

THE LAUNDRY

London Fields-E8

03

Green parks within walking distance

03

Michelin starred restaurants within walking distance

03

Stops to Liverpool Street Station

15

Minute walk to Hackney Central Rail Station

Be part of the INNER CIRCLE of HACKNEY

THE LAUNDRY

London Fields - E8

Be part of the CULTURAL CENTRE of LONDON

ADDRESS

2-18 Warburton Rd,
London E8 3FN

APARTMENT AREAS

544.1 sq ft - 1132.7 sq ft

ANTICIPATED COMPLETION

Q1/Q2 2024

ARCHITECT

Alan Camp Architects

DEVELOPER

Regal London

LOCAL AUTHORITY

Hackney

GROUND RENT

N/A

BUILDING WARRANTY

10 Years Building Warranty

TENURE

999 Year Leasehold

SERVICE CHARGE

Approx. £4.25 psf

With a CAREFUL EYE FOR DETAIL, the 58 private apartments of The Laundry are designed and finished to the HIGHEST STANDARDS.

ELEGANT yet EDGY
BOLD but BALANCED



Several of the apartments enjoy a dual aspect and over 90% have a south or west-facing balcony.

Considered and creative. The interior design of the whole building—and each individual apartment—reflects the stylish and independent spirit of London Fields itself.

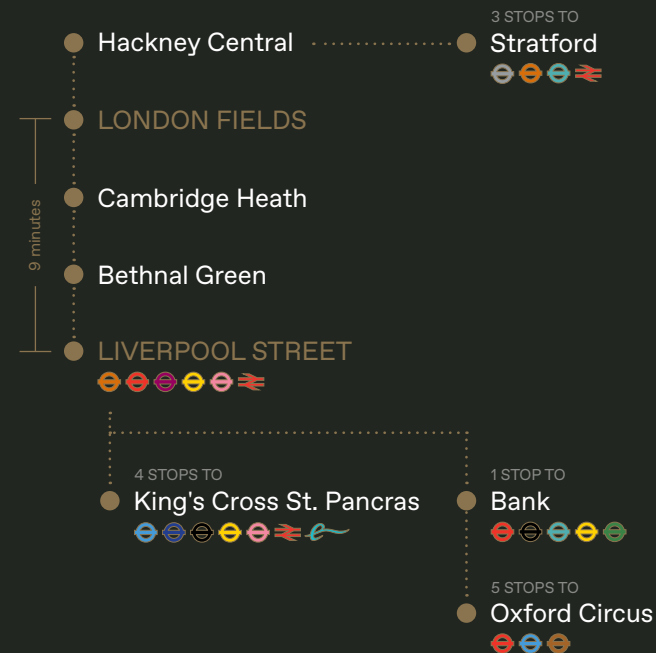


ALL 58 APARTMENTS ARE SERVICED BY TWO PRIVATE LIFTS AND AN ONSITE CONCIERGE SERVICE.

Residents also have access to secure cycle storage, an onsite gym, and a private cinema room. So whether you're entertaining guests on the roof terrace or having a cosy night in, The Laundry is an oasis amongst the hustle and bustle.



Essential TRANSPORT



By Overground
(from London Fields) (Minutes)

Bethnal Green	4
Stoke Newington	6
Liverpool Street	9

By Bicycle
(from The Laundry) (Minutes)

Victoria Park	4
Bank	16
Canary Wharf	20

By Underground
(from Bethnal Green) (Minutes)

Stratford	5
Bank	5
Oxford Circus	13

By Car
(from The Laundry) (Minutes)

M11/M25 Junction	20
London City Airport	21
London Stansted Airport	37

A VIBRANT local area

From the artisan food markets that line Broadway Market to the fancy flower stalls that pack Columbia Road at the weekend, life in London Fields is always full of colour and character.

Stroll south along the canal and in minutes you'll find yourself in the peaceful open greenery of Victoria Park. With space to explore, hidden nooks to picnic in and park-view pubs to spend a long afternoon at your leisure, there's no wonder this part of London is where everyone wants to be.

Lose yourself in the many arts venues, museums, and cinemas in the area. Alternatively take a short walk further afield to explore the buzzing community centres nearby, like Rich Mix in Shoreditch or the Barbican Centre and Spitalfields Market. Enjoy a quiet moment reading in the park or turn up the volume at Kansas Smitty's jazz bar on Broadway Market.

1. London Fields Lido.
2. Chef Rafael Cagali, of the nearby Da Terra, at work.
3. Victoria Park Sunday Food Market.
4. Columbia Road Flower Market.

V&A

barbican

SPITALFIELDS

RICH MIX

H3 HACKNEY
EMPIRE



Three Michelin starred
restaurants within
🚶 15 MINUTES WALK.

The famous
Broadway Market is a
🚶 4 MINUTE WALK.



High SPECIFICATION

HALLWAY

- Natural oak wooden flooring
- Matching oak finish to solid core front door
- High security multi-point locking entrance door with black pine finish
- Smart screen video entry system

LIVING / DINING

- Natural oak wooden flooring
- Warm white satin lacquer finish and contemporary satin stainless steel ironmongery to internal doors
- Telephone outlet point
- Cable TV / media outlet plate

KITCHEN

- Shaker style kitchen units with contemporary satin nickel broom handles. Kitchen drawers feature traditional cup handles
- Ceramic tiled splashback
- Quartz stone worktops, honed finish
- Smeg induction hob, microwave, multi-function oven and extractor
- Integrated fridge, freezer and dishwasher
- Integrated wine coolers (in 2 and 3 bedroom apartments)
- Contemporary satin nickel kitchen tap
- Stainless steel undermounted sink
- Natural oak wooden flooring

BEDROOM

- High quality fitted carpet and underlay in all bedrooms
- Fitted wardrobes with contrasting interior shelving and hanging rails (except bedroom 3)
- USB and telephone points in master bedroom
- Media plate in master bedroom

BATHROOM

- Contemporary white sanitaryware
- Contemporary satin brass fittings
- Porcelain wall and floor tiles
- Feature ceramic wall tiles to bathrooms and ensuite showers
- Glass shower and bath screens
- Mirrored wall cabinet
- Underfloor heating and heated towel rail

GENERAL

- Triple glazed windows and external doors
- Underfloor heating throughout apartments
- Warm white lacquer finish and contemporary stainless steel ironmongery to internal doors
- White painted walls
- White eggshell paint finish to skirtings and architraves
- Recessed downlight fittings throughout
- Satin stainless steel ironmongery and door furniture
- PVC finish switches and sockets
- Washer/dryer located in utility cupboard or within kitchen
- Each apartment has access to a private balcony

COMMUNAL AREAS

- CCTV to internal entrance and common areas
- High security fob access to entrances and external common areas
- Integrated building fire detection system
- 10-year building warranty cover
- Concierge
- Gym
- Cinema
- Residents' landscaped roof terrace with views towards London Fields



TERMS OF PAYMENT

£2,500 Reservation Deposit is paid on reservation. Valid ID and proof of address required. 10% of the purchase price on exchange of contracts. 10% of the purchase price due 12 months from exchange. 80% of purchase price on completion. Completion Q1/Q2 2024

SALES

All information is correct at the time of printing. Images/CGI are indicative only.
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VENDOR'S SOLICITORS

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