



WATCH HOUSE
SOHO



CHRISTIE'S
INTERNATIONAL REAL ESTATE

— DUBAI —

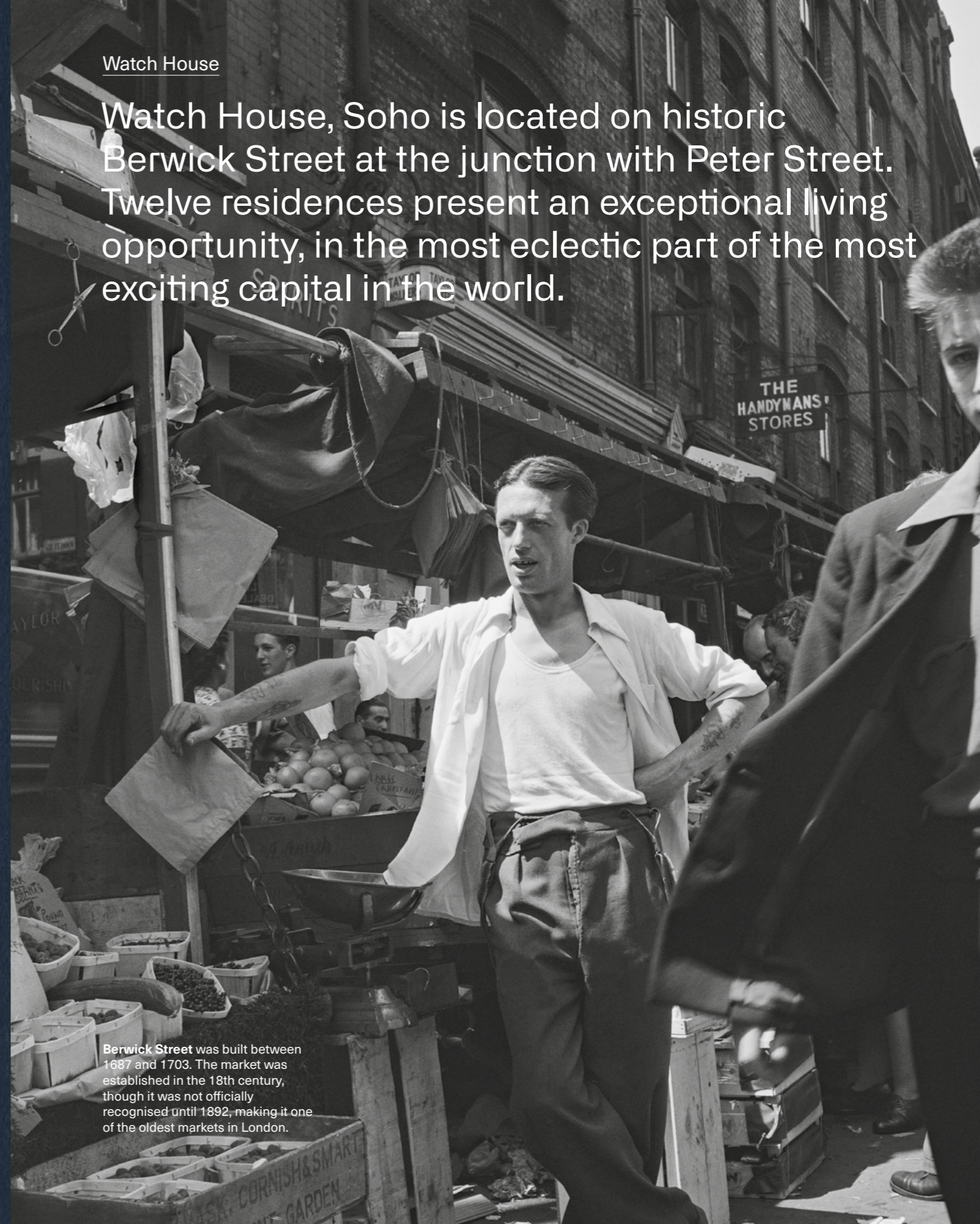
Watch House

Watch House, Soho is located on historic Berwick Street at the junction with Peter Street. Twelve residences present an exceptional living opportunity, in the most eclectic part of the most exciting capital in the world.

What's In a Name

From around the 17th Century, Soho became an important settlement of French Watchmakers, popularly known as Huguenots. They fled religious persecution in France and settled in the area.

Berwick Street was built between 1687 and 1703. The market was established in the 18th century, though it was not officially recognised until 1892, making it one of the oldest markets in London.



From single bed apartments to a duplex penthouse on the upper floors, Watch House provides so much more than flats – it provides the opportunity to own a little bit of Soho.



Location

4—5

The Vault

Through the bookcase - a hidden cocktail bar beneath Milroy's.

The Vault



< **Andrew Edmunds**
One of the last 'wine centred' restaurant bastions of 'Old Soho'.

À **Blacks**
A peaceful, private and laid back club since 1764.

Music, restaurants, bars and shops of legendary status provide choice for all, but the real Soho is not so apparent. This world is only known to the real community that live and work in Soho. This is a very private world in a very public place.

Inside Soho

Soho is full of stories - the best, most engaging and real experiences. It is a 24/7 lifestyle choice for those that work, live and play hard. As one of London's most creative neighbourhoods, Soho provides access to a bespoke lifestyle that suits the way you live your life. This is a story that only a few are aware of - it is the Soho way.



< **Ronnie Scotts**
Presenting the finest jazz since 1959.

- 1 **Disrepute**
4 Kingly Court W1F 9RR
- 2 **The Blind Pig**
58 Poland Street W1F 7NR
- 3 **Milk & Honey**
61 Poland Street W1F 7NU
- 4 **John Snow**
39 Broadwick Street W1F 9QJ
- 5 **The Academy Club**
46 Lexington Street W1F 0LP
- 6 **Andrew Edmunds**
46 Lexington Street W1F 0LP
- 7 **The Blue Posts**
22 Berwick Street W1F 0QA
- 8 **Jack Solomon's Club**
41 Great Windmill Street W1D 7NB
- 9 **Soho Theatre**
21 Dean Street W1D 3NE
- 10 **Quo Vadis**
26-29 Dean Street W1D 3LL
- 11 **Soho House**
76 Dean Street W1D 3SQ
- 12 **Dean Street Townhouse**
69-71 Dean Street W1D 3SE
- 13 **Blacks Club**
67 Dean Street W1D 4QH
- 14 **The Groucho Club**
45 Dean Street W1D 4QB
- 15 **The French House**
49 Dean Street W1D 5BG
- 16 **Ronnie Scott's**
47 Frith Street W1D 4HT
- 17 **Bar Italia**
22 Frith Street W1D 4RF
- 18 **Prince Edward Theatre**
Old Compton Street W1D 4HS
- 19 **L'Escargot**
48 Greek Street W1D 4EF
- 20 **The Vault at Milroy's**
3 Greek Street W1D 4NX



Hidden behind a discreet entrance off vibrant and bustling Berwick Street, Watch House provides a collection of private residences offering the best of Soho.



Form and Function

Curated by the architects, interior designers and developer, Watch House has evolved to produce a refined residential opportunity. Seamlessly designed apartments provide exquisite interiors with meticulous attention to detail. A simple lifestyle delivering purity and comfort.



< The rawness of principal materials with full height glazing delivers contemporary living.



Bedrooms should represent your style and feel like a place where you can unwind. With that in mind, acoustic laminated glazing ensures the perfect resting space.

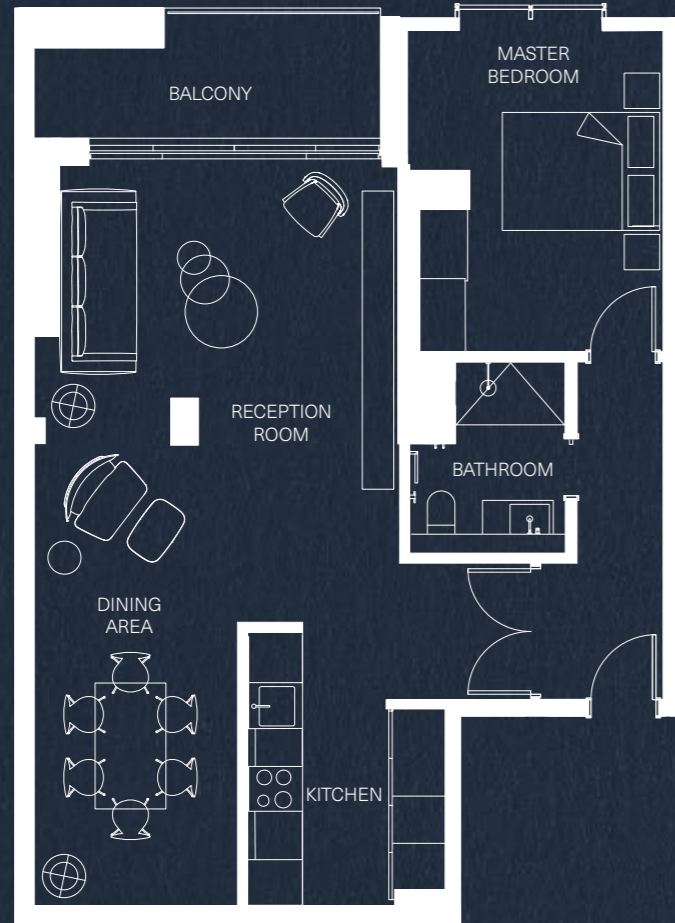
Apartment Floor Plans

Eleven, one and two bed apartments.
From 36.1 sq m (389 sq ft) to 98.4 sq m (1,059 sq ft).

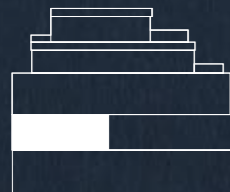
Type	Apartment	Space	Metres	Feet	14—15
1 Bed	ONE Level 01	Apartment Area Balcony Area	72.5 sq m 6.5 sq m	780 sq ft 70 sq ft	
		Living Area Bedroom	9.43m x 4.65m 4.23m x 3.26m	30'9" x 15'3" 13'9" x 10'7"	

Type	Apartment	Space	Metres	Feet
1 Bed	TWO Level 01	Apartment Area	38.1 sq m	410 sq ft
		Living Area Bedroom	5.14m x 3.17m 2.55m x 2.76m	16'9" x 10'4" 8'4" x 9'1"

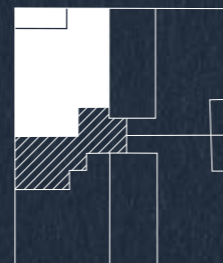
BERWICK STREET



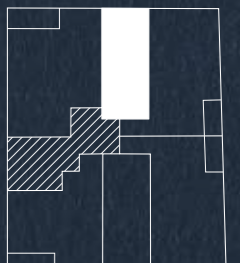
BERWICK STREET



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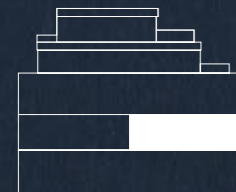
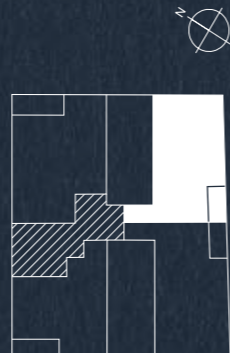


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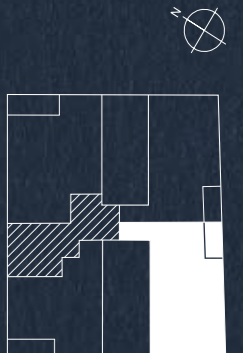


Type	Apartment	Space	Metres	Feet	16—17
1 Bed	THREE Level 01	Apartment Area Balcony Area	65.5 sq m 2.7 sq m	705 sq ft 29 sq ft	
		Living Area Bedroom	4.74m x 5.96m 3.31m x 3.65m	15'6" x 19'6" 10'9" x 11'10"	

Type	Location	Space	Metres	Feet
1 Bed	FOUR Level 01	Apartment Area Balcony Area	66.8 sq m 2.7 sq m	719 sq ft 29 sq ft
		Living Area Bedroom	7.32m x 6.25m 3.17m x 2.90m	24'0" x 20'5" 10'4" x 9'5"



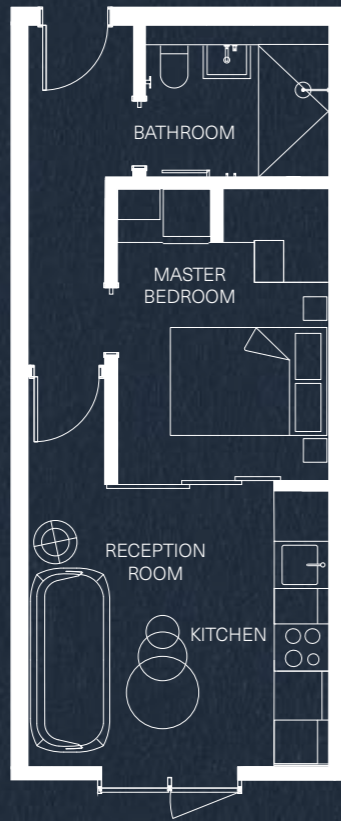
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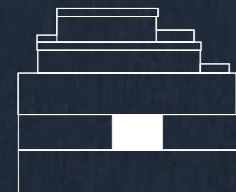
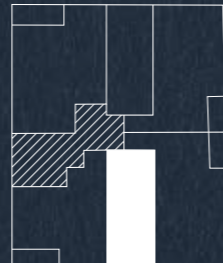
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Type Apartment Space Metres Feet 18—19

1 Bed FIVE Level 01 Apartment Area 36.1 sq m 389 sq ft
 Living Area 3.56m x 3.83m 11'7" x 12'6"
 Bedroom 2.61m x 2.70m 8'6" x 8'9"



HOPKINS STREET



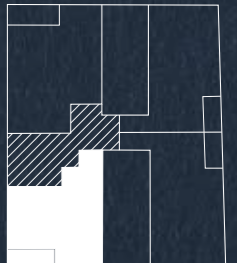
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Type Apartment Space Metres Feet

1 Bed SIX Level 01 Apartment Area 52.8 sq m 568 sq ft
 Balcony Area 3.4 sq m 36 sq ft
 Living Area 4.94m x 4.94m 16'2" x 16'2"
 Bedroom 4.12m x 3.21m 13'5" x 10'5"



HOPKINS STREET



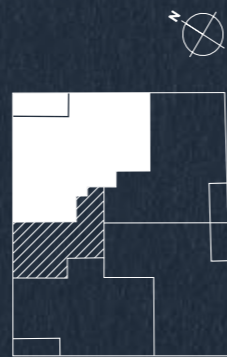
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Type	Apartment	Space	Metres	Feet	20—21
2 Bed	SEVEN Level 02	Apartment Area Balcony Area	98.4 sq m 6.5 sq m	1,059 sq ft 70 sq ft	
		Living Area Bedroom One Bedroom Two	9.33m x 4.61m 3.77m x 3.32m 3.80m x 3.57m	30'6" x 15'1" 12'4" x 10'9" 12'5" x 11'7"	

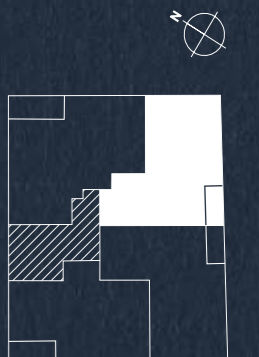
Type	Apartment	Space	Metres	Feet
2 Bed	EIGHT Level 02	Apartment Area Balcony Area	83.3 sq m 2.7 sq m	897 sq ft 29 sq ft
		Living Area Bedroom One Bedroom Two	4.26m x 6.13m 3.48m x 2.97m 3.27m x 4.53m	13'10" x 20'1" 11'4" x 9'7" 10'7" x 14'9"



For indicative purposes only. Not to scale.



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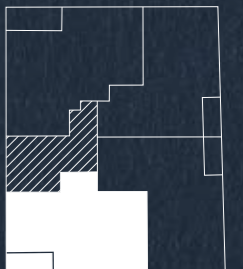


Type	Apartment	Space	Metres	Feet	22—23
2 Bed	NINE Level 02	Apartment Area Balcony Area	84.8 sq m 2.7 sq m	913 sq ft 29 sq ft	
		Living Area Bedroom One Bedroom Two	3.90m x 6.29m 3.17m x 4.59m 3.87m x 2.93m	12'8" x 20'6" 10'4" x 15'1" 12'7" x 9'6"	

Type	Apartment	Space	Metres	Feet	
2 Bed	TEN Level 02	Apartment Area Balcony Area	74.4 sq m 3.4 sq m	801 sq ft 36 sq ft	
		Living Area Bedroom One Bedroom Two	4.88m x 5.22m 4.36m x 3.34m 2.99m x 3.31m	16'0" x 17'1" 14'3" x 10'10" 9'8" x 10'9"	

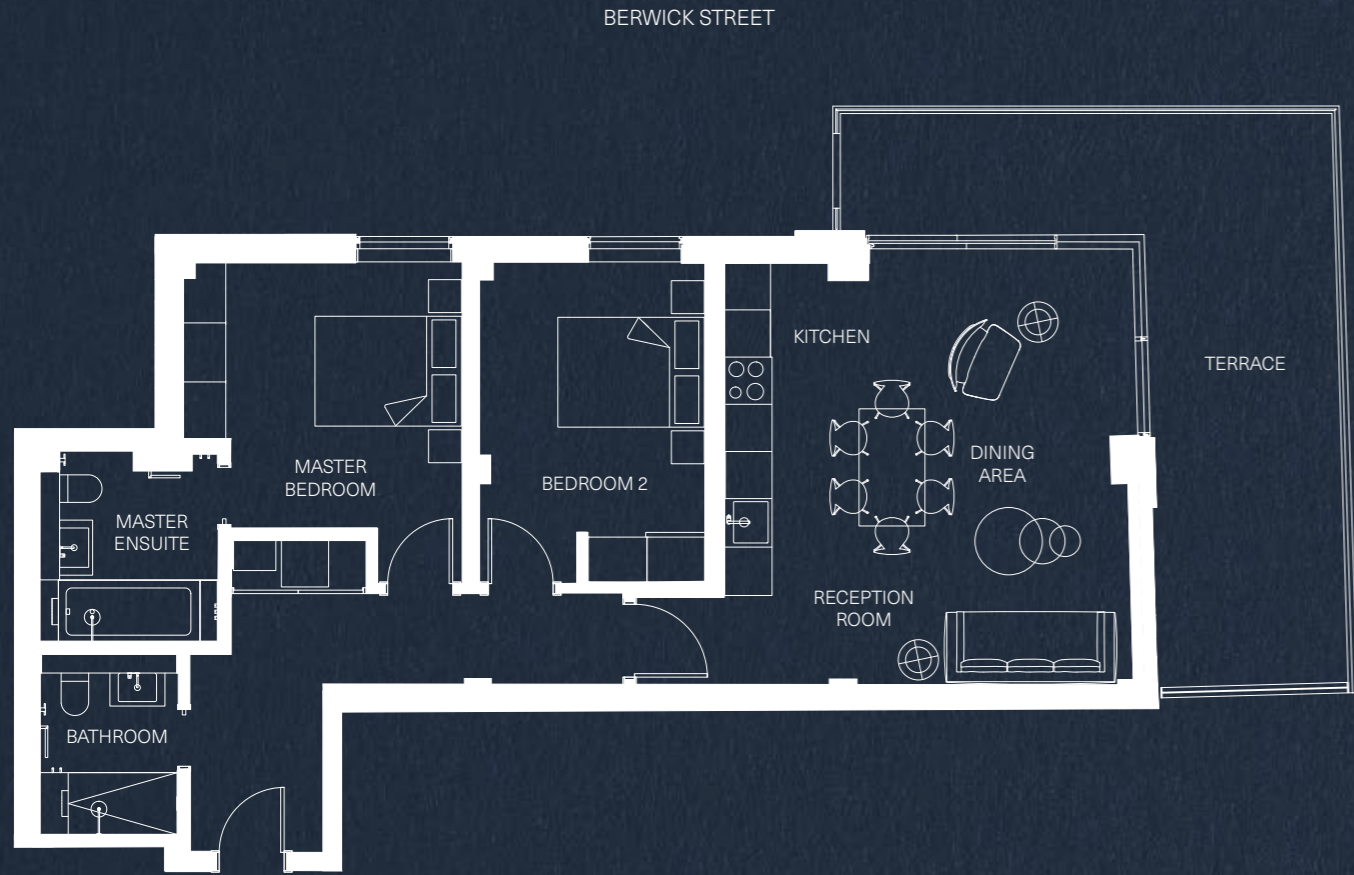


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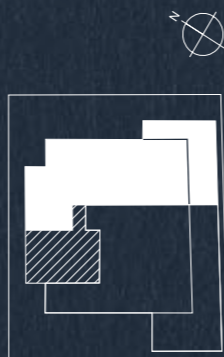
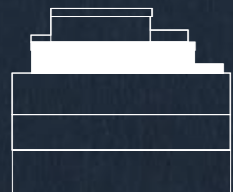


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Type	Apartment	Space	Metres	Feet	24—25
2 Bed	ELEVEN Level 03	Apartment Area Terrace Area	77.5 sq m 22 sq m	834 sq ft 237 sq ft	
		Living Area	5.38m x 5.24m	17'7" x 17'2"	
		Bedroom One	4.09m x 2.99m	13'4" x 9'8"	
		Bedroom Two	4.09m x 2.92m	13'4" x 9'6"	



Duplex Penthouse Floor Plans



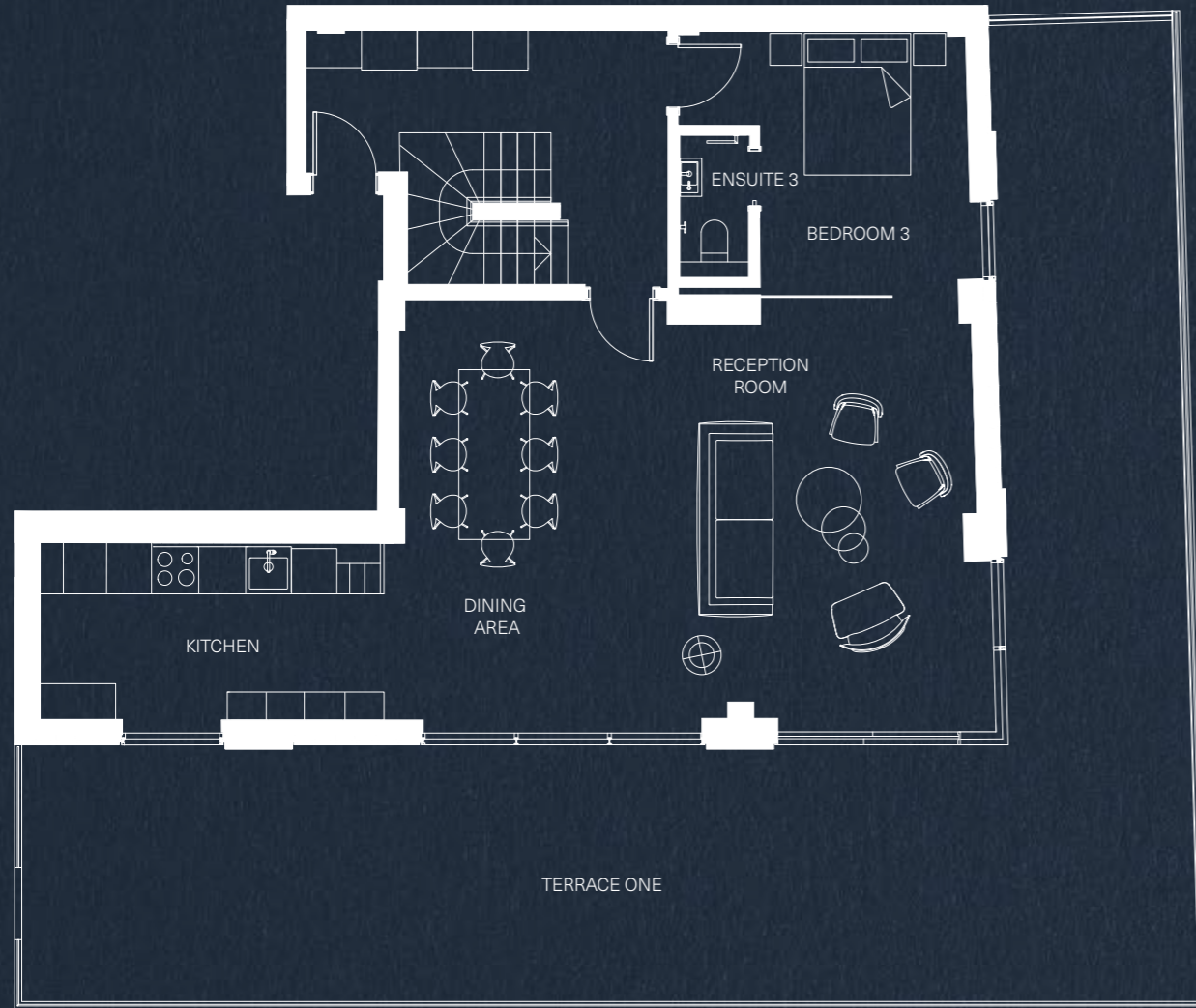
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Three bed 147 sq m (1,580 sq ft) penthouse set over levels three and four.
Two terraces totalling 98 sq m (1,055 sq ft).

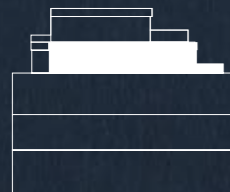
Type	Apartment	Space	Metres	Feet
3 Bed	TWELVE Lower Floor Level 03	Total Penthouse Area	146.2 sq m	1,574 sq ft
		Terrace One Area	40 sq m	431 sq ft
		Living Area	5m x 7.3m	16'4" x 23'10"
		Kitchen Area	2.3m x 4.7m	7'5" x 15'4"
		Bedroom One	3.3m x 2.7m	10'8" x 8'9"

26—27

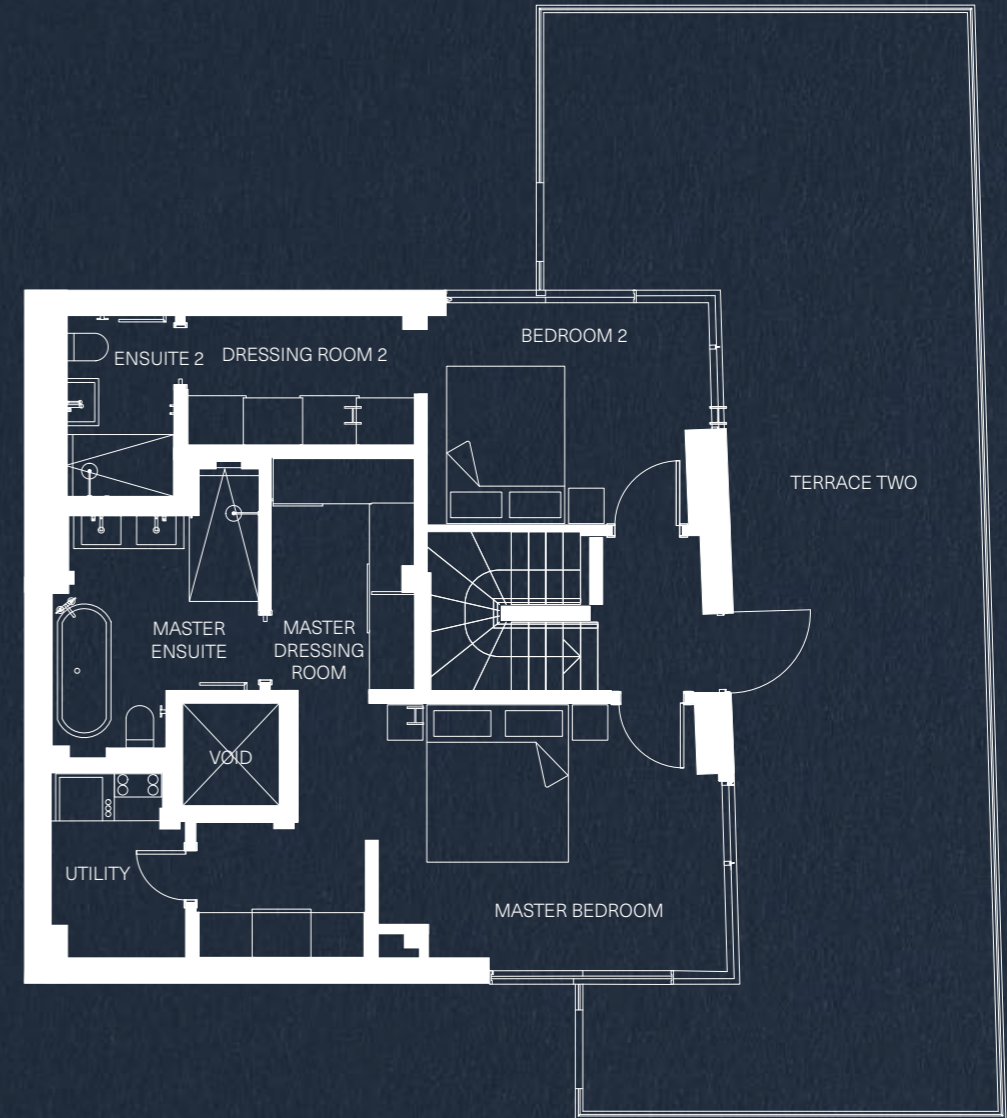
Type	Location	Space	Metres	Feet
3 Bed	TWELVE Upper Floor Level 04	Terrace Two Area	55 sq m	592 sq ft
		Bedroom Two	2.67m x 3.31m	8'8" x 10'9"
		Bedroom Three	3.25m x 5.07m	10'7" x 16'6"



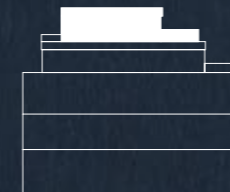
HOPKINS STREET



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HOPKINS STREET



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Every detail within the Penthouse has been considered. Whether it be the click of a switch, the closing of a door or the tactile nature of materials used on the floors, walls and surfaces. This south-facing, triple aspect home provides exceptional living in the most creative part of London.



The duplex penthouse has been designed with meticulous attention to detail, and benefits from terraces on both upper levels.

The Terrace

Expansive 1,023 sq ft landscaped penthouse terraces on levels three and four provide views over the rooftops and beyond. A private, tranquil oasis to relax above the streets of a cosmopolitan capital.







Harmonious, balanced and with direct access to your private terrace, the bedrooms provide a restful space to retire.

Generous, tastefully designed bathrooms, provide an element of indulgence within spaces of calm and relaxation.



Specification

Kitchen

- Fully integrated Bosch dishwasher
- Fully integrated Bosch fridge freezer
- Bosch induction hob
- Undercounter Fridge (Studio and One Bed only)
- Concealed Miele extraction hood
- Built in oven and microwave
- Free standing washer/dryer
- Franke Tectonite carbon black sink
- Franke Belfast silk steel kitchen mixer tap
- Under counter built in wine cooler (Two bed and Duplex only)
- Buster and Punch brass, diamond cut, knurled knob handles to all kitchen units and bar handles to fridge
- Domus honed, composite stone kitchen surfaces
- Domus tile splashbacks
- Engineered oak wood flooring

Bathroom and Shower Rooms

- CP Hart Catalano Verso wash basins
- Clear silver Artisan mirrors
- Built-it vanity units
- Domus porcelain floor tiles, gold metal feature wall tiles and porcelain wall tiles

General

- Grey stone floor in central stairs, landing and lift lobbies
- Feature timber stair to penthouse
- Glass balustrades and timber decking to balconies and terraces
- Engineered oak wood flooring
- Patterned ceramic floor and border tiles in hallway on levels. Buster and Punch brass lever door handles and plate
- Brick-slip feature walls throughout

Heating And Cooling

- Air conditioning to living spaces and master bedrooms
- Underfloor heating throughout

Cable TV and Telephone

- Category 6 wiring

Security

- Video entry security system

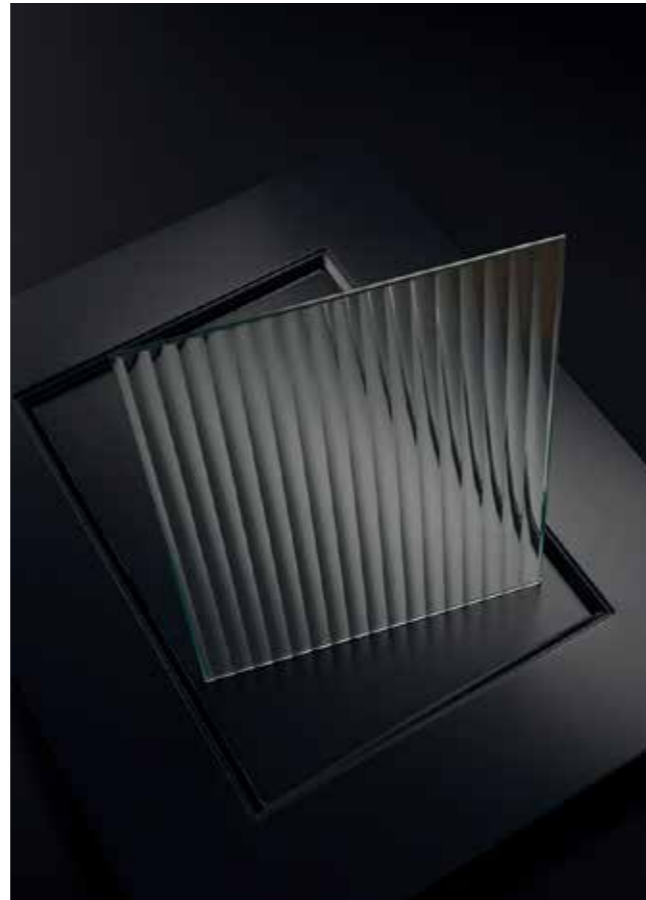
The Hallway off Berwick Street creates an elegant transition between the buzz of Soho and the calm of your home.



< **Shared Hallway Floor Tile**
Domus Play One.

1 **Apartment Floor**
Havwoods engineered timber board.

À **Bespoke Kitchens**
Finished to match Farrow & Ball No. 31 Railing with reeded glass inset to wall cupboard doors.



€ **Bespoke Kitchens**
Finished to match Farrow & Ball No. 31 Railing with Buster & Punch brass handle detail.

e **Internal Door Handle for Swing Doors**
Buster & Punch lever handle in brass.

< **Shower & Bathroom Feature Tiles**
Alloy Herringbone in Ti Gold Brush.

CHRISTIE'S
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— DUBAI —

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