

Marzell House

# LONDON W14

Holland Park

Kensington

Earls Court

West  
Kensington

W14

West Brompton

Battersea

Clapham





**L'ETO CAFFE**

0207 589 3734

<i>Monday</i>	<i>9am - 7pm</i>
<i>Tuesday</i>	<i>9am - 7pm</i>
<i>Wednesday</i>	<i>9am - 7pm</i>
<i>Thursday</i>	<i>9am - 7pm</i>
<i>Friday</i>	<i>9am - 7pm</i>
<i>Saturday</i>	<i>9am - 8pm</i>
<i>Sunday</i>	<i>9am - 7pm</i>

Welcome to Marzell House, a bold conversion of a prominent office building into a 9 seriously stylish 1, 2 & 3 bedroom apartments. With floor areas well above the average and utilising the strong presence of the original structure along with high-quality 21st century specifications, these are beautiful, bright and unique places to live.

And what a location! Not only is Marzell House within a few minutes walk of West Kensington Underground station, but draw a one-mile radius around the building and you'll find yourself enjoying the excellent West London scenes of Fulham Broadway, Earl's Court, Kensington High Street and even the River Café at Hammersmith.

**Marzell House**

**LONDON W14**



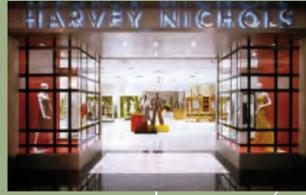
With ribbons of glass running around the building, vast swathes of natural light are scooped up through large picture windows, heightening the spatial qualities of every apartment.



Make yourself at home. Whether you're realxing alone, ordering in with friends or heading out for fun, everything you need is all around you.



# Culture vulture



# Shopaholic



Bank station  
32 minutes  
by tube

Heathrow  
airport  
23 minute drive

M4 Junction 1  
8 minute drive  
M25 Junction 16  
20 minute drive

Westfield,  
Shepards Bush  
8 minute drive

West Kensington  
Underground  
3 minute walk

Hyde Park &  
Battersea Park  
16 minute cycle

Covent Garden  
28 minutes  
by tube

Canary Wharf  
43 minutes  
by tube

Richmond Park  
27 minute cycle

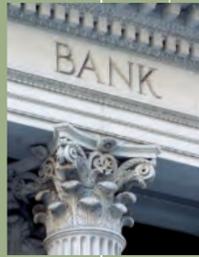
Knightsbridge  
19 minutes  
by tube

Fulham Broadway  
16 minute walk

**MARZELL HOUSE  
LONDON W14**

Earls Court  
15 minute walk

Kings Road  
24 minutes by bus



# Bon vivant



# Outdoor enthusiast

The interiors of Marzell House are designed around a modern city lifestyle, from entirely open-plan contemporary spaces to those with separate kitchens and living rooms, and even something in between. The variety in arrangements gives each apartment a certain flair and, whatever your routine, you'll find natural light aplenty and a design and specification that are smart, durable, functional and fresh.

**MARZELL**  
**HOUSE W14**





**From door handles and taps, through light fittings and dimmer switches, to wiring for Sky+ and CAT5 cabling, you'll find plenty of finer details to keep things current.**



**GENERAL**

- 250-year lease to each apartment
- 10-year Building Warranty
- The building is highly insulated, and requires much less heating than most other similar buildings, with the benefit of lower heating bills
- Paxton Net 2 Video entry system providing secure entry to the building allowing access with fobs or a code to the entrance to the apartments, as well as access for bicycle storage.

**HEATING**

- Rooms – will be through energy efficient electric panel radiators
- Water – will be through energy efficient electric boilers.

**ELECTRICAL**

- Recessed lighting to kitchens, bathrooms and hallways
- Wall lighting to living room and bedrooms
- Brushed stainless flat plate sockets and switches
- Rako lighting system allowing control through smart phones & tablets as well as digital switches & the ability to create zoned lighting moods
- Low energy light fittings
- Pre-wired to accept Sky+, Freeview TV, Virgin, telephone and DAB & FM radio to living / dining and bedrooms
- Networked with CAT 5e cabling to living / dining and bedrooms back to the service cupboard
- Mains power, battery backed up smoke detectors
- NICEIC Certified.

**KITCHENS**

- High gloss, handleless contemporary kitchens
- Fully fitted with Hi-Macs Natural Acrylic Stone surfaces
- Sink unit (under mounted) with mixer tap
- Hi-Macs Natural Acrylic Stone splash backs
- Bosch stainless steel appliances; oven, hob & extractor
- Integrated Bosch dishwasher & fridge freezer appliances
- Bosch washer / dryer in service cupboard.

**BATHROOMS**

- Double ended baths with shower attachments
- Thermostatic controlled bath taps
- Glass fixed panel shower screens with chrome channels
- Low profile shower trays
- Ceramic tiles
- Chrome heated towel rail
- Recessed mirrored cabinet above sink
- Vanity units under sinks
- Shaver socket (within mirrored cabinet).

**FLOORING**

- Hardwood oak flooring throughout hallway & living areas
- Ceramic tiled floor in bathrooms
- Carpet in bedrooms.

**DETAILED DESIGN**

In light of our sustainability policy, the following measures have been implemented:

- Thicker walls & roofs to allow for increased u-values in excess of current regulations
- Maximised light & space to allow for more daylight & less electricity
- Built to comply with all current building regulations
- CCTV covering the internal and externals of the building for added security
- Bike store with CCTV monitoring & fob only access
- Bin store with CCTV monitoring & fob only access
- Fitted sliding wardrobes to principal bedrooms, fitted with shelf & rail.



Apartment floor plans can be found towards the back of the brochure or visit [marzellhouse-w14.com](http://marzellhouse-w14.com)

# LOCATION



## Why choose one neighbourhood, when you can have four?

Away from the many useful local shops immediately around Marzell House, you'll find yourself torn over which direction to take. Wander north for a designer fix and retail blowout on Kensington High Street; head south for brasseries, bars and boutiques at Fulham Broadway; look east for huge concerts and expos at Earl's Court or go west, to Hammersmith, for gigs, films, theatre and the Thames.

## Local transport connections in W14

### ROAD

The A4 is the main route in and out of West Kensington via central London and the west. Follow the A4 east for a direct, historical route through the capital and west towards Richmond Park, Heathrow, the M25, Reading, Bath and Bristol. Other nearby roadways include the A406, which takes you north towards Wembley and Brent Cross and the M1.

### TUBES

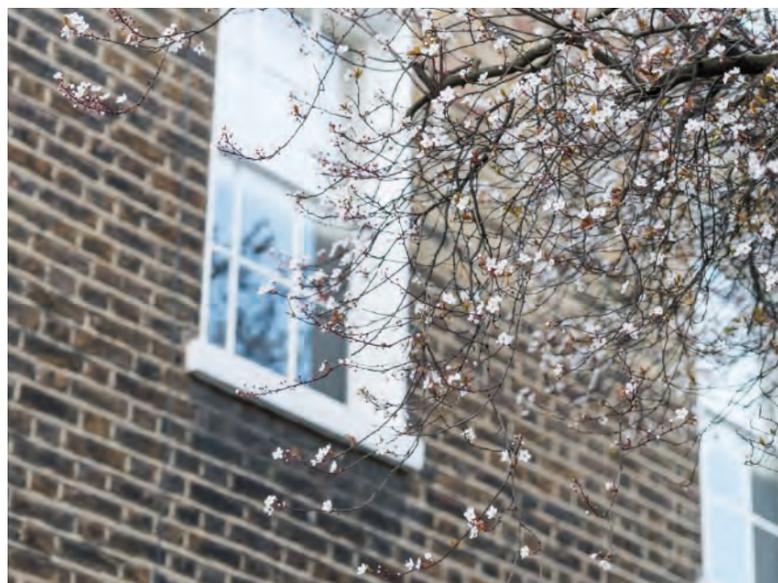
West Kensington station is about 3 minutes walk and is on the District Line with journey times to Victoria 11mins, Westminster 15 mins and Cannon Street 23 mins. Heading out to pastures green, to Wimbledon, Richmond and Kew Gardens, while changing at Hammersmith, puts Heathrow airport within 36 mins.

### BUSES

The 28, 391 and N28 pass the door with a further 5 routes (74, 190, 430, N74 and N97) at the junction of North End Road and Lillie Road, about 5 minutes walk away. So whether you're travelling locally or for a night out somewhere, you're well served night and day.

### CYCLING

London is more cycle friendly every day and you can store your own bike securely at Marzell House or, with three docking stations nearby, you can hire a Boris Bike. A pedal through Hyde Park puts Marble Arch within 20 minutes, while a scoot over the Thames brings the South Bank within 30.



From quaint Georgian streets, to internationally renowned music venues, to the world's finest department stores and shopping, West London has it all.

**Apartment No.5 | 81.0m<sup>2</sup> | 872ft<sup>2</sup> total area**

LIVING, DINING, KITCHEN  
8.99m x 5.85m  
(39.0m<sup>2</sup> | 420ft<sup>2</sup>)

BEDROOM 1  
3.70m x 3.70m  
(11.0m<sup>2</sup> | 118ft<sup>2</sup>)

BEDROOM 2  
3.40m x 3.50m  
(11.0m<sup>2</sup> | 118ft<sup>2</sup>)

**Apartment No.6 | 44.0m<sup>2</sup> | 473ft<sup>2</sup> total area**

LIVING, DINING, KITCHEN  
5.4m x 5.2m  
(23.0m<sup>2</sup> | 247ft<sup>2</sup>)

BEDROOM  
4.83m x 2.90m  
(12.0m<sup>2</sup> | 129ft<sup>2</sup>)

**Apartment No.7 | 50.0m<sup>2</sup> | 538ft<sup>2</sup> total area**

LIVING, DINING, KITCHEN  
5.9m x 4.5m  
(23.0m<sup>2</sup> | 247ft<sup>2</sup>)

BEDROOM  
3.38m x 4.51m  
(15.24m<sup>2</sup> | 164.04ft<sup>2</sup>)



All measurements are gross internal areas. Balconies are not included in the calculation. Room sizes may be subject to minor alterations. Please refer to marzellhouse-w14.com for the most up-to-date floor plans.

Head Office: IDM Properties LLP,  
Office B, West Gainsborough,  
1 Poole Street, London N1 5EA

T 020 7739 1650  
F 020 7739 0731  
E mail@idmproperties.com  
W idmproperties.com



**Apartment No.8 | 49.0m<sup>2</sup> | 527ft<sup>2</sup> total area**

LIVING, DINING, KITCHEN  
5.9m x 4.6m  
(28.07m<sup>2</sup> | 302.14ft<sup>2</sup>)

BEDROOM  
3.35m x 4.59m  
(15.38m<sup>2</sup> | 165.55ft<sup>2</sup>)

**Apartment No.9 | 72.0m<sup>2</sup> | 775ft<sup>2</sup> total area**

LIVING, DINING, KITCHEN  
6.0m x 4.76m  
(28.56m<sup>2</sup> | 307.42ft<sup>2</sup>)

BEDROOM 1  
5.10m x 2.84m  
(14.48m<sup>2</sup> | 155.86ft<sup>2</sup>)

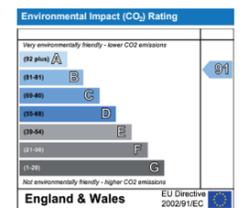
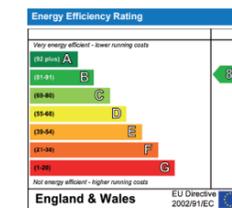
BEDROOM 2  
4.75m x 2.78m  
(13.21m<sup>2</sup> | 142.19ft<sup>2</sup>)

**Apartment No.10 | 56.2m<sup>2</sup> | 604ft<sup>2</sup> total area**

LIVING, DINING, KITCHEN  
6.38m x 4.69m  
(29.92m<sup>2</sup> | 322.06ft<sup>2</sup>)

BEDROOM  
3.06m x 4.87m  
(14.90m<sup>2</sup> | 160.38ft<sup>2</sup>)

**Predicted Energy Performance**



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.



**Apartment No.11** | 85.0m<sup>2</sup> | 915ft<sup>2</sup> total area

LIVING, DINING, KITCHEN  
8.99m x 5.87m  
(39.0m<sup>2</sup> | 420ft<sup>2</sup>)

BEDROOM 1  
3.50m x 4.0m  
(12.5m<sup>2</sup> | 135ft<sup>2</sup>)

BEDROOM 2  
5.09m x 3.29m  
(14.5m<sup>2</sup> | 156ft<sup>2</sup>)

**Apartment No.12** | 46.0m<sup>2</sup> | 495ft<sup>2</sup> total area

LIVING, DINING, KITCHEN  
6.07m x 5.05m  
(24.0m<sup>2</sup> | 258ft<sup>2</sup>)

BEDROOM  
4.83m x 2.75m  
(12.0m<sup>2</sup> | 129ft<sup>2</sup>)

**Apartment No.13** | 93.0m<sup>2</sup> | 1001ft<sup>2</sup> total area

ENTRANCE TO APARTMENT 9 FROM STAIRCASE - ON SECOND FLOOR  
LIFT OPENS DIRECTLY INTO APARTMENT 9 - ON THIRD FLOOR  
(KEY CONTROLLED LIFT TO THIS APARTMENT ONLY)



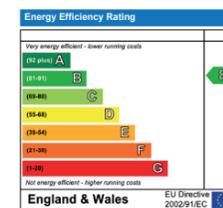
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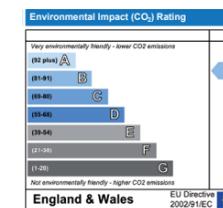
T 020 7739 1650  
F 020 7739 0731  
E mail@idmproperties.com  
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Predicted Energy Performance



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**Apartment No.13** | 93.0m<sup>2</sup> | 1001ft<sup>2</sup> total area

LIVING, DINING, KITCHEN  
7.60m x 5.20m  
(28.0m<sup>2</sup> | 301ft<sup>2</sup>)

BEDROOM 2  
4.78m x 2.75m  
(11.60m<sup>2</sup> | 125ft<sup>2</sup>)

BEDROOM 1  
4.78m x 3.51m  
(12.0m<sup>2</sup> | 129ft<sup>2</sup>)

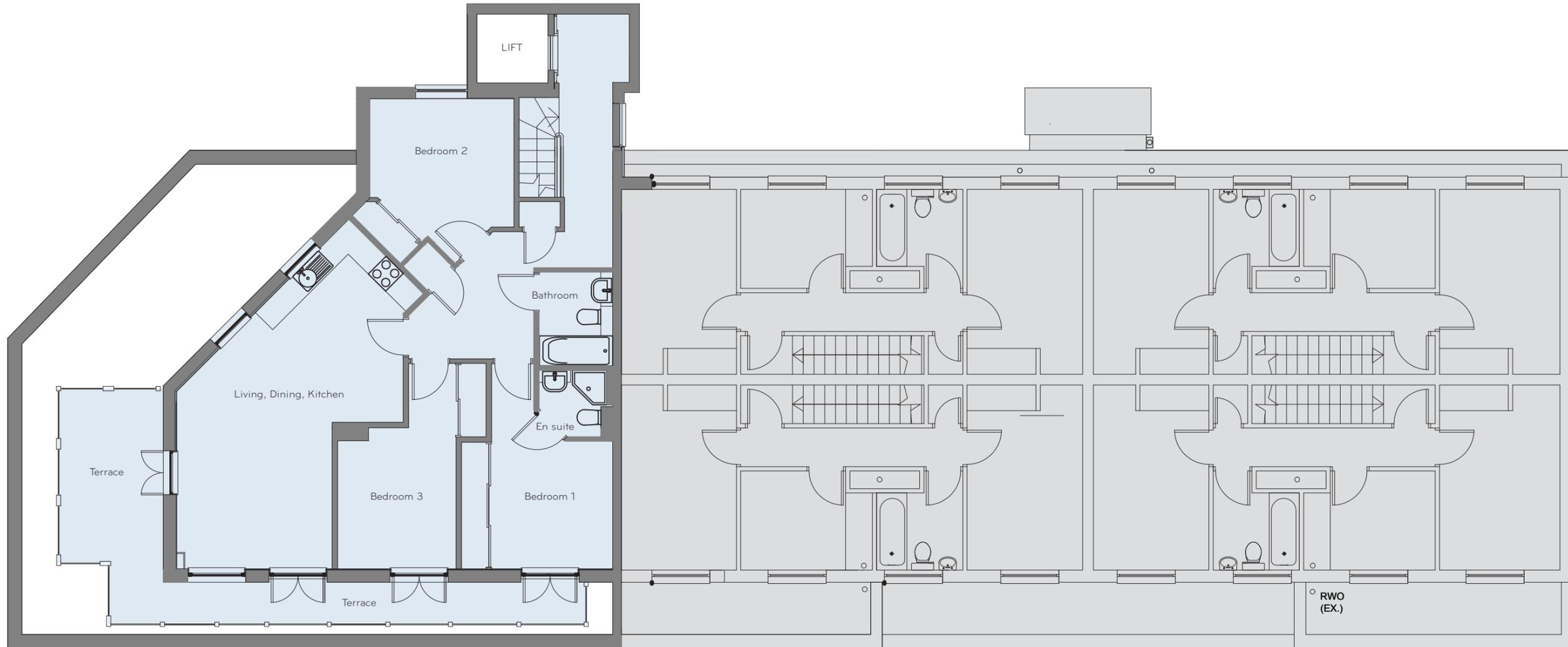
BEDROOM 3  
3.80m x 3.36m  
(11.36m<sup>2</sup> | 122.28ft<sup>2</sup>)



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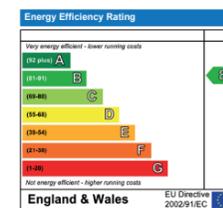
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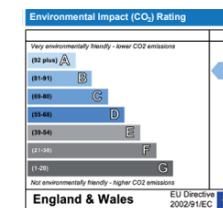


**Third floor: Apartment 13**

**Predicted Energy Performance**



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## IDM's design and development team



**DEVELOPER: IDM Properties LLP**  
Office B, West Gainsborough  
1 Poole Street, London N1 5EA

**T** 020 7739 1650 **E** mail@idmproperties.com **W** idmproperties.com



**BUILDERS: HOC UK Ltd**  
Jubilee House, Townsend Lane  
London NW9 8TZ

**T** 020 8200 5873 **E** info@hocconstructionuk.com **W** hocuk.co.uk



**ARCHITECTS: Geoff Beardsley & Partners (UK) LLP**  
Elfin House, 1A Elfin Grove  
Teddington TW11 8RD

**T** 020 8614 4374 **E** info@gbparchitects.co.uk **W** gbparchitects.co.uk



**SOLICITORS: Stepien Lake LLP**  
43 Welbeck Street,  
London W1G 8DX

**T** 020 7467 3030 **E** enquiry@stepienlake.co.uk **W** stepienlake.co.uk

## idmpropertiesportfolio.com

### Recent developments



**Valerio Mews**  
London N1 4QT



**Stoke Newington High Street**  
London N16 7NS



**Ada Street**  
6 Ada Street  
London E8 4QU



**Whittington House**  
Holloway Road  
London N19 3JQ



**Oxford House**  
Hammersmith Bridge Road,  
London W6 9DB



**Dumayne House**  
Palmer's Green  
London N13 4AB

## IDM group of companies



IDM is a property services operation which encompasses Property Investment & Property Development.

IDM aims to bring above average return on investments for all stakeholders. This core objective is achieved through all our divisions, each complementary to one another. By utilising our 35 years' + experience in property development, our mission is to deliver excellent value to our customers by providing high quality developments in which people can work, live and play.

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Whether you are looking for residential or investment property finance, insurance or protection planning, we can find a solution for you. We are a leading UK financial services intermediary offering independent advice to help you make the right choices for your circumstances.

We specialise in the property market and we can finance and insure any property type or need that you may have.

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With the volume of property that IDM develop and sell we have our own agency that deals with all our sales as well as third party instructions. If you are looking at an investment property IDM will be able to offer a full service arranging the letting of your property once you have completed the purchase.

**E** mail@idmestates.com  
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IDM's Property Management department will take on the management of any sized buildings from a single flat for a private landlord to freeholds of large mixed use buildings. We offer a complete range of property services for residential property owners, landlords and developers. IDM always retain the freeholds of our own developments and carry out the block management once the development has been completed.

If you are looking at an investment property IDM will be able to offer a full service carrying out the management of your property once you have completed the purchase.

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IDM Interiors offers a wide range of furniture solutions for residential properties. Whether you are investors requiring a complete package for fully furnished rental properties or you simply need a sofa for your new home, we offer a tailored service based on your individual needs.

IDM can also offer a bespoke interior design service to inspire you and help you achieve your vision for your home.

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**Revive 50 white offset paper environmental information** **Fibre Source** 50% recovered fibre and 50% virgin wood fibre from Sweden and Brazil. **Bleaching** Recovered fibre is Process Chlorine Free (PCF). Virgin fibre is Elemental Chlorine Free (ECF) bleached. **Disposal** This material can be disposed of by recycling. **Certification** Produced at a mill that is certified with the ISO14001 environmental management standard. FSC @ Mix. Paper and board from responsible sources NAPM 50% Recycled Mark.

The photographs used on the specification pages of this brochure are for illustrative purposes only and show typical interiors of IDM's Developments.

9 one, two & three bedroom apartments



Hammersmith



Barnes



MARZELL HOUSE  
116 - 128 NORTH END ROAD  
LONDON, W14 9PP

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