

# ATLAS









CGI of The Atlas Building

# About Atlas

**Development name**  
The Atlas Building

**Development address**  
145 City Road, London

**Postcode**  
EC1V 1LP

**Summary of development**  
Confident and contemporary, Atlas is an inspired reflection of its surroundings. Standing on the axis of Shoreditch, Islington, Farringdon and the City, it's an exciting, signature building in London's most exhilarating neighbourhood.

A portfolio of exquisite apartments with spectacular cityscape views is accommodated over 38 residential floors. Interiors and residential amenities have been designed with exceptional flair, ingenuity and finesse, to provide the best in luxury urban living.

Atlas stands apart, epitomising the area's creativity and culture, energy and entrepreneurship.

**A development by**  
Rocket Investments

Rocket Investments is the private development company behind Atlas. Established for over 10 years, it has a proven track record, with experience of many mixed-use development projects in London, including several in and around the City Road and Old Street area.

To date, Rocket Investments has developed for its clients, hotels, retail space, and more recently offices and student housing. It identifies potential investment opportunities, taking them through the planning process and beyond.

The company has a longstanding relationship with Silicon Roundabout, and firmly believes the area will benefit further from cumulative attraction. While cutting-edge businesses will continue to move into the area, it also anticipates that demand for residential and hotel accommodation will grow significantly in the near future.

**Architect**  
MAKE Architects

**Interior Design**  
Woods Bagot

**Delivery and Landscape Architect**  
Scott Brownrigg

**Estimated Completion**  
Q2 2019

**Local Authority**  
London Borough of Hackney

**Tenure**  
999 Leasehold

**Building Insurance**  
NHBC

**Ground Rent**

<b>Studio</b>	£450 per annum
<b>One bedroom</b>	£500 per annum
<b>Two bedroom</b>	£600 per annum
<b>Three bedroom</b>	£750 per annum
<b>Penthouse</b>	£1,000 per annum

**Service Charges £PSF**  
Estimated £6.07psf per annum

**Car Parking Spaces**  
28

**Storage Cages**  
TBD

**Cycle Parking Spaces**  
350

**Cost of Cycle Parking**  
No cost



# Amenities



CGI of the entrance to The Atlas Building

## 24-hour concierge

For restaurant reservations, welcoming your guests, security, and a host of other personal services, the Concierge is there for you day and night.

## Building managers

Our experienced building managers are there to keep Atlas running like clockwork. Front of house, or behind the scenes, you can be assured everything is taken care of.

## Housekeeping

When you step into the lobby, or out of the pool, hotel-style housekeeping and in-house maintenance ensure everything is always in perfect order.

## Atlas online

Like a digital concierge, Atlas online gives residents exclusive access to house services, information and more.



CGI of residents' gym



CGI of residents' screening room

## The gym

The Atlas Building fitness centre is inviting, spacious and filled with natural light. Scrupulously maintained, it's kitted out with the latest exercise machines, weights and accessories, ready for a full workout.

## Screening room

Residents can book the private screening room for entertaining nights in. Sit back in the deep, comfortable armchairs and enjoy classic movies, the latest blockbusters, or live sporting events on the big screen.





CGI of residents' pool

### The pool

The centrepiece of the deluxe mezzanine spa is a superb swimming pool. Floor-to-ceiling windows invite the daylight in. After a few laps of the pool, unwind in the hydro pool before relaxing in the steam room. The beautifully designed spa gives you the perfect space to unwind.



## Studio apartment



CGI of studio apartment



CGI of studio apartment

### Design detail

Feature screens in the studio apartments provide a sense of separation between your living area and bedroom, creating privacy and style in one.

### A touch of glass

Floor-to-ceiling windows and balcony doors brighten the living areas, and afford superb views over the rooftops of London.

### Studio kitchen

Our fully fitted kitchens feature soft-closing, real-timber veneer doors and concealed under-cabinet lighting.



## One bedroom apartment



### Light touch

The calming, neutral palette is clean and contemporary, opening up the space and maximising light.

### Quality finishes

The fully fitted kitchens feature beautiful ceramic tiles laid in a herringbone pattern, bringing a modern twist to a classic design.

### Hanging space

In the bedrooms, bespoke, full-height fitted wardrobes are finished with real timber veneer and feature integrated lighting, providing ample space for clothes storage.

### Elegant simplicity

The bedrooms have been designed to ensure comfort. The simple and elegant details ensure you can add your own stamp onto this classic palette.

### Sleek finishes

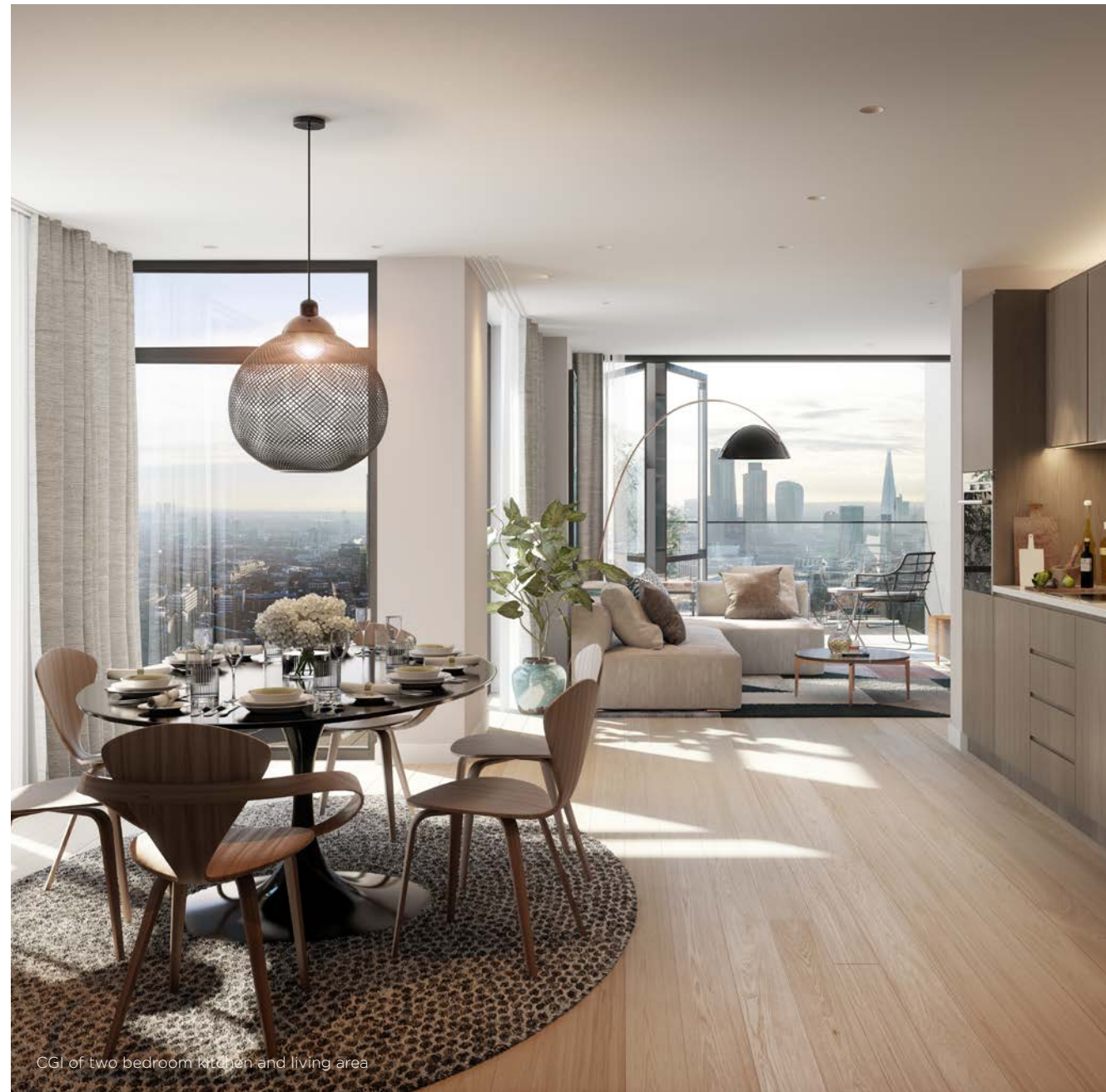
The bathroom walls feature large contrasting porcelain tiles, complemented by smaller ceramic tiles set in a herringbone pattern.

### Warm underfoot

Complete with under-floor heating, the calm tones of the bathroom make it the ideal place for some me time.



## Two bedroom apartment



CGI of two bedroom kitchen and living area



CGI of two bedroom living area



CGI of bedroom



CGI of two bedroom bathroom

### On the menu

The fully fitted kitchens are equipped with integrated Siemens appliances, ensuring you have everything you need to create a culinary masterpiece.

### Sound and vision

Living rooms and bedrooms are Sky+ ready, and there are options to pre-wire apartments for audio and visual systems.

### Head for heights

Enjoy breathtaking views from your private balcony, where you can experience the buzz of Tech City from afar.

### Shining light

In the bathrooms, a designer wall sconce light feature and glazed ceramic wall adds character and contrasts with the sleek lines of the tiling.

### Time for bed

The serene space takes you away from the hustle and bustle of the city. Sleek floors guide your feet, as your head seeks the pillow.



# Three bedroom apartment



CGI of three bedroom living area

**Perfectly chilled**  
Our three bedroom apartments feature an integrated wine cooler in the kitchen area, so there's always something chilled when guests come around.

**Light touches**  
In your bedroom and throughout The Atlas Building, controllable energy-efficient lighting is used.

**Step outside**  
A welcome extension to the apartment, your balcony offers a chance to sit down, stretch out and gaze across the city.



CGI of Bedroom



CGI of three bedroom kitchen and living area



# Specification

## Kitchen

- Fully designed fitted kitchen with soft-closing doors and drawers with concealed under-cabinet lighting.
- Real timber veneer cabinetry.
- Composite stone worktop with feature-glazed ceramic splash back.
- Under-mounted stainless-steel sink with brushed stainless-steel mixer tap.
- Integrated Siemens electric four-zone induction hob.
- Integrated Siemens multifunction single oven.
- Integrated Siemens extractor fan.
- Siemens fully integrated dishwasher.
- Siemens fully integrated fridge freezer.
- Integrated Siemens wine cooler to three-bedroom apartments only.
- Siemens combined washer dryer.

## Bathroom and ensuite

- Walls and floors finished in full body porcelain tiles.
- Feature-glazed ceramic tile wall behind vanity unit.
- Bespoke mirror faced wall cabinet with feature lighting and shaving point.
- Designer wall-sconce light feature.
- Heated towel ladder.
- Chrome-finish taps and mixers.

- Glazed-ceramic washbasin with composite-stone vanity top to bathrooms and glazed-ceramic wall-hung double washbasin to master ensuite.
- Wall-mounted WC with dual flush.
- Enamelled steel bath with high-quality full-body porcelain tile surround and panel.
- Chrome wall-mounted shower and retractable hand shower to bath.
- Chrome-finish drench head to shower rooms and ensuite.
- Thermostatic controls to all baths and showers.

## Interior finishes

- Walls finished in off-white emulsion.
- Bespoke fitted wardrobes with real-timber veneer full-height doors and integrated lighting.
- Luxury broadloom carpet to bedrooms.
- Engineered-timber flooring to living room, kitchen and hallways.
- High-quality stainless-steel ironmongery.

## Electrical

- Brushed stainless steel switches throughout.
- Sky+ ready in living room and master bedroom.
- Energy-efficient lighting throughout.

## Heating and cooling

- Thermostatically controlled comfort cooling to apartments.
- Wet under-floor heating to bathrooms.

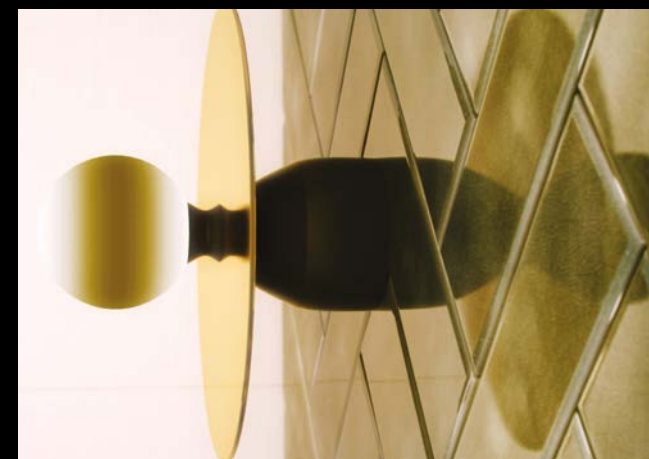
## Security and peace of mind

- 10-year warranty under the NHBC Buildmark scheme.
- Video door-entry system linked to building entrance.
- Entrance to building via key fob.
- 24-hour on site concierge.
- Multi-point locking to front door.
- Ceiling-mounted smoke/heat detectors.

## Amenities

- Interior-designed resident and guest-entrance lobby and lounge with 24-hour concierge service.
- Interior-designed residents-only lounge.
- Residents-only screening room.
- Fully equipped residents-only gym.
- Residents-only swimming pool and spa facilities.

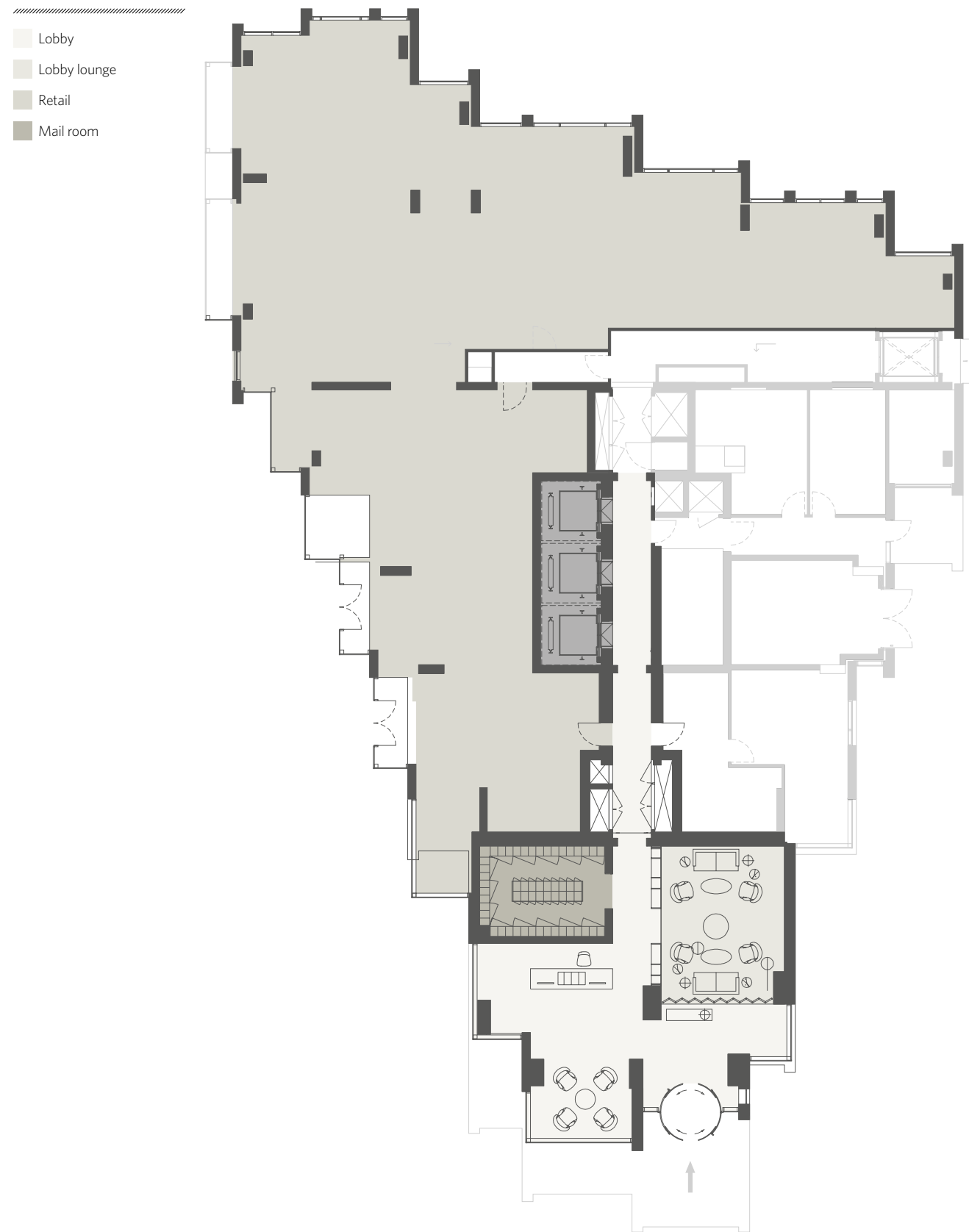
Specification correct at time of print. Rocket Investments reserves the right to make changes to specific brands, material and appliances referred to in the specification. In such cases, an alternative will be provided.



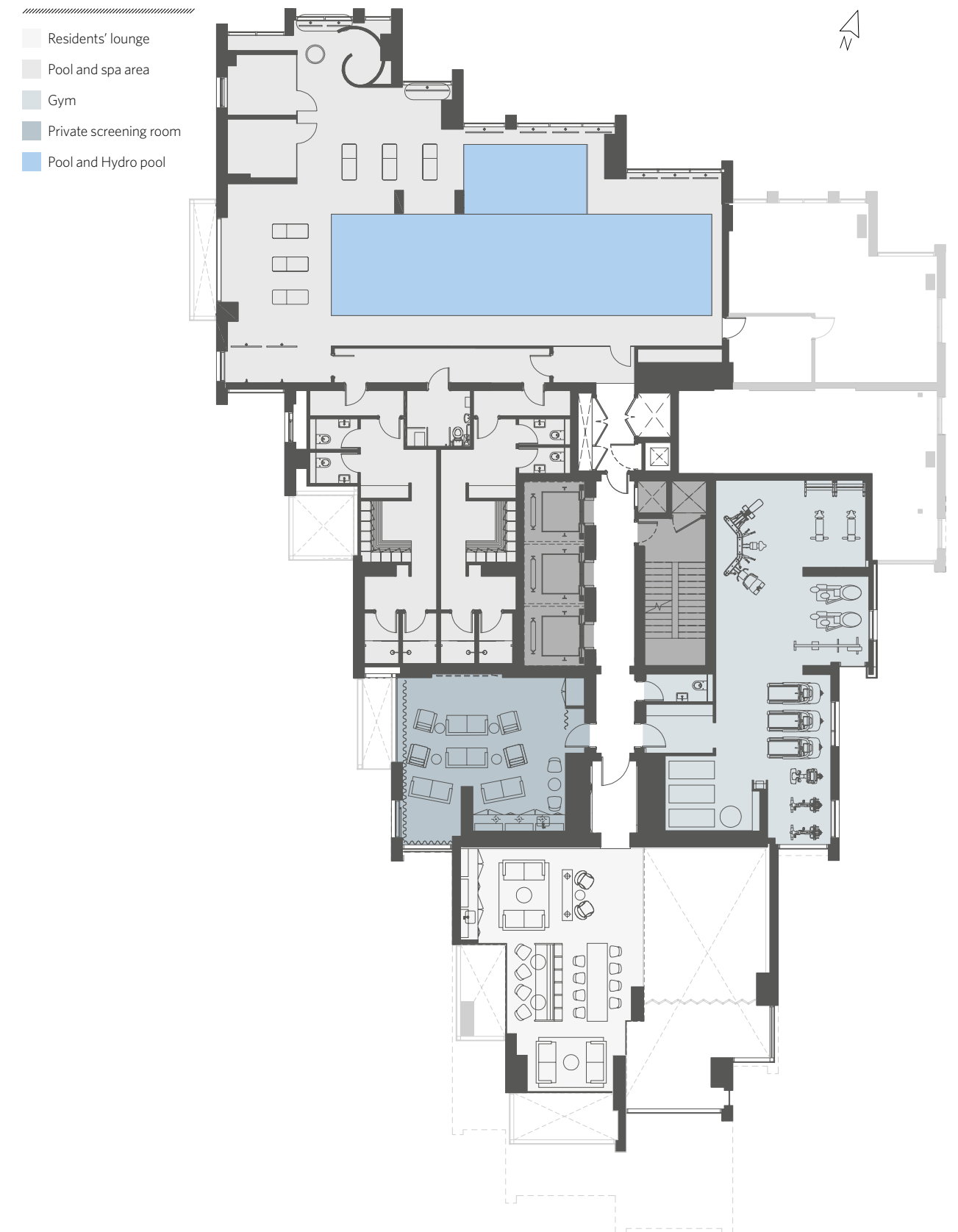
CGI of specification details



# Ground Floor



# Mezzanine





## For more information

theatlasbuilding.com

020 3829 5270

## Marketing Suite

9<sup>th</sup> Floor

Linen Court

10 East Road

London N1 6AD

A development by



Sole agent



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Designed by Lawless in London.



CGI of The Atlas Building



