

THE HUDSON

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LONDON E15

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The Hudson is an exclusive development of just 29 one, two and three bedroom apartments in East London's coolest new neighbourhood. This landmark building sets a new benchmark for urban living, creating a micro-community with exceptional local amenities nearby, from an Elizabeth Line station to the world-class shopping, entertainment and leisure facilities of Stratford and the Olympic Park.

Just a couple of minutes from Maryland station, the apartments have been carefully crafted to provide a luxurious retreat from city life, with views of the new Stratford skyline and the extensive Olympic Park beyond. A landscaped roof garden, created in partnership with Hackney Herbal and Permablitz London, provides a communal space for residents to relax, rejuvenate, and forage.

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EAST LONDON IS THE CREATIVE HUB OF THE CAPITAL, AND MARYLAND IS AT THE CUTTING EDGE, WHERE STRATFORD SKYSCRAPERS MEET TRADITIONAL TERRACES.



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Young professionals and creatives are flooding into the area, attracted by its proximity to the eastern hub of Stratford and the new Elizabeth Line.

Originally built with railway wealth in Victorian times, the area is once again seeing a railway draw in new residents. The recently opened Crossrail Elizabeth Line is revolutionising east-west travel across London, slashing journey times and providing cleaner, greener, electric trains which are accessible to all.



GOING

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A LANDMARK LOCATION

The Hudson brings together the best of the old and the new in a ziggurat-style building which rises up alongside a totally refurbished East End pub. The golden façade of the new building gleams in the sunlight, a landmark lodestar perfectly complementing its Victorian neighbour.

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A NEW COMMUNITY

Award-winning Architects PH+ have combined traditional architectural methods with innovative design to create a collection of unique apartments and family homes, many of which have balconies with far-reaching views, and all of which have access to a residents' landscaped roof gardens. These shared spaces provide the bedrock for the formation of a new community, a microcosm of the metropolitan neighbourhood beyond.



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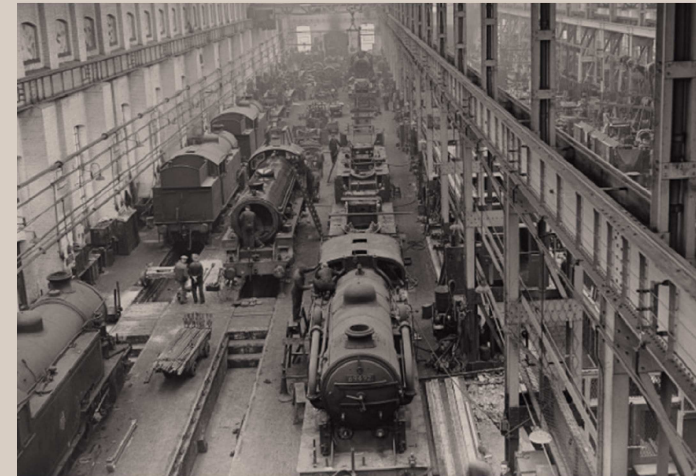
WITH A RICH HISTORY

THE DEVELOPMENT SITS ALONGSIDE AN ICONIC EAST END LOCAL DATING BACK TO 1880, WHEN THE AREA WAS HOME TO OVER 20,000 RAILWAY WORKERS AND KNOWN AS HUDSON TOWN

The building was completely refurbished during the development, to create a modern gastropub serving delicious food within a beautiful traditional-style green tiled and brass exterior.



THE HUDSON



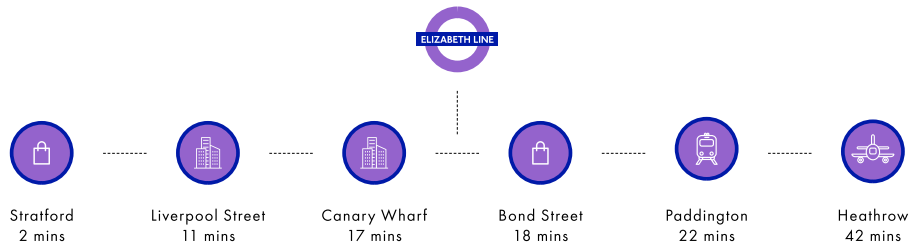
AND RAILWAY ROOTS

By the mid-19th century the area was growing fast. Stratford railway station opened in 1839, and rows of Victorian terraces were built to house over 2,000 workers at Stratford Works, building locomotives for the Great Eastern Railway. The area was named Hudson Town after the 'Railway King' George Hudson, then Stratford New Town as its population grew to over 20,000. Maryland station opened in 1874. Robert the steam engine, permanently on display outside Stratford station, is a reminder of this rich railway past.

THE HUDSON

GREAT CONNECTIONS

This is one of London's best-connected neighbourhoods, with Maryland station and the brand-new Elizabeth Line literally on the doorstep. The state of the art trains run from east to west across the capital, whizzing you to the heart of the City at Liverpool Street in 11 minutes, the West End's Bond Street in 18 or Heathrow in 42.



ONE STOP TO STRATFORD

It's just one stop to the super-connected transport hub of Stratford, which has unrivalled connections to the rest of London. With two tube lines, the overground, DLR, Elizabeth Line and national rail, it's the busiest station in Britain, with fast direct links to the city, Canary Wharf, the West End and nearby City airport. Stratford International station has high-speed trains to St Pancras where you can catch the Eurostar, and to key stations in Kent.

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THIS IS A GREAT PLACE TO LIVE. IT'S A QUIET, FRIENDLY NEIGHBOURHOOD JUST MOMENTS AWAY FROM STRATFORD'S CULTURAL QUARTER AND TOWN CENTRE, AND THE FANTASTIC FACILITIES OF THE OLYMPIC PARK.

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LOCALS



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THE AREA

The new East End is bursting with creativity and entrepreneurial spirit, with a plethora of street food stalls, artisan and vintage markets, eclectic independent shops, coffee roasters, and micro-breweries.

Whether you feel like browsing the high street, trawling the markets, sipping a rooftop cocktail or getting close to nature, there will literally never be a dull moment living here.

STRATFORD CENTRE & CULTURAL QUARTER

1. STRATFORD EAST PICTUREHOUSE (5min walk)

Located in the Cultural Quarter, the popular Picturehouse shows everything from screen classics to contemporary blockbusters. It also has a great café-bar with an outdoor terrace overlooking the Theatre Square.

2. THEATRE ROYAL STRATFORD EAST (6min walk)

The Theatre Royal is a fantastic neighbourhood venue with a rich history. Dating back to 1884, over the years it has played a key role in developing modern theatre with audience participation and community outreach. It has a full programme of plays, musicals, and bar events at great prices, and make sure you book early for the panto, which has a reputation as one of the best in the capital!

3. STRATFORD MARKET VILLAGE (7min walk)

To get a real flavour of the old East End, visit this traditional indoor market in Stratford Shopping Centre. With over sixty stalls selling everything from fruit and veg to household goods, accessories, make-up, and vegan bubble tea, it's a great place for browsing and bargain hunting.

4. ROOF EAST (10min walk)

Most likely the best rooftop bar in London, this huge open-air venue occupies the entire top floor of a multi-storey car park opposite Stratford station and Westfield shopping centre. If you're looking for a fun night out this is the place to go. With street food stalls, drinks bars, a cinema showing screen classics, and lots of games (crazy golf, archery, bowls, baseball....). And best of all, it has free entry.

QUEEN ELIZABETH OLYMPIC PARK

5. WESTFIELD STRATFORD CITY (10min walk)

Just a ten minute walk away, Westfield Stratford City is the largest urban shopping centre in the UK, with almost 300 shops, 70 restaurants, a 20 screen cinema, a hotel, and a casino. It's the main east London shopping destination, with regular customers from as far afield as Islington and Essex who've swapped the pollution and traffic hassles of West End shopping for the air-conditioned boulevards and covered outdoor shopping streets of this East end retail mecca.

6. THE STRATFORD (12min walk)

There are several world-class buildings in the area and the Stratford, a 42 storey tower with a jaw-dropping cut-out section is one of the most striking. There's a cool Scandi design hotel on floors one to six, with loft apartments above. The all-day restaurant, Kitchen E20, does a great brunch, and The Mezzanine lounge bar hosts regular 'happenings' including 70s disco nights, open deck events and live music. There's always something happening here, for residents, guests, and the wider community.

7. ALLEGRA (12min walk)

For special nights out, the Allegra is the ideal destination restaurant. On the seventh floor of The Stratford with glamorous décor, a magical cocktail bar, and an outdoor sky terrace, it has sensational food, modern European with an Irish twist and including a sumptuous tasting menu, created by the ex-Chiltern Firehouse head chef Patrick Powell. Aficionados and food critics travel from far afield to eat here, so you're very lucky to be near enough to walk home.

8. SIGNORELLI (15min walk)

For daytime treats and great coffee, this family-owned artisan pasticceria and coffee shop sells a wide selection of handmade bakes and cakes from two locations in the Olympic Park. It's very popular with locals, especially families, and you can even watch the bakers at work whilst ordering your takeaway focaccias for lunch. It's a challenge to resist the temptation of the many sweet treats.

9. DARKHORSE (15min walk)

Head to Darkhorse for one of the best Sunday roasts in east London, the roast rib eye of beef and duck-fat roasted potatoes. There's lots more on offer at this neighbourhood restaurant and bar hidden away in the peaceful surroundings of East Village. It has an impressive pedigree, run by a manager from OXO bar and an executive chef from Soho house, it has an exquisite cocktail list and an excellent selection of mainly Mediterranean dishes. There's outdoor as well as indoor seating, and yes, you can take your dog!

THE HUDSON

GREEN

You're never far from a park in east London, and here you're spoilt for choice. Stratford Park and West Ham Park provide tranquil retreats from the everyday hustle and bustle, whilst the Olympic Park spans a huge 560 acres and has something for everyone. All are within a 15 minute walk from your door, and are ideal for walks, bike rides and picnics, with open grassland, trees and flowers plus children's play areas and sports courts and pitches. West Ham Park also has one of the best-kept secrets in east London, tennis courts which are usually free when everywhere else is booked up!



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QUEEN ELIZABETH OLYMPIC PARK (15M WALK)

London's newest public park covers 560 acres, making it larger than Hyde Park and the size of about 300 football pitches. With stunning planting and landscaping set around a maze of waterways, it's crisscrossed with footpaths and cycle routes, offering an intoxicating mix of wide open spaces, natural gathering places and clearings and hidden nooks.

The park is home to world-class sporting facilities including the former Olympic Stadium (now the London Stadium), the Aquatics Centre, the VeloPark and the Copper Box Arena, and the AccelorMittal Orbit (aka the Helter Skelter). This unique sculpture, designed by Anish Kapoor as an observation tower for the Olympics, was subsequently transformed into the world's longest tunnel slide. A hit with locals, especially residents of the East Village neighbourhood in the park, and increasingly popular with visitors and tourists, this is a great asset to have on your doorstep.

SPACES

THE HUDSON

THE HUDSON



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THE APARTMENTS

The apartments at The Hudson provide a restful retreat from London life. Cutting-edge interiors combine raw concrete ceilings with subtle art gallery lighting and a subdued monochrome palette to create a loft-style ambience, whilst huge picture windows frame far-reaching views towards the skyscrapers of Stratford and the Queen Elizabeth Olympic Park beyond. Whether you're relaxing on your own private balcony or on one of the residents' roof terraces you'll feel truly at home at The Hudson.

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SPECIFICATION

GENERAL

- High quality detailing throughout
- Quality flooring throughout
- Art gallery track lighting & stylish fittings
- Video entry systems
- High quality ironmongery

KITCHENS

- Beautifully crafted handmade Scandinavian & Hackney Made kitchens
- Beautiful Hard tops
- High end appliances including Bosch

BATHROOMS

- French, German & Italian fittings
- Stylish clean aesthetic
- Ultra stylish micro crete walls & porcelain tiling

BEDROOMS

- Spacious & Light bedrooms

EXTERNAL SPACES:

- Beautiful roof gardens
- Balconies & terraces
- Sunken gardens (front & back)
- Architectural lighting & railing design

HEATING AND ELECTRICS

- Energy efficient electrical heating & hot water
- High quality fixtures & fittings
- Art gallery themed track lighting throughout
- Internet infrastructure

SECURITY

- Secure access to building
- Video entry systems
- CCTV
- Smoke and heat detectors

COMMUNAL AREAS

- Lifts to serve apartments
- Achitectural lighting
- Cycle storage
- Landscaped terraces/communal gardens

SUSTAINABILITY

- Energy ratings/sustainability - SEAN/Darren TO COMMENT

WARRANTY

- 10 year warranty on all apartments against structural defects

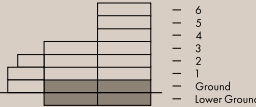


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DUPLEX APARTMENTS

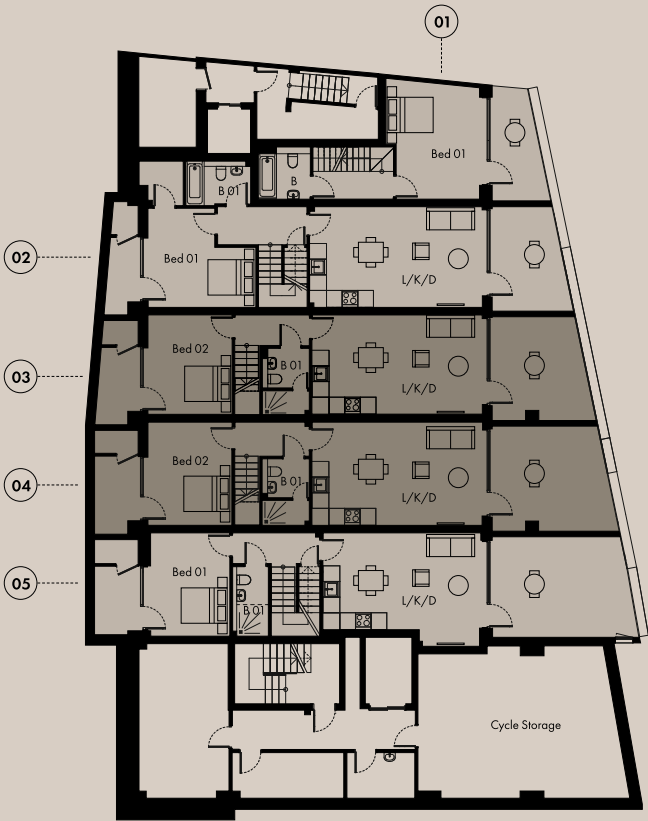
Lower Ground Floor - Ground Floor

Each of the five unique duplex apartments has its own front door and private terrace, but is also part of this new community, with shared spaces and meeting places, where the sum is greater than the parts.



LOWER GROUND FLOOR

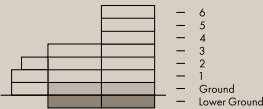
Duplex



Key

L/K/D - Living/Kitchen/Dining
B - Bathroom
WC - Water Closet
ES - En Suite

Two Bed Duplex
Three Bed Duplex



Apartment 01 (Duplex)

Bedroom 01
3.2m x 4.3m (10'6" x 14'1")

Bathroom
2.0m x 2.0m (6'7" x 6'7")

Lower Ground Floor Total
26sqm (280sqft)

Duplex Total
77sqm (829sqft)

Apartment 02 (Duplex)

Living/Kitchen/Dining
3.9m x 6.6m (12'8" x 21'9")

Bedroom 01
3.8m x 4.3m (12'6" x 14'2")

Bathroom 01
1.8m x 2.5m (5'11" x 8'2")

Lower Ground Floor Total
54sqm (581 sqft)

Duplex Total
80sqm (861 sqft)

Apartment 03 (Duplex)

Living/Kitchen/Dining
3.8m x 6.5m (12'6" x 21'5")

Bedroom 02
3.8m x 3.2m (12'6" x 10'7")

Bathroom 01
1.5m x 1.8m (5'0" x 5'11")

Lower Ground Floor Total
47sqm (506sqft)

Duplex Total
95sqm (1023sqft)

Apartment 04 (Duplex)

Living/Kitchen/Dining
4.0m x 6.5m (13'0" x 21'5")

Bedroom 02
4.0m x 3.2m (13'0" x 10'7")

Bathroom 01
1.6m x 1.8m (5'3" x 5'11")

Lower Ground Floor Total
49sqm (527sqft)

Duplex Total
99sqm (1066sqft)

Apartment 05 (Duplex)

Living/Kitchen/Dining
6.0m x 4.3m (19'8" x 14'3")

Bedroom 01
4.0m x 3.3m (13'0" x 10'10")

Bathroom 01
2.7m x 1.4m (8'10" x 4'6")

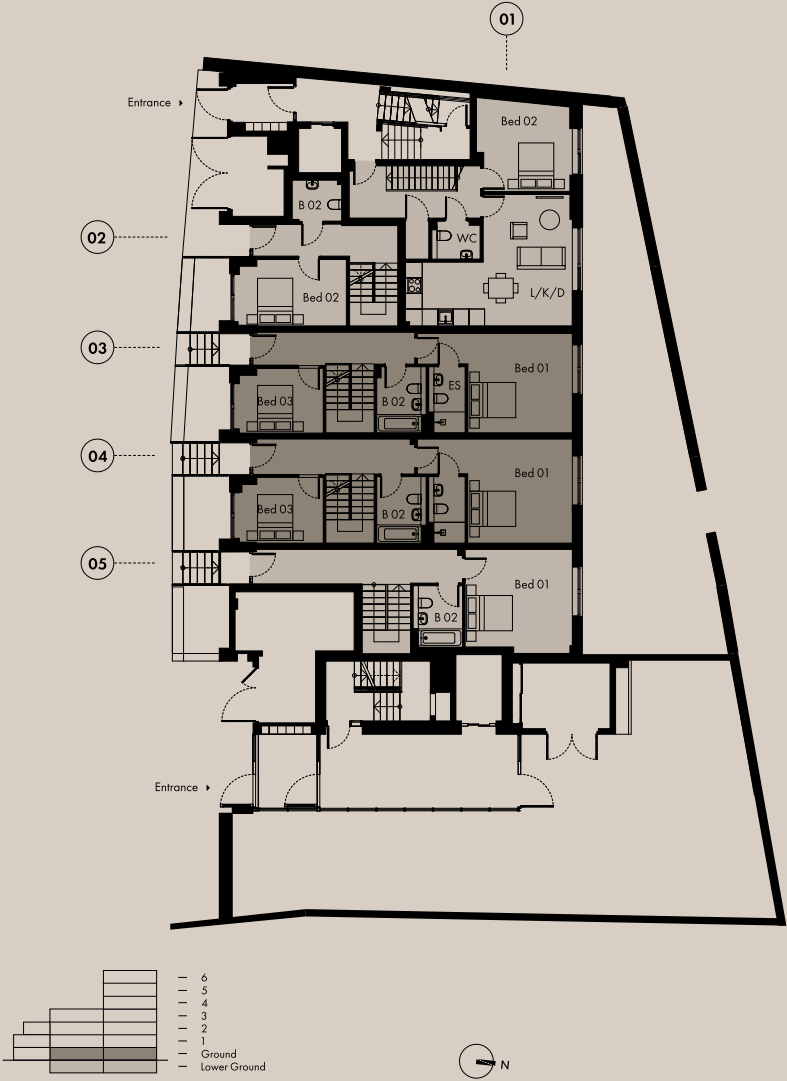
Lower Ground Floor Total
47sqm (527sqft)

Duplex Total
84sqm (904sqft)

Please note this floor plan is for marketing purposes and is to be used as a guide only.
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GROUND FLOOR

Duplex



Apartment 01 (Duplex)

Living/Kitchen/Dining
5.0m x 6.4m (16'6" x 21'1")

Bedroom 02
3.3m x 3.6m (10'8" x 11'10")

Ground Floor Total
51sqm (549sqft)

Duplex Total
77sqm (289sqft)

Apartment 02 (Duplex)

Bedroom 02
2.6m x 4.1m (8'5" x 13'6")

Bathroom 02
0.0m x 1.9m (0'00" x 6'3")

Ground Floor Total
26sqm 280qft)

Duplex Total
80sqm (861 sqft)

Apartment 03 (Duplex)

Bedroom 01
3.9m x 4.0m (12'8" x 13'3")

Bedroom 03
2.5m x 3.2m (8'2" x 10'7")

Bathroom 02
2.6m x 2.0m (8'6" x 6'7")

En Suite
2.6m x 1.4m (8'6" x 4'7")

Ground Floor Total
48sqm (517sqft)

Duplex Total
95sqm (1023sqft)

Apartment 04 (Duplex)

Bedroom 01
4.0m x 4.0m (13'2" x 13'3")

Bedroom 03
2.5m x 3.2m (8'4" x 10'7")

Bathroom 02
2.6m x 1.9m (8'5" x 6'3")

En Suite
2.6m x 1.4m (8'5" x 4'7")

Ground Floor Total
50sqm (538sqft)

Duplex Total
99sqm (1066sqft)

Apartment 05 (Duplex)

Bedroom 01
4.0m x 4.1m (13'3" x 13'7")

Bedroom 01
4.0m x 3.3m (13'0" x 10'10")

Bathroom 02
2.5m x 1.9m (8'11" x 6'3")

Ground Floor Total
37sqm (398sqft)

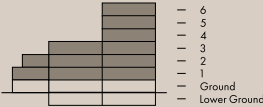
Duplex Total
84sqm (904sqft)

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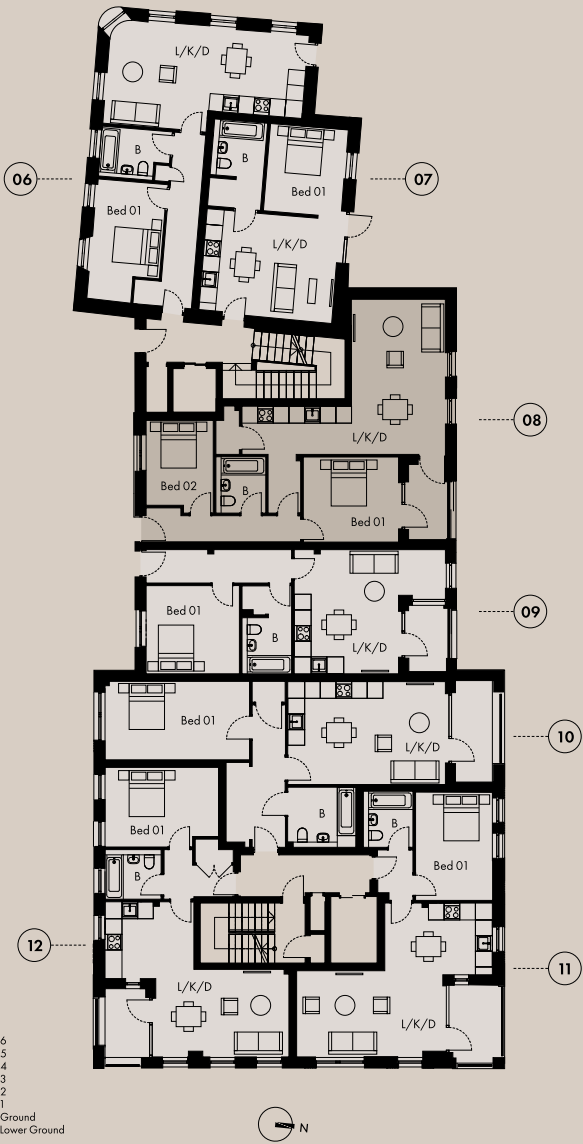
APARTMENTS

First Floor - Sixth Floor

Set over floors one to six, the apartments range from perfectly formed one bedroom homes to spectacular rooftop penthouses, with sweeping views all around from the private sheltered balconies and shared rooftop terraces.



FIRST FLOOR



Apartment 06

Living/Kitchen/Dining
4.0m x 7.6m (13'3" x 25'1")

Bedroom 01
2.7m x 4.6m (8'11" x 15'1")

Bathroom
1.9m x 2.1m (6'3" x 7'1")

Total
55sqm (592sqft)

Apartment 07

Living/Kitchen/Dining
3.9m x 5.1m (12'8" x 16'10")

Bedroom 01
3.4m x 3.0m (11'1" x 9'10")

Bathroom
2.2m x 2.0m (7'1" x 6'8")

Total
38sqm (409sqft)

Apartment 08

Living/Kitchen/Dining
5.9m x 7.8m (19'6" x 25'7")

Bedroom 01
3.3m x 3.7m (10'8" x 12'0")

Bedroom 02
3.3m x 2.6m (10'8" x 8'7")

Bathroom
2.2m x 1.9m (7'1" x 6'3")

Total
68sqm (732sqft)

Apartment 09

Living/Kitchen/Dining
4.8m x 5.9m (15'7" x 19'5")

Bedroom 01
3.4m x 3.6m (11'1" x 11'9")

Bathroom
3.4m x 2.0m (11'1" x 6'2")

Total
50sqm (538sqft)

Apartment 10

Living/Kitchen/Dining
3.9m x 6.0m (12'11" x 19'10")

Bedroom 01
3.0m x 5.5m (9'10" x 18'2")

Bathroom
2.3m x 2.6m (7'7" x 8'7")

Total
60sqm (646sqft)

Apartment 11

Living/Kitchen/Dining
5.7m x 7.9m (18'10" x 25'10")

Bedroom 01
4.2m x 3.0m (13'8" x 9'8")

Bathroom
2.1m x 1.9m (6'11" x 6'3")

Total
50sqm (538sqft)

Apartment 12

Living/Kitchen/Dining
5.8m x 7.4m (19'1" x 24'2")

Bedroom 01
3.1m x 4.4m (10'0" x 14'3")

Bathroom
1.9m x 2.2m (6'3" x 7'2")

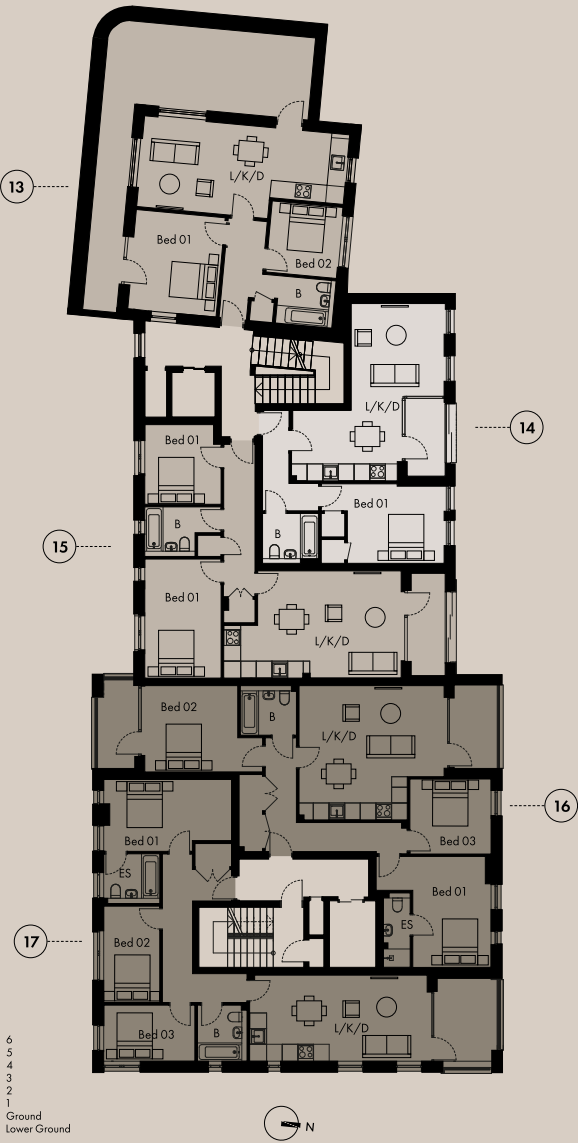
Total
51sqm (549sqft)

Key

- L/K/D - Living/Kitchen/Dining
- B - Bathroom
- WC - Water Closet
- ES - En Suite
- One Bed
- Two Bed

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SECOND FLOOR



Apartment 13

Living/Kitchen/Dining
3.5m x 7.9m (11'4" x 25'9")

Bedroom 01
4.0m x 3.4m (13'0" x 11'2")

Bedroom 02
2.6m x 2.7m (8'6" x 8'10")

Bathroom
1.9m x 2.4m (6'4" x 7'9")

Total
59sqm (635sqft)

Apartment 14

Living/Kitchen/Dining
6.8m x 5.7m (22'4" x 18'10")

Bedroom 01
3.1m x 4.7m (10'1" x 15'7")

Bathroom
2.0m x 2.2m (6'5" x 7'1")

Total
50sqm (538sqft)

Apartment 15

Living/Kitchen/Dining
4.2m x 6.8m (13'8" x 22'4")

Bedroom 01
4.6m x 2.9m (15'0" x 9'7")

Bedroom 02
3.1m x 3.0m (10'4" x 9'9")

Bathroom
1.9m x 3.0m (6'3" x 9'9")

Total
64sqm (689sqft)

Apartment 16

Living/Kitchen/Dining
5.2m x 5.6m (17'1" x 18'5")

Bedroom 01
4.3m x 4.3m (14'0" x 14'3")

Bedroom 02
3.3m x 4.5m (10'10" x 14'10")

Bedroom 03
2.9m x 3.1m (9'4" x 10'3")

Bathroom
1.9m x 2.1m (6'3" x 7'1")

En Suite
2.9m x 1.0m (9'4" x 3'4")

Total
87sqm (937sqft)

Apartment 17

Living/Kitchen/Dining
3.3m x 6.8m (10'10" x 22'4")

Bedroom 01
2.8m x 4.9m (9'1" x 16'0")

Bedroom 02
3.7m x 2.2m (12'2" x 7'1")

Bedroom 03
2.2m x 3.7m (7'1" x 12'2")

Bathroom
2.2m x 1.8m (7'2" x 5'10")

En Suite
1.9m x 2.2m (6'3" x 7'1")

Total
75sqm (807sqft)

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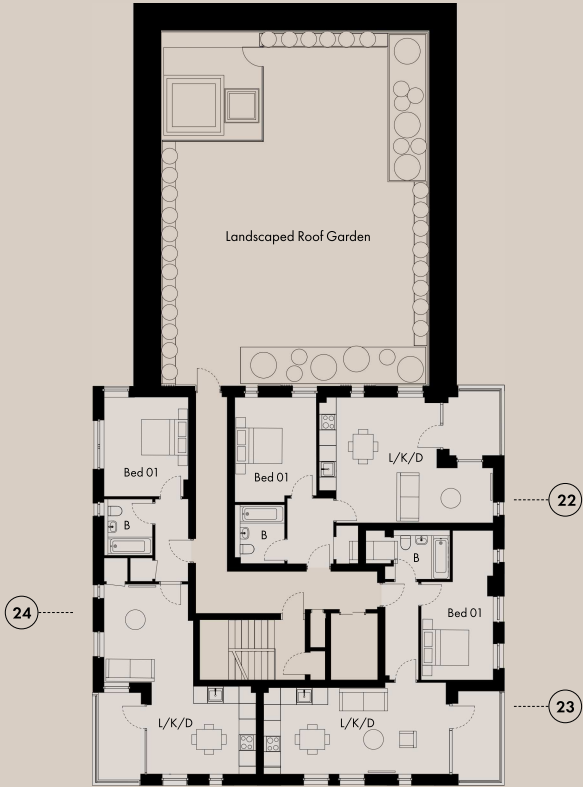
Architectural floor plan of the 1st floor. The plan shows a central corridor with multiple rooms. At the top is a 'Landscaped Roof Garden'. The rooms include 'Bed 01', 'Bed 02', 'Bed 03', 'L/K/D' (Living/Kitchen/Dining), 'B' (Bathroom), and 'ES' (Entrance). A staircase is located in the center. A north arrow is at the bottom right. The plan is labeled with circled numbers 18, 19, 20, and 21.

L/K/D - Living/Kitchen/Dining
B - Bathroom
WC - Water Closet
ES - En Suite

-
- Diagram illustrating a stepped profile with levels 0 to 6. Level 3 is shaded grey. Level 0 is labeled 'Ground' and level -1 is labeled 'Lower Ground'.

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FOURTH FLOOR



Key

- L/K/D - Living/Kitchen/Dining
- B- Bathroom
- WC - Water Closet
- ES - En Suite
- One Bed

Apartment 22

Living/Kitchen/Dining
4.8m x 6.7m (15'10" x 21'11")

Bedroom 01
4.0m x 3.1m (13'2" x 10'3")

Bathroom
2.2m x 1.9m (7'1" x 6'3")

Total
50sqm (538sqft)

Apartment 23

Living/Kitchen/Dining
3.5m x 7.0m (11'6" x 22'10")

Bedroom 01
5.7m x 2.8m (18'9" x 9'0")

Bathroom
1.9m x 2.6m (6'1" x 8'6")

Total
49sqm (527sqft)

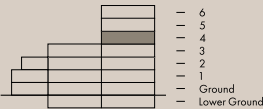
Apartment 24

Living/Kitchen/Dining
7.3m x 2.1m (23'10" x 6'10")

Bedroom 01
3.8m x 3.2m (12'5" x 10'6")

Bathroom
2.2m x 2.1m (7'1" x 6'10")

Total
50sqm (538sqft)



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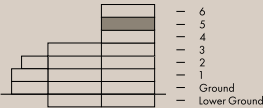
FIFTH FLOOR



Key

L/K/D - Living/Kitchen/Dining
B- Bathroom
WC - Water Closet
ES - En Suite

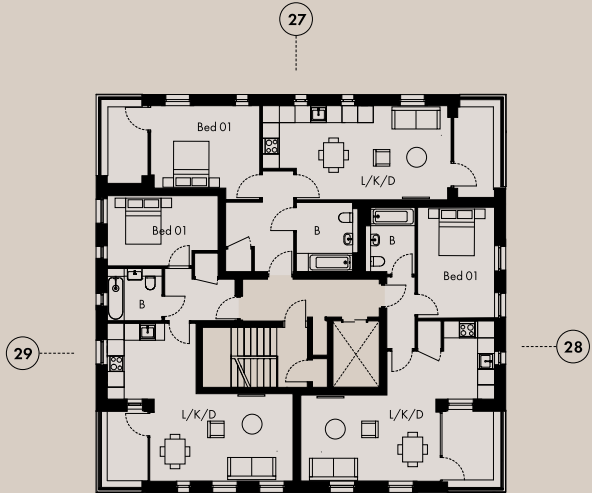
 Three Bed



Apartment 25	Apartment 26
Living/ Kitchen/Dining 7.7m x 4.1m (25'1'' x 13'6'')	Living/ Kitchen/Dining 3.3m x 6.8m (10'10'' x 22'4'')
Bedroom 01 4.2m x 4.3m (13'11'' x 13'11'')	Bedroom 01 2.9m x 4.4m (9'6'' x 14'3'')
Bedroom 02 3.0m x 2.7m (9'9'' x 8'10'')	Bedroom 02 3.7m x 2.2m (12'2'' x 7'2'')
Bedroom 03 3.0m x 2.7m (10'0'' x 8'11'')	Bedroom 03 2.2m x 3.5m (7'1'' x 11'6'')
Bathroom 1.9m x 3.2m (6'3'' x 10'5'')	Bathroom 2.2m x 1.9m (7'1'' x 6'3'')
En Suite 1.6m x 1.3m (5'4'' x 4'3'')	En Suite 1.9m x 2.2m (6'3'' x 7'1'')
Total 88sqm (947sqft)	Total 74sqm (797sqft)

Please note this floor plan is for marketing purposes and is to be used as a guide only.
All efforts have been made to ensure its accuracy at time of print.

SIX FLOOR



Apartment 27

Living/Kitchen/Dining
3.6m x 7.1m (11'10" x 23'4")

Bedroom 01
3.3m x 4.1m (10'8" x 13'4")

Bathroom
2.7m x 1.9m (8'9" x 7'9")

Total
54sqm (581sqft)

Apartment 28

Living/Kitchen/Dining
6.1m x 7.7m (22'2" x 25'4")

Bedroom 01
4.3m x 3.0m (14'0" x 9'10")

Bathroom
2.6m x 1.9m (8'5" x 6'3")

Total
50sqm (538sqft)

Apartment 29

Living/Kitchen/Dining
6.1m x 7.4m (20'2" x 24'4")

Bedroom 01
2.7m x 4.3m (8'10" x 14'1")

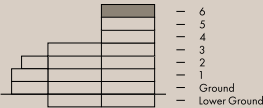
Bathroom
2.0m x 2.1m (6'7" x 7'0")

Total
50sqm (538sqft)

Key

- L/K/D - Living/Kitchen/Dining
- B- Bathroom
- WC - Water Closet
- ES - En Suite

One Bed



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THE HUDSON

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