

LONDON



# CITY COLLECTION



SHOREDITCH



The **CITY COLLECTION** is the final phase of The Makers, a private residential development located moments from City Road and **SILICON ROUNDABOUT** in the heart of London. The building takes inspiration from the immediate surroundings with a seven-storey podium block overlooking Nile Street and an interconnected **28 STOREY TOWER** set to the rear of Jasper Walk. This impressive height brings with it incredible views across the city.

The interiors have been designed by the internationally renowned **WOODS BAGOT** and the communal areas bring together a 1920s aesthetic with a hint of Shoreditch edge.

The City Collection is perfectly placed in a quiet setting just four minutes' walk from Old Street station (Silicon Roundabout) and less than a **20 MINUTE WALK FROM LIVERPOOL STREET** and Angel Stations. Access to the rest of the City, West End and **CANARY WHARF CAN BE ACHIEVED WITHIN 30 MINUTES.**

CANARY WHARF

SHOREDITCH

LIVERPOOL ST.

THE CITY

THE SHARD

OLD ST.

BARBICAN

ST PAUL'S

THE LONDON EYE

05

05

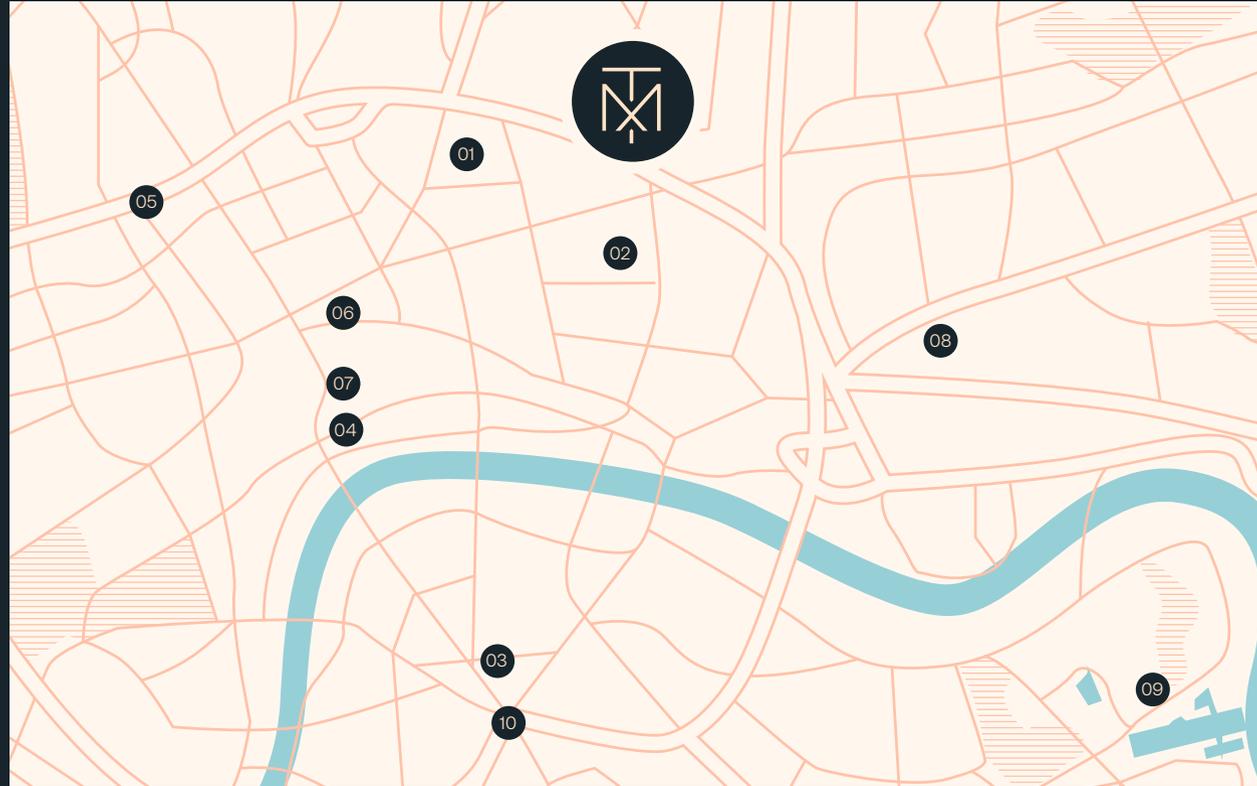
The only way to experience London is to be in it. To be immersed in the culture of Shoreditch and St Paul's, the innovation of Tech City, the ambition of Clerkenwell and Bank. To have the Silicon Roundabout on your doorstep, access to world-leading education institutions minutes away, the ability to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

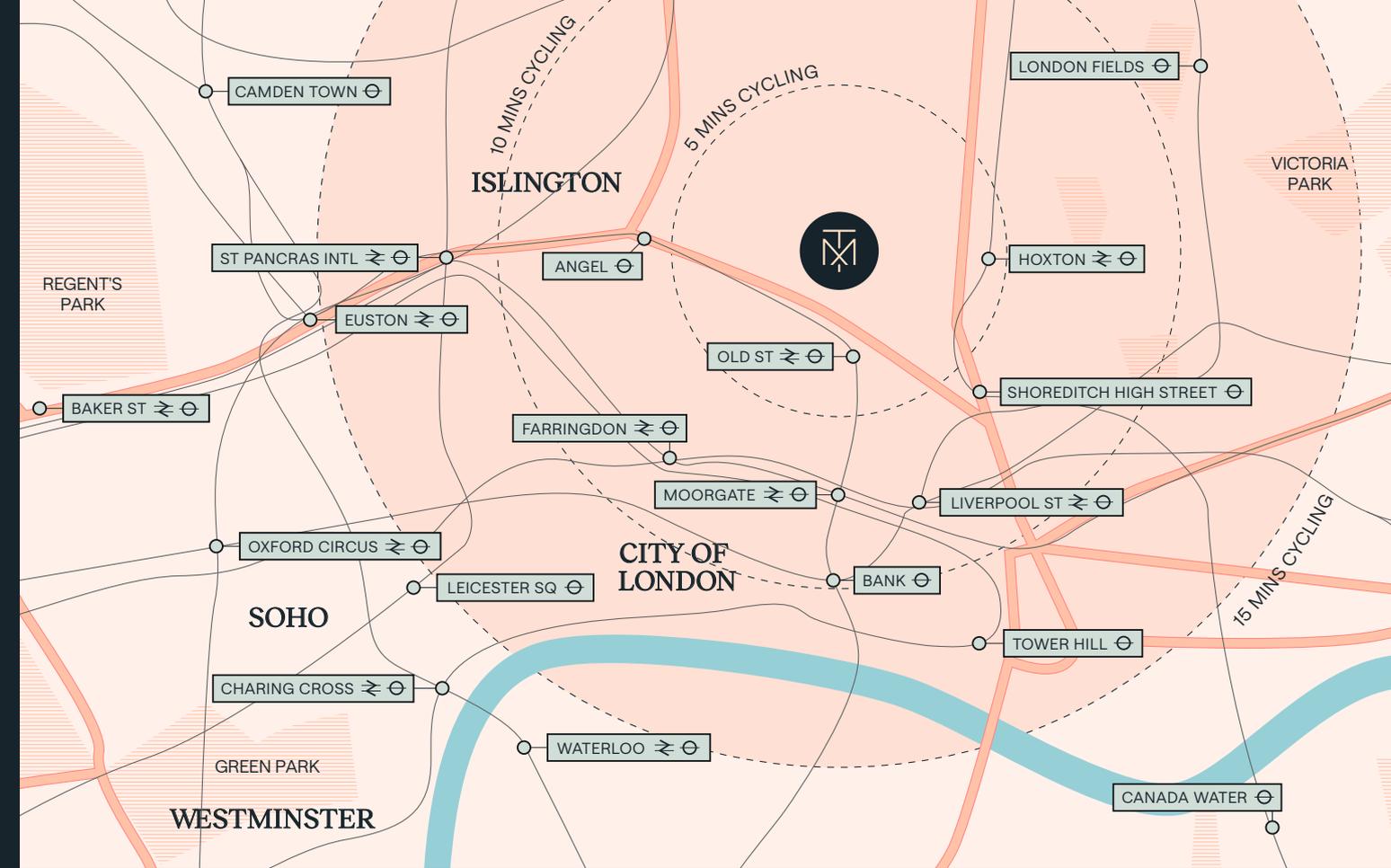
# THE AREA



# UNIVERSITY LOCATIONS



- 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



# CONNECTIVITY



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

All transport times taken from CityMapper and Google Maps.

# INTERIOR SPECIFICATIONS

## KEY FEATURES

- 999 year lease
- 10 year nhbc warranty
- Underfloor heating
- 24-hr concierge to lobby & guest lounge
- Library lounge & garden room
- 2 residents' roof gardens
- Gym & treatment room
- Screening room
- No Ground rent

## SPECIFICATION

### GENERAL

- Engineered single plank oak timber flooring in lacquered finish to hallways, kitchens and living/dining areas
- Comfort cooling
- Fitted blinds (manually operated) for solar reflection

### KITCHENS

- Reconstituted stone (silestone) worktop with matching splashback
- Black undermounted sink with black mixer tap
- Integrated Siemens appliances:
  - Oven
  - Microwave
- Full height fridge freezers
- Integrated Bosch appliances:
  - Dishwasher
  - Wine cooler
  - Freestanding Bosch washer/dryer to be housed in separate utility cupboard where possible

### BEDROOMS

- Wool mix carpets in grey tones
- Fitted wardrobes to master and where applicable second bedroom. Treated oak veneer door fronts, linear brass handles. Internally includes shelving, hanging rails and lighting. (NB. some wardrobes will feature fan coil unit for air conditioning)

### BATHROOMS

- Black brassware
- Oversized walk-in shower
- Wall hung WC
- Heated towel rail in black
- Walls tiles to include mosaic porcelain and crackled glaze where specified
- Vanity unit to main bathrooms, mirrored cabinet to ensuite
- Lighting
- Dimmable recessed LED down lights to living/dining areas and kitchens
- Provision for fixed pendant lighting to dining area

## DEVELOPMENT

### SAFETY & SECURITY

- 24/7 manned concierge
- Audio and video entry systems with monitor
- Secure key fob access control to communal access doors throughout the development
- CCTV camera monitoring to main entry points 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

### DEVELOPER

- London Borough of Hackney

### NUMBER OF UNITS

— Studios	5
— One beds	72
— Two beds	84
— Three beds	14
— Total	175

### TENURE

- 999 year leasehold

### ARCHITECT

- Avanti Architects

### INTERIOR DESIGNER

- Woods Bagot

### BUILDING WARRANTY

- NHBC

### LOCAL AUTHORITY

- London Borough of Hackney

### SERVICE CHARGE

- £8.83 per sq ft per annum / £9.06 per sq ft per annum (apts with comfort cooling)

### MANAGING AGENTS

- Pinnacle Group

### TERMS: RESERVATION AND PAYMENT

- Reservation deposit of £3,500 payable immediately
- 10% on exchange within 21 days
- 90% on completion.

### DOCUMENTATION REQUIRED FOR EXCHANGE OF CONTRACT

- Photo Identification: Passport or driving licence
- Proof Of Address: Utility bill and/or bank statement (no older than 3 months)

### CONSTRUCTION COMPANY

- McLaren

### ASSIGNMENT

- This is only possible with prior request. The contract can be assigned if the request has been made pre-exchange. There will be a restriction on who the purchaser uses to market the properties for sale e.g. the agent who originally sold the property and the sub agent (with consent of the developer not to be unreasonably withheld or delayed).
- No assignments will be permitted once notice to complete is served

### VENDOR'S SOLICITORS

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# WHAT MAKES THIS THE PERFECT PLACE TO INVEST?



1.



2.  
4.



3.



12

5.



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

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



# CITY COLLECTION



## CONTACT

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