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Checking out Auberry's Connaught-inspired lateral on Carlos Place

First floor three-bed takes design cues from the famous five-star hotel over the road



PCL design firm Auberry of London has been showing off its latest project on Carlos Place.

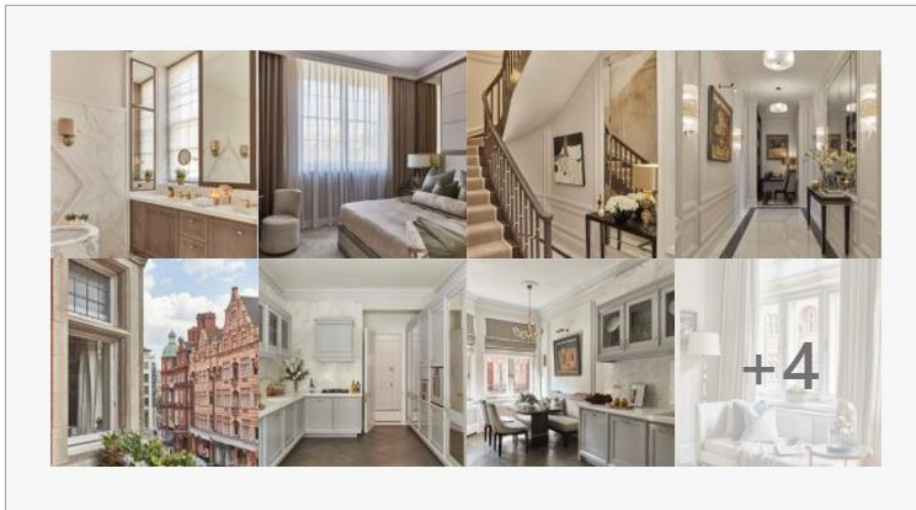
The 1,969 square foot lateral sits just over the road from the Connaught on what's described as "Mayfair's most fashionable street", and comes with an interior scheme inspired by its opulent five-star neighbour.

Tasked with transforming the first floor of the portered Victorian red-brick building, the Brook Street-based team set about creating something that "blends style and quality effortlessly while offering all one would expect from a best in class development with the addition of a timeless character". Quite the brief, but the three-bed end product should be an easy sell for a Connaught fan after something more permanent.

It's on the market with Knight Frank, priced at £7.95m (a smidgen over £4,000 psf).

IN PICTURES: CARLOS PLACE, MAYFAIR

£7.95m. Amberry of London/Knight Frank



SPEC LIST

Lighting

- Fully programmable Luton system with the ability to create various lighting scenes
- User friendly keypad interface that can be modified and reprogrammed to end user requirements

AV

- Audio/video system is designed to allow for a range of sources to be listened and watched in all main principle rooms
- Full Cat 6 cabling throughout, suitable for the purchaser's individual audio / visual and IT requirements
- Future provision for central control of the system via a wall touch panel located in the entrance hall
- Future provision for iPads to be added to the system to allow roaming control of all AV zones within the property
- HD video distribution system
- Speakers to principal rooms and infrastructure provided to other rooms
- TV distribution installed ready for connection to clients chosen supply
- Dedicated AV room with professional racking

Telephone & Data

- Phone and data points in all principal rooms
- Wi-Fi coverage provided by enterprise class access points throughout the property

Cooling/Heating

- Comfort cooling and heating system in all principle rooms including all guest bedrooms
- Underfloor heating beneath marble floors with localised sensors and thermostats
- Heated towel rails in all en suite bathrooms
- Extract to kitchen and all en-suite bathrooms

Security & Access

- Infrastructure for panic buttons in key locations
- Intruder alarm installed with police monitoring if required
- Movement detectors in circulation areas and entry points to the apartment

Additional

- Lift servicing both floors with entrance to apartment on each floor
- Terrace off main reception
- Powder room
- Master en-suite – His and hers vanity units with large walk in shower and separate bath
- Master bedroom – Large walk in wardrobe and dressing area
- Fireplace in reception room
- 2 guest bedrooms with adjoining bathroom