

LONDON  
HOUSE





# LONDON HOUSE

ONLY  
23

**RESIDENCES** are planned for this highly curated boutique midrise in the heart of River Oaks. The timeless design is inspired by the neighboring townhomes and the elegant houses of London.

## BUILDING FEATURES

**HEALTHY ADDITIONS:** Ionizers in return air grills, sanitizing lights in (3) kitchen drawers, touchless toilet and faucet, and germ-free handle in powder bath, Nest thermostats with remote control capability

**PARKING:** all residences to include (2) reserved parking spaces. Many include private garages with storage and charging station capability

**PET FRIENDLY:** dog run & pet washing station

**CONCIERGE:** in lobby

**ICONIC DESIGN:** stunning lobby and resplendent resident room by New York interior design team

**DOORS:** solid core

**STORAGE ROOMS:** available

**SOUND SYSTEMS:** pre-wired for in-ceiling speakers

**CONSULTATION:** prepaid with kitchen/closet organizer

**ELEVATORS:** two—high speed

**TRASH:** chute on each floor

**ELECTRICAL OUTLETS:** for motorized shades/drapes

**ALARMS:** fire alarm, fire sprinkler system, and smoke detectors

**GLASS:** double thermo pane windows

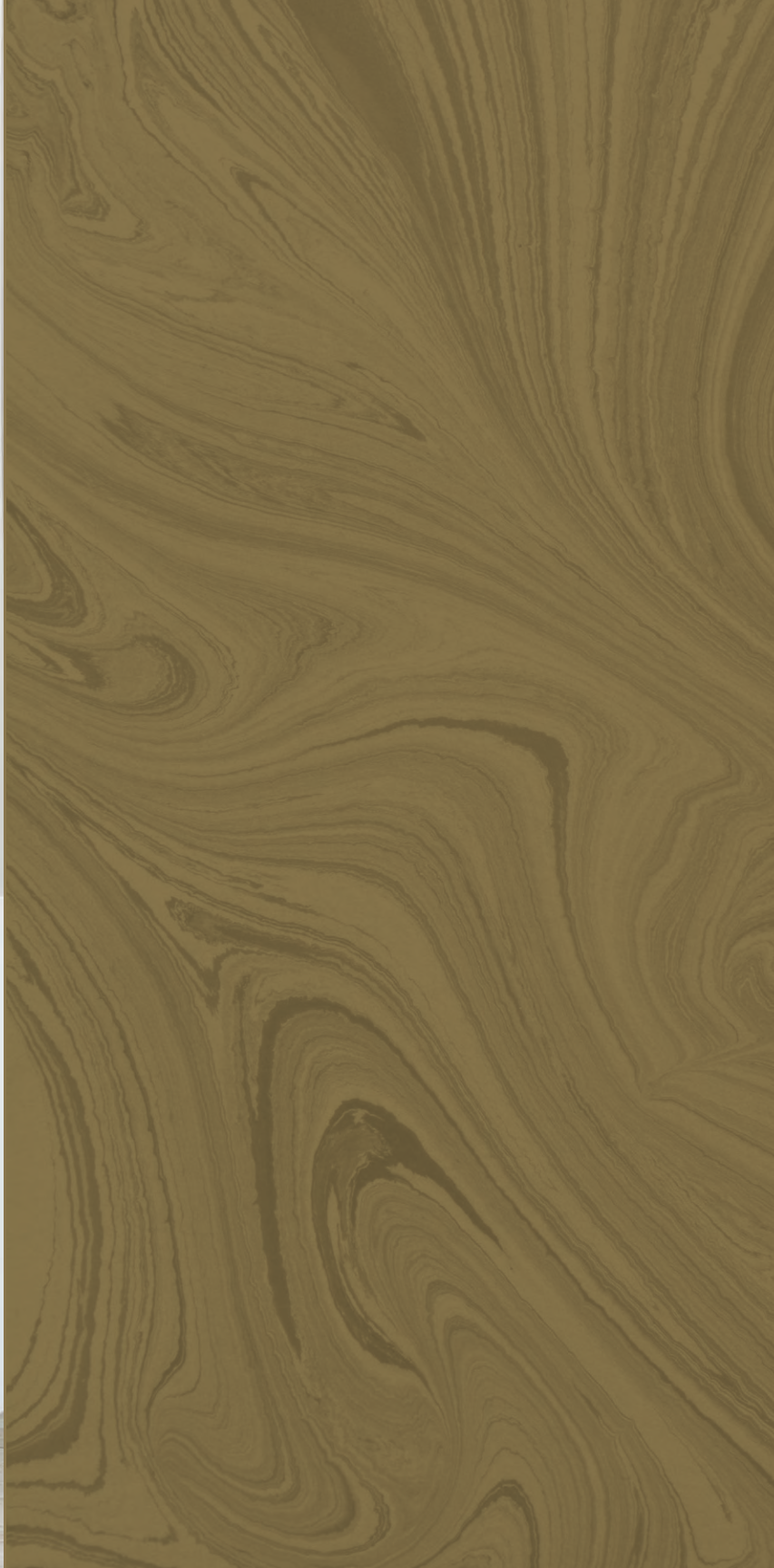
**BASEBOARDS:** seven inch

**UTILITY ROOMS:** porcelain flooring



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## STANDARD RESIDENCE FEATURES

### **CLIENT CUSTOMIZATION OF RESIDENCE AVAILABLE**

#### **LOW MAINTENANCE FEES**

**11-FOOT CEILINGS** in living room

**THERMADOR** appliance package

**FRENCH GOLD FAUCETS** and bath accessories in Master Bath

Vast selection of **EGGERSMANN CABINETRY**

Vast selection of **STONES AND PORCELAIN**

Vast selection of **WOOD FLOORING** for living, dining areas

Vast selection of **CARPET** for bedrooms and closets

**PRIVATE ELEVATOR ENTRY** on selected floor plans

**GAS FIREPLACES** available in (2) styles

**OUTDOOR KITCHEN AVAILABLE** –  
for early buyers only

#### **CLOSET ALLOWANCE**

Walls primed (only)

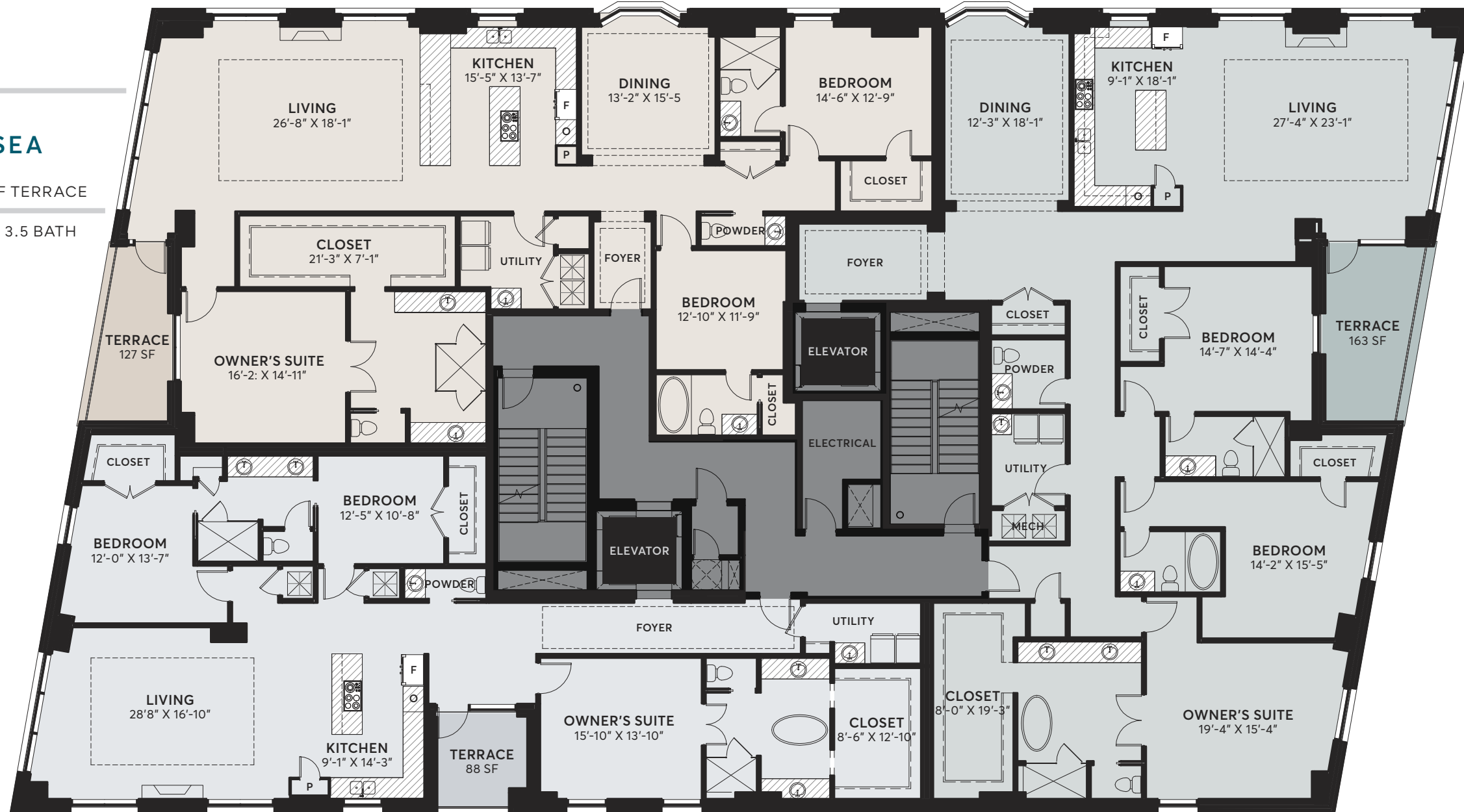


◀ KIRBY

# SAN FELIPE

SHEPHERD ▶

**CHELSEA**  
 2,725 SF | 127 SF TERRACE  
 3 BEDROOM | 3.5 BATH



OLIVE



**PRIMROSE**  
 2,342 SF | 88 SF TERRACE

PRIVATE ELEVATOR ENTRY  
 3 BEDROOM | 2.5 BATH

**KINGSTON**  
 3,388 SF | 163 SF TERRACE

PRIVATE ELEVATOR ENTRY  
 3 BEDROOM | 3.5 BATH

## PENTHOUSE FEATURES



**CLIENT CUSTOMIZATION OF RESIDENCE AVAILABLE**

**LOW MAINTENANCE FEES**

**PRIVATE ELEVATOR ENTRIES**

All penthouses include **(2) CAR GARAGE** with storage and charging station capability

**13-FOOT CEILINGS IN LIVING ROOM**

**KITCHEN**– Gaggenau appliance package including tall wine cooler

**KITCHEN**– slab backsplash

**KITCHEN**– island raised bar top

**KITCHEN**– chef's Julien sink

**KITCHEN**– premium Eggersmann cabinet selections

**KITCHEN**– Eggersmann integrated under cabinet puck lighting

**KITCHEN**– Lemans corner cabinet

**KITCHEN**– pot filler

**MASTER BATH**– slab shower walls

**MASTER BATH**– French gold faucets and bath accessories

**MASTER BATH**– vanity base lighted shelves

**MASTER BATH**– lighted make up mirror

**MASTER BATH**– linear shower drain in master shower

**MIX AND MATCH TILE**– porcelain selections at no charge

**PREMIUM EUROPEAN OAK**– wood flooring throughout residence

**LIVING ROOM**– gas fireplaces choice of (2) styles

**OUTDOOR KITCHEN TO INCLUDE**– base cabinet, porcelain counter top, porcelain backsplash, gas grill, tile terrace, and TV outlet

**CLOSET ALLOWANCE**

Walls primed (only)

◀ KIRBY

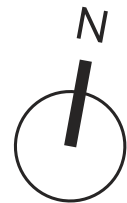
# SAN FELIPE

SHEPHERD ▶



# 11-12

PENTHOUSE RESIDENCES



## OXFORD

4,182 SF | 170 SF TERRACE

PRIVATE ELEVATOR ENTRY  
3 BEDROOM | 4.5 BATH  
HIS/HER CLOSETS

## WINDSOR

4,257 SF | 192 SF TERRACE

PRIVATE ELEVATOR ENTRY  
3 BEDROOM | 4.5 BATH  
FLEX ROOM | HIS/HER CLOSETS



## THE DEVELOPER – **RANDALL DAVIS COMPANY**

Randall and Natalie Davis are a dynamic father and daughter development team. Both bring a love for design and style to every project they undertake. Randall's legendary background and fearless vision combined with Natalie's creative mind, eclectic style, close attention to detail and desire for perfection and beauty have created a unique rhythm and aesthetic that separates them from other developers in Houston, bringing their condominium developments to the forefront of innovative design.

London House is a design collaboration between the two and has been a true labor of love for Randall and Natalie. They are excited to launch their next development, and hope you love London House as much as they do.

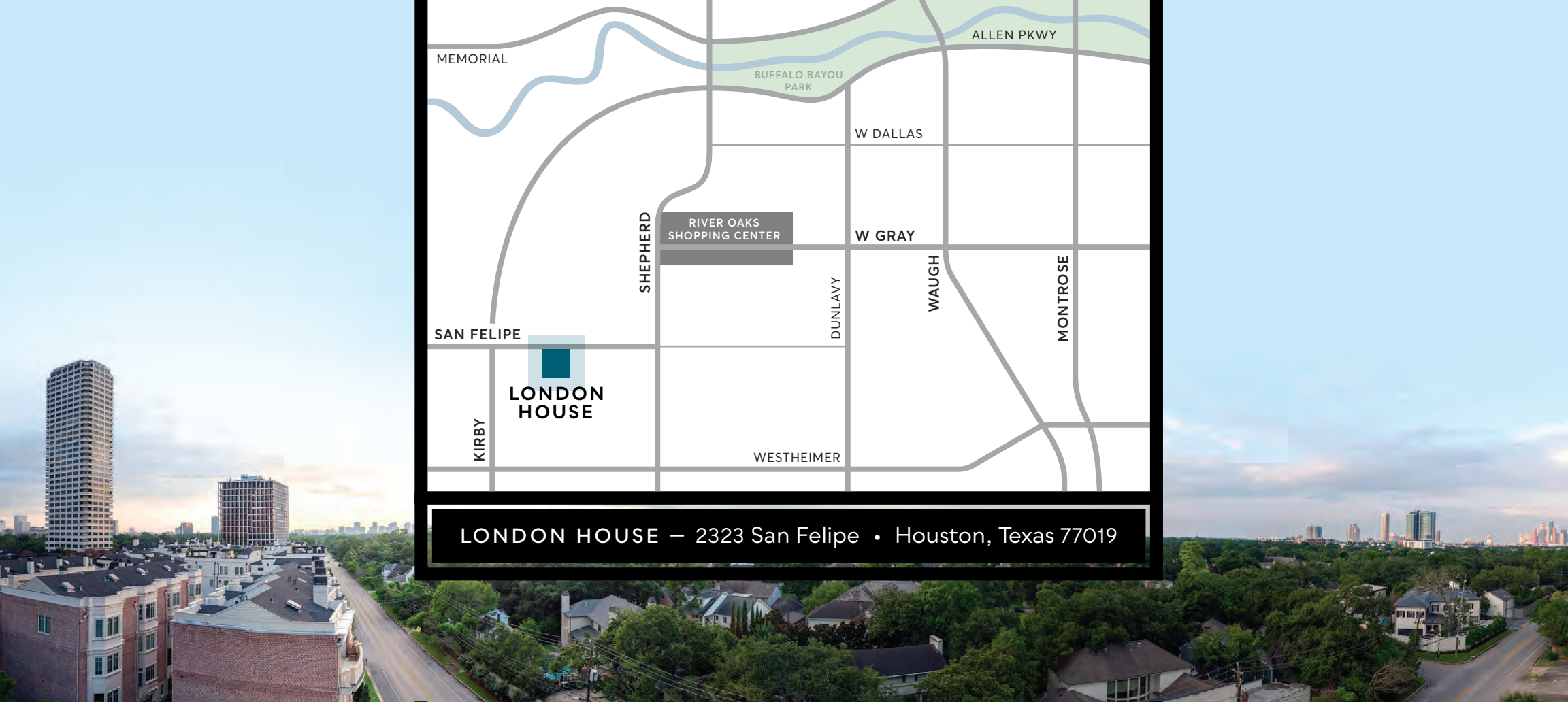
### **ABOUT RANDALL DAVIS**

As the pioneer of Houston's mid and high-rise condo living, Davis repeatedly raises the bar on innovative and forward-thinking approaches to urban living. Completing more high-rise buildings than any developer in Texas, Davis has forged a reputation for sold-out, highly sought after residences that are unparalleled in design and concept.

Cosmopolitan and Astoria caused a loud whispering throughout the industry for being the fastest selling high-rise development in the history of Houston real estate. An eye for detail and a vision of perfection are prevalent in the recently completed Arabella, and each Randall Davis Company building. Whether restoring and redeveloping the nationally renowned Rice Hotel and historical downtown buildings to erecting aesthetically designed high-rises such as Renoir, Empire and Manhattan, Davis is known for his dedication to quality materials and designer finishes. His vision for exceptional living, unparalleled convenience and the highest quality of life have resulted in the development of over 15 buildings in Houston and surrounding areas including Arabella in Galleria/Post Oak neighborhood and Marlowe Downtown, Astoria, Renoir, Gotham, Metropolis, Manhattan, Empire, Rice Lofts, St. Germain, Hotel Icon, and Cosmopolitan. His midas touch has extended to seaside living and the sin city and includes Sapphire – South Padre, Diamond Beach – Galveston, and Metropolis Las Vegas.







LONDON HOUSE – 2323 San Felipe • Houston, Texas 77019

VISIT THE ON-SITE SALES GALLERY

FOR MORE INFORMATION

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Notwithstanding any other information (including, without limitation, any marketing, sales, advertising, brochures, or similar information), all prices, building design, architectural renderings, plans, amenities, features and specifications or any and all improvements to any part of the condominium or property are subject to change or cancellation without notice.



presented by



**RANDALL DAVIS**  
COMPANY