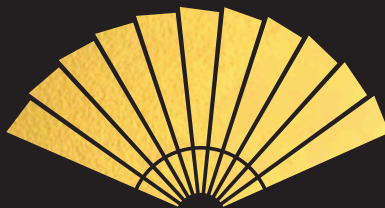




HANOVER BOND

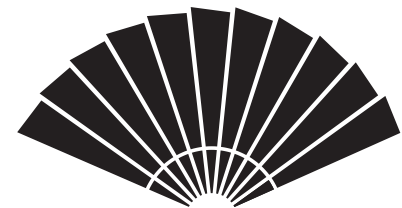


THE RESIDENCES
MANDARIN ORIENTAL
MAYFAIR

LUXURY RESIDENCES & INTEGRATED
MANDARIN ORIENTAL HOTEL



HANOVER BOND



THE RESIDENCES
MANDARIN ORIENTAL
MAYFAIR



“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
HANOVER BOND

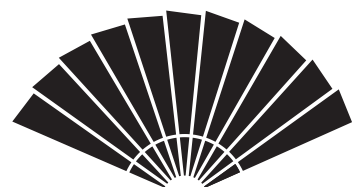
14 — 19
LOCATION

20 — 27
MANDARIN ORIENTAL

28 — 39
ARCHITECTURE

40 — 57
INTERIORS

58 — 60
TEAM & CONTACT



THE RESIDENCES
MANDARIN ORIENTAL
MAYFAIR

Hanover Bond:
The Residences at
Mandarin Oriental,
Mayfair are a collection of
80 superb contemporary
homes, seamlessly
integrated with one of
the world's most highly
celebrated hotels.



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





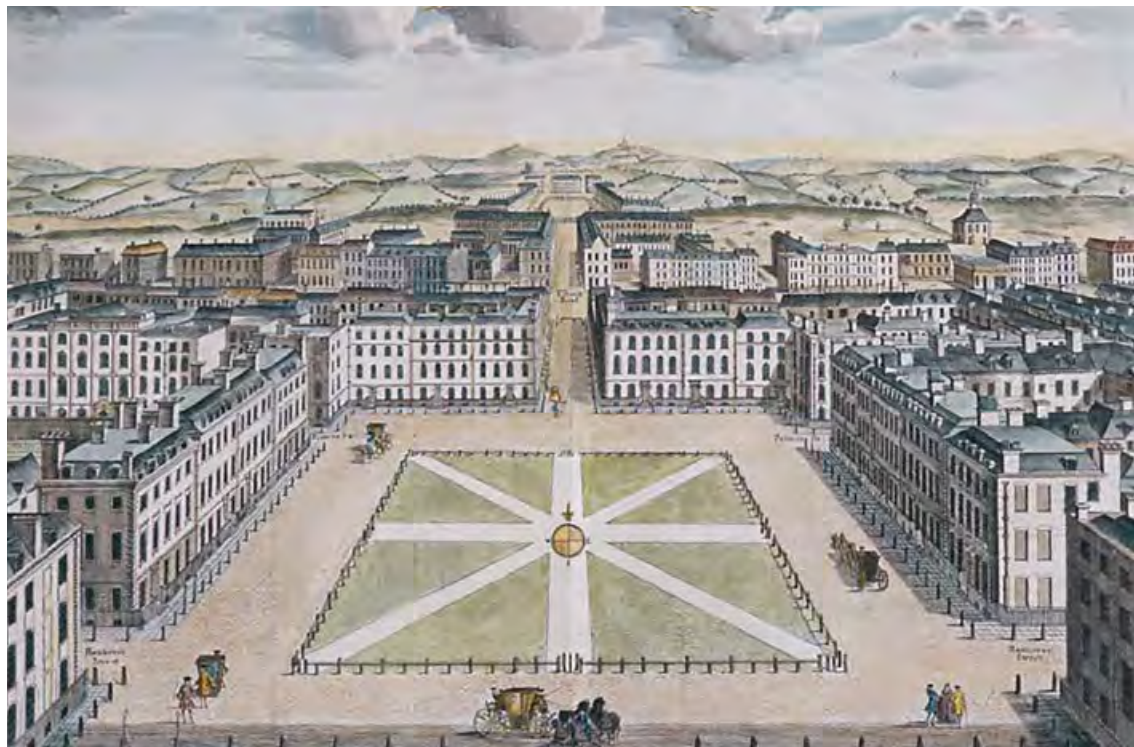
Hanover Square *is where* Mayfair Begins

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 —



LEFT

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

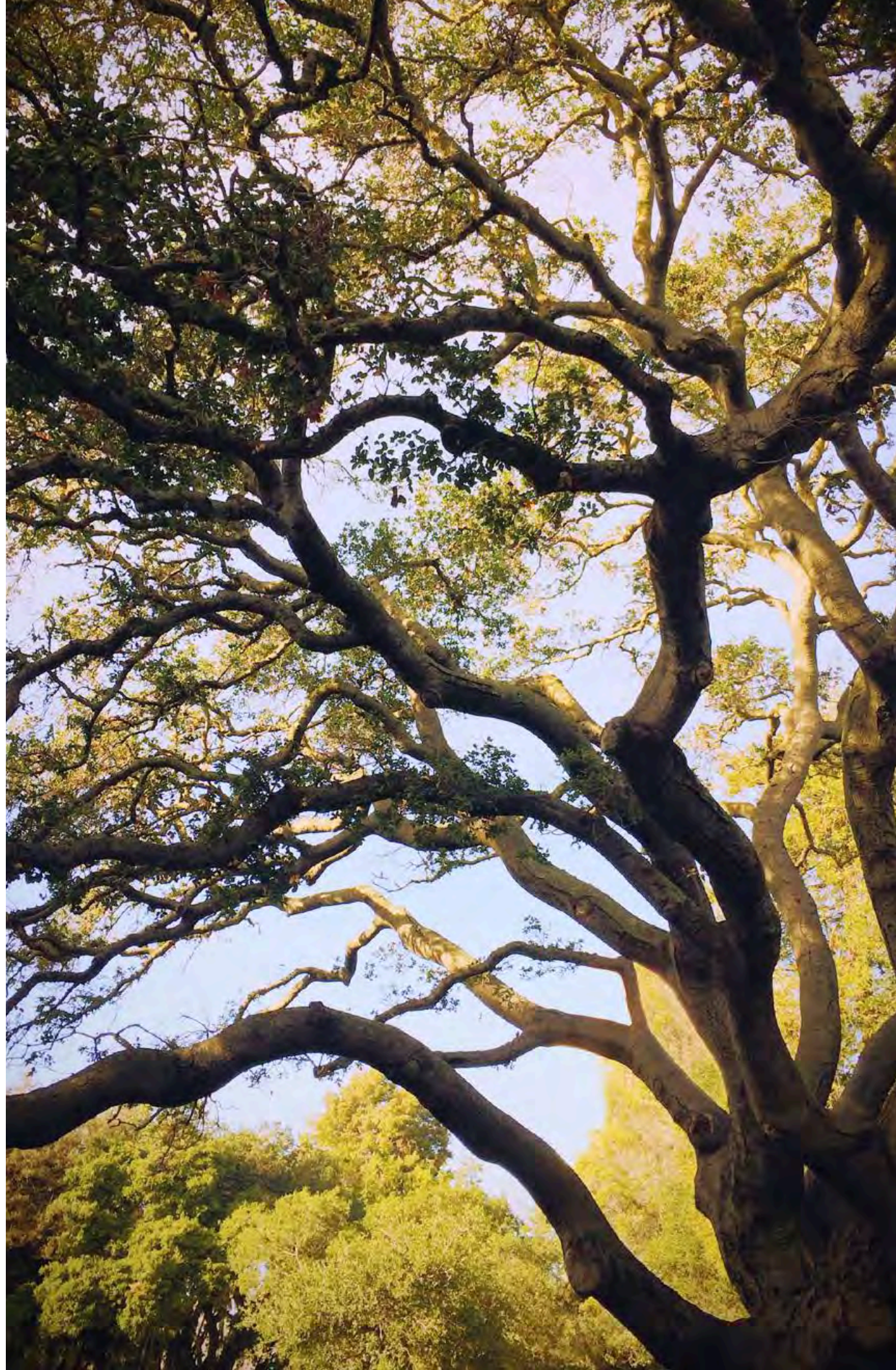
ABOVE

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.



RIGHT

William Pitt statue in
Hanover Square, 1831.

George Street, Hanover
Square, 1800.





THE RESIDENCES AT
*MANDARIN ORIENTAL,
MAYFAIR*

8050

*MANDARIN ORIENTAL,
MAYFAIR, LONDON*

HOTEL SUITES
& GUEST ROOMS

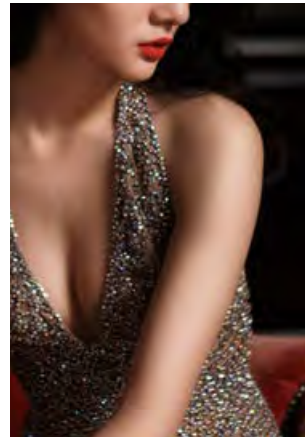
Hanover Bond is uniquely conceived as a single destination, with The Residences at Mandarin Oriental, Mayfair directly above Mandarin Oriental, Mayfair, London. This ensures that the world-class hotel services and amenities are fully integrated with The Residences.





VIBRANT

day & night



LOCATION

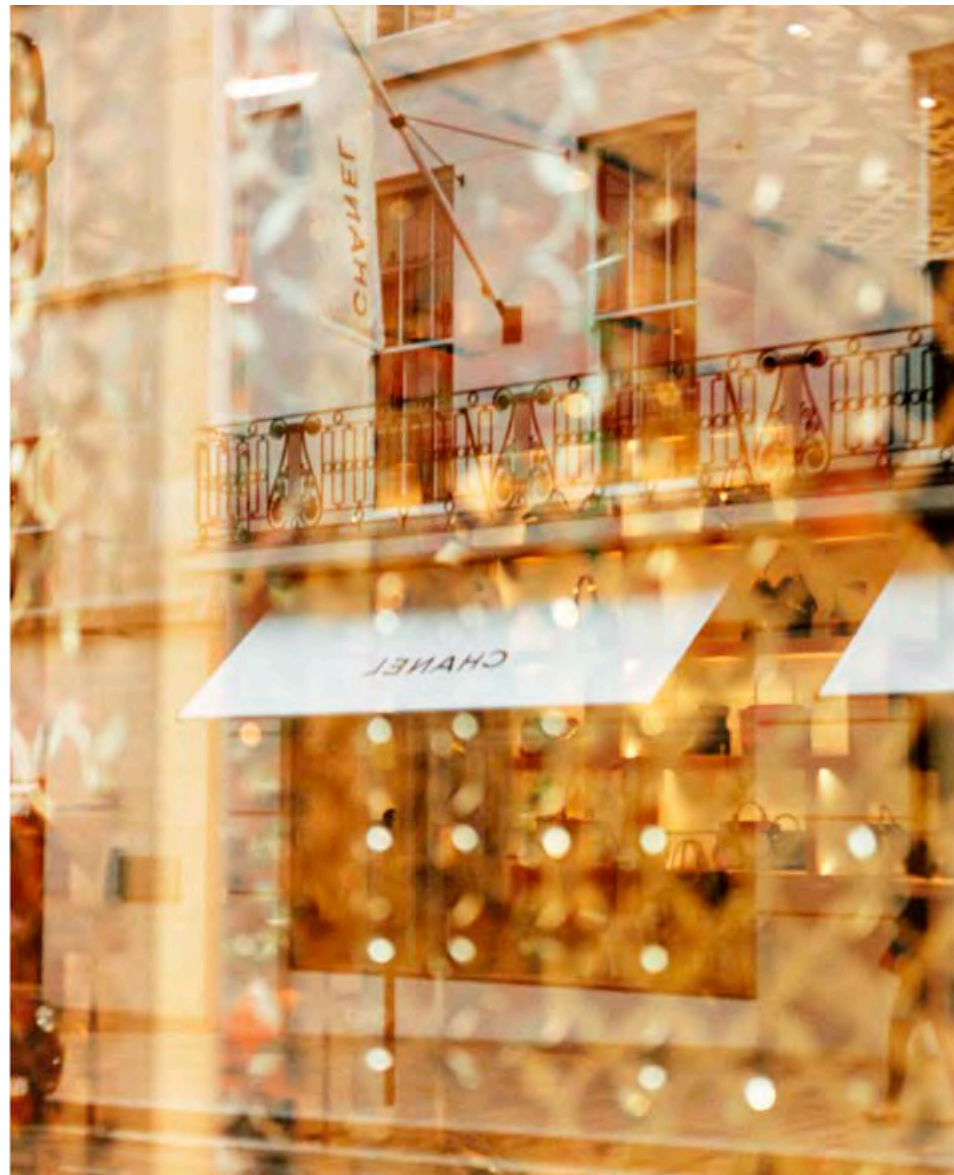


Hanover Bond will become a destination in its own right. As the home of the prestigious new Mandarin Oriental, Mayfair, London, it will be a focal point for the area, the gathering place of innovators and decision makers, here for the food, the service, the energy, the people.

THE HEART OF LONDON

Mayfair's front door

LOCATION

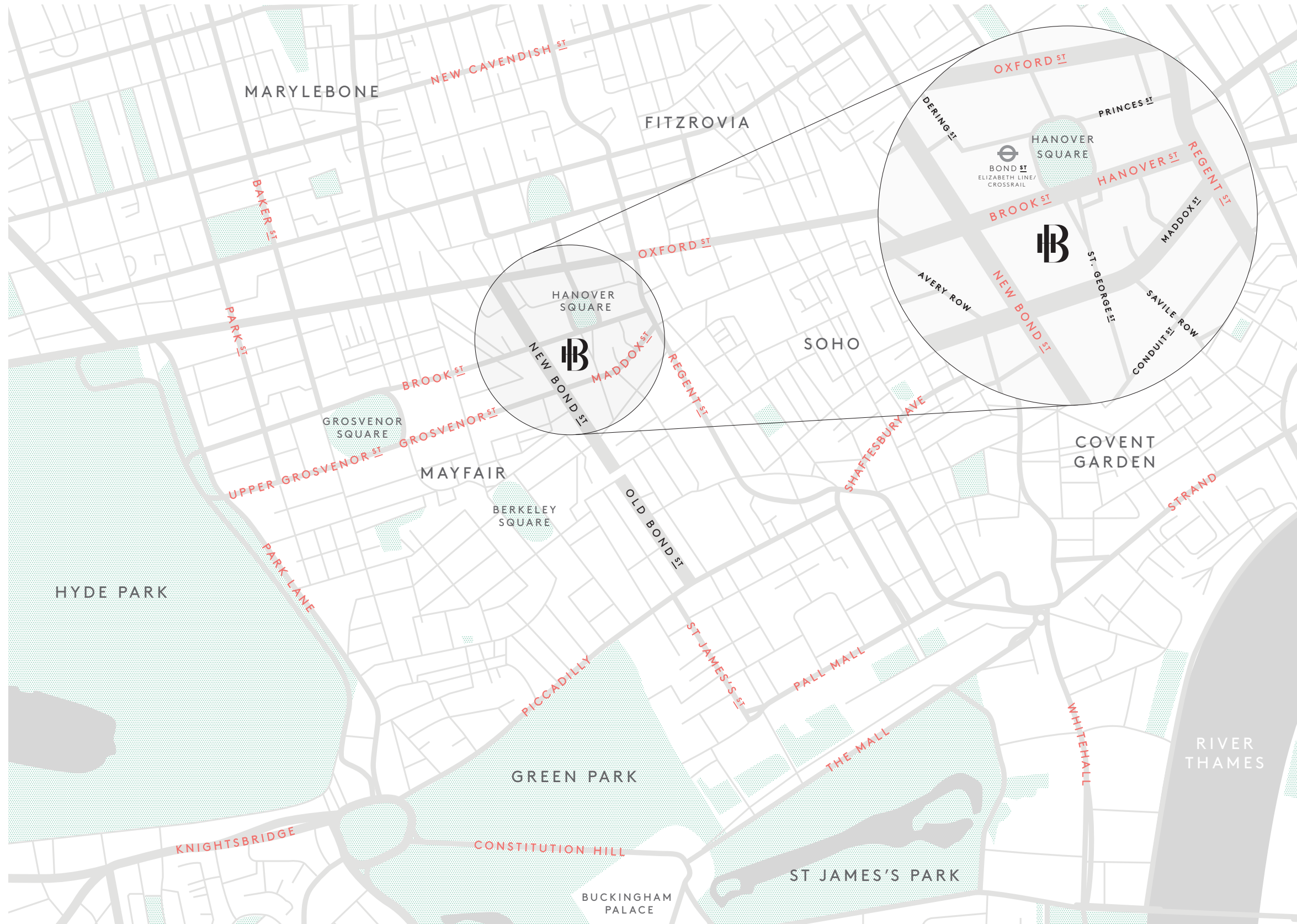


Whether you come to London for business or pleasure, for art, food, fashion or finance, Hanover Square is the city's best connected location. A doorway to the people and places that matter, a stylish society of global citizens.

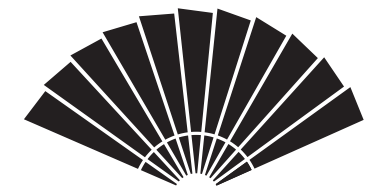
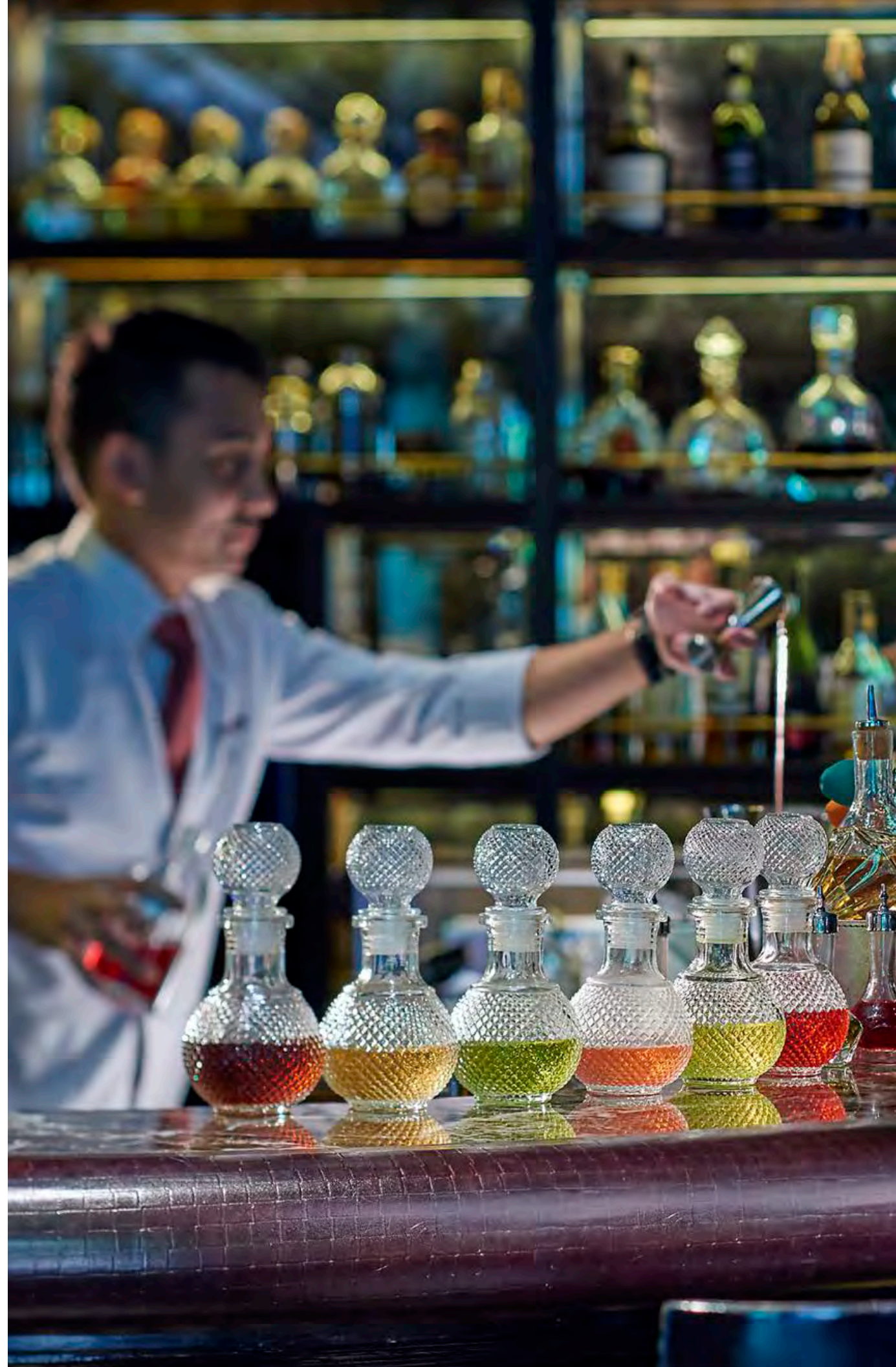
Anyone familiar with London will know that there are few locations more central, with the city's most sought-after restaurants, clubs, shops and galleries just moments away. From 2018, the arrival of the *Elizabeth Line (Crossrail)* will also connect you directly with the City and Canary Wharf in minutes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



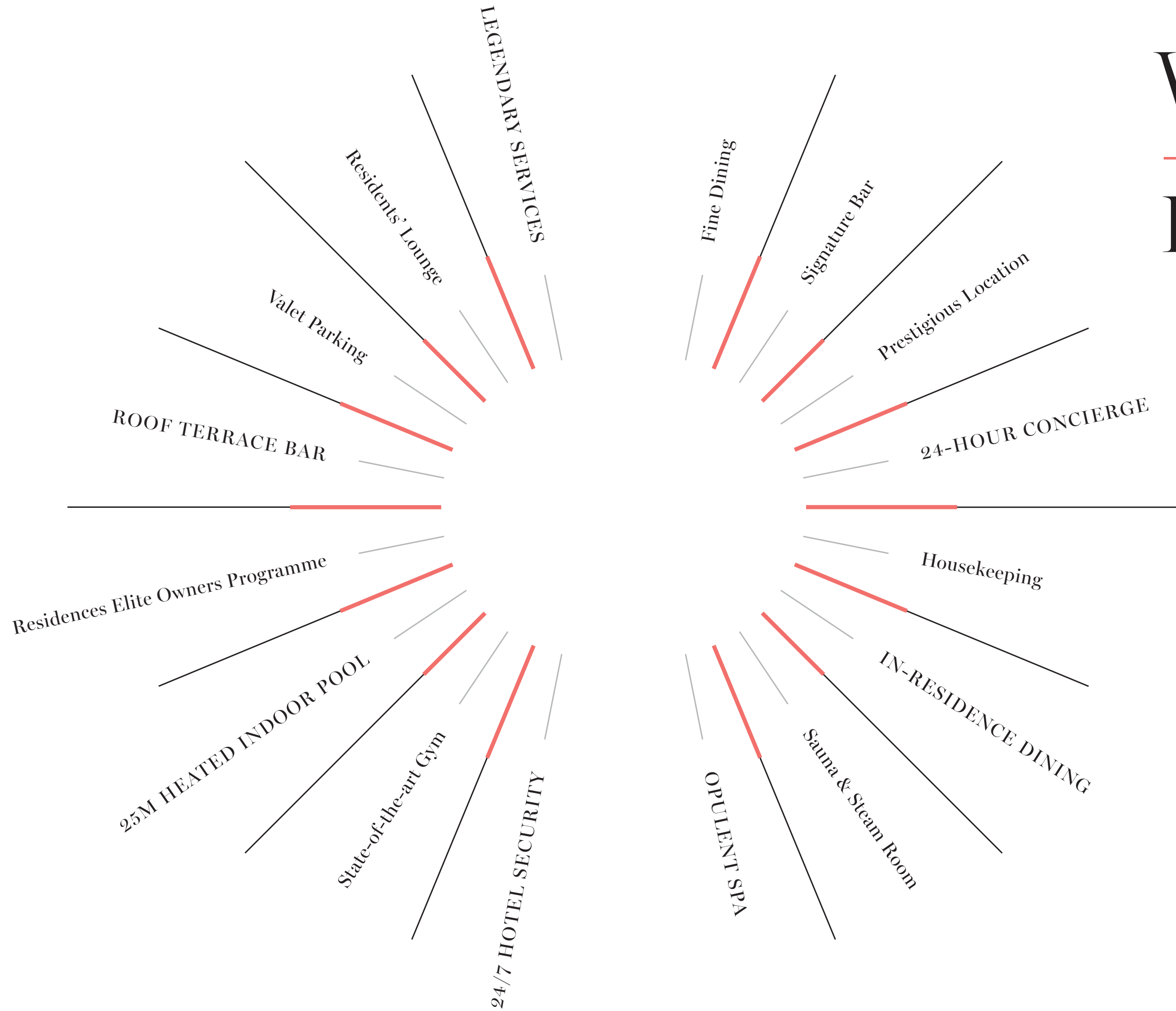
THE RESIDENCES
MANDARIN ORIENTAL
MAYFAIR

THE home OF LEGENDARY *service*

Mandarin Oriental Hotel Group is renowned the world over; its name 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 at The Residences at Mandarin Oriental, Mayfair 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 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.



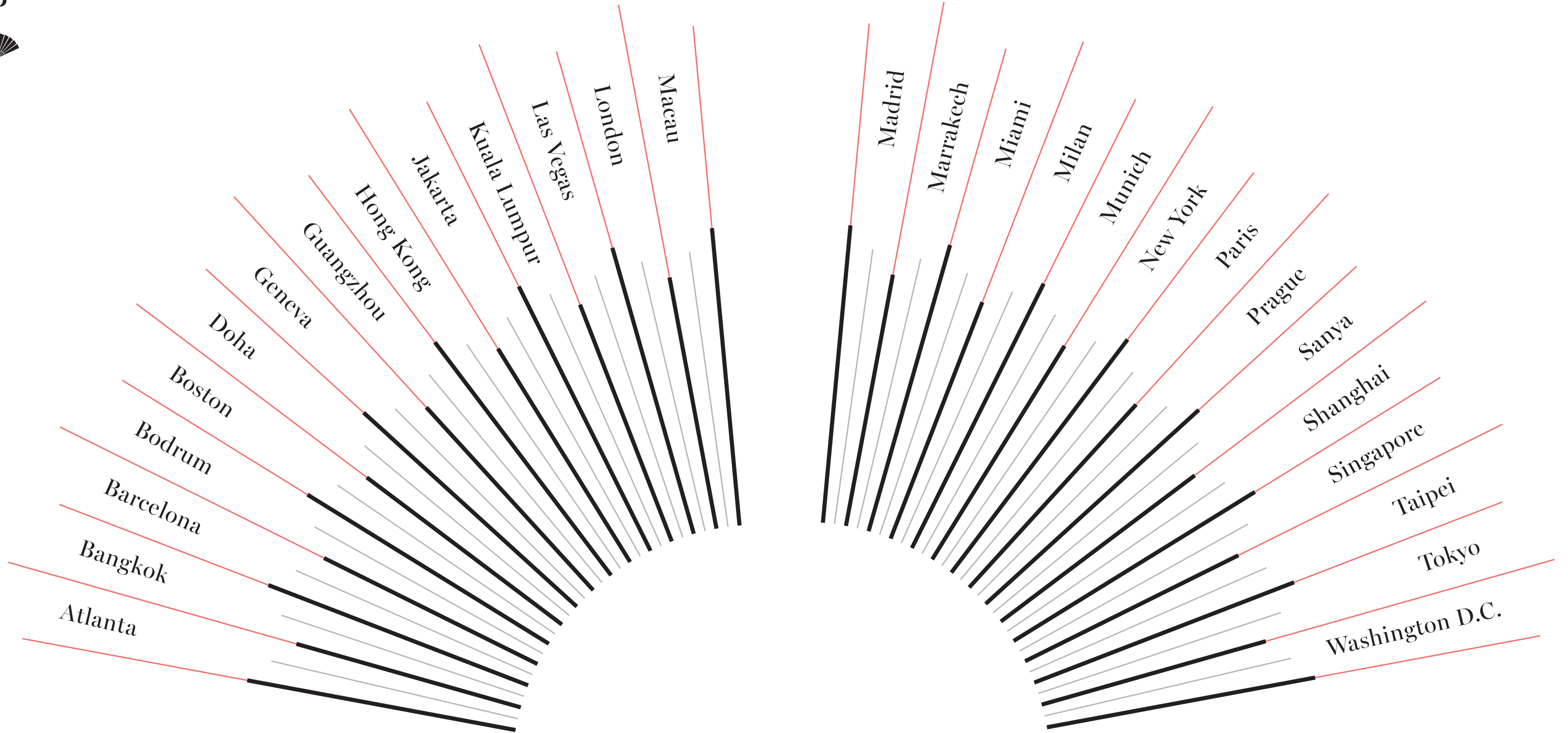
Seamless service and exceptional experiences are essential to the Mandarin Oriental philosophy and at their hotels around the world, they honour tradition and innovation. The spas are places to enjoy, relax and reflect, offering a luxurious and healing environment for mind and body. Their chefs and sommeliers 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
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 the Mandarin Oriental's exclusive Residences Elite Owners' 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, Hanover Bond 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 —

Rogers Stirk Harbour + Partners

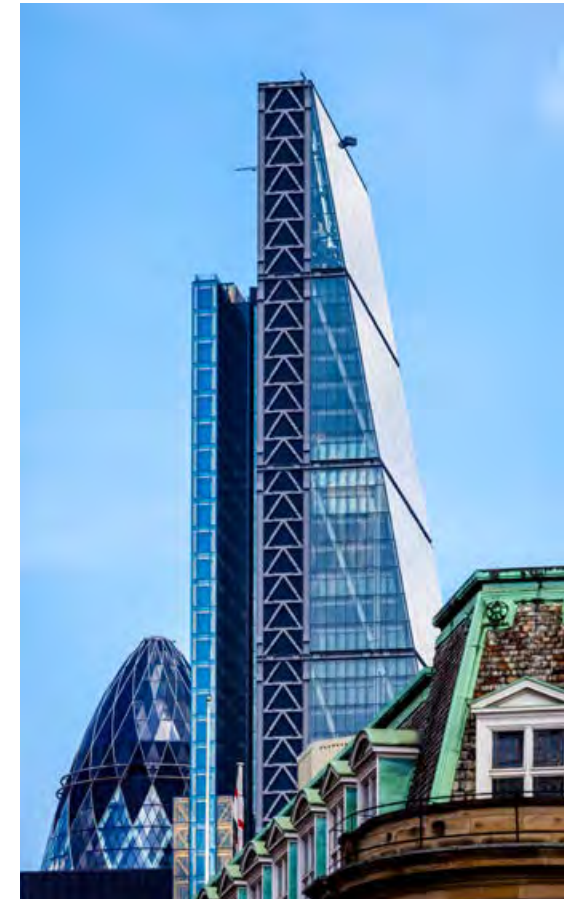


*THE ACCLAIMED ARCHITECTS
BEHIND SOME OF THE WORLD'S
MOST ICONIC BUILDINGS AND
HIGHLY PRIZED RESIDENCES*

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

Centre Pompidou, Paris

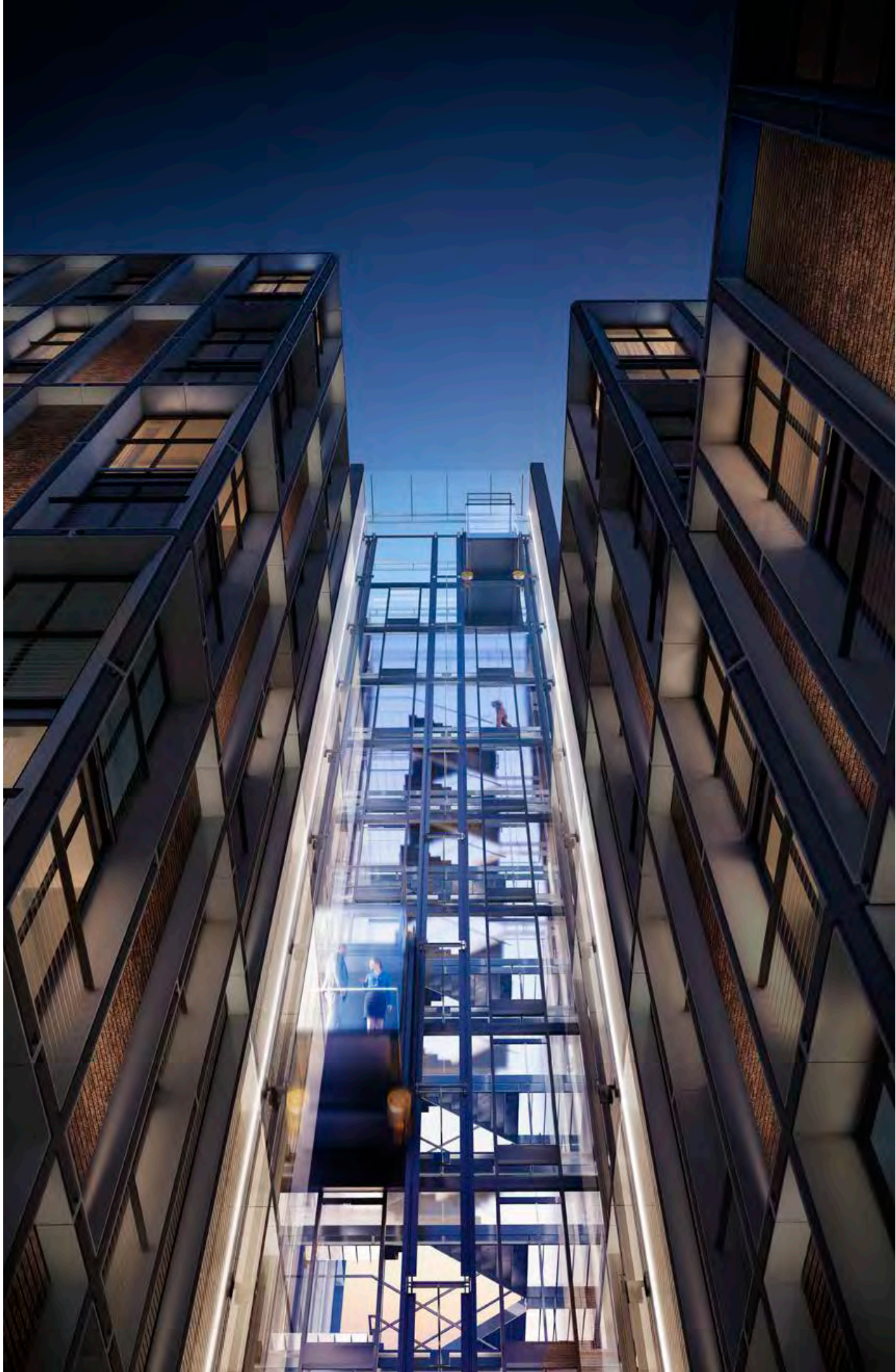
The Leadenhall Building
(Cheesegrater), London

Lloyd's of London

Neo Bankside, London



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. Hanover Bond's triple-height glass atrium and glass lift shafts will flood the building's communal spaces with light.





Hanover Bond's glass lifts will provide
breathtaking views of London's iconic skyline.





Interiors

AT HOME IN THE Heart of Mayfair



The Residences at Mandarin Oriental, Mayfair has interiors created by Thomas Juul-Hansen, one of New York’s most sought-after interior designers. Each of The Residences possesses his warm and indulgent approach to modernism relies on natural materials – wood, stone and leather – used in thoughtful and timeless ways that complement the architectural design.

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 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.

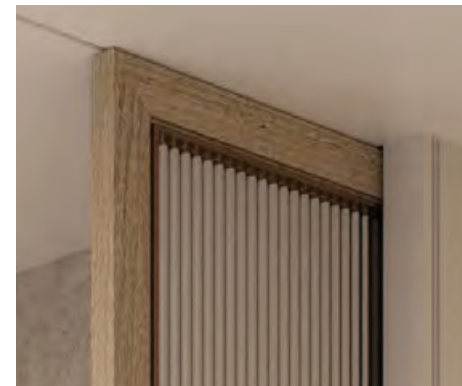
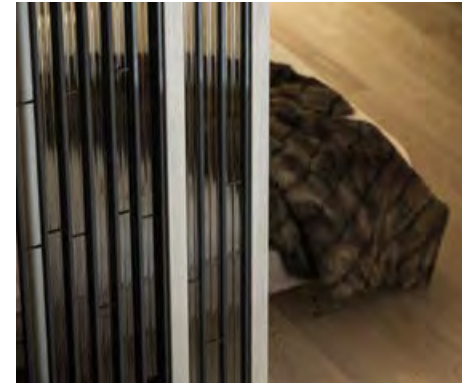
Thomas Juul Hansen



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



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 + Partner façade. The double-ended bath tub 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 Residences at Mandarin Oriental, Mayfair have been carefully tailored for London 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.

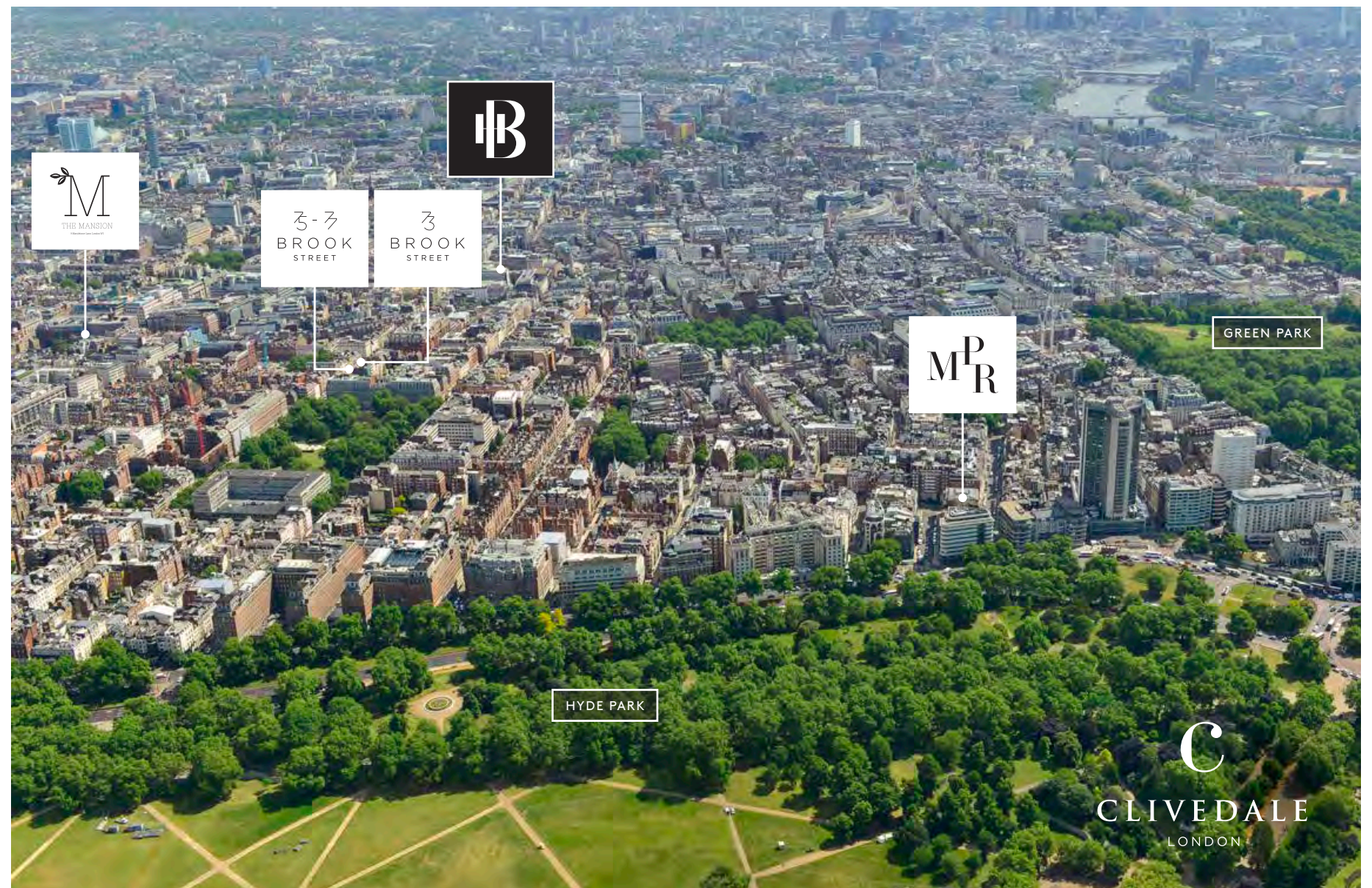


A New Benchmark

IN LONDON'S MOST PRESTIGIOUS LOCATIONS

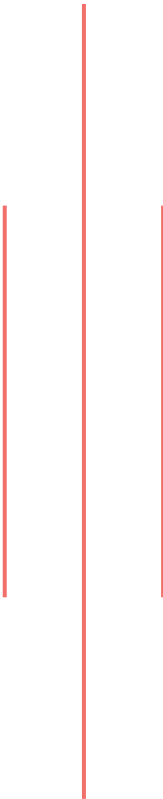
Established in Mayfair in 2012, Clivedale is an independent super-prime developer with an expanding portfolio of real estate including residential, commercial and hotel projects in some of London's most prestigious locations. Our properties set new benchmarks in design, craftsmanship, service and elegance,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



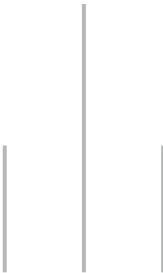


TEAM & CONTACT



CLIVEDALE LONDON

ENQUIRIES@CLIVEDALE.COM
HANOVERBOND.COM



C
CLIVEDALE
LONDON

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.

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