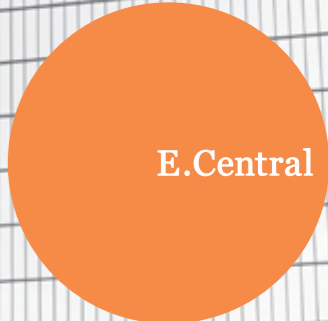


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  - 3 Eclectic Clerkenwell: A Portrait Of The Area page 15
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- 

Information and plans for Penthouse apartments are to follow in a future document.



E.Central

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An outstanding collection of 1 & 2 bedroom apartments & duplexes, and 3 bedroom penthouses on Central Street, Clerkenwell, EC1.

*East Central.*

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## EAST CENTRAL: QUINTESSENTIAL LONDON LIVING

A beguiling combination of old and new, of tradition and progress, Clerkenwell lies at the heart of modern London.

East Central offers the quintessential London life, with one foot in the elegant, bohemian tradition of Bloomsbury and one foot in the booming technological hub of Shoreditch.

This state of the art development of 35 stunning apartments and penthouses combines cutting edge contemporary architecture in its stone and glass design, with the effortless character of its historic EC1 location.

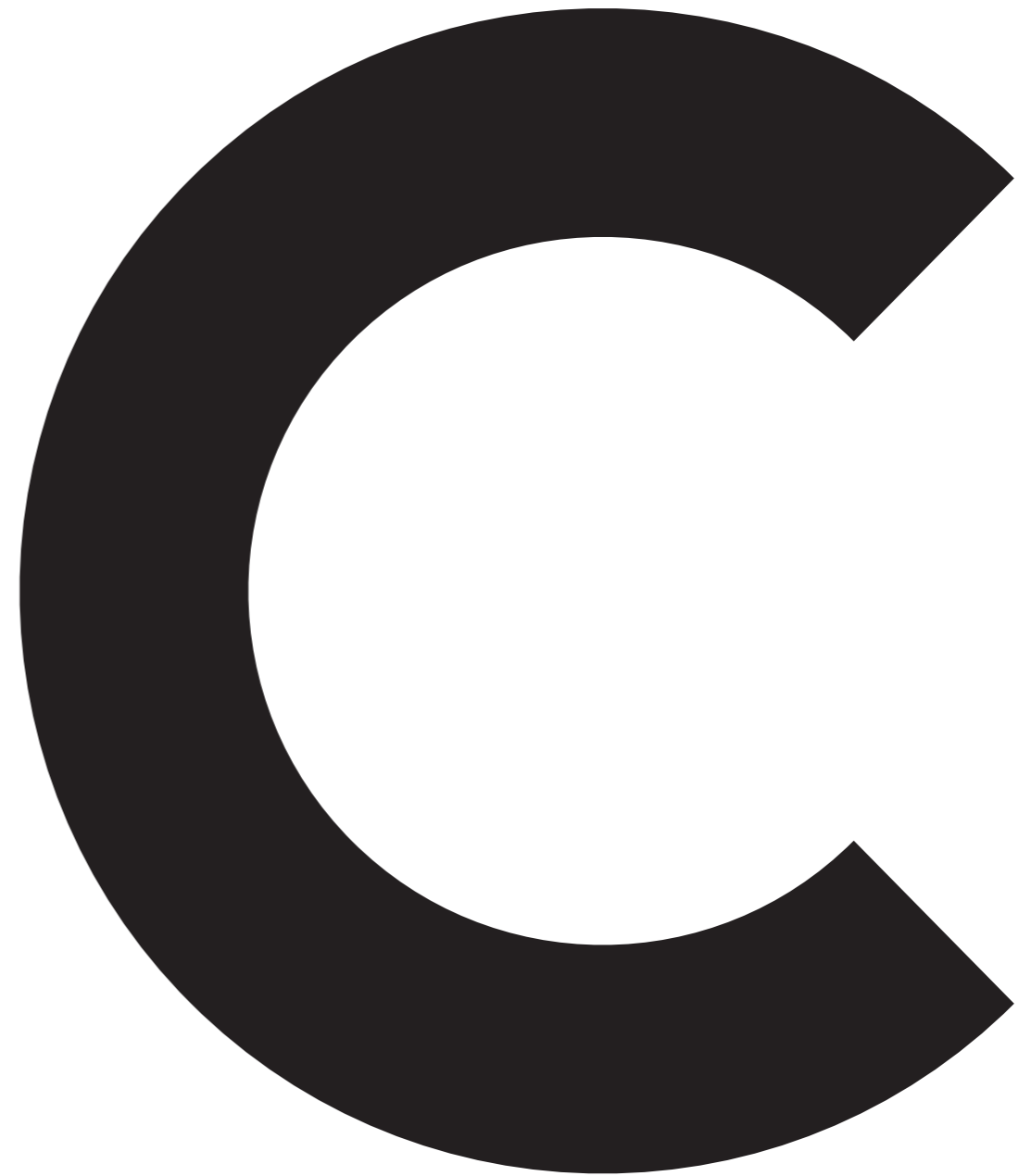
Follow in the footsteps of Dickens, Lenin, Cromwell, of kings themselves, as you step into 21st Century Clerkenwell living.



The computer generated image is drawn from plan and is indicative only of how the completed development will appear.



effortless





Gateway to the Priory of St. John of Jerusalem,  
Clerkenwell Road



## EVOLVING CLERKENWELL: A BRIEF HISTORY

Heart of operations for Crusaders in the 12th Century; immortalised by Dickens as home of the Artful Dodger in *Oliver Twist*; home to radicals and revolutionaries who changed the face of the social landscape, Clerkenwell has a long cultural heritage at the cutting edge of progress.

Thought by many to be the 'quintessential London village', Clerkenwell is named after the medieval Clerk's Well in Farringdon Lane and is mentioned in records as a pivotal part of London as early as the 1100s when the London Parish Clerks performed popular medieval miracle plays at the site of the well.

The area was then dominated by the Clerkenwell Priory of St John which was consecrated in 1185. This significant royal and religious establishment entertained a succession of monarchs and was the home to The Knights of the Order. The Order was dissolved in England by Henry VIII in 1542 as part of his Reformation of the Church; all that now remains is St. John's Gate and its 12th Century crypt.

During the Middle Ages, the area around Clerkenwell was a broad rural area known as Smooth Field, later to be known as Smithfield. With its ease of access to water and grazing, Smithfield established itself as a livestock market. Meat has been traded at Smithfield Market for more than 800 years, making it one of the oldest markets in London.

The area gained a reputation as a leisure resort and was filled with spas, pleasure gardens and theatres. Indeed, the present day Sadler's Wells building is just the latest theatrical incarnation to have existed on that spot. The area housed a series of ambitious theatrical venues, including an Aquatic Theatre, flooded by the Thames and used to stage naval extravaganzas.

During the Industrial Revolution, Clerkenwell became well known as a watch and jewellery making area and was home to Europe's oldest printing press.



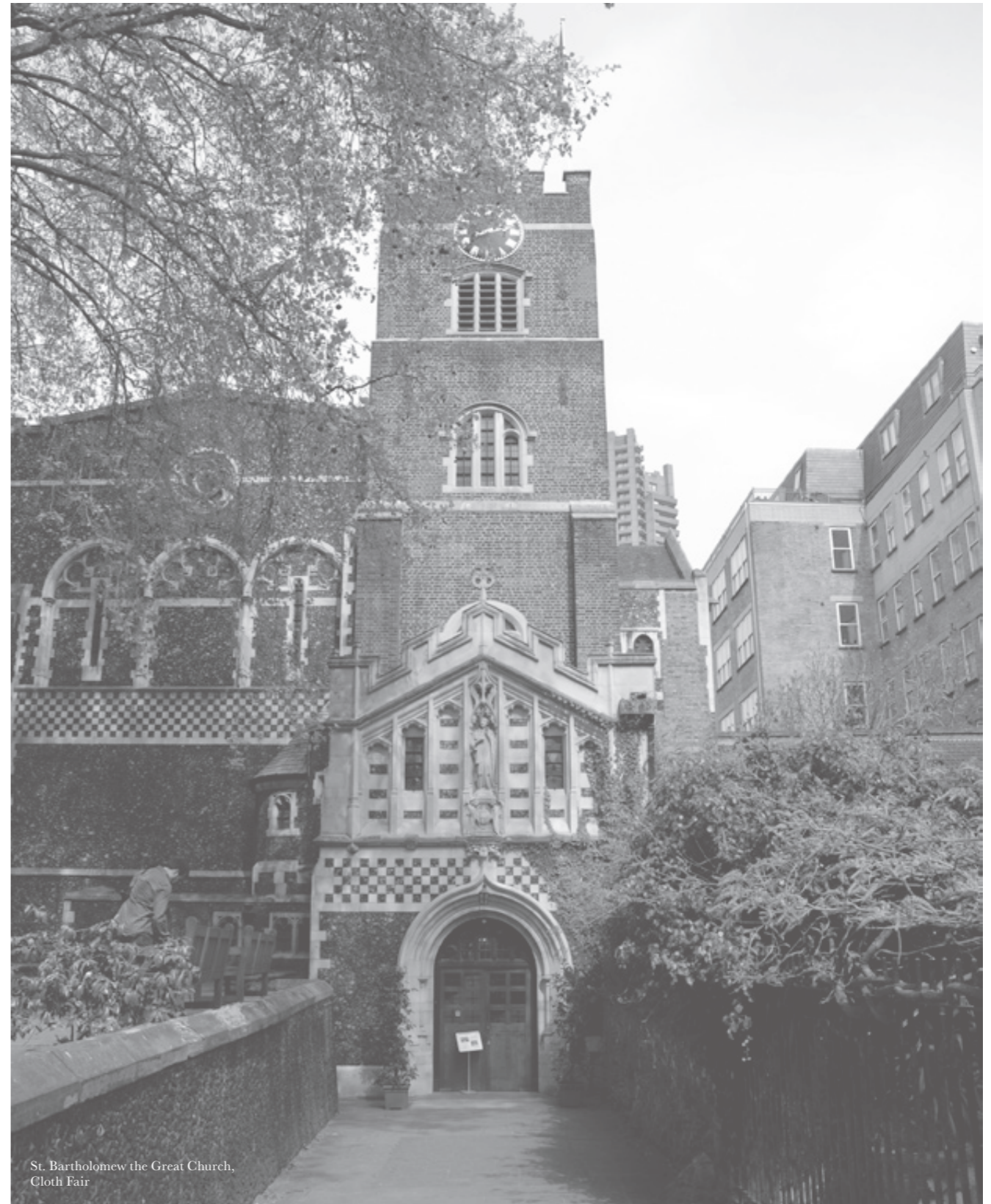
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Many areas around Clerkenwell were synonymous with trades of all kinds – from furniture manufacturers in Hoxton to Cloth Fair merchants who gathered to buy and sell goods (one of them being cloth) in the Bartholomew Market. Cloth Fair, just moments from East Central, was originally within the precincts of the Priory of St. Bartholomew's Church until it was returned to the City in 1910.

From the demonstrations of the 16th Century Lollards to providing offices and printing presses for Lenin after his exile from Russia – who

moved the publication of the *Iskra* to the British Social Democratic Federation at 37a Clerkenwell Green – Clerkenwell has a long tradition of radical social innovation. The same address was later the venue for Communist Party meetings and the site saw the foundation of the Marx Memorial Library in 1933.

Now, in the 21st Century, it is known as a progressive and forward thinking neighbourhood; part of London's 'Tech City' and home to some of our most innovative technological and design industries.



St. Bartholomew the Great Church,  
Cloth Fair





The Modern Pantry, restaurant and gallery  
St. John's Square



## ECLECTIC CLERKENWELL: A PORTRAIT OF THE AREA

This is an area steeped in history yet pioneering the future; an area of Dickensian streets and alleys lined with contemporary shops and fashionable restaurants; a pocket of London shaped by the past but embracing the future. If you are here, you are where it is happening.

Clerkenwell offers an incomparable location, neighbouring the thriving hub of Tech City, minutes from the financial heart of the City of London and a short walk to the bright lights of the West End.



The Merchant Tavern,  
Charlotte Road

## RESTAURANTS

Some of the most critically celebrated and popular restaurants in London are to be found within a short walk of Central Street. Indeed, there aren't many tastes which can't be catered for in this area. The acclaimed Modern Pantry with its contemporary global menu is just down the road; great French cuisine can be found at Le Café Du Marché

and Club Gascon is within easy reach; Foxlow and Hawksmoor cater for more carnivorous tastes – the latter provides the best steak this side of the Thames, while the vegetarian feasts at nearby Ottolenghi are now reaching cult status.

## MARKETS

East London has a market tradition dating back to the 12th Century when St Bartholomew's Priory held weekly fairs in an area now occupied by Smithfield Market, London's only working meat market. This tradition has continued through the Victorian meat markets and cloth fairs, to today's antiques and artisan foods.

Whitecross Street market is one of the oldest markets in London. Located between Old Street and Barbican, this is a highly acclaimed haven of street foods making it a favourite lunchtime venue. The market is also home to a variety of household goods, clothing and jewellery.

Another popular mid-week destination for those looking for a little al fresco lunch is Exmouth Market, just a 13 minute walk from East Central. Twenty or so artisan food stalls are surrounded by a variety of quirky restaurants, bars and cafes, just in case you can't find what you're looking for from the market itself.

A Saturday morning stroll could lead you to bustling Spitalfields for a rummage through the artefacts and antiques. On Sunday, you're only a short walk from the famous Colombia Road Flower Market or the vintage promise of the shops and stalls at Brick Lane.

## NIGHTS OUT

The area around East Central is packed with drinking spots and clubs to suit everyone from the wild hedonist to the quiet lover of real ale. For those who like a cosy 18th Century-styled 'local' with a group of mates, there's The Jerusalem Tavern just off Clerkenwell Road; or the Clerk & Well is just round the corner, as is Smiths of Smithfield, covering four-floors of a Grade II listed building.

If you like things a little more hip and a lot more lively, the bars of Hoxton and Shoreditch will provide a warm up for the inimitable sounds of the internationally-renowned clubs like Cargo. However, if clubbing is the order of the evening, then look no further than Clerkenwell's own Fabric.

## CULTURE

The cultural epicentre of London is undoubtedly the Barbican. Contained within the brutalist architecture of Chamberlin, Powell & Bon, The Barbican Arts' Centre houses the best of cutting edge theatre and music; this is an area where comedy clubs and pub theatres jostle for space with world-renowned art galleries and dance companies.

In 2012, the remains of Shakespeare's famous Curtain Theatre were

unearthed in a location just 20-minutes from East Central; nearly 400 years since The Curtain fell, Shakespeare's legacy remains in an area full of diverse cultural institutions. The domestic interior is chronicled in the beautiful Geffrye Museum; the home of the London Symphony Orchestra is just round the corner in the 18th Century Hawksmoor church, St Luke's; and the Museum of London charts the evolution of the city. All this, within minutes of your doorstep.



The Jerusalem Tavern,  
Britton Street

## EFFORTLESS COMMUTE: TRANSPORT LINKS

Straddling Bloomsbury to the west and Shoreditch to the east, it's hard to think of a more ideal London location than Clerkenwell. The very heart of London is within walking distance; The City, St Paul's Cathedral, The Barbican, Spitalfields Market and The British Museum are all within a half an hour stroll from Central Street.

East Central is just a short walk from the Northern line at Old Street while stations at Farringdon and Barbican are on your doorstep, offering not only the Hammersmith & City, Circle, and Metropolitan underground lines but also direct train links to Gatwick airport, Brighton and into Kent from Farringdon.

From 2018, Farringdon will also be a full part of the new Cross Rail line which will link Berkshire and Essex, providing direct access to Tottenham Court Road, Bond Street and Paddington. If you're someone who likes to start their journey on foot, the following stations are within two miles of East Central:

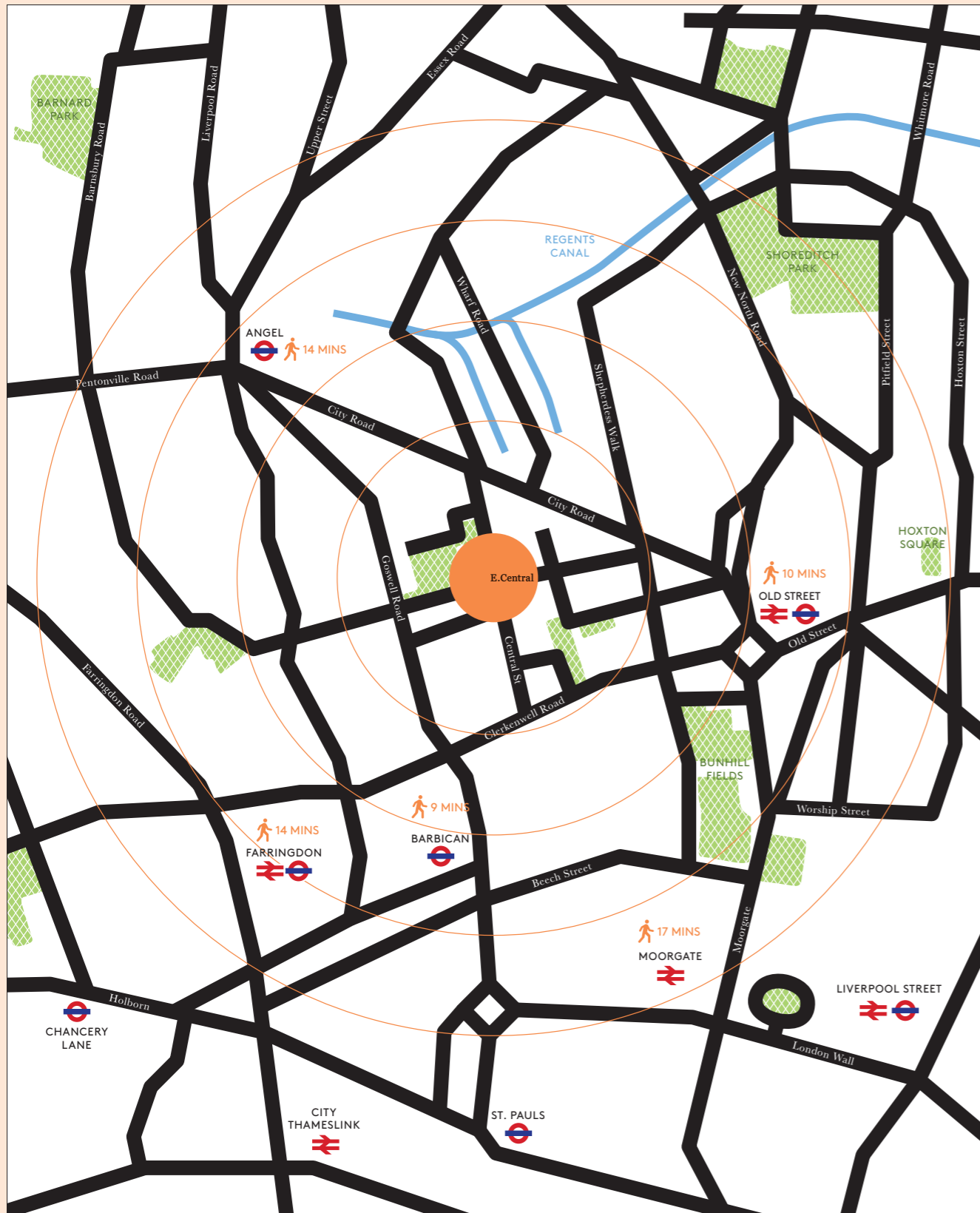
- King's Cross
- Waterloo
- London Bridge

As a cyclist you are well positioned to enjoy the freedom of the Santander Cycle scheme: in addition to the ample cycle storage at East Central there is a docking station located on Central Street itself and another three within a five minute walk.

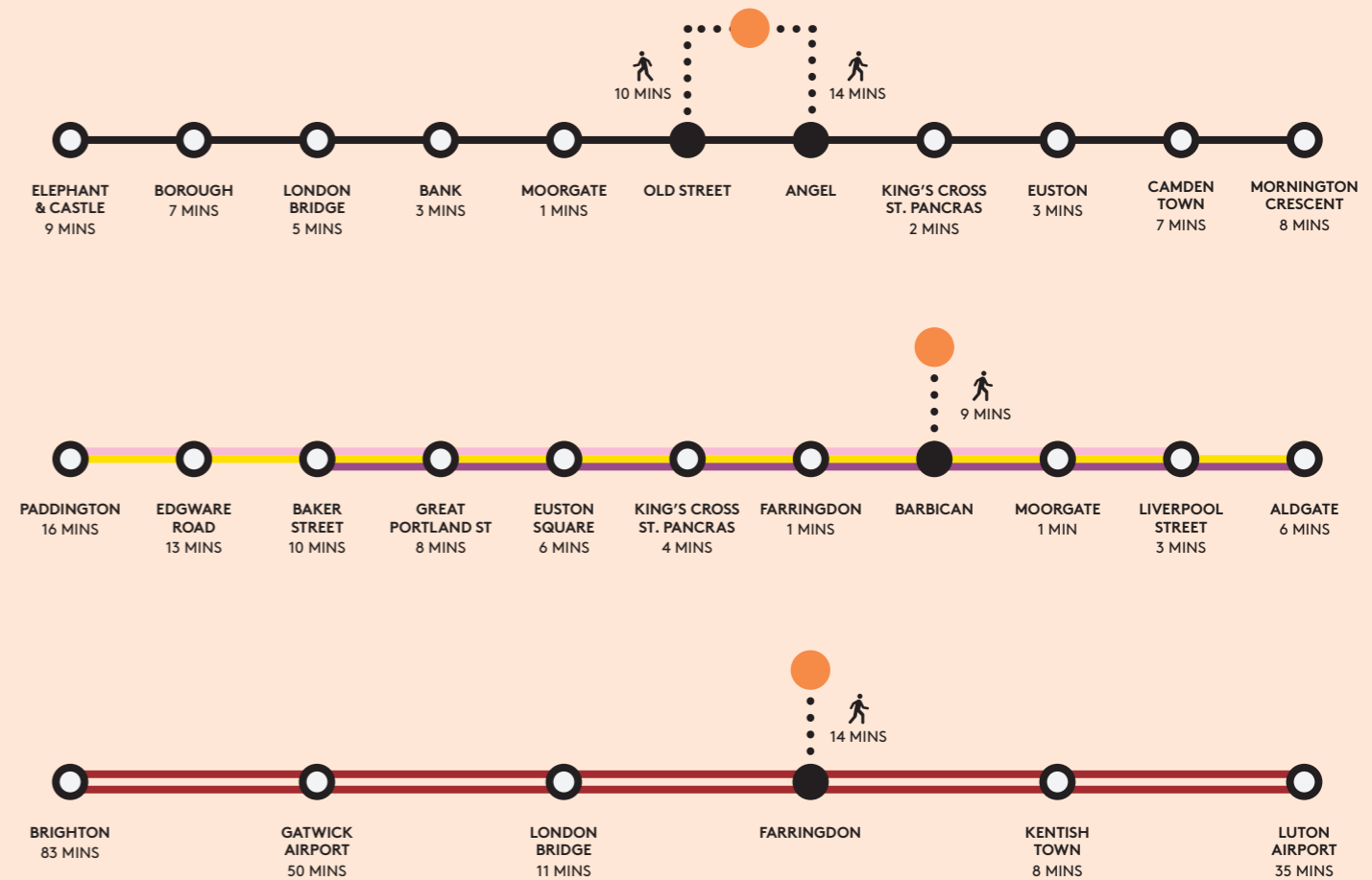
The central location of East Central ensures an enormous variety of bus routes:

- 55 Oxford Circus to Leyton via Hackney
- 243 Waterloo to Wood Green via Hoxton and Stoke Newington
- 19 Battersea Bridge to Finsbury Park via Piccadilly
- 17 Archway to London Bridge
- 46 Holborn to Paddington
- 38 Victoria to Clapton via Angel
- 63 King's Cross to Forest Hill Tavern

*Journey times provided TFL.  
Walking times provided Walkit.com*



E. Central



E. Central



The glass behemoths of the financial district,  
The City of London



### EXPRESS CITY

East Central's close proximity to The City means you're never more than 30 minutes walk from London's financial heart. Central Street offers the perfect mix of mid-week necessity with weekend desire.

Moorgate	17 mins
Stock Exchange Tower	21 mins
Liverpool Street	22 mins
Bank of England	25 mins
Bank	26 mins

Walking times provided Walkit.com

**EVERYTHING'S CLOSE:  
PLACES OF INTEREST**



**TO EAT**

- 1. Boundary, Shoreditch ..... H5
- 2. Caravan, Exmouth Market ..... D4
- 3. Club Gascon, Clerkenwell ..... E6
- 4. Foxlow, Clerkenwell ..... E5
- 5. Hawksmoor, Spitalfields ..... H5
- 6. La Petite Auberge, Angel ..... E1
- 7. Le Café Du Marché, Clerkenwell ..... E5
- 8. Le Mercury, Angel ..... E1
- 9. Ottolenghi, Angel ..... E2
- 10. Polpo, Smithfield ..... E6
- 11. Red Dog, Hoxton ..... D5
- 12. Smiths of Smithfield, Farringdon ..... H4
- 13. St. John, Bar & Restaurant, Smithfield ..... E6
- 14. The 3 Crowns, Old Street ..... G4
- 15. The Modern Pantry, Clerkenwell ..... E5
- 16. Urban Food Fest, Shoreditch ..... H5
- 17. Workshop Coffee Company, Clerkenwell ..... E5



**TO DRINK**

- 18. Jerusalem Tavern, Clerkenwell ..... E5
- 19. The Clerk & Well, Clerkenwell ..... D5
- 20. The Crown & Shuttle, The City ..... H5
- 21. The Fox & Anchor, Clerkenwell ..... E5
- 22. The Island Queen, Islington ..... F3
- 23. The King's Head, Islington ..... E2
- 24. The Old Blue Last, Old Street ..... H5
- 25. The Pride of Spitalfields, Shoreditch ..... I6
- 26. Well & Bucket, Bethnal Green ..... I4



**CULTURE**

- 27. British Museum, Russell Square ..... B6
- 28. Comedy Cafe Theatre, Shoreditch ..... H4
- 29. Dennis Severs' House, Spitalfields ..... H6
- 30. Everyman Screen on the Green, Angel ..... E2
- 31. Geffrye Museum, Shoreditch ..... H3
- 32. LSO at St. Luke's, Old Street ..... F4
- 33. Museum of London, Barbican ..... F6
- 34. RichMix, Bethnal Green ..... I5
- 35. Sadler's Wells Theatre, Angel ..... D3
- 36. The Almeida Theatre, Angel ..... E2
- 37. The Barbican Arts Centre, Barbican ..... F6



**MARKETS**

- 38. Brick Lane Market ..... I5
- 39. Columbia Road Flower Market ..... I4
- 40. Exmouth Market ..... D4
- 41. Smithfield Market ..... E6
- 42. Old Spitalfields Market ..... H6
- 43. Whitecross Market ..... F5



**NIGHTLIFE**

- 44. 5CC at Electricity Showroom, Hoxton ..... H4
- 45. 93 Feet East, Brick Lane ..... I5
- 46. Barrio East, Shoreditch ..... H4
- 47. Cargo, Shoreditch ..... H4
- 48. Fabric, Clerkenwell ..... E5
- 49. O, Islington Academy, Angel ..... D2
- 50. The Book Club, Shoreditch ..... G5
- 51. Village Underground, Old Street ..... H5
- 52. XOYO, Old Street ..... G4





## ENRICHING COMMUNITY: A COMMITMENT TO LONDON

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When a new developments arrives, it is important to know that you are adding something to the social landscape beyond bringing new residents to the area. You want to know that you will be part of a neighbourhood, a place where community develops, not just housing.

Perhaps one of the most rewarding aspects of the East Central development is the commitment to community. We are working in conjunction with the nearby St Luke's Community Centre to enhance and expand their provision of resources which will be available to the

whole community. St Luke's is a prestigious and ancient charitable institution which provides everything from cookery lessons and IT workshops to allotments right in the city centre. This is a true London community commitment.

Together with St Luke's, we will be building a stylish new cafe space for local residents to enjoy as they become involved in the St Luke's community. East Central will truly be the latest step in the evolution of the Clerkenwell community.



Photography depicts previous Higgins Homes interiors

## EXCELLENCE AS STANDARD

All the residences at East Central benefit from high quality, durable and contemporary finishes from a stable of well-respected industry suppliers

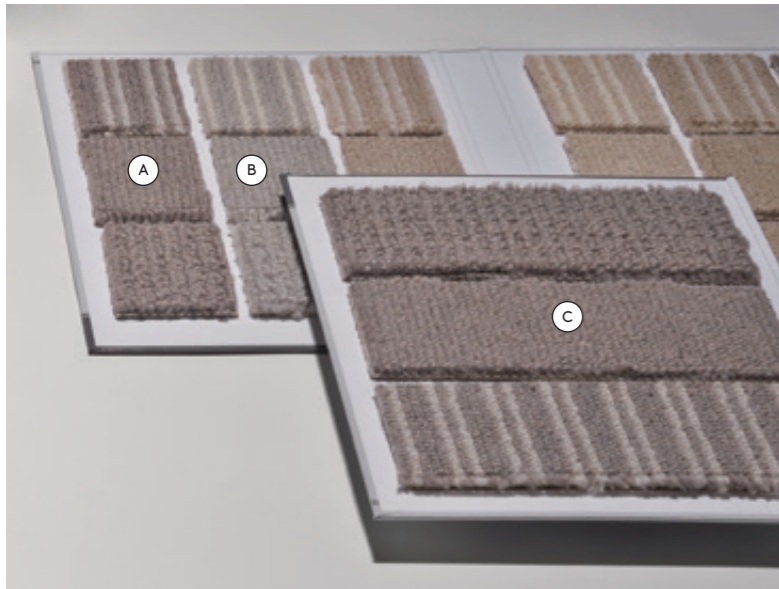
and designers. Spacious interiors with large sliding windows that look out onto private patios and balconies most definitely let the outside in.







Photography depicts previous Higgins Homes interiors



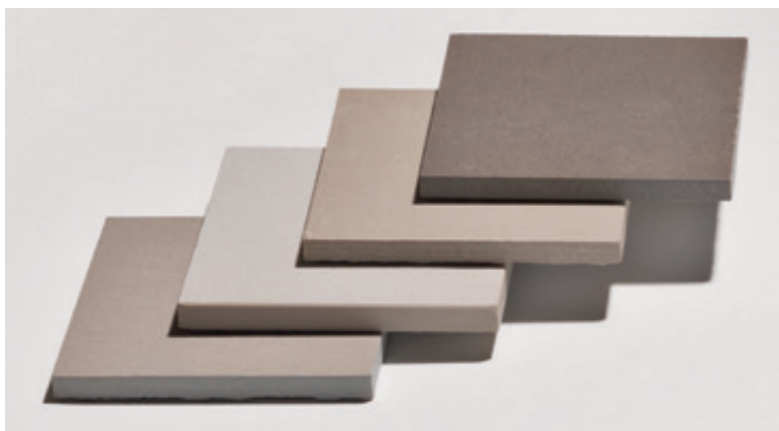
A/B/C: Colour selection available. Carpet to bedrooms



Steel grey glass splashback



Satin chrome finish power outlet sockets and switch-plates



Selection of porcelain tiles to bathroom and en-suites



Satin chrome switch-plates



Recessed low-energy LED down-lighters – satin chrome finish



Engineered hardwood flooring to entrance hall, living room and kitchen



Polished chrome tap by Roca

### ATTENTION TO DETAIL

Specification highlights include high gloss kitchens from Urban Myth with integrated Smeg/Bosch appliances, stone composite worktops; fitted wardrobes to master bedrooms; hotel-style bathrooms with Laufen fittings; Soft carpeting to bedrooms with a choice of colours and engineered hardwood flooring to living areas.

The items of specification pictured here are intended as a guide only and are subject to change.

## SPECIFICATION

### Kitchens

- Kitchens by London designer Urban Myth. High gloss white handleless units
- Smeg stainless steel electric oven and induction hob with extractor hood
- Smeg integrated appliances including a fridge/freezer and dishwasher
- Bosch integrated microwave oven
- Stone composite 20mm work surfaces with full height glass splash back between work top and underside of wall units
- One and a half bowl under mounted stainless steel sink with waste disposal unit
- Under unit LED low energy lighting

### Bathrooms & En-suites

- Contemporary sanitary ware by Laufen
- Bathrooms in white with chrome Roca fittings
- Screen and shower over bath
- European wall tiling to selected areas
- Bespoke Armari storage cupboard in walnut finish with mirror doors and separate towel box beneath sink
- Walnut finish counter tops
- Shaver point within wall cupboard

### Heating

- Under floor heating
- Chrome finish towel rails to bathroom and en-suite
- Metered energy supply via central communal gas fired boilers with supplementary feed in via the Bunhill Energy Centre district heat system

### Security

- Video security entry phone system with colour monitor
- Mains operated smoke / heat detector
- Facilities for future installation of a wireless intruder alarm system

### Interior Finishes

- Smooth plastered walls and ceilings with white emulsion finish
- Grooved 58mm architrave and 120mm skirting boards with white satinwood finish
- White painted internal doors
- Latch ironmongery – satin chrome finish

### Lighting

- Recessed ceiling LED low energy down lighters to all rooms
- Five amp ambient lighting circuit to living room and bedroom one
- Balcony / Terrace external light switched internally

### Windows

- Powder coated aluminium framed double glazed sealed units

### Home Entertainment / Communications

- Television outlet points to living room and bedrooms
- Telephone outlet points to living room and bedrooms
- Communal terrestrial television aerial
- Provision for Satellite television (Sky +) – purchasers own decoder required
- Pre-wired for Virgin Media fibre optic network

### General

- Washer / dryer fitted within hall store cupboard
- Matt white finish fitted wardrobes with long steel bar handle by Urban Myth to bedroom one
- Satin chrome finish power outlet sockets and switch plates
- Central MVHR ventilation system

### Flooring

- Engineered hardwood flooring to entrance hall, living room and kitchen. Carpet to bedrooms. Porcelain tiling to bathroom and en-suite

### Communal Facilities

- Smooth plastered walls and porcelain tiled flooring to communal entrance foyer, fitted carpet to communal hallway and staircase. Balustrade with walnut veneer capping and strings to communal staircase
- Passenger lift with brushed stainless steel lift car to all floors
- Secure communal cycle store

### Renewable Energy

- Roof mounted photovoltaic panels producing energy to assist powering communal facilities and providing a revenue stream for the Resident Management Company via the feed in tariff

### Building Codes

- To be constructed in accordance with:

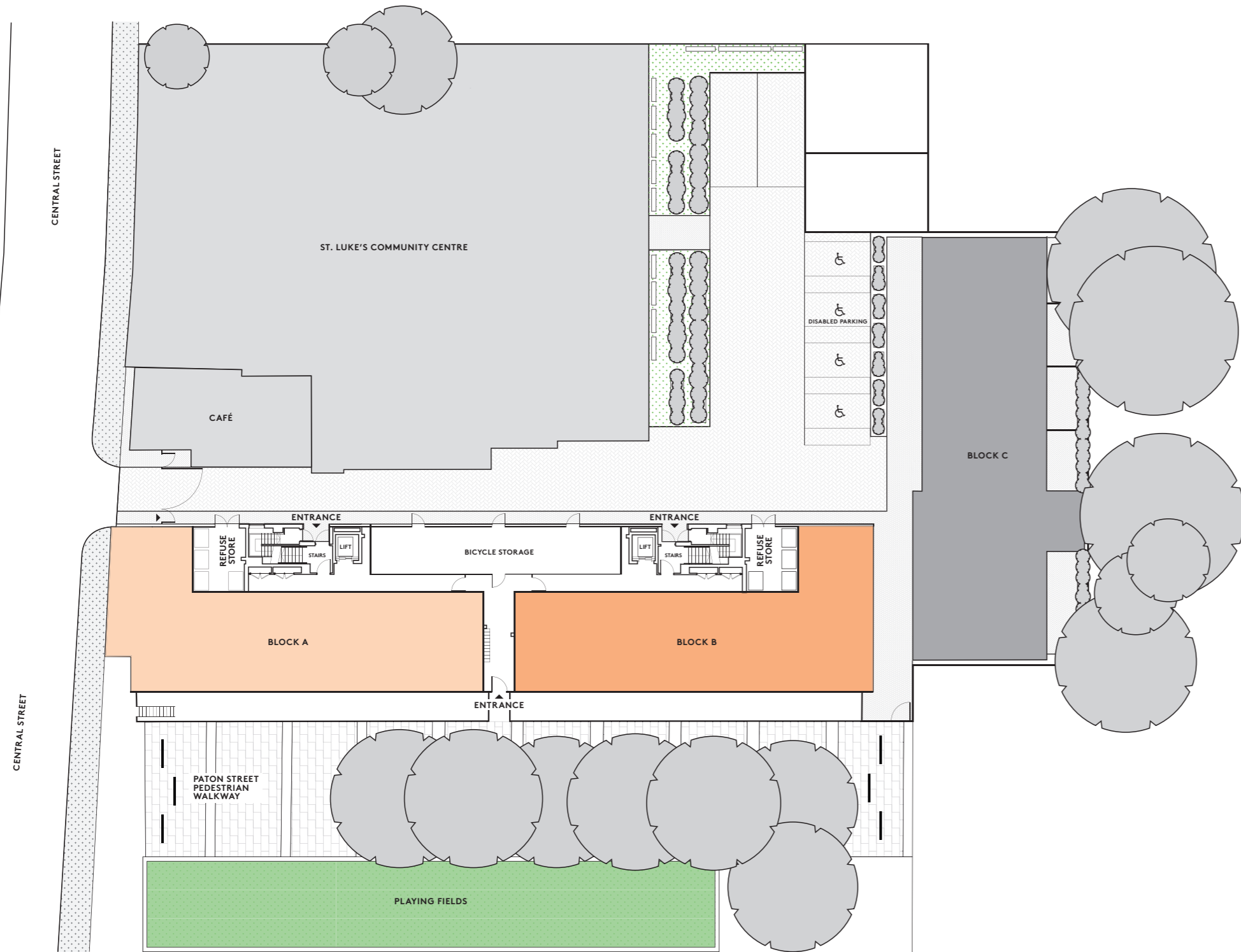
- Level 4 of the Code for Sustainable Homes
- London Design Guide
- Lifetime Homes Standards
- Islington Flexible Homes
- Secure by Design (part 2)

### Warranty

- Ten year National House Building Council warranty

The Company employs a policy of continuous improvement and it reserves the right to alter or amend the specification as necessary and without prior notice.

SITE PLAN



- Block A
- Block B
- Block C - Affordable Housing

Please Note:  
This site plan has been prepared with all due care for convenience of the intending purchaser. However, the information contained herein is a preliminary guide only. Ground levels and other variances are not shown.



DUPLEX

block A | apartments

A0-1 | A0-2 | A0-3



E. Central

# DUPLEX

block A

# GROUND FLOOR

# LOWER GROUND

## APARTMENT | A0-1

### GROUND FLOOR

living / dining / kitchen 6100mm x 4865mm (20' x 15'11")  
cloak

### LOWER GROUND

bedroom 1 3871mm x 3734mm (12'8" x 12'3")  
en-suite  
bedroom 2 3871mm x 3430mm (12'8" x 11'3")  
bathroom  
total area 90.9m<sup>2</sup> (978ft<sup>2</sup>)

## APARTMENT | A0-2

### GROUND FLOOR

living / dining / kitchen 6125mm x 4865mm (20'1" x 15'11")  
cloak

### LOWER GROUND

bedroom 1 4515mm x 2750mm (14'9" x 9")  
bedroom 2 4650mm x 2750mm (15'3" x 9")  
bathroom  
total area 83.7m<sup>2</sup> (901ft<sup>2</sup>)

## APARTMENT | A0-3

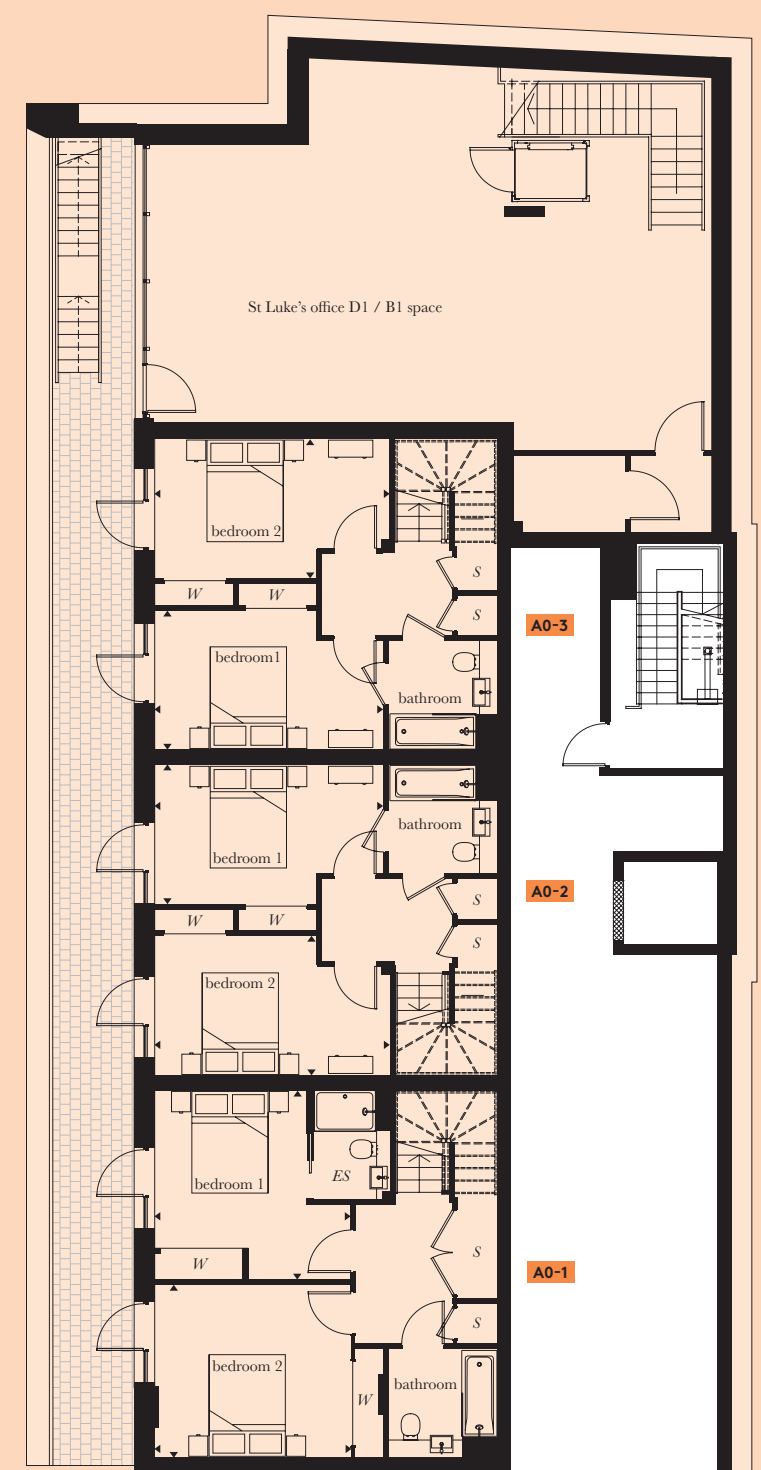
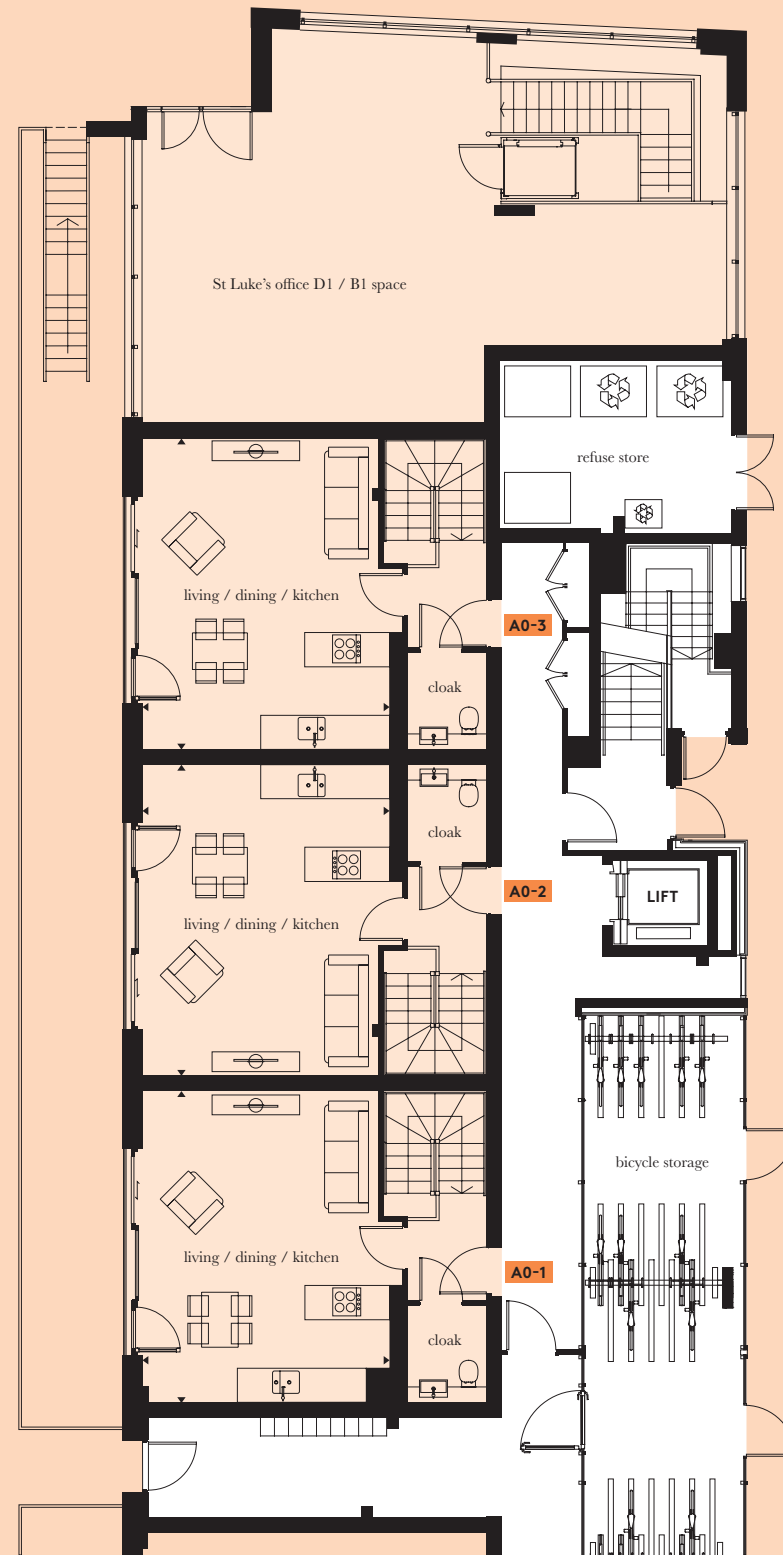
### GROUND FLOOR

living / dining / kitchen 6125mm x 4865mm (20'1" x 15'11")  
cloak

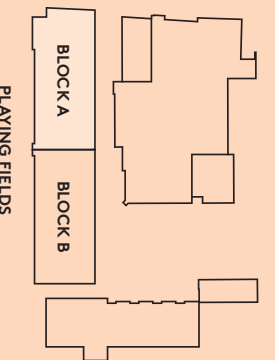
### LOWER GROUND

bedroom 1 4515mm x 2750mm (14'9" x 9")  
bedroom 2 4650mm x 2750mm (15'3" x 9")  
bathroom  
total area 83.7m<sup>2</sup> (901ft<sup>2</sup>)

*Whilst these floor plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.*



**KEY**  
W | wardrobes  
ES | en-suite  
S | storage



# FIRST FLOOR

block A

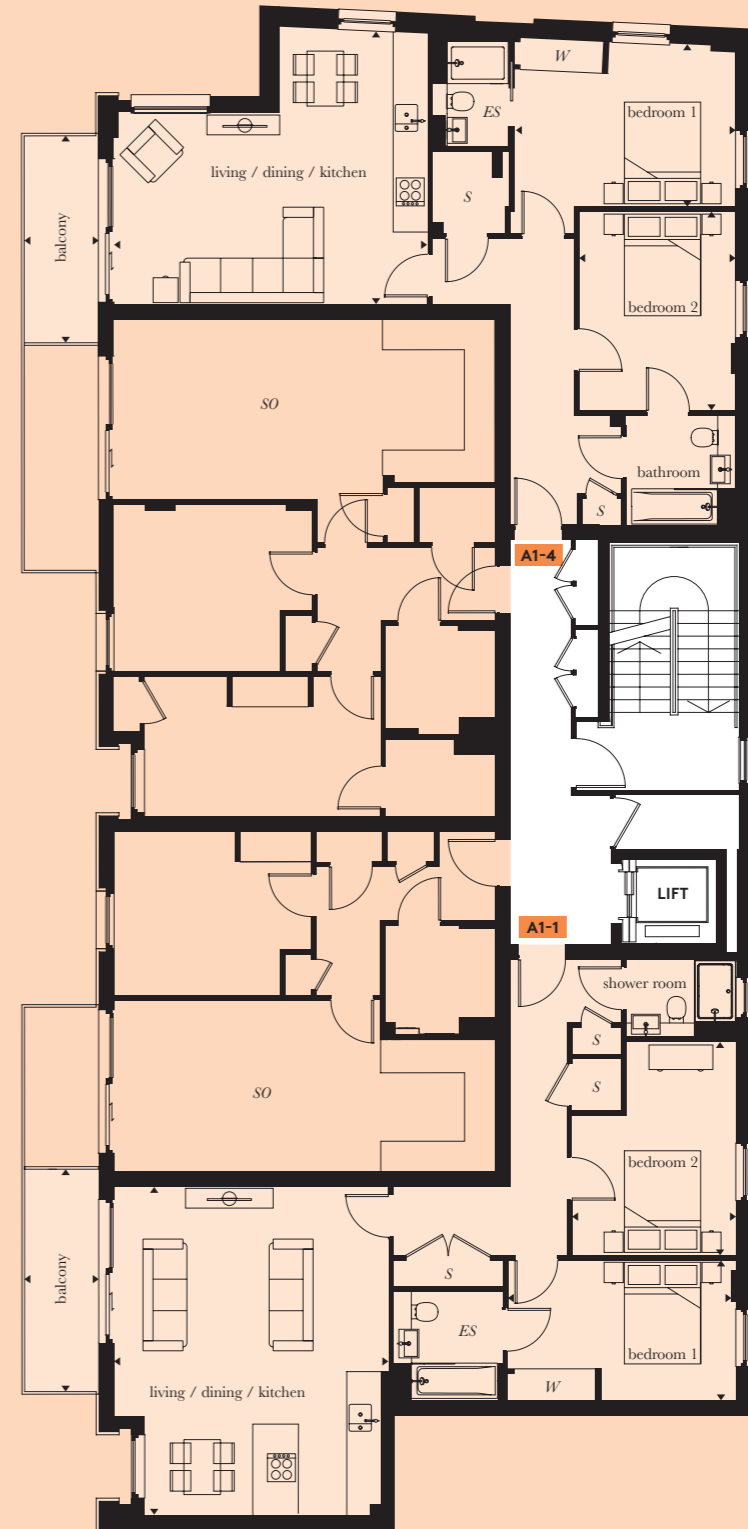
## APARTMENT | A1-1

living / dining / kitchen	6450mm x 5395mm	(21'2" x 17'8")
bedroom 1	4485mm x 2750mm	(14'8" x 9')
en-suite		
bedroom 2	4205mm x 3220mm	(13'9" x 10'6")
shower room		
balcony	4377mm x 1456mm	(14'4" x 4'9")
total area	81.8m <sup>2</sup>	(880ft <sup>2</sup> )

## APARTMENT | A1-4

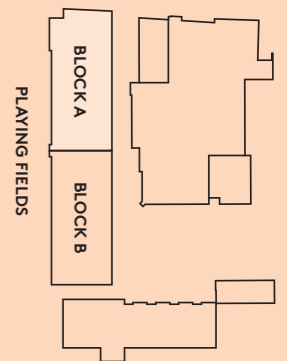
living / dining / kitchen	6166mm x 5379mm	(20'2" x 17'7")
bedroom 1	4340mm x 3178mm	(14'2" x 10'5")
en-suite		
bedroom 2	3912mm x 3075mm	(12'10" x 10'1")
bathroom		
balcony	4123mm x 1456mm	(13'6" x 4'9")
total area	78.6m <sup>2</sup>	(846ft <sup>2</sup> )

*Whilst these floor plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.*



### KEY

W	wardrobes
ES	en-suite
S	storage
SO	shared ownership



## SECOND FLOOR

block A

### APARTMENT | A2-1

living / dining / kitchen	6450mm x 5395mm	(21'2" x 17'8")
bedroom 1	4485mm x 2750mm	(14'8" x 9')
en-suite		
bedroom 2	4205mm x 3220mm	(13'9" x 10'6")
shower room		
balcony	4377mm x 1456mm	(14'4" x 4'9")
total area	81.8m <sup>2</sup> (880ft <sup>2</sup> )	

### APARTMENT | A2-3

living / dining / kitchen	7495mm x 3750mm	(24'7" x 12'3")
bedroom 1	4645mm x 2750mm	(15'2" x 9')
en-suite		
bedroom 2	3905mm x 3075mm	(12'9" x 10'1")
bathroom		
balcony	4427mm x 1456mm	(14'6" x 4'9")
total area	72.3m <sup>2</sup> (778ft <sup>2</sup> )	

### APARTMENT | A2-4

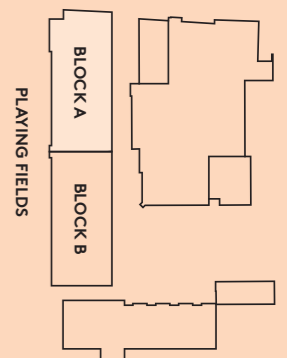
living / dining / kitchen	6166mm x 5379mm	(20'2" x 17'7")
bedroom 1	4340mm x 3178mm	(14'2" x 10'5")
en-suite		
bedroom 2	3912mm x 3075mm	(12'10" x 10'1")
bathroom		
balcony	4123mm x 1456mm	(13'6" x 4'9")
total area	78.6m <sup>2</sup> (846ft <sup>2</sup> )	

*Whilst these floor plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.*



### KEY

W	wardrobes
ES	en-suite
S	storage
SO	shared ownership



# THIRD FLOOR

block A

## APARTMENT | A3-1

living / dining / kitchen	6450mm x 5395mm	(21'2" x 17'8")
bedroom 1	4485mm x 2750mm	(14'8" x 9')
en-suite		
bedroom 2	4205mm x 3220mm	(13'9" x 10'6")
shower room		
balcony	4377mm x 1456mm	(14'4" x 4'9")
total area	81.8m <sup>2</sup>	(880ft <sup>2</sup> )

## APARTMENT | A3-2

living / dining / kitchen	7495mm x 3375mm	(24'7" x 11'1")
bedroom 1	3885mm x 3225mm	(12'9" x 10'7")
bathroom		
balcony	3139mm x 1456mm	(10'3" x 4'9")
total area	50.2m <sup>2</sup>	(540ft <sup>2</sup> )

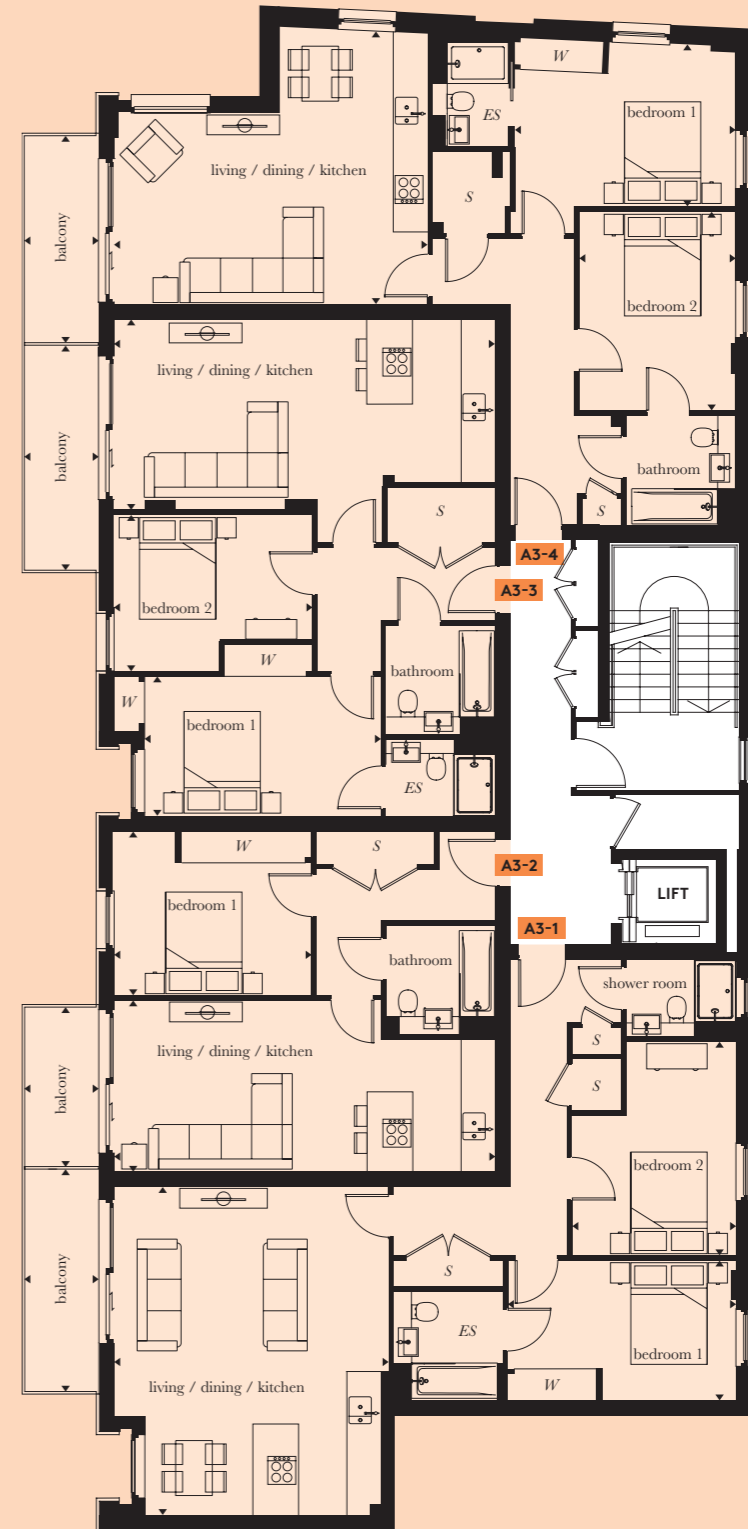
## APARTMENT | A3-3

living / dining / kitchen	7495mm x 3750mm	(24'7" x 12'3")
bedroom 1	4645mm x 2750mm	(15'2" x 9')
en-suite		
bedroom 2	3905mm x 3075mm	(12'9" x 10'1")
bathroom		
balcony	4427mm x 1456mm	(14'6" x 4'9")
total area	72.3m <sup>2</sup>	(778ft <sup>2</sup> )

## APARTMENT | A3-4

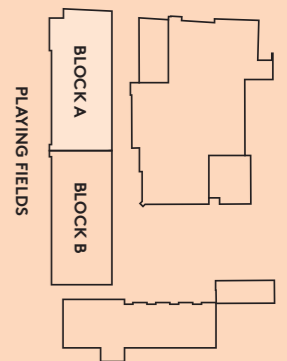
living / dining / kitchen	6166mm x 5379mm	(20'2" x 17'7")
bedroom 1	4340mm x 3178mm	(14'2" x 10'5")
en-suite		
bedroom 2	3912mm x 3075mm	(12'10" x 10'1")
bathroom		
balcony	4123mm x 1456mm	(13'6" x 4'9")
total area	78.6m <sup>2</sup>	(846ft <sup>2</sup> )

*Whilst these floor plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.*



### KEY

W		wardrobes
ES		en-suite
S		storage



## FOURTH FLOOR

block A

### APARTMENT | A4-1

living / dining / kitchen	6450mm x 5395mm	(21'2" x 17'8")
bedroom 1	4485mm x 2750mm	(14'8" x 9')
en-suite		
bedroom 2	4205mm x 3220mm	(13'9" x 10'6")
shower room		
balcony	4377mm x 1456mm	(14'4" x 4'9")
total area	81.8m <sup>2</sup>	(880ft <sup>2</sup> )

### APARTMENT | A4-2

living / dining / kitchen	7495mm x 3375mm	(24'7" x 11'1")
bedroom 1	3885mm x 3225mm	(12'9" x 10'7")
bathroom		
balcony	3139mm x 1456mm	(10'3" x 4'9")
total area	50.2m <sup>2</sup>	(540ft <sup>2</sup> )

### APARTMENT | A4-3

living / dining / kitchen	7495mm x 3750mm	(24'7" x 12'3")
bedroom 1	4645mm x 2750mm	(15'2" x 9')
en-suite		
bedroom 2	3905mm x 3075mm	(12'9" x 10'1")
bathroom		
balcony	4427mm x 1456mm	(14'6" x 4'9")
total area	72.3m <sup>2</sup>	(778ft <sup>2</sup> )

### APARTMENT | A4-4

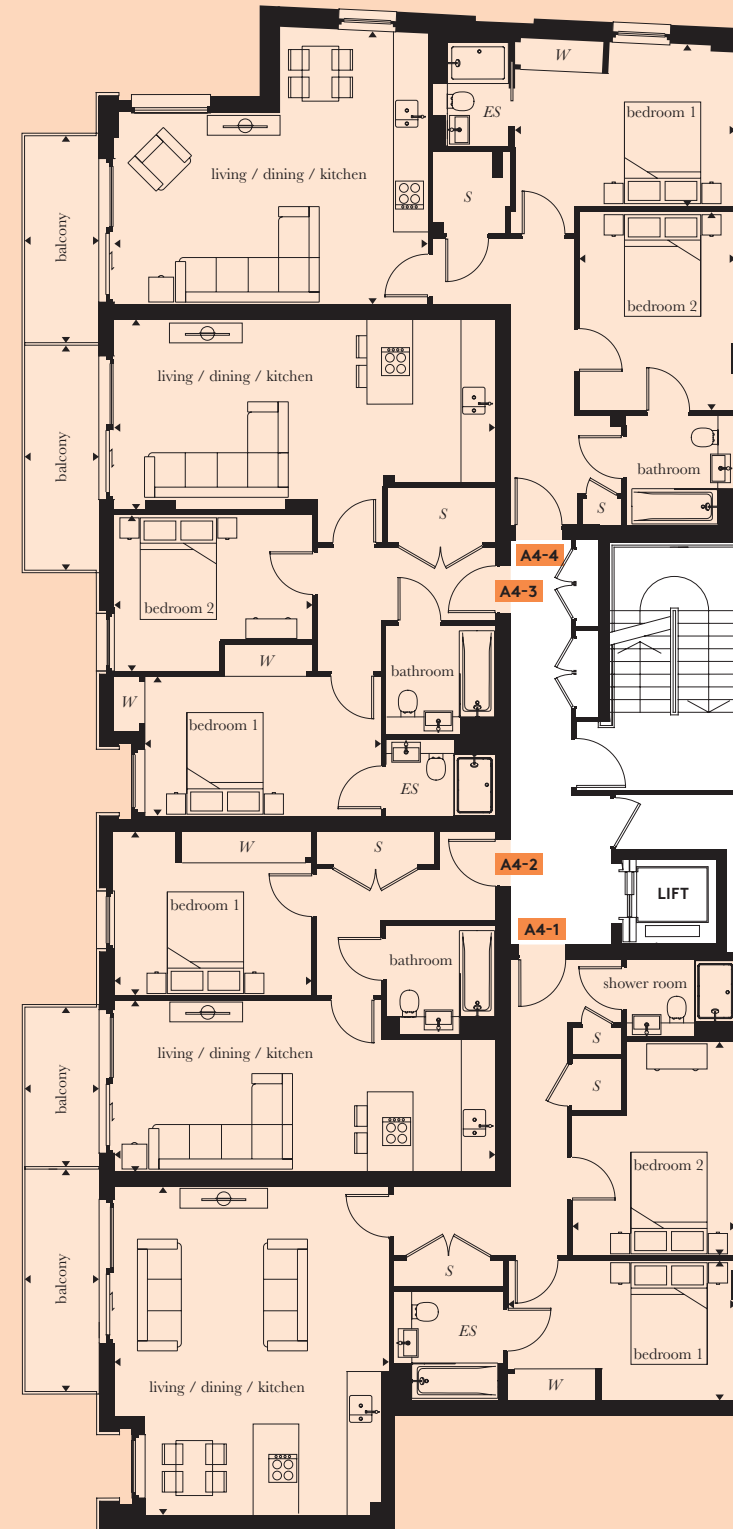
living / dining / kitchen	6166mm x 5379mm	(20'2" x 17'7")
bedroom 1	4340mm x 3178mm	(14'2" x 10'5")
en-suite		
bedroom 2	3912mm x 3075mm	(12'10" x 10'1")
bathroom		
balcony	4123mm x 1456mm	(13'6" x 4'9")
total area	78.6m <sup>2</sup>	(846ft <sup>2</sup> )

*Whilst these floor plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.*

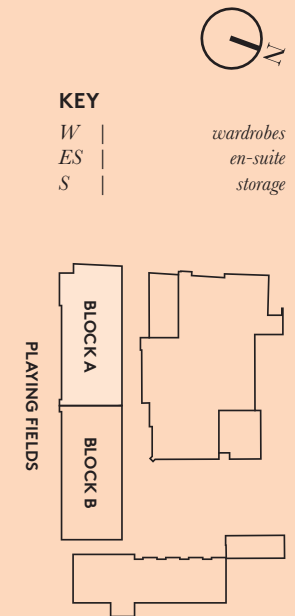
## DUPLEX

block B | apartments

B0-2 | B0-3 | B0-4



**KEY**  
*W* | wardrobes  
*ES* | en-suite  
*S* | storage





DUPLEX

block B

GROUND FLOOR

LOWER GROUND

APARTMENT | B0-2

**GROUND FLOOR**  
 living / dining / kitchen 6125mm x 4865mm (20'1" x 15'11")  
 cloak

**LOWER GROUND**  
 bedroom 1 4515mm x 2750mm (14'9" x 9")  
 bedroom 2 4650mm x 2750mm (15'3" x 9")  
 bathroom  
 total area 83.7m<sup>2</sup> (901ft<sup>2</sup>)

APARTMENT | B0-3

**GROUND FLOOR**  
 living / dining / kitchen 6125mm x 4865mm (20'1" x 15'11")  
 cloak

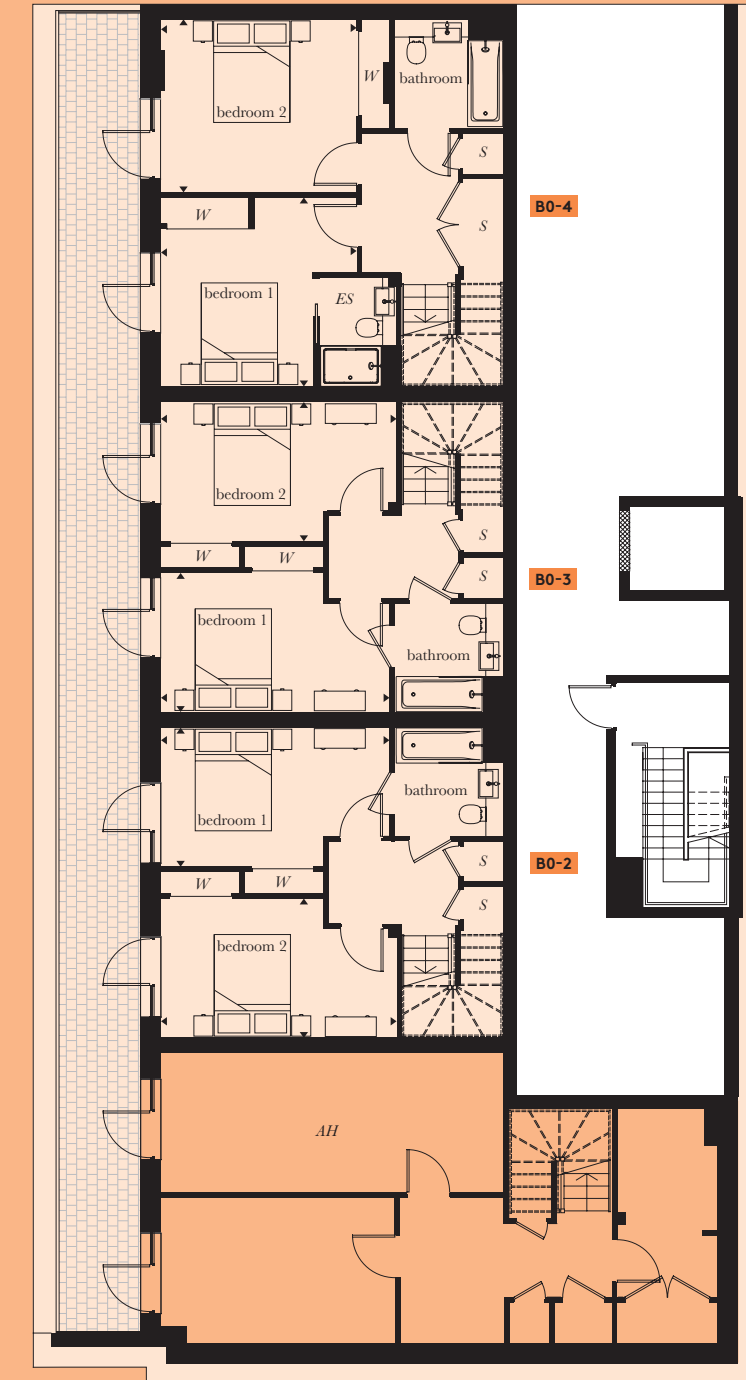
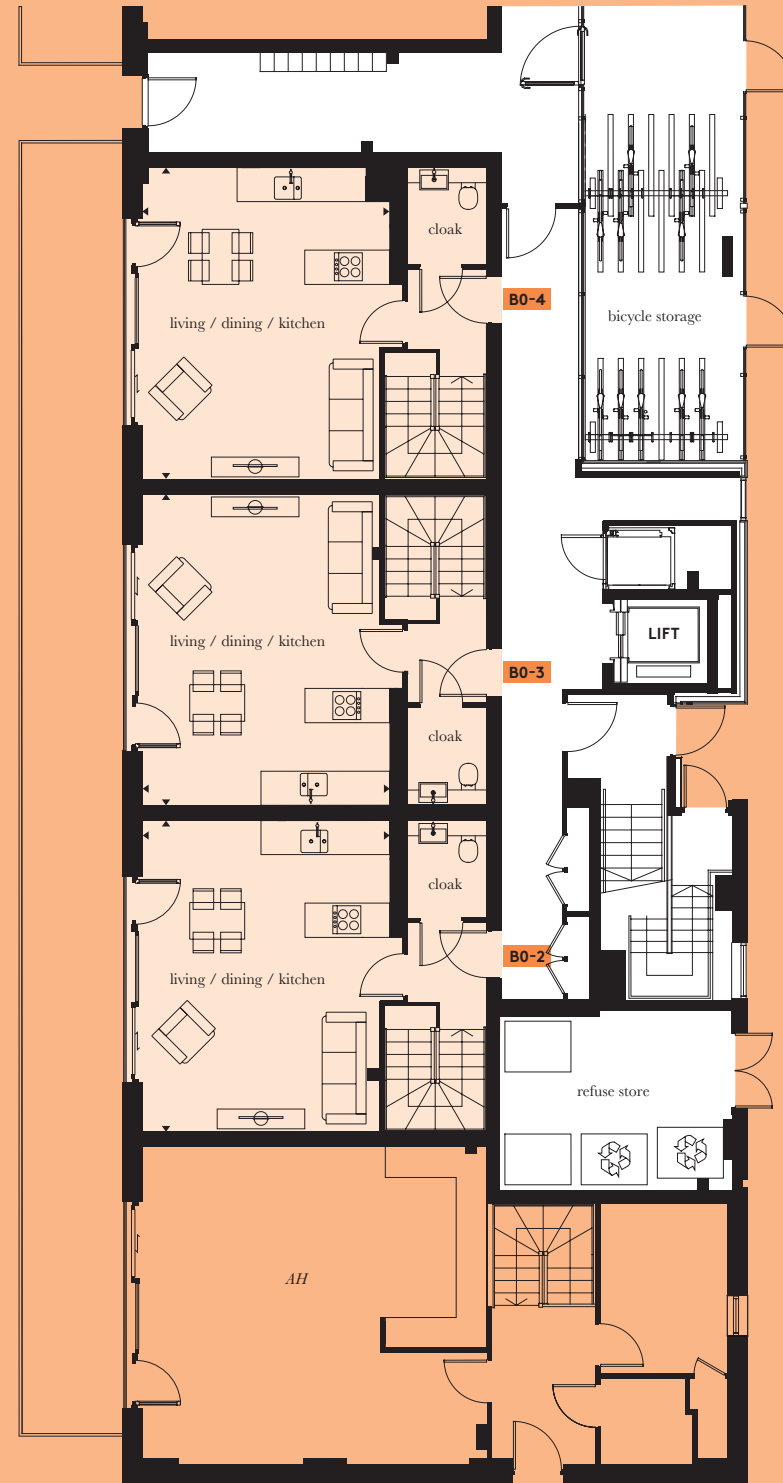
**LOWER GROUND**  
 bedroom 1 4515mm x 2750mm (14'9" x 9")  
 bedroom 2 4650mm x 2750mm (15'3" x 9")  
 bathroom  
 total area 83.7m<sup>2</sup> (901ft<sup>2</sup>)

APARTMENT | B0-4

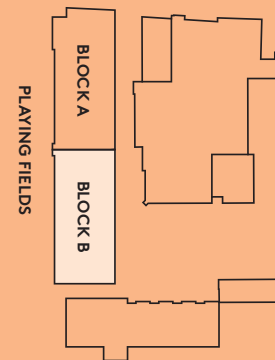
**GROUND FLOOR**  
 living / dining / kitchen 6100mm x 4865mm (20' x 15'11")  
 cloak

**LOWER GROUND**  
 bedroom 1 3871mm x 3734mm (12'8" x 12'3")  
 en-suite  
 bedroom 2 3871mm x 3430mm (12'8" x 11'3")  
 bathroom  
 total area 90.9m<sup>2</sup> (978ft<sup>2</sup>)

*Whilst these floor plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.*



**KEY**  
 W | wardrobes  
 ES | en-suite  
 S | storage  
 AH | affordable housing



# FIRST FLOOR

block B

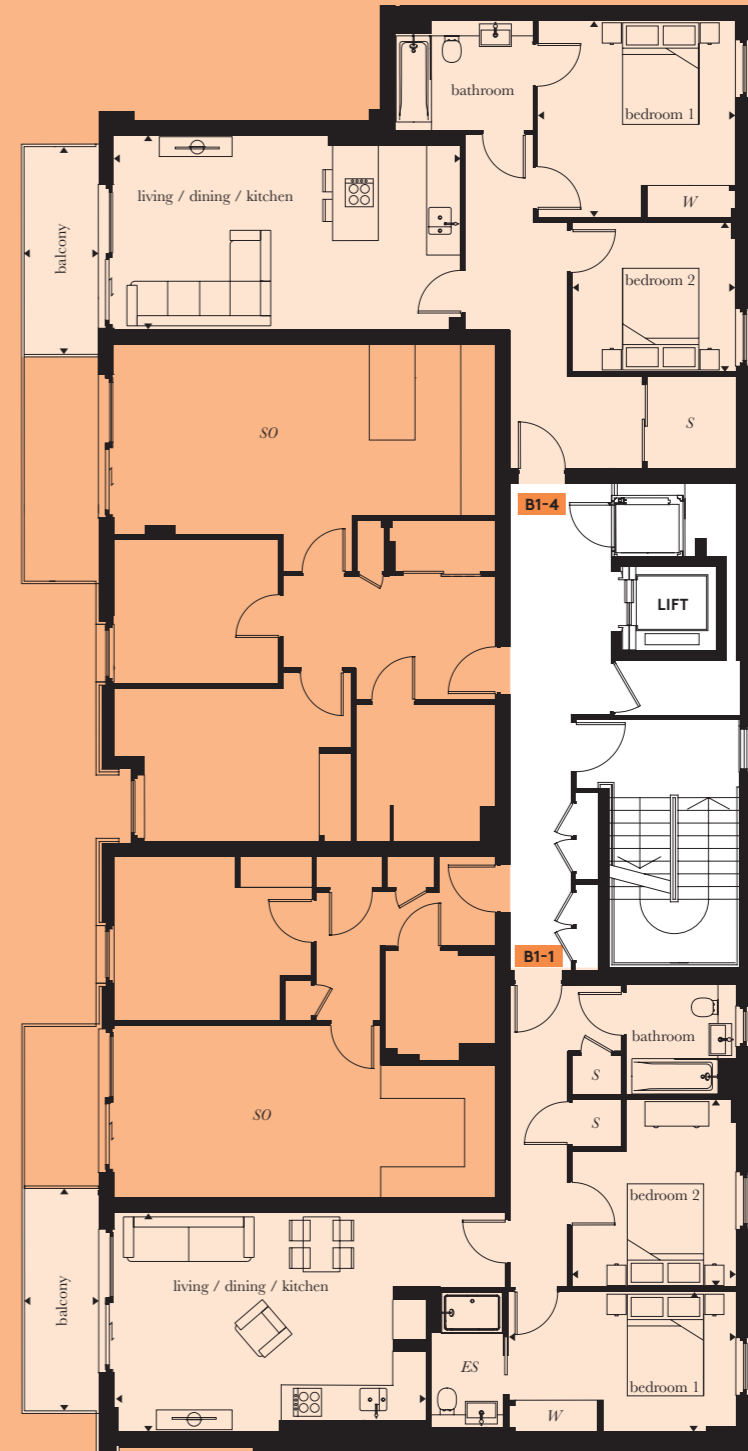
## APARTMENT | B1-1

living / dining / kitchen	6130mm x 4313mm	(20'1" x 14'1")
bedroom 1	4460mm x 2758mm	(14'7" x 9')
en-suite		
bedroom 2	3683mm x 3220mm	(12'1" x 10'6")
bathroom		
balcony	4428mm x 1456mm	(14'6" x 4'9")
total area	72.6m <sup>2</sup>	(781ft <sup>2</sup> )

## APARTMENT | B1-4

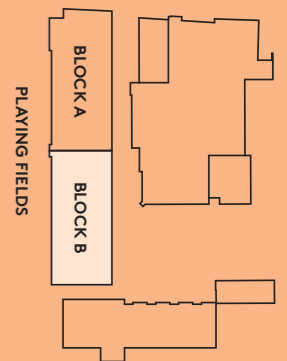
living / dining / kitchen	6824mm x 3825mm	(22'4" x 12'6")
bedroom 1	3886mm x 3860mm	(12'9" x 12'8")
bedroom 2	3200mm x 2950mm	(10'6" x 9'8")
bathroom		
balcony	4088mm x 1456mm	(13'5" x 4'9")
total area	74m <sup>2</sup>	(796ft <sup>2</sup> )

*Whilst these floor plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.*



**KEY**

W	wardrobes
ES	en-suite
S	storage
SO	shared ownership



## SECOND FLOOR

*block B*

### APARTMENT | B2-1

living / dining / kitchen	6130mm x 4313mm	(20'1" x 14'1")
bedroom 1	4460mm x 2758mm	(14'7" x 9')
en-suite		
bedroom 2	3683mm x 3220mm	(12'1" x 10'6")
bathroom		
balcony	4428mm x 1456mm	(14'6" x 4'9")
total area	72.6m <sup>2</sup>	(781ft <sup>2</sup> )

### APARTMENT | B2-3

living / dining / kitchen	7495mm x 3725mm	(24'7" x 12'2")
bedroom 1	4059mm x 3020mm	(13'3" x 9'11")
bedroom 2	3238mm x 2830mm	(10'7" x 9'3")
bathroom		
balcony	4405mm x 1456mm	(14'5" x 4'9")
total area	72.3m <sup>2</sup>	(778ft <sup>2</sup> )

### APARTMENT | B2-4

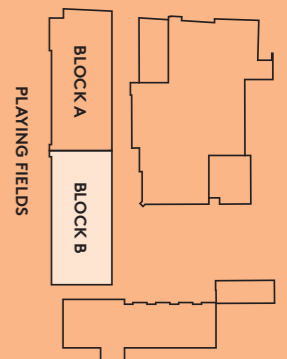
living / dining / kitchen	6824mm x 3825mm	(22'4" x 12'6")
bedroom 1	3886mm x 3860mm	(12'9" x 12'8")
bedroom 2	3200mm x 2950mm	(10'6" x 9'8")
bathroom		
balcony	4088mm x 1456mm	(13'5" x 4'9")
total area	74m <sup>2</sup>	(796ft <sup>2</sup> )

*Whilst these floor plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.*



### KEY

W	wardrobes
ES	en-suite
S	storage
SO	shared ownership



# THIRD FLOOR

block B

## APARTMENT | B3-1

living / dining / kitchen	6130mm x 4313mm	(20'1" x 14'1")
bedroom 1	4460mm x 2758mm	(14'7" x 9')
en-suite		
bedroom 2	3683mm x 3220mm	(12'1" x 10'6")
bathroom		
balcony	4428mm x 1456mm	(14'6" x 4'9")
total area	72.6m <sup>2</sup> (781ft <sup>2</sup> )	

## APARTMENT | B3-3

living / dining / kitchen	7495mm x 3750mm	(24'7" x 12'3")
bedroom 1	4645mm x 2750mm	(15'2" x 9')
en-suite		
bedroom 2	3905mm x 3075mm	(12'9" x 10'1")
bathroom		
balcony	4427mm x 1456mm	(14'6" x 4'9")
total area	72.3m <sup>2</sup> (778ft <sup>2</sup> )	

## APARTMENT | B3-4

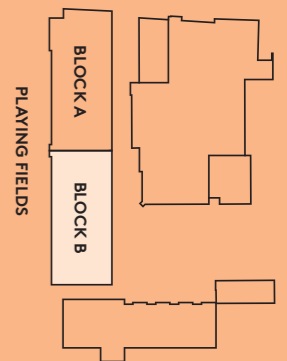
living / dining / kitchen	7695mm x 3825mm	(25'3" x 12'6")
bedroom 1	4435mm x 3425mm	(14'6" x 11'2")
en-suite		
bedroom 2	3900mm x 3135mm	(12'9" x 10'3")
shower room		
balcony	4988mm x 1456mm	(13'5" x 4'9")
total area	81.1m <sup>2</sup> (873ft <sup>2</sup> )	

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**KEY**

W	wardrobes
ES	en-suite
S	storage
SO	shared ownership



# FOURTH FLOOR

block B

## APARTMENT | B4-1

living / dining / kitchen	6130mm x 4313mm	(20'1" x 14'1")
bedroom 1	4460mm x 2758mm	(14'7" x 9")
en-suite		
bedroom 2	3683mm x 3220mm	(12'1" x 10'6")
bathroom		
balcony	4428mm x 1456mm	(14'6" x 4'9")
total area	72.6m <sup>2</sup>	(781ft <sup>2</sup> )

## APARTMENT | B4-2

living / dining / kitchen	7495mm x 3375mm	(24'7" x 11'1")
bedroom 1	3885mm x 3225mm	(12'9" x 10'7")
bathroom		
balcony	3139mm x 1456mm	(10'3" x 4'9")
total area	50.2m <sup>2</sup>	(540ft <sup>2</sup> )

## APARTMENT | B4-3

living / dining / kitchen	7495mm x 3750mm	(24'7" x 12'3")
bedroom 1	4645mm x 2750mm	(15'2" x 9")
en-suite		
bedroom 2	3905mm x 3075mm	(12'9" x 10'1")
bathroom		
balcony	4427mm x 1456mm	(14'6" x 4'9")
total area	72.3m <sup>2</sup>	(778ft <sup>2</sup> )

## APARTMENT | B4-4

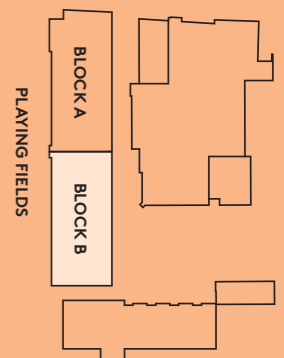
living / dining / kitchen	7695mm x 3825mm	(25'3" x 12'6")
bedroom 1	4435mm x 3425mm	(14'6" x 11'2")
en-suite		
bedroom 2	3900mm x 3135mm	(12'9" x 10'3")
shower room		
balcony	4988mm x 1456mm	(13'5" x 4'9")
total area	81.1m <sup>2</sup>	(873ft <sup>2</sup> )

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**KEY**

W		wardrobes
ES		en-suite storage
S		storage







## AN IMPRESSIVE LEGACY

Vision, sensitivity and meticulous attention to detail are the cornerstone of the Higgins Homes corporate ethos.

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The Company design and construct a wide range of residential and commercial properties, both new build and sensitive conversions.

Whatever the development, the location sets the agenda. Architectural

design and finishing, density and configuration, interior specification – all are designed specifically for their setting.

The approach may result in a strikingly bold, contemporary style apartment building set within a busy urban streetscape. Alternatively a development may reflect its village setting, being resolutely low in density and traditional in flavour.

The company is committed to adhere to the requirements of the Consumer Code for the Home Builders and every project by Higgins Homes is guaranteed with a 10 year National House Building Council warranty.

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e. [east-central@higginshomes.co.uk](mailto:east-central@higginshomes.co.uk)

## SCHEME CONSULTANTS

### Architects

– Pollard Thomas Edwards Architects

### Structural Engineers

– Walker Associates Consulting Limited

### Solicitors

– Charles Russell Speechlys

### Warranty Provider

– National House Building Council

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