

CLISSOLD QUARTER STOKE NEWINGTON N4

APARTMENTS | DUPLEXES | PENTHOUSES



Higgins



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**158 HIGH-QUALITY
1, 2 & 3 BEDROOM
APARTMENTS,
DUPLEXES &
PENTHOUSES
OVERLOOKING
CLISSOLD PARK.**

**CLISSOLD QUARTER
PLACES YOU IN
THE VIBRANT
NEIGHBOURHOOD OF
STOKE NEWINGTON,
AN AREA RICH IN
COMMUNITY AND
ABUNDANT IN CHARM.
A TRUE LONDON
VILLAGE.**

Overlooking the stunning landscape of the 18th Century Clissold Park, this innovative development employs a 21st century design which sits comfortably in its environment.

The initial phase consists of the sale of 158 high-quality one, two and three bedroom apartments, duplexes and penthouses set in and around a network of wide, tree-lined streets, linking the development with neighbouring Clissold Park.

DESIGNING AMBITION

AFTER YEARS OF CONSULTATION, CREATIVE THINKING AND CAREFUL PLANNING, THE MASTER PLAN FOR THIS NEIGHBOURHOOD IS NOTHING IF NOT AMBITIOUS, SEEING CLISSOLD QUARTER LEADING THE WAY TOWARDS A NEW AND SUSTAINABLE WAY OF LIVING.

The architectural style combines simple, contemporary elegance with cutting edge sustainability.

The character and proportions of these buildings have been carefully designed to respond to the rich Victorian architecture which surrounds Clissold Quarter. Each of the three buildings are crafted of high quality brick work, with balconies and entrances detailed in bronze-coloured metal cladding and warm timber work: robust materials which will age gracefully, blending into their surroundings.

Care has been taken over the detail: a green roof provides environmentally friendly heat insulation; cladding and thermal insulation to the lower apartments will ensure these remain comfortable and cosy throughout the year, and generous lobbies and dual aspect living spaces will create an impression of space and light throughout.

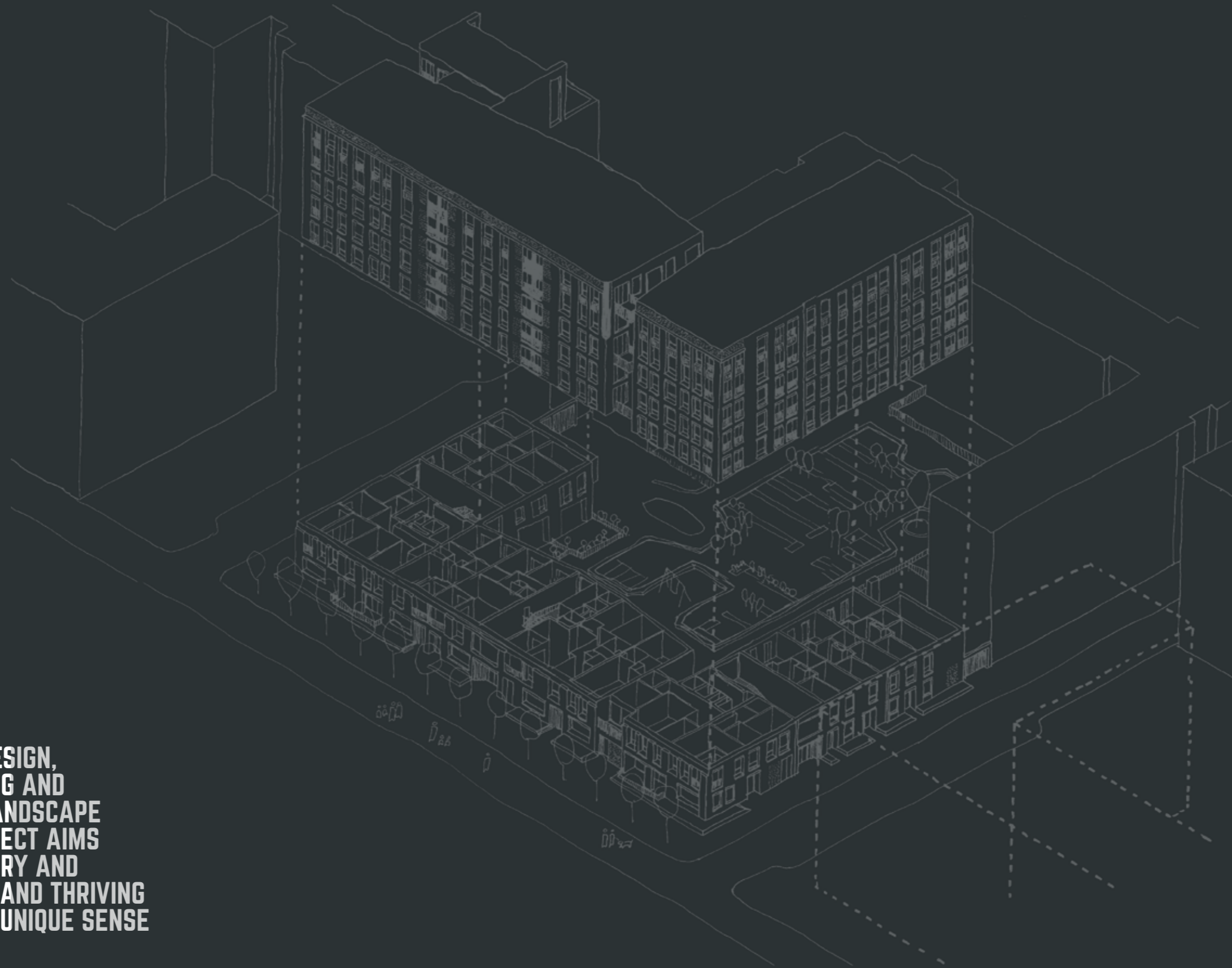
This is enhanced by private balconies, in many cases full width, allowing residents to easily spill out of their apartment and enjoy the views and neighbourhood outside.



A variety of sizes and styles of accommodation are available so the development is family friendly as well as welcoming to the single, first time buyer. Whether a one bedroom apartment or a three bedroom duplex, each will have its own outside space, be it terrace, balcony or garden.

Stoke Newington may be one of the most desirable locations in London, but Clissold Quarter will be a destination in its own right.





**“THROUGH CAREFUL DESIGN,
CONSIDERED DETAILING AND
FULLY INTEGRATED LANDSCAPE
PROPOSALS THE PROJECT AIMS
TO DELIVER EXEMPLARY AND
SUSTAINABLE HOMES AND THRIVING
NEIGHBOURHOOD AND UNIQUE SENSE
OF PLACE.”**

SITE PLAN

CUTTING-EDGE ARCHITECTURE SURROUNDED BY GREEN SPACE - CLISSOLD QUARTER PRESENTS A NEW WAY OF LIVING.

The roads around the Clissold Quarter are seamlessly integrated into the scheme through a broad, central street which is

flanked by wide pedestrian areas lined with cherry trees.

The development's close proximity to Clissold Park ensures that residents are never far away from welcoming green spaces.



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.



INTERIOR

EVERY HOME AT CLISSOLD QUARTER IS OF THE HIGHEST QUALITY. DURABLE AND CONTEMPORARY INTERIORS ARE PRESENT THROUGHOUT, WITH FINISHES FROM A STABLE OF WELL RESPECTED INDUSTRY SUPPLIERS AND DESIGNERS.

Highlights include high gloss kitchens with integrated appliances and hotel style bathrooms. All the finishes have been selected to be both functional and stylish.

There's engineered oak flooring in the hall, living room and kitchen, fitted carpet to the bedrooms, and ceramic tiled floors in the bathrooms and en-suites.



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



Photography depicts previous Higgins Homes interiors.



IN THE BATHROOMS, DURAVIT STARCK DESIGNER SANITARYWARE IS PERFECTLY COMPLEMENTED BY A WALNUT COUNTER TOP WITH FULL HEIGHT MIRROR ABOVE.

Heating comes from a communal gas boiler making it economical and eco-friendly; communications and security are also of the latest design with television, phone and satellite connections as

standard; there's also a video entry system and wiring for an alarm system.

Entrance to each core will be through an architect designed spacious communal foyer.



Photography depicts previous Higgins Homes interiors.



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



- 01. Vanity top wood surface
- 02. Bathroom basin tap
- 03. Sockets and switches used throughout apartments
- 04. Engineered oak floors
- 05. Tiling to bathroom and en-suite flooring and walls
- 06. Internal door handles
- 07. Carpet options for bedrooms

SPECIFICATION

KITCHEN

- White high gloss fitted kitchens by Commodore
- Quality appliances by Smeg to include stainless steel multi-function electric oven and induction hob with in-line telescopic extractor hood
- Integrated Smeg appliances to include fridge/freezer and dishwasher
- Free standing washer/dryer to store cupboard within entrance hall or integrated within kitchen
- Stone composite work surface
- Under mounted one and a half bowl stainless steel sink unit with mixer tap
- Glass splash back from work surface to underside of wall cupboards
- Under unit lighting

FINISHES

- Painted walls and ceilings with white emulsion finish. White satinwood finish to internal joinery
- Contemporary square edged architrave and skirting boards with square routed shadow detail
- White painted internal doors
- Latch ironmongery – polished chrome finish

BATHROOMS AND EN-SUITES

- Contemporary sanitary ware in white with chrome fittings
- Duravit Starck 3 semi counter top basin or wall hung basin, both with pop up waste
- Duravit Starck 3 wall hung W/C with concealed system
- Steel enamel bath
- Kohler Mira Flight low profile shower tray
- Hans Grohe mixer taps and shower head
- Glass shower screen and shower over bath
- European wall tiling to selected areas
- 40 mm thick solid wood countertop with full height glass mirror above
- Heated towel rail – chrome finish
- Mechanical ventilation system
- Shaver point – polished chrome finish

SECURITY

- Video entry phone system
- Mains operated smoke detector
- Wiring for intruder alarm system

LIGHTING

- Recessed ceiling down lighters to living / dining / kitchen, bedrooms, bathroom and en-suite and entrance hall
- Five amp ambient lighting circuit to living / dining / kitchen and bedroom one

HEATING

- Central heating with hot water radiators, powered by communal central gas boilers (District Heating System) via a heat interface unit

WINDOWS

- Externally anodized aluminium framed double glazed sealed units

WARDROBE

- Fitted wardrobe with sliding doors to bedroom one

FLOORING

- Recessed coir matting to entrance hall
- Engineered hardwood floors to entrance hall and living / dining / kitchen
- Fitted carpet to bedrooms
- Ceramic tiled flooring to bathroom and en-suite
- Carpet (choice available subject to stage of construction)

HOME ENTERTAINMENT/COMMUNICATIONS

- Mixed media outlet points (television, satellite, telephone) to living room and bedrooms
- Communal satellite aerial (Sky +) – purchasers own decoder required
- Communal terrestrial digital television aerial

CAR CLUB

- A one year membership to a local car club

WARRANTY

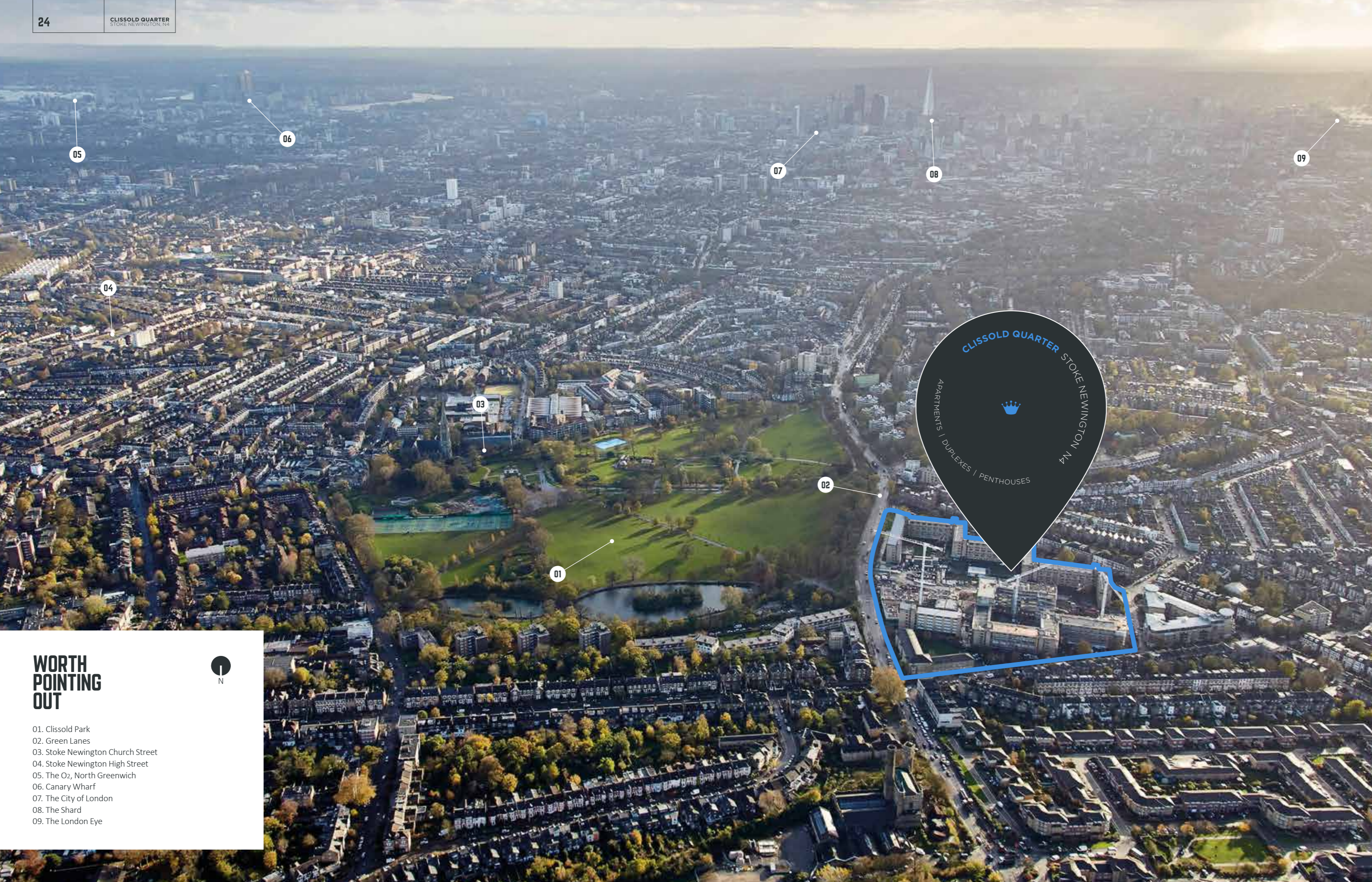
- Ten year Premier National House Building Council warranty

THERE CAN BE FEW PLACES IN THE CAPITAL TO RIVAL STOKE NEWINGTON'S CHARM, VIBRANCY AND CHARACTER.

Hackney is an area rich in history: it was here, in what is now Brooke House, that Henry VIII was briefly reconciled with his daughter, Mary; famed diarist, Samuel Pepys, wrote that he loved to escape the nearby city 'away into the fields' at Hackney; and Dr Johnson wrote that by the 18th Century, 'the greatest ambition of the London shopkeeper was to retire to Hackney'.

'I've loved living here because of its villagey vibe, its diversity and complete lack of tourists, and its general appreciation and support of all things arty, alternative and independent. It's cool without being try-hard.'

- **Miranda**, Press Officer



CLISSOLD QUARTER STOKE NEWINGTON, N4



APARTMENTS | DUPLEXES | PENTHOUSES

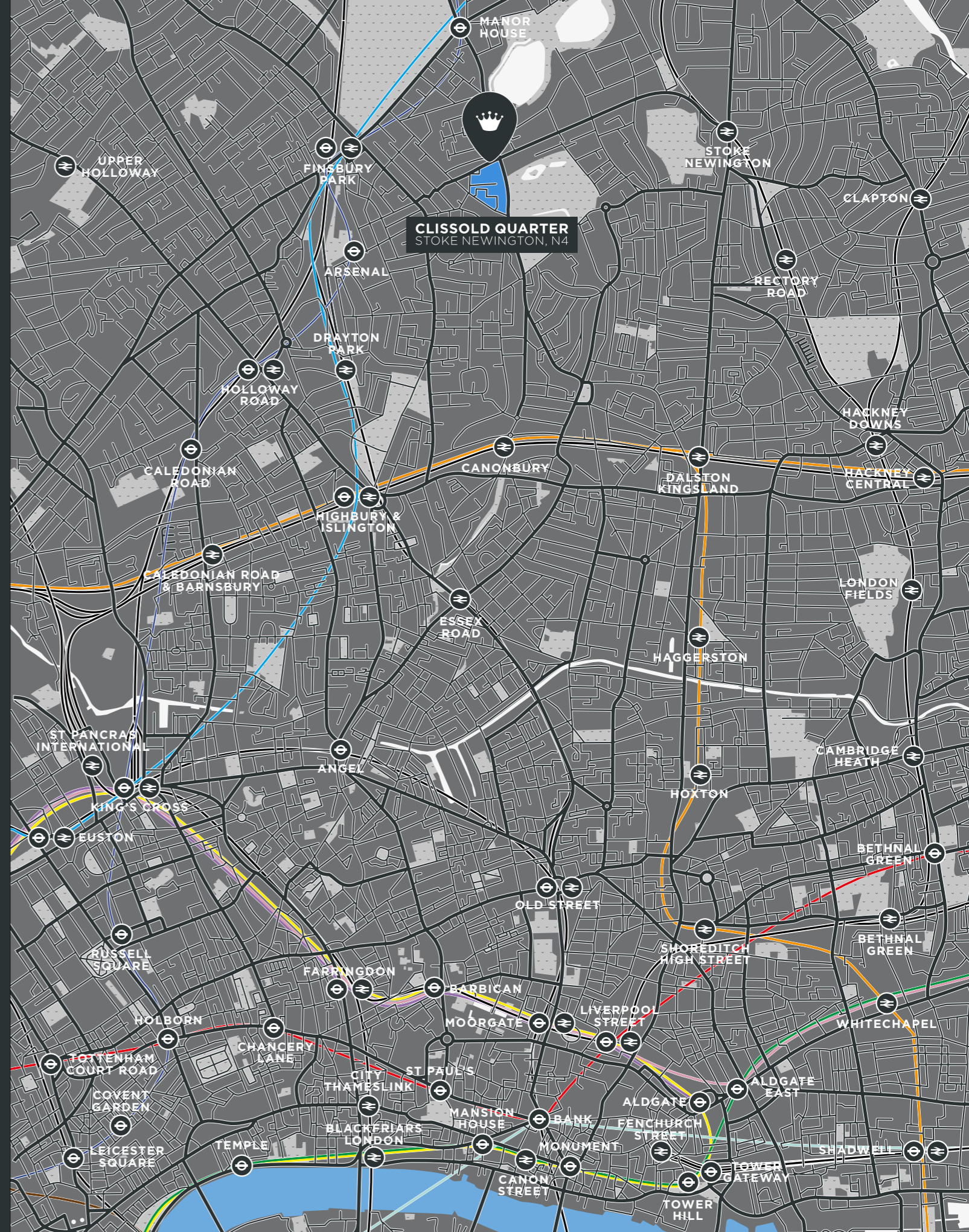
WORTH POINTING OUT

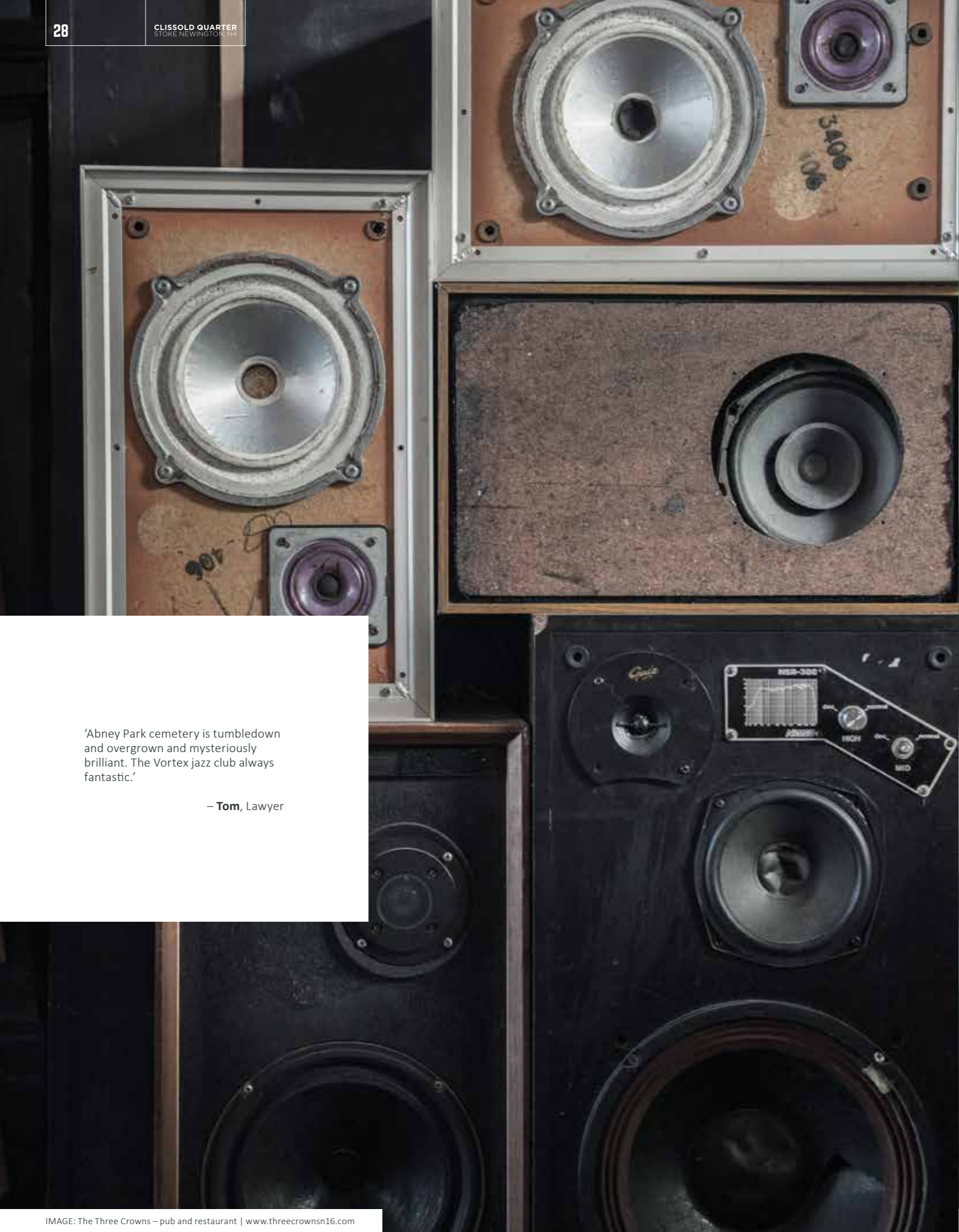


- 01. Clissold Park
- 02. Green Lanes
- 03. Stoke Newington Church Street
- 04. Stoke Newington High Street
- 05. The Oz, North Greenwich
- 06. Canary Wharf
- 07. The City of London
- 08. The Shard
- 09. The London Eye

'Stokey', as it is affectionately known, inspires vehement loyalty and a real sense of identity among its residents who have fiercely protected their individuality and diversity. The result is an area of distinctive personality, unusually rich in almost entirely independent, chain free shops and restaurants.

The opportunities to know and connect with your immediate neighbourhood both in Clissold Quarter and Stoke Newington are enormous: the King's Crescent vegetable gardens, local yoga classes, campaign groups, quiz nights, Christmas carol singing and fireworks displays - all are here for the taking.






'Abney Park cemetery is tumbledown and overgrown and mysteriously brilliant. The Vortex jazz club always fantastic.'

– Tom, Lawyer

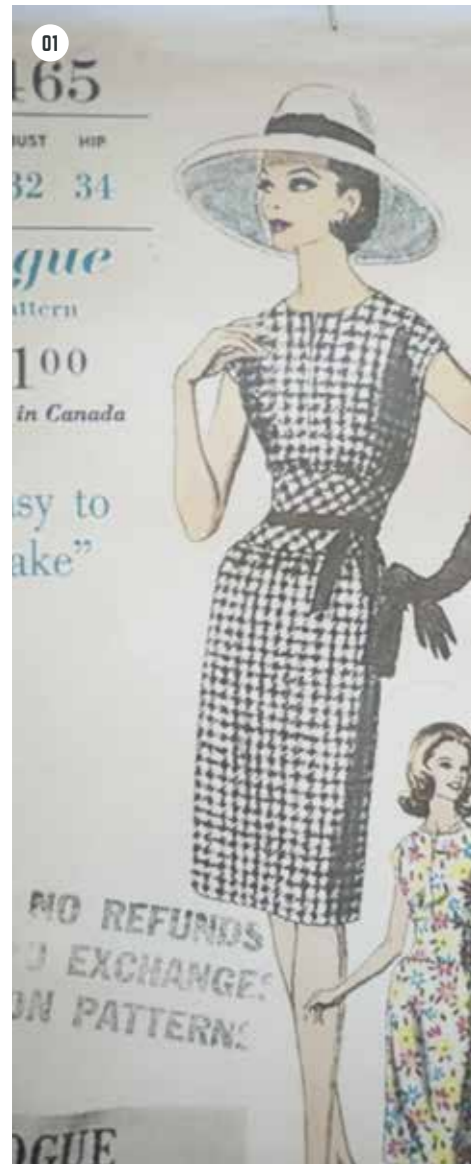




**JUST A BRIEF STROLL
FROM CLISSOLD
QUARTER BRINGS YOU
TO STOKE NEWINGTON'S
CHARISMATIC
EPICENTRE:**

STOKE NEWINGTON CHURCH STREET

Here you can browse a wide array of independent shops and boutiques at your leisure. From designer, Scandinavian clothing to vintage fashion and homewares; there are cocktail bars, cheese shops, record stores, and even a little garden centre.



01. Stoke Newington is an area rich in vintage clothes stores.

02. Lucky Seven Music & Books

03. HUB, designer fashion boutique on Church Street
www.hubshop.co.uk

04. Search and Rescue, lifestyle store
www.searchandrescuelondon.co.uk

05. Olive Love Alfie, family lifestyle store
www.olivelovesalfie.co.uk

06. Beyond Retro Dalston, vintage and retro fashion
www.beyondretro.com

07. Stoke Newington and Dalston have become areas synonymous with boutique fashion and retail.



ON BRAND

STOKE NEWINGTON LOCALS INSIST ON REFERRING TO THE AREA AS A 'VILLAGE' - BUT IT'S NOT OFTEN YOU STUMBLE ACROSS A VILLAGE AS DIVERSE AND AS VIBRANT AS THIS.

Stoke Newington Church Street has a great selection of independent vintage shops to rival even the best East London has to offer. Beyond Retro and Search & Rescue are particularly popular for vintage clothing; Hub caters for many designer tastes, and there are a whole host of furniture, music and antique shops too.

Many small businesses in the area have signed up to the Wedge card, a loyalty card that offers benefits to those supporting local businesses.

This covers not only a great selection of shops, but also galleries, bars and restaurants. Offers range from 10% off certain items to 2-4-1 discounts.



HAVE YOUR CAKE

Artisan bakeries and fresh fishmongers jostle for space with high end Turkish kebab shops and possibly the most famous greengrocer in London: Newington Green Fruit and Vegetables.

This is an area offering an abundance of culinary treats; you really are spoilt for choice. You might start a lazy morning with a stroll down to Newington Green to sample the taste of real French patisserie at Belle Epoque; after some window shopping, perhaps you could join friends for deliciously authentic Spanish tapas at Trangallan. In the evening, you might join the trend-setters at Foxlow or choose the gutsy Indian fare at Rasa. The choices are endless.



IMAGE: Ooh Lou Lou Cakery | www.oohloulou.com



IMAGE: Fat Cat Café | 119 Stoke Newington Church St.



IMAGE: Stoke Newington Farmers' Market – Saturdays 10am – 2:30pm, St. Paul's Church



IMAGE: Sutton & Sons – Fish & Chip shop | www.suttonandsons.co.uk



IMAGE: The Parlour – Coffee & tea room | 167 Stoke Newington Church St.



IMAGE: One Two Five Church Street – Bar & Café | facebook.com/125churchst

‘There’s a real sense of community and identity in Stoke Newington; it’s got everything you need while still maintaining its charm and it has a real mix of people and a diverse community. There’s something for everyone. It’s interesting enough to make you move here, and peaceful enough to make you stay’

- **Joanna**, Coffee Buyer

THE STOKE NEWINGTON
LIFESTYLE IS ECLECTIC AND
ALIVE. CLISSOLD QUARTER
PLACES YOU AT ITS HEART.

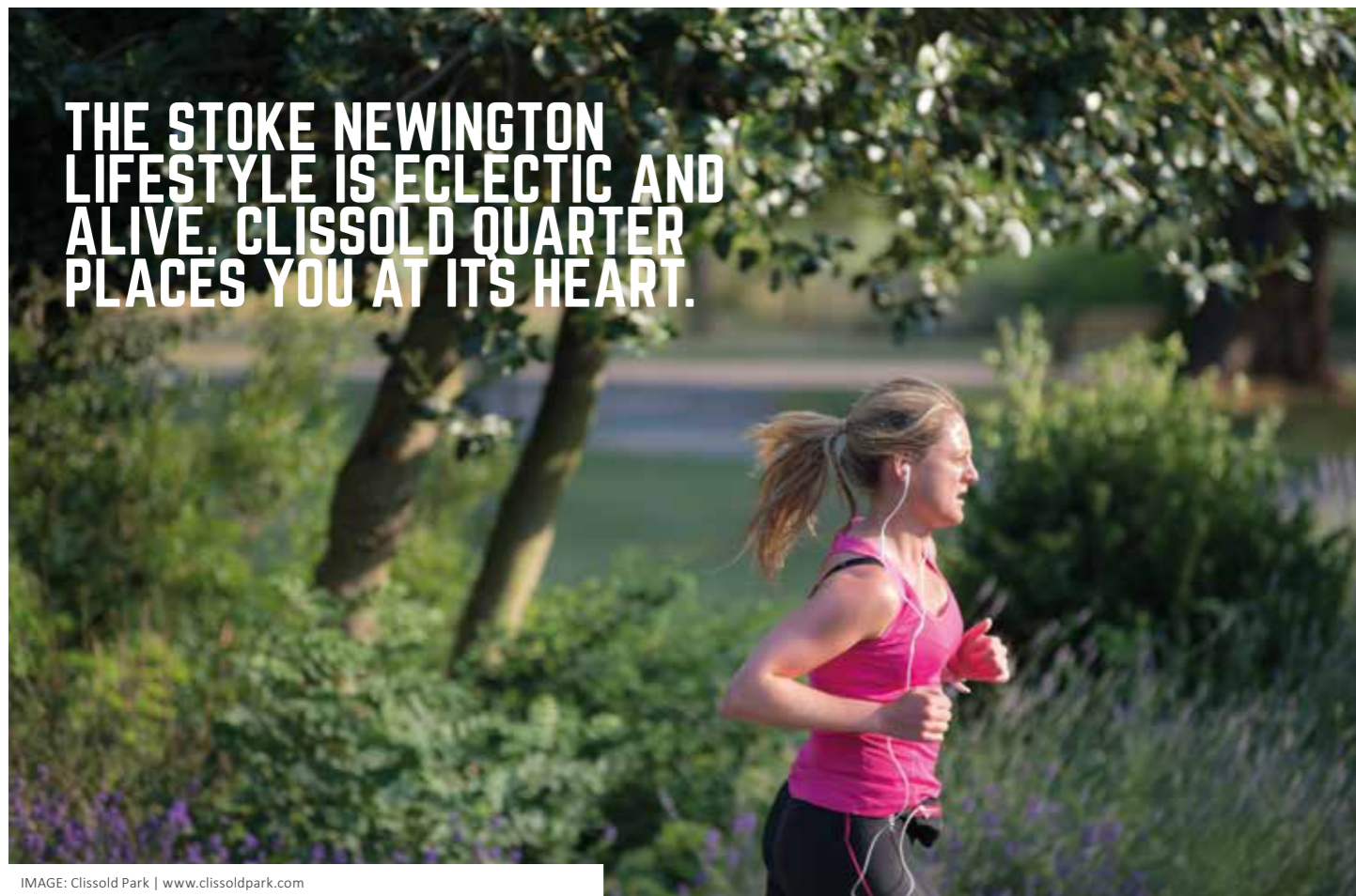


IMAGE: Clissold Park | www.clissoldpark.com



IMAGE: The Castle Climbing Centre | www.castle-climbing.co.uk



IMAGE: Clissold Park Skatepark



IMAGE: Two Wheels Good – Cycle shop | www.twowheelsgood.co.uk

SOCIALLY ACTIVE

Usually for London, Clissold Quarter even has sailing, water sports and climbing facilities on its doorstep. A short walk from the development lies the Stoke Newington West reservoir, offering kayaking, sailing and, for those brave enough, open water swimming. The neighbouring Castle Climbing Centre offers facilities for beginners and established climbers alike.



IMAGE: Nook Shop – Design and Interiors | www.nookshop.co.uk



IMAGE: Clissold Park | www.clissoldpark.com



‘There’s Clissold Park for jogging in the winter and post work beers and frisbee in the summer. Plus, we have the best Sunday roast in London - though I’m not telling you where!’

– James, Television Researcher



ON COMMON GROUND

BELOVED AMONGST THE LOCALS, STEEPED IN HISTORY, AND DECKED WITH AWARDS, CLISSOLD PARK PROVIDES 54 ACRES OF STUNNING GREEN SPACE LITERALLY ON YOUR DOORSTEP.

THE TREE-LINED CENTRAL BOULEVARD WILL LINK CLISSOLD QUARTER WITH BEAUTIFUL NEIGHBOURING CLISSOLD PARK, DRAWING THE PARK INTO THE ESTATE AND TAKING FULL ADVANTAGE OF THE BEAUTIFUL VIEWS.

At the heart of the park lies Clissold House - originally and aptly known as Paradise House. Built in the 18th Century, the Grade II listed building is surrounded by idyllic landscaped gardens and eventually came to be named after the owner, Augustus Clissold. On his death in the late 1800s, activists successfully campaigned for the house and grounds to be opened to the public.

In the ensuing years, Hackney residents have taken the park firmly to heart, voting it 'The Heart of Hackney' in 2007. And who can blame them?

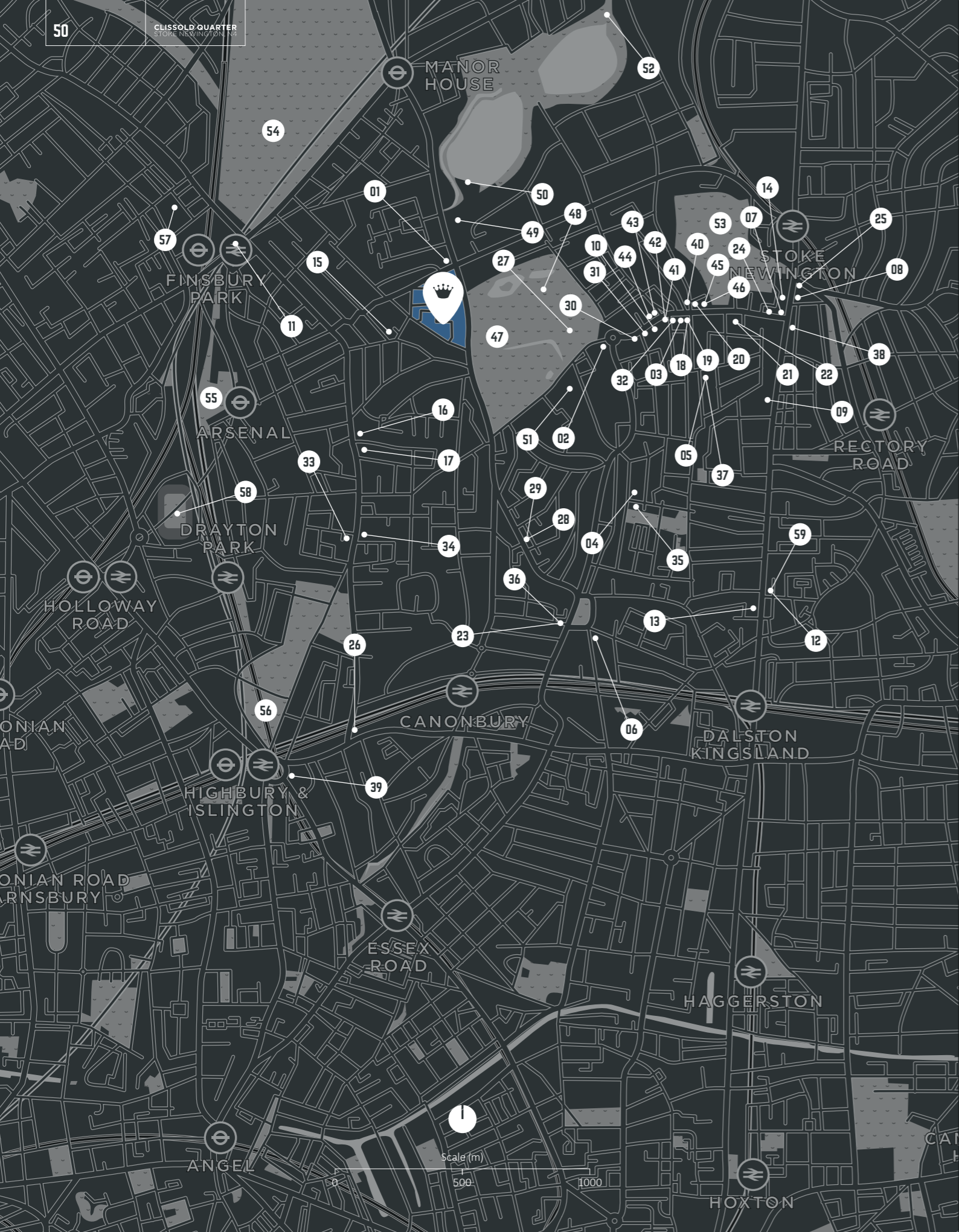
The immaculate parkland has held a prestigious Green Flag since 2008, an award given only to the very best parks in the country.

Not only a place of beauty and peace, Clissold Park is alive with activities and opportunities to engage with nature. Never been pond dipping? Now is your chance to identify your various amphibious and fishy neighbours. Or you could join a foraging expedition, learning to spot edible plants and flowers; channel your inner naturalist by wielding a sweep net on the Butterflies and Bees session or even brave the bats and owls for the night-time 'Park in the Dark' events.





125 years after its opening, Clissold Park is a thriving hub of the Stoke Newington community. As a resident of Clissold Quarter, you are ideally positioned to take full advantage of the tennis courts and lovely new tennis pavilion; to get involved in the organic market garden; to visit the butterfly dome and aviary, or simply to walk or run around this lovely pocket of tranquillity.



PLACES OF INTEREST

WITH SO MUCH TO SEE AND DO, CLISSOLD QUARTER PLACES YOU AT THE HEART OF A VIBRANT AND ECLECTIC LONDON LIFE.

BELOW IS JUST A FEW OF THE AREA'S HIGHLIGHTS:

PUBS

- 01. The Brownswood Park Tavern (3 mins)
- 02. The Rose & Crown (9 mins)
- 03. Auld Shillelagh (13 mins)
- 04. The Shakespeare (15 mins)
- 05. The Prince (17 mins)
- 06. The Dissenting Academy (18 mins)
- 07. The Three Crowns (18 mins)
- 08. The Jolly Butchers (19 mins)
- 09. The White Hart (22 mins)

BARS / CLUBS

- 10. White Rabbit Cocktail Club (11 mins)
- 11. The Silver Bullet (17 mins)
- 12. The Moustache Bar (25 mins)
- 13. Birthdays (26 mins)
- 14. Yum Yum (19 mins)

RESTAURANTS

- 15. Fink's Salt & Sweet (7 mins)
- 16. Garufa (11 mins)
- 17. Au Lac (12 mins)
- 18. The Blue Legume (13 mins)
- 19. Clicia (14 mins)
- 20. Trattoria Da Luigi (14 mins)
- 21. Rasa S. Indian Vegetarian (15 mins)
- 22. Il Bacio (15 mins)
- 23. Trangallan (17 mins)
- 24. El Olivo (17 mins)
- 25. Itto (20 mins)
- 26. Prawn on the Lawn (26 mins)

CAFÉS

- 27. Clissold House (7 mins)
- 28. Tangerina Artisan Coffee (12 mins)
- 29. T&SHOP (12 mins)
- 30. The Parlour (11 mins)
- 31. The Spence Bakery (11 mins)
- 32. Fat Cat Cafe (13 mins)

- 33. Highness Cafe & Tea Room (17 mins)
- 34. La Fromagerie (16 mins)
- 35. Bodega 50 (15 mins)
- 36. Acoustic Cafe (17 mins)
- 37. Esters (17 mins)
- 38. The Haberdashery (19 mins)
- 39. Maison D'etre Cafe (28 mins)

SHOPPING

- 40. Cobbled Yard (Vintage) (14 mins)
- 41. Search & Rescue (Vintage) (12 mins)
- 42. Lucky Seven (Music & Books) (12 mins)
- 43. Church Street Bookshop (12 mins)
- 44. Bridgewood & Neitzert (Musical) (12 mins)
- 45. Olive Loves Alfie (Kids Shoes) (14 mins)
- 46. Hub (Designer Clothes) (15 mins)

THINGS TO DO

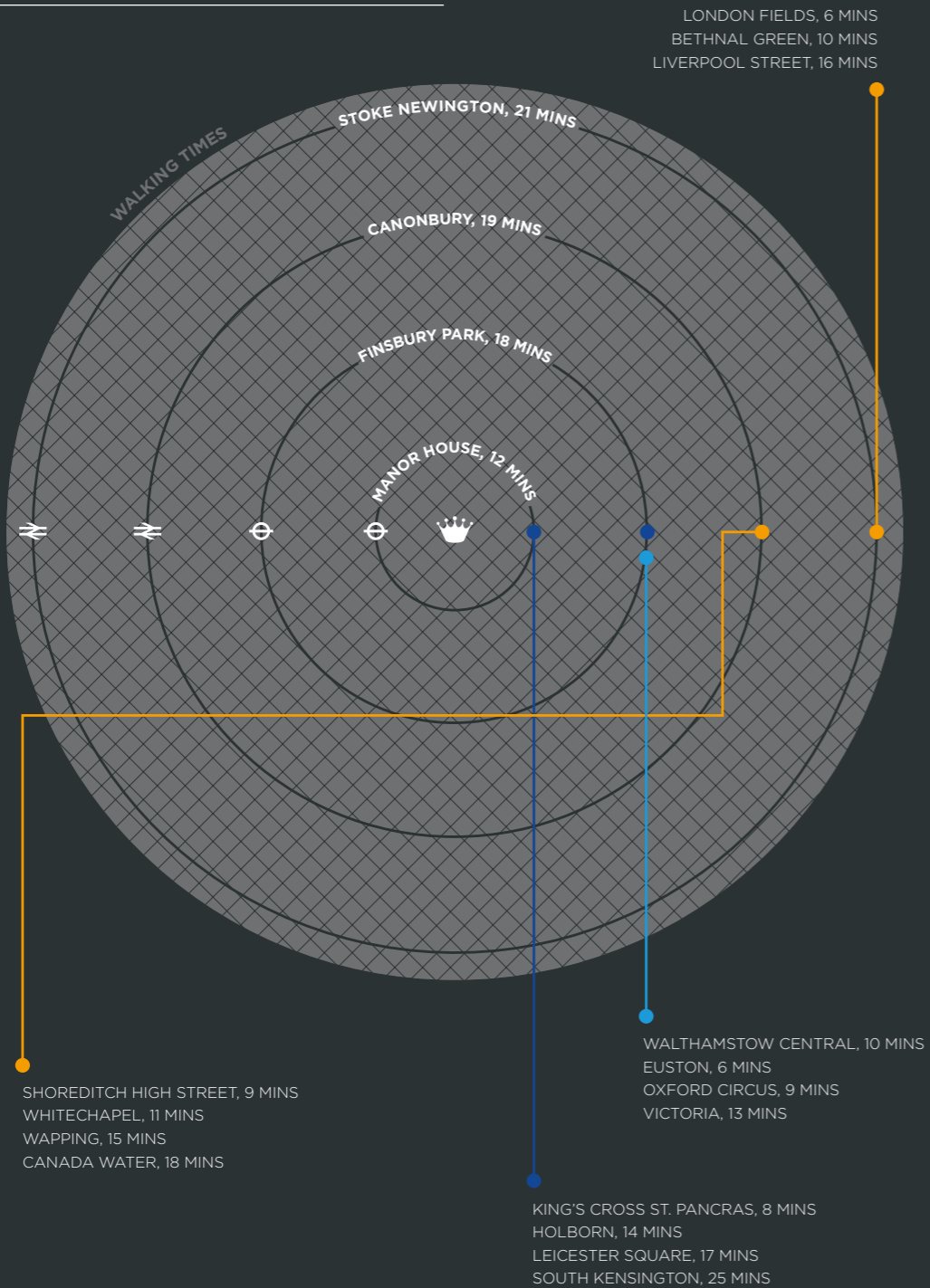
- 47. Clissold Park (1 min)
- 48. Clissold One O'Clock Club (5 mins)
- 49. The Castle Climbing Centre (5mins)
- 50. West Reservoir Water Sports Centre (7mins)
- 51. Clissold Leisure Centre (15 mins)
- 52. Woodbury Wetlands (London Wildlife Trust Nature Reserve and Garden) (15 mins)
- 53. Abney Park Cemetery Trust (20 mins)
- 54. Finsbury Park (15 mins)
- 55. Gillespie Park (15 mins)
- 56. Highbury Fields (22 mins)
- 57. Park Theatre (20 mins)
- 58. Emirates Stadium (22 mins)
- 59. Print Club London (26 mins)

STOKE NEWINGTON IS THE NORTHERN HEART OF HACKNEY, AND CLISSOLD QUARTER IS WELL SERVED BY PUBLIC TRANSPORT.

ON THE ROAD AGAIN

All journey times from Clissold Quarter, Stoke Newington, London N4 2EY. Times stated are walking distances supplied by Google maps. Train times supplied by TfL.

TRAIN AND WALKING TIMES



Manor House, Arsenal, and Finsbury Park Tube Stations are just a short walk from the development and from here the Piccadilly or Victoria Lines can whisk you directly to King's Cross, Victoria, Oxford Circus and on to Kensington within minutes.

Within a 20 minute walk lie both Stoke Newington and Canonbury over ground stations offering an excellent range of train links:

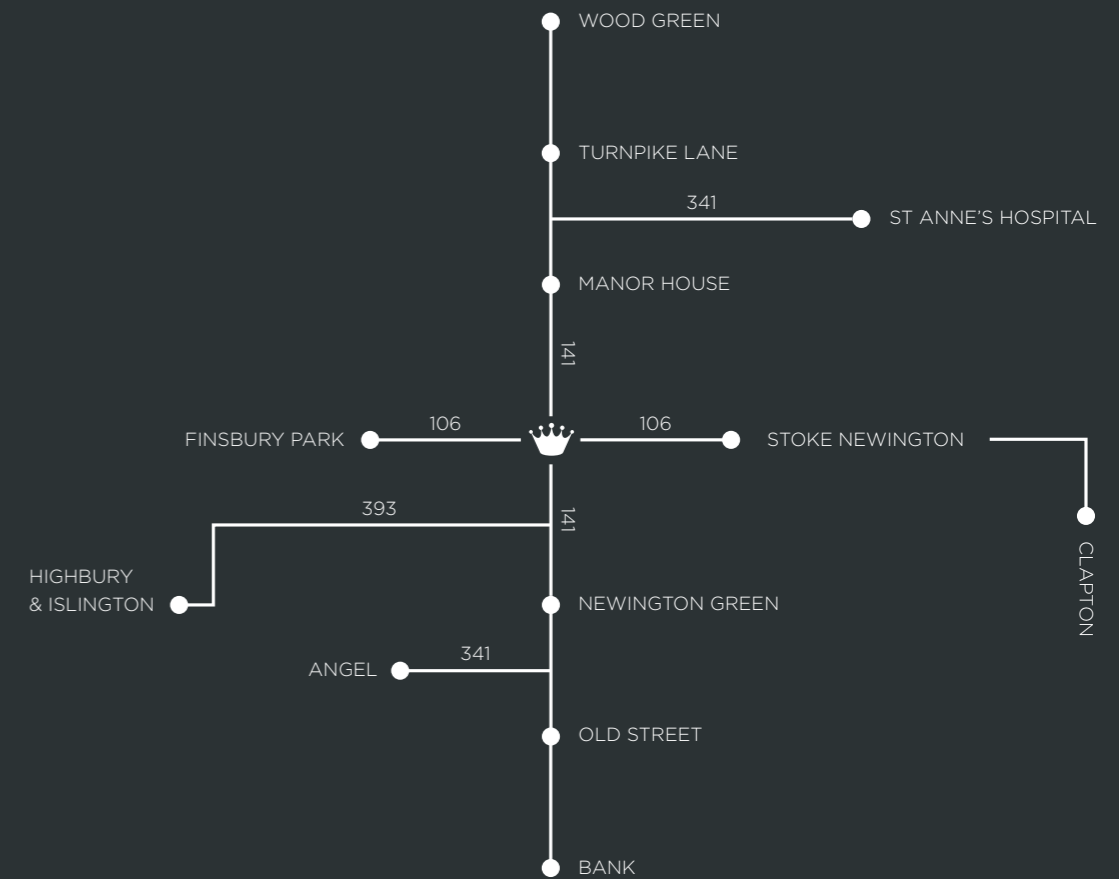
There is also a good range of bus routes in the immediate vicinity:

- 141 LONDON BRIDGE via Old Street and City Road
- 341 WATERLOO via Holborn and Aldwych
- 393 CHALK FARM via Camden and Kentish Town
- 73 VICTORIA via Euston and Oxford Circus
- 476 EUSTON via Angel

If you enjoy seeing London on foot, you are well placed to explore a variety of areas beyond Stoke Newington itself: Upper Street, Islington is 38 minutes walk, Hackney Downs takes around 40 minutes, and Dalston Junction is 34 minutes on foot.

All journey times from Clissold Quarter, Stoke Newington, London N4 2EY. Times stated are walking distances supplied by Google maps.

BUS TIMES





AN IMPRESSIVE LEGACY

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

The company boasts an impressive track record dating back to 1965. Part of the Higgins Group PLC, one of the South East's largest privately owned construction companies, Higgins Homes is a multi award winning developer active throughout London, Essex, Hertfordshire, Kent and Sussex.

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.



CONTACT

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Warranty Provider
National House Building Council



Whilst these particulars are prepared with all due care for the convenience of intending purchasers, the information contained herein is a preliminary guide only. Neither the vendors, nor their agents or any person in their employ has any authority to make or give representation, warranty or guarantee (whether oral or written) in respect of, or in relation to the development or any part thereof. Computer generated illustrations are drawn from plan and are indicative only of how the complete development will appear. Any literature provided does not form any part of a sale contract. 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. Clissold Quarter is a marketing name which will not be adopted as the postal address. Prices are subject to contract.



WWW.CLISSOLD-QUARTER.COM

Higgins