

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

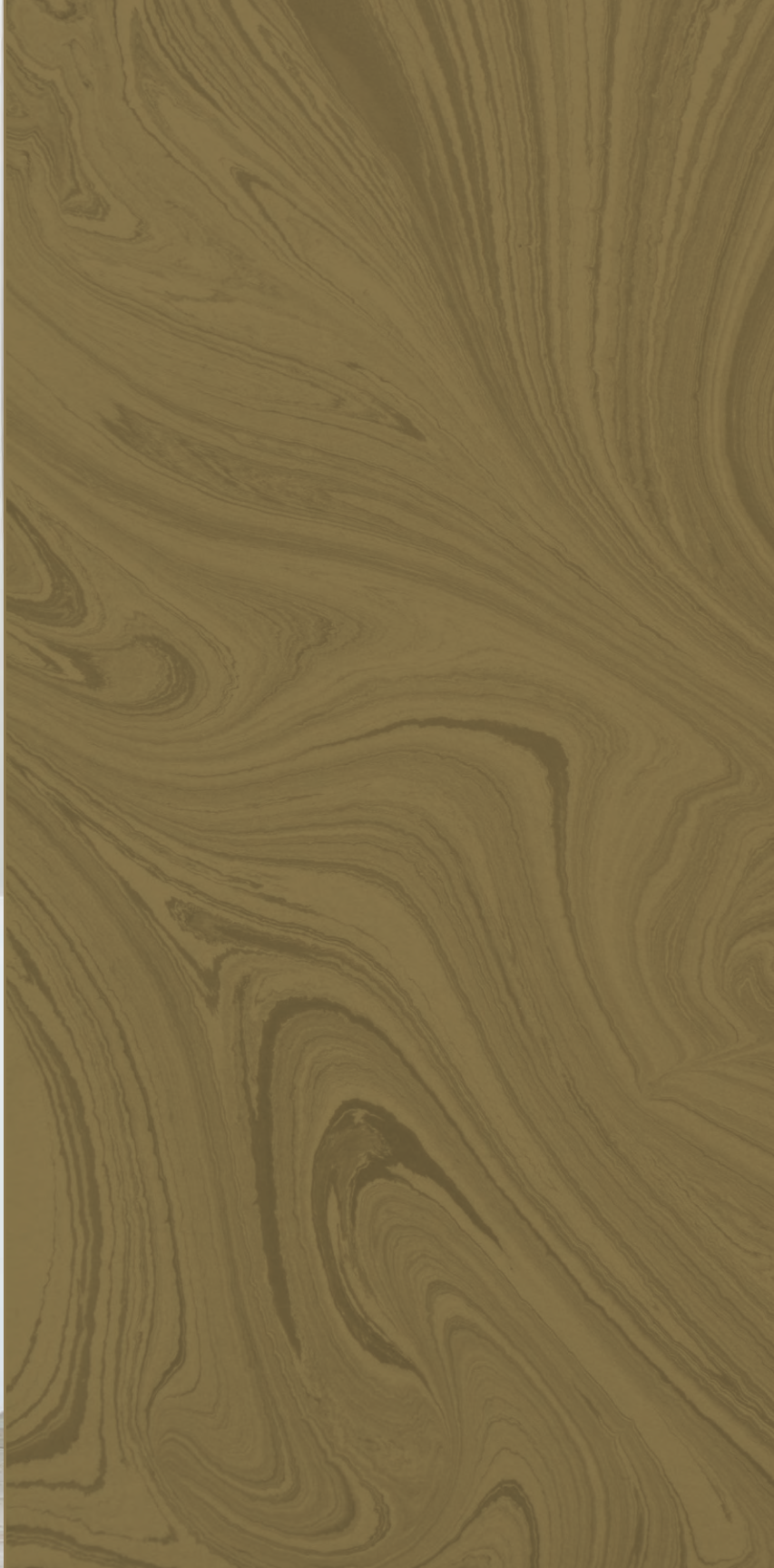
BASEBOARDS: seven inch

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

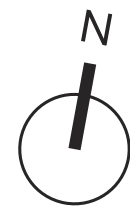
SAN FELIPE

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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

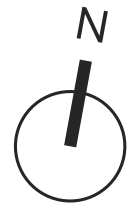
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11-12

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.

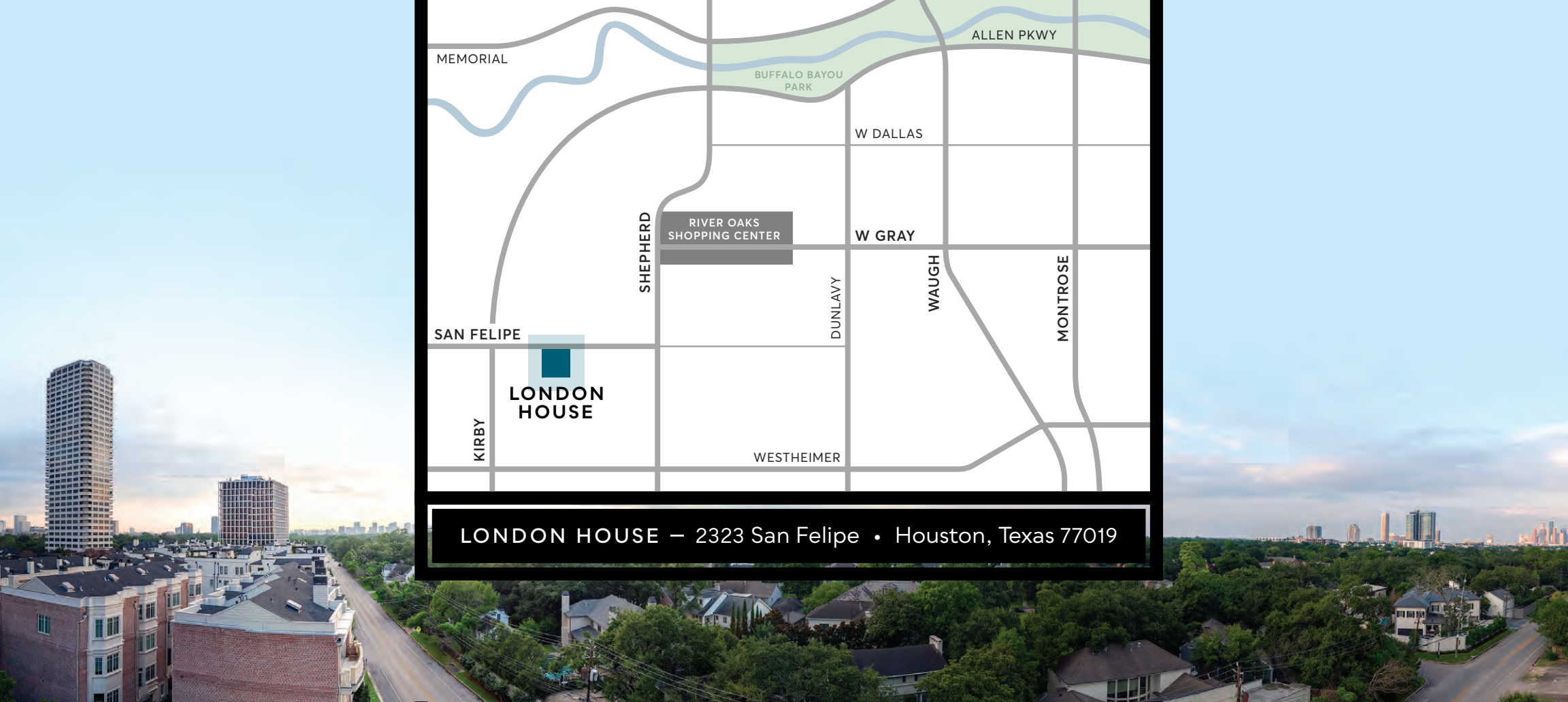
London House is a design collaboration between the two and has been a true labor of love for Randall and Natalie. They are excited to launch their next development, and hope you love London House as much as they do.

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