

FITZROY PLACE

LONDON W1

‘Editions’

Furniture Packages

“Taste is a sharpened eye for
the beautiful, the interesting,
and the unusual - coupled
with the talent to apply all of
these to one’s life.”



‘Editions’
Furniture Packages

A PRODUCT OF
M3 DESIGN DEVELOPMENT

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BESPOKE & STYLISH LONDON LIVING.

Enhancing your investment in Fitzroy Place.

‘Editions’ FURNITURE PACKAGES

M3 have produced a carefully considered collection of furnishing and interior decoration packages to complement the apartments at Fitzroy Place, located in the historic neighbourhood of Fitzrovia, Central London.

The collection is divided into 4 ‘Editions’, each featuring a hand-picked selection of the finest classic and contemporary pieces of furniture. The ‘Editions’ also contain a number of bespoke items designed especially for the beautifully appointed apartments at Fitzroy Place. This collection, together with a comprehensive inventory of all the essential items residents will require, makes moving in as straightforward as possible.

Each ‘Edition’ offers considerably more than standard furniture packages. They are put together for a highly discerning clientele and feature a creatively inspired mix of design classics and specifically commissioned items from some of the world’s leading interiors brands.



Considered interiors that
complement the
Fitzroy Place
apartment layouts.

Tenants residing at
Fitzroy Place expect
high quality, well-designed
furniture from internationally
renowned brands.

Eight out of ten properties rented
in London are furnished.
Well considered, high-quality
furnished apartments such as
these can improve rental rates,
reduce void periods and attract
better quality tenants.

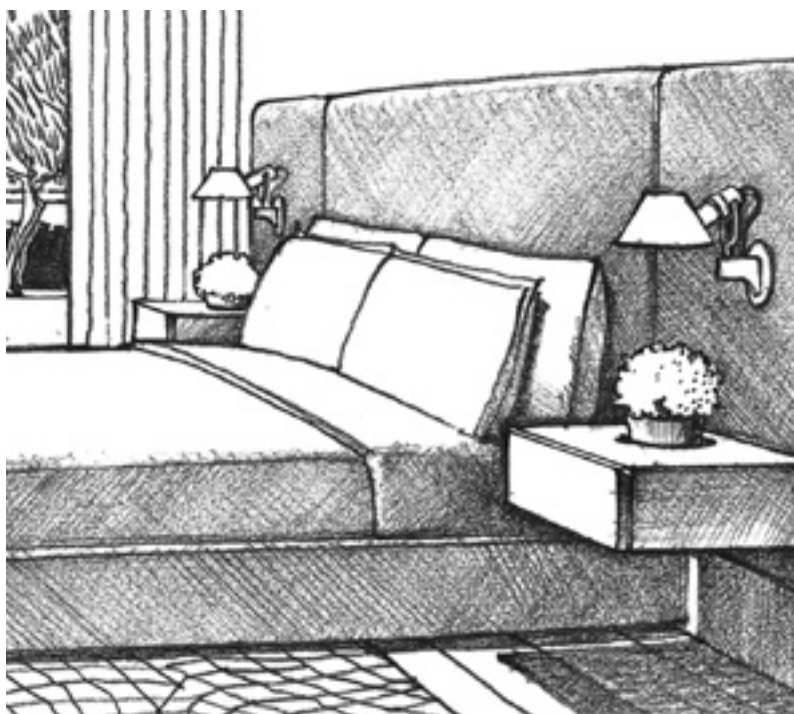
Wall system by Lema SpA, as featured in the Mortimer Edition.

M3 DESIGN DEVELOPMENT

M3 have an outstanding track record and have
been involved with some of London's most
successful and prestigious new developments.

They have specialist knowledge of the prime
residential sector and understand the attention to
detail required to achieve exceptional interiors,
which ensure a greater return on investment.

The core skills of the M3 team lie in specifying
the right products with the right finishes that are
styled in the most appropriate way for the intended
tenants. They also have a proven track record
of successful collaborations with leading Italian
furniture manufacturers, which also helps them
deliver residential interiors of outstanding quality.



Bespoke headboards feature integrated reading lamps and side tables.

EXCLUSIVELY FOR FITZROY PLACE

Each of the 'Editions' feature a number of custom-designed, hand crafted pieces to further enhance the unique appeal of the apartments at Fitzroy Place.

Working in partnership with Italian furniture manufacturer Lema SpA, M3 have produced a perfectly proportioned range of bespoke wall systems, wardrobe accessories and beds, featuring headboards with integrated side tables and reading lamps, designed exclusively for Fitzroy Place.

The Lema team includes the same artisans responsible for the recently completed Bulgari Hotel, Knightsbridge, as well as many other prestigious international luxury hotel projects.



The Lema facilities in Alzate and Giussano, Italy.

HANDMADE IN ITALY

Lema is a company with a strong tradition of craftsmanship and attention to detail that is reflected in every project and piece of furniture it produces.

For over 40 years the company has designed and manufactured a comprehensive range of home furnishings. Attention to detail is paramount throughout the whole production process, from the initial design stage to final delivery. Italian furniture is renowned worldwide for its exceptional quality and Lema is the very embodiment of this. Not only that, but the range of products it offers in terms of colour, finish and design detail is second to none. Lema's furniture offers a comfortable and stylish living experience.

Lema was founded in 1970 by the Meroni family and it is one of the few remaining private, family-owned Italian furniture companies around today.



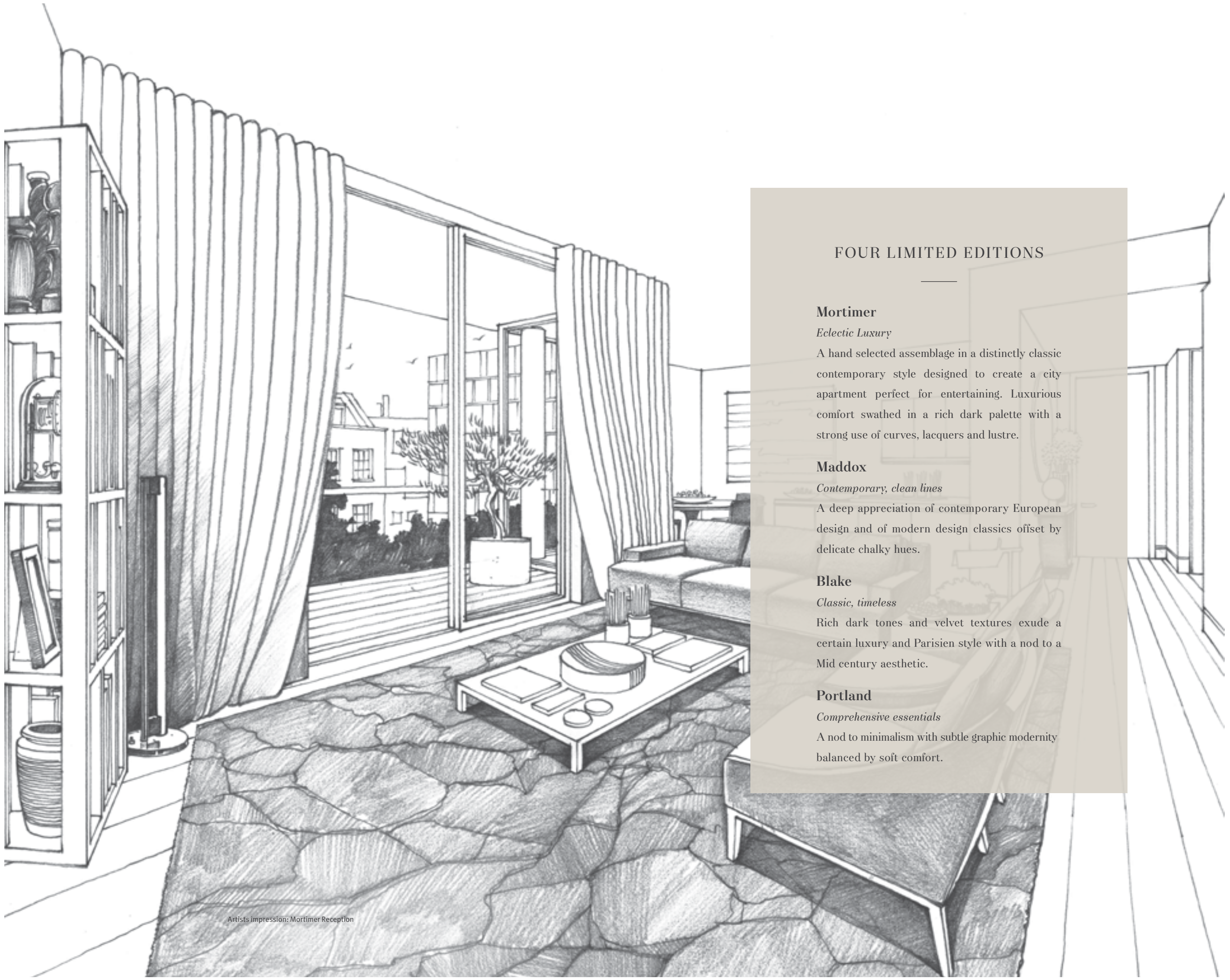
FITZROY PLACE WHERE CREATIVITY LIVES

Unquestionably contemporary, the architecture at Fitzroy Place takes inspiration from the rich traditions of Fitzrovia: from the generous proportions and high ceilings of the beautiful Edwardian mansions, to the simple lines and fresh thinking of a range of modernist masterpieces.

Together, the architects Sheppard Robson and Lifschutz Davidson Sandilands have produced a masterplan that grows naturally from its surroundings and celebrates Fitzrovia's traditions of craft, quality and individuality.

Throughout the new buildings and outdoor spaces, you'll find authentic natural materials, beautiful design, and a steadfast attention to detail. No corner cut, no stone unturned. Spaces in which you can breathe, stretch, and luxuriate.

*Set in an unrivalled central London location,
Fitzroy Place is as unique as the district itself.*



Artists impression: Mortimer Reception

FOUR LIMITED EDITIONS

Mortimer

Eclectic Luxury

A hand selected assemblage in a distinctly classic contemporary style designed to create a city apartment perfect for entertaining. Luxurious comfort swathed in a rich dark palette with a strong use of curves, lacquers and lustre.

Maddox

Contemporary, clean lines

A deep appreciation of contemporary European design and of modern design classics offset by delicate chalky hues.

Blake

Classic, timeless

Rich dark tones and velvet textures exude a certain luxury and Parisien style with a nod to a Mid century aesthetic.

Portland

Comprehensive essentials

A nod to minimalism with subtle graphic modernity balanced by soft comfort.



MORTIMER Edition

As you enter this apartment you are aware of the distinct selection of pieces, the hall is complete with console, wall mirror and lamp that highlight the contemporary yet classic style. The use of curves, lacquers and reflective surfaces create a feeling of refined luxury.

Moving into the living area the furniture is luxurious comfort, a rich dark colour palette with B&B Italia sofa and armchairs complete with low glossy coffee table and upholstered dining chairs.

There is a nod to the 1950's with curves and light footed shapes, an elegant dwelling perfect for entertaining.

A wealth of exquisite accessories further enhance the refined elegance of this Edition.

MORTIMER Edition

2/3 Bedroom Apartments

3 Bedroom inventory

RECEPTION

3 Seat Sofa
2 Scatter Cushions
Wall System
Coffee Table
Side Table
2 Armchairs
Rug
Table Lamp
Floor Lamp
Dining Table
6 Dining Chairs
1 Piece of Artwork

MASTER BEDROOM

Bespoke Lema Super King Size Bed with integrated headboard, reading lamps and side tables
Mattress
Bedding Pack (White Egyptian Cotton)
- 1 Duvet & 4 Pillows, Flat sheet, Duvet Cover, Pillow Covers
Quilted Mattress Protector
Mirror
Occasional Chair
Floor Lamp
Rug
1 Piece of Artwork

MASTER BATHROOM

2 Bath Towels
2 Hand Towels
1 Bath Mat
Chrome Toilet Brush & Holder

SECOND BEDROOM

Bespoke Lema Super King Size Bed with integrated headboard, reading lamps and side tables
Mattress
Bedding Pack (White Egyptian Cotton)
- 1 Duvet & 4 Pillows, Flat sheet, Duvet Cover, Pillow Covers
Quilted Mattress Protector
Occasional Chair
Rug
1 Piece of Artwork

SECOND BATHROOM

1 Bath Towel
1 Hand Towel
1 Bath Mat
Chrome Toilet Brush & Holder

THIRD BEDROOM

Lema Standard Double Size Bed
Mattress
Bedding Pack (White Egyptian Cotton)
- 1 Duvet & 4 Pillows, Flat sheet, Duvet Cover, Pillow Covers
Quilted Mattress Protector
2 Side Tables
2 Lamps
Pouf
Rug
1 Piece of Artwork

STUDY (OPTION)

Desk
Desk Lamp
Mirror Shelf
Chair
Armchair
Rug
Side Table
Shelf Unit

HALLWAY

Mirror
Console Table
Desk Lamp

KITCHEN

36 Piece White Dinner Set
42 Piece Cutlery Set
Chopping Board
6 Hi-Ball Glasses
6 Mixer Glasses
6 Wine Glasses
2 Tea Towels
Corkscrew/Bottle Opener
5 Piece Utensil Set
Can Opener
5 Piece Knife Set
Stainless Steel 5 Piece Saucepan

Set & Steamer & Colander
Glass Casserole Dish with Lid
Glass Mixing Bowl
Glass Measuring Jug
Stainless Steel 20L Waste Bin
Ironing Board
2 Dusters
Cleaning Set (Dustpan/Brush/Mop/Bucket/Broom)

ELECTRICAL PACK

Steam Iron
Kettle
Toaster
Cylinder Vacuum

ACCESSORIES

Candles
Glassware
Books
Toiletries
Objet d'art

ADDITIONAL OPTIONS

Curtains
A range of curtains and sheers are available in addition to the fitted blinds.

Outdoor furniture
Please see the Outdoor Furniture supplement for further details.

Decoration
A choice of two wall colours are available. Please see the Decoration supplement for further details.

For all additional options please visit www.fitzroyeditions.com

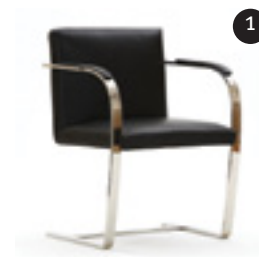


Furniture layout for a typical 3 bedroom apartment

MORTIMER Edition

2/3 Bedroom Apartments

Artists impression: Mortimer Reception



A FEW OF THE KEY PIECES...



BESPOKE PIECES,
DESIGNER CLASSICS:

1. Flat Steel Desk Chair by Knoll
2. Mirror Mirror by Jasper Morrison
3. Achille Dining chair by MDF Italia
4. Tulip Oval Dining Table by Knoll
5. Jean Sofa by B&B Italia
6. London Lamp by BTC
7. Gloss Low Table by Lema
8. Tube Light Floor Light by Classicon
9. Jean Armchair by Antonio Citterio

MORTIMER Edition

Exclusive Design Classic



MORTIMER Edition

Exclusive Design Classic



KNOLL TABLE

By Eero Saarinen

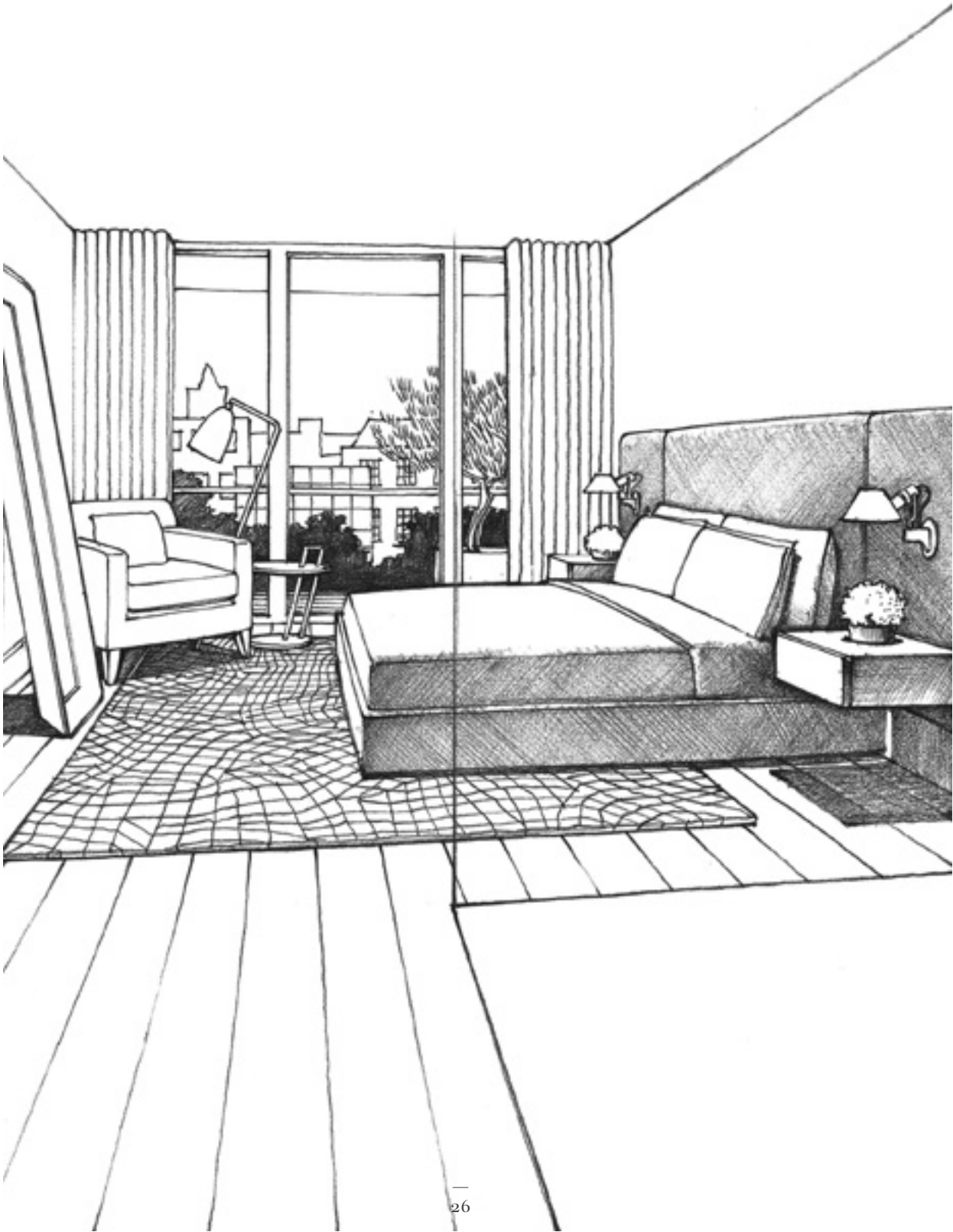
In his purist approach to architecture and interior design, Eero Saarinen sought the essential idea and reduced it to the most effective structural solution within an overall unity of design. “The underside of typical chairs and tables makes a confusing, unrestful world,” explained Saarinen. “I wanted to clear up the slum of legs.” in his pedestal collection, which includes a dining, coffee and side table, Saarinen realized his ideal of formal unity.

Eero was classically trained in sculpture and architecture. Among the many buildings for which he is known are Dulles airport in Washington D.C., and the TWA terminal at Kennedy international airport in New York.

MORTIMER Edition

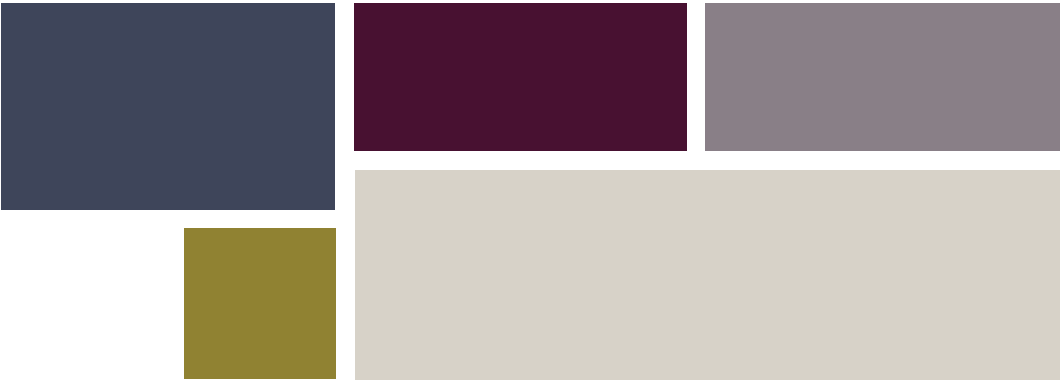
2/3 Bedroom Apartments

Artists impression: Mortimer Master Bedroom



MORTIMER Edition

Colour Palette



The Mortimer Edition is available for both two and three bedroom apartments. The three bedroom Edition has the option of replacing the third bedroom items with a Study collection (see inventory for details).

2 BEDROOM

£60,000

Ex VAT
Subject to contract

3 BEDROOM

£75,000

Ex VAT
Subject to contract



MADDOX Edition

This furniture selection contains a deep appreciation of design classics and contemporary Italian design. Designers and brands include Piero Lissoni, Kartell, Artemide, Knoll and Vitra alongside independent British artisans such as CTO lighting.

The colour palette remains light and neutral with block accents of chalky pastel. Wallpaper* Designer of the year Nendo is featured in a light circular side table produced by Arketipo.

Artists impression: Maddox Reception

MADDOX Edition

1/2/3 Bedroom Apartments

3 Bedroom inventory

RECEPTION

L-Shape Sofa
2 Scatter Cushions
Wall System
Coffee Table
Side Table
2 Armchairs
Rug
Table Lamp
Floor Lamp
Dining Table
6 Dining Chairs
1 Piece of Artwork

MASTER BEDROOM

Bespoke Lema Super King Size Bed with integrated headboard and reading lamps
Mattress
Bedding Pack (White Egyptian Cotton)
- 1 Duvet & 4 Pillows, Flat sheet, Duvet Cover, Pillow Covers
Quilted Mattress Protector
2 Side Tables
Occasional Chair
Rug
Floor Lamp
1 Piece of Artwork

MASTER BATHROOM

2 Bath Towels
2 Hand Towels
1 Bath Mat
Chrome Toilet Brush & Holder

SECOND BEDROOM

Bespoke Lema King Size Bed with integrated headboard and reading lamps
Mattress
Bedding Pack (White Egyptian Cotton)
- 1 Duvet & 4 Pillows, Flat sheet, Duvet Cover, Pillow Covers
Quilted Mattress Protector
2 Side Tables
Occasional Chair
Rug
Shelf
1 Piece of Artwork

SECOND BATHROOM

1 Bath Towel
1 Hand Towel
1 Bath Mat
Chrome Toilet Brush & Holder

HALLWAY

Console Table with integrated mirror
Desk Lamp

KITCHEN

36 Piece White Dinner Set
42 Piece Cutlery Set
Chopping Board
6 Hi-Ball Glasses
6 Mixer Glasses
6 Wine Glasses
2 Tea Towels
Corkscrew/Bottle Opener
5 Piece Utensil Set
Can Opener

5 Piece Knife Set
Stainless Steel 5 Piece Saucepan Set & Steamer & Collander
Glass Casserole Dish with Lid
Glass Mixing Bowl
Glass Measuring Jug
Stainless Steel 20L Waste Bin
Ironing Board
2 Dusters
Cleaning Set (Dustpan/Brush/Mop/ Bucket/Broom)

ELECTRICAL PACK

Steam Iron
Kettle
Toaster
Cylinder Vacuum

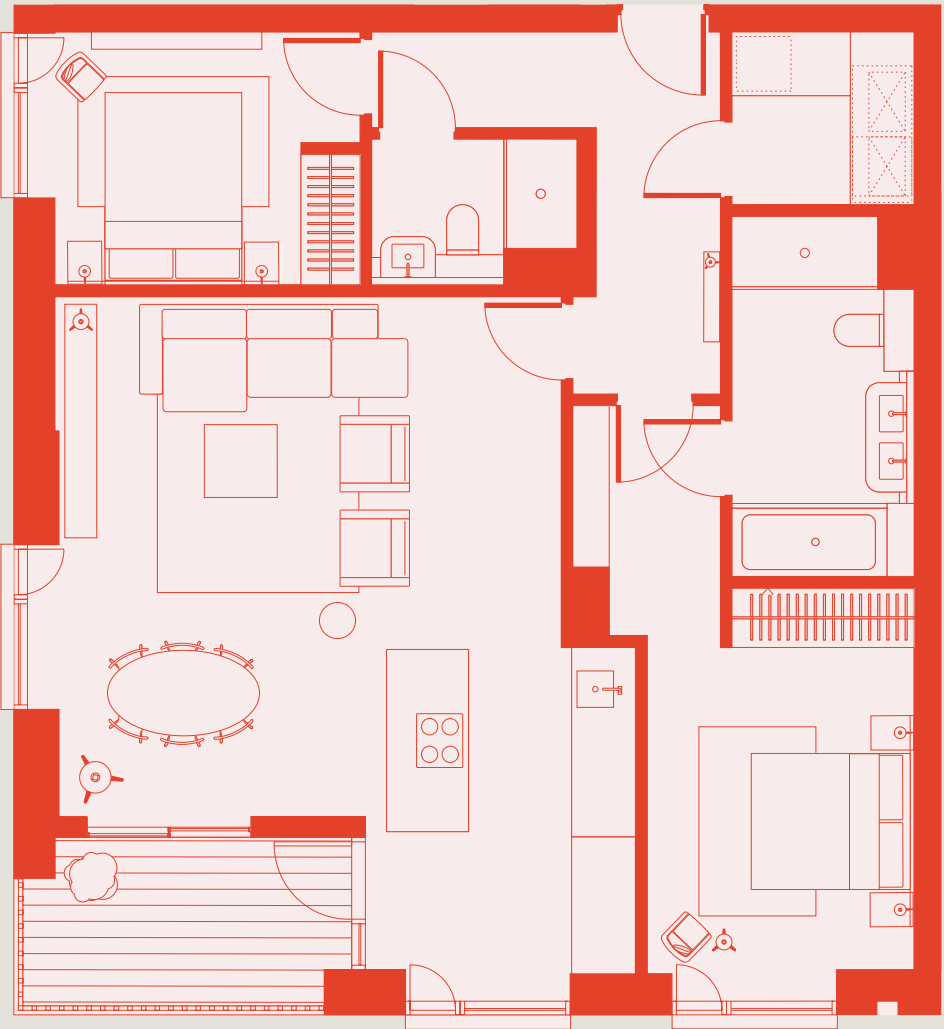
ADDITIONAL OPTIONS

Curtains
A range of curtains and sheers are available in addition to the fitted blinds.

Outdoor furniture
Please see the Outdoor Furniture supplement for further details.

Decoration
A choice of two wall colours are available. Please see the Decoration supplement for further details.

For all additional options please visit www.fitzroyeditions.com

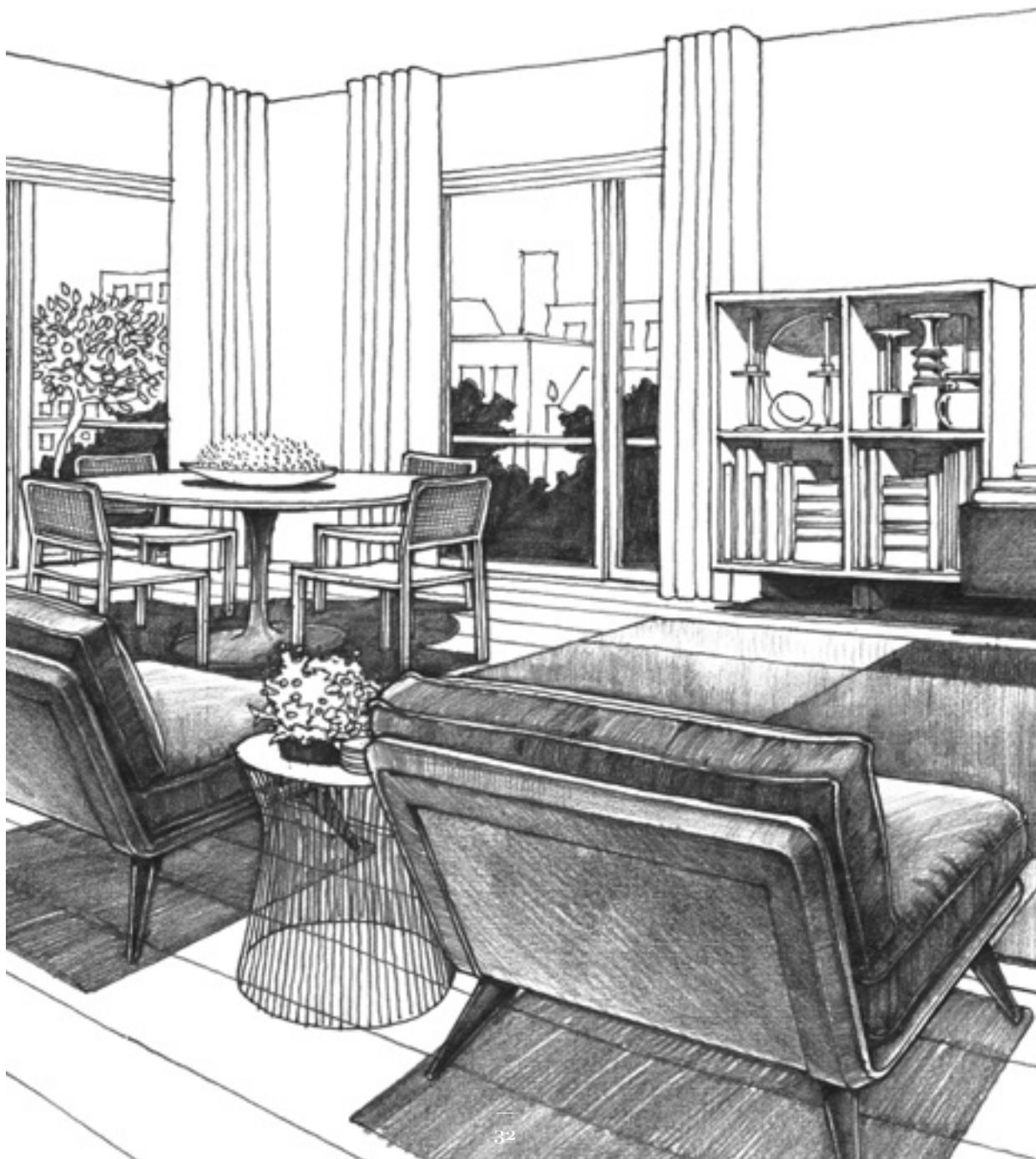


Furniture layout for a typical 2 bedroom apartment

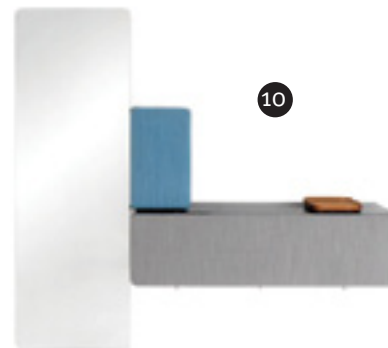
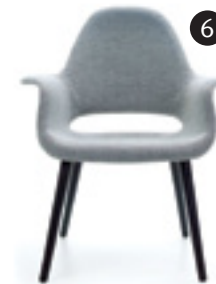
MADDOX Edition

1/2/3 Bedroom Apartments

Artists impression: Maddox Reception



A FEW OF THE KEY PIECES...



BESPOKE PIECES,
DESIGNER CLASSICS:

1. Tizio Table Light by Artermid
2. Colour Carpet by Hay
3. Platiner Side Table by Knoll
4. Mags L-Shape Sofa by Hay
5. Spine Lounge Chair by Fredericia Furniture
6. Organic Armchair by Vitra
7. Bespoke Wall Unit by Lema
8. Tulip Dining Table by Knoll
9. Tab Light Table Light by Flos
10. Dice Entrance Unit by Schonbuch
11. Biluna Floor Light by Prandina

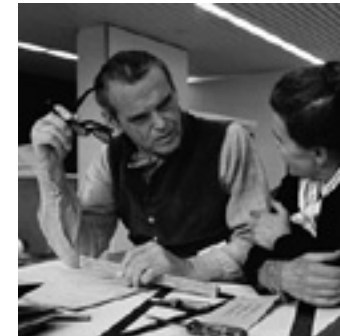
MADDOX Edition

Exclusive Design Classic



MADDOX Edition

Exclusive Design Classic



ORGANIC ARMCHAIR

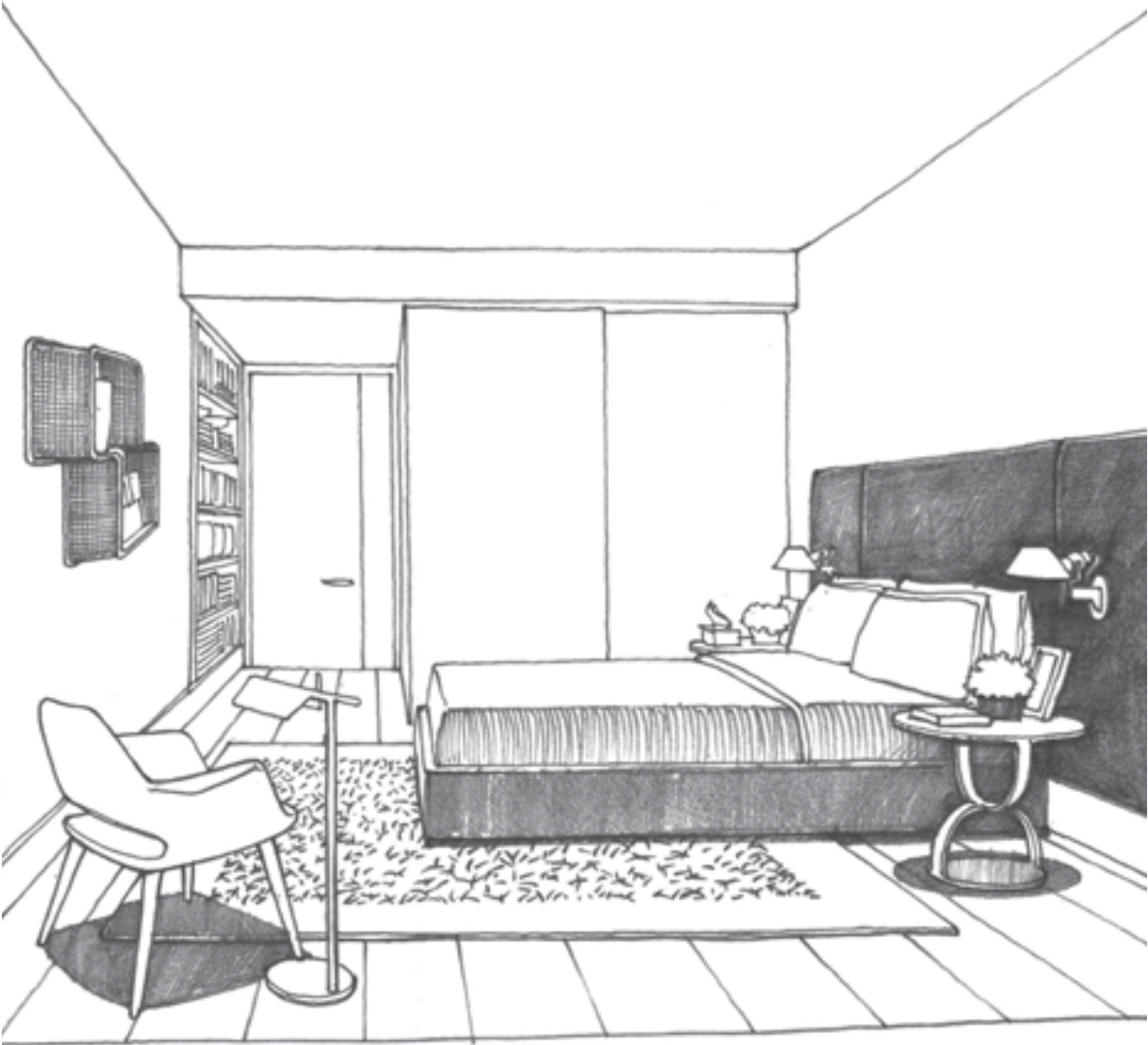
By Charles & Ray Eames

The Organic Chair is a comfortable small reading chair that was made in 1940 as a contribution to the New York MoMA's "Organic Design in Home Furnishings" competition. It was not until after 1950 that it became possible to manufacture larger quantities of organically shaped seat shells and market them.

Eames were masters of designing chairs that relax the human contour and many agree that the Organic Chair is near the top in terms of comfort.

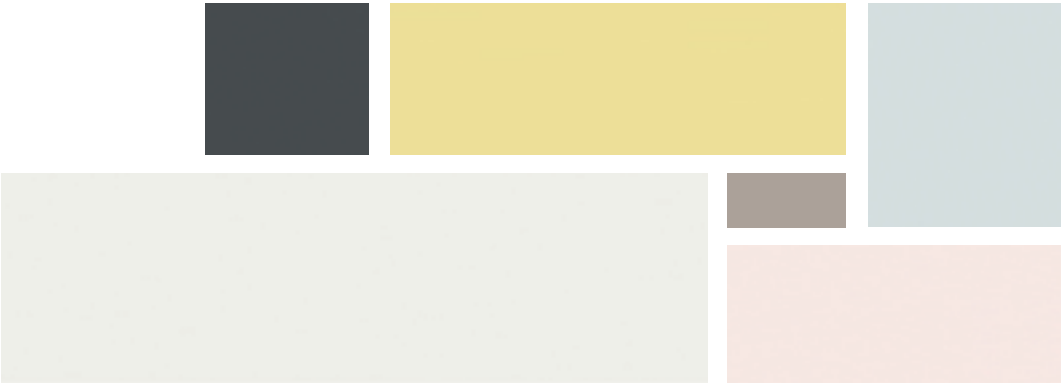
MADDOX Edition

1/2/3 Bedroom Apartments
Artists impression: Maddox Master Bedroom



MADDOX Edition

Colour Palette



The Maddox Edition is available for one, two and three bedroom apartments. The three bedroom Edition has the option of replacing the third bedroom items with a Study collection.

1 BEDROOM

£35,000

Ex VAT
Subject to contract

2 BEDROOM

£45,000

Ex VAT
Subject to contract

3 BEDROOM

£55,000

Ex VAT
Subject to contract



BLAKE Edition

Inspired by the city dweller who leans toward a more Parisien aesthetic. This apartment selection features darker hues and soft fabrics, velvets in rich colours and fine black metal legs.

There is a finesse to the pieces all standing proud above floor level. Discerning individuals will also appreciate the influence of Danish Mid century design. Re-editions are found in the Grasshopper light and a contemporary look at traditional design shown in the pixelated rug by Jean-Marie Massaud.

Artists impression: Blake Reception

BLAKE Edition

1/2/3 Bedroom Apartments

2 Bed inventory

RECEPTION

2.5 Seat Sofa
2 Scatter Cushions
Wall System
Coffee Table
Side Table
2 Armchairs
Rug
Table Lamp
Floor Lamp
Dining Table
6 Dining Chairs
1 Piece of Artwork

MASTER BEDROOM

Bespoke Lema Super King Size Bed with integrated headboard, reading lamps and side tables
Mattress
Bedding Pack (White Egyptian Cotton)
- 1 Duvet & 4 Pillows, Flat sheet, Duvet Cover, Pillow Covers
Quilted Mattress Protector
Occasional Chair
Floor Lamp
Rug
1 Piece of Artwork

MASTER BATHROOM

2 Bath Towels
2 Hand Towels
1 Bath Mat
Chrome Toilet Brush & Holder

SECOND BEDROOM

Bespoke Lema King Size Bed with integrated headboard and reading lamps
Mattress
Bedding Pack (White Egyptian Cotton)
- 1 Duvet & 4 Pillows, Flat sheet, Duvet Cover, Pillow Covers
Quilted Mattress Protector
2 Side Tables
Pouf
Rug
1 Piece of Artwork

SECOND BATHROOM

1 Bath Towel
1 Hand Towel
1 Bath Mat
Chrome Toilet Brush & Holder

HALLWAY

Mirror
Console Table

KITCHEN

36 Piece White Dinner Set
42 Piece Cutlery Set
Chopping Board
6 Hi-Ball Glasses
6 Mixer Glasses
6 Wine Glasses
2 Tea Towels
Corkscrew/Bottle Opener
5 Piece Utensil Set
Can Opener

5 Piece Knife Set
Stainless Steel 5 Piece Saucepan Set & Steamer & Collander
Glass Casserole Dish with Lid
Glass Mixing Bowl
Glass Measuring Jug
Stainless Steel 20L Waste Bin
Ironing Board
2 Dusters
Cleaning Set (Dustpan/Brush/Mop/Bucket/Broom)

ELECTRICAL PACK

Steam Iron
Kettle
Toaster
Cylinder Vacuum

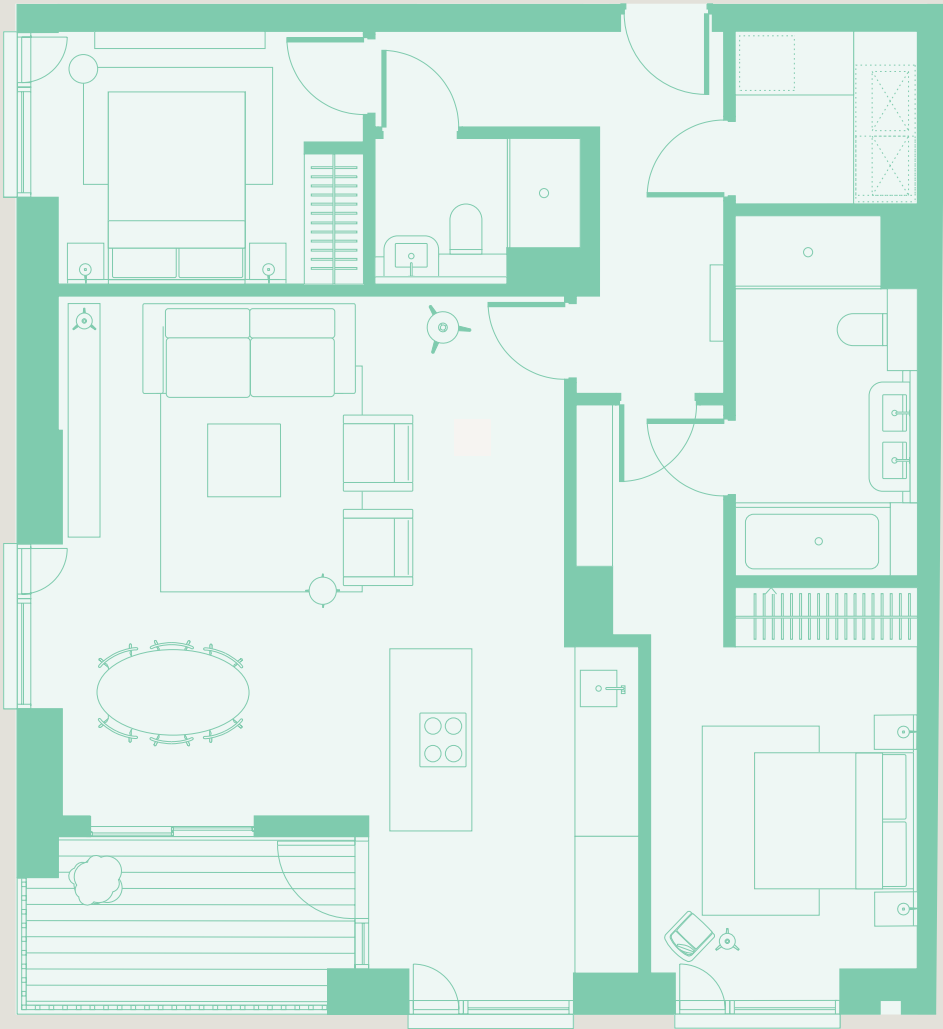
ADDITIONAL OPTIONS

Curtains
A range of curtains and sheers are available in addition to the fitted blinds.

Outdoor furniture
Please see the Outdoor Furniture supplement for further details.

Decoration
A choice of two wall colours are available. Please see the Decoration supplement for further details.

For all additional options please visit www.fitzroyeditions.com

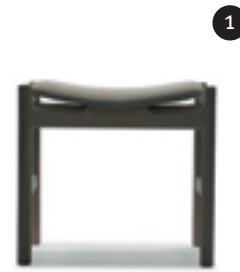
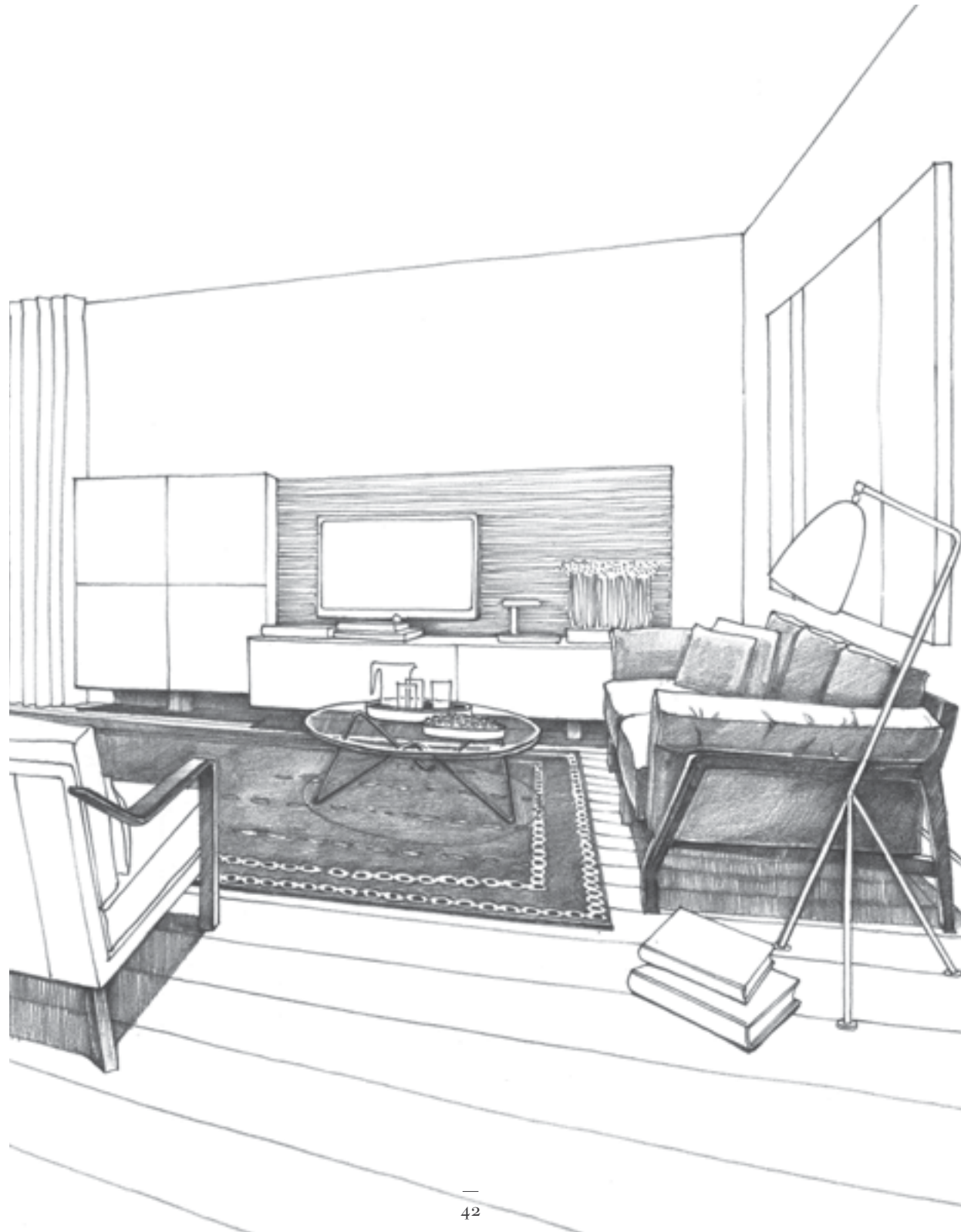


Furniture layout for a typical two-bedroom apartment

BLAKE Edition

1/2 3 Bedroom Apartments

Artists impression: Blake Reception



1



2



3



4



5



6

A FEW OF THE KEY PIECES...

BESPOKE PIECES,
DESIGNER CLASSICS:



8



9

1. CH54 Side Table By Wegner
2. Pedrera Coffee Table by Corsini & Ruiz Millet
3. 285 Eloro Sofa by Cassina
4. Prismatic Side Table by Isamu Noguchi
5. Cityloft Armchair by Ligne Roset
6. Grasshopper Floor Light by Greta Grossman
7. Line Dining Table by Lema
8. Pedrera Light by Gubi
9. Hati Dining Chair by Lema

BLAKE Edition

Exclusive Design Classic



BLAKE Edition

Exclusive Design Classic



GRASSHOPPER FLOOR LAMP

By Greta Grossman

One of the most iconic products Greta Grossman designed in the 40's and 50's was the Grasshopper floor lamp.

The tubular steel tripod stand is tilted backward and the elongated aluminium conical shade is ball-jointed onto the arm; so the light can be directional, yet the glare is minimal. Both stand and shade are powder-coated.

Today, Grossman's product designs are highly collectible and are sold at auctions all around the world. Grossman's products are unique, modern classic designs.

BLAKE Edition

1/2/3 Bedroom Apartments
Artists impression: Blake Master Bedroom



BLAKE Edition

Colour Palette



The Blake Edition is available for one, two and three bedroom apartments. The three bedroom Edition has the option of replacing the third bedroom items with a Study collection.

1 BEDROOM

£35,000

Ex VAT
Subject to contract

2 BEDROOM

£45,000

Ex VAT
Subject to contract

3 BEDROOM

£55,000

Ex VAT
Subject to contract



PORTLAND Edition

Modern minimalism with clean lines and lightness while remaining comfortable. There is a cool quietness to the colour choices with a mix of greys and whites.

The furniture package contains cutting edge pieces combined with modern classics to create a home for those inspired by design.

Timeless simplicity, there's a sense of bauhaus with bright stars on the design scene such as Stefan Diez and E15.

Artists impression: Portland Reception

PORTLAND Edition

1/2/3 Bedroom Apartments

1 Bedroom inventory

RECEPTION

2 Seat Sofa
2 Scatter Cushions
Wall System
Set of Low Side Tables
2 Armchairs
Rug
Table Lamp
Round Dining Table
4 Dining Chairs
Clock
1 Piece of Artwork

BEDROOM

Bespoke Lema King Size Bed with integrated headboard and reading lamps
Mattress
Bedding Pack (White Egyptian Cotton)
- 1 Duvet & 4 Pillows, Flat sheet, Duvet Cover, Pillow Covers
Quilted Mattress Protector
Rug
Floor Lamp
2 Side Tables
1 Piece of Artwork

HALLWAY

Mirror/Shelf Unit

BATHROOM

2 Bath Towels
2 Hand Towels
1 Bath Mat
Chrome Toilet Brush & Holder

KITCHEN

36 Piece White Dinner Set
42 Piece Cutlery Set
Chopping Board
6 Hi-Ball Glasses
6 Mixer Glasses
6 Wine Glasses
2 Tea Towels
Corkscrew/Bottle Opener
5 Piece Utensil Set
Can Opener
5 Piece Knife Set
Stainless Steel 5 Piece Saucepan Set & Steamer & Collander
Glass Casserole Dish with Lid
Glass Mixing Bowl
Glass Measuring Jug
Stainless Steel 20L Waste Bin
Ironing Board
2 Dusters
Cleaning Set (Dustpan/Brush/Mop/Bucket/Broom)

ELECTRICAL PACK

Steam Iron
Kettle
Toaster
Cylinder Vacuum

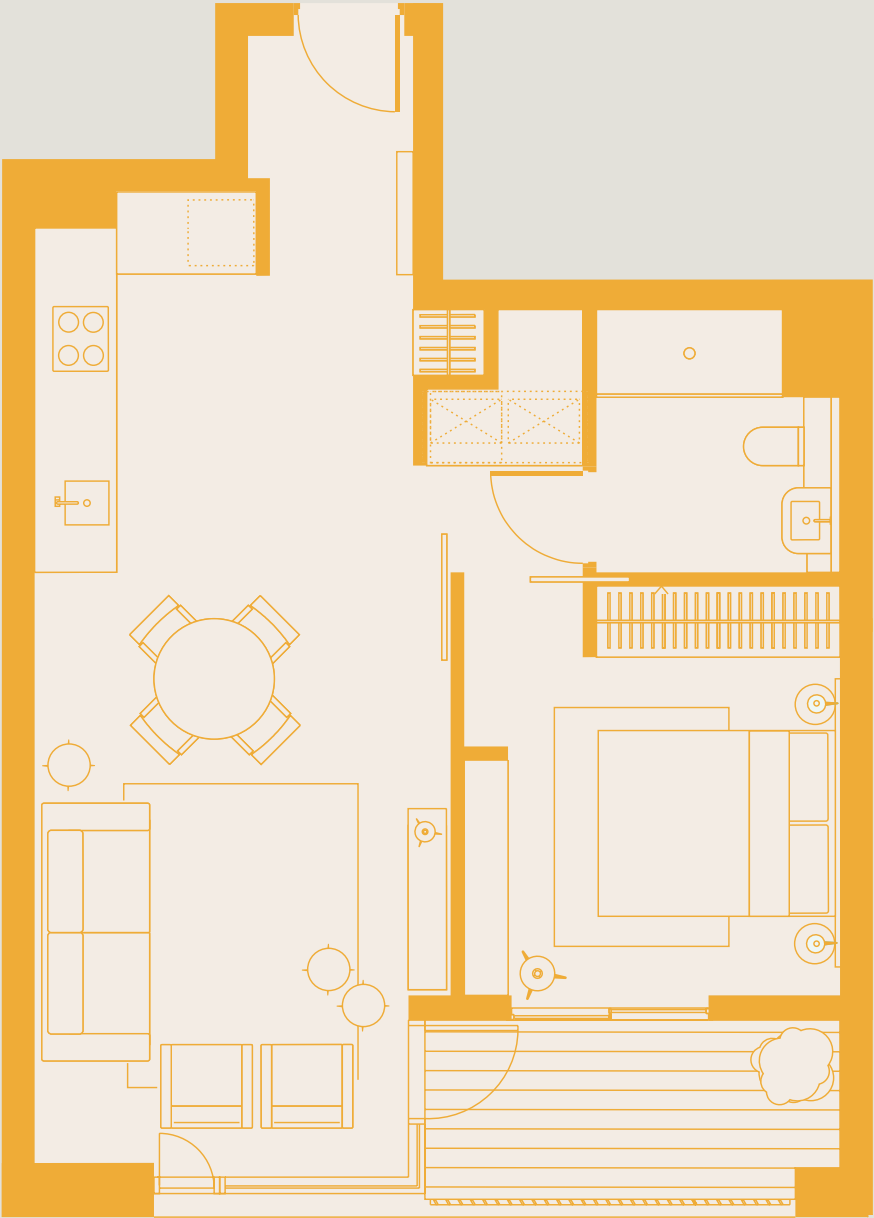
ADDITIONAL OPTIONS

Curtains
A range of curtains and sheers are available in addition to the fitted blinds.

Outdoor furniture
Please see the Outdoor Furniture supplement for further details.

Decoration
A choice of two wall colours are available. Please see the Decoration supplement for further details.

For all additional options please visit www.fitzroyeditions.com



Furniture layout for a typical one bedroom apartment

PORTLAND Edition

1/2/3 Bedroom Apartments

Artists impression: Portland Reception



A FEW OF THE KEY PIECES...



BESPOKE PIECES,
DESIGNER CLASSICS:

1. About a Chair Dining Chair by Hay
2. Conico Low Table by Ligne Roset
3. Gher Dining Table by Arper
4. Pardis Bed by E15
5. Spine Lounge Chair by Fredericia Furniture
6. Around Coffee Table by Muuto
7. Mirror Mirror Shelf By Glas Italia
8. Secto 4210 Floor Light by Secto
9. Two Timer Clock By Established & Sons
10. Mags Sofa / 2 Seater by Hay

PORTLAND Edition

Exclusive Design Classic



PORTLAND Edition

Exclusive Design Classic



THE TWO-TIMER CLOCK

By Industrial Facility/Sam Hecht

Many cities, with London no exception, continue to experience the mass movement of people. It's as if everyone these days has come from somewhere else. The Two Timer clock acknowledges this modern condition with two clocks sharing the same dial. Two quartz movements, with a carefully devised dial, are housed in a steel frame.

It illustrates that even with different time zones we are of one-world. "It's as if everyone these days has come from or is going to, somewhere else... Two-Timer is a useful expression to this modern condition, merging two different time zones into one clock." Sam Hecht.

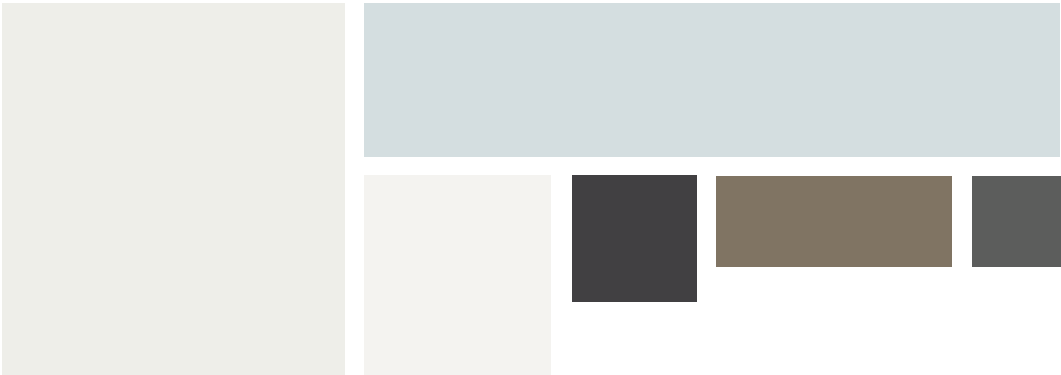
PORTLAND Edition

1/2/3 Bedroom Apartments
Artists impression: Portland Master Bedroom



PORTLAND Edition

Colour Palette



The Portland Edition is available for one, two and three bedroom apartments. The three bedroom Edition has the option of replacing the third bedroom items with a Study collection.

1 BEDROOM

£20,000

Ex VAT
Subject to contract

2 BEDROOM

£30,000

Ex VAT
Subject to contract

3 BEDROOM

£40,000

Ex VAT
Subject to contract

THE COMPLETE SOLUTION

All Editions furniture collections come complete with a high quality selection of those everyday essentials, from a pillow case to a set of kitchen knives and everything inbetween. Every detail is considered and the apartment is fitted ready for immediate occupancy.



FINISHING TOUCHES

Editions furniture collections for 3 bedroom apartments come complete with a selection of luxury accessories that will add the finishing touch to your apartment at Fitzroy Place.



TERMS & CONDITIONS

GENERAL

This contract sets out the terms and conditions upon which M3 Design Development Ltd (M3) has been engaged for supply of Interior Packages. All drawings remain the property of M3 unless otherwise agreed.

Scope of Works. These are the goods and services as described in the enclosed Furniture Layout and Inventory.

Interior Design Works. These are the ongoing works of M3 during the supply and implementation of the Scope of Works and may include but is not limited to all conceptual and design work, developing and refining the design, detailed preparation of estimates, sourcing and procuring, site visits, meetings, progress reporting, liaising with sub-contractors and project monitoring and implementation.

1.0 SUPPLY AND IMPLEMENTATION OF SCOPE OF WORKS

Packages are based on properties of new-build quality. M3 require walls & finish to be of a reasonable quality before providing the Packages. M3 can supply services to achieve this, at additional cost.

Each package is based upon the attached furniture layout drawing and inventory. M3 reserve the right to make minor amendments to the package without prior notice.

Packages exclude fitted carpets, painting of radiators, woodwork and ceilings unless agreed as part of optional extras as per clause 8. Electrical wiring for pendant or wall lights is not included but, subject to site visit can be agreed as per clause 8.o.

Prices for upholstered items do not include barrier cloth or scotch guard protection unless otherwise specified. All upholstered furniture supplied adheres to The Furniture & Furnishings (Fire) (Safety) (Amendment) Regulations 1993.

All Electrical items will adhere to The Electrical Equipment (Safety) Regulations 1994.

2.0 DESIGN FEE

M3's design fee is included in the nominated package. If the Client fails to sign and return the M3 client engagement letter, payment of M3's invoice is deemed acceptance of M3's contract and terms and conditions. However no works will commence on a project until M3 is in receipt of a signed order form and full payment of deposits, as per clause 3.o. For clients returning to M3 after project completion and for minor additional works, a deposit will be charged to cover initial design time, after which point an hourly fee will be charged.

3.0 PAYMENT DETAILS

Whilst selecting appropriate packages for clients requirements, M3 will produce an estimate of costs (M3 charge retail prices and as such no supporting invoices need to be presented) with installment payment dates for the supply and implementation of the Scope of Works.

The terms of payment are as follows:

- 20% non-refundable deposit upon order
- 60% approximately 12 weeks prior to estimated completion
- Final 20% upon delivery (and prior to completion)

4.0 THE PRICE AND PAYMENT OF GOODS

Prices quoted in the brochure and any subsequent revised estimates are subject to finalised detail and agreement by both parties.

The price shall be the price as indicated in the estimate. M3 may, by giving notice to the Client at any time up to 7 days before the date of the final invoice, increase the price to reflect any increase in the cost to M3 which is due to factors occurring after the estimate which are beyond the reasonable control of M3. This includes (but is not limited to) delays in payment leading to increase in supplier costs, foreign exchange fluctuations, taxes and duties and the cost of labour, materials and other manufacturing costs.

5.0 PAYMENT TERMS

Costs for the supply and implementation of the Scope of Works are payable in installments. All sums payable are due within 7 days from the date of an invoice. Interest on late payment will be charged at the rate of 2% above the Barclays Bank base rate and compounded monthly. Any bank charges deducted from our fees during wire transfers will be added to the Client's final account.

6.0 VAT

All sums payable unless otherwise stated are exclusive of VAT and other duties or taxes. Any VAT or other duties or taxes payable in respect of such sums shall be payable in addition to such sums. VAT shall be applied to goods and services at the appropriate rate at the time of purchase by M3.

7.0 ADDITIONAL TO THE SCOPE OF WORKS

Increase to Scope of Works. In the event that after submission and acceptance of the estimate changes are made to the Scope of Works or any circumstances arise or events occur which could not reasonably have been foreseen at the date of the estimate, any sums reasonably and fairly incurred will be charged to the Client.

Decrease to Scope of Works. If the changes reduce the Scope of Works to a level that is unviable for M3, M3 reserves the right to withdraw from the project. M3 would then charge a fee proportionate to the amount of design time spent based on its standard hourly rate.

Additional work. If additional work is requested by the Client which is not included within the original Scope of Works and which cannot be accommodated within the original time scale, the additional works will be subject to a separate proposal for agreement and implementation together with new payment terms and conditions. M3 shall be entitled to additional fees, calculated on a time basis unless otherwise agreed or remuneration will be made, wholly or in part, by adjustment of the basic fee, if: 1. Extra work is involved or added expense is incurred for reasons beyond the control of M3. Reasons for such entitlement include, but shall not be limited to M3 being required to vary any item of work commenced or completed pursuant to the Agreement and/or performance of the services is delayed, disrupted or prolonged; 2. M3 performs services in connection with any work, installation or equipment, which are not executed under the direction of or by M3; M3 shall inform the client on becoming aware that this clause will apply.

8.0 OPTIONAL EXTRAS

M3 will provide optional extras upon discussion with the Client and agreement of additional costs. This includes the design of joinery, provision of additional furniture, artwork and accessories as agreed. Wall lights can be fitted as an additional only where there is existing wiring for a fitting.

9.0 EXPENSES

Out of pocket expenses. M3 reserve the right to recharge all out of pocket expenses for ad hoc requests in addition to the Package.

10.0 OVERSEAS PROJECTS

All telephone and facsimile communication necessary for M3 business by an employee of M3 whilst on Client business abroad will be re-charged to the Client. The cost of all travel expenses shall be reimbursed by the Client. This shall include all business airfares, travel to and from airports, hotel accommodation and sustenance whilst traveling. The Client shall also reimburse M3 for the cost of temporary travel insurance which would be through M3's own insurance company. M3 charge a daily rate for overseas travel for each member of the M3 team involved whilst out of the office. This figure amounts to £250.00 + VAT per person.

Shipments. The Client will be charged for all presentation materials dispatched overseas and all associated delivery costs. Goods will only be released for shipping on receipt of the final balance of design fees and cost of goods supplied.

11.0 DELIVERABLES

Delivery dates and best estimates. Delivery dates represent M3's best estimates and whilst M3 will use all reasonable endeavors to meet such dates, no liability is accepted by M3 if any date is not met due to unforeseen circumstances out of M3's control, unless otherwise agreed in writing. Delivery is included in the package price to one delivery address in Central London. This covers one delivery of all products together on one designated date. Delivery is additional for addresses outside M25 or overseas. Prices do not include storage or delivery outside M25 or overseas unless otherwise specified in the estimate and will be charged separately.

12.0 SIGNING OFF AND IMPLEMENTATION

M3 will provide a furniture layout and inventory (attached). On receipt of the signed off scheme and deposit funds, M3 will place orders on behalf of the client. Any amendments should be detailed on the furniture layout and/or inventory and initialled by the client. Installation will only commence once the site has been cleared of all other contractors not within the M3 remit. It is the Client's responsibility to ensure handover from developer is approved and in perfect condition.

M3 will give reasonable notice to the Client to attend site for handover. M3 will handover the property to the Client in reasonable condition.

In the event of the Client specifically requesting implementation before handover from developer, M3 cannot be held responsible for damage to goods on site. In the event that the installation date is delayed, the client will be responsible for any storage costs incurred by M3. In the unlikely event that an item provided

by M3 be faulty post installation, M3 will visit the property to review & consider within 3

months of installation only. M3 are not held responsible for breakages or faults occurring after 3 months.

13.0 SUSPENSION AND TERMINATION

In the event of the Client being in default of payment of any fees and/or expenses, M3 may suspend performance of any or all the Interior packages. If no payment is received within 28 days of the due date M3 may terminate the contract. Without prejudice to any other claim or remedy available to M3, on termination of the contract for any reason other than M3's default M3 shall be entitled to, and shall be paid, (i) all expenses and fees for the supply and implementation of the Scope of Works incurred up to the date of termination and (ii) a design fee calculated according to the amount of design time spent up to the date of termination, in each case based on M3's standard hourly rate.

14.0 OWNERSHIP OF GOODS

Title to all goods and materials supplied shall remain with M3 until payment is received in full. M3 hereby reserves the right to re-enter the site and collect all goods and materials in respect of which payment has not been received by the due date. M3 may from time to time make any changes in the specification of the Goods which are required to comply with any applicable safety or statutory requirements or otherwise which are out of stock or do not materially affect the quality or fitness for the purpose of the Goods.

15.0 DISPUTES

M3 and the Client will attempt to resolve any disputes amicably. All disputes arising under this Contract shall be governed by English law and will be within the exclusive jurisdiction of the English courts. In the event of dis-instruction M3 reserves the right to charge for operational time cost incurred, designers hourly rates, work carried out to date, out of pocket expenses, disbursements etc. incurred accordingly

16.0 COPYRIGHTS

Copyright in all documents and drawings prepared by M3 shall remain the property of M3. In the event of a fee being charged for presentation work this work remains the property of M3. All intellectual rights remain the property of M3 and in event of the design being used or replicated without involving M3 for

procurement and installation, M3 reserve the right to charge 50% of retail value of the scheme and for any design time incurred to date. All

fabrics and/or products introduced by M3 in their design specification are required to be ordered through M3 except by specific mutual agreement evidenced in writing

17.0 INSURANCE

M3 will undertake to ensure that all goods are insured up until delivery to site at which point they become the responsibility of the Client. In the event of the client delaying installation, the insurance of and cost to store goods will become the responsibility of the Client.

18.0 NO WARRANTY

The Client acknowledges that M3 does not warrant the goods supplied which will be subject only to the manufacturer's warranty.

19.0 MEDIA COVERAGE

Unless agreed otherwise, M3 reserves the right to request client permission to use completed projects for media coverage in press and magazine publications.

20.0 INTELLECTUAL PROPERTY

M3 will not in any event disclose details relating to our suppliers which we consider form part of our intellectual property.

[illegible]

ORDER FORM



‘Editions’
Furniture Packages

TITLE (MR/MRS/MISS/MS/OTHER)

FIRST NAME

SURNAME

ADDRESS

POSTCODE

CONTACT TEL NO

WORK

MOBILE

EMAIL

FITZROY PLACE APARTMENT N^o

FURNITURE PACKAGE TYPE

TOTAL PRICE (GBP) INC VAT

Please make cheques payable to:
M3 Design Development Ltd.

Please tear off this Order Form and
return with your payment to:

M3 Design Development Ltd
82 Great Portland Street
London W1W 7NW
ENGLAND

+44 (0)20 7636 6766
info@fitzroyeditions.com

www.fitzroyeditions.com

Confirmation of your order will be
sent via email.

I HAVE READ AND
AGREE WITH M3’S
TERMS AND CONDITIONS
(OVERLEAF).

SIGNED

DATE

For Bank Transfers:

Name: M3 Ltd
Bank: Barclays Bank plc
Sort Code: 20 71 74
Account: 43650952
IBAN: GB77BARC2701 7443650952
SWIFT BIC: BACRGB22





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A PRODUCT OF



In association with

exemplar

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