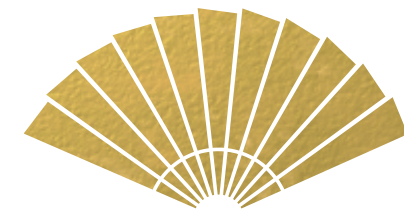


THE RESIDENCES

MANDARIN ORIENTAL

MAYFAIR LONDON

**YOUR OWN PRIVATE RESIDENCE
AT MANDARIN ORIENTAL
MAYFAIR, LONDON**



THE RESIDENCES
MANDARIN ORIENTAL
MAYFAIR LONDON

**YOUR OWN PRIVATE RESIDENCE
AT MANDARIN ORIENTAL
MAYFAIR, LONDON**



HANOVER BOND
MAYFAIR

Situated on Hanover Square,
Mayfair's oldest square,
Hanover Bond is the front
door to the best that Mayfair
and London have to offer.

The latest addition to Clivedale
London's development portfolio,
Hanover Bond will deliver
The Residences at Mandarin
Oriental Mayfair, London and
a Mandarin Oriental hotel
with 50 guestrooms.



CLIVEDALE
LONDON





“About the new square... a whole magnificent city seems to be risen out of the ground... It is said it will be called by the name of *Hanover Square*.”

THE WEEKLY MEDLEY
— 1717 —

CONTENTS

06 — 11
HANOVER SQUARE

12 — 13
THE RESIDENCES AT
MANDARIN ORIENTAL
MAYFAIR, LONDON

14 — 19
LOCATION

20 — 27
MANDARIN ORIENTAL

28 — 39
ARCHITECTURE

40 — 57
INTERIORS

58 — 60
TEAM & CONTACT



Hanover Square *is where* Mayfair Begins

Alight here for Mayfair, where the decisions, deals and tastes that shape the world are made. When the people who make them say London, this is where they mean.

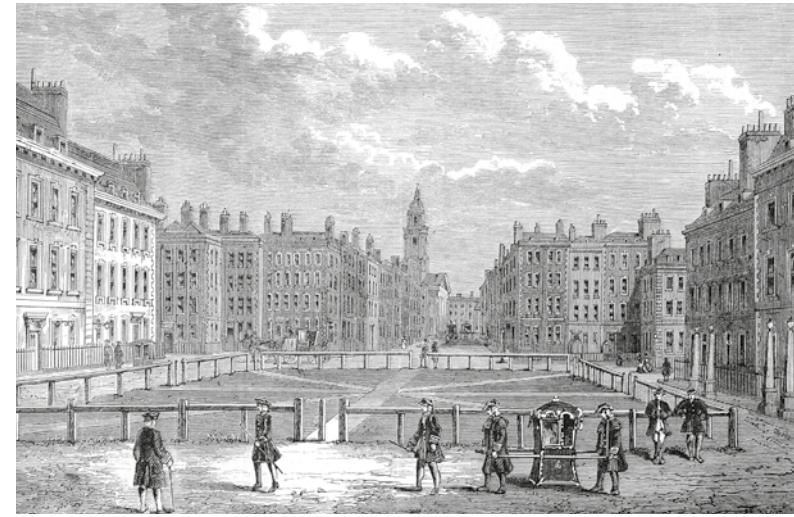
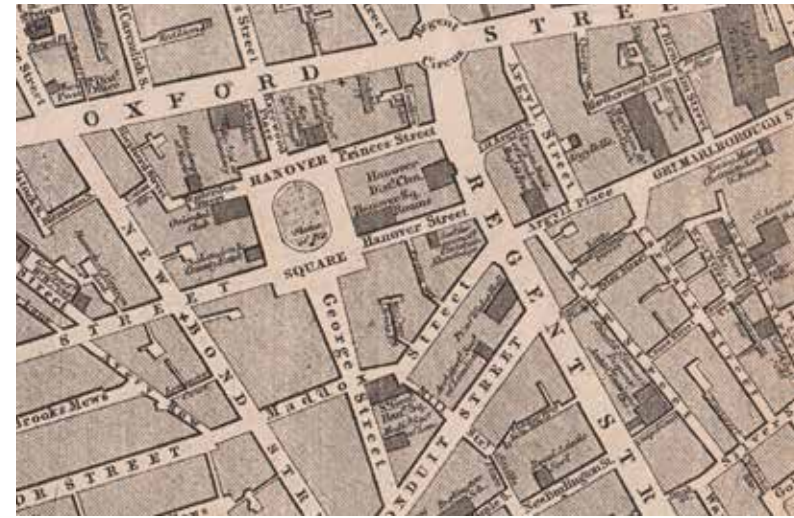
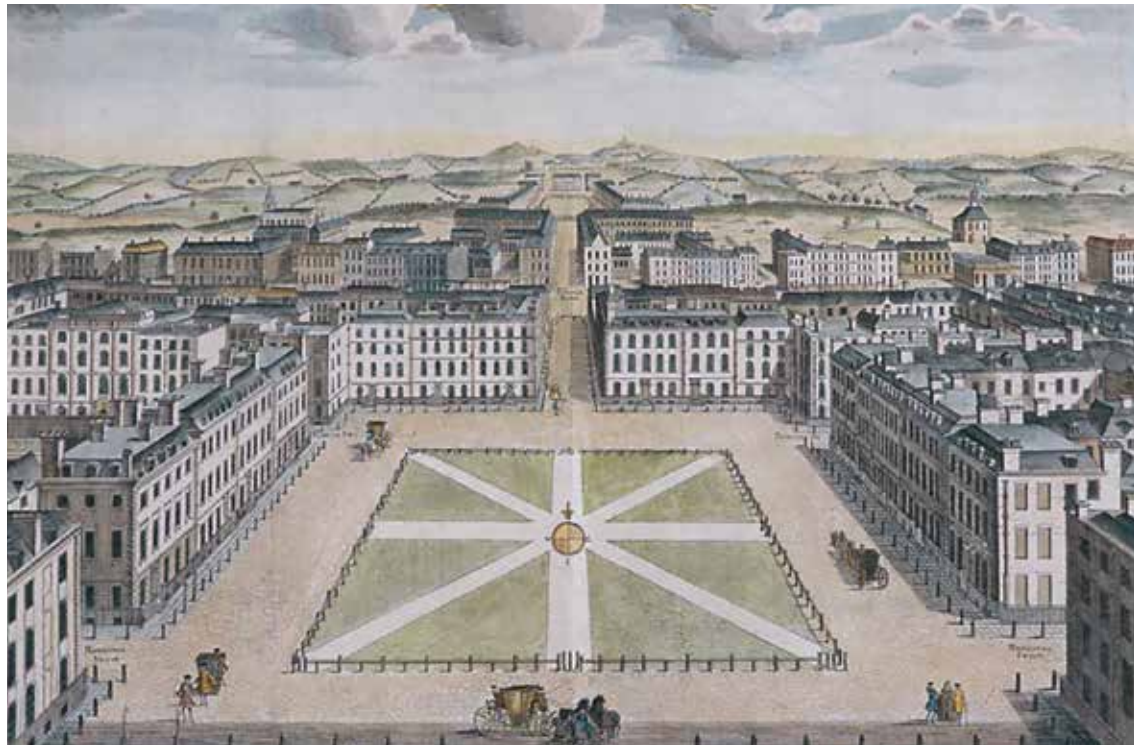
Hanover Square is Mayfair's oldest square, and its newest. A place that's been looking forward for 300 years. Stand in this spot and watch the worlds of art, fashion, culture and business orbit around you. This is your doorway to them all.



THE *FIRST* MAYFAIR SQUARE

— EST. 1720 —

HANOVER SQUARE



LEFT

Hanover Square, early 18th century, looking North towards Hampstead and Highgate. Illustrated by Sutton Nicholls.

ABOVE

Cassell's Map of London, 1863, by Edward Weller.
Hanover Square, 1750.

The first square in Mayfair, Hanover Square is changing. It was built 300 years ago, for a newly confident, ambitious and outward-looking society, the people and institutions who formed our ways of thinking, and exported them across the globe. These were the statesmen, merchants, aristocrats and innovators who embodied the spirit of the modern city and made it the greatest on earth.

Over the ensuing centuries, as the fortunes of the surrounding city have waxed and waned, Hanover Square has undergone many changes, serving as a haunt of statesmen, writers and fashion-lovers, a founding place of globally respected societies and the headquarters of influential businesses.

Now Hanover Square is ready to reclaim its reputation as Mayfair's principal square, and the threshold to London's most fashionable residential neighbourhood and the world's most exciting city.

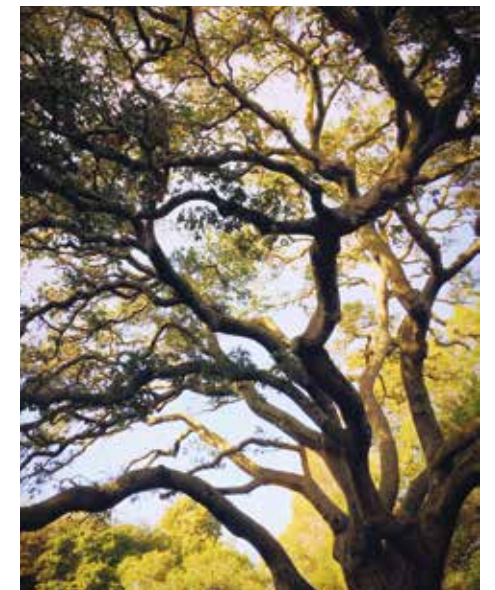


Hanover Square Reborn

*HANOVER SQUARE IS BEING
TRANSFORMED WITH AN EXPANSIVE
LANDSCAPING AND ARTS PROGRAMME*

The new landscaping and urban design will firmly re-establish the square's importance and coincide with the launch of the Elizabeth Line (Crossrail) in 2018.

The gardens at the heart of the square will be reimagined as a green oasis for visitors and residents to enjoy, as it once more becomes a destination in its own right.



LEFT
View towards
Hanover Square



THE RESIDENCES AT
*MANDARIN ORIENTAL
 MAYFAIR, LONDON*

80

50

*MANDARIN ORIENTAL
 MAYFAIR, LONDON*

HOTEL SUITES
 & GUESTROOMS

Uniquely conceived as a single destination,
 The Residences sit directly above Mandarin
 Oriental Mayfair, London. This ensures that the
 world-class hotel services and amenities are
 seamlessly combined with The Residences.





VIBRANT day & night



LOCATION



The Residences will become a destination in their own right. As the home of the prestigious new Mandarin Oriental Mayfair, London, it will be a focal point for the area, the gathering place of innovators and decision makers, here for the food, the service, the energy, the people.



THE HEART OF LONDON

Mayfair's front door

LOCATION



Whether you come to London for business or pleasure, for art, food, fashion or finance, Hanover Square is the city's best-connected location. A doorway to the people and places that matter, a stylish society of global citizens.

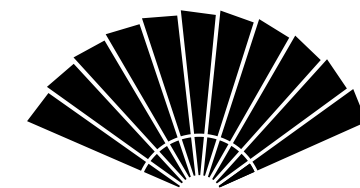
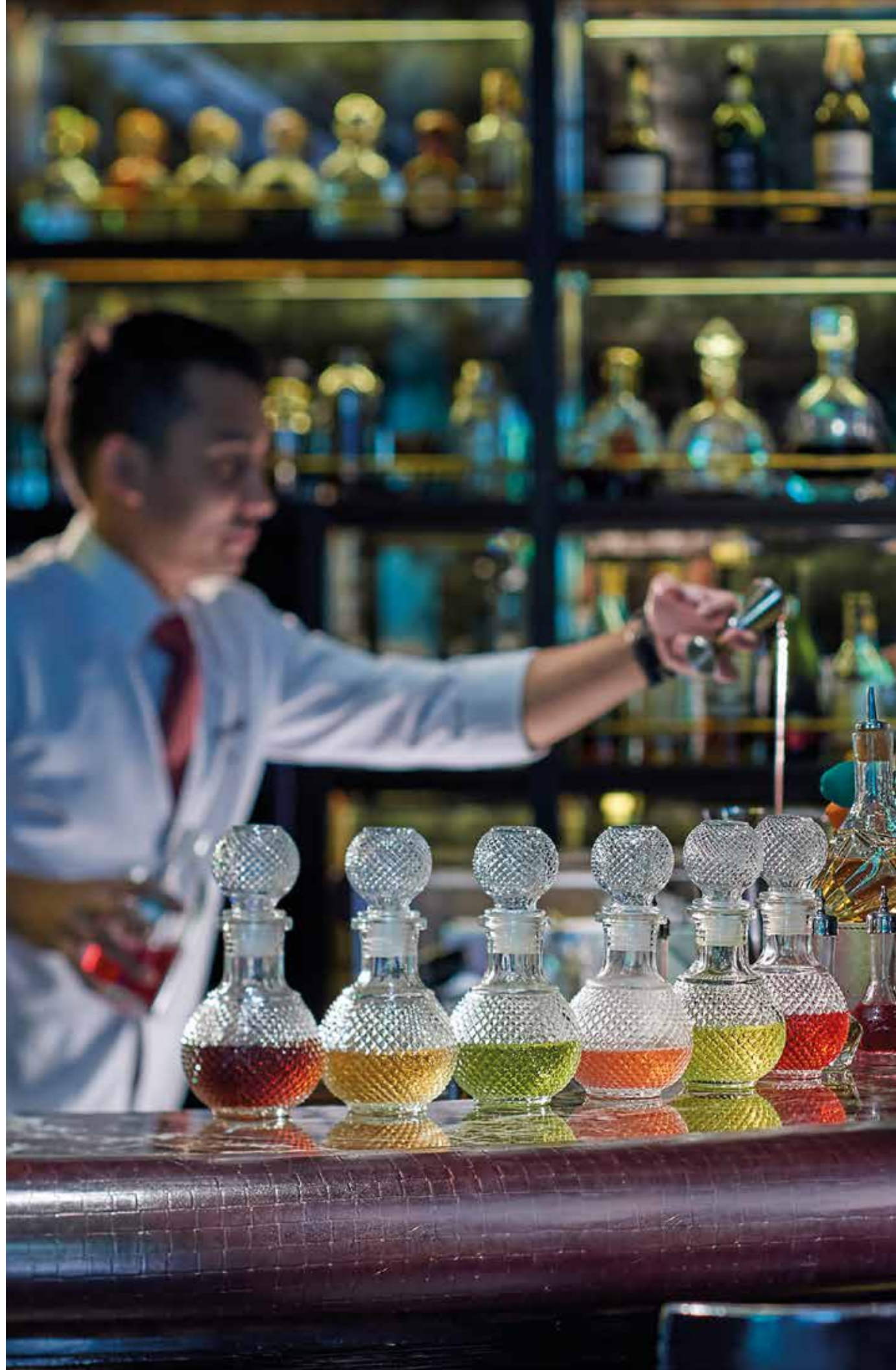
Anyone familiar with London will know that there are few locations more central, with the city's most sought-after restaurants, clubs, shops and galleries just moments away. From 2018, the arrival of the *Elizabeth Line (Crossrail)* will also connect you directly with the City and Canary Wharf in minutes and with Heathrow Airport in under half an hour.

Located between *Bond Street* and *Regent Street*, Hanover Bond is within moments of London's finest retail destinations, from flagship luxury stores to *Savile Row tailors*, and numerous notable clubs and restaurants.

And art lovers and collectors will find more than **50 galleries** and auction houses, plus the Royal Academy, *within a 10-minute walk*.



Hanover Square is in Mayfair, the very heart of London, with Soho to the east, Fitzrovia and Marylebone to the north, Piccadilly and St James's to the south, and Hyde Park, Belgravia and Knightsbridge to the west. Today Mayfair has once again become London's most fashionable residential neighbourhood.



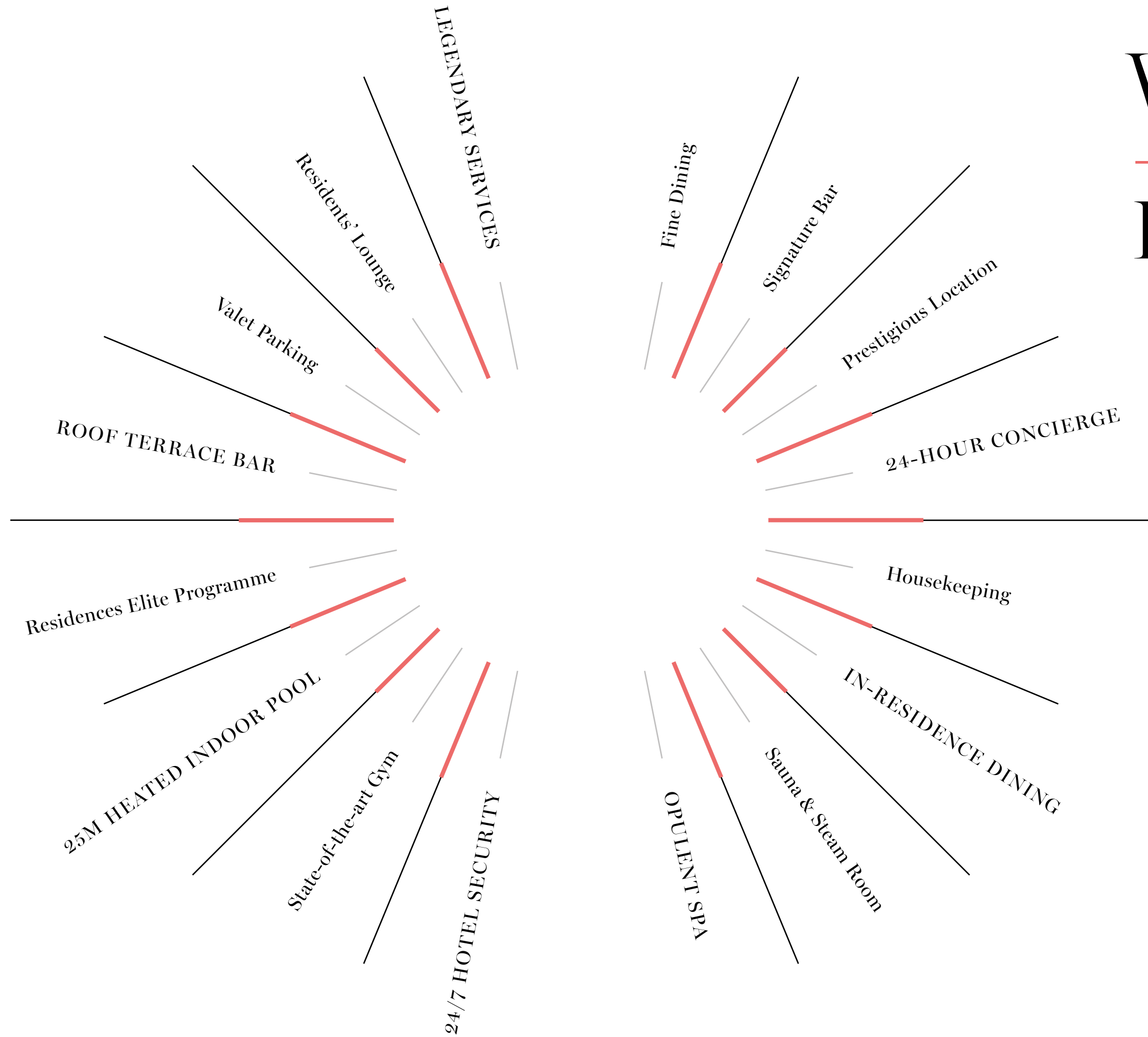
THE RESIDENCES
MANDARIN ORIENTAL
MAYFAIR LONDON

THE
home
OF
LEGENDARY
service

Mandarin Oriental Hotel Group is renowned the world over; its name is synonymous with exceptional service, amenities and design. With hotels in the most highly sought-after global destinations, each hotel is carefully curated for its location and to complement the lifestyle of guests and residents. Mandarin Oriental's commitment to its own exacting standards means they offer more Michelin-starred restaurants than any other hotel group in the world, along with unsurpassed spas and service from their highly trained teams.

Owners of The Residences at Mandarin Oriental Mayfair, London will enjoy privileged access to the full suite of hotel services and amenities, including an exceptional spa with sauna and steam rooms, 25m pool and state-of-the-art gym. Residents can also enjoy food and drink in the hotel's bar, fine dining restaurant and roof terrace. Hotel services extend beyond the hotel rooms, with in-residence dining and housekeeping available to all residents. A dedicated residential concierge is on hand 24 hours a day to handle every request down to the smallest details.

The Residences will offer residents the best of both worlds: the comforts of a private home combined with the unsurpassed amenities and legendary services of Mandarin Oriental.



World — Class Hotel & Services

With hotel and residences fully integrated in one building, residents experience privileged access to Mandarin Oriental's celebrated services and amenities.

Owners will have access to a dedicated residential lounge. Exclusive residents' valet parking is available below ground level and there is an easily accessible drop-off point on the corner of Hanover Square in front of the building.



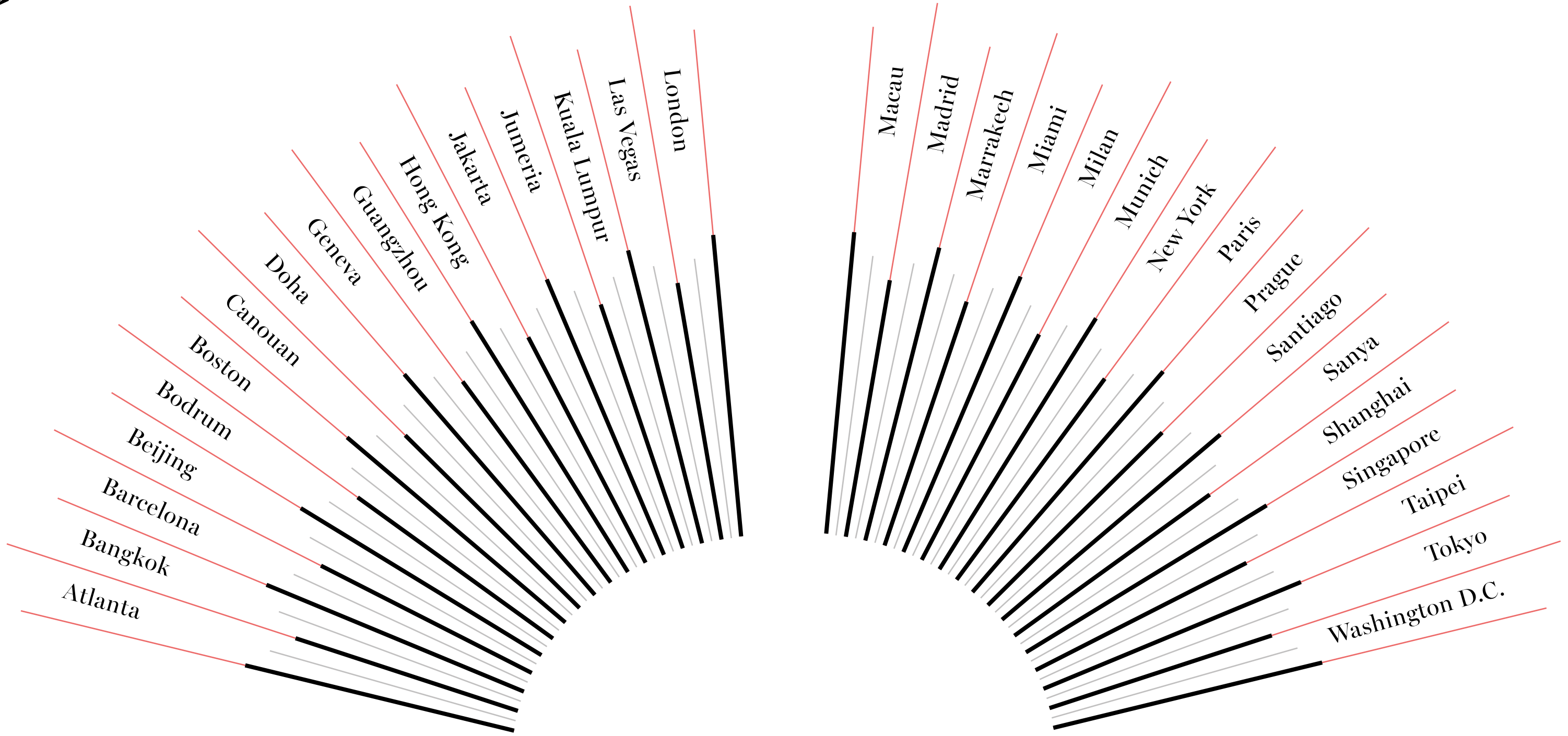
Seamless service and exceptional experiences are essential to the Mandarin Oriental philosophy and at their hotels around the world, they honour tradition and innovation. The spas are places to enjoy, relax and reflect, offering a luxurious and healing environment for mind and body. Their chefs and sommeliers are a testament to their passion for restaurants and dining.



CLOCKWISE FROM TOP LEFT
 Mandarin Oriental, Hong Kong
 Mandarin Oriental, Bodrum
 Mandarin Oriental, Barcelona
 Mandarin Oriental, Kuala Lumpur
 Mandarin Oriental Hyde Park, London
 Mandarin Oriental, Guangzhou



ABOVE
 Mandarin Oriental, Bangkok



Mandarin Oriental *around* THE WORLD

Mandarin Oriental has landmark hotels perfectly located in the world's most prestigious destinations, and a reputation for unrivalled service and attention to detail.

Residents also benefit from access to Mandarin Oriental's exclusive Residences Elite Programme, which includes VIP benefits at any Mandarin Oriental hotel, anywhere in the world.



Architecture



Designed by the internationally renowned Rogers Stirk Harbour + Partners, Hanover Bond is inspired by its surroundings yet utterly modern, its Mayfair heritage expressed with a contemporary accent.

Formed of two towers connected by an iconic glass core, the building sees its acclaimed architects evolve their signature style in a richly historic context. Its panelled construction is a contemporary reimagining of the Florentine palazzi that inspired Mayfair's original architects, while cutting-edge construction techniques allow layouts of unprecedented openness and flexibility.

The steel structure is clad in hand-made 1.5m long bricks, which reference the traditional context, as do the generous windows and Juliet balconies to each residence.

Behind its elegantly simple façade, it will be filled with light and energy. There is a dynamic relationship between public and private, residential and hotel, appropriate to a building that will become the social hub of one of London's most vibrant locations and the internationally acclaimed standards of Mandarin Oriental. This is a place where people will meet, work, stay and live, but above all, it is somewhere they will enjoy.

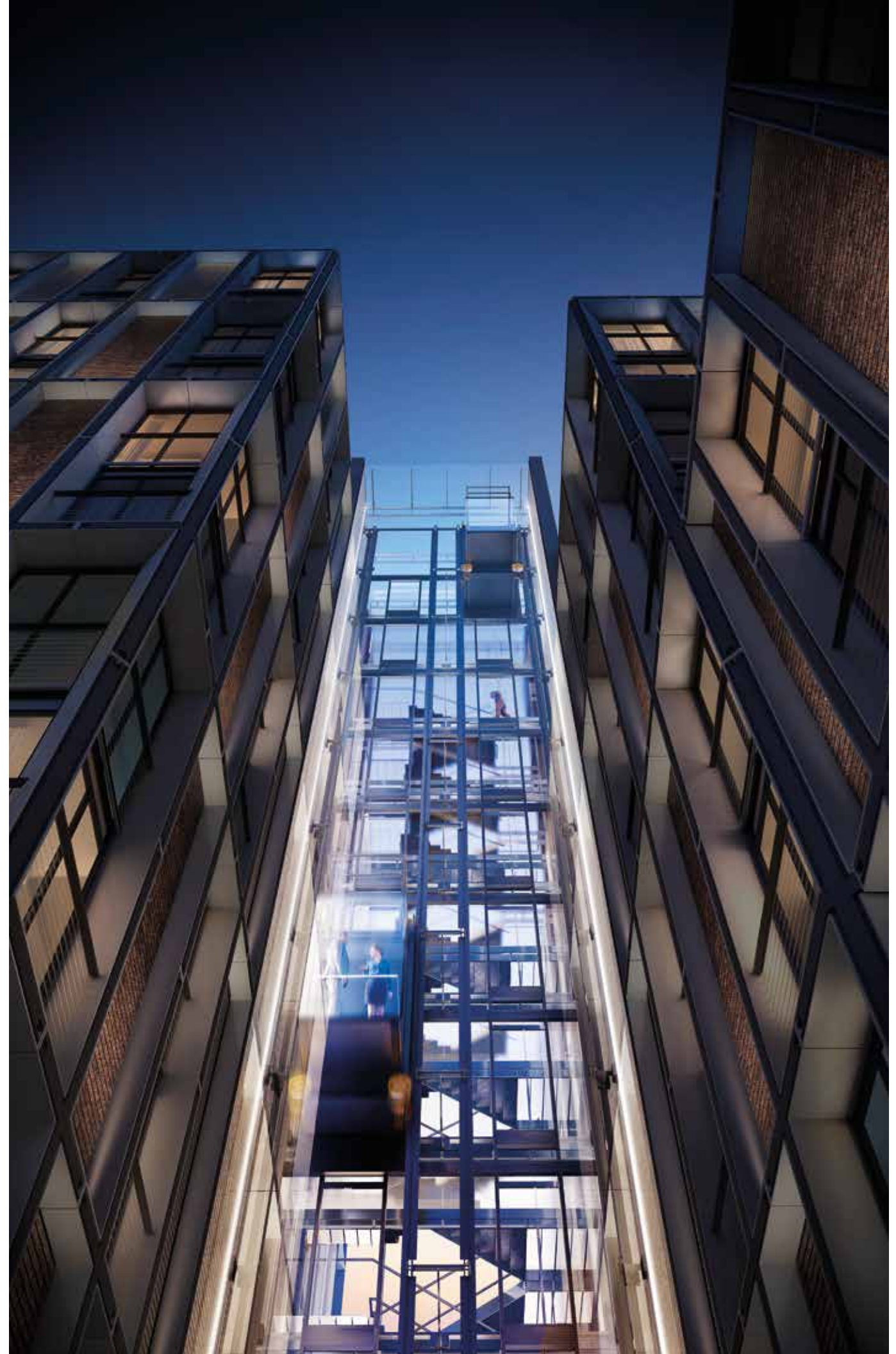
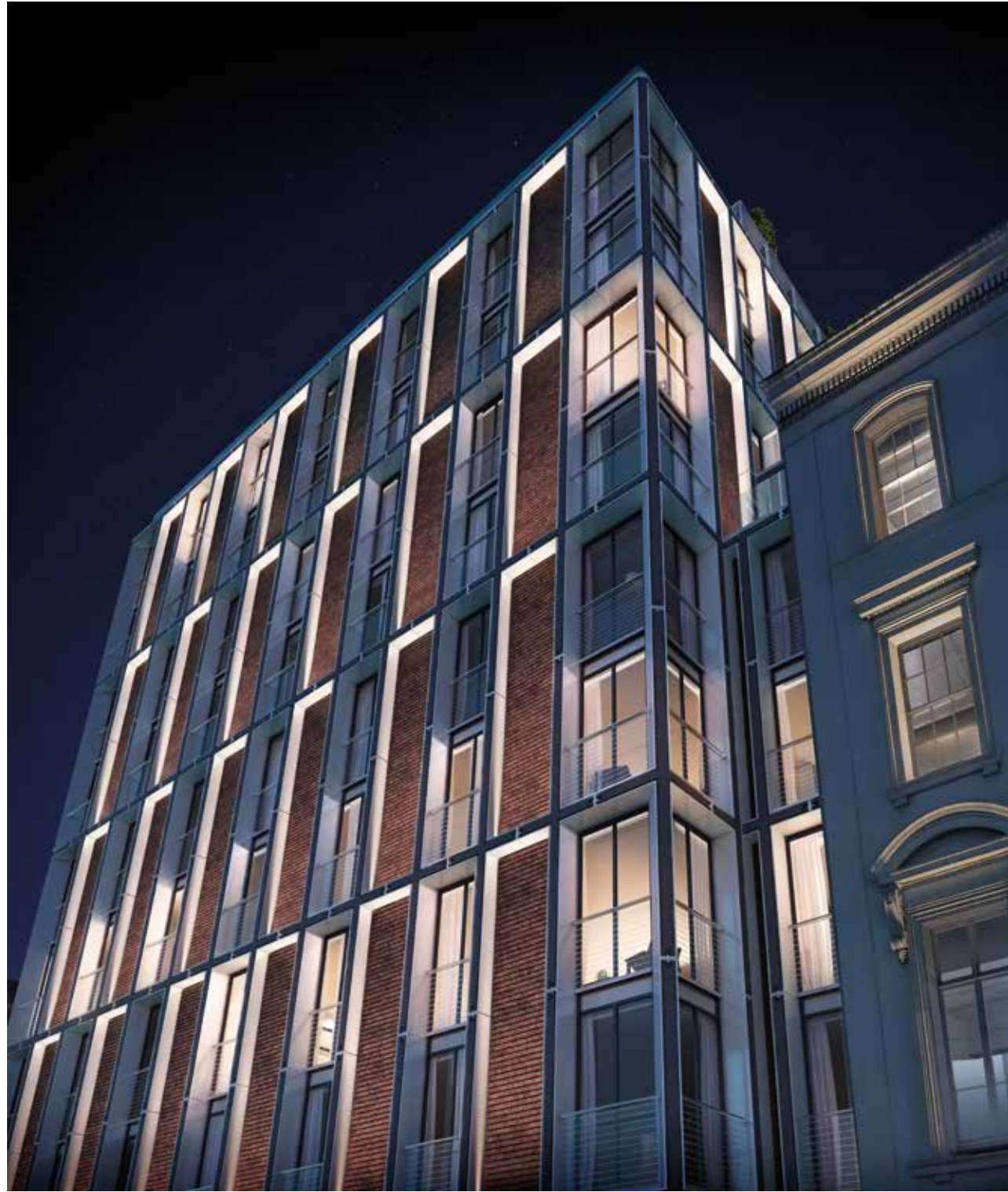
Inspired by the Past, Looking to the Future





“Behind the powerful
façade there’s a secret world
of surprise and contrast,
lightness and fluidity.
An unexpected experience.”

GRAHAM STIRK
— ROGERS STIRK HARBOUR + PARTNERS —



The building is formed of a north and south tower connected by an iconic glass core, with a grand façade inspired by the proportions of some of the finest buildings of the Georgian era. The floor-to-ceiling windows alternate with 1.5 metre long hand-made Italian bricks, and are accented with Juliet balconies. The triple-height glass atrium and glass lift shafts will flood the building's communal spaces with light.



Glass lifts will provide breathtaking views of London's iconic skyline.





Rogers Stirk Harbour + Partners



*THE ACCLAIMED ARCHITECTS
BEHIND SOME OF THE WORLD'S
MOST ICONIC BUILDINGS AND
HIGHLY PRIZED RESIDENCES*

Rogers Stirk Harbour + Partners (RSHP) is an international architectural practice, founded in London in 1977. The practice has designed some of the world's most iconic buildings, including the Lloyd's building in London, the Leadenhall Building (more familiarly known as the Cheesegrater) and the Pompidou Centre in Paris (designed by Richard Rogers), and has been recognised with many of architecture's highest awards, including two RIBA Stirling Prizes.

RSHP has an impressive track record of designing and delivering prime and super-prime residential properties in the UK and overseas. Recent projects of note in London include One Hyde Park, and Neo Bankside, which was also shortlisted for the Stirling Prize.

ABOVE
Graham Stirk



CLOCKWISE FROM TOP LEFT

One Hyde Park, London

Pompidou Centre, Paris

The Leadenhall Building
(Cheesegrater), London

Lloyd's of London

Neo Bankside, London



Interiors



AT HOME IN THE

Heart of Mayfair

The Residences at Mandarin Oriental Mayfair, London have interiors created by Thomas Juul-Hansen, one of New York's most sought-after interior designers. His warm and indulgent approach to modernism relies on natural materials used in thoughtful and timeless ways.

Everything in Juul-Hansen's interiors has been crafted to amplify the architectural identity of the building and enhance its inherent strengths, such as the natural light that floods in from the floor-to-ceiling windows and the Juliet balconies.

The symmetry of the exterior structure has inspired a panel motif, visible in the doors, the cabinets and the bathroom stonework. The fittings are bespoke, designed to maximise the potential of The Residences, and include folding panelled doors that conceal the kitchen cabinets, and an ingenious custom-made centrepiece of a stone kitchen island that drapes into a dining banquette.

Great consideration has been given to the residence layouts, with clear delineations between the different areas – a sense of arrival on entry, a welcoming entertaining area, greater privacy in the master bedroom. This traditional approach to space, coupled with the exceptional quality of the finishes, creates spaces that feel like homes.



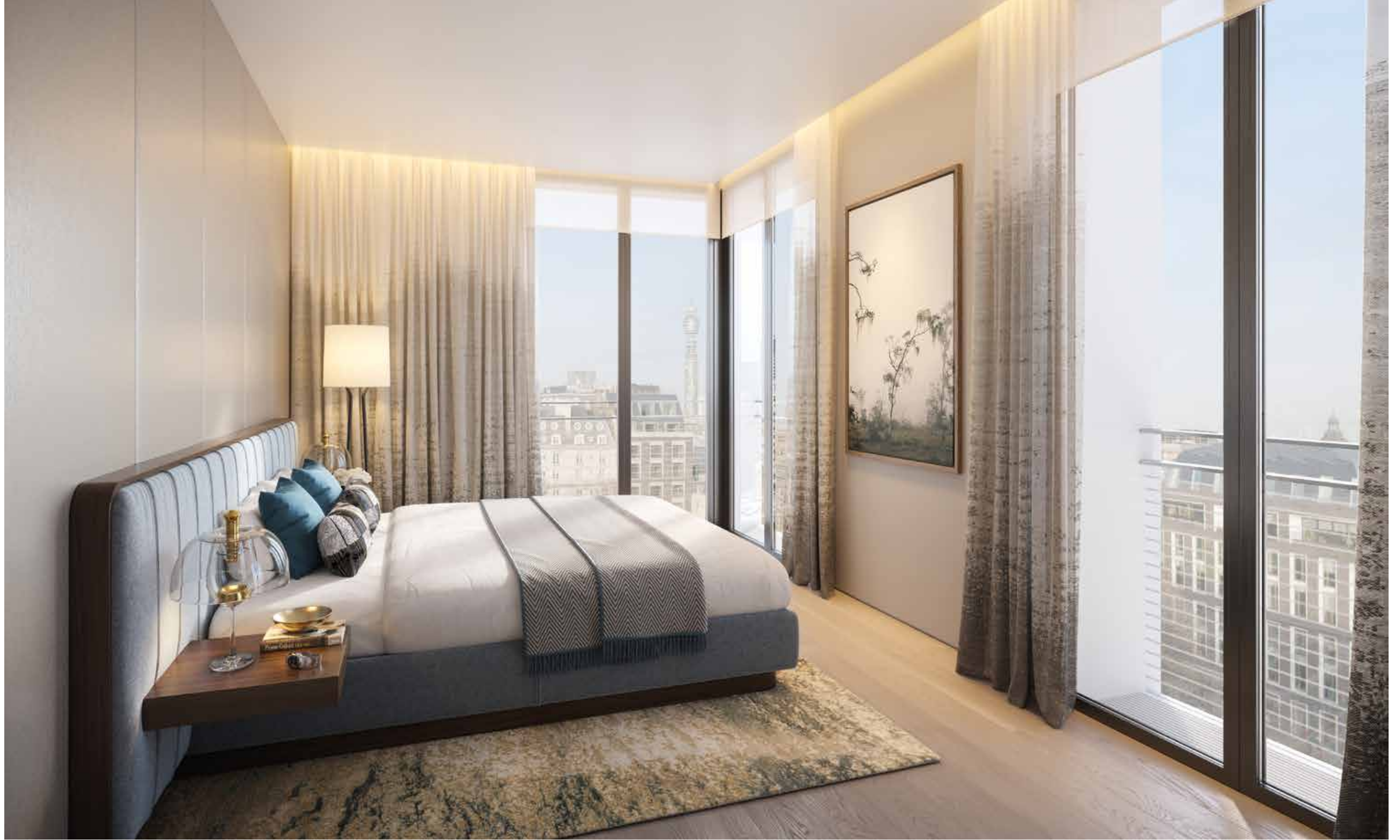
|||

“The idea of doing everything bespoke is something that we hold onto very tightly. It’s important that everything we do is unique.”

THOMAS JUUL-HANSEN



The Residences at Mandarin Oriental Mayfair, London will offer residents the best of both worlds: the comforts of a private home combined with the unsurpassed amenities and legendary services of Mandarin Oriental.



Every detail has been considered, from the panel design accenting the floor-to-ceiling windows and framing the views of Mayfair, to the integrated lighting and engineered wood flooring.



The master bathroom is serene, with a bespoke carved stone double vanity unit and carved stone walls that flow around the room, sitting within panels that echo the framing of the Rogers Stirk Harbour + Partners façade. The double-ended bathtub sits in a carved stone surround, above slab marble floors.



The panelled motif continues in the secondary bathrooms, and the separate shower and WC rooms are concealed behind fluted glass doors.



The expansive wardrobes feature leather panels with metal frame detailing and the dressing station includes a mirror with integrated lighting. An elegant carpet inlay adds a delicate and tactile feel to the space.





The studio apartments at The Residences have been carefully tailored for city living, and are effortlessly stylish. The kitchen is elegantly designed and is discreetly concealed by custom cabinetry. A bespoke sliding screen allows the space to be fully open, or to create privacy between the living room and bedroom. A full-height feature window with electronic privacy glass seamlessly connects the bathroom and living areas.





A feature sliding wall between the living room and the bedroom allows the space to be completely open, or elegantly divided. This one-bedroom layout also features a separate kitchen as well as a walk-in wardrobe.



Thomas Juul Hansen



Thomas Juul-Hansen is a Danish architect and interior designer now based in New York. His practice, founded in 2003, is noted for its coherent and considered approach to luxury residential design, blending a warm and liveable minimalism with signature bespoke pieces.

Current and completed architectural and interior design projects in New York include: One57 in Midtown, 505 West 19th Street on the Chelsea High Line; 210 West 77th on Manhattan's Upper West Side; and 50 West in Lower Manhattan. Other notable large-scale commissions include Three Hundred Collins in Miami's South Beach. The firm has also designed a number of private commissions, for clients including chef Jean-Georges Vongerichten, jeweller David Yurman, entrepreneur Damon Dash and film executive Paula Wagner.

ABOVE
Thomas Juul-Hansen



CLOCKWISE FROM TOP LEFT
Fluted glass doors with panel motif
Bespoke carved stone banquette
Leather panelled wardrobes with metal frame detailing
Carved stone walls and bathtub surround
Custom-designed sliding screen
Elegantly designed kitchen

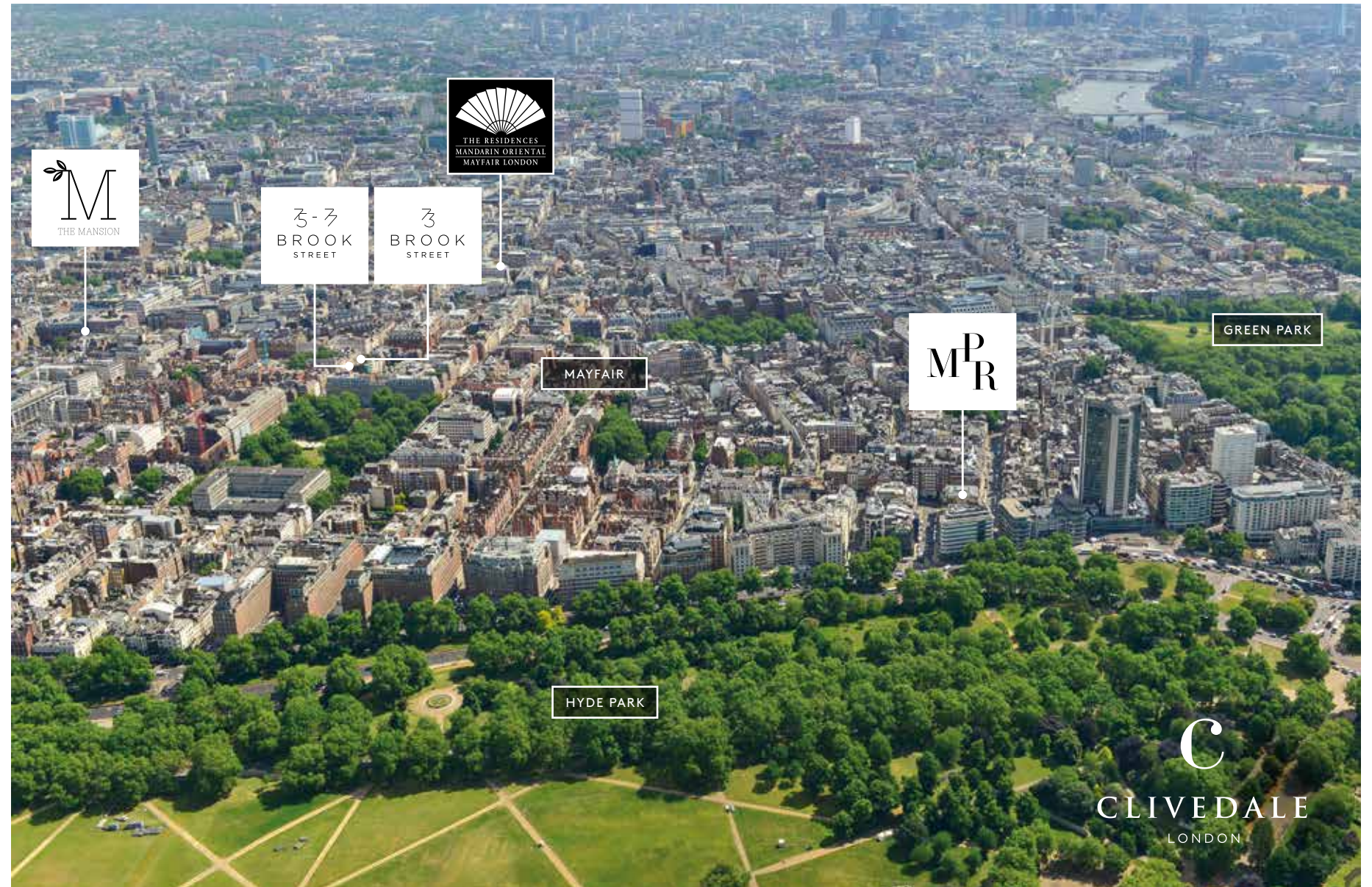


A New Benchmark

*IN LONDON'S MOST
PRESTIGIOUS LOCATIONS*

Established in Mayfair in 2012, Clivedale is an independent super-prime developer with an expanding portfolio of real estate including residential, commercial and hotel projects in some of London's most prestigious locations. Our properties set new benchmarks in design, craftsmanship, service and elegance, and every project is undertaken with an in-depth understanding of the needs of future residents.

Clivedale works with leading partners, architects and brands to deliver the highest specifications, quality, amenities and security. We pride ourselves on ensuring every single project has a distinctive sense of place, enriching the lives of all those who live there through considered design and exceptional services.





ALL ENQUIRIES TO:

KNIGHT FRANK

020 7861 5321

PCLD@KNIGHTFRANK.COM

HANOVERBOND.COM



Clivedale London and any affiliates thereof ("Developer") are the sole offerors of a) the real property being offered for sale as The Residences at Mandarin Oriental, Mayfair ("Residences") in conjunction with the development of the proposed Mandarin Oriental, Mayfair, London ("Hotel") and b) any rental programs offered to purchasers in connection with the sale of the residences. Neither Mandarin Oriental Hotel Group nor any of its affiliates, nor their respective Officers, Directors, Agents or Employees (collectively, "MOHG"), are in any way owners, offerors, promoters, issuers or underwriters of, or responsible or liable for, or are making any representations or warranties with respect to, the developer, construction of the residences, any offering for sale of the real property constituting the residences, or any increase or return on related investment. MOHG has not assumed and has no liability or responsibility for any financial statements, projections or other financial information contained in any sales and marketing materials, prospectus or similar written or oral statements relating to the residences. developer has the sole right and responsibility for the manner and means by which the residences are sold, and for all representations in relation to the residences. developer has obtained rights to use the "Mandarin Oriental" name and trademarks ("MOHG Marks") in connection with the Residences and the Hotel subject to the terms and conditions of non-exclusive licence agreements which may be terminated at any time upon certain occurrences. the right to use the MOHG Marks in connection with the residences is thus not guaranteed and no such right is included in the residence being acquired by any purchaser. if any of the relevant agreements are terminated, or Mandarin Oriental ceases to manage the Hotel or residences for any reason, use of the MOHG Marks in connection with the Hotel and residences may be terminated at MOHG's discretion. all purchasers should seek their own legal, financial and professional advice before entering into any agreement in respect of the residences.

Misrepresentation Act: All CGIs included in this brochure are indicative of final specification and are subject to change. The information in this document has been prepared solely for the purpose of providing general information about Clivedale London, Rogers Stirk Harbour + Partners, Thomas Juul-Hansen and its agents have taken care to ensure that the information is accurate at the time of its inclusion in this brochure, but does not guarantee the accuracy or completeness and shall not be liable for any loss or damage which may arise from reliance on the information. All illustrations and computer generated images reflect the artists' interpretation of the project and do not take into account the neighbouring buildings, physical structures, streets and landscape. The developers reserve the right to make modifications and changes to architectural and interior features and finishes, brands, colours, materials, building design, specifications, ceiling heights, flooring patterns and floorplans without notification. All matters will be governed by the applicable purchase and sales agreement.

All sales remain subject to contract and terms and conditions apply to the contracts (details of which can be obtained from the Seller's solicitors). The information contained in this brochure is believed to be correct but its accuracy cannot be guaranteed and no such information forms part of any contract. Neither the seller nor their Agents nor any person in their employ has any authority to make or give any representation or warranty or guarantee (whether written or oral) in respect of or in relation to the development (or any parts thereof), unless such statement has been confirmed as being correct by the Seller's solicitors to the buyer's solicitors in writing. All names used are marketing names only and final postal address may be different. The Seller reserves the right to alter the specification design and layout of the flats as referred to in this brochure without prior notice. February 2018. Design by wordsearch.co.uk.

C

CLIVEDALE

LONDON