

LONDON



CITY COLLECTION



SHOREDITCH



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CANARY WHARF

SHOREDITCH

LIVERPOOL ST.

THE CITY

THE SHARD

OLD ST.

BARBICAN

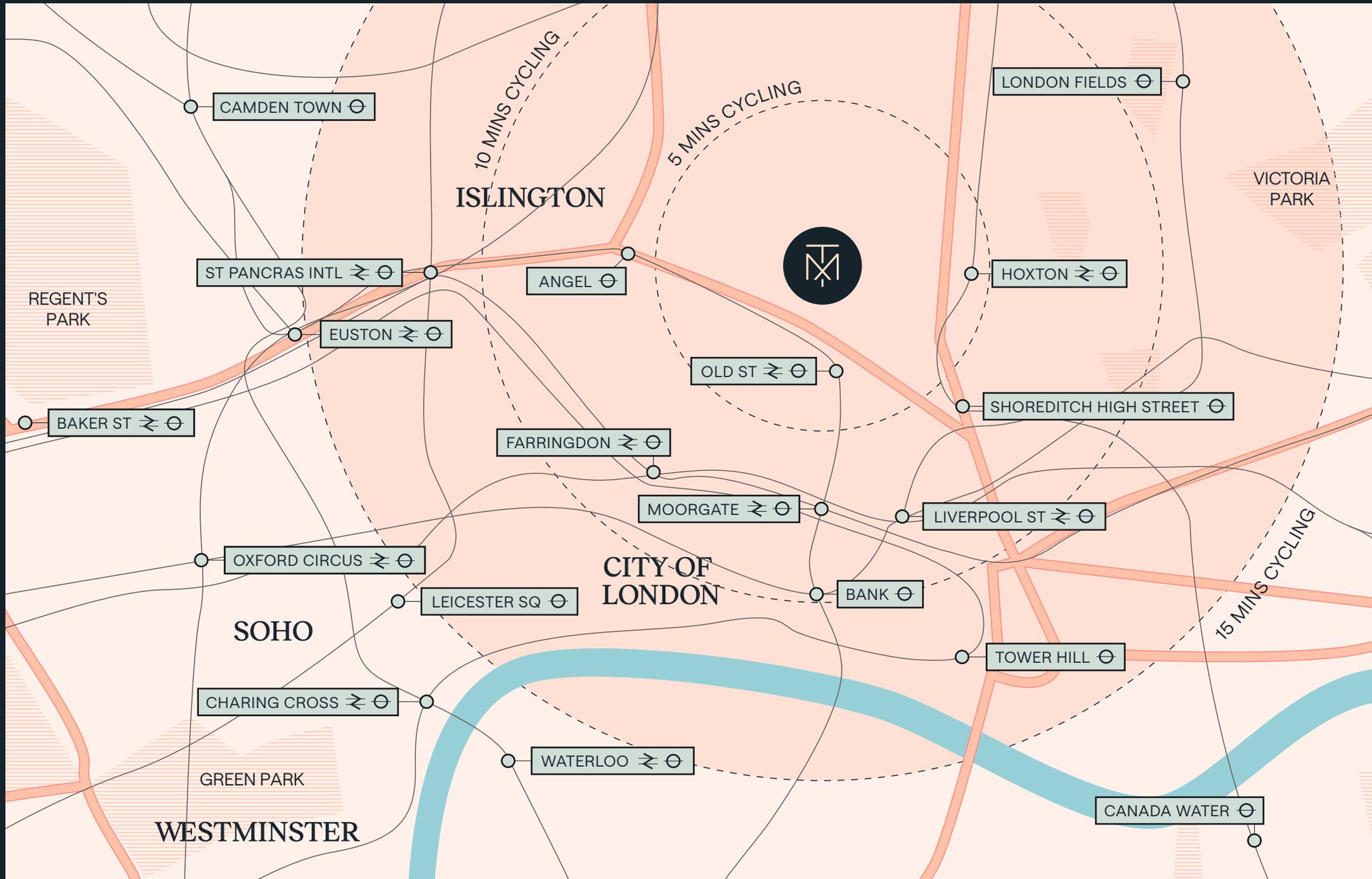
ST PAUL'S

THE LONDON EYE

04

05

YOUR
VIEW



	Old St. Station	3 mins
	Shoreditch	16 mins
	Farringdon	20 mins
	The City	27 mins
	Barbican	8 mins
	King's Cross	12 mins
	Southbank Centre	20 mins
	Victoria Park	30 mins
	Bank	12 mins
	St Pancras Int.	14 mins
	Euston	15 mins
	Liverpool St. (Crossrail)	15 mins
	Farringdon (Crossrail)	21 mins
	Victoria	22 mins
	Leicester Sq.	22 mins
	Waterloo	23 mins
	Bond Street	30 mins
	City	35 mins
	Heathrow	57 mins
	Stansted	60 mins





THE DEVELOPMENT EXTERIOR





KITCHEN / LIVING ROOM

The sleek contemporary kitchens have been designed to maximise storage and blend seamlessly into the open-plan living space. Integrated appliances by Siemens and Bosch, black brassware and sink will appeal to the design-conscious.

WINTER GARDEN



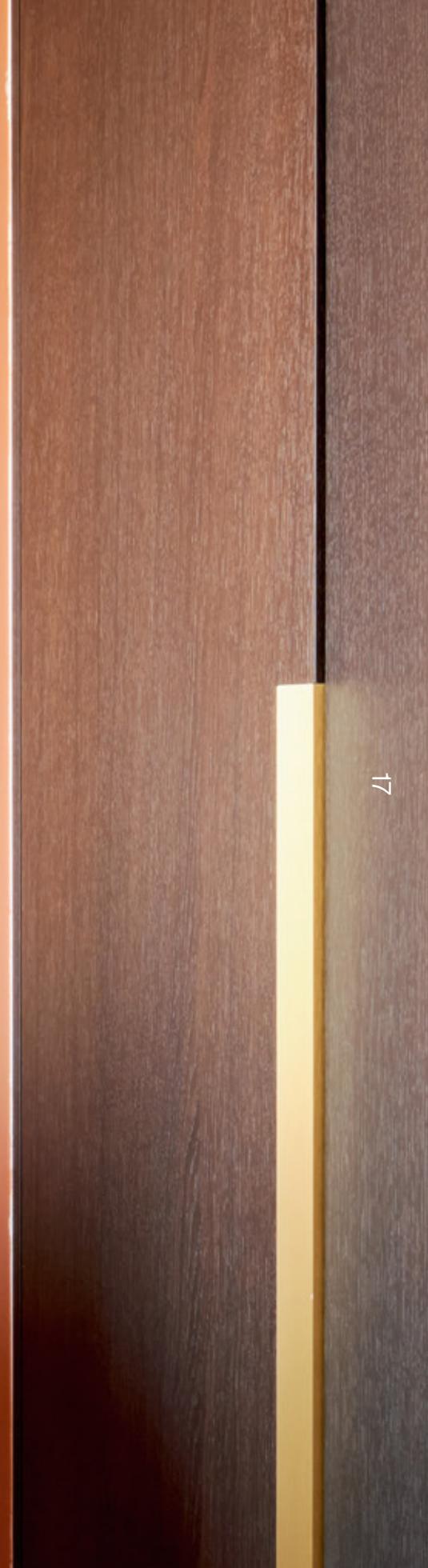
Full-height glazing floods the generously proportioned bedrooms with natural light, while fitted broadloom carpets provide comfort underfoot. Most bedrooms include smoked oak veneered built-in wardrobes with linear brass handles.





MASTER BEDROOM

Full-height glazing floods the generously proportioned bedrooms with natural light, while fitted broadloom carpets provide comfort underfoot. Most bedrooms include smoked oak veneered built-in wardrobes with linear brass handles.



LIVING ROOM/ WINTER GARDEN



BATHROOM



Bathrooms challenge the norm – porcelain mosaic tiling, black brassware, heated towel rails, and bespoke vanity cabinets with brass details create the ambience of a luxury retreat.



INTERIOR SPECIFICATIONS

GENERAL

KEY FEATURES

- 999 year lease
- 10 year NHBC warranty
- Communal CHP
- Underfloor heating
- Lobby and guest lounge
- Library lounge and garden lounge
- 2 residents' roof gardens
- Gym and treatment room
- Screening room

BUILDING STRUCTURE & ENVELOPE

- Reinforced concrete frame with post-tensioned concrete floor slabs and reinforced concrete columns on piled foundations
- High performance roofing system

TOWER BUILDING

- Bespoke curtain wall system with metallic
- PPC finish aluminium cladding and aluminium extrusions and high performance, solar control triple glazed units
- All units have winter gardens, balconies or terraces
- Winter gardens have single glazing, large sliding external door

NILE STREET BUILDING

- Bespoke precast masonry panels with metallic PPC finish curtain wall system & high performance, solar control triple glazed units
- Floors 5, 6 & 7 have anthracite fibre-cement or metallic PPC finish aluminium rain screen cladding (depending on location) with precast masonry spandrel panels
- All units have Juliet balconies, winter gardens or terraces

COMMUNAL ROOF GARDENS

- Lighting to planters and paths
- Hardwood timber decking and granite stone paving in specified areas
- Timber fixed seating areas to roof garden at level 2
- Planting palette to consist of but not limited to sedums, grasses, blossom trees, box hedge and ferns
- *Some apartments will have fritted glazing for privacy purposes. Please seek confirmation regarding specific locations

ENTRANCE LIFT & RESIDENTS' FACILITIES

ENTRANCE LOBBY

- Automatic access doors with video entry
- 3.1m high ceilings to ground floor reception rising to 6m over main foyer
- Terrazzo flooring (two tone) with brass trim detail to main foyer
- Bespoke concierge desk
- Bespoke geometric pendant light fitting
- Ceramic tiled feature wall behind concierge desk with ambient lighting

POST AREA

- Bespoke secure mailboxes finished in brass and oak
- Feature timber slatted ceiling
- Polished plaster-effect walls
- Smoked oak herringbone flooring with insert terrazzo flooring under mailboxes

GROUND FLOOR LOUNGE

- Visitor seating
- Guest toilets, externally clad in smoked oak veneer panels
- Terrazzo tread staircase with metal and brass detail
- Oak slatted panelling to staircase wall with recessed LED lighting features
- Smoked oak herringbone flooring

FIRST FLOOR LIBRARY/LOUNGE

- Relaxed seating with low level tables
- Bespoke cabinetry encompassing refreshment area
- Metal framed glazed feature walls overlooking reception lobby
- Smoked oak herringbone flooring

FIRST FLOOR GARDEN ROOM

- Encaustic-style hexagonal geometric ceramic floor tiles
- Polished plaster effect columns with lighting detail
- Relaxed seating

SCREENING ROOM (BASEMENT)

- Intimate screening room with relaxed seating
- Bookable facility through the concierge service

GYM & SEPARATE TREATMENT ROOM (BASEMENT)

- Cooling and heating system
- Metal framed glazed entry doors
- White washed blockwork
- Bolon patterned flooring
- Access control – exact hours to be decided by the residential management company

- Wall hung mirror
- Range of equipment to include (but not limited to): Treadmill, cross trainer, rowing machine, stretch area, resistance training equipment
- Treatment room: bespoke cabinet detail and Bolon patterned flooring

HALLWAYS

- Painted walls
- Dark tone carpets
- Recessed LED down lights

LIFTS

- 3 lifts serving the tower apartments
 - 2 of which go to the top three floors
- 3 lifts to Nile Street building
 - 1 of which goes to level 7 (top)
- Bespoke lift interiors

APARTMENTS – GENERAL FINISHES

APARTMENT ENTRANCES

- Smoked oak veneered entrance doors, solid core with “eye spy” hole detail
- Brass handle and brass apartment numbers

FLOORING

- Engineered single plank oak timber flooring in lacquered finish to hallways, kitchens and living/dining areas
- Wool-mix cut pile carpets to bedrooms
- Porcelain floor tiles to bathrooms

WALLS

- Walls throughout painted in contemporary finish
- Ceilings, skirting and architraves in contemporary white paint finish

DOORS

- Solid core white painted with stainless steel handles

BEDROOMS

- Dimmable recessed LED down lights
- Wool-mix cut pile carpets in grey tones
- Fitted blinds (manually operated) for solar reflection
- Fitted wardrobes to master and where applicable, second bedroom. Treated oak veneer door fronts with linear brass handle detail. Internal fit out including lighting, shelves and hanging rails. NB some wardrobes will feature fan coil detail for air conditioning

LIVING / DINING ROOMS

- Dimmable recessed LED down lights to living/dining areas and kitchens. Provision for fixed pendant lighting to dining area
- Fitted blinds (manually operated) for solar reflection

MAIN BATHROOMS

- 60x60cm porcelain floor tiles in variable tones with complementary grout detail
- Porcelain mosaic wall tile in neutral tone with matching grout detail
- White wash basin counter mounted on bespoke vanity unit finished with brass detail handles. Recessed spot LED over basin and recessed mirror
- White acrylic bathtub
- Black heated towel rail
- Black mixer tap
- Black fixed shower head
- Black thermostatic controls with flexible hand shower hose
- Black toilet roll holder and door hook
- Wall hung toilet with black wall mounted flush plate
- Glass shower screen
- Recessed LED downlights
- Shaver socket within recessed portal

EN SUITE BATHROOMS

- Cracked glaze ceramic feature wall tile to recessed wash areas
- Mirrored cabinet with shaver socket
- Wall hung white wash basin
- Black mixer tap
- Black fixed shower head
- Black heated towel rail
- Black thermostatic controls with flexible hand shower hose
- Wall hung toilet with black wall mounted flush plate
- Porcelain mosaic wall tile in neutral tone with matching grout detail
- Oversized walk-in style shower with white shower tray
- Recessed LED downlights

KITCHEN

- Fitted floor and wall cabinets in two tones with neutral interior colour, soft-closing doors and drawers
- LED surface mounted task lighting to underside of wall cabinets
- Reconstituted stone (silestone) worktop with matching splashback
- Black undermounted sink with black mixer tap
- Integrated Siemens appliances:
 - Single oven
 - Microwave
- Studios will have a combined oven and microwave
- Black four zone induction hob
- Full height fridge freezers (except studio apartments where it is under-counter with ice box)
- Integrated Bosch appliances:
 - Dishwasher - slimline or full size (depending on configuration)
 - Integrated wine cooler (excluding studio apartments)
 - Extractor fan
- Freestanding Bosch washer/dryer to be housed in separate utility cupboard where possible

**APARTMENT BALCONIES
& ROOF GARDENS**

- Resin composite decking to balconies
- Nile Street duplex roof gardens to have hardwood timber decking and stone paving
- Balconies feature a wall mounted light
- Where applicable for privacy and planning, fixed landscaped planters. Additional resident-use planters to some private garden terraces
- External power point and water supply to apartments with private garden terraces
- Glazed balustrades

APARTMENT WINTER GARDENS

- External ceiling light
- White soffit ceilings
- Tiled floors and tiled feature walls

LIGHTING & ELECTRICAL

- Dimmable LED lighting to living areas and master bedroom
- Double sockets throughout and data points
- Air cooling to tower apartments only, not in Nile Street building

AUDIO / VIDEO

- Television: Communal digital and satellite (e.g. Sky+) television system provided via points to living / dining areas and master bedrooms (subsequent selection, connection and related charges for services are by the purchaser)
- One telephone point
- Crestron dimmable light switches in the living room and bedrooms (where specified)
- Crestron PYNG hub

SAFETY & SECURITY

- 24/7 manned concierge desk in the main entrance lobby
- Audio and video entry systems with colour monitor
- Secure key fob access control to communal access doors throughout the development
- CCTV camera monitoring to main entry points, basement car park entrance and open communal spaces within the development, linked to concierge area
- Sprinkler system fitted to apartments
- Fire alarms installed throughout and interfaced with the sprinkler system
- Additionally in the common areas, the fire alarms are linked to smoke extract systems

RESIDENTIAL MANAGEMENT

- Residential management with 24/7 onsite concierge service
- Bookable facilities via the concierge and/or residents' online portal

CAR & CYCLE PARKING – BASEMENT AREA

- Secure basement cycle storage for 335 bicycles
- 9 motorcycle spaces
- Disabled use parking bays – allocation to user to be agreed separately
- Gated entrance / exit controlled by sensor and key fob / card
- CCTV monitoring
- Key fob access to lifts and stairs with concierge override/control

PREMIUM COLLECTION

Premium specification over and above standard units:

GENERAL

- Alternative finish to lift lobbies at each apartment entrance
- Increased floor to ceiling heights where possible (please seek confirmation for exact measurements/locations)
- Engineered white oak herringbone flooring through hallway, living, kitchen /dining areas
- Home automation system by Crestron
- Integrated ceiling speakers to living area and master bedroom

KITCHENS

- Integrated kitchen appliances by Miele:
 - Oven
 - Microwave
 - Induction hob
- Integrated kitchen appliances by Siemens:
 - Fridge/freezer
 - Dishwasher
 - Washing machine and dryer (either combined or separate where applicable and housed in separate utility)
- Island unit wrapped in brass with quartz stone counter top with integrated feature oak breakfast bar area
- Polished quartz stone counter tops and splashback
- Rose gold-effect mixer tap

BATHROOMS

- Honed marble feature wall

AUDIO / VIDEO

- Home automation system by Crestron
- Fitted ceiling speakers to living room and master bedroom
- Ability to adapt to electrically operated window blinds



28 STOREYS HIGH
INTERIORS BY INTERNATIONALLY
RENOWNED WOODS BAGGOT

999 YEAR LEASEHOLD
£0 GROUND RENT



24 HR
CONCIERGE



2 RESIDENTS'
ROOF GARDENS



335 BICYCLE
STORAGE SPACES



LIBRARY
LOUNGE



GARDEN
ROOM



SCREENING
ROOM



WELLNESS, GYM &
TREATMENT ROOM



LOBBY



Lobby with 24 hour concierge.





RESIDENTS' GYM

SCREENING ROOM



TECH CITY INNOVATION

The only way to experience London is to be in it. To be immersed in the innovation of Tech City, the culture of Shoreditch and St Paul's, the ambition of Clerkenwell and Bank. To have the Silicon Roundabout on your doorstep, access to world-leading education institutions minutes away, the ability to work for the capital's leading tech, consulting, finance, legal, media, and biotech companies.

If you're in it, you give yourself that opportunity.

So that's exactly where the CITY COLLECTION puts you. Right in the centre, surrounded by potential in every direction.



THE MAKERS

THE CITY



WHAT MAKES THIS THE PERFECT PLACE TO INVEST?

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1.

In the heart of where it's happening, the CITY COLLECTION has it all.



2.
4.



3.



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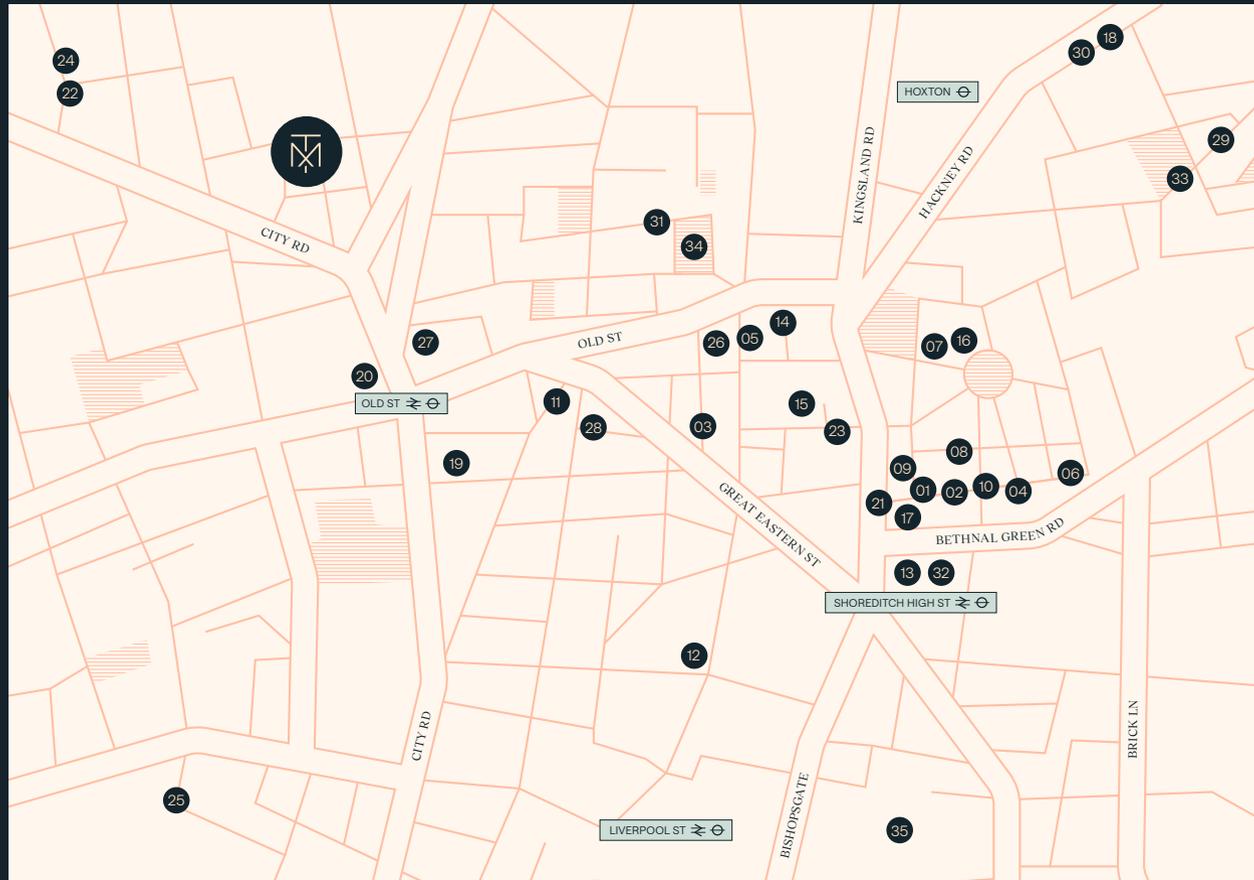
5.



- 1. City of London
- 2. Islington
- 3. St. Paul's
- 4. Old Street
- 5. King's Cross



LOCAL ATTRACTIONS



SHOPS

01. A.P.C.
02. Aesop
03. Artwords
04. Edwin
05. Goodhood
06. Labour and Wait
07. Luna & Curious
08. MHL
09. SCP Sunspel
10. Timothy Everest
11. Tokyo Bike

PRIVATE MEMBERS CLUBS

12. The Curtain
13. Shoreditch House

RESTAURANTS & CAFES

14. The Clove Club
15. Fifteen
16. Leila's Shop
17. Lyles
18. Morito
19. Ozone
20. Shoreditch Grind
21. Smoking Goat

GALLERIES & MUSEUMS

22. Parasol Unit
23. Protein
24. Victoria Miro
25. Barbican

BARS & PUBS

26. The Bricklayers Arms
27. The Nightjar
28. The Princess of Shoreditch
29. The Royal Oak
30. Sager & Wilde
31. Happiness Forgets

MARKETS / PUBLIC SPACES

32. Boxpark
33. Columbia Road
Flower Market
34. Hoxton Square
35. Spitalfields Market

The CITY COLLECTION has a wealth of attractions on its doorstep.



THE MAKERS IS PERFECTLY LOCATED TO ACCESS ALL OF LONDON'S KEY UNIVERSITIES IN UNDER 30 MINUTES WITH SOME JUST A SHORT WALK AWAY

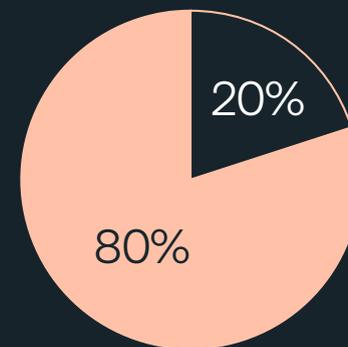


- 01. City University
- 02. Bayes Business School (formerly Cass)
- 03. London Southbank University
- 04. Kings College London
- 05. University College London
- 06. University of the Arts London
- 07. LSE University
- 08. Queen Mary University
- 09. TEDI
- 10. London College of Communication

TENANTS

With such a high percentage of tenants comprising of students, apartments within easy reach of universities command a premium and are highly sought after.

- Student
- Non-student



24%

(42,000) students originated from outside EU and London. This results in very strong rental demand from overseas students with many struggling to find well located rental properties, as a result of lack of supply.



MOVING FORWARD

TECH CITY

Homes in Tech City offer great access to central, opportunities with some of the world's leading businesses and more amenities than you could ever ask for on your doorstep. It's no wonder young people are clamouring to live here.

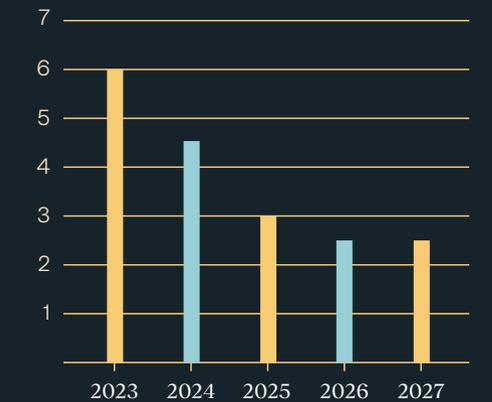
10.5%

five year sales price growth forecast

Price growth forecast (Central London)
% change per year



Rental growth forecast (Central London)
% change per year



20.2%

five year rental growth forecast

With the population of The City expected to rise by **9%**, world-leading technology companies moving in every week and **37,000** emerging jobs in Clerkenwell alone, the investment potential of the **CITY COLLECTION** is huge.

The residential market in The City & City Fringe has been busy over the past decade, but looks to be quieting down over the next 5 years as current mixed-use and residential sites near completion. This presents a massive opportunity for established investors, with little new-build stock left to purchase resulting in a much stronger resales and lettings market.

The shift will open up a new audience of renters and occupiers eager to live in or as close to the centre of Tech City as possible.

What might have previously been deemed unaffordable will now become achievable, with those owning aspirational property feeling the immediate benefit of having homes ready to go in a market that will always have demand.

Not only will they uncover great rental yields, the area itself is only going to grow in vibrancy as a younger crowd moves in, **INCREASING PRICES 26% OVER THE NEXT 5 YEARS.** In part, this will be driven by traditional parts of the City transitioning from 5-day-a-week locations to 7-day-a-week destinations, while the uber-efficient Elizabeth Line will contribute massively to the cultural appeal of Shoreditch, Farringdon and Whitechapel and lightning fast access to the city centre.

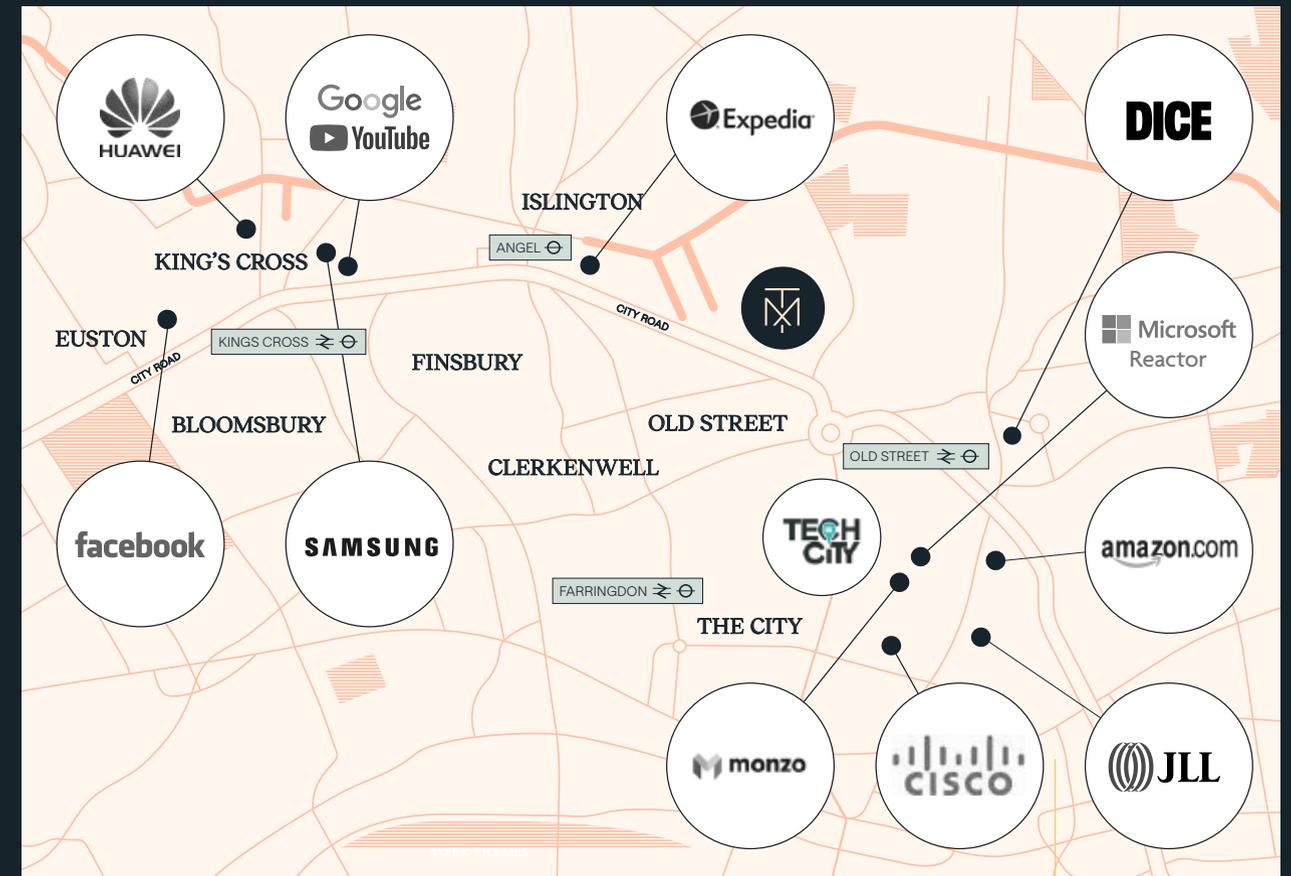
If there was ever a time to invest, it's now. **THE EARLIER THE BETTER.**



No.3

Tech City is ranked the third largest technology start up cluster in the world after San Francisco and New York City

WITH ALMOST 600,000 PEOPLE EMPLOYED IN DIGITAL TECH COMPANIES IN GREATER LONDON, THE MAKERS IS WELL PLACED AMONGST SOME OF LONDON'S BIGGEST AND MOST RECOGNISED EMPLOYERS IN THIS SPACE.



The JLL new super office will open in Broadgate in 2025

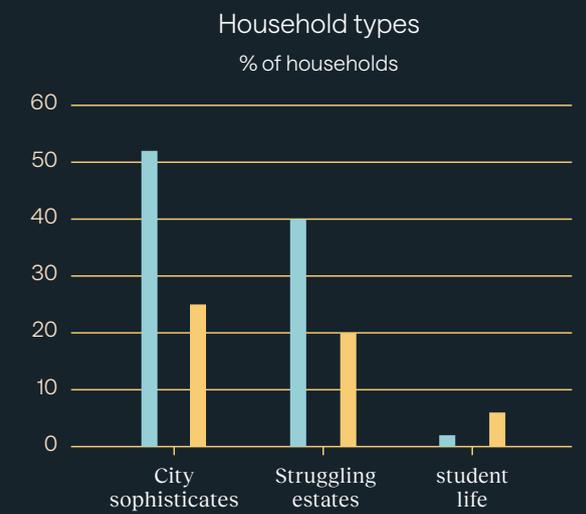
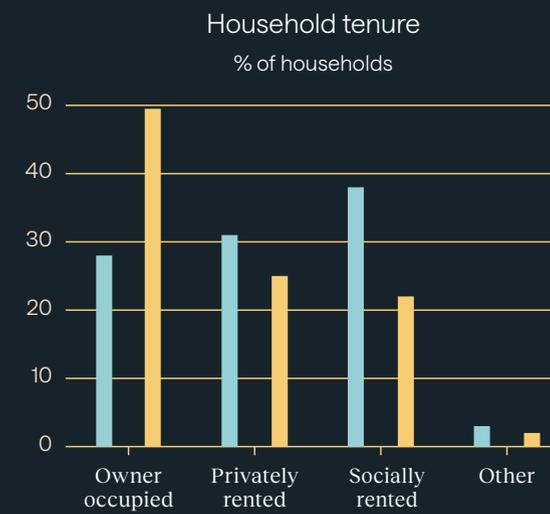
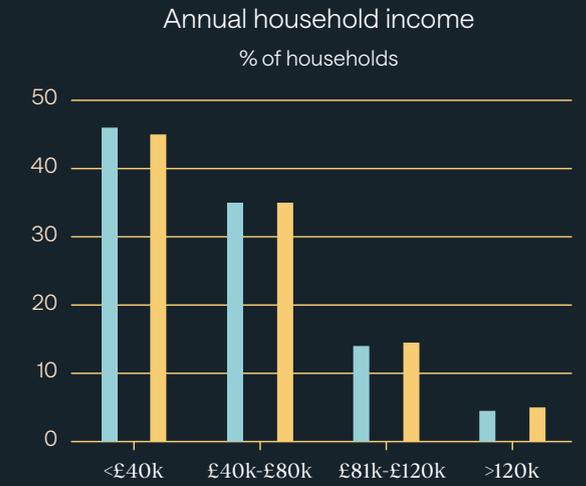
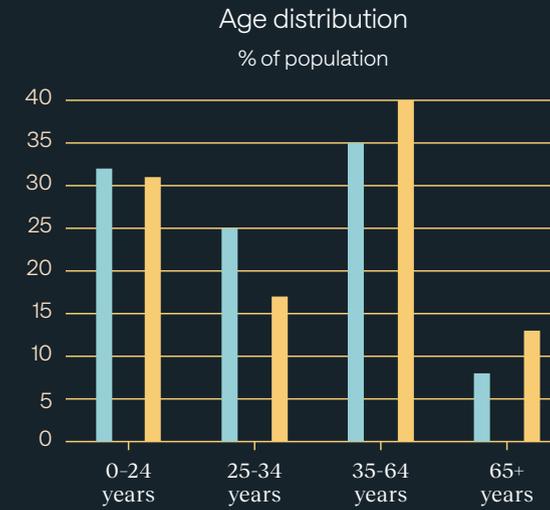


WHO LIVES HERE?



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The age of a Tech City resident is well below the average Londoner, with the proportion of 25-34 year olds in the area being significantly higher. Add in a lower rate of owner-occupiers and a greater percentage of young professionals and it's a recipe for high potential and potent growth, every direction you look in.



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● City and fringe ● Greater London

Source: JLL





CITY COLLECTION



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