

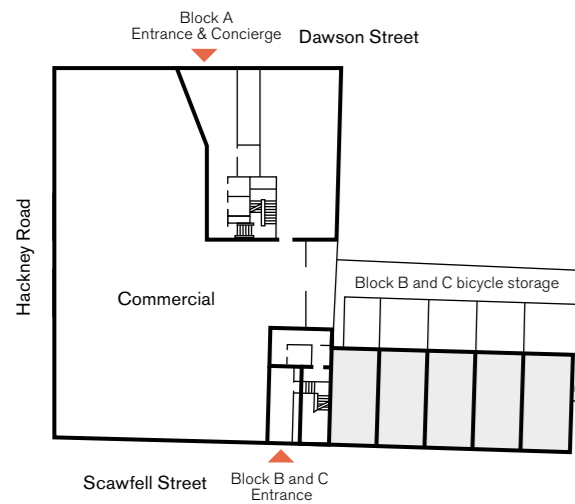


**HKR**

HOXTON

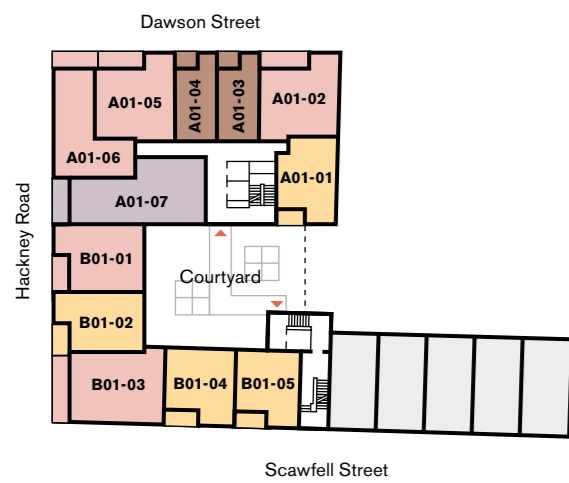
# Ground Floor – Floor 4

The Plinth & The Terraces

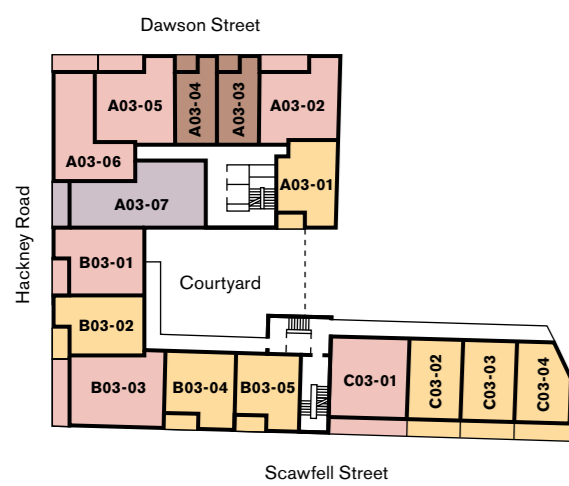


- Studio
- 1 Bedroom
- 2 Bedrooms
- 3 Bedrooms

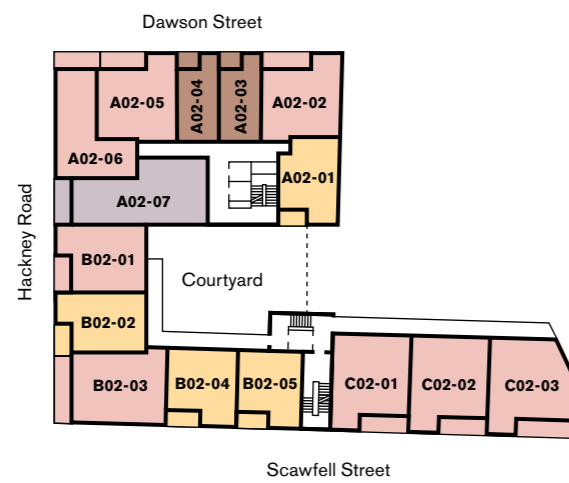
## Ground Floor



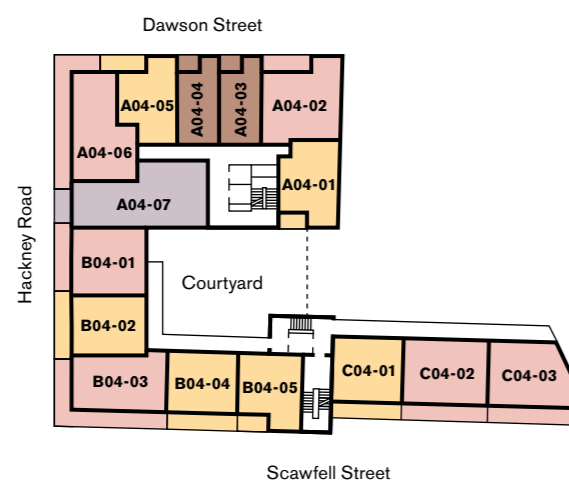
## Floor 1 The Plinth



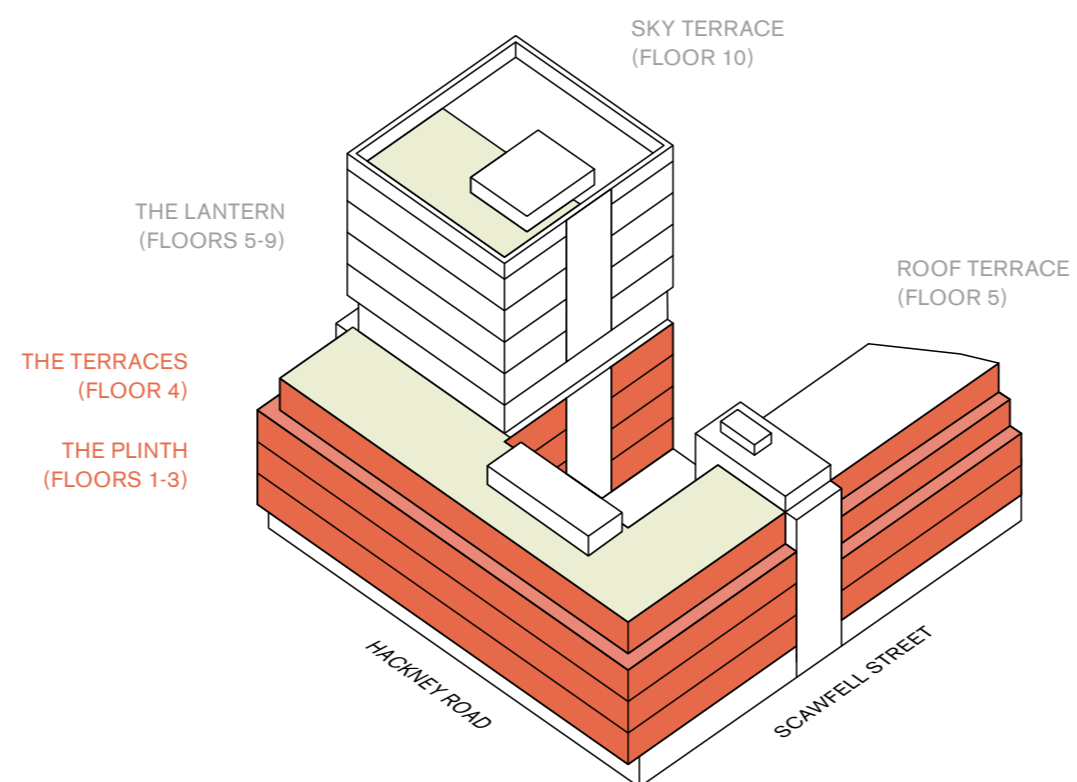
## Floor 3 The Plinth



## Floor 2 The Plinth



## Floor 4 The Terraces



## Vision

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# Hoxton born and raised



# Shaped by environment, guided by place

Imagined by Hawkins Brown Architects, brought to life by LBS Properties and with interiors by Honky Interior Designers, HKR brings 69 urban residences with a landscaped garden terrace to Hoxton.

Raised on Hackney Road, Hoxton is HKR's home, where it thrives against the backdrop of unabashed grit and understated elegance.

Right: Computer generated image of exterior cladding





## A building crafted by the elements

Toned weathering steel frames span the façade of the building, with an architectural rhythmic grid designed to resist corrosion and abrasion. The metal repairs itself, constantly evolving – painted by the rain, bleached by the sun and sculpted by the wind.

Left: Computer generated image of exterior

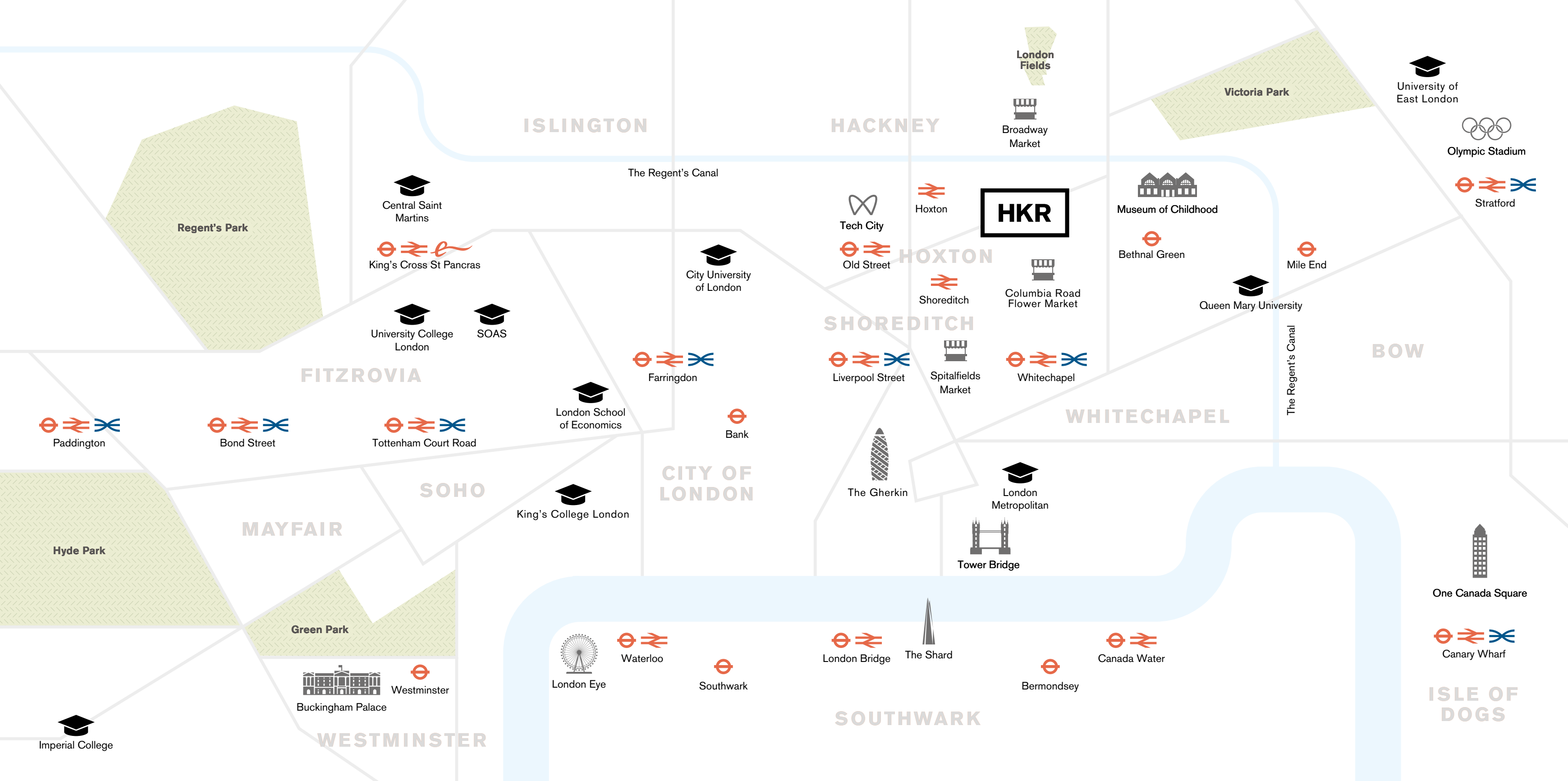
## Views in every direction

HKR witnesses a different side to London from every standpoint. To the south and west the towering glass structures of the City bite into Shoreditch. To the east, the modern goliaths of Canary Wharf rise up from the Thames and, to the north, Hackney's green treetops seem to go on endlessly.

Left: Computer generated image of exterior

# A neighbourhood with pride of place





# Discover the capital



## From Old Street

Bank	4 mins
Liverpool Street	10 mins
King's Cross	11 mins
London Bridge	11 mins
Waterloo	13 mins
London City Airport	27 mins
Heathrow Airport	53 mins



## From Hoxton

Dalston Junction	6 mins
Whitechapel	7 mins
Canada Water	13 mins
Highbury & Islington	15 mins
Canary Wharf	16 mins
London Bridge	19 mins
Waterloo	22 mins



## From Liverpool Street

Canary Wharf	6 mins
Bond Street	7 mins
Stratford	8 mins
Paddington	10 mins
Heathrow Airport	40 mins

## To Universities

Queen Mary University	24 mins
City University of London	25 mins
SOAS	28 mins
Central Saint Martins	30 mins
London Metropolitan	31 mins
University of East London	33 mins
London School of Economics	36 mins
King's College	42 mins
Imperial College	45 mins





## Restaurants



- 1 Sager + Wilde 1 min
- 2 Campania 3 mins
- 3 The Clove Club 10 mins
- 4 Boundary 13 mins
- 5 El Ganso 14 mins
- 6 Lyles 14 mins
- 7 Hawksmoor 17 mins
- 8 Galvin La Chapelle 20 mins
- 9 Sushisamba 26 mins

## Bars & clubs



- 10 The Marksman 1 min
- 11 Nelsons Head 1 min
- 12 The Royal Oak 4 mins
- 13 Ace Hotel 11 mins
- 14 London Cocktail Club 15 mins
- 15 The Curtain 16 mins
- 16 Nobu Hotel 16 mins
- 17 Shoreditch House 16 mins

## Shops & markets



- 18 Nelly Duff 4 mins
- 19 Columbia Road Market 4 mins
- 20 House of Hackney 9 mins
- 21 Labour and Wait 12 mins
- 22 Broadway Market 13 mins
- 23 Boxpark 14 mins
- 24 A.P.C. 13 mins
- 25 Le Labo 13 mins
- 26 Aesop 13 mins
- 27 Sunspel 13 mins

## Transport



- 28 Santander Bike Station 3 mins
- 29 Hoxton Station 3 mins
- 30 Shoreditch High Street 10 mins
- 31 Old Street Station 12 mins
- 32 Bethnal Green Station 13 mins
- 33 Liverpool Street Station 17 mins

## Hidden gems



- 34 Morito 1 min
- 35 Grace & Thorn 4 mins
- 36 A Portuguese Love Affair 4 mins
- 37 Geffrye Museum 5 mins
- 38 Hackney City Farm 5 mins
- 39 Fabrique Bakery 6 mins
- 40 Kent & London Furniture 8 mins
- 41 Conservatory Archives 11 mins
- 42 Honeymoon 11 mins
- 43 The Natural Philosopher 11 mins
- 44 Market Café 11 mins

\*Source: Google and walkit.com

# Make Hoxton yours

Living here isn't a one-way affair. Be seduced by its raw architecture, tempted down its hidden streets and urged on to discover the bars, hidden gems and people that make it London's most exciting neighbourhood.



# Colourful Columbia Road

A bustling energy is palpable as buyers and sellers call out above the clamour of flower and food sales. And yet, life moves at a calmer pace here. This is where the unexpected rubs shoulders with the familiar and the eclectic feels local.



# HKR's greener side

Hackney is peppered with parks and green spaces away from the push and pace of its enlivened streets. Haggerston Park and London Fields are two local parks – perfect for a moment's pause to watch the East End characters and well-heeled locals as they pass by.





# Beloved Broadway Market

Broadway Market breathes in and out with the sights and sounds of a more diverse lifestyle. Away from the urban sprawl, it pulses with energy – a patchwork of tastes and cultures with food from all over the world.





## Electric neighbouring Shoreditch

Sparks of creativity and innovation fly around every corner of Shoreditch. An undeniable magnetism has made it a tech hub, shopping destination and urban playground.



# An iconic City backdrop

The polished glass and steel buildings of the City watch over from the west. HKR sits on the boundary between two worlds; at the heart of Hoxton's growing creative scene, but just 18 minutes walk from the Square Mile.\* This makes for a quick walk to work or a simple stroll down the road for the new bars, dining concepts and pop ups appearing all over the City.

\*Walking times from [google.co.uk/maps](https://www.google.co.uk/maps)



Embrace a new  
design spirit





HKR

# The arrival moment

The orange glow of the reception's fireplace and weathered steel walls creates a warm, welcoming feel. The concierge provides added security and a friendly face to address residents' queries and requests throughout the day. They can also receive and store deliveries to give you complete peace of mind.

Right: Computer generated image of the concierge





## A refined urban aesthetic

HKR's living spaces embrace refinement, but maintain an uncompromising urban spirit. Contemporary textures and tones are accented by russet hues inspired by the building's facade. This is your piece of Hoxton, a calm reprieve from the abiding energy of Shoreditch's bustling streets, Hoxton's buzzing markets and Hackney Road's busy local life.

Left: Computer generated image of a living room



Above: Computer generated image of the studio apartment  
Right: Computer generated image of a study area within the studio apartment







Above: Computer generated image of an ensuite bathroom  
Right: Computer generated image of a bathroom



Below: Computer generated image of the courtyard  
Right: Computer generated image of a view from an apartment balcony





## Your fifth floor vantage point

The landscaped garden terrace is a rare commodity in Hoxton, providing lush greenery, comfortable seating and wifi. But it is more than just outside space; this is your lookout for long summer evenings in the open air without having to leave the comfort of home.

Left: Computer generated image of the landscaped garden terrace



## Outdoor sanctuary

Higher still, the tenth floor sky terrace is at the pinnacle of HKR. Perfect for entertaining, socialising and relaxing, it's here residents can recline on the soft seating and take in panoramic views of the City and Canary Wharf. Planters line the edge of the wooden decking and form a green perimeter which creates a sense of natural sanctuary in urban Hoxton.

Left: Computer generated image of the sky terrace



# An active home life

The fully-equipped private residents' gym is located on the fifth floor landscaped garden terrace. Enclosed, but still affording commanding views over the City and Docklands, there are also outside areas for yoga or fitness classes. It's a rare convenience – no need to detour on the commute home.

Left: Computer generated image of the gym on the landscaped garden terrace



# LBS Properties

Experts in the central London property market, LBS strives for a positive and lasting impact on the built environment by creating places for people to live. HKR will bring this desire and passion to the Hackney Road, providing 69 urban apartments at the heart of a vibrant neighbourhood.

# Hawkins Brown

A world-renowned architectural practice, with longstanding links to the local area, Hawkins Brown shape places with personality and purpose that are 'well-made, well-used and well-loved'. HKR's weathering steel exterior is a key feature of the building's character, ensuring it stands out from its neighbours to create a natural pause in any journey up Hackney Road. Constantly changing in tone, texture and shape, its personality will continue to evolve.

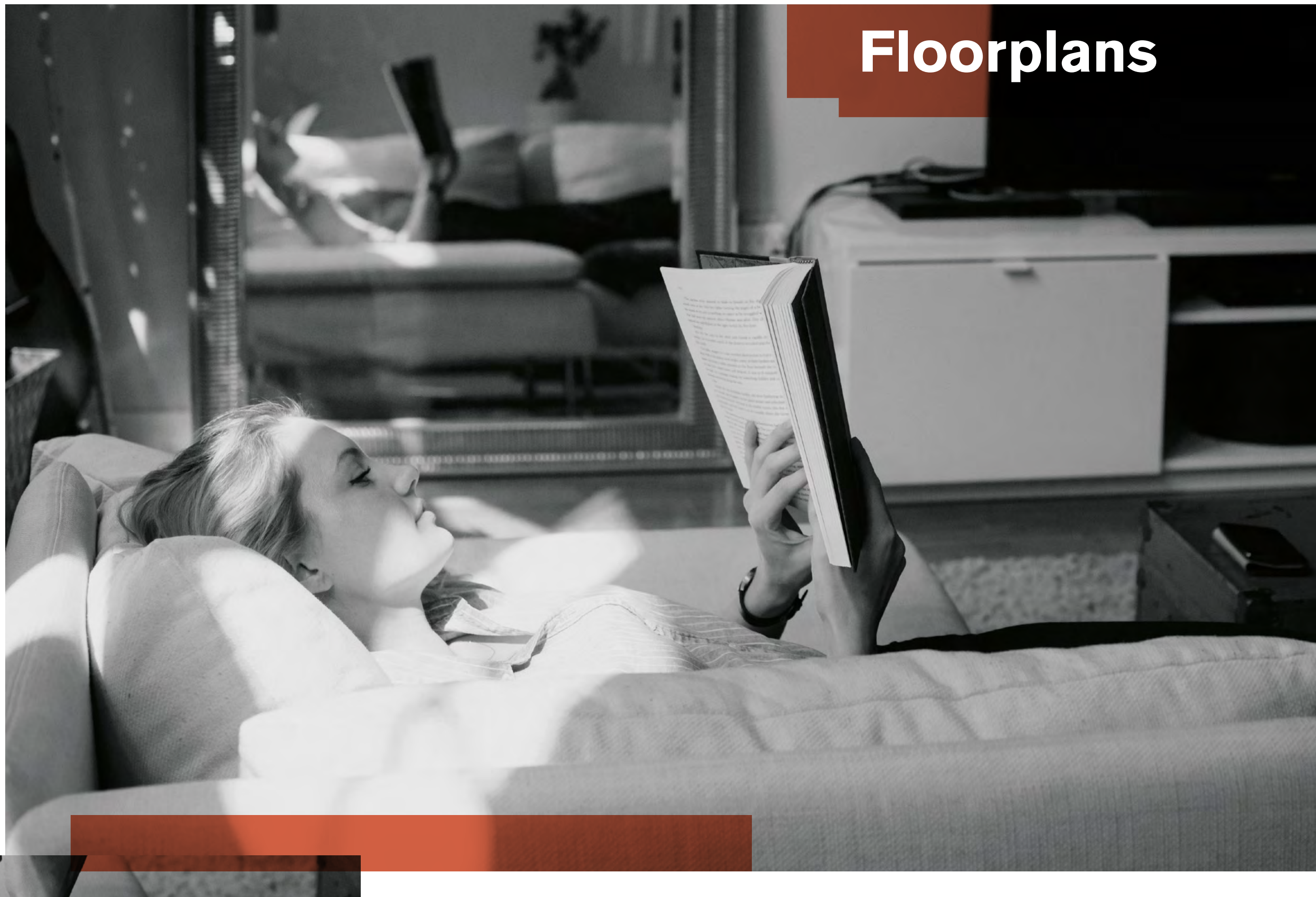
# Honky Interior Designers

Award-winning Honky Interior Designers create exceptional environments for living without compromising on detail. The rust-toned exterior of HKR informs the red/brown hues inside, building a relationship between outside and in. A cooler palette lent by stone and rustic wood complements these bold tones to give balance to the interiors.

Right: Computer generated image of the exterior



# Floorplans

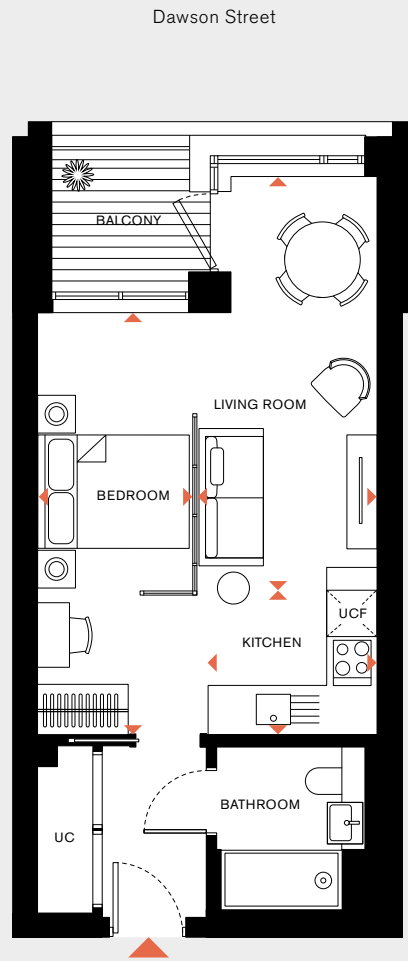


**Studio**  
**The Plinth / The Terraces**  
**Type 4**

- A01-03** Floor 1    **A03-03** Floor 3
- A01-04** Floor 1    **A03-04** Floor 3
- A02-03** Floor 2    **A04-03** Floor 4
- A02-04** Floor 2    **A04-04** Floor 4



MEASUREMENT POINTS    UC UTILITY CUPBOARD  
 DW DISHWASHER    UCF UNDER COUNTER FRIDGE

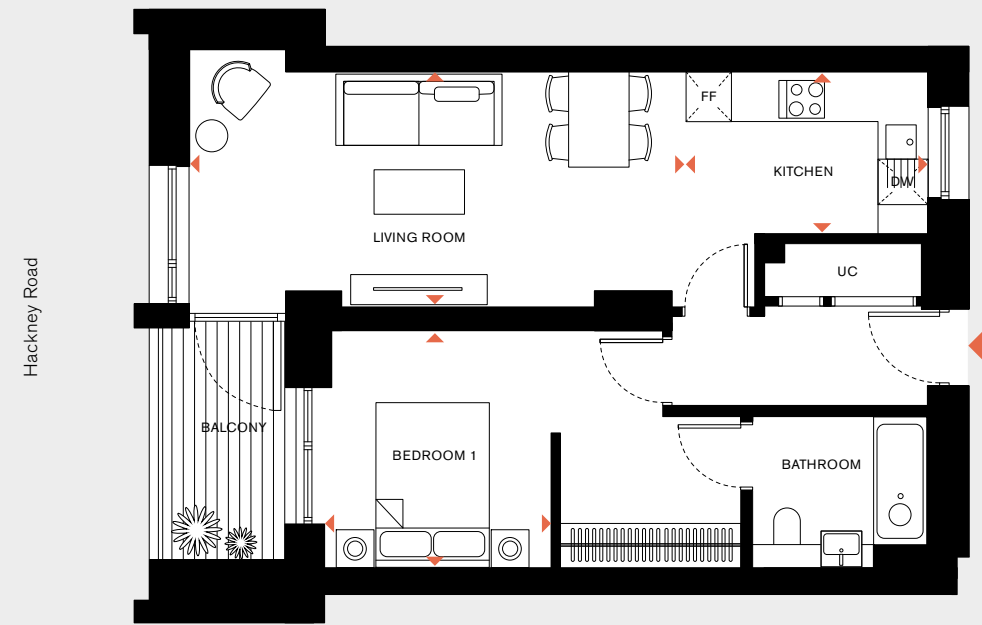


**1 Bedroom**  
**The Plinth**  
**Type 9**

- B01-02** Floor 1
- B02-02** Floor 2
- B03-02** Floor 3



MEASUREMENT POINTS    UC UTILITY CUPBOARD  
 DW DISHWASHER    FF FRIDGE/FREEZER



**TOTAL INTERNAL AREA**  
 40.7sqm    438sqft

**BALCONY**  
 3sqm    32sqft

**LIVING ROOM**  
 5.48m x 2.38m    17'9" x 7'8"

**KITCHEN**  
 2.26m x 1.92m    7'4" x 6'3"

**BEDROOM**  
 5.66m x 2.64m    18'6" x 8'7"

Please refer to cover fold-outs  
 to locate your apartment.

**TOTAL INTERNAL AREA**  
 60.6sqm    652sqft

**BALCONY**  
 5.5sqm    59sqft

**LIVING ROOM**  
 6.60m x 3.32m    21'7" x 10'10"

**KITCHEN**  
 3.20m x 2.20m    10'5" x 7'2"

**BEDROOM 1**  
 3.00m x 3.14m    9'10" x 10'3"

Please refer to cover fold-outs  
 to locate your apartment.

Plans are not to scale. All measurements are approximate, variations occur between apartments. Please refer to the sales team for details.

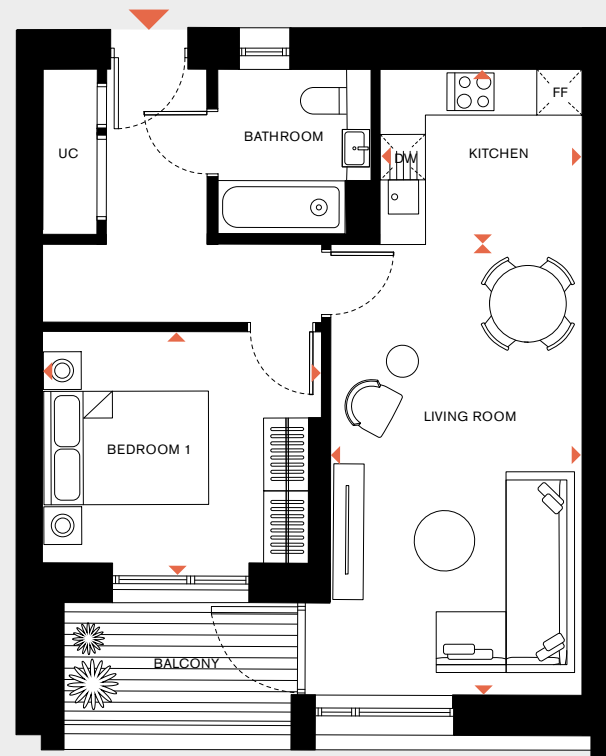
Plans are not to scale. All measurements are approximate, variations occur between apartments. Please refer to the sales team for details.

**1 Bedroom**  
**The Plinth**  
**Type 14**



**B02-05** Floor 2  
**B03-05** Floor 3

MEASUREMENT POINTS UC UTILITY CUPBOARD  
 DW DISHWASHER FF FRIDGE/FREEZER



Scawfell Street

**TOTAL INTERNAL AREA**  
 54.6sqm 588sqft  
**BALCONY**  
 4.5sqm 48sqft  
**LIVING ROOM**  
 5.90m x 3.30m 19'4" x 10'1"

**KITCHEN**  
 2.30m x 2.60m 7'5" x 8'5"  
**BEDROOM 1**  
 3.70m x 3.20m 12'1" x 10'5"

Please refer to cover fold-outs  
 to locate your apartment.

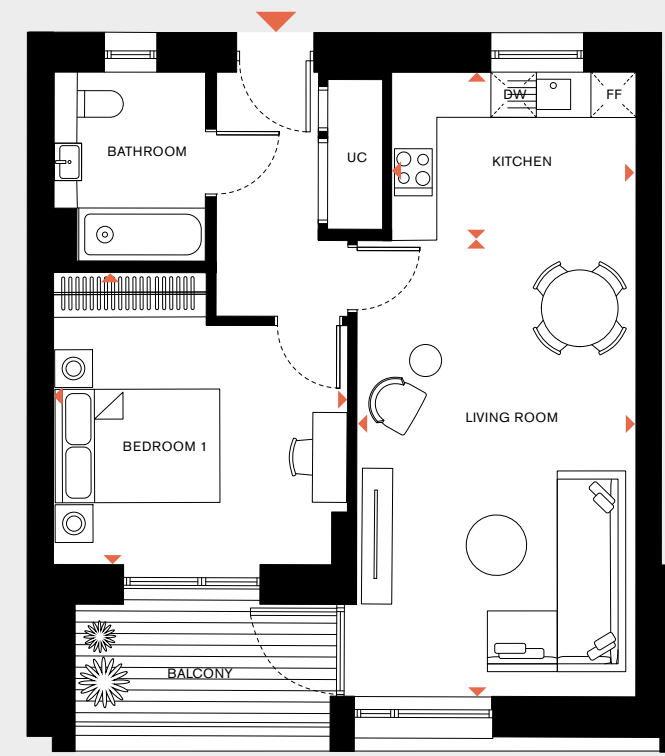
Plans are not to scale. All measurements are approximate, variations occur between apartments. Please refer to the sales team for details.

**1 Bedroom**  
**The Plinth**  
**Type 13**



**B02-04** Floor 2  
**B03-04** Floor 3

MEASUREMENT POINTS UC UTILITY CUPBOARD  
 DW DISHWASHER FF FRIDGE/FREEZER



Scawfell Street

**TOTAL INTERNAL AREA**  
 58.8sqm 633sqft  
**BALCONY**  
 5sqm 53sqft  
**LIVING ROOM**  
 6.00m x 3.70m 19'7" x 12'1"

**KITCHEN**  
 2.20m x 3.20m 7'2" x 10'5"  
**BEDROOM 1**  
 3.90m x 3.90m 12'9" x 12'8"

Please refer to cover fold-outs  
 to locate your apartment.

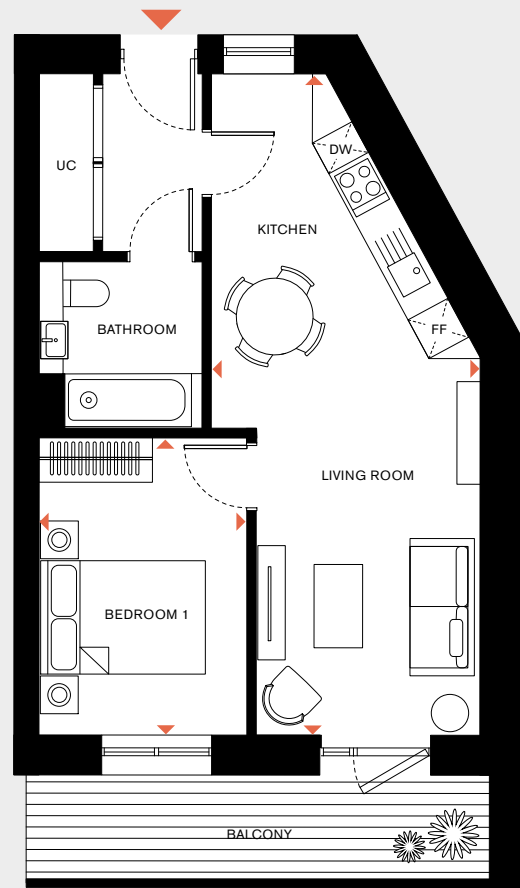
Plans are not to scale. All measurements are approximate, variations occur between apartments. Please refer to the sales team for details.

**1 Bedroom**  
**The Plinth**  
**Type 20**



**C03-04** Floor 3

◀ MEASUREMENT POINTS    UC UTILITY CUPBOARD  
 DW DISHWASHER    FF FRIDGE/FREEZER



Scawfell Street

**TOTAL INTERNAL AREA**  
 49.0sqm    528sqft

**BALCONY**  
 9.5sqm    102sqft

**LIVING ROOM / KITCHEN**  
 8.80m x 3.00m    28'9" x 9'8"

**BEDROOM 1**  
 2.70m x 3.90m    8'9" x 12'9"

Please refer to cover fold-outs  
 to locate your apartment.

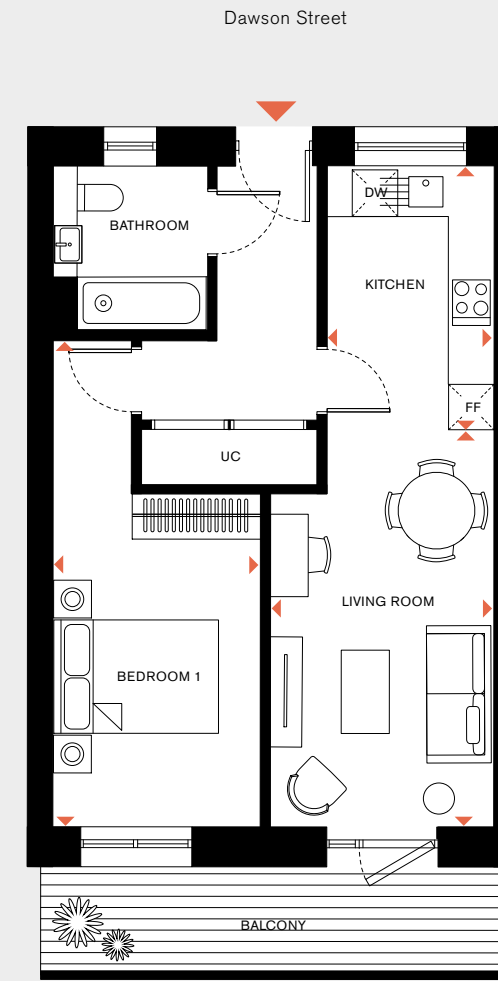
Plans are not to scale. All measurements are approximate, variations occur between apartments. Please refer to the sales team for details.

**1 Bedroom**  
**The Plinth**  
**Type 21**



**C03-03** Floor 3

◀ MEASUREMENT POINTS    UC UTILITY CUPBOARD  
 DW DISHWASHER    FF FRIDGE/FREEZER



Scawfell Street

**TOTAL INTERNAL AREA**  
 52.8sqm    569sqft

**BALCONY**  
 9.6sqm    103sqft

**LIVING ROOM**  
 5.30m x 3.00m    17'4" x 9'8"

**KITCHEN**  
 2.20m x 3.50m    7'2" x 11'5"

**BEDROOM 1**  
 2.70m x 6.40m    8'9" x 20'10"

Please refer to cover fold-outs  
 to locate your apartment.

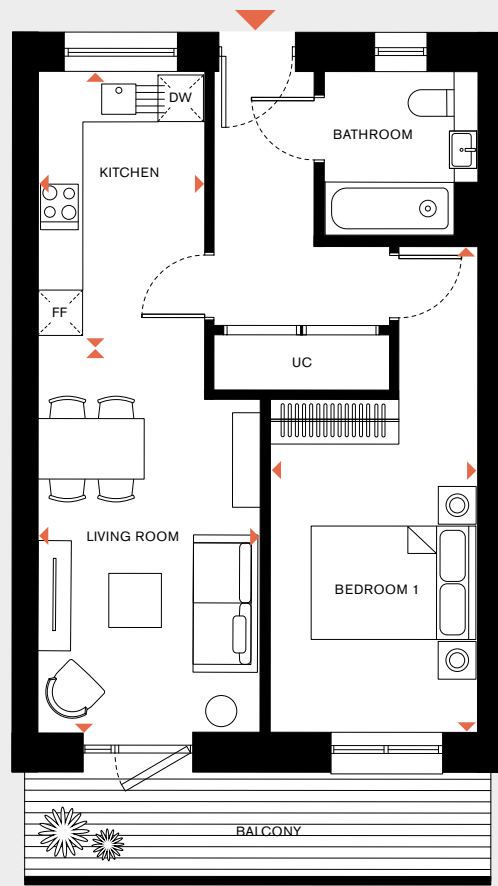
Plans are not to scale. All measurements are approximate, variations occur between apartments. Please refer to the sales team for details.

**1 Bedroom**  
**The Plinth**  
**Type 22**



**C03-02 Floor 3**

MEASUREMENT POINTS    UC UTILITY CUPBOARD  
 DW DISHWASHER    FF FRIDGE/FREEZER



Scawfell Street

**TOTAL INTERNAL AREA**  
 52.8sqm    569sqft

**BALCONY**  
 9.6sqm    103sqft

**LIVING ROOM**  
 5.25m x 2.95m    17'2" x 9'7"

**KITCHEN**  
 3.49m x 2.90m    17'1" x 9'5"

**BEDROOM 1**  
 2.80m x 6.40m    9'2" x 20'10"

Please refer to cover fold-outs  
 to locate your apartment.

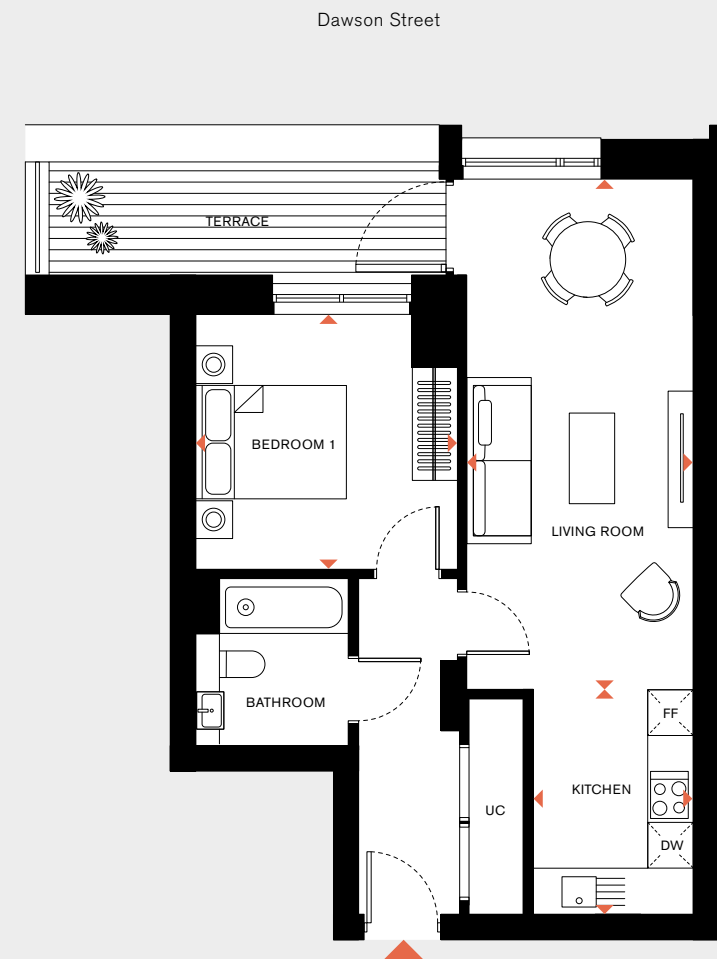
Plans are not to scale. All measurements are approximate, variations occur between apartments. Please refer to the sales team for details.

**1 Bedroom**  
**The Terraces**  
**Type 27**



**A04-05 Floor 4**

MEASUREMENT POINTS    UC UTILITY CUPBOARD  
 DW DISHWASHER    FF FRIDGE/FREEZER



Dawson Street

**TOTAL INTERNAL AREA**  
 54.6sqm    588sqft

**TERRACE**  
 7.7sqm    82sqft

**LIVING ROOM**  
 3.00m x 6.75m    9'8" x 22'1"

**KITCHEN**  
 3.00m x 2.10m    9'8" x 6'10"

**BEDROOM 1**  
 3.40m x 3.40m    11'2" x 11'2"

Please refer to cover fold-outs  
 to locate your apartment.

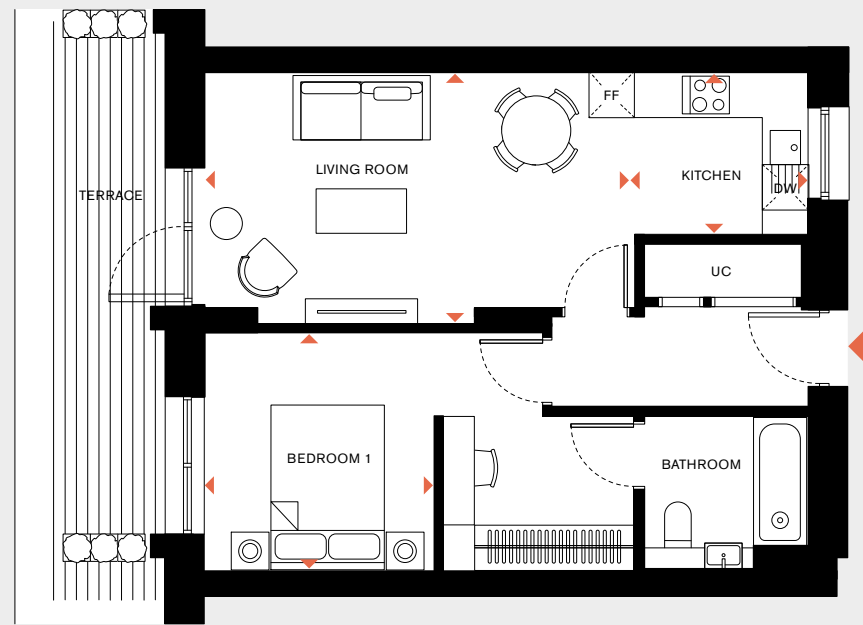
Plans are not to scale. All measurements are approximate, variations occur between apartments. Please refer to the sales team for details.

**1 Bedroom**  
**The Terraces**  
**Type 16**



**B04-02 Floor 4**

MEASUREMENT POINTS    UC UTILITY CUPBOARD  
 DW DISHWASHER    FF FRIDGE/FREEZER

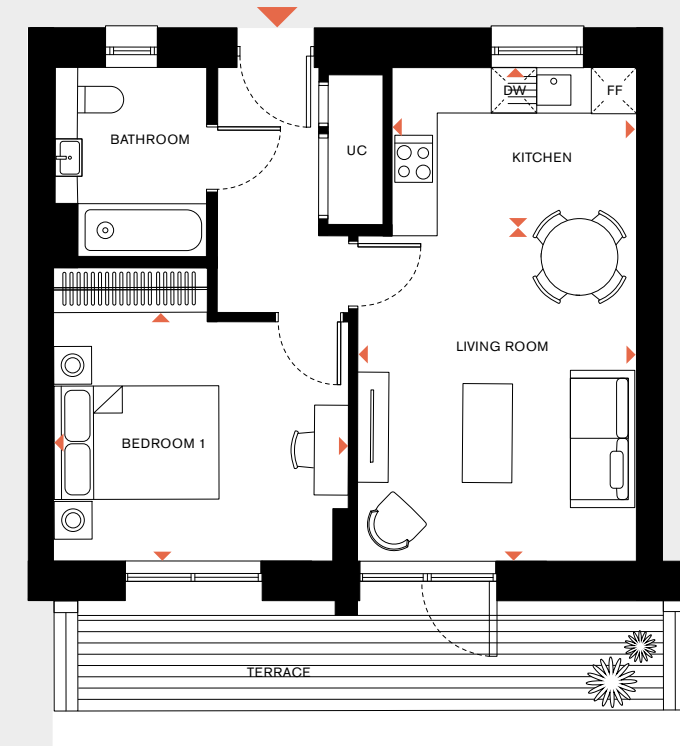


**1 Bedroom**  
**The Terraces**  
**Type 18**



**B04-04 Floor 4**

MEASUREMENT POINTS    UC UTILITY CUPBOARD  
 DW DISHWASHER    FF FRIDGE/FREEZER



**TOTAL INTERNAL AREA**  
 54.4sqm    585sqft

**TERRACE**  
 11.5sqm    123sqft

**LIVING ROOM**  
 5.70m x 3.30m    18'8" x 10'1"

**KITCHEN**  
 2.30m x 2.15m    7'6" x 7'0"

**BEDROOM 1**  
 3.10m x 3.20m    10'2" x 10'5"

Please refer to cover fold-outs  
 to locate your apartment.

**TOTAL INTERNAL AREA**  
 52.2sqm    562sqft

**TERRACE**  
 11.6sqm    125sqft

**LIVING ROOM**  
 4.30m x 3.70m    14'1" x 12'1"

**KITCHEN**  
 2.20m x 3.20m    7'2" x 10'5"

**BEDROOM 1**  
 3.90m x 3.30m    12'8" x 10'8"

Please refer to cover fold-outs  
 to locate your apartment.

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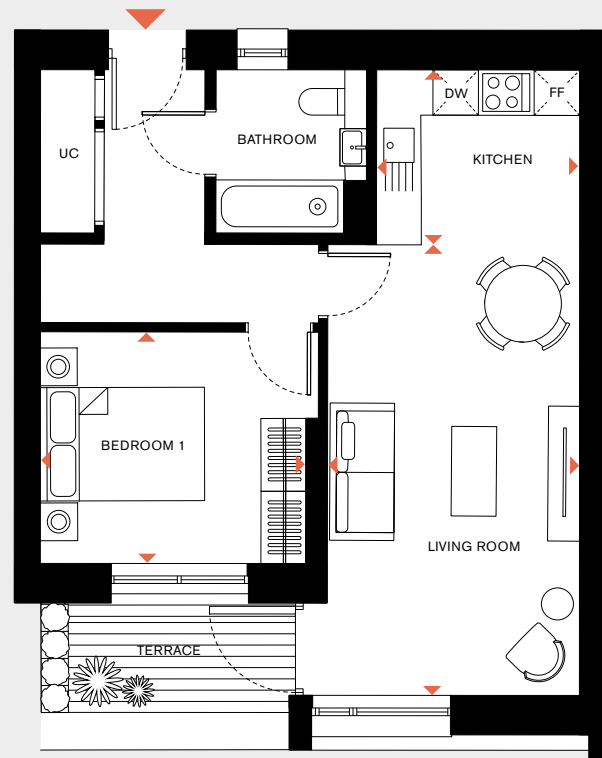


**1 Bedroom**  
**The Terraces**  
**Type 19**



**B04-05** Floor 4

MEASUREMENT POINTS    UC UTILITY CUPBOARD  
 DW DISHWASHER    FF FRIDGE/FREEZER



Scawfell Street

**TOTAL INTERNAL AREA**  
 54.6sqm    588sqft

**TERRACE**  
 4.4sqm    47sqft

**LIVING ROOM**  
 3.30m x 6.75m    10'1" x 22'1"

**KITCHEN**  
 2.70m x 2.30m    8'9" x 7'5"

**BEDROOM 1**  
 3.70m x 3.00m    12'1" x 9'8"

Please refer to cover fold-outs  
 to locate your apartment.

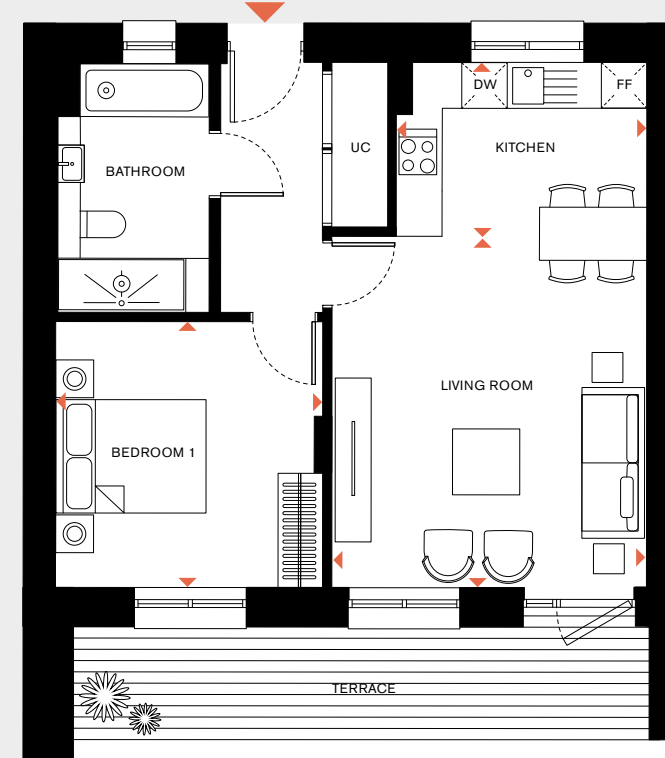
Plans are not to scale. All measurements are approximate, variations occur between apartments. Please refer to the sales team for details.

**1 Bedroom**  
**The Terraces**  
**Type 26**



**C04-01** Floor 4

MEASUREMENT POINTS    UC UTILITY CUPBOARD  
 DW DISHWASHER    FF FRIDGE/FREEZER



Scawfell Street

**TOTAL INTERNAL AREA**  
 56.3sqm    606sqft

**TERRACE**  
 12.0sqm    129sqft

**LIVING ROOM**  
 4.64m x 4.16m    15'2" x 13'6"

**KITCHEN**  
 2.29m x 3.31m    7'5" x 10'9"

**BEDROOM 1**  
 3.55m x 3.53m    11'6" x 11'6"

Please refer to cover fold-outs  
 to locate your apartment.

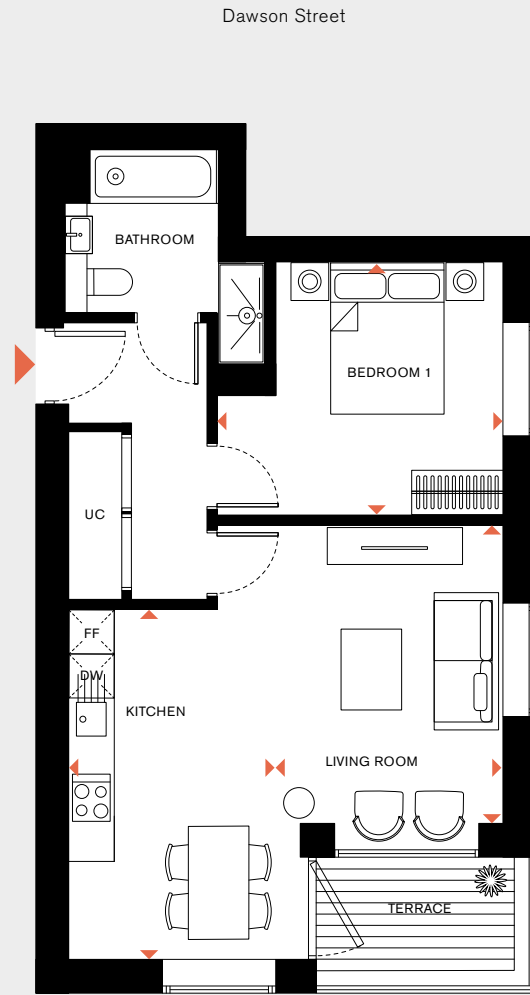
Plans are not to scale. All measurements are approximate, variations occur between apartments. Please refer to the sales team for details.

**1 Bedroom**  
**The Lantern**  
**Type 29**



**A05-01 Floor 5**

MEASUREMENT POINTS    UC UTILITY CUPBOARD  
 DW DISHWASHER    FF FRIDGE/FREEZER



**TOTAL INTERNAL AREA**  
 52.0sqm    560sqft

**TERRACE**  
 3.9sqm    42sqft

**LIVING ROOM**  
 3.64m x 3.78m    11'11" x 12'5"

**KITCHEN**  
 4.63m x 2.98m    15'2" x 9'9"

**BEDROOM 1**  
 3.36m x 3.77m    11'0" x 12'4"

Please refer to cover fold-outs  
 to locate your apartment.

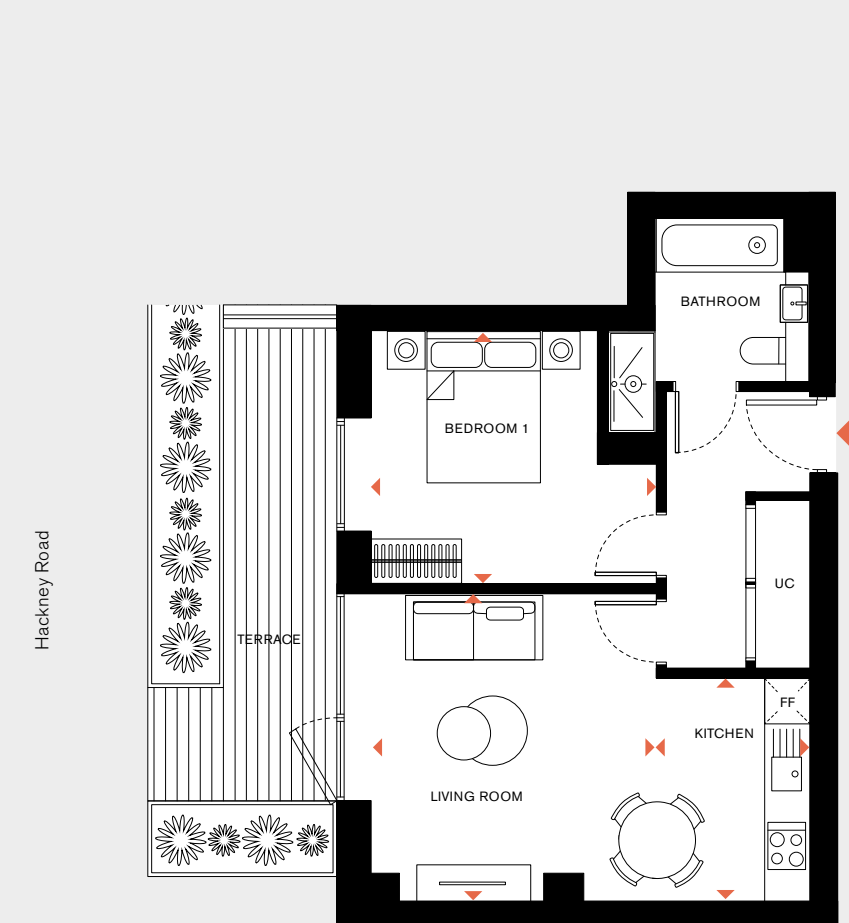
Plans are not to scale. All measurements are approximate, variations occur between apartments. Please refer to the sales team for details.

**1 Bedroom**  
**The Lantern**  
**Type 32**



**A05-04 Floor 5**

MEASUREMENT POINTS    UC UTILITY CUPBOARD  
 DW DISHWASHER    FF FRIDGE/FREEZER



**TOTAL INTERNAL AREA**  
 48.8sqm    526sqft

**TERRACE**  
 11sqm    118sqft

**LIVING ROOM**  
 3.78m x 4.07m    12'4" x 13'3"

**KITCHEN**  
 2.00m x 2.95m    6'6" x 9'8"

**BEDROOM 1**  
 3.34m x 3.78m    10'10" x 12'4"

Please refer to cover fold-outs  
 to locate your apartment.

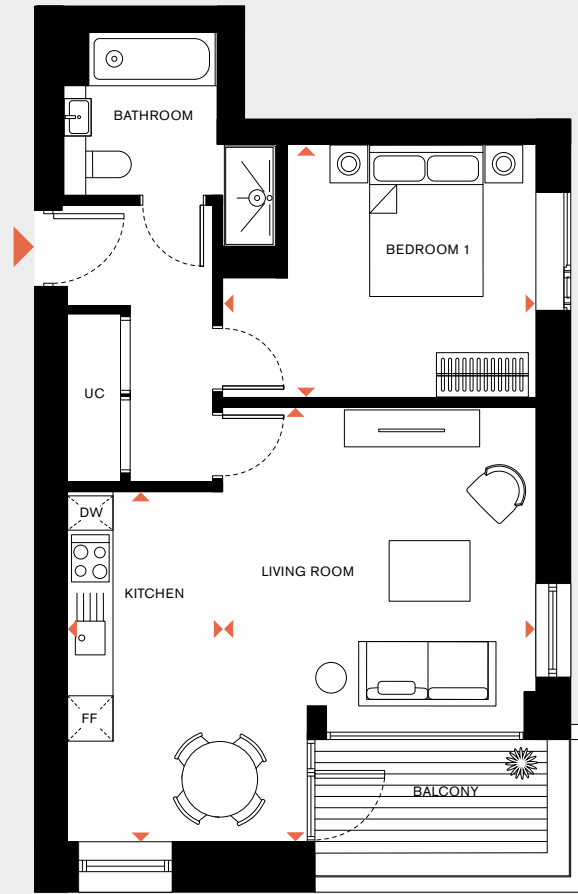
Plans are not to scale. All measurements are approximate, variations occur between apartments. Please refer to the sales team for details.

**1 Bedroom**  
**The Lantern**  
**Type 33**



**A06-01** Floor 6  
**A07-01** Floor 7

◀ MEASUREMENT POINTS    **UC** UTILITY CUPBOARD  
**DW** DISHWASHER    **FF** FRIDGE/FREEZER



Scawfell Street

**TOTAL INTERNAL AREA**  
 55.9sqm    602sqft

**BALCONY**  
 4.6sqm    49sqft

**LIVING ROOM**  
 5.57m x 4.41m    18'2" x 14'5"

**KITCHEN**  
 4.61m x 2.00m    15'1" x 6'7"

**BEDROOM 1**  
 3.33m x 4.41m    10'9" x 14'5"

Please refer to cover fold-outs  
 to locate your apartment.

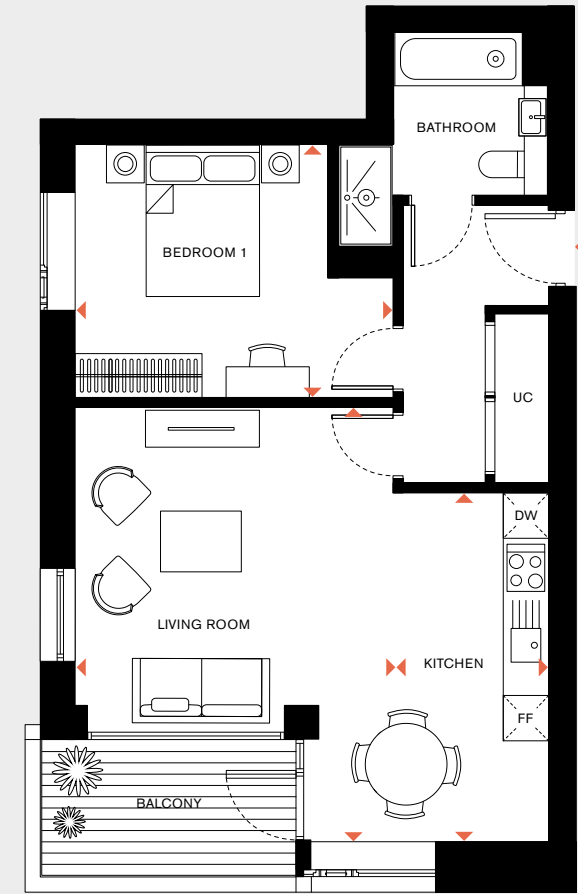
Plans are not to scale. All measurements are approximate, variations occur between apartments. Please refer to the sales team for details.

**1 Bedroom**  
**The Lantern**  
**Type 35**



**A06-04** Floor 6  
**A07-04** Floor 7

◀ MEASUREMENT POINTS    **UC** UTILITY CUPBOARD  
**DW** DISHWASHER    **FF** FRIDGE/FREEZER



Scawfell Street

**TOTAL INTERNAL AREA**  
 56.4sqm    608sqft

**BALCONY**  
 4.6sqm    49sqft

**LIVING ROOM**  
 5.74m x 4.23m    18'8" x 13'9"

**KITCHEN**  
 4.61m x 2.05m    15'1" x 6'7"

**BEDROOM 1**  
 3.33m x 4.20m    10'9" x 13'8"

Please refer to cover fold-outs  
 to locate your apartment.

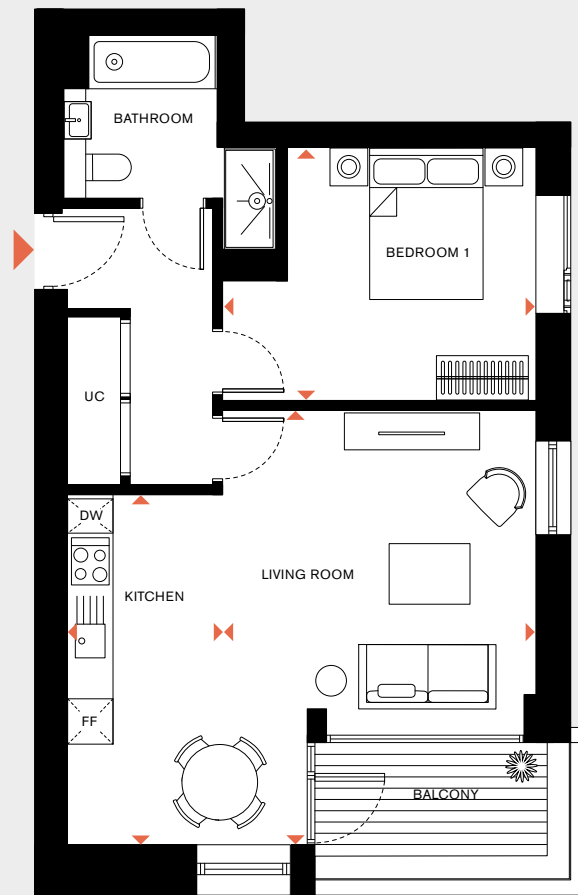
Plans are not to scale. All measurements are approximate, variations occur between apartments. Please refer to the sales team for details.

**1 Bedroom**  
**The Lantern**  
**Type 41**



**A08-01** Floor 8  
**A09-01** Floor 9

◀ MEASUREMENT POINTS    UC UTILITY CUPBOARD  
 DW DISHWASHER    FF FRIDGE/FREEZER



Scawfell Street

**TOTAL INTERNAL AREA**  
 55.9sqm    602sqft

**BALCONY**  
 4.6sqm    49sqft

**LIVING ROOM**  
 5.57m x 4.41m    18'2" x 14'5"

**KITCHEN**  
 4.61m x 2.00m    15'1" x 6'7"

**BEDROOM 1**  
 3.33m x 4.41m    10'9" x 14'5"

Please refer to cover fold-outs  
 to locate your apartment.

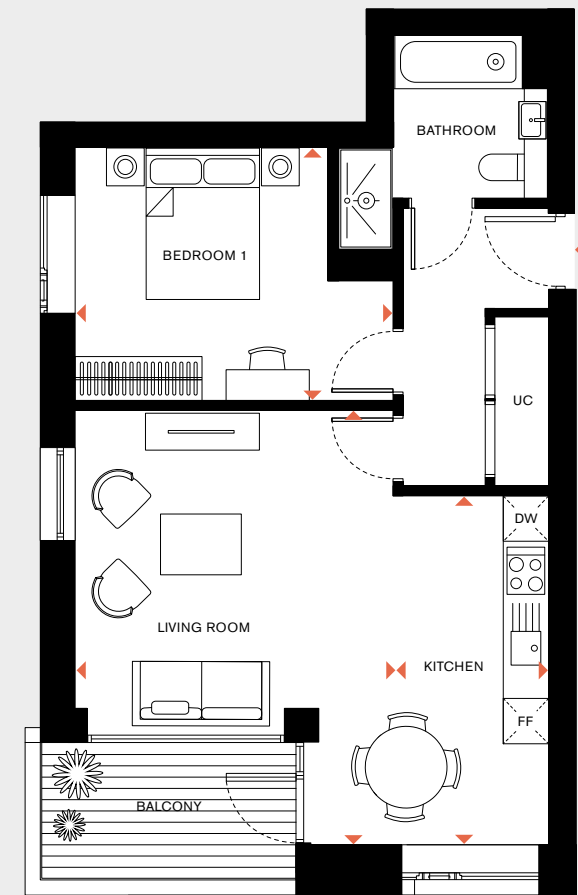
Plans are not to scale. All measurements are approximate, variations occur between apartments. Please refer to the sales team for details.

**1 Bedroom**  
**The Lantern**  
**Type 42**



**A08-04** Floor 8  
**A09-04** Floor 9

◀ MEASUREMENT POINTS    UC UTILITY CUPBOARD  
 DW DISHWASHER    FF FRIDGE/FREEZER



Scawfell Street

**TOTAL INTERNAL AREA**  
 56.4sqm    608sqft

**BALCONY**  
 4.6sqm    49sqft

**LIVING ROOM**  
 5.74m x 4.23m    18'8" x 13'9"

**KITCHEN**  
 4.61m x 2.05m    15'1" x 6'7"

**BEDROOM 1**  
 3.33m x 4.20m    10'9" x 13'8"

Please refer to cover fold-outs  
 to locate your apartment.

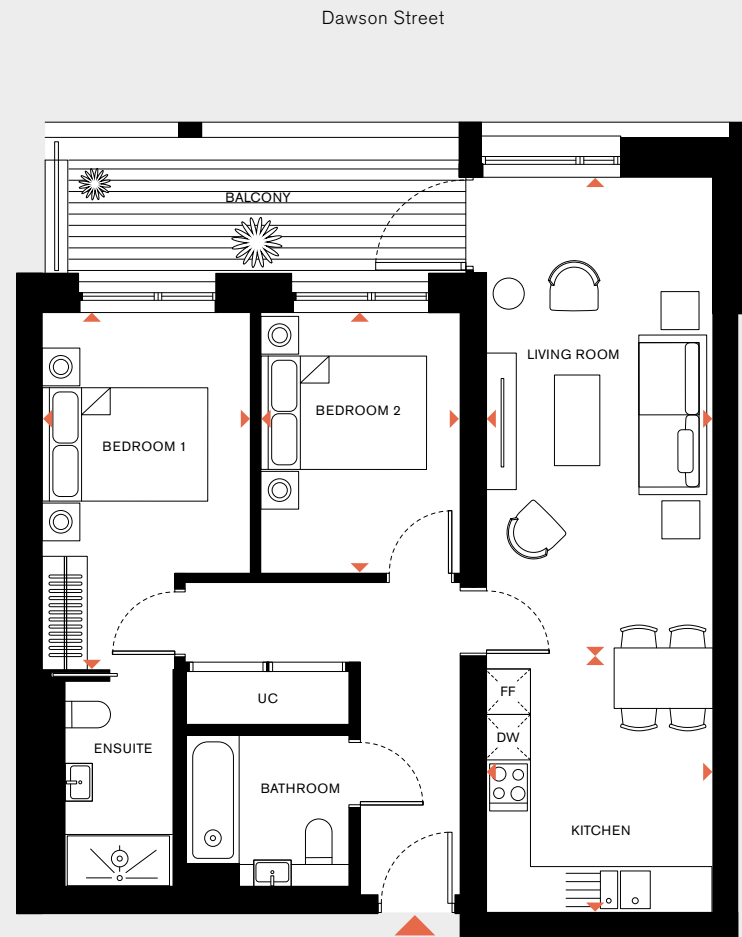
Plans are not to scale. All measurements are approximate, variations occur between apartments. Please refer to the sales team for details.

**2 Bedroom  
The Plinth  
Type 5**



**A01-05** Floor 1  
**A02-05** Floor 2  
**A03-05** Floor 3

MEASUREMENT POINTS    UC UTILITY CUPBOARD  
DW DISHWASHER    FF FRIDGE/FREEZER



**TOTAL INTERNAL AREA**  
76.4sqm    823sqft

**BALCONY**  
7.8sqm    84sqft

**LIVING ROOM**  
6.35m x 3.00m    20'10" x 9'8"

**KITCHEN**  
3.40m x 3.00m    11'2" x 9'8"

**BEDROOM 1**  
4.90m x 2.75m    16'1" x 9'0"

**BEDROOM 2**  
3.61m x 2.65m    11'8" x 8'7"

Please refer to cover fold-outs  
to locate your apartment.

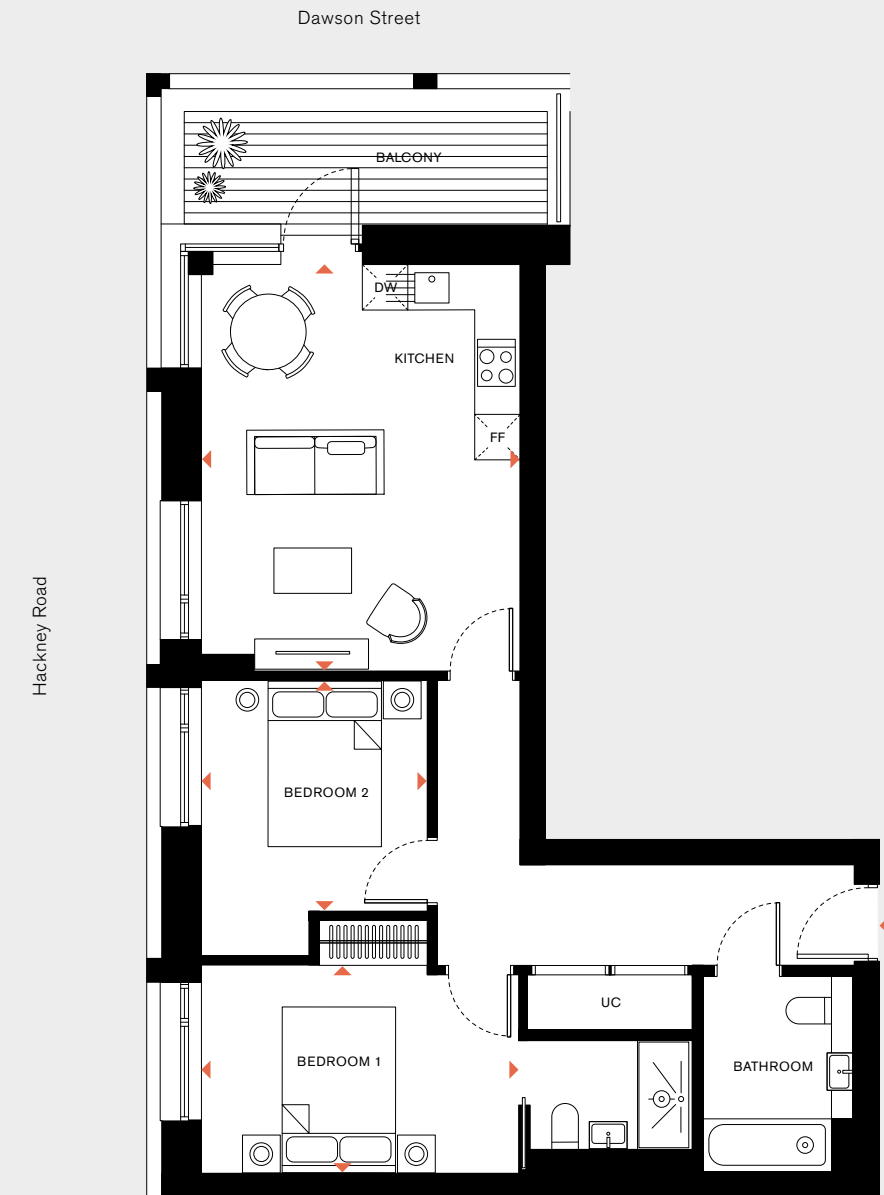
Plans are not to scale. All measurements are approximate, variations occur between apartments. Please refer to the sales team for details.

**2 Bedroom  
The Plinth  
Type 6**



**A01-06** Floor 1  
**A02-06** Floor 2  
**A03-06** Floor 3

MEASUREMENT POINTS    UC UTILITY CUPBOARD  
DW DISHWASHER    FF FRIDGE/FREEZER



**TOTAL INTERNAL AREA**  
71.3sqm    767sqft

**BALCONY**  
7.5sqm    80sqft

**LIVING ROOM / KITCHEN**  
5.40m x 4.21m    17'8" x 13'8"

**BEDROOM 1**  
4.20m x 2.75m    13'8" x 9'0"

**BEDROOM 2**  
3.00m x 3.05m    9'8" x 10'0"

Please refer to cover fold-outs  
to locate your apartment.

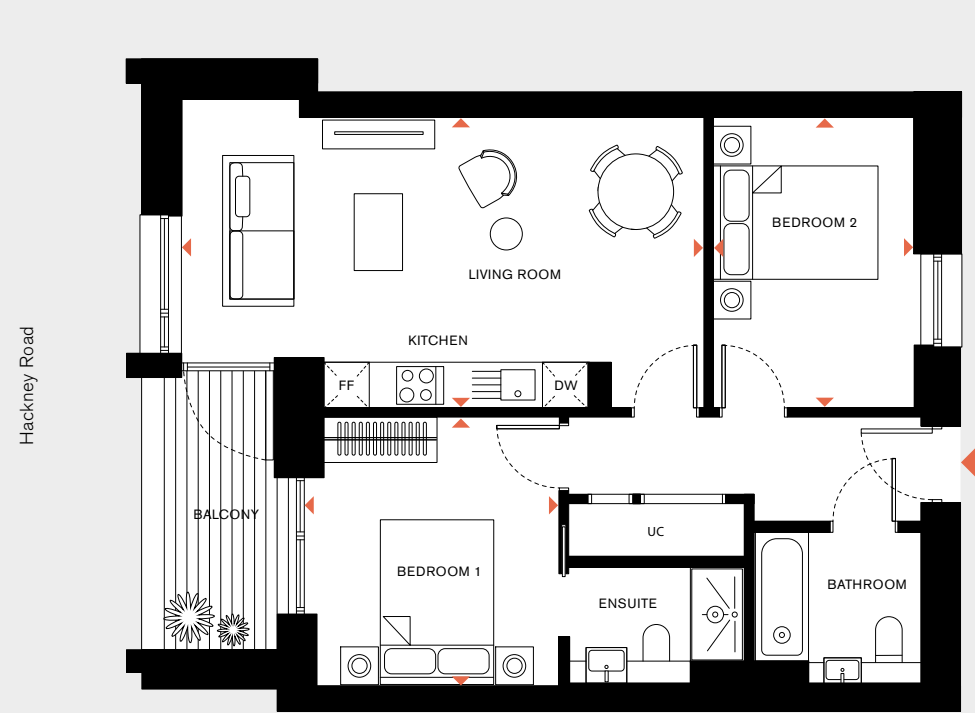
Plans are not to scale. All measurements are approximate, variations occur between apartments. Please refer to the sales team for details.

**2 Bedroom  
The Plinth  
Type 8**



**B01-01** Floor 1  
**B02-01** Floor 2  
**B03-01** Floor 3

MEASUREMENT POINTS UC UTILITY CUPBOARD  
DW DISHWASHER FF FRIDGE/FREEZER



**TOTAL INTERNAL AREA**  
67.8sqm 730sqft

**BALCONY**  
5.5sqm 59sqft

**LIVING ROOM / KITCHEN**  
6.90m x 3.80m 22'6" x 12'5"

**BEDROOM 1**  
3.40m x 3.50m 11'2" x 11'5"

**BEDROOM 2**  
2.70m x 3.84m 8'9" x 12'7"

Please refer to cover fold-outs  
to locate your apartment.

Plans are not to scale. All measurements are approximate, variations occur between apartments. Please refer to the sales team for details.

**2 Bedroom  
The Plinth  
Type 10**



**B01-03** Floor 1\*  
**B02-03** Floor 2  
**B03-03** Floor 3

MEASUREMENT POINTS UC UTILITY CUPBOARD  
DW DISHWASHER FF FRIDGE/FREEZER



**TOTAL INTERNAL AREA**  
84.3sqm 907sqft

**BALCONY**  
11.4sqm 122sqft

**LIVING ROOM / KITCHEN**  
7.00m X 4.10m 22'11" x 13'5"

**BEDROOM 1**  
3.20m x 5.90m 10'5" x 19'4"

**BEDROOM 2**  
3.40m x 4.40m 11'2" x 14'5"

Please refer to cover fold-outs  
to locate your apartment.

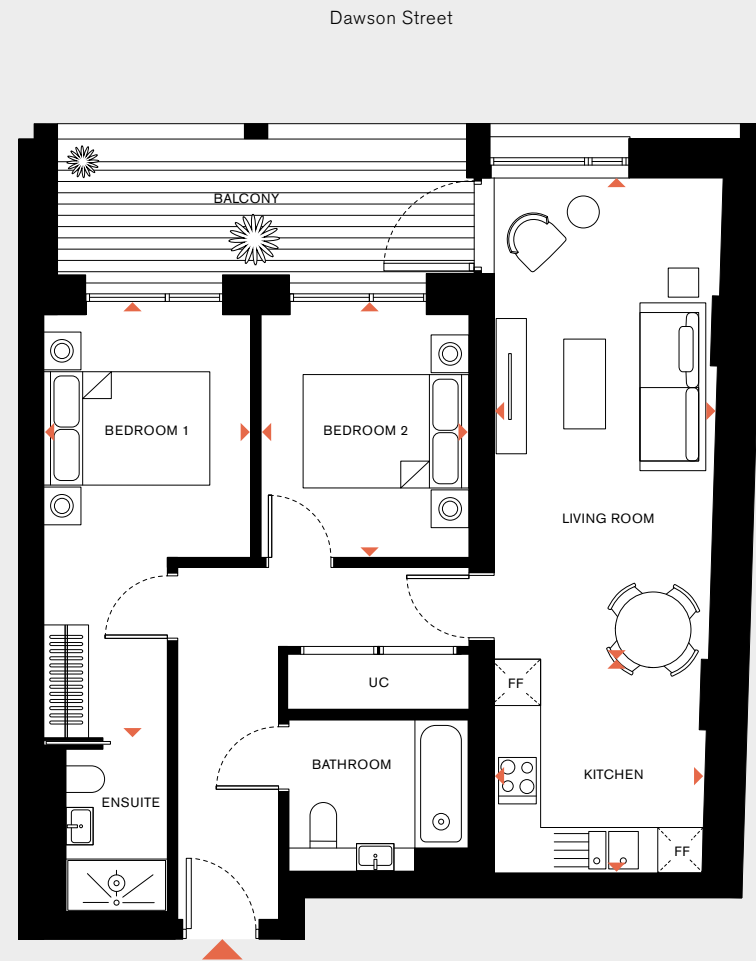
Plans are not to scale. All measurements are approximate, variations occur between apartments. Please refer to the sales team for details.  
\* The total internal area of B01-03 differs slightly - 84.0 sqm (904sqft).

**2 Bedroom**  
**The Plinth / The Terraces**  
**Type 3**



- A02-02 Floor 2
- A03-02 Floor 3
- A04-02 Floor 4

◆ MEASUREMENT POINTS    UC UTILITY CUPBOARD  
 DW DISHWASHER    FF FRIDGE/FREEZER

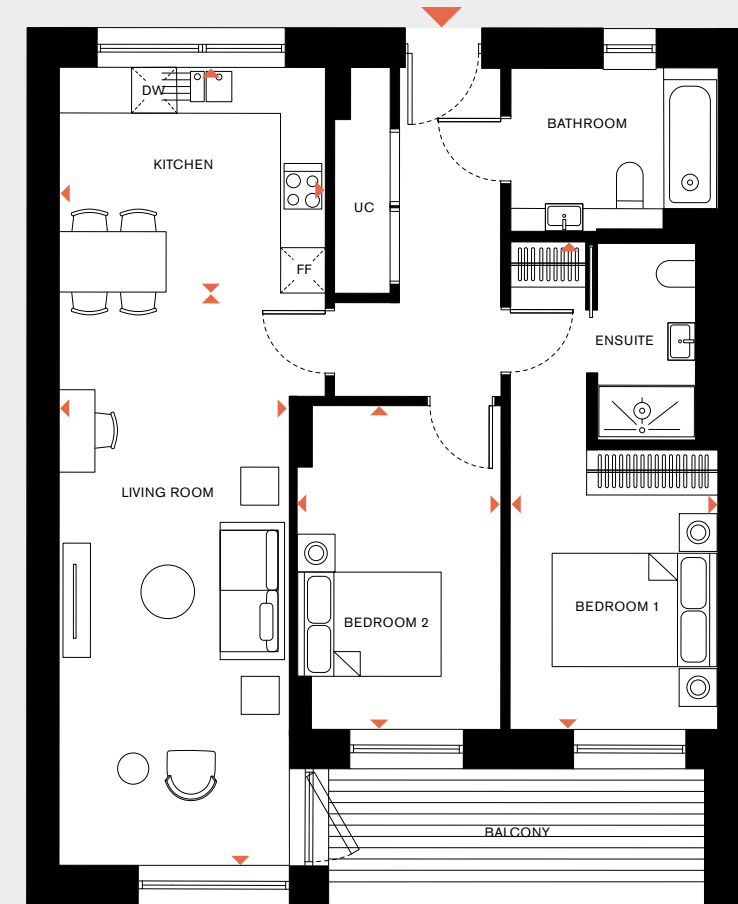


**2 Bedroom**  
**The Plinth**  
**Type 38**



**C02-01 Floor 2**

◆ MEASUREMENT POINTS    UC UTILITY CUPBOARD  
 DW DISHWASHER    FF FRIDGE/FREEZER



**TOTAL INTERNAL AREA**  
 74.7sqm    804sqft

**BALCONY**  
 8.2sqm    88sqft

**LIVING ROOM**  
 6.36m X 2.93m    20'10" x 9'6"

**KITCHEN**  
 2.82m x 2.79m    9'3" x 9'2"

**BEDROOM 1**  
 5.80m x 2.75m    19'0" x 9'0"

**BEDROOM 2**  
 3.39m x 2.75m    11'1" x 9'0"

Please refer to cover fold-outs  
 to locate your apartment.

**TOTAL INTERNAL AREA**  
 84.9sqm    914sqft

**BALCONY**  
 7.8sqm    84sqft

**LIVING ROOM**  
 7.45m x 3.00m    24'5" x 9'10"

**KITCHEN**  
 3.00m x 3.60m    9'10" x 11'9"

**BEDROOM 1**  
 2.75m x 6.40m    9'0" x 20'11"

**BEDROOM 2**  
 2.70m x 4.30m    8'6" x 14'1"

Please refer to cover fold-outs  
 to locate your apartment.

Plans are not to scale. All measurements are approximate, variations occur between apartments. Please refer to the sales team for details.

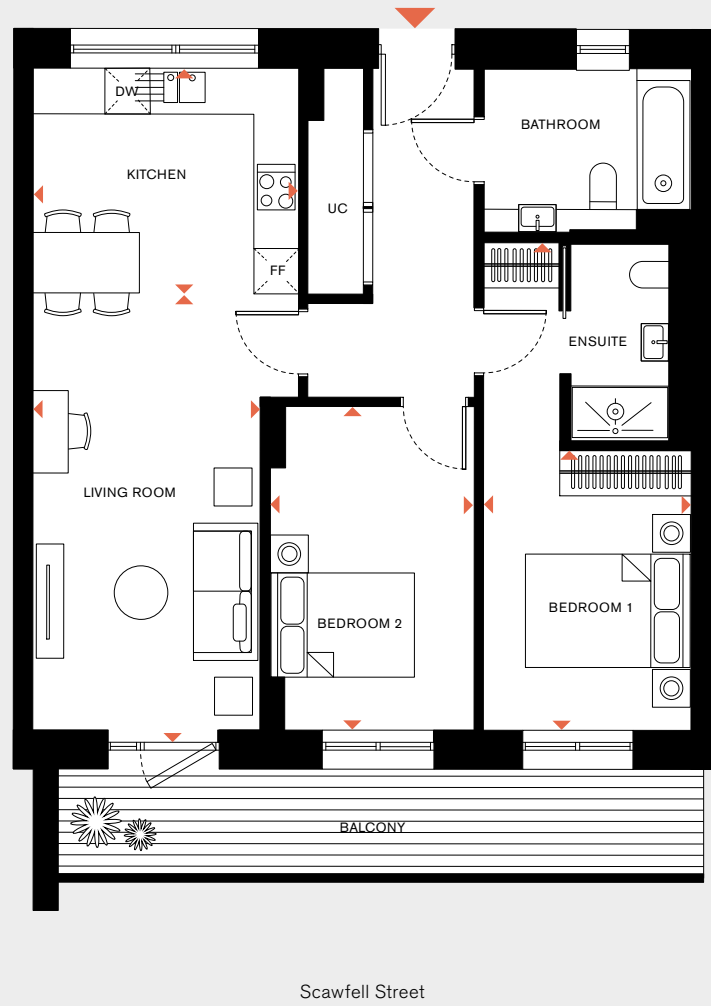
Plans are not to scale. All measurements are approximate, variations occur between apartments. Please refer to the sales team for details.

**2 Bedroom**  
**The Plinth**  
**Type 23**



**C03-01** Floor 3

MEASUREMENT POINTS UC UTILITY CUPBOARD  
DW DISHWASHER FF FRIDGE/FREEZER



**TOTAL INTERNAL AREA**  
79.2sqm 853sqft

**BALCONY**  
13.1sqm 141sqft

**LIVING ROOM**  
5.70m x 3.00m 18'8" x 9'8"

**KITCHEN**  
3.00m x 3.60m 9'10" x 11'9"

**BEDROOM 1**  
2.75m x 6.40m 9'0" x 20'11"

**BEDROOM 2**  
2.70m x 4.30m 8'6" x 14'1"

Please refer to cover fold-outs  
to locate your apartment.

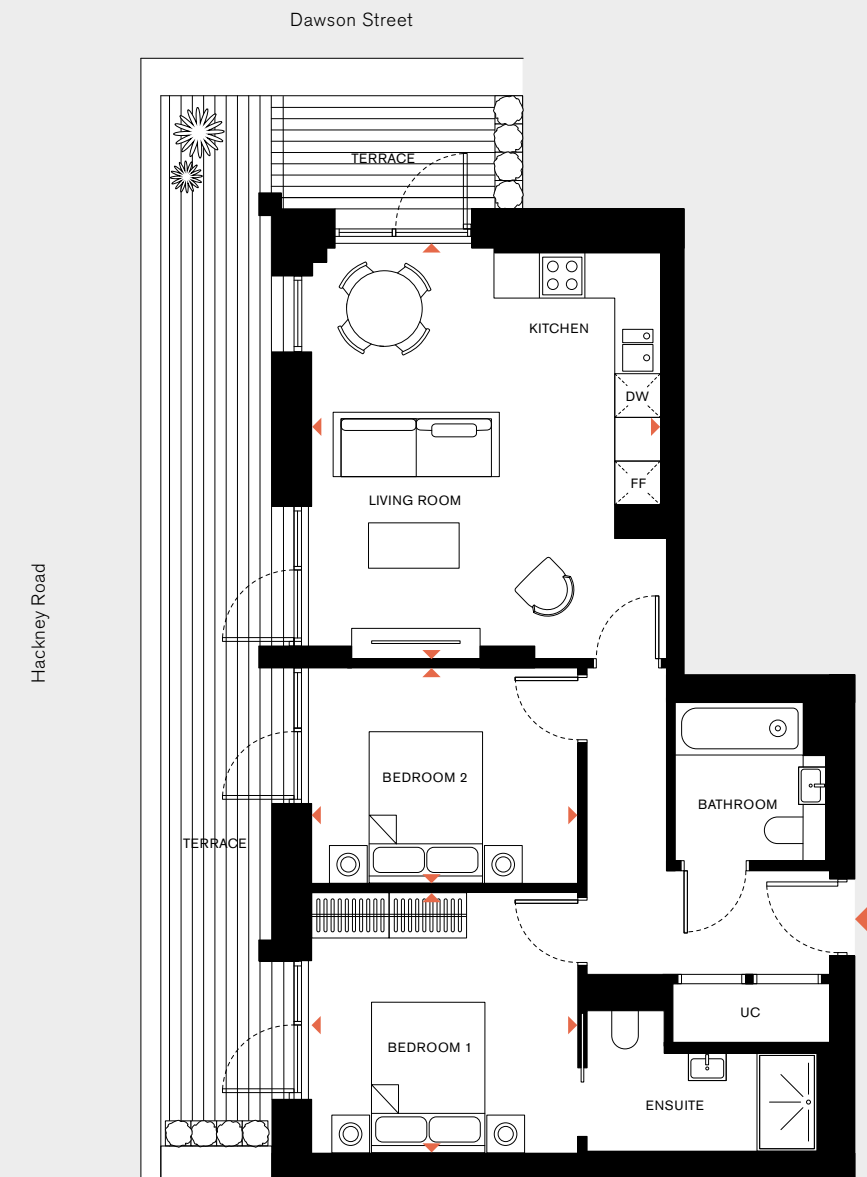
Plans are not to scale. All measurements are approximate, variations occur between apartments. Please refer to the sales team for details.

**2 Bedroom**  
**The Terraces**  
**Type 28**



**A04-06** Floor 4

MEASUREMENT POINTS UC UTILITY CUPBOARD  
DW DISHWASHER FF FRIDGE/FREEZER



**TOTAL INTERNAL AREA**  
71.9sqm 774sqft

**TERRACE**  
26.7sqm 287sqft

**LIVING ROOM / KITCHEN**  
5.35m x 4.70m 17'6" x 15'4"

**BEDROOM 1**  
3.45m x 3.50m 11'3" x 11'5"

**BEDROOM 2**  
3.00m x 3.50m 9'10" x 11'6"

Please refer to cover fold-outs  
to locate your apartment.

Plans are not to scale. All measurements are approximate, variations occur between apartments. Please refer to the sales team for details.

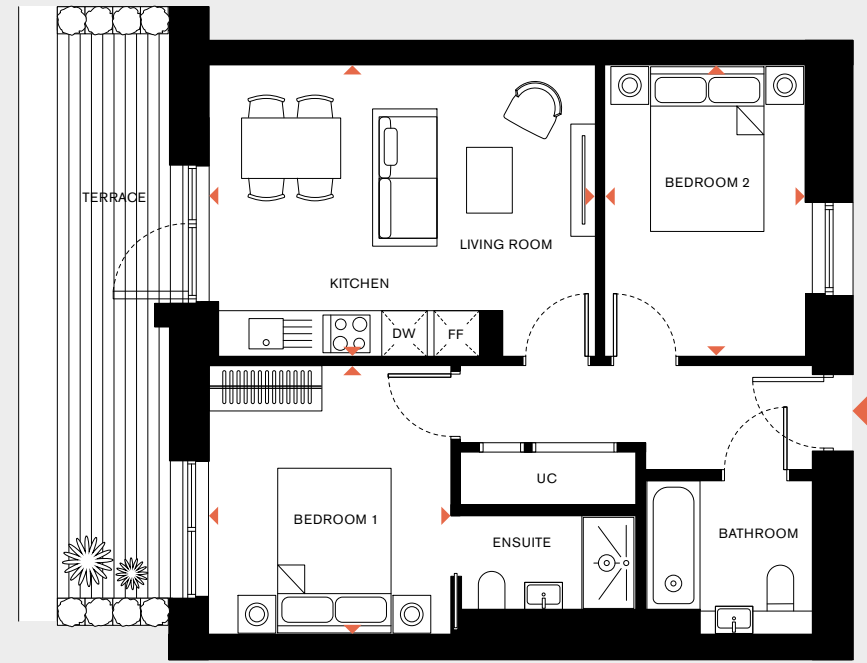


**2 Bedroom**  
**The Terraces**  
**Type 15**



**B04-01 Floor 4**

MEASUREMENT POINTS    UC UTILITY CUPBOARD  
 DW DISHWASHER    FF FRIDGE/FREEZER



**TOTAL INTERNAL AREA**  
 62.0sqm    667sqft

**TERRACE**  
 11.6sqm    124sqft

**LIVING ROOM / KITCHEN**  
 5.20m x 3.80m    17'1" x 12.5"

**BEDROOM 1**  
 3.20m x 3.50m    10'5" x 11'5"

**BEDROOM 2**  
 2.70m x 3.80m    8'6" x 12'5"

Please refer to cover fold-outs  
 to locate your apartment.

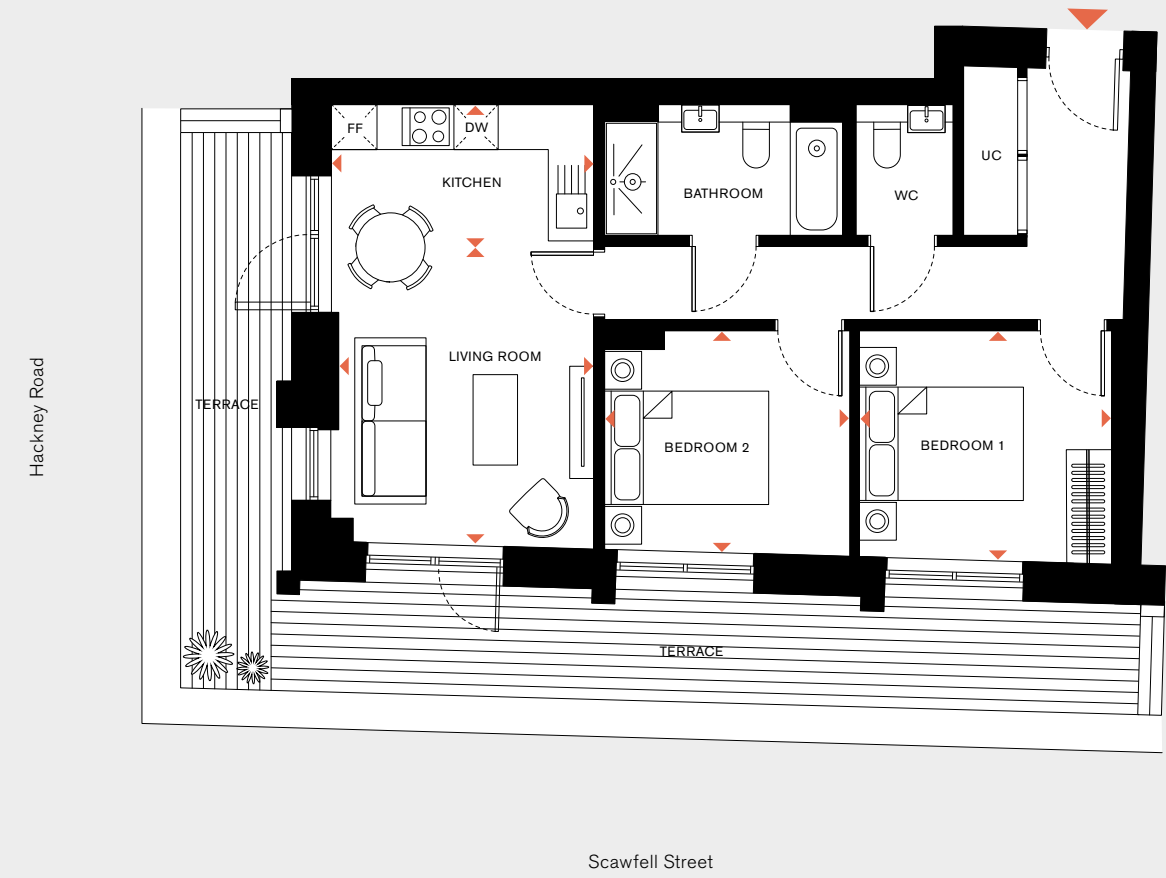
Plans are not to scale. All measurements are approximate, variations occur between apartments. Please refer to the sales team for details.

**2 Bedroom**  
**The Terraces**  
**Type 17**



**B04-03 Floor 4**

MEASUREMENT POINTS    UC UTILITY CUPBOARD  
 DW DISHWASHER    FF FRIDGE/FREEZER



**TOTAL INTERNAL AREA**  
 65.2sqm    702sqft

**TERRACE**  
 27.4sqm    294sqft

**LIVING ROOM**  
 3.40m x 4.00m    11'1" x 13'1"

**KITCHEN**  
 1.80m x 3.50m    5'10" x 11'5"

**BEDROOM 1**  
 3.30m x 3.00m    10'8" x 9'8"

**BEDROOM 2**  
 3.25m x 2.95m    10'7" x 9'8"

Please refer to cover fold-outs  
 to locate your apartment.

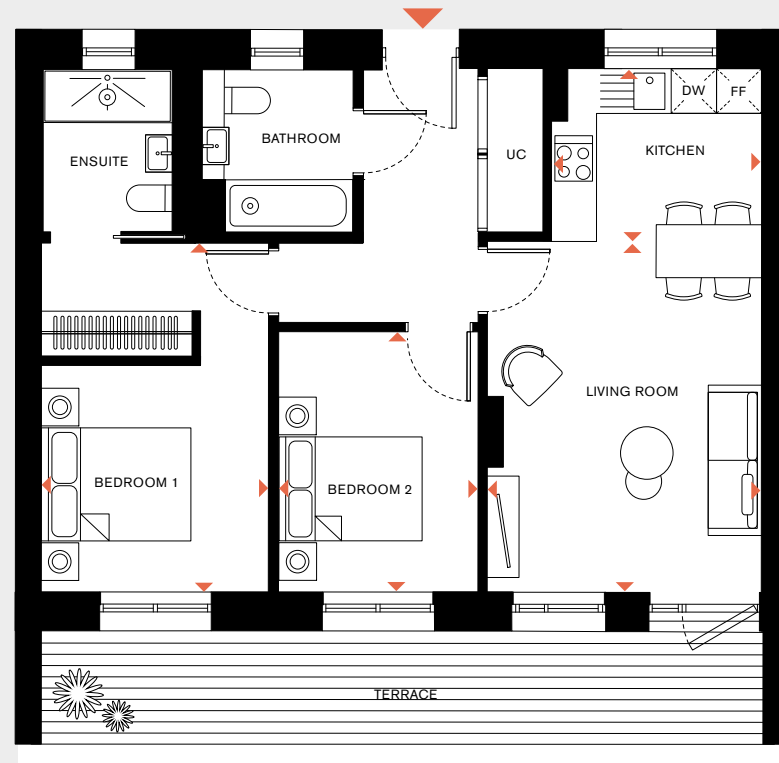
Plans are not to scale. All measurements are approximate, variations occur between apartments. Please refer to the sales team for details.

**2 Bedroom**  
**The Terraces**  
**Type 25**



**C04-02** Floor 4

MEASUREMENT POINTS UC UTILITY CUPBOARD  
 DW DISHWASHER FF FRIDGE/FREEZER



Scawfell Street

**TOTAL INTERNAL AREA**  
 68.7sqm 740sqft

**TERRACE**  
 15.2sqm 163sqft

**LIVING ROOM**  
 4.64m x 3.64m 15'2" x 11'9"

**KITCHEN**  
 2.78m x 2.29m 9'1" x 7'5"

**BEDROOM 1**  
 4.62m x 3.00m 15'2" x 9'8"

**BEDROOM 2**  
 3.45m x 2.65m 11'3" x 8'7"

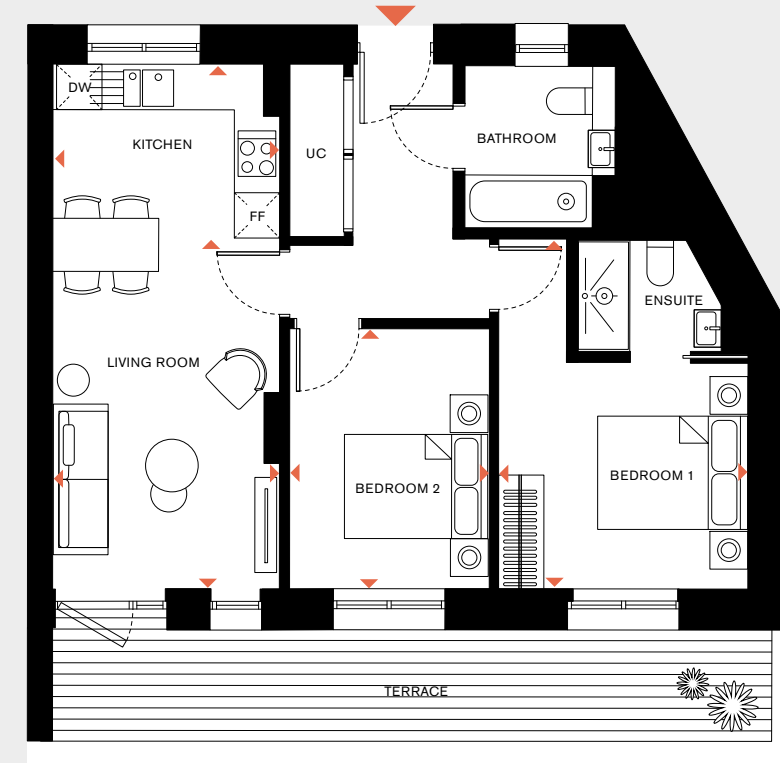
Please refer to cover fold-outs  
 to locate your apartment.

**2 Bedroom**  
**The Terraces**  
**Type 24**



**C04-03** Floor 4

MEASUREMENT POINTS UC UTILITY CUPBOARD  
 DW DISHWASHER FF FRIDGE/FREEZER



Scawfell Street

**TOTAL INTERNAL AREA**  
 62.2sqm 670sqft

**TERRACE**  
 14.9sqm 160sqft

**LIVING ROOM**  
 4.64m x 3.00m 15'2" x 9'8"

**KITCHEN**  
 2.29m x 3.00m 7'5" x 10'9"

**BEDROOM 1**  
 4.62m x 3.31m 15'2" x 10'9"

**BEDROOM 2**  
 3.45m x 2.65m 11'3" x 8'7"

Please refer to cover fold-outs  
 to locate your apartment.

Plans are not to scale. All measurements are approximate, variations occur between apartments. Please refer to the sales team for details.

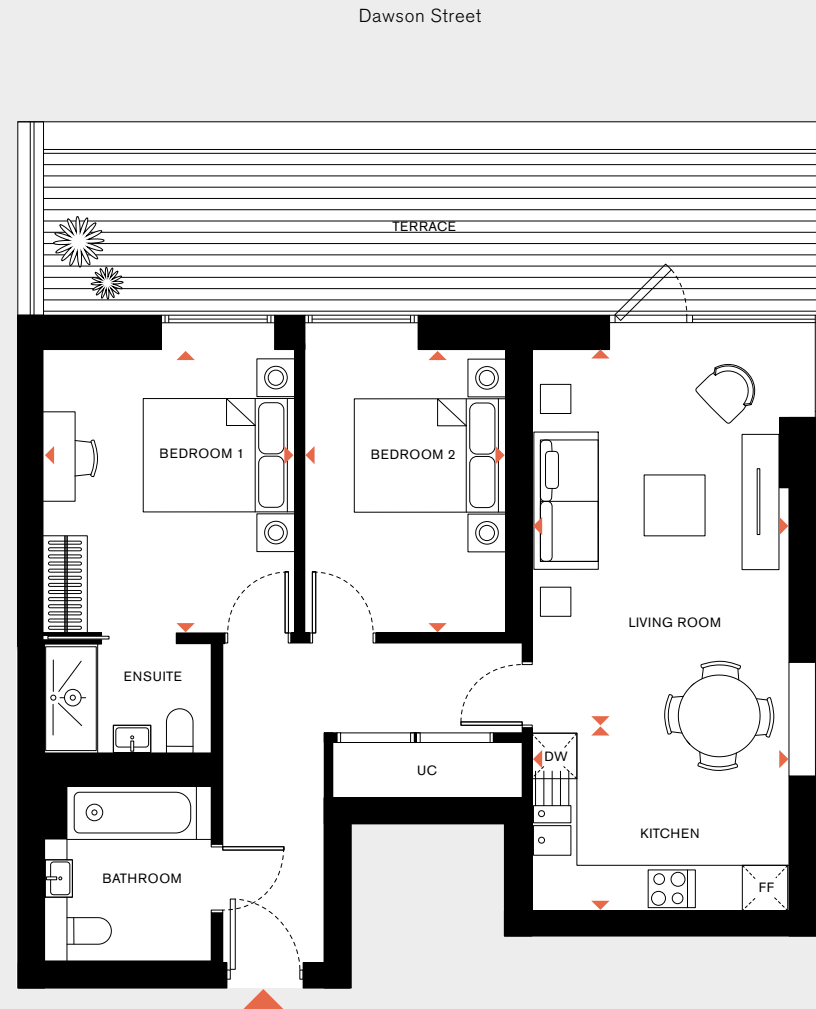
Plans are not to scale. All measurements are approximate, variations occur between apartments. Please refer to the sales team for details.

**2 Bedroom**  
**The Lantern**  
**Type 30**



**A05-02 Floor 5**

MEASUREMENT POINTS UC UTILITY CUPBOARD  
DW DISHWASHER FF FRIDGE/FREEZER



**TOTAL INTERNAL AREA**  
74.7sqm 804sqft

**TERRACE**  
22.1sqm 237sqft

**LIVING ROOM**  
5.20m x 3.40m 17'0" x 11'2"

**KITCHEN**  
2.20m x 3.40m 7'2" x 11'1"

**BEDROOM 1**  
3.75m x 3.33m 12'3" x 10'9"

**BEDROOM 2**  
3.75m x 2.66m 12'3" x 8'7"

Please refer to cover fold-outs  
to locate your apartment.

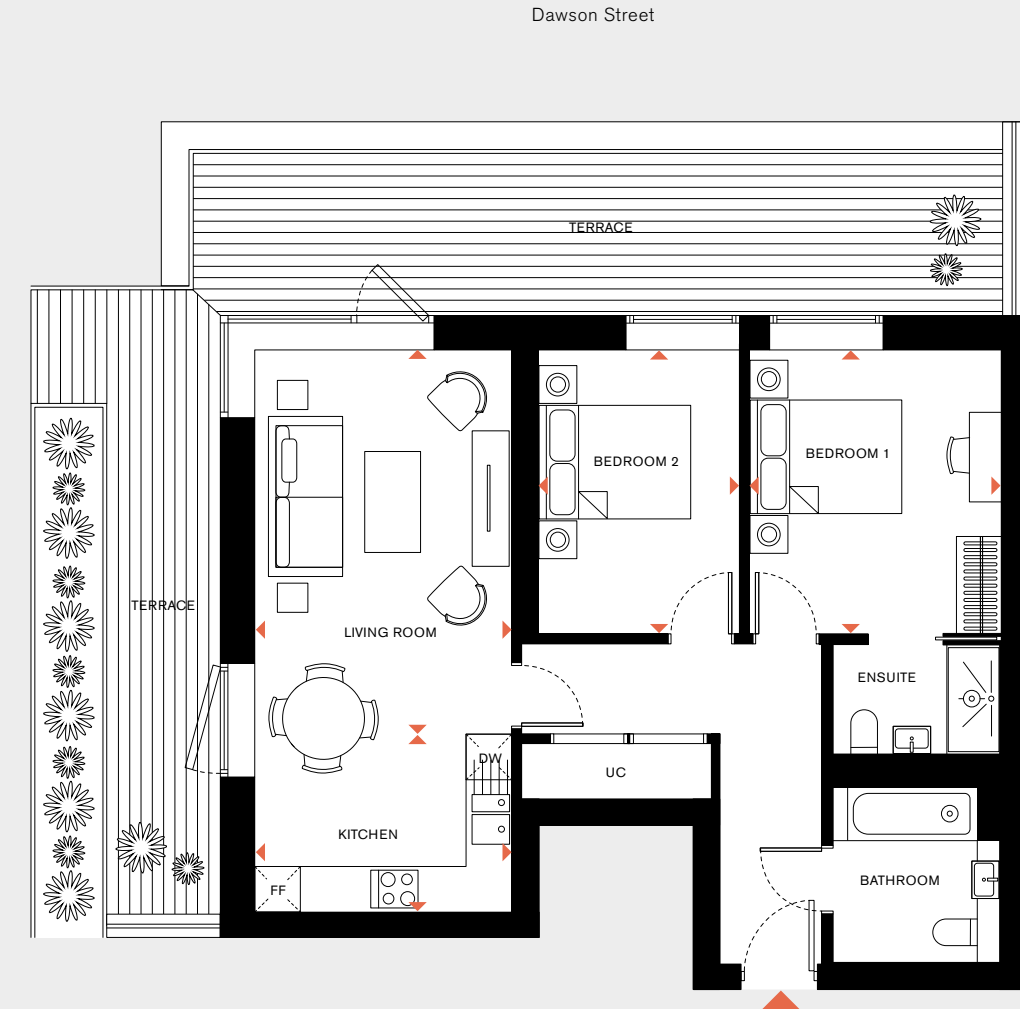
Plans are not to scale. All measurements are approximate, variations occur between apartments. Please refer to the sales team for details.

**2 Bedroom**  
**The Lantern**  
**Type 31**



**A05-03 Floor 5**

MEASUREMENT POINTS UC UTILITY CUPBOARD  
DW DISHWASHER FF FRIDGE/FREEZER



**TOTAL INTERNAL AREA**  
74.7sqm 804sqft

**TERRACE**  
36.8sqm 396sqft

**LIVING ROOM**  
5.00m x 3.40m 16'4" x 11'2"

**KITCHEN**  
2.20m x 3.40m 7'2" x 11'1"

**BEDROOM 1**  
3.75m x 3.33m 12'3" x 10'11"

**BEDROOM 2**  
3.75m x 2.66m 12'3" x 8'8"

Please refer to cover fold-outs  
to locate your apartment.

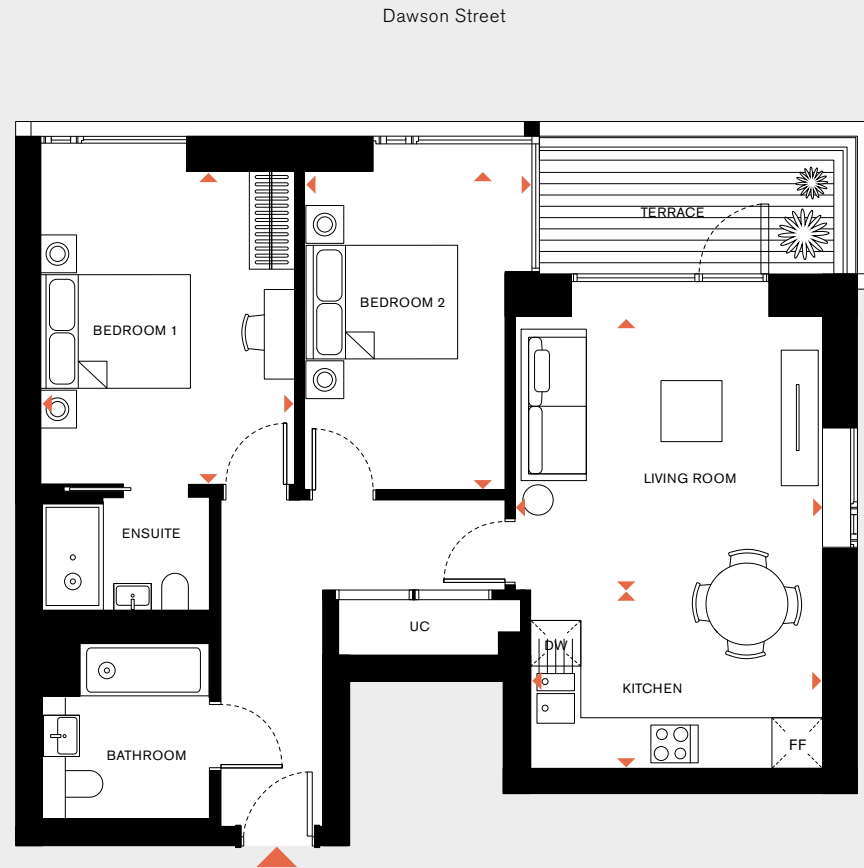
Plans are not to scale. All measurements are approximate, variations occur between apartments. Please refer to the sales team for details.

**2 Bedroom**  
**The Lantern**  
**Type 34**



**A06-02** Floor 6  
**A07-02** Floor 7

MEASUREMENT POINTS  
DW DISHWASHER UC UTILITY CUPBOARD  
FF FRIDGE/FREEZER



**TOTAL INTERNAL AREA**  
75.4sqm 812sqft

**BALCONY**  
5.8sqm 62sqft

**LIVING ROOM**  
3.65m x 4.00m 11'10" x 13'1"

**KITCHEN**  
2.34m x 3.85m 7'7" x 12'6"

**BEDROOM 1**  
4.14m x 3.35m 13'6" x 10'11"

**BEDROOM 2**  
4.20m x 2.99m 13'8" x 9'8"

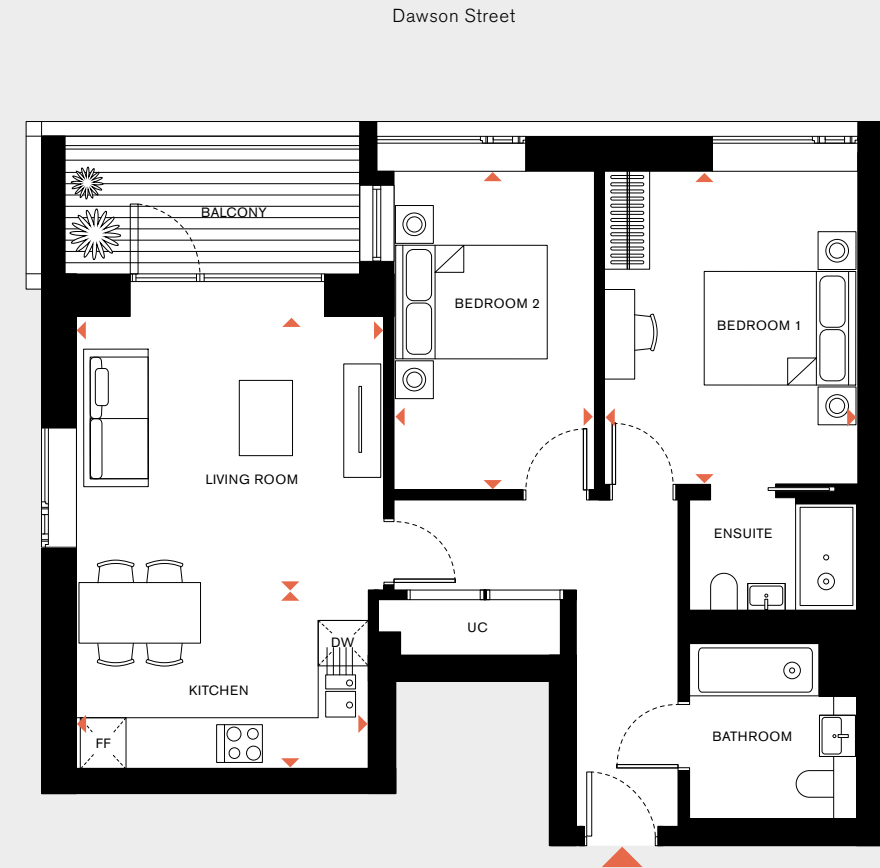
Please refer to cover fold-outs  
to locate your apartment.

**2 Bedroom**  
**The Lantern**  
**Type 36**



**A06-03** Floor 6  
**A07-03** Floor 7

MEASUREMENT POINTS  
DW DISHWASHER UC UTILITY CUPBOARD  
FF FRIDGE/FREEZER



**TOTAL INTERNAL AREA**  
75.4sqm 812sqft

**BALCONY**  
5.8sqm 62sqft

**LIVING ROOM**  
3.65m x 4.00m 11'10" x 13'1"

**KITCHEN**  
2.34m x 3.85m 7'7" x 12'6"

**BEDROOM 1**  
4.14m x 3.35m 13'6" x 10'11"

**BEDROOM 2**  
4.20m x 2.99m 13'8" x 9'8"

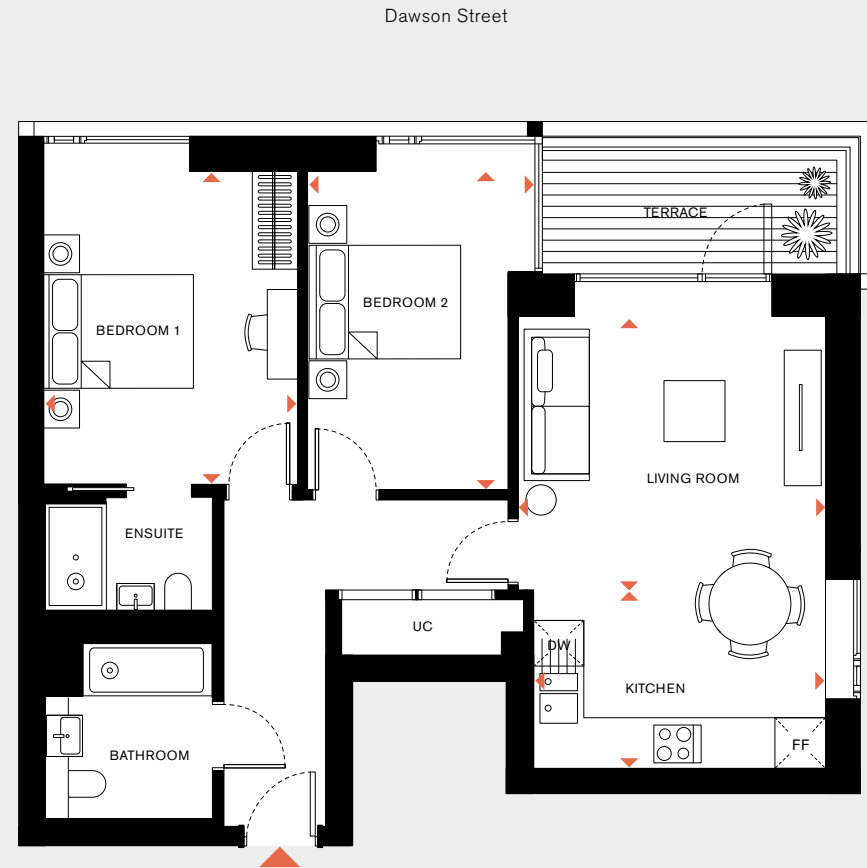
Please refer to cover fold-outs  
to locate your apartment.

**2 Bedroom**  
**The Lantern**  
**Type 43**



**A08-02** Floor 8  
**A09-02** Floor 9

MEASUREMENT POINTS UC UTILITY CUPBOARD  
DW DISHWASHER FF FRIDGE/FREEZER



**TOTAL INTERNAL AREA**  
75.4sqm 812sqft

**BALCONY**  
5.8sqm 62sqft

**LIVING ROOM**  
3.65m x 4.00m 11'10" x 13'1"

**KITCHEN**  
2.34m x 3.85m 7'7" x 12'6"

**BEDROOM 1**  
4.14m x 3.35m 13'6" x 10'11"

**BEDROOM 2**  
4.20m x 2.99m 13'8" x 9'8"

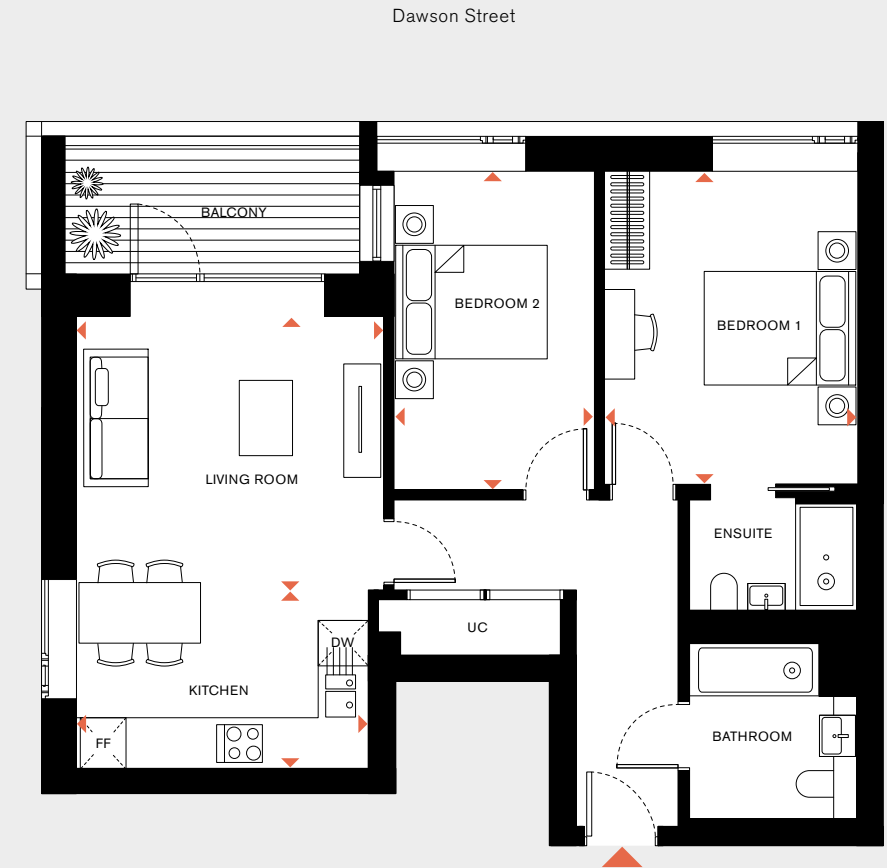
Please refer to cover fold-outs  
to locate your apartment.

**2 Bedroom**  
**The Lantern**  
**Type 44**



**A08-03** Floor 8  
**A09-03** Floor 9

MEASUREMENT POINTS UC UTILITY CUPBOARD  
DW DISHWASHER FF FRIDGE/FREEZER



**TOTAL INTERNAL AREA**  
75.4sqm 812sqft

**BALCONY**  
5.8sqm 62sqft

**LIVING ROOM**  
3.65m x 4.00m 11'10" x 13'1"

**KITCHEN**  
2.34m x 3.85m 7'7" x 12'6"

**BEDROOM 1**  
4.14m x 3.35m 13'6" x 10'11"

**BEDROOM 2**  
4.20m x 2.99m 13'8" x 9'8"

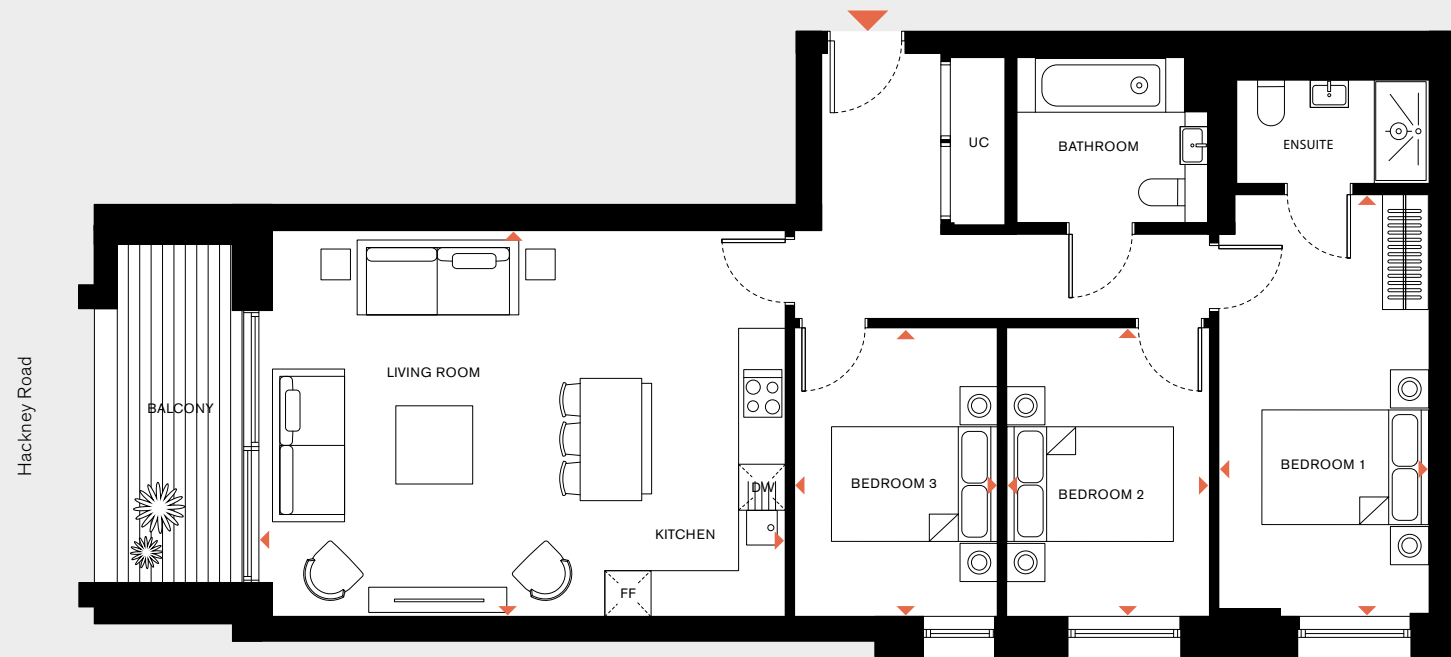
Please refer to cover fold-outs  
to locate your apartment.

**3 Bedroom**  
**The Plinth/The Terraces**  
**Type 7**



**A01-07** Floor 1      **A03-07** Floor 3  
**A02-07** Floor 2      **A04-07** Floor 4

◀ MEASUREMENT POINTS      UC UTILITY CUPBOARD  
 DW DISHWASHER      FF FRIDGE/FREEZER



**TOTAL INTERNAL AREA**  
 96.9sqm      1,043sqft

**BALCONY**  
 7.2sqm      77sqft

**LIVING ROOM / KITCHEN**  
 5.00m x 6.85m      16'4" x 22'5"

**BEDROOM 1**  
 5.51m x 2.75m      18'1" x 9'0"

**BEDROOM 2**  
 3.76m x 2.65m      12'3" x 8'7"

**BEDROOM 3**  
 3.76m x 2.65m      12'3" x 8'7"

Please refer to cover fold-outs  
 to locate your apartment.

Plans are not to scale. All measurements are approximate, variations occur between apartments. Please refer to the sales team for details.



# Specification

## Kitchens

Bespoke fitted cabinetry incorporating soft-closing doors, drawers, feature LED lighting and fully integrated waste receptacle.

Composite stone worktop with mirrored splash back.

Integrated stainless steel 1.5 bowl sink with mixer tap (single bowl to studios).

High quality appliances to include:

- Induction hob.
- Oven.
- Microwave.
- Integrated dishwasher (slimline to studios and one beds).
- Integrated full-height fridge freezer (under-counter to studios).
- Multi speed extractor hood.
- Freestanding combined washing machine/tumble dryer in utility room.

– Built-in wine cooler to 'Lantern' apartments.

All appliances to be Siemens or similar unless otherwise stated.

## Bathrooms and ensuites

Porcelain tile feature wall incorporating an integrated vanity unit with mirror fronted door, shelf and shaving socket.

Contrasting ceramic tiles to bath and shower wall areas.

White porcelain semi-recessed hand basin with mixer tap and composite stone vanity top.

Within ensuites, a freestanding feature hand basin, mixer tap and framed mirror above.

Enamelled steel bath with wall mounted shower head and glass shower screen.

Feature framed shower screen to ensuites.

Heated towel rail with timer control.

Wall mounted dual flush WC with concealed cistern.

Enhanced feature lighting to 'Lantern' apartments.

High quality sanitary ware throughout.

## Interior finishes

Entrance door and frame to be painted finish with solid core complete with multi-point locking system, high quality furniture including spyhole.

Generous 2.60m floor to ceiling height in principal rooms.

Walls and ceilings to be generally finished in white matt paint.

Bespoke fitted wardrobes to master bedrooms (and second bedrooms of three bed apartments) with handleless soft-close doors, a high level shelf and hanging rail.

Oak engineered timber flooring to living room and kitchen.

Enhanced end grain engineered timber flooring to all apartment entrances.

Straight plank oak engineered timber flooring to hallways.

Wool-mix carpet to bedrooms.

Ceramic or porcelain tiled flooring to bathrooms.

Internal doors to be painted, finished with high quality ironmongery.

## Heating and cooling

Each apartment is served by the development's communal energy plant which provides low carbon metered heating and cooling.

Thermostatically controlled underfloor heating to all living rooms and bedrooms.

Independent electric underfloor heating to bathrooms.

Comfort cooling to living rooms, master and second bedrooms.

## Electrical

Video audio door entry system.

White faced, slim line, switches and sockets.

Energy efficient LED lighting throughout.

## Telecommunications

Wiring for TV, Sky+, satellite TV + and data connection to living room and master bedroom.

## Balconies and terraces

All apartments benefit from a private balcony or terrace.

All balconies feature composite decking, glass balustrade, external lighting and are accessed via a glazed door.

## Entrance lobbies

The reception located off Dawson Street shall be attended by the concierge who will provide the on-site point of contact for residents and visitors. The contemporary style of the lobby reflects the elements used within the external façades. A bespoke reception desk will be the main focal point with large stone and weathered steel feature walls.

A seating lounge will provide a comfortable waiting area for residents and guests, centred around a feature stone fire place.

An additional entrance is also available from Scawfell Street and its aesthetic design and style shall reflect the Dawson Street approach.

Secure dedicated mailboxes for each apartment will be located in either lobby.

Security and peace of mind

Key fob security entry into the development.

CCTV surveillance to ground floor entrances and sensitive communal areas.

Access to apartments via video door entry and electronic access to communal areas.

Mains supply heat or smoke detectors to all apartments.

Smoke detection to communal areas linked to the building management system.

Sprinkler fire protection to all apartments.

Secure by Design Accreditation.

All apartments to benefit from a 10 year warranty from NHBC or similar reputable provider.

## Amenities

Dedicated specialist estate management team providing uniformed concierge service.

Hawkins Brown landscaped garden terrace on the fifth floor. The terrace will provide external seating, children's play equipment and access to wifi.

A fully-equipped residents' gym located on the fifth floor roof terrace with stunning City & Docklands views.

Tenth floor sky terrace and amenities.

Residents' screening room.

A courtyard terrace at first floor level shall provide a place of relaxation and also links the two service cores of the development.

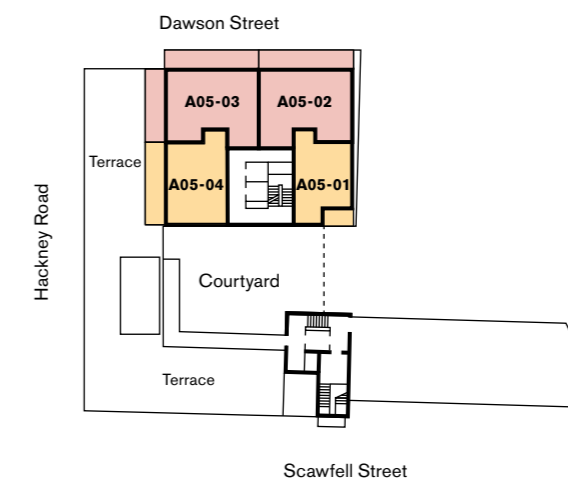
Residents' cycle parking facilities.

Parcel store for oversized deliveries.

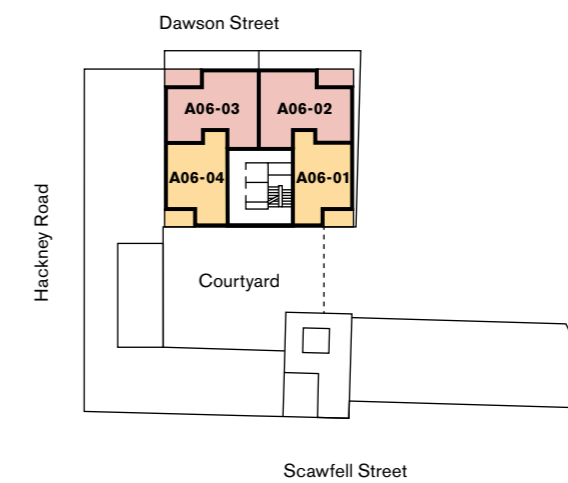
Local car club membership for 3 years provided for each apartment.

# Floors 5 – 9

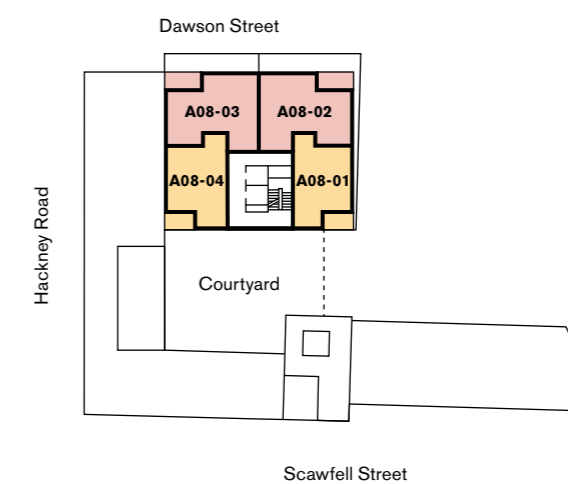
## The Lantern



Floor 5 The Lantern



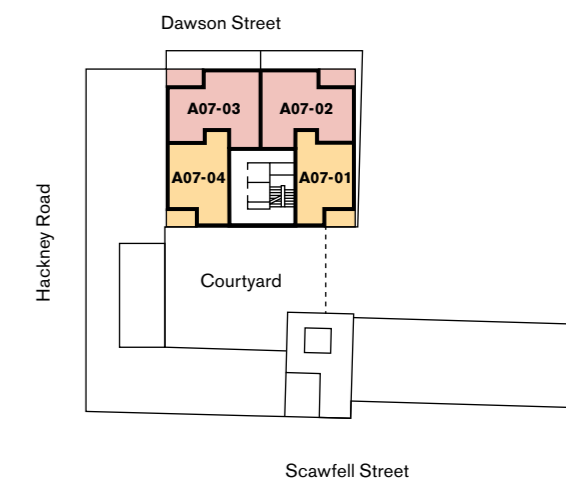
Floor 6 The Lantern



Floor 8 The Lantern



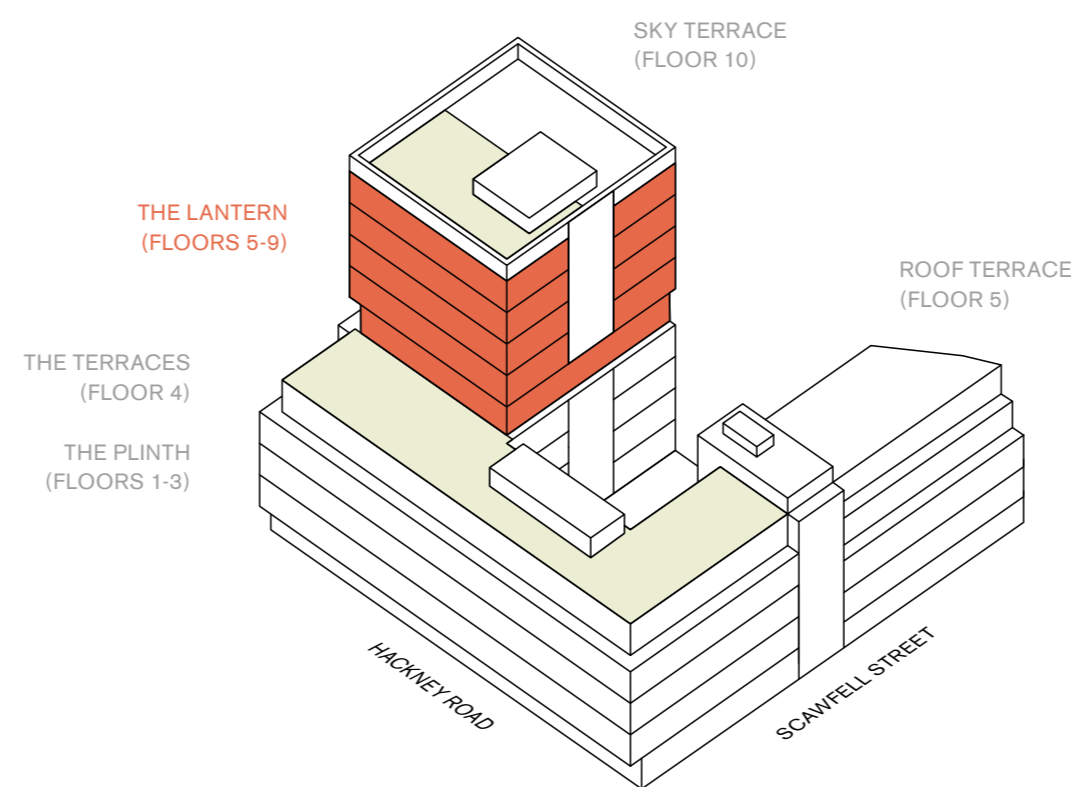
- 1 Bedroom
- 2 Bedrooms



Floor 7 The Lantern



Floor 9 The Lantern



Selling agents



Developed by



Finance Partner



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