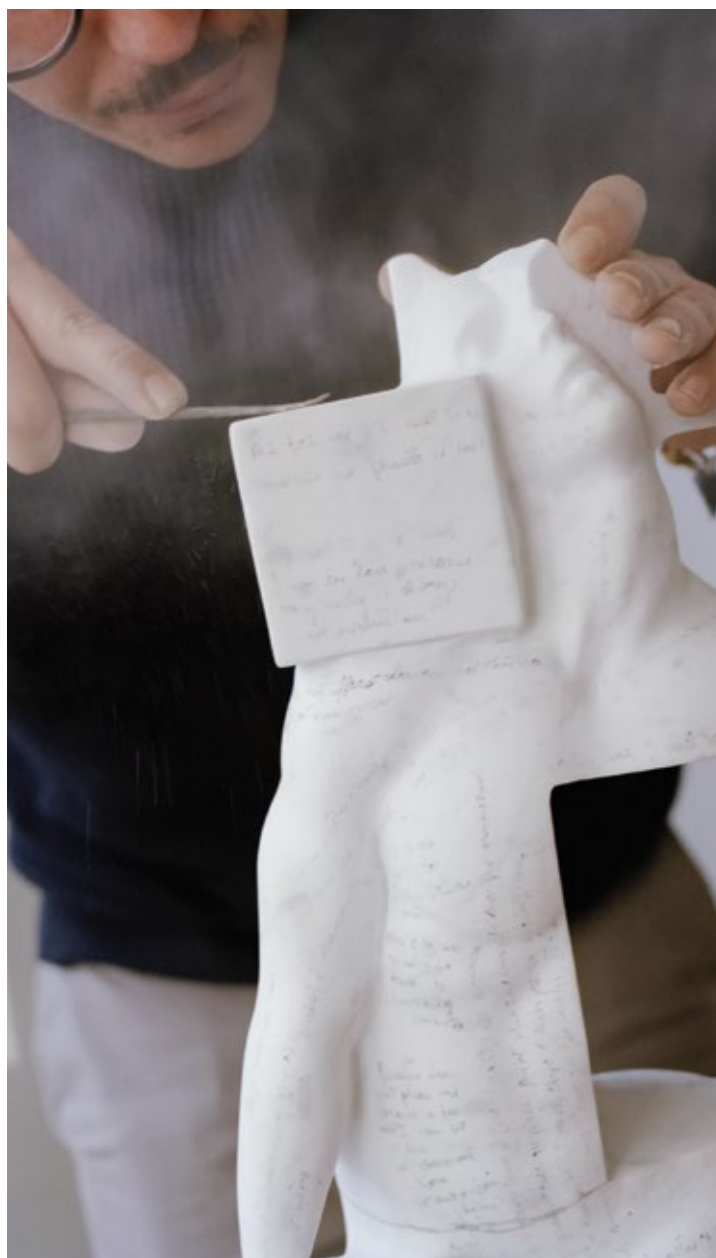
To the north of the property, extending the natural calmness of water, stone and artful plantings from the Secret Garden is Capston Park. This new, lush, carefully planted corner within Nine Elms elevates the green space with the scale and shade of mature trees, cherry blossom and evergreens. A more open but still secluded and peaceful park, a single pathway winds through its heart, bordered by shallow pools. Created with a sculptural eye, this is a green glade full of pockets to be discovered and treasured and all the colour and natural structure of carefully chosen and beautifully maintained plants, shrubs and trees. Wooden structures and elemental stones blend into the landscape, providing natural sources of play and objects of stillness, inspiration and contemplation.

ART AT
THE CAPSTON
CHAPTER
III

THROUGHOUT THE CAPSTON, ART MAKES ITS PRESENCE FELT

The artistic expression within The Capston transcends the conventional boundaries of painting and sculpture, evolving instead into an environment where creativity is both immersive and finely attuned. Guided by Ballymore's discerning vision, the space is a living gallery — an orchestrated symphony of contemporary artistry and timeless craftsmanship.





VINCENZO MURATORE

Vincenzo Muratore's artistic practice encompasses sculpture, performance, and installations. Using natural materials like marble and focusing on the human figure, he initiates a geometric and architectural metamorphosis, creating hidden spaces, cocoons of concealment, and self-protection. His sculptural and installation works emphasise the fragmentation of personal and collective identity. The Capston's own Muratore piece demonstrates an exceptional strength of form and purpose.



BRIAN TAYLOR

Brian Taylor was fascinated by natural history from boyhood and the imagery of Russian literary titan Fyodor Dostoevsky. Inspired by natural forms, he became increasingly interested in natural observation and how pose and action could indicate a person's (or animal's) character or state of mind. Throughout the late 1960s, Taylor explored the human figure with forms that recall the movement of Rodin.



GUGGI

The treatment of everyday objects, particularly vessels and bowls, has been a constant theme in the work of Dublin-born painter and sculptor Guggi. Following a career as a post-punk musician, he committed full-time to his passion for art and has subsequently exhibited across the world in solo and group shows where his abstractions on the familiar — mixing the ethereal and the geometric — have gained him a loyal and appreciative following. Today, his work is held in the public collections of the Irish Museum of Modern Art, Dublin, Château La Coste, Le Puy-Sainte-Réparate and many more.



ANNA GILLESPIE

Anna Gillespie is a figurative sculptor, exploring both personal and political themes through the sculpted human form. In her work, she allows for mistakes as much as she does perfection, as a reaction to the perfectionism that is present in much contemporary image making. Hers is a less literal presentation of the human body, instead presenting the inner experience. Anna's work in the studio affords a physicality of artistic intent.

THE
HEPWORTH
CHAPTER
IV

MAGICAL DAYS THAT MOVE SEAMLESSLY INTO UNFORGETTABLE NIGHTS

The Hepworth is a discrete space for gathering and entertaining that combines epic and uninterrupted views with contemporary interiors and furnishings of unique design and exceptional craftsmanship. This effortless blend of elegance and glamour creates a perfect backdrop for dynamic days, easy conversations, and unforgettable nights.



THE HEPWORTH

- 1 Dining Room
- 2 Cocktail Bar
- 3 Lounge
- 4 Terrace
- 5 Banquette Seating
- 6 Private Chef's Kitchen

Dame Barbara Hepworth was a pathfinder in British sculpture in the first half of the 20th Century. She was singularly instrumental in raising awareness of continental artists among the British public. She played a leading role in the development of British Modernism and her influence on young sculptors was inestimable.

Her standing in the history of art cannot be exaggerated and given The Capston's steadfast commitment to art and artists, it is right and fitting that we should commemorate her in the inauguration of The Hepworth.





HAND-PAINTED CEILING MURAL BY SAM WOOD

Sam Wood is an artist and illustrator based in London whose work explores the natural world and the urban environment with a looseness and fluidity, and a joyful expressiveness of materials, even in work with a more restrained palette. In his work, including the stunning commissioned mural that sits above the main entertaining space of The Hepworth, he often considers what might have been left out of a space, introducing graceful forms that belie the solid surfaces they live on.



UNWIND IN THE HEPWORTH

Reserved exclusively for the use of residents and bookable in its entirety, The Hepworth is a space made for entertaining. A central gathering area is flooded with light, lined with marble architraves, and furnished with exquisite accessories. There is a separate bar for pre-dinner drinks and, hidden, a galley kitchen allows chefs to quietly work their magic for intimate private suppers.



An exclusive extension of home, and

A DISCRETE SPACE FOR ENTERTAINING.

With the air of a contemporary private club, The Hepworth is an exclusive space in which residents, friends and guests can enjoy exceptional views out onto the city. The private dining room comes furnished with carefully chosen accessories and is dressed in artworks from The Capston's curated collection. There are also hand-crafted glass doors that can be drawn closed to create a true sense of privacy.





A PRIVATE TERRACE OVERLOOKING THE THAMES

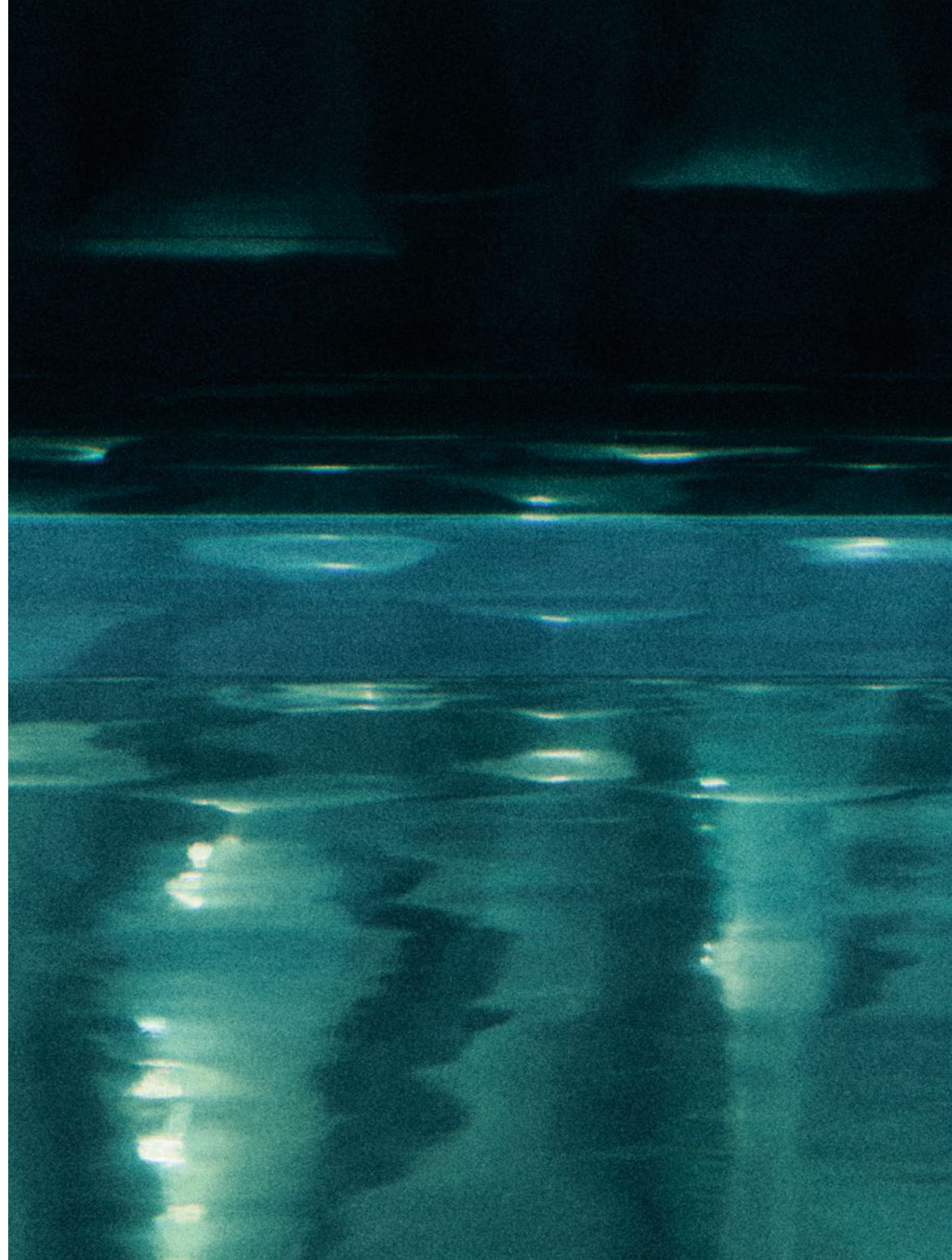
A framed pergola shapes the view to the stars. Follow the Thames as it winds eastwards past the Palace of Westminster, and westwards under Chelsea Bridge, with the sun glinting off its surface. In this part of the city, few spaces that you can call your own bring such a dramatic backdrop. This and other balconies are held by a uniquely commissioned balustrade that mirrors The Capston's elliptical contemporary Art Deco motif.

THE RETREAT CHAPTER V

A CALMING AND PRIVATE HAVEN OF WELLNESS

Exclusively for residents and their guests, the Retreat is a seamless fusion of fitness and well-being with elegant interiors and a zen garden outlook. Boutique facilities offer users a complete wellness cycle.

On one side, a connected series of treatments and water therapies is focused around a Hydro Pool. A superbly equipped gymnasium caters for personal goals and virtual training, and alongside, separate treatment and salon rooms are available for residents, reservable for sessions with your existing aestheticians and beauticians.





A PRIVATE SANCTUARY

The curves of the coffered ceiling are shaped from plaster in a design unique to the Retreat. Within the recess, a discreetly inset LED strip casts a soft even light down to the waters of the Hydro Pool.

Designed as an interconnected set of experiences,

THE SPRING IS WHERE YOU CAN MAINTAIN A MORE BALANCED SELF.

These are more private, perfectly appointed spaces: a steam room and sauna, discrete changing areas, a cold plunge to engage the physical self, and experience showers to stimulate all the senses. And at the centre, a beautiful Hydro Pool sits on the border of interior and exterior spaces, imperceptibly fused with the quiet water of the secluded garden and connecting you to nature. A space into which you can retreat, immerse, and emerge refreshed and rejuvenated. Greeted by a member of the Retreat's team, everything possible will be done to ensure you maximise the facility on your doorstep.

SAUNA
STEAM ROOM
TREATMENT AREAS
HYDRO POOL
EXPERIENCE SHOWER
COLD PLUNGE
HOT STONE



TO STIMULATE ALL THE SENSES

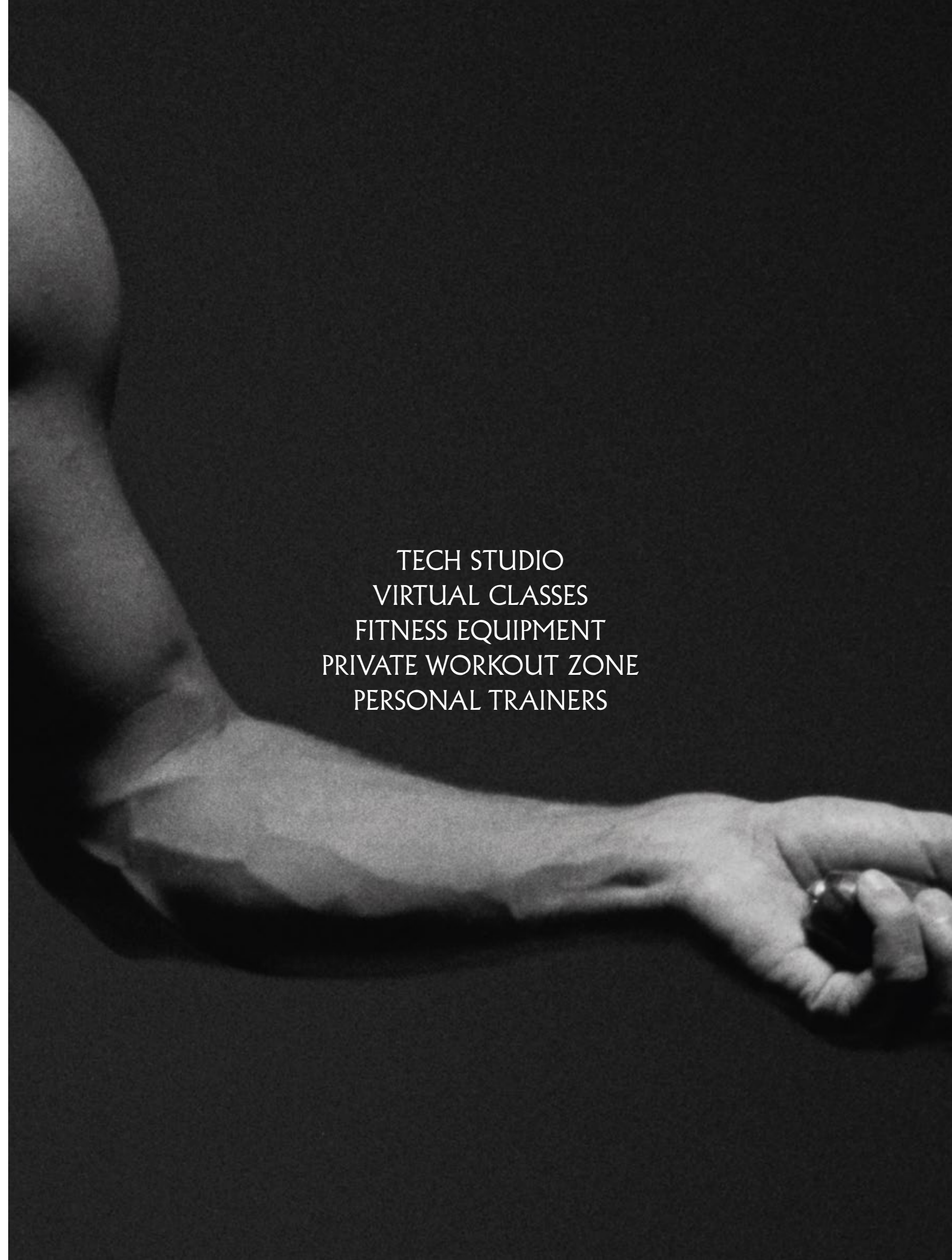
Boutique facilities in the Spring including experience showers, steam room, cold plunge and hot stone.

The Gymnasium offers

A FULL SPECTRUM OF STATE-OF-THE-ART EQUIPMENT AND FACILITIES

that can make the space feel as close to a personal gym as possible, tailorable to current programs and routines. There is a fully immersive private workout zone, connecting you to your trainer — wherever they are — or to regular on-demand classes.

TECH STUDIO
VIRTUAL CLASSES
FITNESS EQUIPMENT
PRIVATE WORKOUT ZONE
PERSONAL TRAINERS





GYMNASIUM PEARL LIGHTING

The Pearl wall light is a ceramic glazed shell with a glass pearl inset. Each of these beautiful lights is meticulously handmade, where each piece is textured, fired and glazed individually. The pieces are truly one-of-a-kind. Recesses in the ceiling columns act to cast soft light upwards onto the conical pillar tops.

THE RESIDENCES CHAPTER VI

SPACES THAT ARE MORE PERSONAL, AND MORE PRIVATE

Each of The Capston's residences bear unique signatures from the makers and designers that have collaborated on these distinguished interiors.

From marble selected at the Forte dei Marmi quarry to hand-worked foundry-fired brass door handles, these are fixtures and hardware that are unique to The Capston. These standards of materiality and design mean that quality is felt from the moment you arrive at your door, and along with the interior approach, each specially commissioned detail contributes to a coherent, considered whole.





UNINTERRUPTED VIEWS

Private balcony with views spanning across London.



ISLAND BANQUETTE

Designed for The Capston, the banquette is both individually distinct and part of the whole; it helps create the unique environment of each residence in a statement of singular craft. It is a combination of European oak veneer, a surface of Calacatta Viola marble, and a beautifully upholstered banquette that bears a distinctly old-world glamour, yet is delivered with understated contemporary refinement. The warmth of natural wood and the striking verticals that form the legs of the piece contrast with the coolness of the quarry-sourced marble and the reassuring comfort of the curvaceous banquette itself. Suited to both preparation and relaxation, the banquette is the heart of your home.

“Good food and a warm kitchen is what makes a house a home.”

RACHEL RAY





THE KITCHEN ISLAND CONFIGURATION



THE CORNER CONFIGURATION





INSET PIPPY OAK VENEER WARDROBES

The generous full-height wardrobes in residence bedrooms have been made by a team of joiners specifically for The Capston and are of selected oaks that contrast perfectly with the checkerboard flooring. The wardrobes also feature a pair of specially cast handles that have been moulded and finished by hand by Paolo Pinto and the craftspeople at NorthBrass in Portugal.





A BACKDROP OF ARABESCATO ORO MARBLE

Every piece of wood and marble in The Capston residences has been chosen, at source, for its beauty and materiality. Each bathroom has a striking backdrop of Arabescato Oro marble sourced from Forte dei Marmi, and selected as a natural stone of durability and quality. Considered to be one of the classic Italian marbles, its distinctive veining is a perfect contrast to the warmth of the European oak of the drawers on the basin units. Topped with the same marble, these units stand above a beautifully laid Calacatta Oro marble floor.





CEILING DETAILING

The coffered ceiling has a recessed panel that lifts the room. Inside the recess, there is an LED that casts an even and continuous light into the central space.

THE BEST OF CRAFTSMANSHIP AND MATERIALS

Finished in a natural European oak veneer with specially crafted handles, the full-height pantry storage in the kitchen can be adapted and utilised to fit with your lifestyle and preferences: as a classic pantry space, as a wine store lined with your favourite makers and vintages, or as a drinks cabinet full of your cocktail ingredients of choice to turn up the dial when it comes to entertaining.

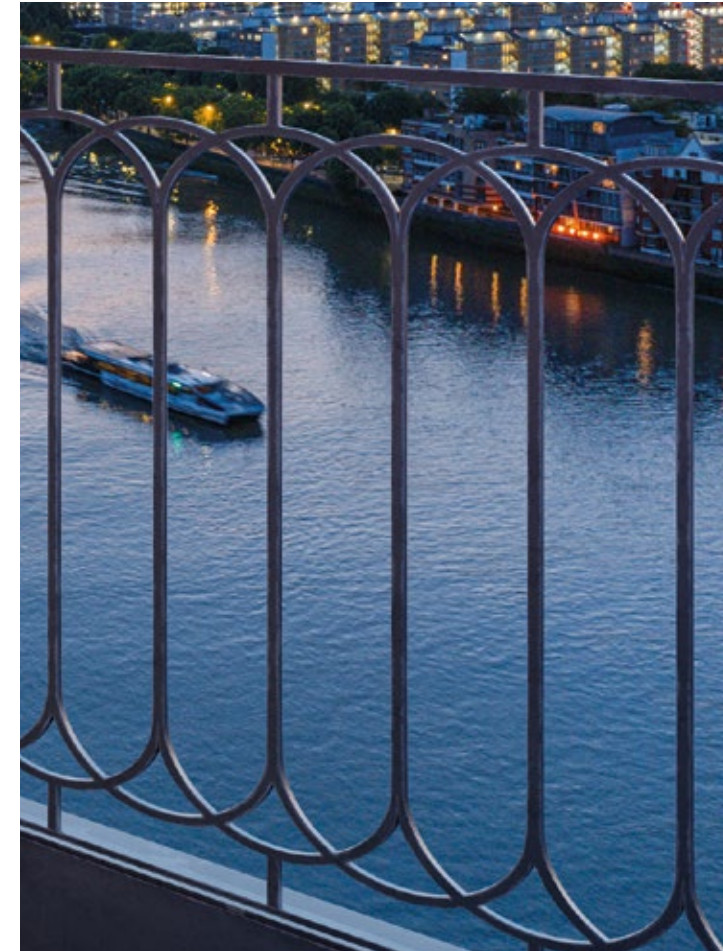
The units across the kitchen are durable and beautiful, creating a backdrop of natural warmth. At the highest standards of cabinetry, these tailor-made units are built and made to last, designed to optimise the available space and serve multiple functional needs. Over Calacatta Viola splashbacks, full-depth niches are inset into the units, lacquered in vibrant pops of colour, there to display your cherished objects or glistening stemware.





VIBRANT INSET CABINETS

The insets within the hand-joined kitchen have been picked out in a series of distinctive coloured lacquers that will create a striking backdrop to the treasured items that you might choose to display there.



THE CAPSTON MOTIF

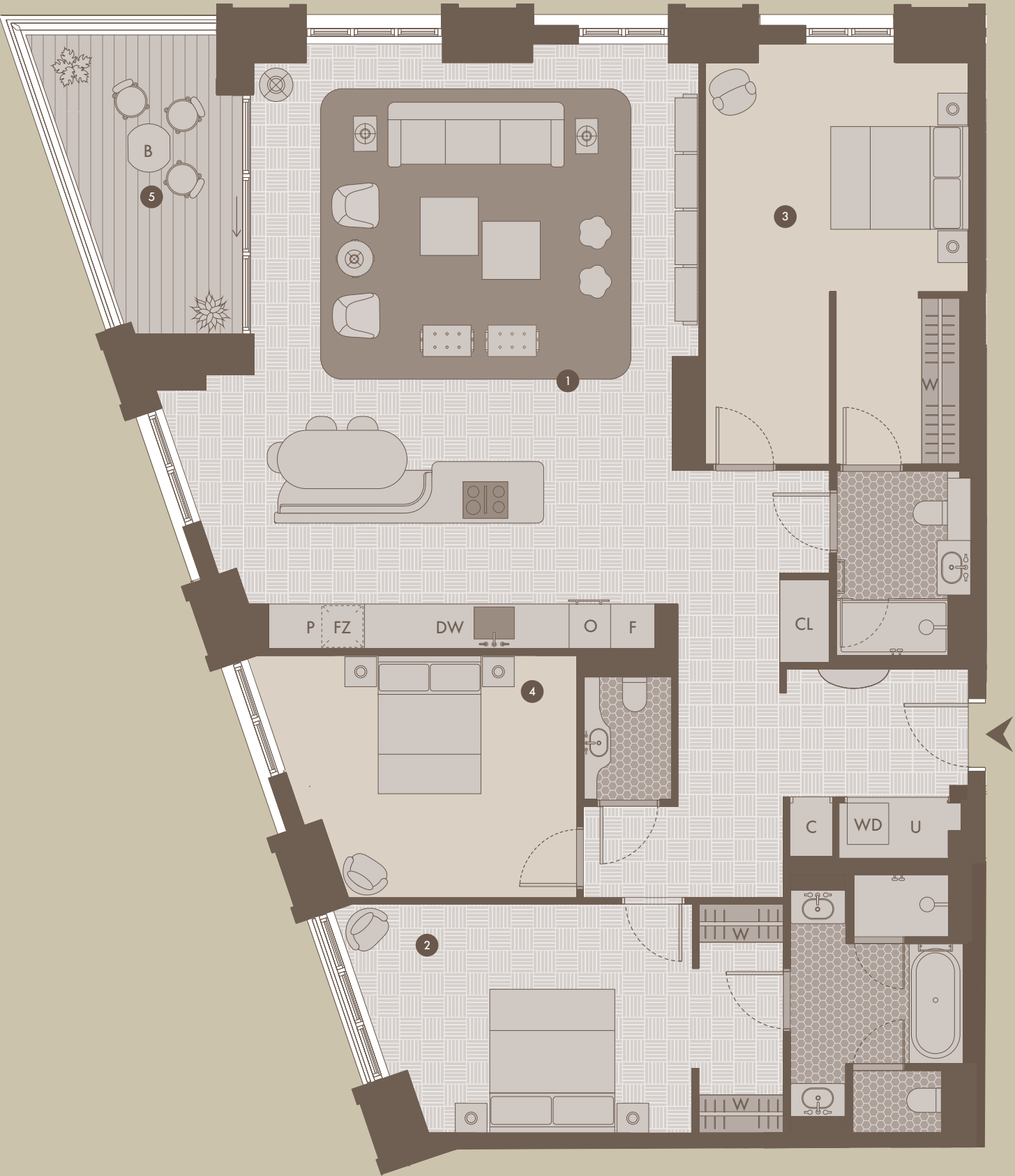
The sweeping and intertwining lines echo the lead calmes that connect interlocking pieces of crafted stained glass. The essence of this design and its graceful outlines can be found imprinted into the architecture and interiors of The Capston.



CHEQUERBOARD FLOORING

Wooden floors are set in a Five Finger Parquet Mosaic pattern to form an intricate chequerboard finish, in a lasting natural hardwood that will acquire a distinguished patina over time.





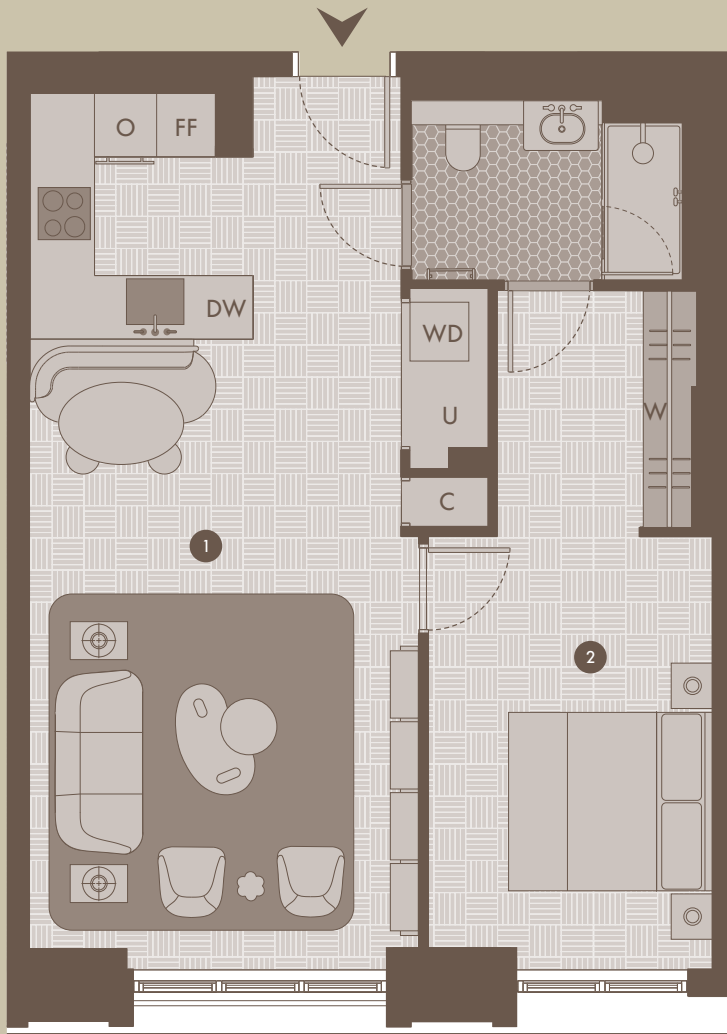
No. 63

Internal Area	158.1 sq m / 1702 sq ft
1 Living Area	9394 × 8766 mm
2 Bedroom	6117 × 3312 mm
3 Bedroom	6098 × 3805 mm
4 Bedroom	4398 × 3505 mm
5 Balcony Area	10.5 sq m / 113 sq ft



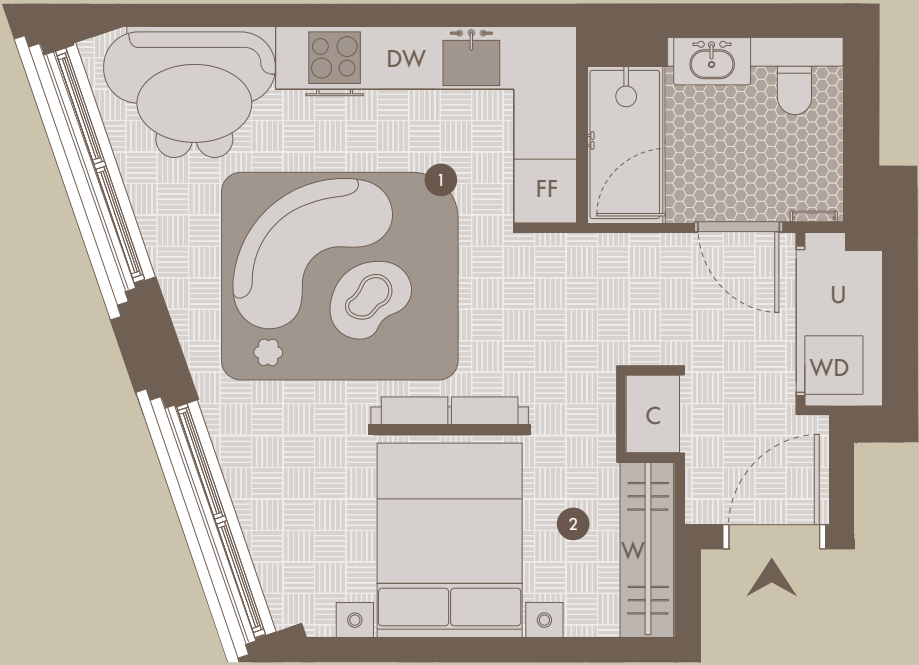
No. 38

Internal Area	90 sq m / 969 sq ft
1 Living Area	6954 × 4896 mm
2 Bedroom	6534 × 3524 mm
3 Bedroom	4980 × 2925 mm
4 Balcony Area	10.1 sq m / 109 sq ft



No. 24

Internal Area	61.9 sq m / 667 sq ft
1 Living Area	9067 × 3947 mm
2 Bedroom	6902 × 2898 mm



No. 10

Internal Area

1 Living Area

2 Bedroom

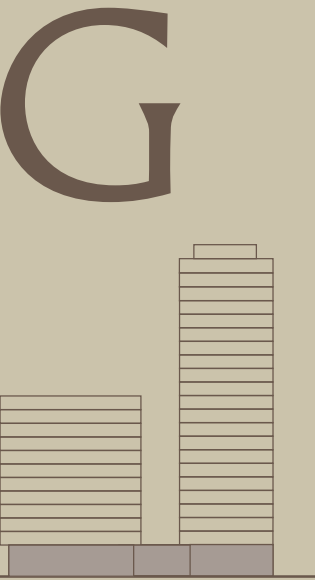
42.3 sq m / 455 sq ft

6370 × 4079 mm

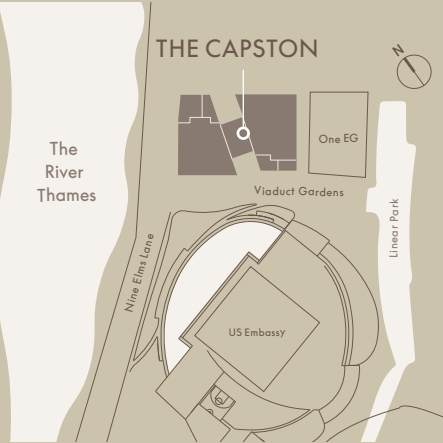
3908 × 2100 mm

NORTH & SOUTH BUILDINGS

LEVEL



LOCATION



DISCLAIMER

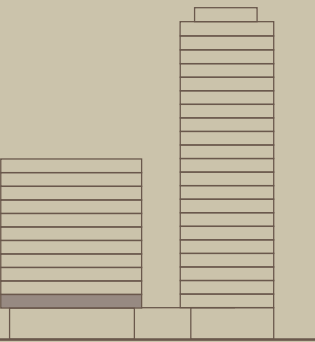
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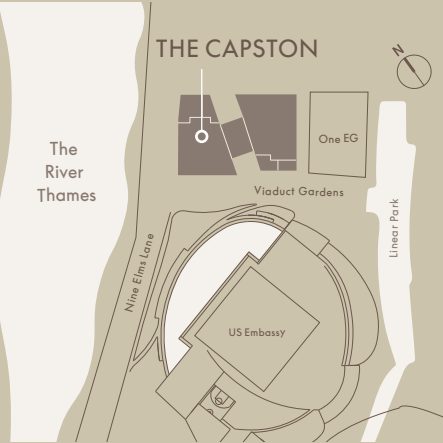
NORTH BUILDING

LEVEL

1



LOCATION



LEGEND

- C Cupboard

CL Closet

U Utility

W Wardrobe

F Fridge

FF Fridge / Freezer

FZ Under Counter Freezer
- O Oven

P Pantry

WD Washer Dryer

DW Dishwasher

B Balcony

T Terrace

BOH Back of House

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N1.03
THREE BEDROOM

- Internal Area
138.3 sq m / 1,488 sq ft
- Living Area
7995 x 7859 mm
- Bedroom 1
6593 x 3040 mm
- Bedroom 2
6788 x 3495 mm
- Bedroom 3
4265 x 2825 mm
- Terrace
148.8 sq m / 1,602 sq ft

N1.02
THREE BEDROOM

- Internal Area
116.5 sq m / 1,254 sq ft
- Living Area
9149 x 4051 mm
- Bedroom 1
6941 x 3110 mm
- Bedroom 2
5146 x 2935 mm
- Bedroom 3
5146 x 2785 mm

N1.04
THREE BEDROOM

- Internal Area
128 sq m / 1,378 sq ft
- Living Area
9898 x 6241 mm
- Bedroom 1
4781 x 3503 mm
- Bedroom 2
3841 x 3150 mm
- Bedroom 3
3557 x 3125 mm
- Terrace
94.9 sq m / 1,022 sq ft

N1.01
ONE BEDROOM

- Internal Area
68.6 sq m / 738 sq ft
- Living Area
9337 x 4225 mm
- Bedroom
4671 x 3453 mm



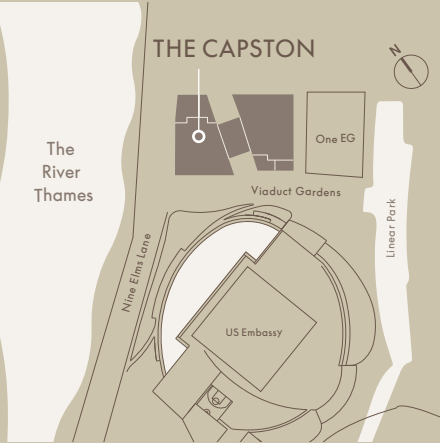
NORTH BUILDING

LEVELS

2-10



LOCATION



LEGEND

- C

Cupboard
- CL

Closet
- U

Utility
- W

Wardrobe
- F

Fridge
- FF

Fridge / Freezer
- FZ

Under Counter Freezer

O

Oven

P

Pantry

WD

Washer Dryer

DW

Dishwasher

B

Balcony

T

Terrace

BOH

Back of House

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N2.07 / N3.07 / N4.07 / N5.07 / N6.07
N7.07 / N8.07 / N9.07 / N10.07
ONE BEDROOM

Internal Area
54.3 sq m / 584 sq ft
Living Area
9065 × 3370 mm
Bedroom
6885 × 2800 mm

N2.06 / N3.06 / N4.06 / N5.06
N6.06 / N7.06 / N8.06 / N9.06
N10.06
TWO BEDROOM

Internal Area
89.2 sq m / 960 sq ft
Living Area
6793 × 6025 mm
Bedroom 1
5518 × 3420 mm
Bedroom 2
3975 × 3245 mm
Balcony Area
7.9 sq m / 85 sq ft

N2.05 / N3.05 / N4.05 / N5.05
N6.05 / N7.05 / N8.05 / N9.05
N10.05
ONE BEDROOM

Internal Area
73.9 sq m / 795 sq ft
Living Area
7163 × 6051 mm
Bedroom
6195 × 3240 mm
Balcony Area
4.6 sq m / 49 sq ft

N2.04 / N3.04 / N4.04 / N5.04
N6.04 / N7.04 / N8.04 / N9.04
N10.04
THREE BEDROOM

Internal Area
117.3 sq m / 1,262 sq ft
Living Area
7922 × 6810 mm
Bedroom 1
6067 × 3222 mm
Bedroom 2
4417 × 3388 mm
Bedroom 3
4549 × 2707 mm
Balcony Area
6.6 sq m / 71 sq ft



N2.08 / N3.08 / N4.08 / N5.08
N6.08 / N7.08 / N8.08 / N9.08
N10.08
TWO BEDROOM

Internal Area
76.6 sq m / 825 sq ft
Living Area
6502 × 4435 mm
Bedroom 1
4395 × 3540 mm
Bedroom 2
3484 × 2961 mm
Balcony Area
8.9 sq m / 95 sq ft

N2.01 / N3.01 / N4.01 / N5.01
N6.01 / N7.01 / N8.01 / N9.01
N10.01
ONE BEDROOM

Internal Area
61.4 sq m / 661 sq ft
Living Area
8095 × 3947 mm
Bedroom
4041 × 2940 mm

N2.02 / N3.02 / N4.02 / N5.02
N6.02 / N7.02 / N8.02 / N9.02
N10.02
TWO BEDROOM

Internal Area
98.5 sq m / 1,060 sq ft
Living Area
8422 × 5352 mm
Bedroom 1
5742 × 3520 mm
Bedroom 2
4124 × 3510 mm
Balcony Area
5.7 sq m / 61 sq ft

N2.03 / N3.03 / N4.03 / N5.03
N6.03 / N7.03 / N8.03 / N9.03
N10.03
ONE BEDROOM

Internal Area
61.9 sq m / 667 sq ft
Living Area
9067 × 3947 mm
Bedroom
6902 × 2898 mm

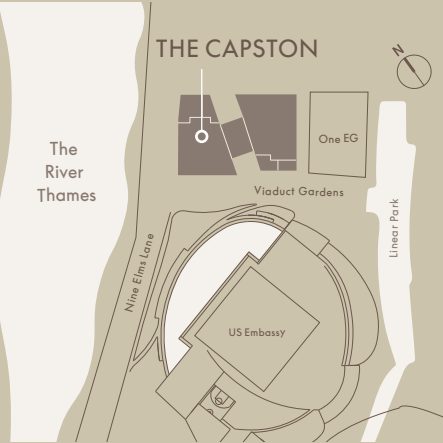
NORTH BUILDING

LEVEL

11



LOCATION



LEGEND

- C

Cupboard
- CL

Closet
- U

Utility
- W

Wardrobe
- F

Fridge
- FF

Fridge / Freezer
- FZ

Under Counter Freezer

O

Oven

P

Pantry

WD

Washer Dryer

DW

Dishwasher

B

Balcony

T

Terrace

BOH

Back of House

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N11.04
THREE BEDROOM

- Internal Area

162.3 sq m / 1,747 sq ft
- Living Area

9755 × 8633 mm
- Bedroom 1

7388 × 3588 mm
- Bedroom 2

5844 × 3231 mm
- Bedroom 3

5830 × 3110 mm
- Balcony Area

6.5 sq m / 70 sq ft



N11.01
ONE BEDROOM

- Internal Area

88.4 sq m / 951 sq ft
- Living Area

8429 × 6645 mm
- Bedroom

4650 × 3746 mm

N11.02
TWO BEDROOM

- Internal Area

98.5 sq m / 1,060 sq ft
- Living Area

8422 × 5352 mm
- Bedroom 1

5742 × 3520 mm
- Bedroom 2

4124 × 3510 mm
- Balcony Area

5.7 sq m / 62 sq ft

N11.03
TWO BEDROOM

- Internal Area

98.5 sq m / 1,060 sq ft
- Living Area

8807 × 5596 mm
- Bedroom 1

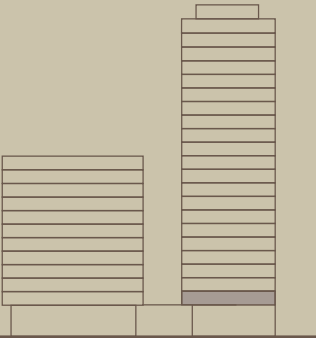
6877 × 3050 mm
- Bedroom 2

3731 × 3460 mm

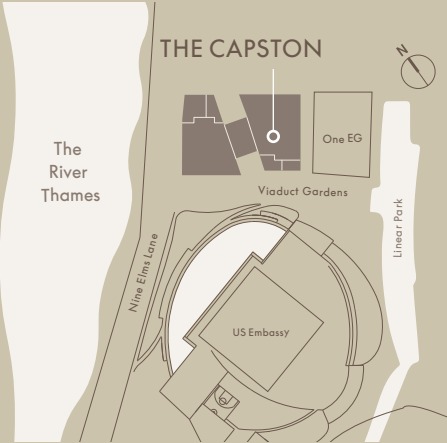
SOUTH BUILDING

LEVEL

1



LOCATION



LEGEND

- C

Cupboard
- CL

Closet
- U

Utility
- W

Wardrobe
- F

Fridge
- FF

Fridge / Freezer
- FZ

Under Counter Freezer

O

Oven

P

Pantry

WD

Washer Dryer

DW

Dishwasher

B

Balcony

T

Terrace

BOH

Back of House

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S1.06
THREE BEDROOM

Internal Area
106.9 sq m / 1,150 sq ft
Living Area
7481 × 6771 mm
Bedroom 1
6891 × 3605 mm
Bedroom 2
3859 × 2940 mm
Bedroom 3
3594 × 2605 mm
Balcony Area
10.3 sq m / 110 sq ft

S1.05
SUITE

Internal Area
43.1 sq m / 464 sq ft
Living Area
8717 × 3000mm
Bedroom
3190 × 2100 mm

S1.04
SUITE

Internal Area
42.3 sq m / 455 sq ft
Living Area
6370 × 4079 mm
Bedroom
3908 × 2100 mm

S1.03
TWO BEDROOM

Internal Area
89 sq m / 958 sq ft
Living Area
6963 × 4898 mm
Bedroom 1
6536 × 3524 mm
Bedroom 2
5291 × 2923 mm
Terrace
73.2 sq m / 788 sq ft

PAVILION ROOF

S1.07
ONE BEDROOM

Internal Area
58.5 sq m / 630 sq ft
Living Area
8991 × 3671 mm
Bedroom
6860 × 2900 mm

S1.08
TWO BEDROOM

Internal Area
82.6 sq m / 889 sq ft
Living Area
5480 × 5363 mm
Bedroom 1
4858 × 3422 mm
Bedroom 2
4135 × 3220 mm
Balcony Area
8.5 sq m / 91 sq ft

S1.09
ONE BEDROOM

Internal Area
57.8 sq m / 623 sq ft
Living Area
9065 × 3610 mm
Bedroom
4070 × 3290 mm

S1.01
ONE BEDROOM

Internal Area
59.1 sq m / 637 sq ft
Living Area
9065 × 3610 mm
Bedroom
3992 × 3150 mm

S1.02
TWO BEDROOM

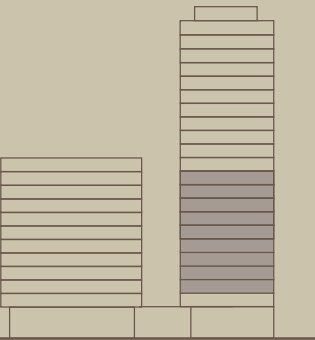
Internal Area
92.5 sq m / 995 sq ft
Living Area
7093 × 6351 mm
Bedroom 1
4956 × 3585 mm
Bedroom 2
5144 × 3372 mm
Terrace
61.6 sq m / 664 sq ft



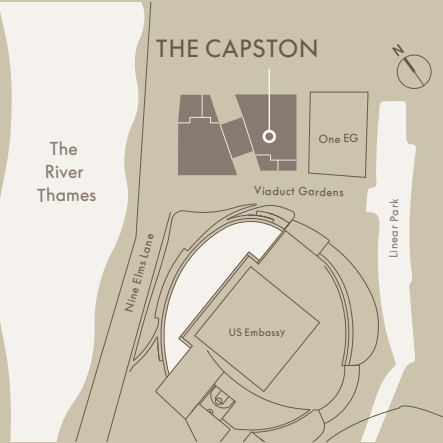
SOUTH BUILDING

LEVELS

2-9



LOCATION



LEGEND

- C

Cupboard
- CL

Closet
- U

Utility
- W

Wardrobe
- F

Fridge
- FF

Fridge / Freezer
- FZ

Under Counter Freezer

O

Oven

P

Pantry

WD

Washer Dryer

DW

Dishwasher

B

Balcony

T

Terrace

BOH

Back of House

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S2.06 / S3.06 / S4.06 / S5.06
S6.06 / S7.06 / S8.06 / S9.06
THREE BEDROOM

Internal Area
106.8 sq m / 1,149 sq ft
Living Area
7484 × 6963 mm
Bedroom 1
6884 × 3585 mm
Bedroom 2
3965 × 2937 mm
Bedroom 3
3570 × 2320 mm
Balcony Area
10.5 sq m / 113 sq ft

S2.05 / S3.05 / S4.05 / S5.05
S6.05 / S7.05 / S8.05 / S9.05
SUITE

Internal Area
43.1 sq m / 464 sq ft
Living Area
8717 × 3000mm
Bedroom
3190 × 2100 mm

S2.04 / S3.04 / S4.04 / S5.04
S6.04 / S7.04 / S8.04 / S9.04
SUITE

Internal Area
42.3 sq m / 455 sq ft
Living Area
6370 × 4079 mm
Bedroom
3908 × 2100 mm

S2.03 / S3.03 / S4.03 / S5.03
S6.03 / S7.03 / S8.03 / S9.03
TWO BEDROOM

Internal Area
89 sq m / 958 sq ft
Living Area
6963 × 4898 mm
Bedroom 1
6536 × 3524 mm
Bedroom 2
5291 × 2923 mm
Balcony Area
10.1 sq m / 109 sq ft



S2.07 / S3.07 / S4.07 / S5.07
S6.07 / S7.07 / S8.07 / S9.07
ONE BEDROOM

Internal Area
58.5 sq m / 630 sq ft
Living Area
8991 × 3671 mm
Bedroom
6860 × 2900 mm

S2.08 / S3.08 / S4.08 / S5.08
S6.08 / S7.08 / S8.08 / S9.08
TWO BEDROOM

Internal Area
82.6 sq m / 889 sq ft
Living Area
5480 × 5363 mm
Bedroom 1
4858 × 3422 mm
Bedroom 2
4135 × 3220 mm
Balcony Area
8.5 sq m / 91 sq ft

S2.09 / S3.09 / S4.09 / S5.09
S6.09 / S7.09 / S8.09 / S9.09
ONE BEDROOM

Internal Area
57.8 sq m / 623 sq ft
Living Area
9065 × 3610 mm
Bedroom
4070 × 3290 mm

S2.01 / S3.01 / S4.01 / S5.01
S6.01 / S7.01 / S8.01 / S9.01
ONE BEDROOM

Internal Area
59.1 sq m / 637 sq ft
Living Area
9065 × 3610 mm
Bedroom
3992 × 3150 mm

S2.02 / S3.02 / S4.02 / S5.02
S6.02 / S7.02 / S8.02 / S9.02
TWO BEDROOM

Internal Area
83.3 sq m / 896 sq ft
Living Area
6298 × 5553 mm
Bedroom 1
4718 × 3584 mm
Bedroom 2
4316 × 3060 mm
Balcony Area
8.5 sq m / 91 sq ft

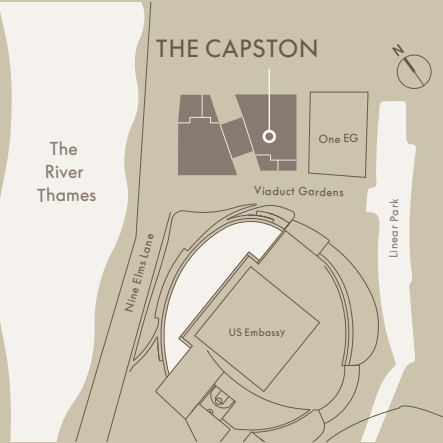
SOUTH BUILDING

LEVELS

10-13



LOCATION



LEGEND

- C

Cupboard
- CL

Closet
- U

Utility
- W

Wardrobe
- F

Fridge
- FF

Fridge / Freezer
- FZ

Under Counter Freezer

O

Oven

P

Pantry

WD

Washer Dryer

DW

Dishwasher

B

Balcony

T

Terrace

BOH

Back of House

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S10.05 / S11.05 / S12.05 / S13.05
THREE BEDROOM

Internal Area
106.8 sq m / 1,149 sq ft
Living Area
7484 × 6963 mm
Bedroom 1
6884 × 3585 mm
Bedroom 2
3965 × 2937 mm
Bedroom 3
3570 × 2320 mm
Balcony Area
10.5 sq m / 113 sq ft

S10.04 / S11.04 / S12.04 / S13.04
TWO BEDROOM

Internal Area
89.3 sq m / 961 sq ft
Living Area
8717 × 5012 mm
Bedroom 1
5618 × 3200 mm
Bedroom 2
3435 × 3135 mm

S10.03 / S11.03 / S12.03 / S13.03
TWO BEDROOM

Internal Area
90 sq m / 969 sq ft
Living Area
6954 × 4896 mm
Bedroom 1
6534 × 3524 mm
Bedroom 2
4980 × 2925 mm
Balcony Area
10.1 sq m / 109 sq ft



S10.06 / S11.06 / S12.06 / S13.06
ONE BEDROOM

Internal Area
58.5 sq m / 630 sq ft
Living Area
8991 × 3671 mm
Bedroom
6860 × 2900 mm

S10.07 / S11.07 / S12.07 / S13.07
TWO BEDROOM

Internal Area
82.6 sq m / 889 sq ft
Living Area
5480 × 5363 mm
Bedroom 1
4858 × 3422 mm
Bedroom 2
4135 × 3220 mm
Balcony Area
8.5 sq m / 91 sq ft

S10.08 / S11.08 / S12.08 / S13.08
ONE BEDROOM

Internal Area
57.8 sq m / 623 sq ft
Living Area
9065 × 3610 mm
Bedroom
4070 × 3290 mm

S10.01 / S11.01 / S12.01 / S13.01
ONE BEDROOM

Internal Area
59.1 sq m / 637 sq ft
Living Area
9065 × 3610 mm
Bedroom
3992 × 3150 mm

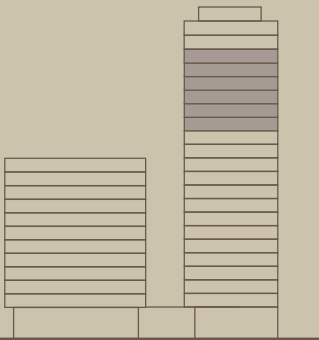
S10.02 / S11.02 / S12.02 / S13.02
TWO BEDROOM

Internal Area
83.3 sq m / 896 sq ft
Living Area
6298 × 5553 mm
Bedroom 1
4718 × 3584 mm
Bedroom 2
4316 × 3060 mm
Balcony Area
8.5 sq m / 91 sq ft

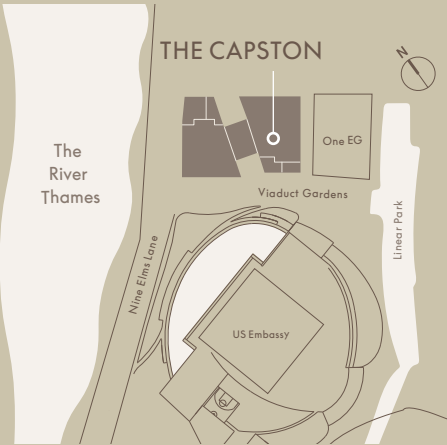
SOUTH BUILDING

LEVELS

14-19



LOCATION



LEGEND

- C

Cupboard
- CL

Closet
- U

Utility
- W

Wardrobe
- F

Fridge
- FF

Fridge / Freezer
- FZ

Under Counter Freezer

O

Oven

P

Pantry

WD

Washer Dryer

DW

Dishwasher

B

Balcony

T

Terrace

BOH

Back of House

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S14.04 / S15.04 / S16.04
S17.04 / S18.04 / S19.04
THREE BEDROOM

Internal Area
158.1 sq m / 1,702 sq ft
Living Area
9394 × 8766 mm
Bedroom 1
6117 × 3312 mm
Bedroom 2
6098 × 3805 mm
Bedroom 3
4398 × 3505 m
Balcony Area
10.5 sq m / 113 sq ft



S14.03 / S15.03 / S16.03 / S17.03
S18.03 / S19.03
THREE BEDROOM

Internal Area
135.9 sq m / 1,463 sq ft
Living Area
8762 × 7735 mm
Bedroom 1
5959 × 3925 mm
Bedroom 2
3994 × 3531 mm
Bedroom 3
4355 × 2990 mm
Balcony Area
10.1 sq m / 109 sq ft

S14.05 / S15.05 / S16.05 / S17.05
S18.05 / S19.05
ONE BEDROOM

Internal Area
58.5 sq m / 630 sq ft
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S14.01 / S15.01 / S16.01 / S17.01
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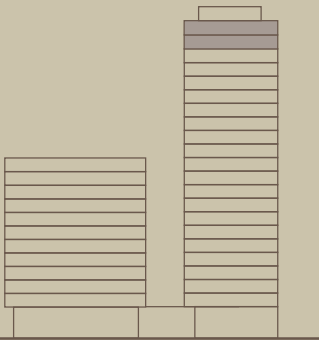
S14.02 / S15.02 / S16.02 / S17.02
S18.02 / S19.02
TWO BEDROOM

Internal Area
83.3 sq m / 896 sq ft
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Balcony Area
8.5 sq m / 91 sq ft

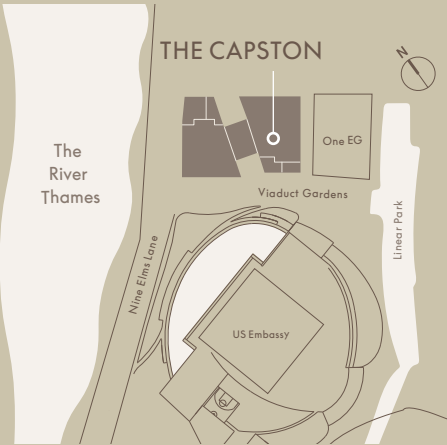
SOUTH BUILDING

LEVELS

20-21



LOCATION



LEGEND

- C

Cupboard
- CL

Closet
- U

Utility
- W

Wardrobe
- F

Fridge
- FF

Fridge / Freezer
- FZ

Under Counter Freezer

O

Oven

P

Pantry

WD

Washer Dryer

DW

Dishwasher

B

Balcony

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Back of House

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S20.04 / S21.04
THREE BEDROOM

- Internal Area

158.1 sq m / 1,702 sq ft
- Living Area

9394 × 8766 mm
- Bedroom 1

6117 × 3312 mm
- Bedroom 2

6098 × 3805 mm
- Bedroom 3

4398 × 3505 m
- Balcony Area

10.5 sq m / 113 sq ft



S20.03 / S21.03
THREE BEDROOM

- Internal Area

135.9 sq m / 1,463 sq ft
- Living Area

8762 × 7735 mm
- Bedroom 1

5959 × 3925 mm
- Bedroom 2

3994 × 3531 mm
- Bedroom 3

4355 × 2990 mm
- Balcony Area

10.1 sq m / 109 sq ft

S20.05 / S21.05
THREE BEDROOM

- Internal Area

143.5 sq m / 1,545 sq ft
- Living Area

8511 × 6258 mm
- Bedroom 1

6091 × 3175 mm
- Bedroom 2

4890 × 3150 mm
- Bedroom 3

4890 × 3045 mm
- Balcony Area

8.5 sq m / 91 sq ft

S20.01 / S21.01
TWO BEDROOM

- Internal Area

119.4 sq m / 1,285 sq ft
- Living Area

9065 × 7106 mm
- Bedroom 1

8173 × 3227 mm
- Bedroom 2

5703 × 3435 mm

S20.02 / S21.02
TWO BEDROOM

- Internal Area

83.3 sq m / 896 sq ft
- Living Area

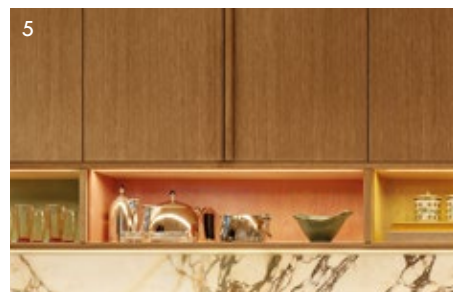
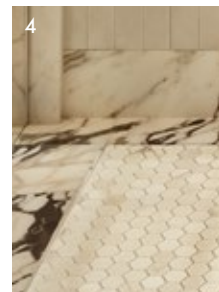
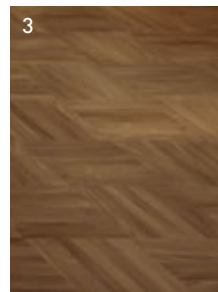
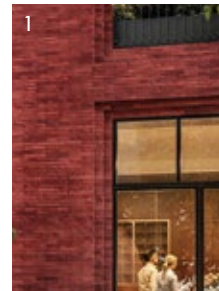
6298 × 5553 mm
- Bedroom 1

4718 × 3584 mm
- Bedroom 2

4316 × 3060 mm
- Balcony Area

8.5 sq m / 91 sq ft

SPECIFICATION



MAIN STRUCTURE

Reinforced concrete frame on reinforced concrete piled foundations.

BUILDING ENVELOPE

High-quality handset brick¹ in the Flensburg format. Staggered brickwork reveals to building plinth, with detailed cornice to tops of buildings. Architectural metalwork set between building piers includes a patterned spandrel panel and decorative balustrade.

FLOORS

Reinforced concrete slab with floor finishes (see flooring).

ROOF

High-performance membrane roofing overlaid with pre-cast paving and bio-roofs or soft landscaping, where applicable.

WINDOWS

Double-glazed aluminium windows in Anthracite Grey powder coat finish. Double-glazed aluminium doors to balconies and terraces in Anthracite Grey powder coat finish.

WALLS

Party walls constructed from metal studwork finished on both sides with sound resistant plasterboard and acoustic insulation between, or structural concrete faced with plasterboard on both sides. Internal walls constructed from metal studwork with plasterboard on each side and acoustic insulation.

BALCONIES

Concrete balconies constructed with metal painted balustrades² and handrails in Anthracite Grey powder coat finish. Premium timber effect composite decking boards. Double-glazed aluminium doors to balconies and terraces in Anthracite Grey powder coat finish.

CEILINGS

Suspended painted plasterboard ceiling with limited service access panels. Curved coffer ceiling detail to living room of 2 and 3-bed apartments with bullnose detail.

FLOORING

High-quality European oak lime-washed mosaic parquet flooring³ to Living, Kitchen and Master bedroom. Wool carpet in Citron to second and third bedrooms, where applicable.

Honed Calacatta Oro hexagonal mosaic marble tiles⁴ with Forte dei Marmi-sourced honed Arabescato Oro marble border to bathroom, shower room and powder room. Bronze transition strip.

STAIRS

In-situ or pre-cast concrete stairs with metal balustrades in common areas.

DECORATION

Internal walls and ceiling painted with matt white washable emulsion. Skirtings and architraves finished in white eggshell paint. Powder room walls and ceiling painted with matt *Zoffany Tabac* washable emulsion. Powder room skirting and architraves finished in *Zoffany Tabac* eggshell paint. Bathroom walls finished in artisan porcelain tile with Forte dei Marmi-sourced honed Arabescato Oro marble architraves, skirting and bullnose marble datum rail.

KITCHENS

European oak timber veneer cabinets with solid lipping to front face. Cabinet interiors feature engineered oak wood laminate in complementary colour. Bespoke European oak solid timber handles. Two-tiered feature drawer unit with cutlery drawer insert to top tier of lower cabinet. European oak timber veneer open shelving with inset feature colours painted with gloss *Green Stone*, *Menagerie* and *Print Room Yellow*⁵. LED strip lighting under cabinets and open shelving.

European oak timber veneer double pantry fitted to select apartments. Double pantry features solid lipping to front face and bespoke European oak solid timber handle, with interiors in complementary colour and material. Forte dei Marmi-sourced honed Calacatta Viola marble worktop and splashback with glass shelf. European oak timber veneer open shelving above worktop. Undercounter oak dovetail drawers with solid oak bottle holder insert, and undercounter freezer, where applicable. Spice rack to secondary pantry door.

European oak timber veneer single pantry fitted to select apartments. Single pantry features solid lipping to front face and bespoke European oak solid timber handle, with interiors in complementary colour and material. European oak timber veneer worktop and splashback with glass shelf.





European oak timber veneer open shelving above worktop. Undercounter oak dovetail drawers with solid oak bottle holder insert.

Forte dei Marmi-sourced honed Calacatta Viola marble worktop and splashback⁶ fitted with white under-mounted ceramic sink and contemporary Art Deco-inspired platinum three-hole deck mounted mixer with 360-degree pivotable spout.



Miele built-in induction hob to select apartments. European brand stainless steel extractor fan to select apartments. Miele built-in induction hob with Miele integrated extractor located on select island units. Miele integrated dishwasher. Miele integrated fridge/freezer to Suites, 1-bedroom apartments. Miele integrated fridge/freezer to select 2 and 3-bedroom apartments. Miele integrated tall fridge to select 2 and 3-bedroom apartments. Undercounter freezer to select 2 and 3-bedroom apartments. Miele integrated microwave oven. Miele stainless steel/clean steel integrated oven to 2 and 3-bedroom apartments. Dual compartment integrated kitchen bin.

European oak timber veneer standalone banquette to select apartments. Standalone banquette upholstered with *Venice Beach* boucle fabric.

European oak timber veneer kitchen island with integrated banquette⁷. Forte dei Marmi-sourced Calacatta Viola marble worktop to island with bespoke European oak solid timber handle, and bullnose leg detail to select apartments. Island banquette upholstered with *Venice Beach* boucle fabric.

European oak timber veneer kitchen island with integrated solid European oak dining table⁸. Forte dei Marmi-sourced Calacatta Viola marble worktop to island with bespoke European oak solid timber handles, chamfered table edge and dual oval leg detail to select apartments.

BATHROOM (ENSUITE+STANDARD)
Bespoke vanity with Forte dei Marmi-sourced honed Arabescato Oro marble vanity top, integrated undercounter white ceramic basin, three-hole polished nickel deck mounted basin mixer⁹, European oak feature drawer with dark bronze waxed finish Gio Ponti pull handle and polished nickel legs. Dual basins and dual three-hole polished nickel deck mounted basin mixers to select vanity units. Dual vanity units to select bathrooms.

Bespoke recessed silver mirror vanity cabinet with polished nickel feature frame, side light panels, under-cabinet LED strip lighting,

internal clear glass shelving and concealed bronze shaver socket.

Wall hung white WC pan with soft close seat. Concealed cistern finished in artisanal *Subtle Spun* Italian porcelain tile with honed Arabescato Oro marble cistern top, polished nickel flush button or flush plate, where applicable.

Wall-mounted polished nickel heated towel warmer with digital control panel.

White 1700mm double ended built in bath¹⁰ with Forte dei Marmi-sourced honed Arabescato Oro marble top surround and contemporary Art Deco-inspired three-hole polished nickel wall mounted bath tap to select apartments.

White 1700mm single ended bath, glass and polished nickel bath screen, contemporary Art Deco-inspired three-hole polished nickel wall mounted bath tap, polished nickel wall mounted shower arm, handset and shower head¹¹ and thermostatic polished nickel shower controls to select apartments.

White enamelled steel shower tray with white waste, glass and polished nickel shower screen, contemporary Art Deco-inspired polished nickel wall mounted shower arm, handset and shower head and thermostatic polished nickel shower controls to select apartments.

SHOWER ROOM (ENSUITE + STANDARD)
Bespoke vanity with Forte dei Marmi-sourced honed Arabescato Oro marble vanity top, integrated undercounter white ceramic basin, three-hole polished nickel deck mounted basin mixer, European oak feature drawer with dark bronze waxed finish Gio Ponti pull handle and polished nickel legs. Dual basins and dual three-hole polished nickel deck mounted basin mixers to select vanity units.

Bespoke recessed silver mirror vanity cabinet with polished nickel feature frame side light panels, under-cabinet LED strip lighting, internal clear glass shelving and concealed bronze shaver socket.

Wall hung white WC pan with soft close seat. Concealed cistern finished in artisanal *Subtle Spun* Italian porcelain tile with Forte dei Marmi-sourced honed Arabescato Oro marble cistern top, polished nickel flush button or flush plate, where applicable. Wall-mounted polished nickel heated towel warmer with digital control panel.

White enameled steel shower tray with white waste, glass and polished nickel shower screen, contemporary Art Deco-inspired polished nickel wall mounted shower arm, handset and shower head and thermostatic polished nickel shower controls to select apartments.



POWDER ROOM
Bespoke vanity with Forte dei Marmi-sourced honed Cipollino Verde marble vanity top, European oak wood veneer vanity unit, integrated undercounter white ceramic basin, three-hole polished nickel deck mounted basin mixer. Fixed feature mirror. Wall hung white WC pan with soft close seat and polished nickel flush plate.

JOINERY
European oak timber veneer solid core entrance door with bespoke dark bronze waxed finish Paulo Pinto lever handle, dark bronze waxed finish door viewer, chain and hinges. Apartment door locking controlled via app.

European oak timber veneer solid core internal doors with dark bronze waxed finish Gio Ponti lever handle, dark bronze waxed finish latch, hinges and doorstop. Bathroom doors include Gio Ponti dark bronze waxed finish door lock.

European oak veneer feature screen with laminated linen privacy glass to Suites¹².

WARDROBE
European oak timber veneer wardrobe doors with pippy oak inset, dark bronze waxed finish Paulo Pinto lever handle¹³ and dark bronze waxed finish latch to master bedroom. Internally lined with complementary engineered oak laminate, drawer units, shoe draw, polished nickel hanging rail and LED strip lighting.

European oak timber veneer wardrobe doors with Chalet Cream linen wall covering, bespoke dark bronze waxed finish Paulo Pinto lever handle and dark bronze waxed finish latch to second bedroom. Internally lined with complementary engineered oak laminate, drawer units, shoe draw, polished nickel hanging rail and LED strip lighting.

UTILITY CUPBOARD
European oak timber veneer internal doors with dark bronze waxed finish Gio Ponti pull handle, dark bronze waxed finish latch and hinges. Combined washing machine/tumble dryer located in utility cupboard.

CUPBOARD
European oak timber veneer cupboard doors and frame with skirting painted in complementary colour. Dark bronze waxed finish Gio Ponti pull handle, dark bronze waxed finish latch and hinges. Complementary internal paint finish.

CLOSET
European oak timber veneer closet doors and frame. European oak timber veneer skirting

with solid lipping. Dark bronze waxed finish Gio Ponti pull handle, dark bronze waxed finish latch and hinges. Internally lined with complementary engineered oak laminate and features open shelving, polished nickel hanging rail and motion sensor LED strip lighting.

HEATING, COOLING AND HOT WATER
Thermostatically controlled comfort cooling to all bedrooms and living spaces with underfloor heating throughout the apartment. Individually metered system provides heating and hot water from the ground-source heat pump.

ELECTRICS
Energy-efficient recessed LED downlights fitted in all rooms, where appropriate. Integrated coffer LED light. Rotary dimming light control to Living, Kitchen and Master bedroom. Matt dark bronze socket with USB in Kitchen and Master bedroom. Matt dark bronze switch plates and sockets in accordance with IEE regulations. Broadband/TV points to living room and all bedrooms. Smoke/heat detectors fitted as standard. Electrical provision to install pendant light fitting above the proposed dining table area. (Residents are responsible for their own connections and related charges for cost of services).

MANAGEMENT AND SECURITY
24-hour concierge. Integrated intelligent security system installed in apartment entrance door. Apartment entrance door controlled via residents' app. Ground floor and amenity doors intercom controlled via residents' app. Management and 24-hour security services located in the Porters' Lodge. CCTV system provided to cover the building and whole estate.

PARKING
Limited car parking at extra cost and subject to availability. Valet service available.

ELEVATORS
Contemporary Art Deco-inspired elevators serve all floors. Crimson leather bench and feature sculpture to main lift, bespoke stained glass ceiling light. Separate access door for removals.

CYCLE STORAGE
Secure storage available.

SMART HOME TECHNOLOGY
Avande Select optional smart technology upgrade available to all apartments via a dedicated portal.

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EMBASSY GARDENS CHAPTER VII

THE CAPSTON MARKS THE CLOSING CHAPTER OF EMBASSY GARDENS

From its distinct architecture and verdant landscaping to the mix of artisanal retailers and amenities that have been brought together here, Embassy Gardens is an entire neighbourhood that has been master-planned and designed around the way life and work should be lived in a city setting today. It's already become one of Central London's liveliest neighbourhoods, with the kind of variety and vitality usually only found in much older quarters.

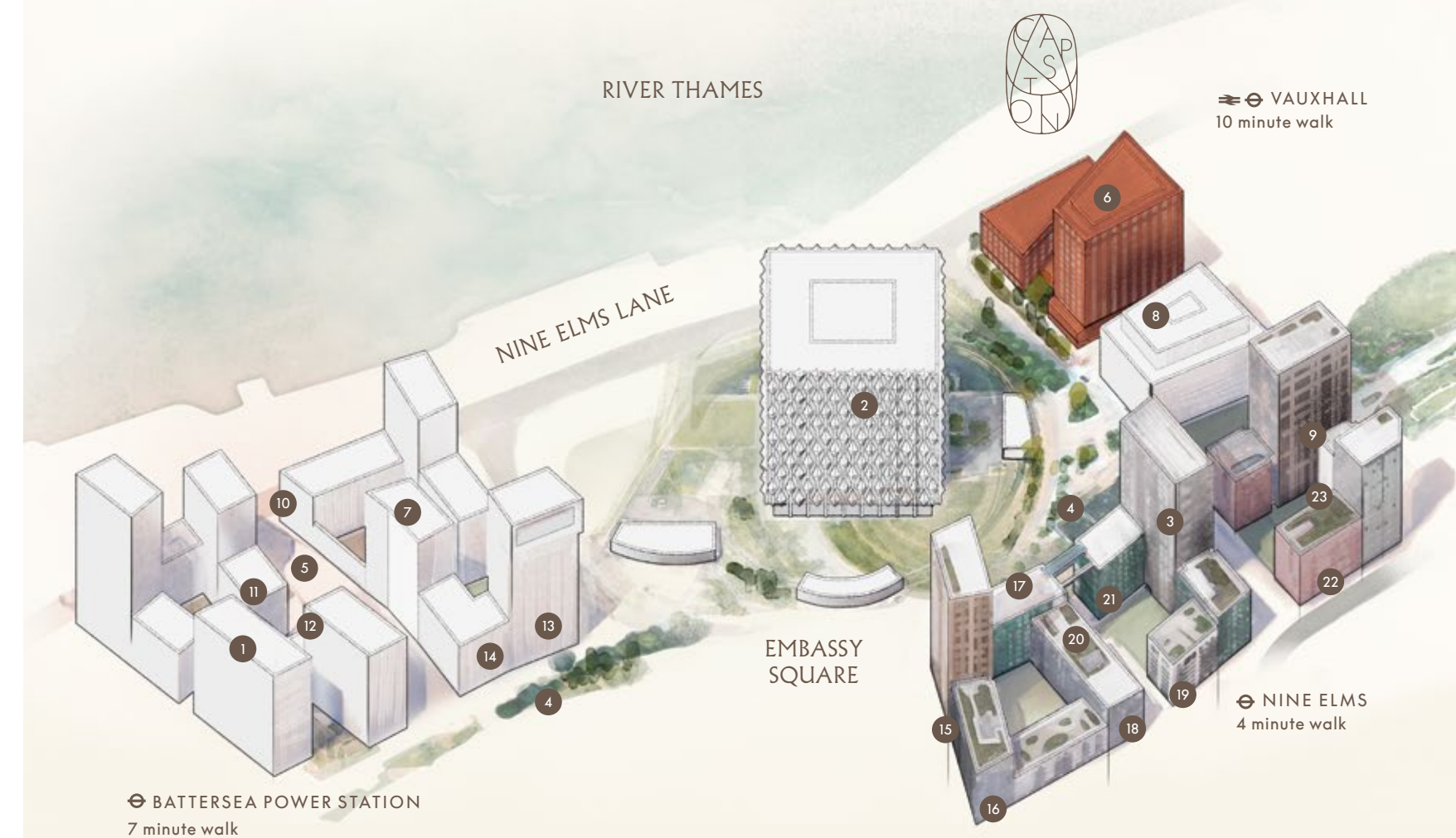




YOUR WIDER NEIGHBOURHOOD

Beyond the curated boutiques of The Capston's neighbouring colonnade, the precinct's full scope of retailers share a passion for being the best at what they do, and it shows in the quality of the food, drink, experiences and creativity that they bring to Embassy Gardens. This is Nine Elms at its very best.

As a resident of The Capston you are also within moments of the Egle Club, with access to its business lounge and meeting rooms. Right on your doorstep, the Club's amenities also include the rooftop oasis of the Sky Deck and the chance to spend time in the cooling waters of the world-famous Sky Pool.



BUILDINGS

- | | |
|--------------------|------------------------|
| 1 Capital Building | 6 The Capston |
| 2 U.S. Embassy | 7 Ambassador Building: |
| 3 Legacy Building: | Beckett Lounge |
| Linea Lounge | Belmont Pool and Gym |
| Sky Pool | Maureen O'Hara Cinema |
| Orangery | 8 One:Eg |
| 4 Linear Park | 9 The Modern |
| 5 New Union Square | |

RETAIL

- | | |
|-------------------------|-------------------|
| 10 Waitrose | 16 Remedi |
| 11 Ten Health & Fitness | 17 The Alchemist |
| 12 Troy House Gallery | 18 Neon Black |
| 13 District Coffee | 19 Mouth Dental |
| 14 Passyunk Avenue | 20 Evernight |
| 15 World Heart Beat | 21 Darby's |
| Music Academy | 22 UNIT Nine Elms |
| | 23 Fumilly |

EMBASSY GARDENS AMENITIES



SKY POOL

Suspended 35m in the air, the Sky Pool has captured imaginations across London and far beyond. The world's first floating pool is exclusively for Embassy Gardens residents and their guests.

THE SKY DECK AND SKY DECK BAR

Five-star resort style experiences befitting the one-and-only Sky Pool. Spend the entire day here — swimming, relaxing, working or entertaining clients or friends.

THE ORANGERY

A rooftop oasis. A place to meet, mingle or simply relax and think above the busy city.





LINEA BUSINESS LOUNGE
Fully equipped contemporary workspace in the Linea Lounge.

MAUREEN O'HARA CINEMA
Daily access to your own private cinema. Films screen throughout the afternoon and evening, and the program is curated to include everything from classics through to blockbuster movies and live sporting events.

BELMONT POOL AND JACUZZI
Take a dip for exercise or relaxation in the 18m indoor saltwater Belmont Pool. Enjoy open-air rejuvenation in the outdoor jacuzzi.

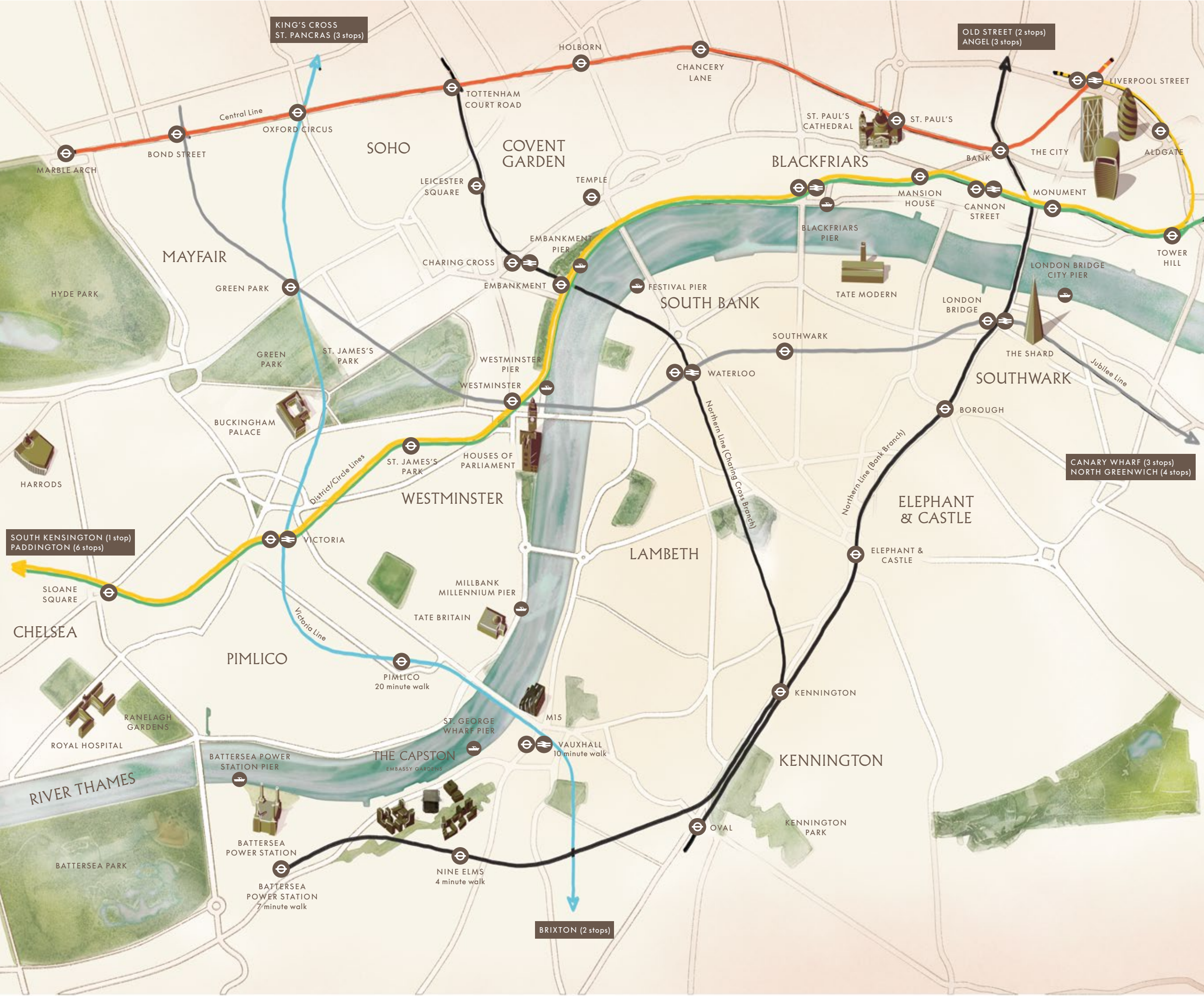
BELMONT GYM
High-tech fitness and PT sessions in the Belmont Gym.

BECKETT BUSINESS LOUNGE
Brainstorming chats, armchair conversations or a game of pool in the Beckett Lounge.









The Capston couldn't be better located for a life that embraces London and beyond. The shops, culture and nightlife of Pimlico and Chelsea are just across the river, as is Tate Britain and the Palace of Westminster. Just a little bit closer to home, the sweeping transformation of Battersea Power Station — home to Apple's UK headquarters — opens up a host of places to eat and drink, and stores to browse.

VIA FOOT

NINE ELMS STATION	4 MIN
BATTERSEA POWER STATION	7 MIN
VAUXHALL STATION	10 MIN
THE OVAL	20 MIN
BATTERSEA PARK	23 MIN
CHELSEA BRIDGE	28 MIN
KING'S ROAD	40 MIN

VIA TUBE

VICTORIA	3 MIN
GREEN PARK	5 MIN
OXFORD CIRCUS	7 MIN
WATERLOO	7 MIN
TOTTENHAM COURT ROAD	11 MIN
LONDON BRIDGE	11 MIN
KING'S CROSS ST PANCRAS	11 MIN
BANK	13 MIN

VIA TRAIN

WATERLOO	4 MIN
WIMBLEDON	12 MIN
GATWICK AIRPORT	32 MIN
LONDON CITY AIRPORT	38 MIN
HEATHROW AIRPORT	50 MIN

VIA BOAT

WESTMINSTER PIER	10 MIN
EMBANKMENT PIER	18 MIN
BLACKFRIARS PIER	23 MIN
BANKSIDE	27 MIN



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Book design by Made Thought.

