



# SPITALFIELDS

E1

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**A STYLISH COLLECTION OF 1, 2 & 3 BEDROOM APARTMENTS  
IN LONDON'S MOST ECLECTIC QUARTER**



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# THE HEART IS WHERE YOUR HOME IS

Introducing London Square Spitalfields, a stylish new collection of one, two and three bedroom apartments set around the beautifully landscaped grounds of Mallon Gardens and Grade II listed Toynbee Hall. Intelligently designed and well-appointed, the apartments benefit from private outdoor terraces, balconies or winter gardens and come complete with daily concierge services.

Perfectly situated on Commercial Street in sight of the Gherkin and with easy access to the best that the City and London's vibrant East End has to offer, London Square Spitalfields enjoys outstanding onward transport links from both Aldgate East and Liverpool Street.



TOWER BRIDGE

ALDGATE EAST TUBE



SPITALFIELDS

E1

ALDGATE TUBE

THE SHARD

RIVER THAMES

THE GHERKIN

122 LEADENHALL

TOWER 42

WHITECHAPEL GALLERY

BRICK LANE

SPITALFIELDS MARKET

ALL OF LONDON, ALL AROUND

Computer enhanced image depicts London Square Spitalfields and is indicative only





# LUXURY IN THE HEART OF THE CITY

Computer generated image depicts London Square Spitalfields and is indicative only

Whether you are a City professional, tech entrepreneur or starting a family; each of the stunning one, two and three bedroom apartments provides the perfect home from which to live the London life. Contemporarily styled and finished with an eye to detail, the interiors make maximum use of space. Large windows and private balconies, terraces or winter gardens flood the rooms with light whilst opening up views of London's iconic skyline. London Square's reputation for developing award winning homes, in the most desirable and exciting locations, is exemplified at London Square Spitalfields. From the Old City to Tech City, this is your chance to be part of London's ongoing evolution.





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The locale is one steeped in history. Londinium, with its trading port and old City walls, was developed and occupied by the Romans who remained in control for some four hundred years. Reclaimed by Alfred the Great in 886 AD William the Conqueror finally granted London its charter in 1075 and built The Tower of London; putting the blocks for the City we see today in place.

An established centre for commerce, the City was again transformed by the Industrial Revolution with Spitalfields becoming famous for its fruit and vegetable market and the 'rag trade' of textiles and clothing. Today Spitalfields sits in a global hub for art, design, technology and neighbours the world's leading financial centre creating a unique buzz as artists, musicians and designers mix with the finest minds from the City.

The past has made its mark on the present as you tread the path of Dickens amongst grand Victorian buildings, soak up the classically influenced architecture in the City or cross Tower Bridge to see the oak-and-thatch replica of Shakespeare's Globe Theatre.

Be part of the next chapter as London Square Spitalfields looks towards a bright and exciting future.

1: Shakespeare's Globe 2: Old Spitalfields Market 3: St Paul's Cathedral 4: Tower Bridge



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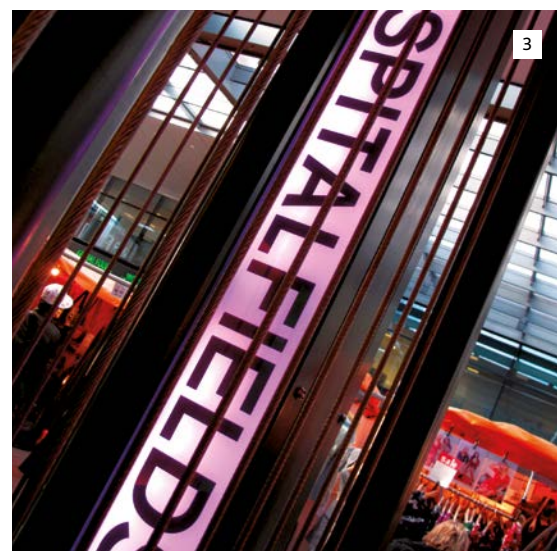


# MARKET STALLS TO FOOD HALLS

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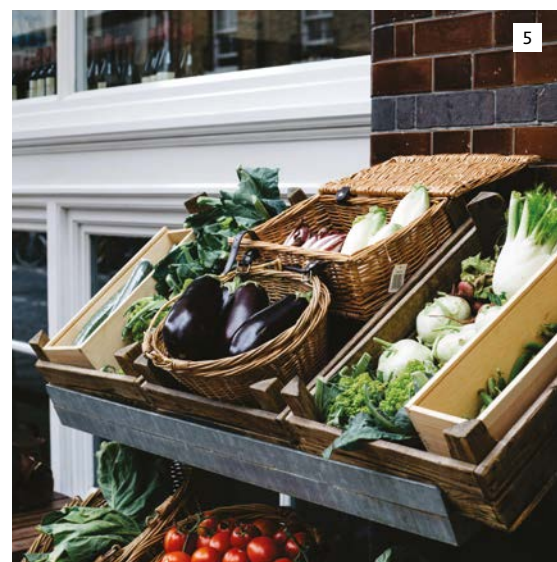
For vintage style and contemporary fashion, tea shops and chocolatiers, galleries and gastro pubs, Leadenhall and Spitalfields Markets are just a short stroll away. Surrounded by independent shops and award-winning eateries, Spitalfields is London's oldest market, housing an inspiringly eclectic mix of vintage and cutting-edge fashion, art and designer crafts. Leadenhall's Victorian market buildings house more epicurean delights with its delicatessens and specialist butchers, cheese mongers, fine wine and spirit retailers.

Neighbouring Brick Lane is a taste of London's old East End. Attracting a crowd at the cutting edge of art and fashion, it offers galleries, restaurants, markets and festivals throughout the year. And Columbia Road's bustling Flower Market ensures the area always stays in full bloom with the freshest floral pickings.

Be first to discover up and coming designers parading their style at The Truman Brewery, attend the latest warehouse exhibitions, sample the delicious food stalls at 93 Feet East or relax in the Vibe Bar's beer garden for great music at an intimate venue. With Mayfair and Bond Street, Canary Wharf and Westfield all just a short tube journey, taxi ride or boat trip away, London Square Spitalfields offers a world of choice on your doorstep.



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- 1: Old Spitalfields Market
- 2: Cundall & Garcia
- 3: Old Spitalfields Market
- 4: Crepe Affaire
- 5: Verde & Co



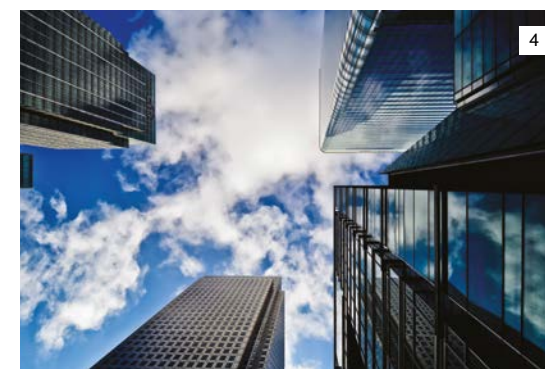


London Square Spitalfields is located at London's epicentre, where the industries shaping our nation meet; from the City powerhouses that make London the world's leading financial centre to the myriad of firms who support them.

With their homes in London's iconic skyscrapers including the Gherkin, The Leadenhall Building and Tower 42, the City professional is just a leisurely stroll from work - whilst Lloyd's of London and the towers of Canary Wharf and One Canada Square are only a short journey away.

Today the area is also the European home of technology with start-ups and global brands gathering around Old Street's 'Silicon Roundabout'. Where there are start-ups, there are venture capitalists, talking up their latest digital investments, and shaping an exciting future for the area.

As might be expected, where technology and business collide, you find the imagineers of advertising and marketing, with a whole raft of established and new start up creative agencies standing side-by-side in Shoreditch. And with the Fashion Quarter of Fitzrovia as well as Soho's exciting mix of music, movie and media enterprises just down the road, whatever your profession, your journey to work couldn't be easier.



1: Lloyd's of London

2: One New Change

3: Tower 42

4: Canary Wharf

5: 30 St Mary Axe



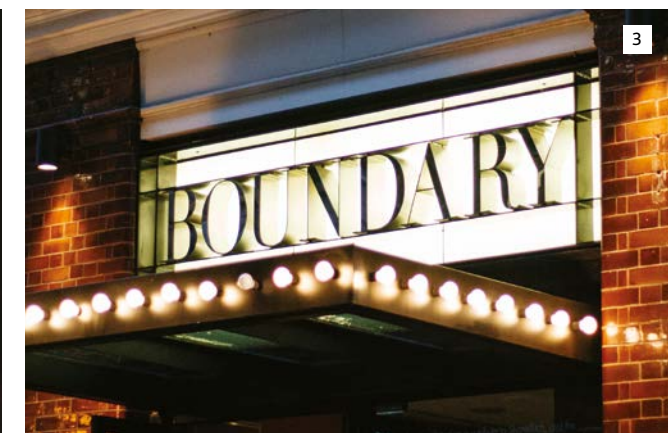


From a leisurely breakfast to the finest dining experience, you will find your perfect table day and night. With choices from Borough Market's Monmouth Coffee House to Spitalfields Patisserie Valerie or a Brick Lane Bagel, the day starts as early, or late, as you like. Light bites from around the world abound. Raise a glass at Brindisi to its market-fresh tapas or visit Arabic Bar & Kitchen for their Levantine inspired dishes. Traditional pub food and gastro fare, notably at The Dispensary and The Culpeper, are also on tap.

Eclectic dishes at the Rochelle Canteen and Scandi-inspired Hoi Polloi stimulate the taste buds. Brick Lane's many Indian restaurants, including award-winning Aladin, offer spicy dishes aplenty, with pop-ups and new openings like Peruvian Andina upping the gourmet ante. Continuing the international theme Bishopgate's Sushi Samba, with Europe's highest outdoor dining terrace, introduces a unique blend of Japanese, Brazilian and Peruvian cuisine, whilst the equally elevated Duck & Waffle offers a new take on British European cuisine, 24 hours a day. For fine dining pick from established classics Hawksmoor and Pont De La Tour. Go Michelin starred, under the vaulted roof of Galvin La Chapelle, or relax with a dozen oysters at Wright Brothers' marble bar.

From a pint in the Water Poet's gardens to dinner beside Damien Hirst's Cow at Tramshed, a poolside meal at Shoreditch House or a rooftop, art-infused cocktail at Boundary, every taste and occasion is catered for.

1: Sushi Samba      2: Duck & Waffle      3: Boundary







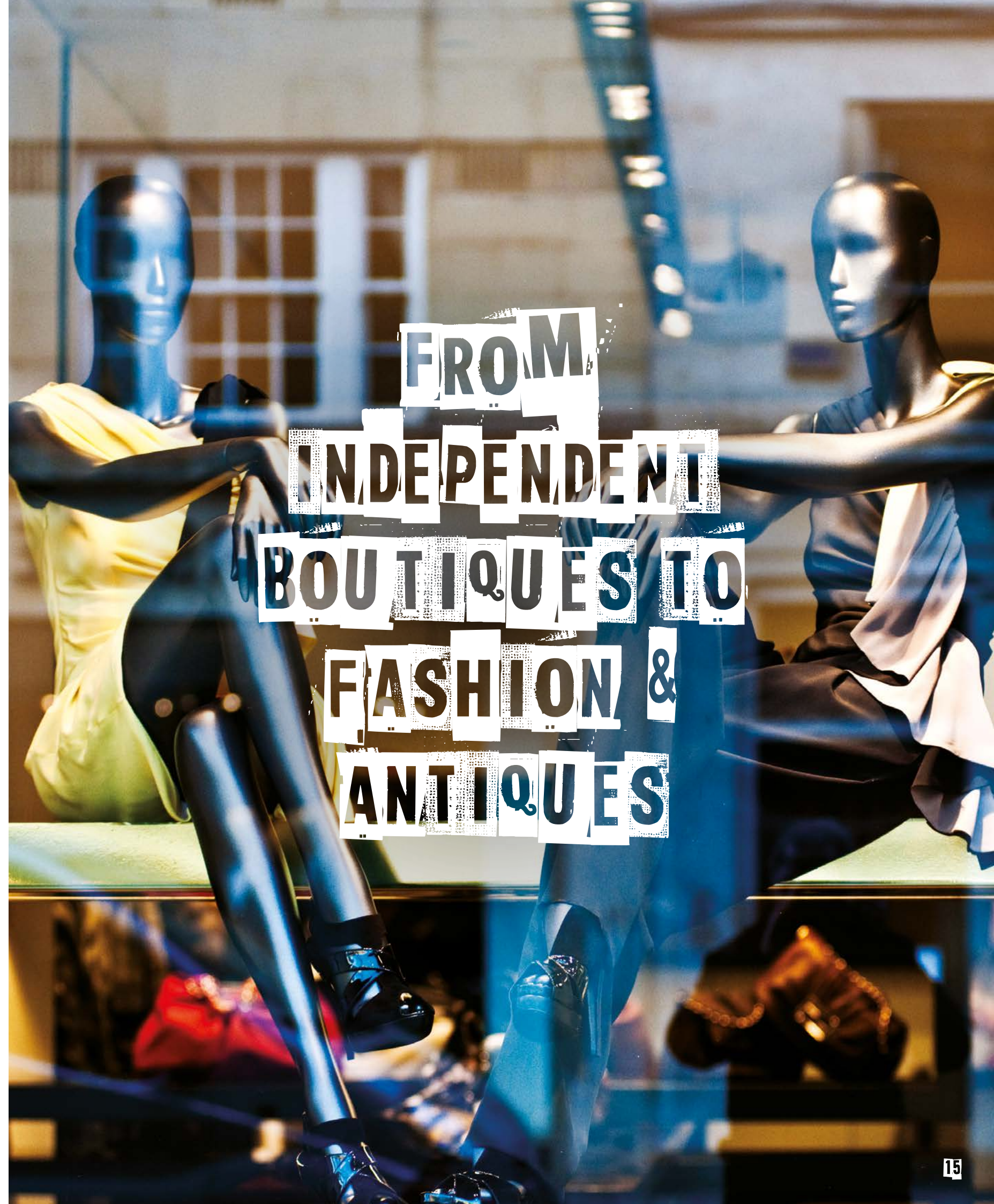
If fashion is your passion, then London Square Spitalfields puts a treasure trove of the hippest shops, stores and pop-ups on your doorstep. From vintage to high-end designer, you'll find all that your heart desires in boutiques such as Mercantile, Oscar Milo and Collectif Clothing.

Wander round the shops and pop-up stalls in Old Spitalfields Market to discover beautiful designer dresses, antique gems and avant-garde creations by the latest new designers. Then drop in on AllSaints, Ted Baker, MAC Cosmetics, Hackett and Office, all just a short walk from London Square Spitalfields.

If that doesn't sate your hunger for style, then the grand Piazza of Covent Garden is just a quick taxi ride away, where you can find everything from Barbour to Burberry, Chanel to Charlotte Tilbury. With the high-end brands of Bond Street close at hand and the sedate splendour of nearby Burlington Arcade providing fine jewellery, watches, fragrances and luxury goods, you can express your sense of personal style.

For the complete shopping experience visit Westfield, the largest urban shopping and leisure destination in Europe with a host of high street favourites as well as designer brands from Mulberry to Hugo Boss and Armani.

1: AllSaints    2: Le Labo Fragrances    3: Dolce & Gabbana





# STREET ART TO ART HOUSE

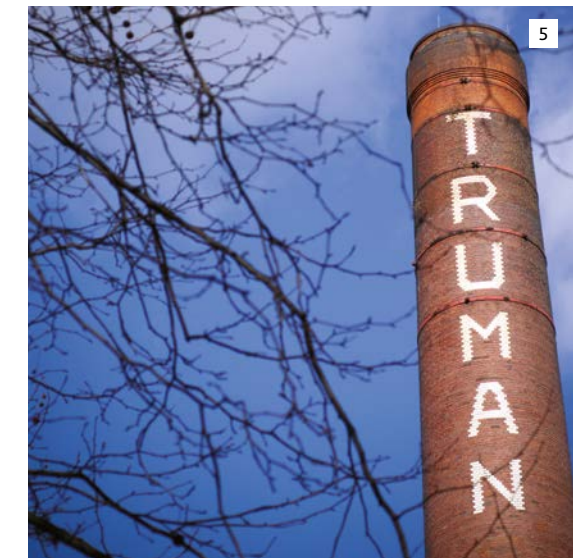
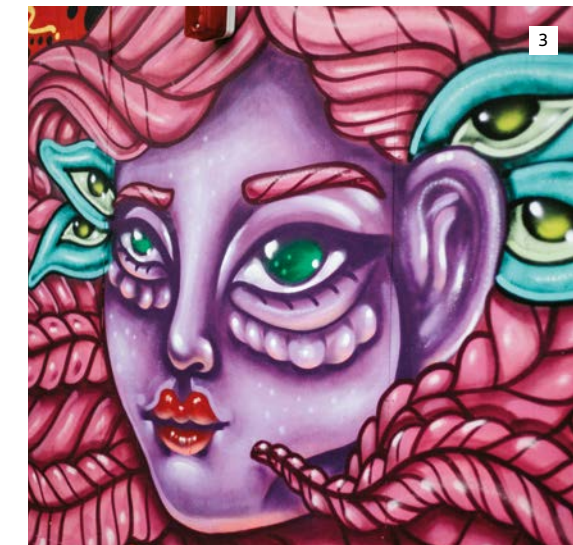


Art, culture and creativity give the area its energy with a heady mix of world renowned galleries, new showrooms and exhibitions. With a strong tradition of public and street art be on the look out for work by the likes of Banksy or be first to spot the next big thing.

Creative collectives define the exhibition spaces of The Old Truman Brewery whilst galleries abound including the Red Gallery, championing local artists, and Pure Evil, focusing on street art. Meanwhile Signal Gallery, Parasol Unit and Transition Gallery add a fast changing mix of exhibitions and talks with monthly fixture Spitalfields Arts Market presenting affordable art from up and coming artists from across the East London scene.

A location unique in its diversity, international heavyweights including Whitechapel Gallery, Barbican and Guildhall stand shoulder-to-shoulder with groundbreaking underground art specialists StolenSpace and the Queen of Hoxton with its rooftop film club.

Add the worlds most visited modern art gallery, Tate Modern, just upriver, with the National Gallery beyond and White Cube to the South and you can be sure to satisfy your every artistic interest.



- 1: Tate Modern
- 2: Tate Modern
- 3: Street Art
- 4: The Brick Lane Gallery
- 5: The Old Truman Brewery



# A WALK IN THE PARK OR A STROLL DOWN THE THAMES



1: River Thames

2: Hoxton Square



3: St Katharine Docks



4: Santander Cycles

The area around London Square Spitalfields is a walker's paradise. You can spend endless hours exploring the streets, historic architecture and incredible modernist structures in the City.

Greenery is in rich abundance with a choice of Victoria Park, Mile End Park and Queen Elizabeth Olympic Park, home to the rollercoaster-red curves of its landmark Anish Kapoor sculpture. Whilst Hyde Park, just a short ride away on the Central Line, entices with the Serpentine and entertains with Speakers' Corner. For the quintessential London experience, head down to Tower Bridge hiring a 'Boris' bike to travel the tree-lined banks of the River Thames taking in the sights and sounds of the South Bank.

When a good walk or cycle simply won't do, London Square Spitalfields offers a superb choice of premium health clubs. Spitalfields Tower Aldgate, 1Rebel, Devonshire Square, Virgin Active Tower Bridge, London Aldgate and David Lloyd Studio are all just minutes from the apartments, so you can workout, pound the treadmill or get stuck into some gruelling hot yoga.

And for a glorious day out staying northside of Tower Bridge visit St Katharine Docks with its marina of superyachts and outstanding restaurants or take a cruise boat down to The O2 arena or Greenwich with its naval museum, riverside pubs and observatory. London Square Spitalfields will keep you healthy in body, and mind.





# LONDON'S GLAMOROUS WEST END



Synonymous with glamour, and the haunt of celebrity and royalty alike, the West End offers a sumptuous feast of entertainment for lovers of culture and cultural hedonists alike.

The high arts are represented by the Royal Opera and Ballet with a wealth of options for connoisseurs of all things classical. The silver screen of Leicester Square host frequent red carpet events whilst the British Academy of Film, Television and the Arts, with its eponymous Awards, makes its on Piccadilly.

But the West End is arguably most recognised for its offer of the finest collection of shows in the world; from popular theatre sensations to Shakespeare, contemporary dance to comedy. From stars of stage to Michelin stars, glamour is on offer at every turn, every day of the week.

Round your night off with cabaret at Café de Paris, a destination since the 1920s, dinner at Annabel's experiencing the elegance that has attracted guests from Sinatra to HM The Queen, or stake it all at the tables of The Ritz Club, open 24 hours a day, and one of the most luxurious and exclusive members clubs in the world.

1: Regent Street

2: Leicester Square

3: Queen's Theatre



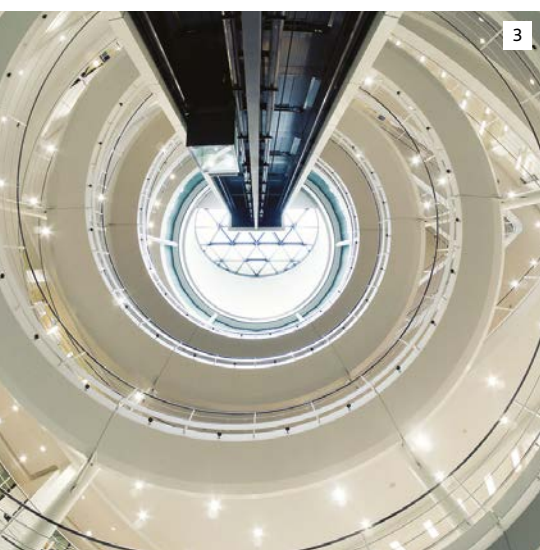




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London Square Spitalfields, with its local campuses and fast transport links, puts London's most prestigious universities and colleges in easy reach, whatever your timetable.

Off City Road can be found City University of London with its reputation for outstanding and flexible professional development and business courses. Nearby Central St Martins, whose alumni include Stella McCartney, John Galliano, Giles Deacon and Jarvis Cocker, continues to lead in art and design from its new home amongst the fountains of Granary Square in King's Cross.

To the West sits the campus of London School of Economics, set in the lush greenery of Lincoln's Inn Fields whilst The Strand plays host to the neoclassical splendour of King's College London next door to Somerset House, where students take a break to wander its palatial central courtyard.

Imperial College, ranked 8th in the world, can be found amongst the Romanesque museums and opulent grandeur of Knightsbridge. While just north of Soho are the elegant columns and well-tended quadrangles of University College London, the UK's largest postgraduate institution. Whether you're studying for a BA, Masters or researching your PhD, London Square Spitalfields is your link to lifelong learning.

- 1: City of London School
- 2: King's College London
- 3: London School of Economics
- 4: City University London
- 5: King's College London



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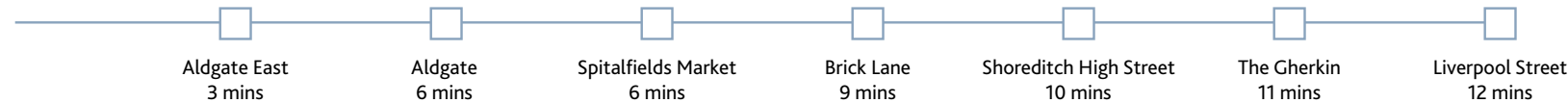
# GETTING AROUND ABOVE & UNDERGROUND

When you live right in the heart of the City, nothing is far from your front door. So whether travelling for business or pleasure, London Square Spitalfields couldn't be better located, providing easy access to the City, the West End and the transport hubs of Victoria, Waterloo and Paddington in less than 20 minutes.

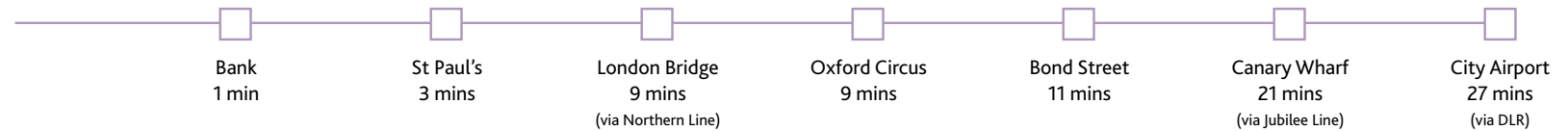
If you're bound further afield in the UK or abroad, London City Airport can be reached in under 20 minutes, while the terminals of Heathrow and Gatwick are only a short journey away. For a different perspective on commuting take the River Bus at Tower Millennium Pier cutting straight through the City to London Bridge City Pier in just 4 minutes and Canary Wharf Pier in a very relaxed 9 minutes. Now, that's the way to travel. With the Elizabeth Line opening in 2018, with direct connections to Paddington, Heathrow and beyond, fast transport is guaranteed.



**Walking**  
(from London Square Spitalfields)



**Liverpool Street**  
(Central / Hammersmith & City / Metropolitan / Circle)  
12 minute walk



**Aldgate East**  
(Hammersmith & City / District)  
3 minute walk



1: Liverpool Street Underground    2: Shoreditch High Street Overground    3: Liverpool Street Overground





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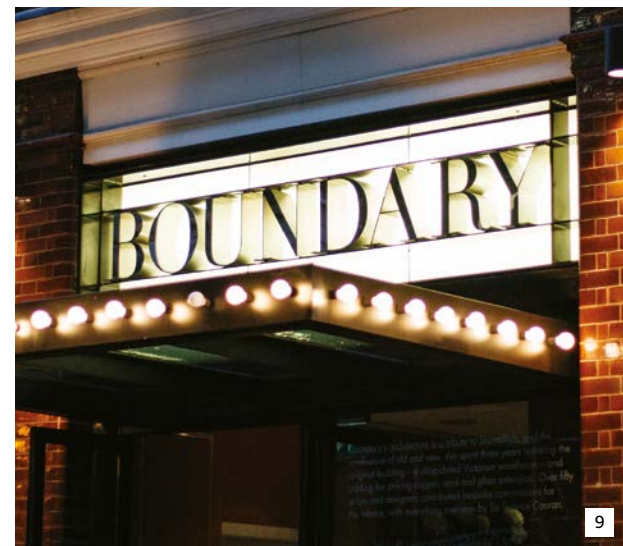
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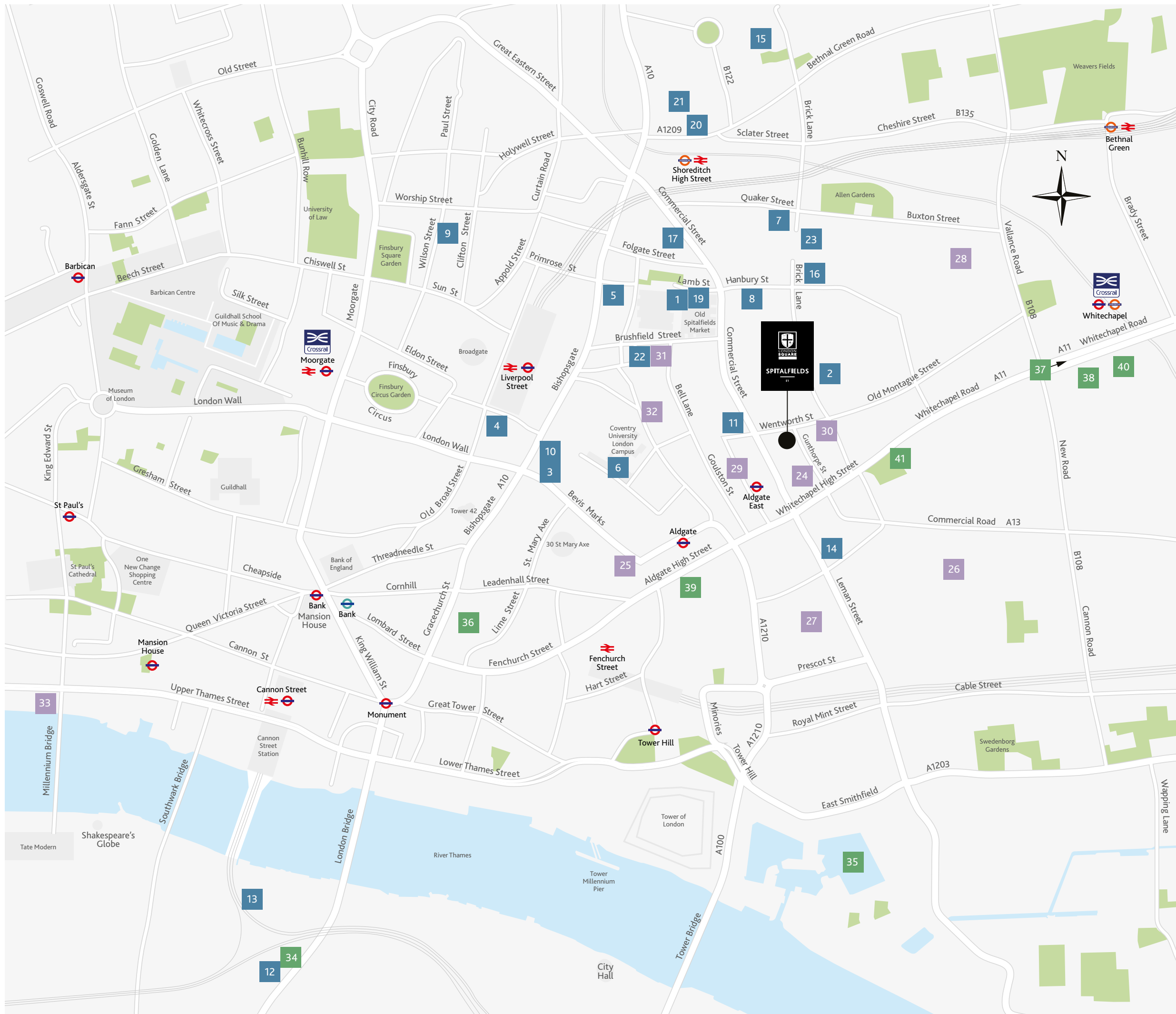


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1:	Shoreditch High Street	10 minute walk
2:	Brick Lane	10 minute walk
3:	Old Spitalfields Market	6 minute walk
4:	Liverpool Street	13 minute walk
5:	30 St Mary Axe	11 minute walk
6:	Cargo Shoreditch	16 minute walk
7:	Leadenhall Market	15 minute walk
8:	Boxpark Shoreditch	12 minute walk
9:	Boundary	13 minute walk
10:	Aldgate	6 minute walk
11:	Tower Bridge	17 minute walk
12:	Ottolenghi Spitalfields	6 minute walk
13:	The Old Truman Brewery	8 minute walk
14:	Sushi Samba	10 minute walk
15:	St Katharine Docks	19 minute walk
16:	Duck & Waffle	10 minute walk
17:	One New Change	27 minute walk
18:	Hawksmoor Spitalfields	8 minute walk
19:	New Tate Modern	33 minute walk

Travel times sourced from Google maps





## EATING & DRINKING

- 1 Old Spitalfields Market
- 2 Lupita Restaurant
- 3 The Duck and Waffle
- 4 Aubaine Restaurant
- 5 Galvin La Chapelle Restaurant
- 6 Haz Restaurant
- 7 Vibe Bar
- 8 DF Mexico Restaurant
- 9 Quartier Restaurant
- 10 Sushi Samba
- 11 Tramshed
- 12 Brindisi
- 13 Arabic Bar & Kitchen
- 14 The Dispensary
- 15 Rochelle Canteen
- 16 Aladin (Brick Lane)
- 17 Hawksmoor
- 18 Pont De La Tour
- 19 Wright Brothers
- 20 Shoreditch House
- 21 Boundary
- 22 Ottolenghi
- 23 93 Feet East

## EDUCATION

- 24 Canon Barnett Primary School
- 25 Sir John Cass Found Primary School
- 26 Harry Gosling Primary School
- 27 English Martyrs R C Primary School
- 28 St Anne's Catholic School
- 29 London Metropolitan University
- 30 Central Film School
- 31 Christ Church Spitalfields
- 32 Newcastle University London
- 33 City of London School

## MISCELLANEOUS

- 34 Borough Market
- 35 St Katherine Docks
- 36 Leadenhall Market
- 37 Westfield Stratford
- 38 The Royal London Hospital
- 39 Parkside Hospital
- 40 Barts & The London Dental Hospital
- 41 The Royal London Hospital Whitechapel



# OUTDOOR SPACE & SENSE OF PLACE



Computer generated image depicts London Square Spitalfields and is indicative only



Computer generated image depicts Reception at London Square Spitalfields and is indicative only

London Square Spitalfields is an oasis of calm in the heart of a vibrant city. Contemporary modern design creates a true sense of place; from the stylish reception and friendly concierge greeting to the exquisitely designed and finished apartments that give you the space to sit back, relax and enjoy.





Computer generated image depicts the living / kitchen / dining room of Apartment 10 at London Square Spitalfields

# DETAILS IN THE DESIGN

## General Specification

- Entrance door and white architrave and skirting
- White flush internal doors and contemporary satin ironmongery
- Whole house ventilation system
- Underfloor heating throughout
- A choice of timber flooring to the hallway, living areas and kitchen\*
- A choice of carpet to the bedrooms\*
- Fitted wardrobes to master bedroom\*
- Washer dryer housed in hallway cupboard
- 10 year NHBC Warranty

## Kitchen

- Siematic handleless design kitchen units with soft close hinge
- A choice of silestone worktops and tiled splashback with a tiled design\*
- Recessed cabinet lighting to underside and rear of wall units
- Single bowl undermounted sink with chrome single lever mixer tap
- Siemens single oven
- Siemens compact oven with microwave
- Siemens integrated fridge / freezer
- Siemens integrated dishwasher
- Siemens induction hob
- Built in extractor
- Grohe Boiling Tap
- Wine Cooler

## Security

- Video entry system
- Security locks to windows, balcony and terrace doors (where applicable)\*
- Full LD1 smoke detection
- Hardwired smoke alarm
- Heat detection to the kitchen
- CCTV surveillance system to external areas
- The development adopts the Secure by Design initiative

\* Please ask your Sales Executive for details and upgrades





Computer generated image depicts the master bedroom of Apartment 10 at London Square Spitalfields



# REST & REFRESH



Computer generated image depicts a typical bathroom of Apartment 10 at London Square Spitalfields

## Bathrooms and Master Ensuite

- A choice of wall and floor tiling\* to bathroom
- Vanity unit with integrated sink in a Corian finish with back painted glass splashback
- Bespoke mirror cabinet with demister pads above the sink
- Wall hung WC with soft close seat and dual flush
- Renaissance bath with deck mounted hand shower and semi frameless bath screen
- Shaver socket housed in wall cabinet
- Chrome towel rail

## En Suite Bathrooms

- A choice of wall and floor tiling\* to shower enclosure
- Vanity unit with integrated sink in a Corian finish with back painted glass splashback
- Bespoke mirror cabinet with demister pads above the sink
- Wall hung WC with soft close seat and dual flush
- Shower enclosure with Vado square showerhead with thermostatic controls and semi frameless shower door
- Shaver socket housed in wall cabinet
- Chrome towel rail

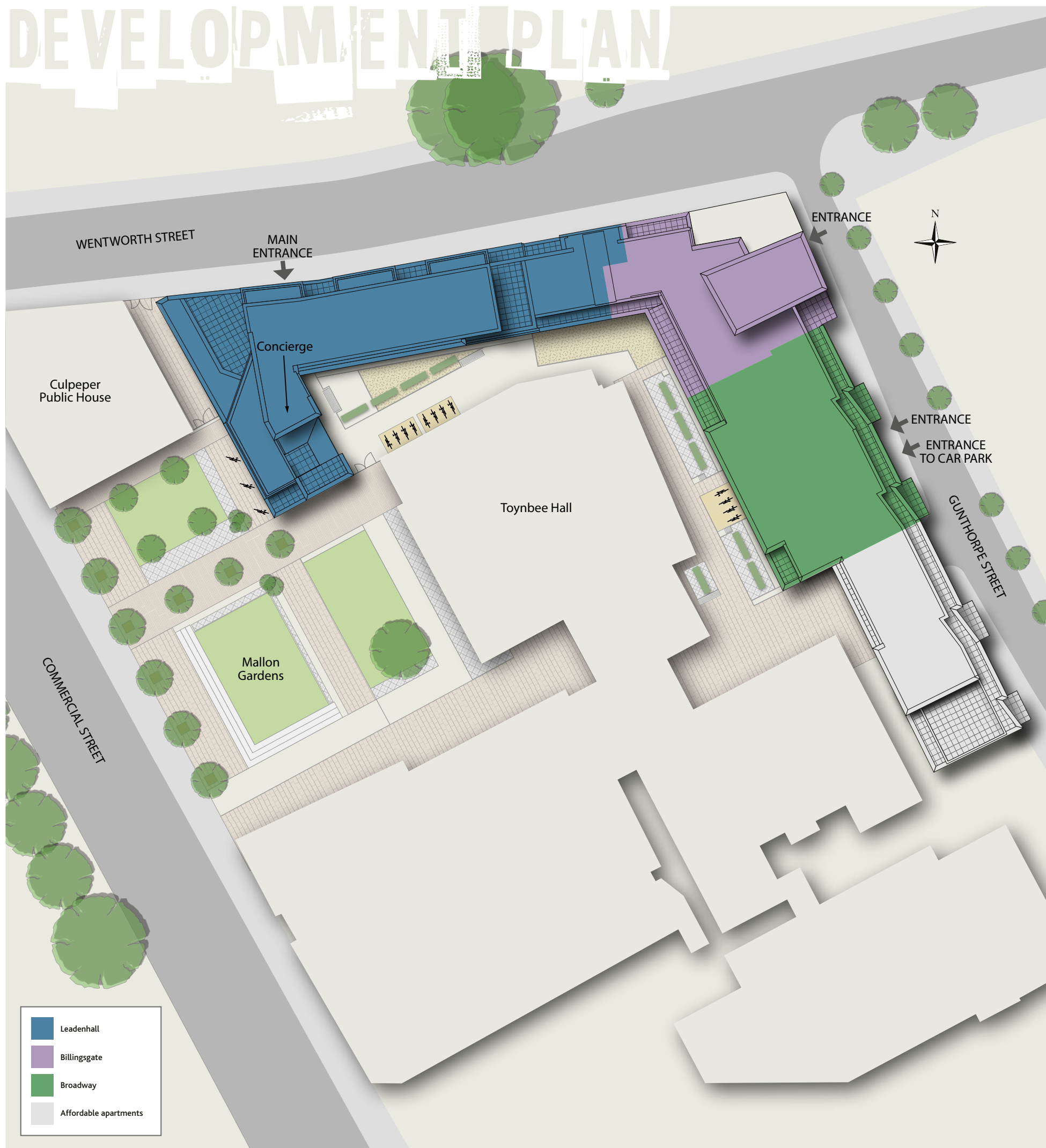
## Electrical

- Recessed white downlights throughout
- Communal aerial and satellite system wired for Sky+ and TV points to living room and bedrooms

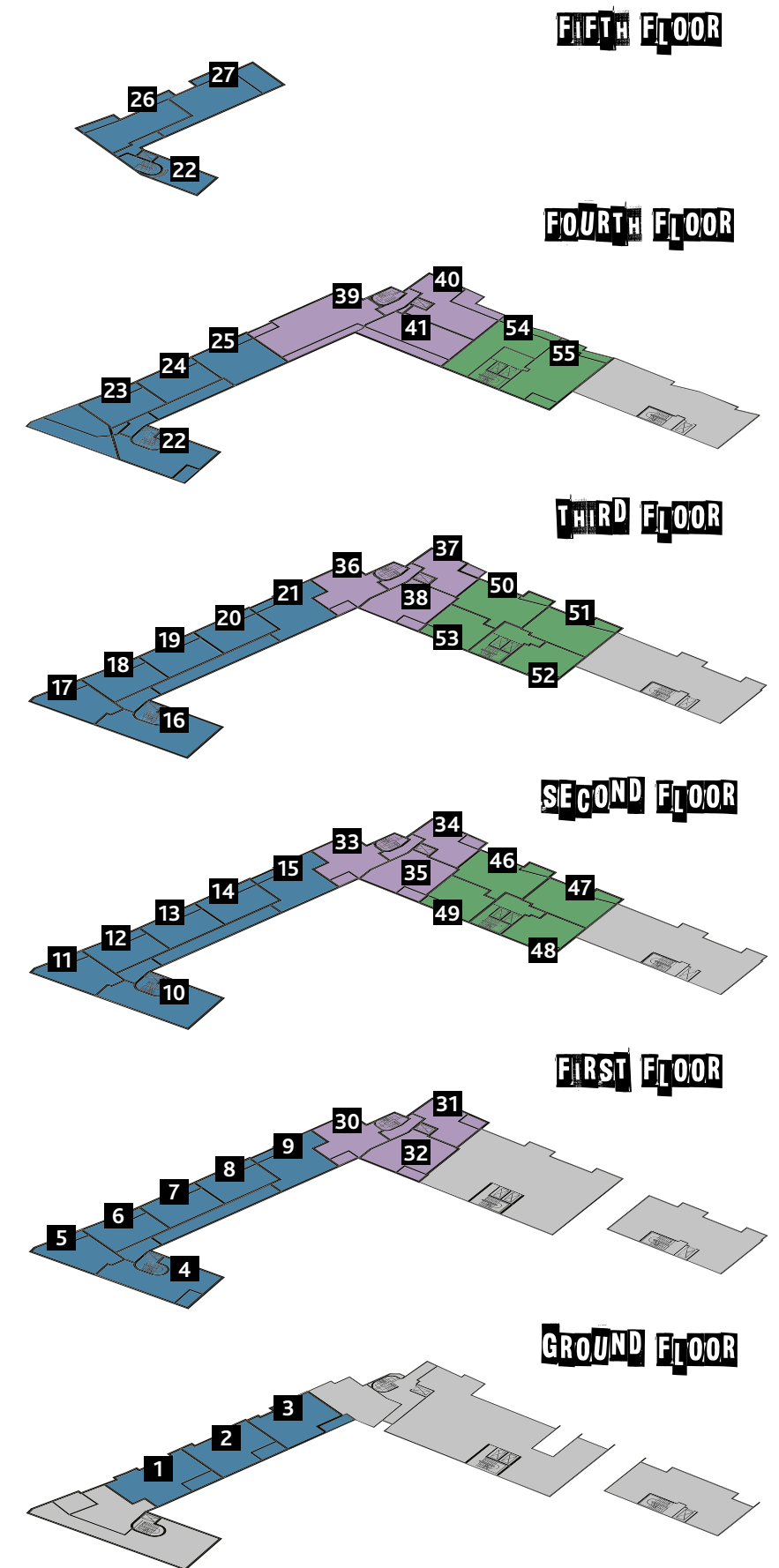
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# DEVELOPMENT PLAN

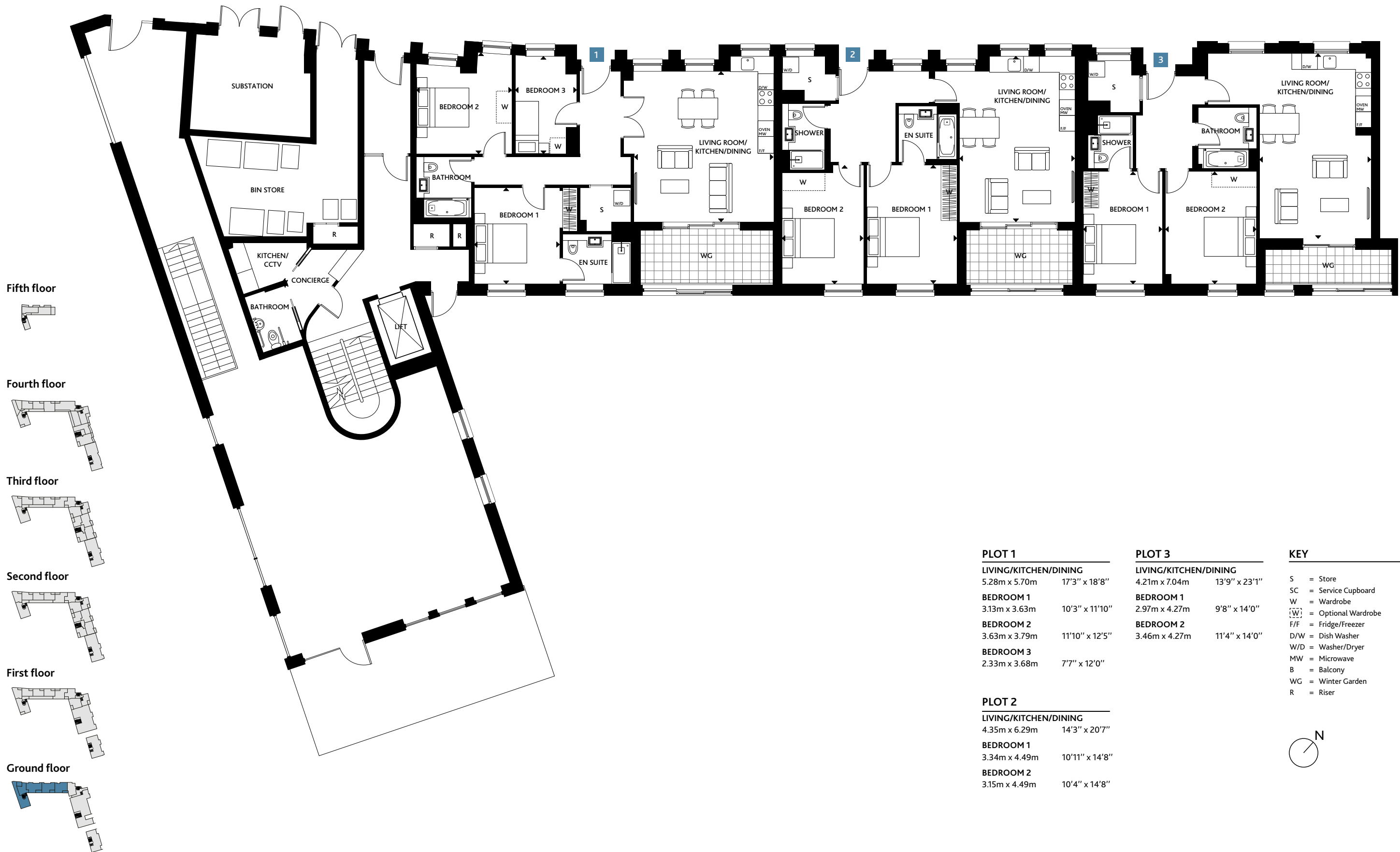


# THE FLOORS





# GROUND FLOOR



**PLOT 1**

<b>LIVING/KITCHEN/DINING</b>	5.28m x 5.70m	17'3" x 18'8"
<b>BEDROOM 1</b>	3.13m x 3.63m	10'3" x 11'10"
<b>BEDROOM 2</b>	3.63m x 3.79m	11'10" x 12'5"
<b>BEDROOM 3</b>	2.33m x 3.68m	7'7" x 12'0"

**PLOT 2**

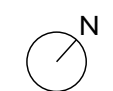
<b>LIVING/KITCHEN/DINING</b>	4.35m x 6.29m	14'3" x 20'7"
<b>BEDROOM 1</b>	3.34m x 4.49m	10'11" x 14'8"
<b>BEDROOM 2</b>	3.15m x 4.49m	10'4" x 14'8"

**PLOT 3**

<b>LIVING/KITCHEN/DINING</b>	4.21m x 7.04m	13'9" x 23'1"
<b>BEDROOM 1</b>	2.97m x 4.27m	9'8" x 14'0"
<b>BEDROOM 2</b>	3.46m x 4.27m	11'4" x 14'0"

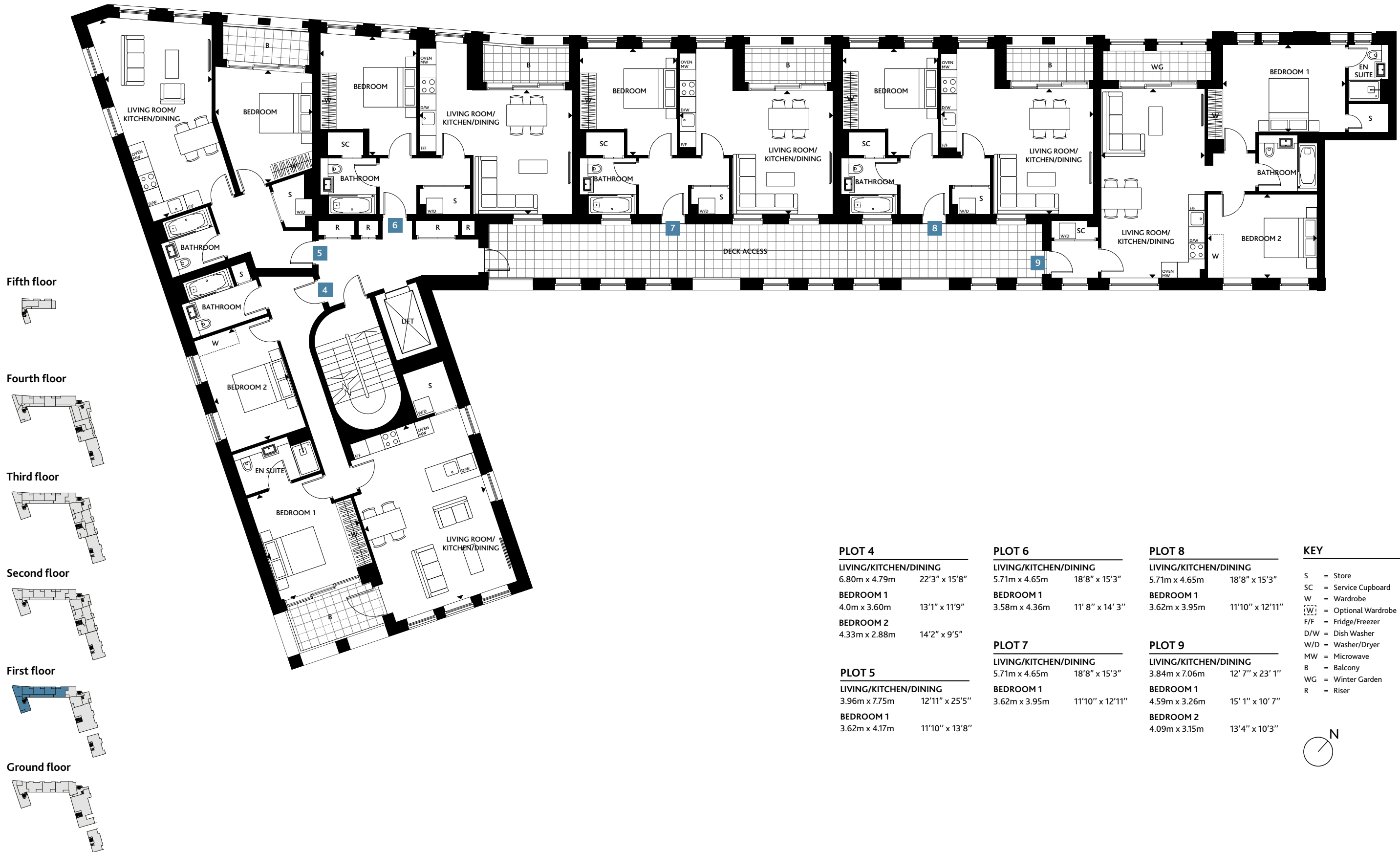
**KEY**

- S = Store
- SC = Service Cupboard
- W = Wardrobe
- [W] = Optional Wardrobe
- F/F = Fridge/Freezer
- D/W = Dish Washer
- W/D = Washer/Dryer
- MW = Microwave
- B = Balcony
- WG = Winter Garden
- R = Riser





# FIRST FLOOR



### PLOT 4

LIVING/KITCHEN/DINING	6.80m x 4.79m	22'3" x 15'8"
BEDROOM 1	4.0m x 3.60m	13'1" x 11'9"
BEDROOM 2	4.33m x 2.88m	14'2" x 9'5"

### PLOT 5

LIVING/KITCHEN/DINING	3.96m x 7.75m	12'11" x 25'5"
BEDROOM 1	3.62m x 4.17m	11'10" x 13'8"

### PLOT 6

LIVING/KITCHEN/DINING	5.71m x 4.65m	18'8" x 15'3"
BEDROOM 1	3.58m x 4.36m	11' 8" x 14' 3"

### PLOT 7

LIVING/KITCHEN/DINING	5.71m x 4.65m	18'8" x 15'3"
BEDROOM 1	3.62m x 3.95m	11'10" x 12'11"

### PLOT 8

LIVING/KITCHEN/DINING	5.71m x 4.65m	18'8" x 15'3"
BEDROOM 1	3.62m x 3.95m	11'10" x 12'11"

### PLOT 9

LIVING/KITCHEN/DINING	3.84m x 7.06m	12' 7" x 23' 1"
BEDROOM 1	4.59m x 3.26m	15' 1" x 10' 7"
BEDROOM 2	4.09m x 3.15m	13'4" x 10'3"

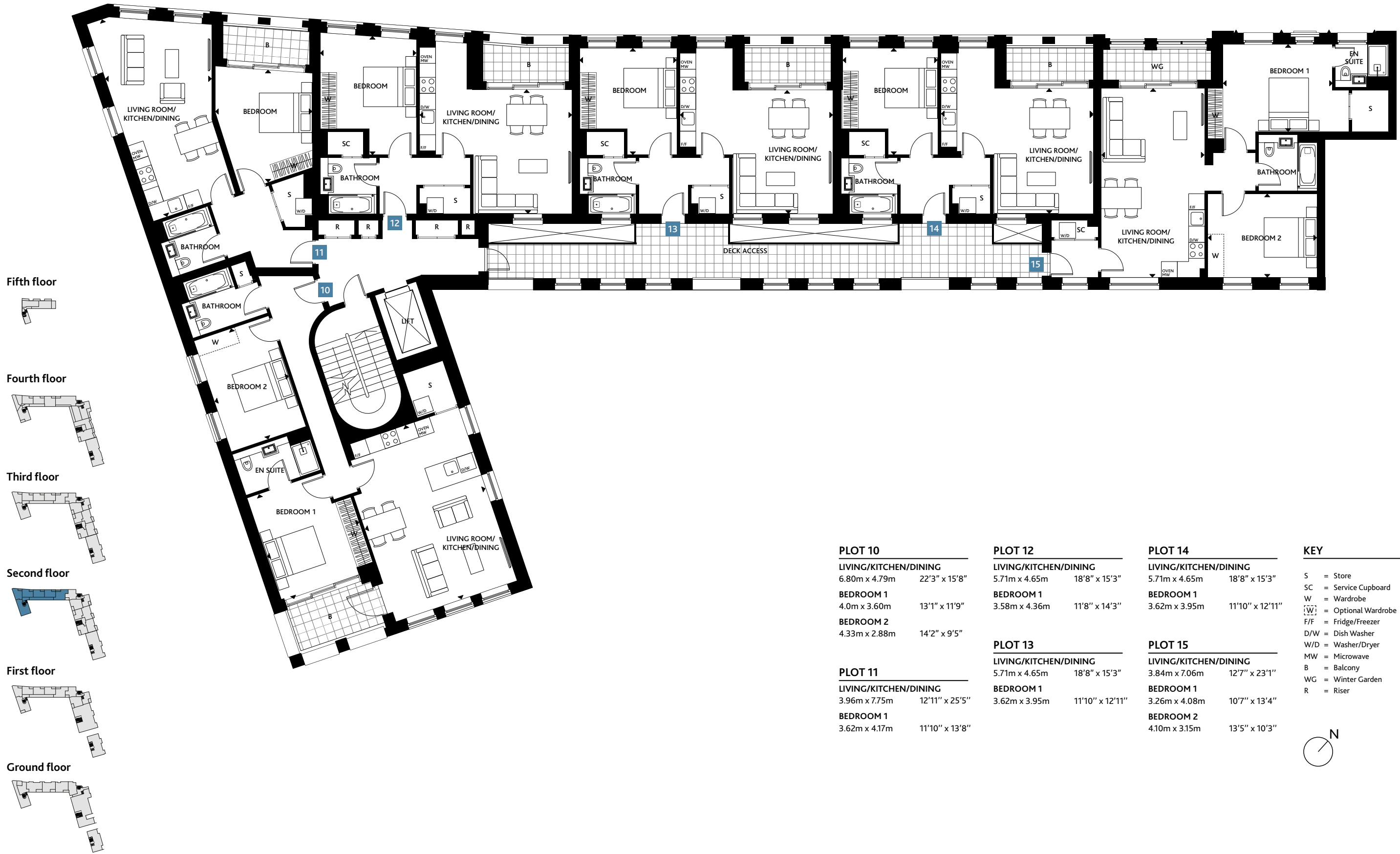
### KEY

- S = Store
- SC = Service Cupboard
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- W/D = Washer/Dryer
- MW = Microwave
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- WG = Winter Garden
- R = Riser





# SECOND FLOOR



Fifth floor

Fourth floor

Third floor

Second floor

First floor

Ground floor

**PLOT 10**

LIVING/KITCHEN/DINING	6.80m x 4.79m	22'3" x 15'8"
BEDROOM 1	4.0m x 3.60m	13'1" x 11'9"
BEDROOM 2	4.33m x 2.88m	14'2" x 9'5"

**PLOT 11**

LIVING/KITCHEN/DINING	3.96m x 7.75m	12'11" x 25'5"
BEDROOM 1	3.62m x 4.17m	11'10" x 13'8"

**PLOT 12**

LIVING/KITCHEN/DINING	5.71m x 4.65m	18'8" x 15'3"
BEDROOM 1	3.58m x 4.36m	11'8" x 14'3"

**PLOT 13**

LIVING/KITCHEN/DINING	5.71m x 4.65m	18'8" x 15'3"
BEDROOM 1	3.62m x 3.95m	11'10" x 12'11"

**PLOT 14**

LIVING/KITCHEN/DINING	5.71m x 4.65m	18'8" x 15'3"
BEDROOM 1	3.62m x 3.95m	11'10" x 12'11"

**PLOT 15**

LIVING/KITCHEN/DINING	3.84m x 7.06m	12'7" x 23'1"
BEDROOM 1	3.26m x 4.08m	10'7" x 13'4"
BEDROOM 2	4.10m x 3.15m	13'5" x 10'3"

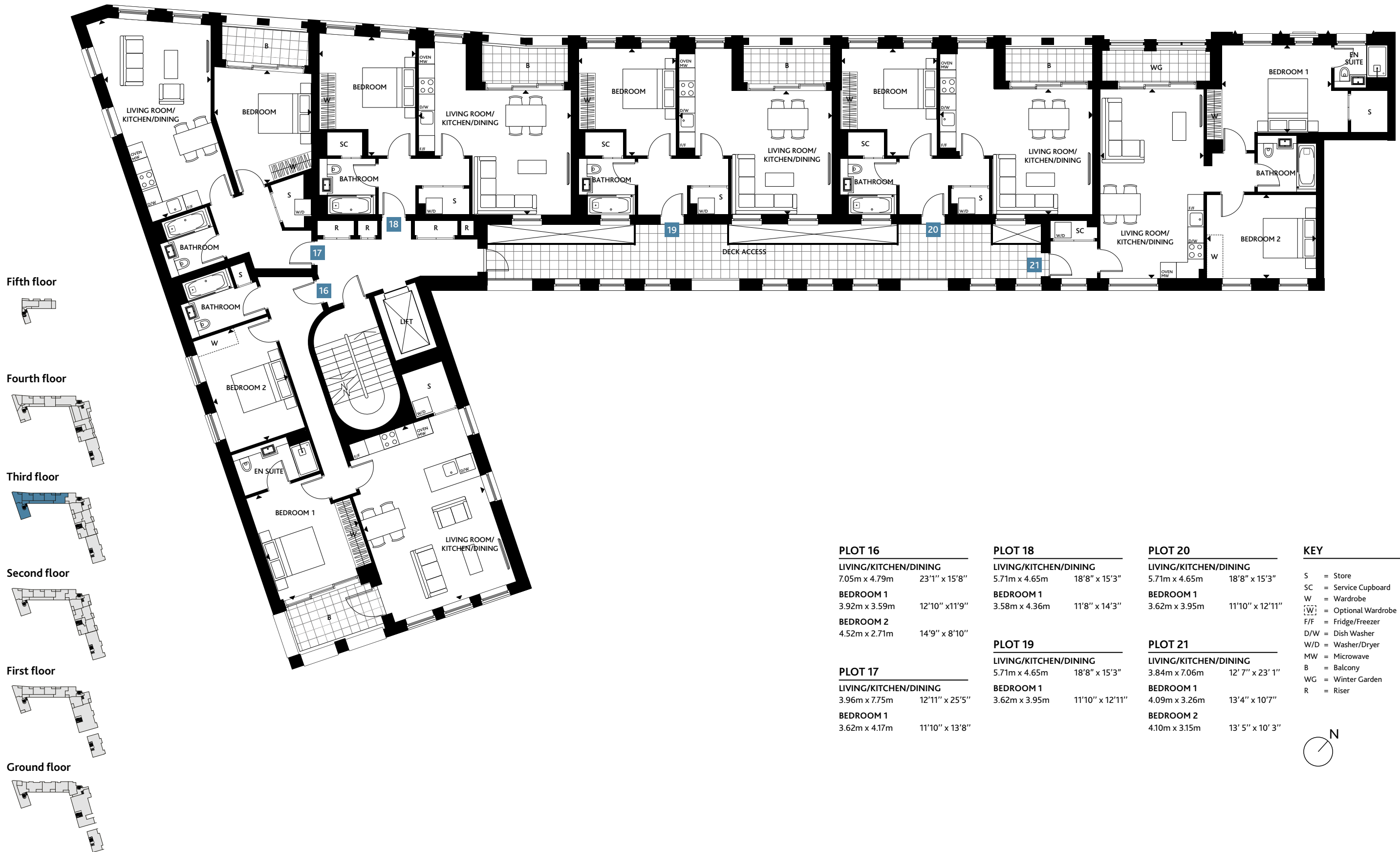
**KEY**

- S = Store
- SC = Service Cupboard
- W = Wardrobe
- [W] = Optional Wardrobe
- F/F = Fridge/Freezer
- D/W = Dish Washer
- W/D = Washer/Dryer
- MW = Microwave
- B = Balcony
- WG = Winter Garden
- R = Riser





# THIRD FLOOR



Fifth floor

Fourth floor

Third floor

Second floor

First floor

Ground floor

### PLOT 16

LIVING/KITCHEN/DINING	7.05m x 4.79m	23'1" x 15'8"
BEDROOM 1	3.92m x 3.59m	12'10" x 11'9"
BEDROOM 2	4.52m x 2.71m	14'9" x 8'10"

### PLOT 17

LIVING/KITCHEN/DINING	3.96m x 7.75m	12'11" x 25'5"
BEDROOM 1	3.62m x 4.17m	11'10" x 13'8"

### PLOT 18

LIVING/KITCHEN/DINING	5.71m x 4.65m	18'8" x 15'3"
BEDROOM 1	3.58m x 4.36m	11'8" x 14'3"

### PLOT 19

LIVING/KITCHEN/DINING	5.71m x 4.65m	18'8" x 15'3"
BEDROOM 1	3.62m x 3.95m	11'10" x 12'11"

### PLOT 20

LIVING/KITCHEN/DINING	5.71m x 4.65m	18'8" x 15'3"
BEDROOM 1	3.62m x 3.95m	11'10" x 12'11"

### PLOT 21

LIVING/KITCHEN/DINING	3.84m x 7.06m	12'7" x 23'1"
BEDROOM 1	4.09m x 3.26m	13'4" x 10'7"
BEDROOM 2	4.10m x 3.15m	13'5" x 10'3"

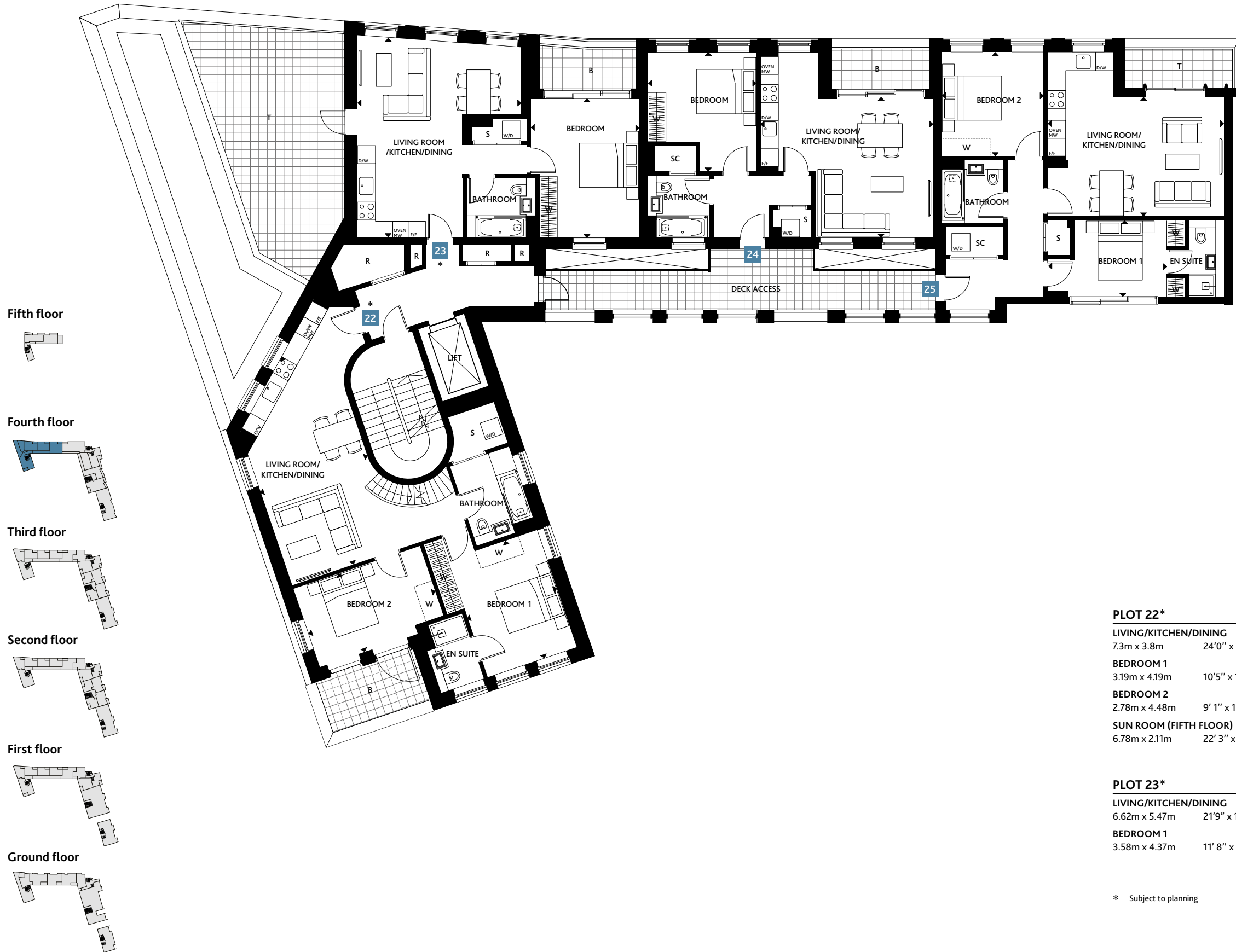
### KEY

- S = Store
- SC = Service Cupboard
- W = Wardrobe
- [W] = Optional Wardrobe
- F/F = Fridge/Freezer
- D/W = Dish Washer
- W/D = Washer/Dryer
- MW = Microwave
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- WG = Winter Garden
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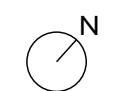
# FOURTH FLOOR



PLOT 22*	
LIVING/KITCHEN/DINING	7.3m x 3.8m    24'0" x 12'5"
BEDROOM 1	3.19m x 4.19m    10'5" x 13'7"
BEDROOM 2	2.78m x 4.48m    9' 1" x 14' 7"
SUN ROOM (FIFTH FLOOR)	6.78m x 2.11m    22' 3" x 6' 11"
PLOT 23*	
LIVING/KITCHEN/DINING	6.62m x 5.47m    21'9" x 17'11"
BEDROOM 1	3.58m x 4.37m    11' 8" x 14' 4"

PLOT 24	
LIVING/KITCHEN/DINING	5.76m x 4.62m    18'10" x 15'1"
Bedroom 1	3.62m x 3.95m    11'10" x 12'11"
PLOT 25	
LIVING/KITCHEN/DINING	5.87m x 4.12m    19'3" x 13'6"
BEDROOM 1	3.89m x 2.70m    12'9" x 8'10"
BEDROOM 2	3.44m x 3.49m    11' 3" x 11' 5"

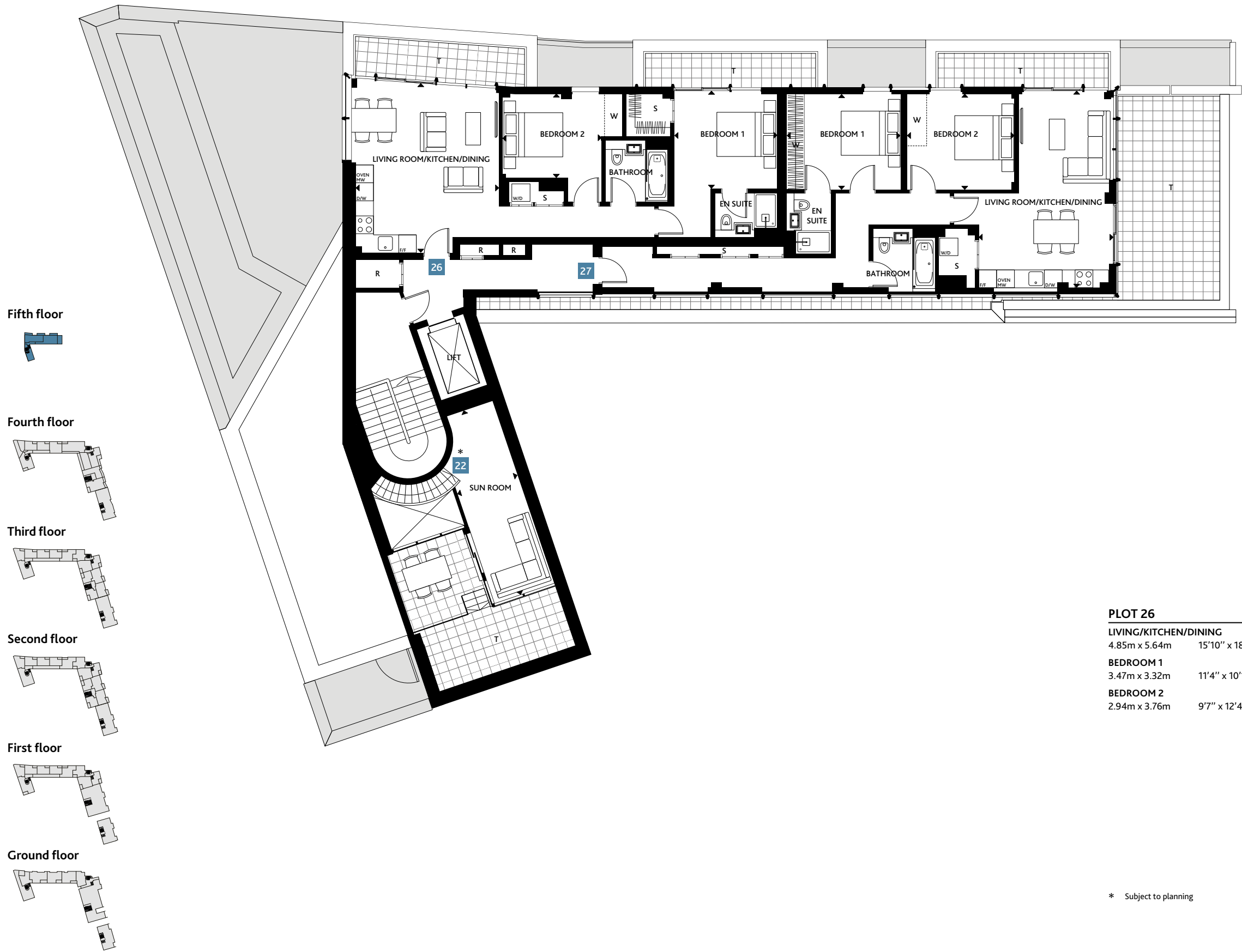
- KEY**
- S = Store
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  - W = Wardrobe
  - [W] = Optional Wardrobe
  - F/F = Fridge/Freezer
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  - MW = Microwave
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  - WG = Winter Garden
  - T = Terrace
  - R = Riser



\* Subject to planning



# FIFTH FLOOR



**PLOT 26**

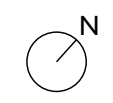
<b>LIVING/KITCHEN/DINING</b>	4.85m x 5.64m	15'10" x 18'6"
<b>BEDROOM 1</b>	3.47m x 3.32m	11'4" x 10'10"
<b>BEDROOM 2</b>	2.94m x 3.76m	9'7" x 12'4"

**PLOT 27**

<b>LIVING/KITCHEN/DINING</b>	4.50m x 6.71m	14'9" x 22'0"
<b>BEDROOM 1</b>	3.82m x 3.28m	12'6" x 10'9"
<b>BEDROOM 2</b>	3.62m x 3.31m	11'10" x 10'10"

**KEY**

- S = Store
- SC = Service Cupboard
- W = Wardrobe
- [W] = Optional Wardrobe
- F/F = Fridge/Freezer
- D/W = Dish Washer
- W/D = Washer/Dryer
- MW = Microwave
- B = Balcony
- WG = Winter Garden
- T = Terrace
- R = Riser



\* Subject to planning

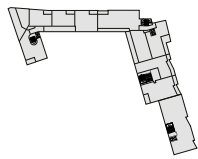


# FIRST FLOOR

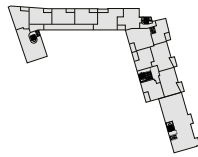
Fifth floor



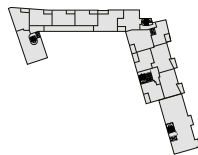
Fourth floor



Third floor



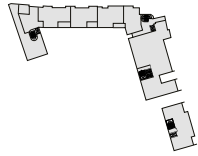
Second floor



First floor



Ground floor



### PLOT 30

LIVING/KITCHEN/DINING	
5.63m x 6.77m	18'5" x 22'2"
BEDROOM 1	
3.34m x 3.98m	11'0" x 13'0"
BEDROOM 2	
3.03m x 2.79m	9'11" x 9'1"

### PLOT 31

LIVING/KITCHEN/DINING	
5.40m x 6.07m	17'8" x 19'10"
BEDROOM 1	
5.34m x 3.28m	17'6" x 10'9"

### PLOT 32

LIVING/KITCHEN/DINING	
7.42m x 4.16m	24'4" x 13'7"
BEDROOM 1	
5.12m x 2.78m	16'9" x 9'1"
BEDROOM 2	
5.50m x 2.75m	18'0" x 9'0"

### KEY

- S = Store
- SC = Service Cupboard
- W = Wardrobe
- [W] = Optional Wardrobe
- F/F = Fridge/Freezer
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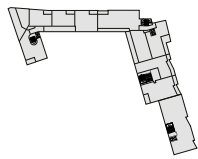


# SECOND FLOOR

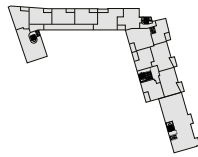
Fifth floor



Fourth floor



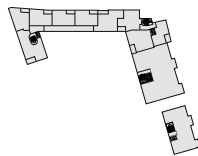
Third floor



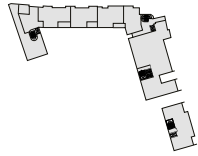
Second floor



First floor



Ground floor



## PLOT 33

LIVING/KITCHEN/DINING

5.63m x 6.77m 18'5" x 22'2"

### BEDROOM 1

3.34m x 3.98m 11'0" x 13'0"

### BEDROOM 2

3.03m x 2.79m 9'11" x 9'1"

## PLOT 35

LIVING/KITCHEN/DINING

7.42m x 4.16m 24'4" x 13'7"

### BEDROOM 1

5.12m x 2.78m 16'9" x 9'1"

### BEDROOM 2

5.50m x 2.75m 18'0" x 9'0"

## PLOT 34

LIVING/KITCHEN/DINING

5.40m x 6.07m 17'8" x 19'10"

### BEDROOM 1

5.34m x 3.28m 17' 6" x 10'9"

## KEY

- S = Store
- SC = Service Cupboard
- W = Wardrobe
- (W) = Optional Wardrobe
- F/F = Fridge/Freezer
- D/W = Dish Washer
- W/D = Washer/Dryer
- MW = Microwave
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- R = Riser



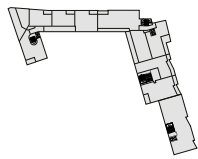


# THIRD FLOOR

Fifth floor



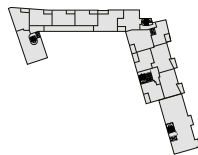
Fourth floor



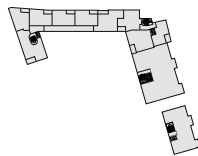
Third floor



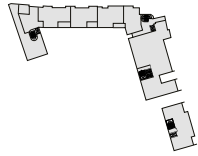
Second floor



First floor



Ground floor



### PLOT 36

LIVING/KITCHEN/DINING	
5.63m x 6.77m	18'5" x 22'2"
BEDROOM 1	
3.34m x 3.98m	11'0" x 13'0"
BEDROOM 2	
3.03m x 2.79m	9'11" x 9'1"

### PLOT 37

LIVING/KITCHEN/DINING	
5.40m x 6.07m	17'8" x 19'10"
BEDROOM 1	
5.34m x 3.28m	17' 6" x 10'9"

### PLOT 38

LIVING/KITCHEN/DINING	
7.42m x 4.16m	24'4" x 13'7"
BEDROOM 1	
5.12m x 2.78m	16'9" x 9'1"
BEDROOM 2	
5.50m x 2.75m	18'0" x 9'0"

### KEY

- S = Store
- SC = Service Cupboard
- W = Wardrobe
- [W] = Optional Wardrobe
- F/F = Fridge/Freezer
- D/W = Dish Washer
- W/D = Washer/Dryer
- MW = Microwave
- B = Balcony
- WG = Winter Garden
- R = Riser



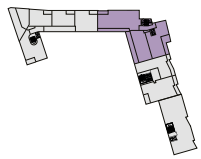


# FOURTH FLOOR

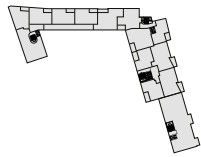
Fifth floor



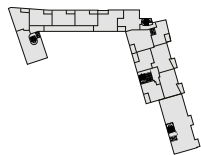
Fourth floor



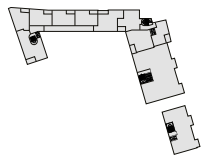
Third floor



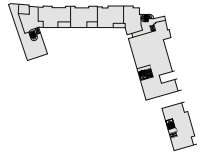
Second floor



First floor



Ground floor



### PLOT 39

LIVING/KITCHEN/DINING

8.59m x 5.87m 28'2" x 19'3"

MEZZANINE DINING

4.08m x 2.99m 11'7" x 15'6"

BEDROOM 1

3.36m x 4.74m 11'0" x 15'6"

BEDROOM 2

3.55m x 4.74m 11'7" x 15'6"

### PLOT 40

LIVING/KITCHEN/DINING

5.89m x 5.45m 19'3" x 17'10"

BEDROOM 1

3.99m x 3.69m 13'1" x 12'1"

BEDROOM 2

3.55m x 3.68m 11'7" x 12'0"

### PLOT 41

LIVING/KITCHEN/DINING

5.32m x 5.77m 17'5" x 18'11"

BEDROOM 1

3.69m x 3.60m 12'1" x 11'9"

BEDROOM 2

3.91m x 3.64m 12'9" x 11'11"

### KEY

- S = Store
- SC = Service Cupboard
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- [W] = Optional Wardrobe
- F/F = Fridge/Freezer
- D/W = Dish Washer
- W/D = Washer/Dryer
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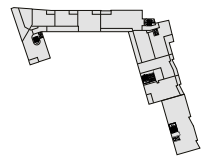


# SECOND FLOOR

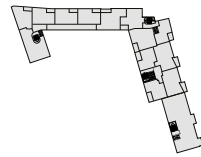
Fifth floor



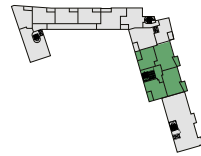
Fourth floor



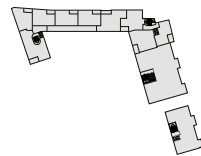
Third floor



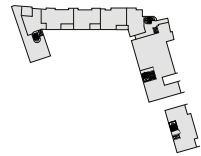
Second floor



First floor



Ground floor



### PLOT 46

LIVING/KITCHEN/DINING	7.88m x 4.34m	25'10" x 14'2"
BEDROOM 1	4.79m x 3.0m	15'8" x 9'10"
BEDROOM 2	3.62m x 3.58m	11'10" x 11'8"

### PLOT 47

LIVING/KITCHEN/DINING	6.56m x 4.19m	21'6" x 13'8"
BEDROOM 1	4.39m x 2.75m	14'4" x 9'0"
BEDROOM 2	3.63m x 3.35m	11'10" x 10'11"

### PLOT 48

LIVING/KITCHEN/DINING	5.88m x 4.01m	19'3" x 13'1"
BEDROOM 1	3.11m x 4.11m	10'2" x 13'5"

### Plot 49

LIVING/KITCHEN/DINING	5.80m x 3.96m	19'0" x 12'11"
BEDROOM 1	3.00m x 4.02m	9' 10" x 13' 2"

### KEY

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- SC = Service Cupboard
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- F/F = Fridge/Freezer
- D/W = Dish Washer
- W/D = Washer/Dryer
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- WG = Winter Garden
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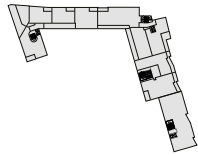


# THIRD FLOOR

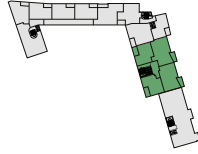
Fifth floor



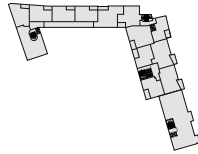
Fourth floor



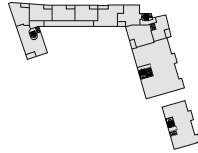
Third floor



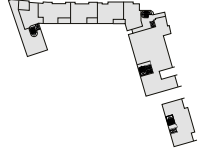
Second floor



First floor



Ground floor



### PLOT 50

LIVING/KITCHEN/DINING	7.88m x 4.34m	25'10" x 14'2"
BEDROOM 1	4.79m x 3.0m	15'8" x 9'10"
BEDROOM 2	3.62m x 3.58m	11'10" x 11'8"

### PLOT 51

LIVING/KITCHEN/DINING	6.56m x 4.19m	21'6" x 13'8"
BEDROOM 1	4.39m x 2.75m	14'4" x 9'0"
BEDROOM 2	3.63m x 3.35m	11'10" x 10'11"

### PLOT 52

LIVING/KITCHEN/DINING	5.88m x 4.01m	19'3" x 13'1"
BEDROOM 1	3.11m x 4.11m	10'2" x 13'5"

### PLOT 53

LIVING/KITCHEN/DINING	5.80m x 3.96m	19'0" x 12'11"
BEDROOM 1	3.00m x 4.02m	9'10" x 13'2"

### KEY

- S = Store
- SC = Service Cupboard
- W = Wardrobe
- [W] = Optional Wardrobe
- F/F = Fridge/Freezer
- D/W = Dish Washer
- W/D = Washer/Dryer
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- R = Riser



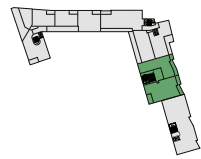


# FOURTH FLOOR

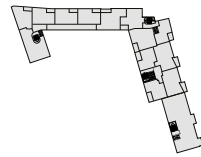
Fifth floor



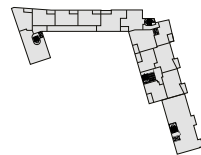
Fourth floor



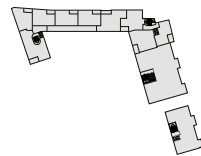
Third floor



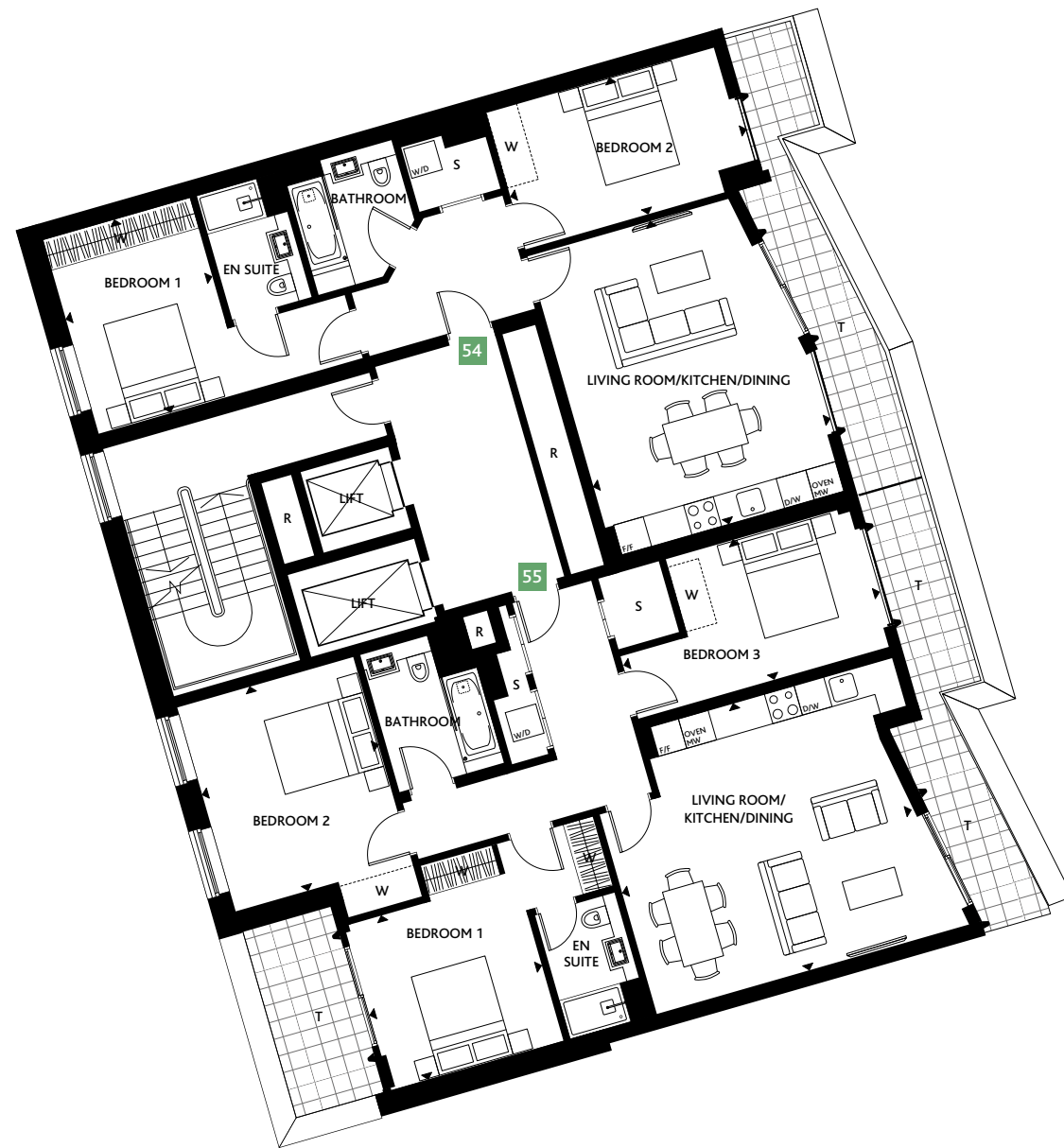
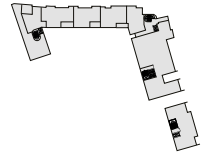
Second floor



First floor



Ground floor



### PLOT 54

<b>LIVING/KITCHEN/DINING</b>	4.78m x 6.22m	15'8" x 20'4"
<b>BEDROOM 1</b>	3.00m x 3.91m	9'10" x 12'9"
<b>BEDROOM 2</b>	4.74m x 2.77m	15'6" x 9'1"

### PLOT 55

<b>LIVING/KITCHEN/DINING</b>	5.80m x 5.37m	19'0" x 17'7"
<b>BEDROOM 1</b>	3.48m x 4.01m	11'5" x 13'1"
<b>BEDROOM 2</b>	3.55m x 4.11m	11'7" x 13'5"
<b>BEDROOM 3</b>	5.16m x 2.67m	16'11" x 8'9"

### KEY

- S = Store
- SC = Service Cupboard
- W = Wardrobe
- [W] = Optional Wardrobe
- F/F = Fridge/Freezer
- D/W = Dish Washer
- W/D = Washer/Dryer
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# London Square

*Making London greater*

Since London Square was established in 2010, we have focused on our ambition to become the capital's most dynamic developer in a highly competitive residential property market.

With a £2 billion development pipeline, growth is well under way, with the company on target to build 1,000 homes a year at all levels of the London market to establish the company as one of the larger London developers in the capital.

Our sites are in prime locations with good transport links across the capital, providing new homes in places where people want to live. Each scheme is bespoke, combining inspiring architecture, clever design and specification, and the highest standards of energy efficiency.

Our award-winning developments range from homes for first-time buyers in key locations, to cool city apartments, from smart family homes to grand restoration and conversions.

Creating a sense of place for our buyers is embedded in every London Square development, transforming former forgotten corners, derelict buildings and brownfield sites into smart destinations, breathing new life into each local area.

We work with existing residents, schools and businesses to make our developments part of the local fabric and take great pride in fostering the community spirit of the great squares of the capital and the legacy they have created.

## Adam Lawrence

*Chief Executive*



It has always been my ambition to create a company with strong values, exemplifying what I like to call 'Old School Principles'.

A company with exacting disciplines and the highest of standards.

The company is London Square, and I am proud to be part of what I consider to be the most exciting and dynamic property developer in the Capital.

When I launched London Square, the company name was created for a simple reason. Across the world, London is famous for its residential squares, and our aim is to reflect that same sense of place and community in our developments.

Our shield represents strength and our simplistic black and white identity shows clarity and focus, which we apply to building our homes throughout London.

London Square Spitalfields is a collection of cool apartments in architecturally impressive buildings, set around landscaped gardens just off Commercial Street. A new community in a prime location, the development opens up everything that the Capital has to offer, from the City to the vibrant culture of the East End.

At London Square our customers are the key to our success. Their endorsement is what this company stands for and believes in.





# OTHER LONDON SQUARE DEVELOPMENTS



London Square Fulham  
London SW6 1QJ



London Square Putney  
Upper Richmond Road SW15 2TL



London Square Hayes  
116 West Common Road BR2 7AU



London Square Leonard Street  
Leonard Street EC2



London Square Leonard Street  
Leonard Street EC2



The Star And Garter  
Richmond Hill

DISCLAIMER: This document is intended to provide an indication of the general style of our development and house types. Computer generated images are indicative only and do not accurately depict individual plots. London Square operates a policy of continuous development and individual features such as windows and elevational treatments may vary from time to time. To this end, any drawings, photographs or illustrations shown are noncontractual. The dimensions shown are accurate to within +/- 50mm, they are not intended to be used for carpet sizes, appliances, spaces or items of furniture. Wardrobes are included in master bedroom only, all other furniture is indicative and not supplied.

Whilst every endeavour has been made to provide accurate information in relation to internal and external finishes, the Company reserves the right to change supplier and alter or vary the design and specification at any time for any reason without prior notice. Consequently these particulars should be treated as general guidance only. Nor do they constitute a contract, part of a contract or a warranty. Travel times and distances from the development are approximate and sourced from National Rail Enquiries and Google Maps. All details are correct at the time of going to press, October 2016.







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