

FASHION PLACE

FLUID STYLE



DESIGNED IN LONDON



CONCENTRATED PURELY IN
HackneyCentral E9

THEN TAILORED EXCLUSIVELY FOR

Chatham Place

and the hub





FASHION PLACE

UNIQUE BY DESIGN

Designed in London and fashioned exclusively for Chatham Place - 14 fabulous high end 1, 2 & 3 bedroom apartments located moments from the new multi million pound Hackney Fashion Hub - an unprecedented regeneration landmark set to transform the immediate vicinity into a world class fashion destination that will elevate the heart of east London to West End status.





BURBERRY

THE BUZZ, THE EXHILARATION

the transformation
has begun

Step from your luxurious new apartment into a world of exclusive brand names and a vision that will not only showcase Hackney's textiles heritage, but will deliver a stunning and unique new creative environment shifting the focus of the UK fashion industry.

FASHION PLACE

The concept of owning a spectacular new apartment 30 seconds stroll from this vista of futuristic cutting edge architecture is now reality.

THE VISION IS ALIVE

The fashion hub

The Hackney Fashion Hub & adjoining redevelopment of Morning Lane Arches is now set to deliver a fusion of new brand name outlet stores, show rooms, design studios, workshops, restaurants and pedestrianised public realm.

The impact on Hackney, its community, its economy, its employment and the wider effect rippling across the Capital are potentially dynamic.

THE FASHION HUB





- 1 Hackney Town Hall
- 2 Hackney Empire
- 3 Mare Street
- 4 The Old Ship
- 5 Mainline into Liverpool Street
- 6 High Street shopping
- 7 Bus terminus
- 8 Morning Lane
- 9 New improved link to conservation area

HACKNEY FASHION HUB

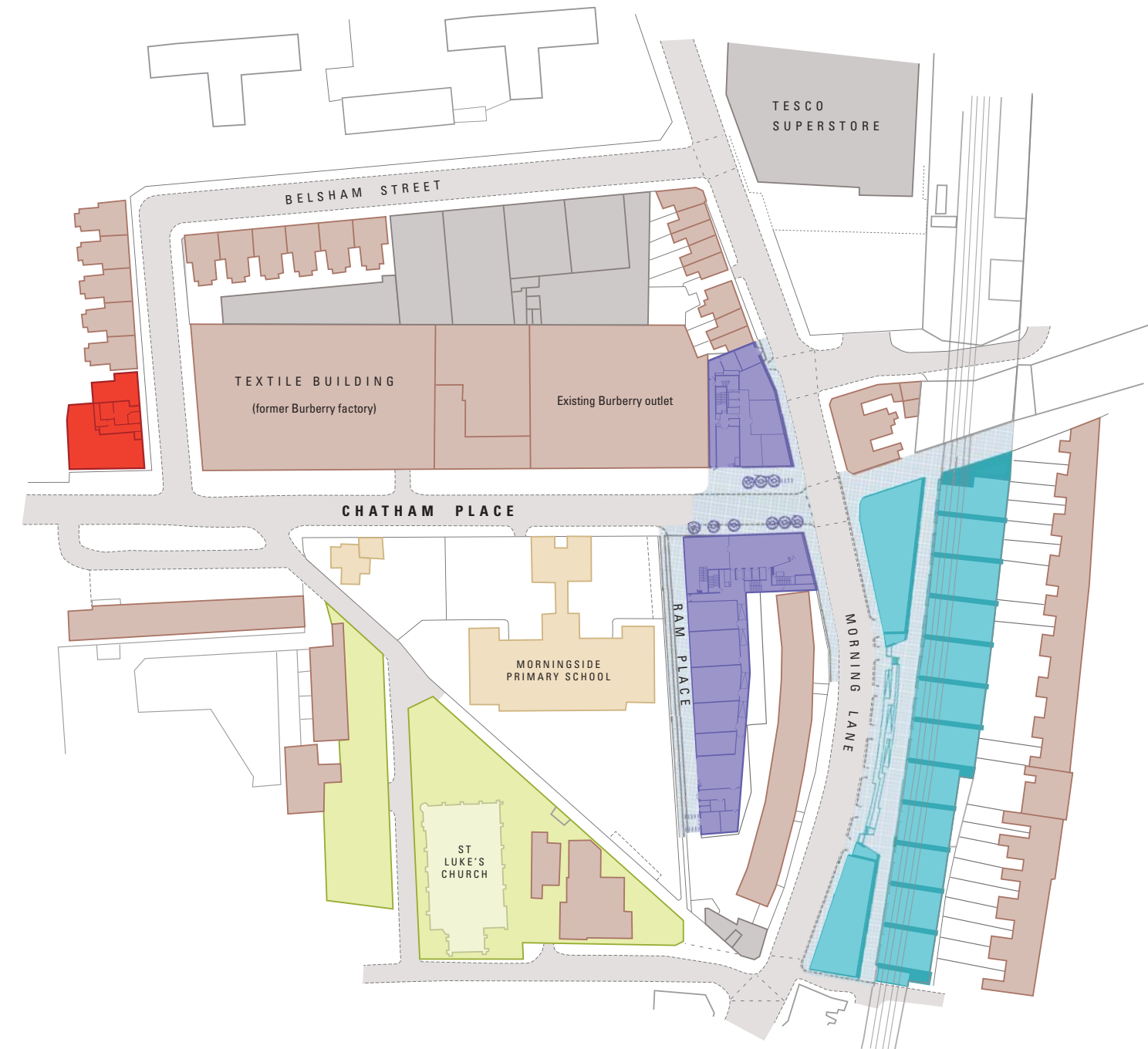
Two 7 storey mixed use buildings with a combined gross external area of 9,440 sqm (101,662 sqft).

MORNING LANE ARCHES

New retail outlets and kiosks to the front, rear and below the overground viaduct, with a gross external area of 2,218 sqm (23,874 sqft).

NEW PUBLIC REALM

The masterplan includes part pedestrianisation of the north end of Chatham Place and an improved link to Clapton Square conservation area.



Regeneration

DELIVERING THE VISION



my apartment

Fashion Place is brilliantly located for young professionals and the generation that have established and now redefined east London as the Capital's mecca for contemporary living.

Step into London's cultural and creative heartland. The new quarter where fashion celebrates with city fringe.

soak UP THE STYLE

h a c k n e y c e n t r a l

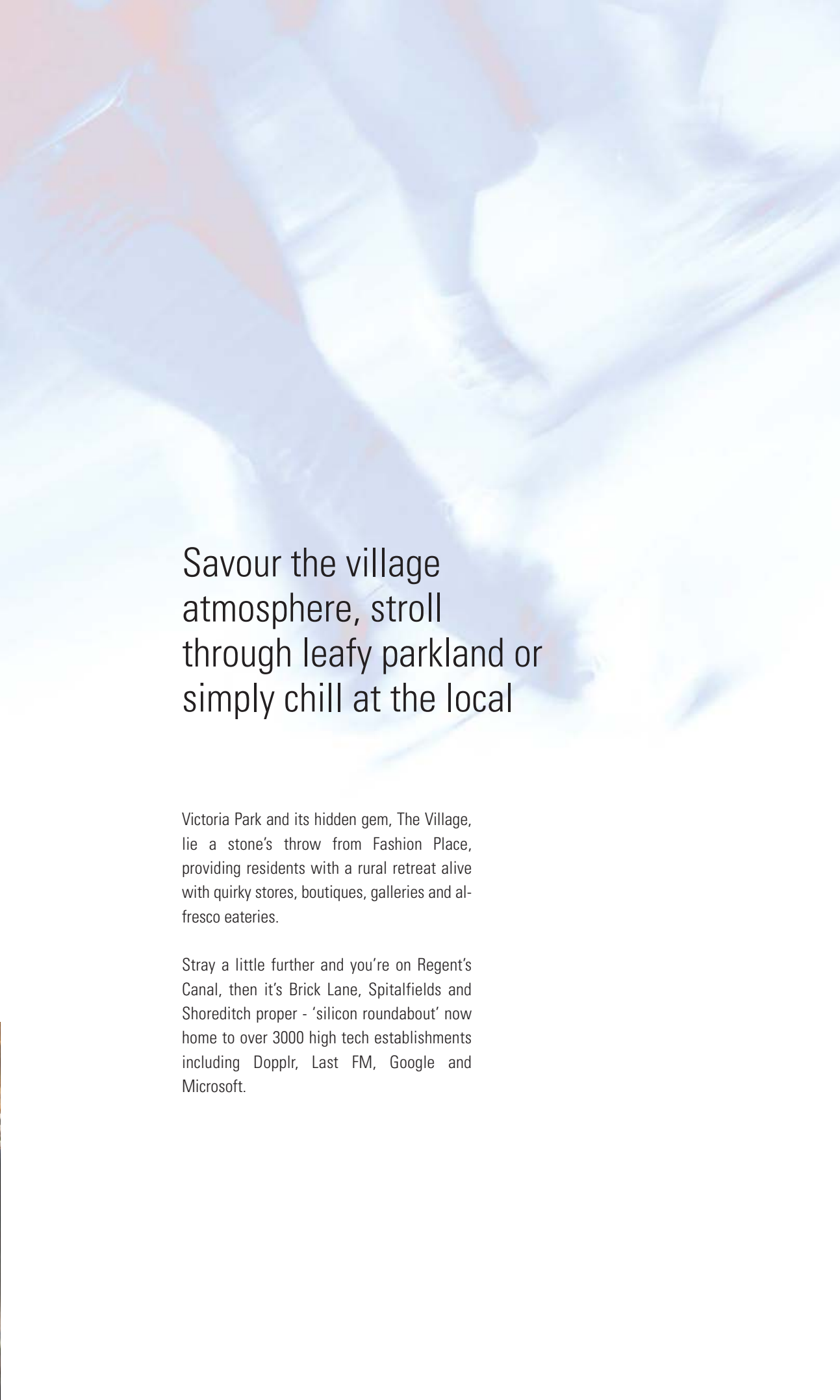


An urban utopia
where streetlife
and nightlife are a
way of life

Hackney Boasts 1300 listed buildings and
29 conservation areas amongst its historic
credentials and industrial heritage.

A town with its own village, its own
parkland and its own unique lifestyle driven
by a frenzy of multi-cultural influences and
diversities.

Soak it up, it's all there waiting to happen.



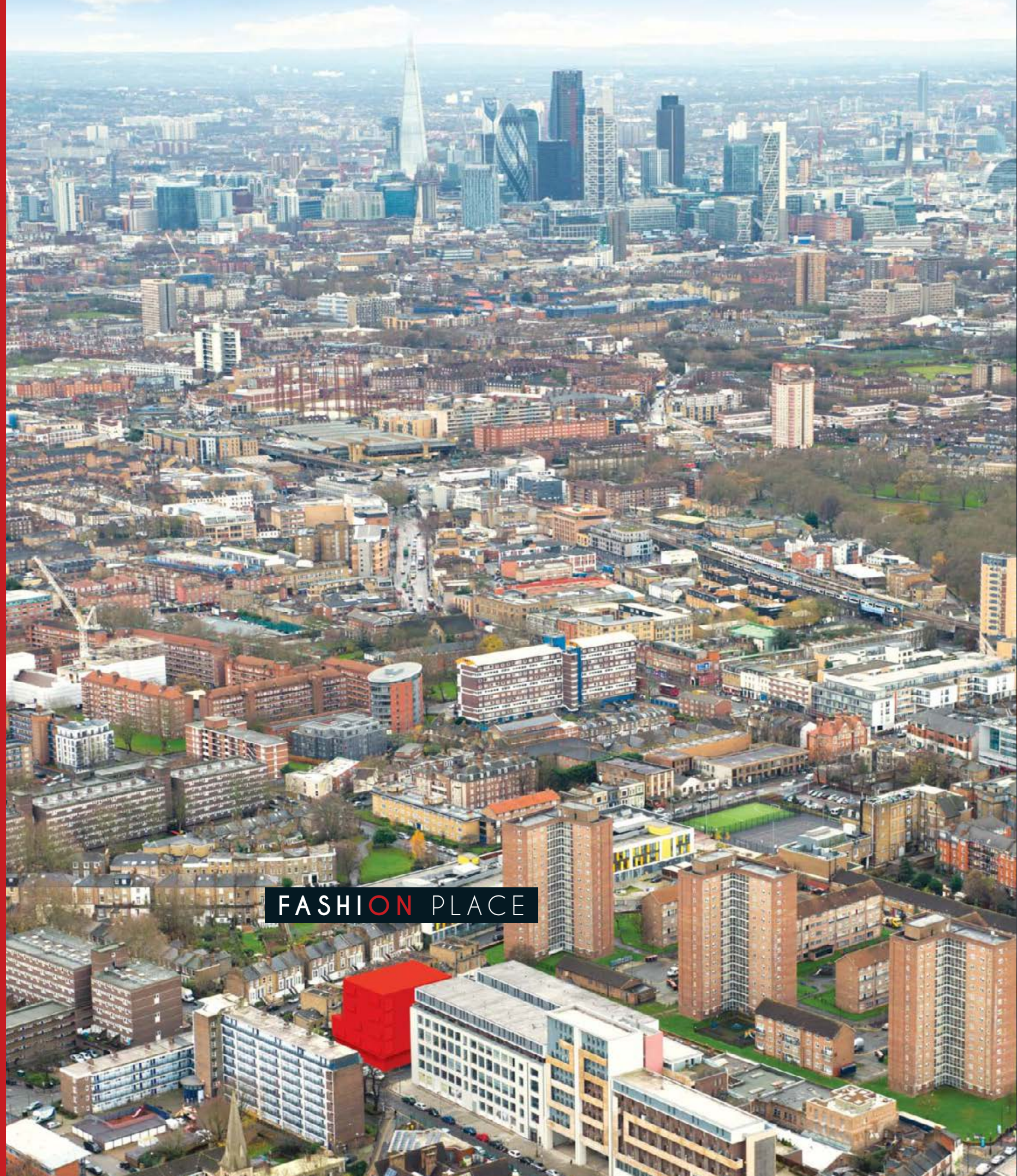
SLIP TO THE village

Savour the village atmosphere, stroll through leafy parkland or simply chill at the local

Victoria Park and its hidden gem, The Village, lie a stone's throw from Fashion Place, providing residents with a rural retreat alive with quirky stores, boutiques, galleries and al-fresco eateries.

Stray a little further and you're on Regent's Canal, then it's Brick Lane, Spitalfields and Shoreditch proper - 'silicon roundabout' now home to over 3000 high tech establishments including Dopplr, Last FM, Google and Microsoft.

catch up WITH THE NEIGHBOURS



FASHION PLACE

slick

CITY MOVES

No need to dive out of the shower and start the daily grind into the City from Fashion Place - 20 minutes door to door and you're in the heart of financial London with the tube and forthcoming Crossrail dissecting the metropolis from Liverpool Street. That's city life in style.



FASHION PLACE



FASHION PLACE

The Capital's showcase destinations are all within easy reach.

WORLD
class
CONNECTIONS





FASHION PLACE

The development

Choice of exclusive 1, 2 & 3 bedroom styles.

Each with large hardwood decked balcony with recessed lighting.

Private entrance lobby and lift serving each apartment level.

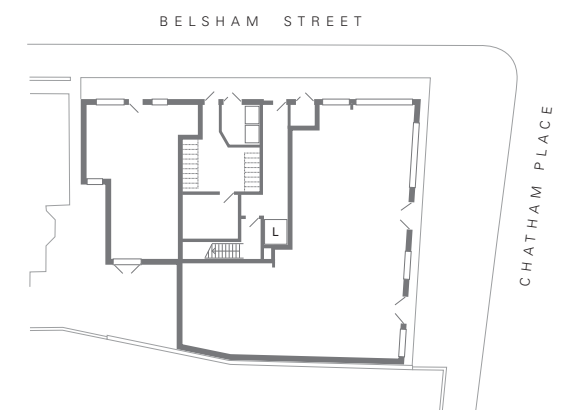
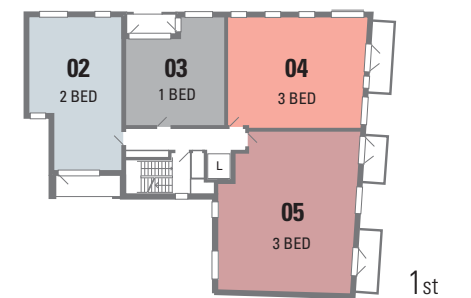
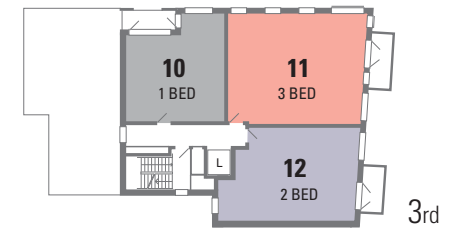
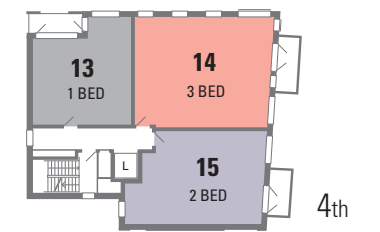
Highly refined specifications and luxurious finishes throughout.

Secure cycle storage.

Video entryphone security.

Underfloor heating throughout principal living areas.

Fully integrated kitchen appliances including wine cooler.







Bespoke kitchen design features stone worktops, mirrored glass splashbacks and fully integrated appliances including a wine cooler.

The three bedroom apartments will also benefit from an individual full height fridge and freezer.

Sleek, sophisticated style

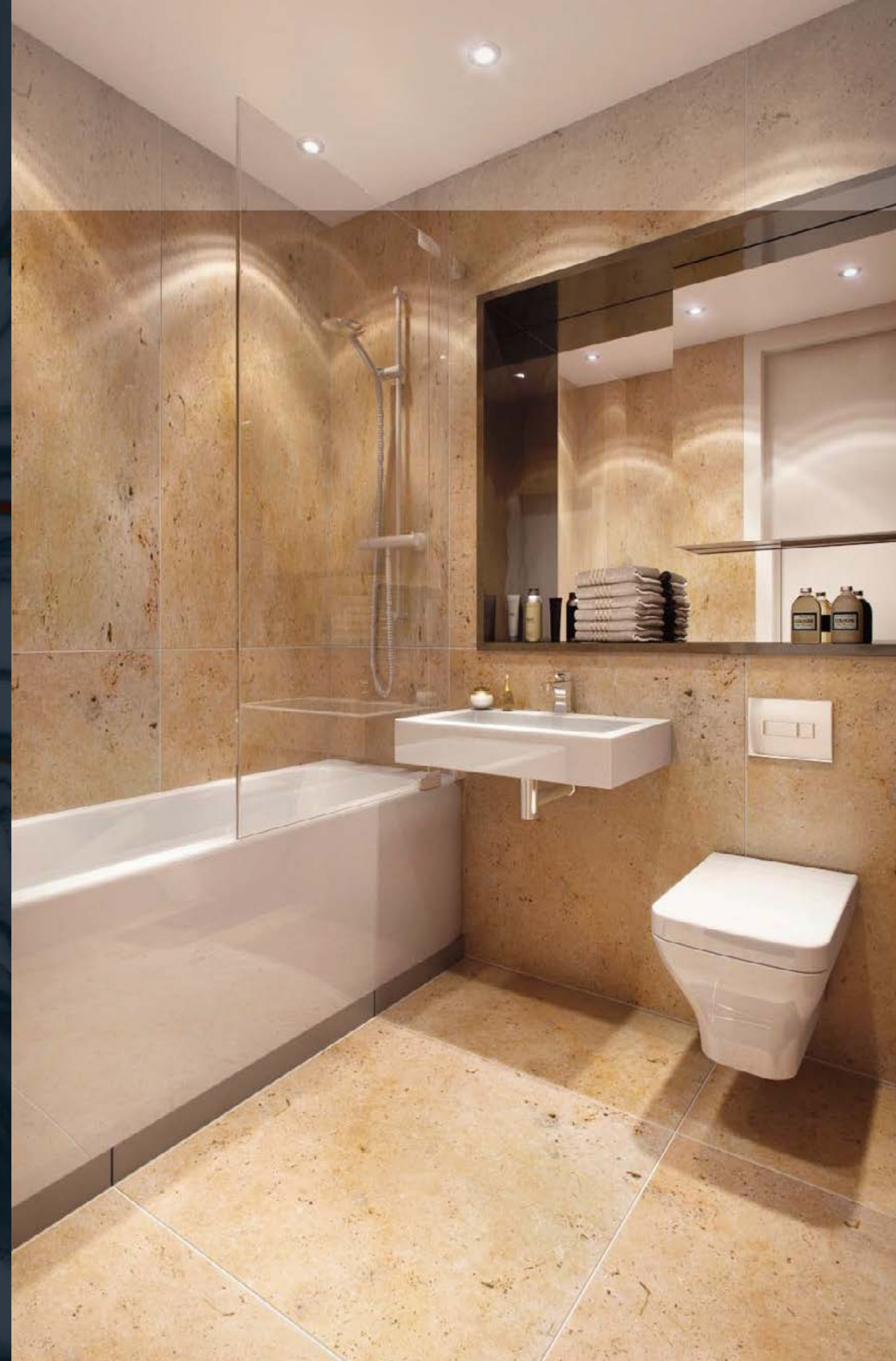
FASHION - IN A PLACE OF ITS OWN



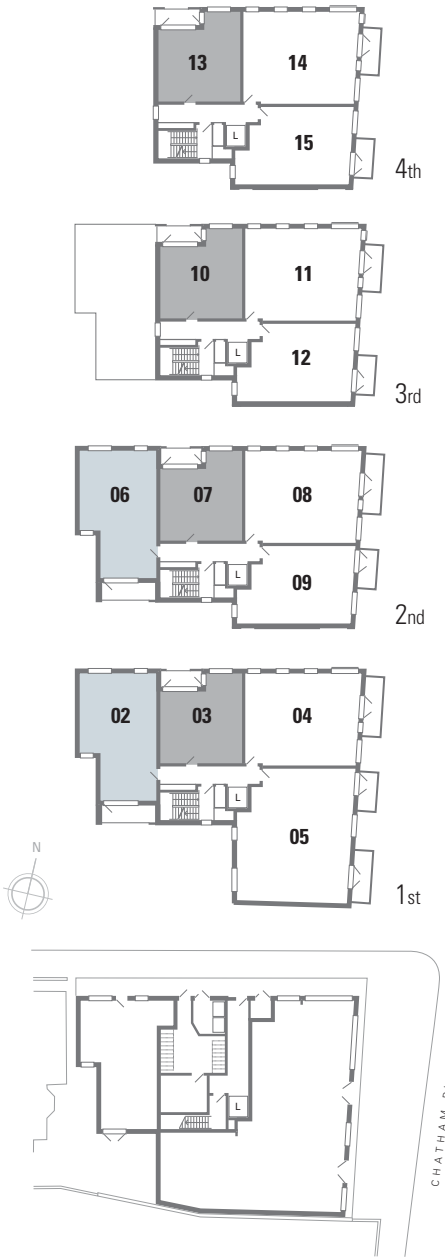


FASHION PLACE

Style beyond inspiration



Natural stone
finishes, refined
technology and
Hansgrohe quality



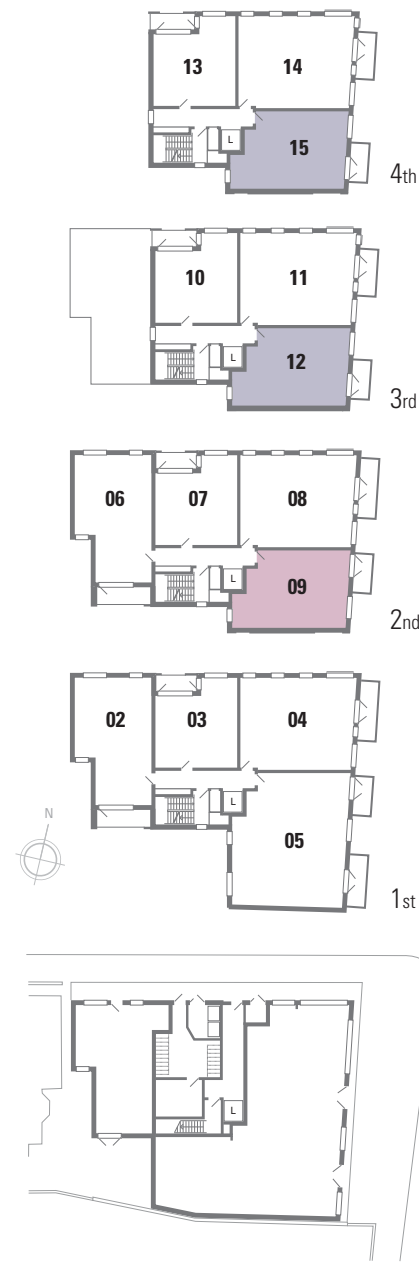
03 07 10 13 1 Bedroom apartment		
LIVING/DINING INC KITCHEN	3.5 x 7.9M	11'5" x 25'10"
MASTER BEDROOM	3.4 x 3.5M	11'1" x 11'5"
INTERNAL AREA	50.0 SQ.M.	538 SQ.FT.
EXTERNAL AREA	4.7 SQ.M.	51 SQ.FT.

02 06 2 Bedroom apartment		
LIVING/DINING INC KITCHEN	5.4 x 5.9M	17'7" x 19'3"
MASTER BEDROOM	3.4 x 3.8M	11'1" x 12'5"
BEDROOM 2	2.5 x 3.8M	8'2" x 12'5"
INTERNAL AREA	65.0 SQ.M.	700 SQ.FT.
EXTERNAL AREA	6.8 SQ.M.	73 SQ.FT.



Floor finishes and furniture shown on apartment plans are for illustrative purposes only. Floor plan layouts are deemed to be correct but may vary during architectural finalisation of the building. All room dimensions are approximate, total areas are accurate to within 5%.

1 & 2 bedroom apartments



09 2 Bedroom apartment

LIVING/DINING INC KITCHEN	3.7 x 5.7M	12'1" x 18'7"
MASTER BEDROOM	3.0 x 3.8M	9'9" x 12'5"
BEDROOM 2	3.0 x 3.4M	9'9" x 11'1"
INTERNAL AREA	61.0 SQ.M.	657 SQ.FT.
EXTERNAL AREA	5.0 SQ.M.	54 SQ.FT.



12 15 2 Bedroom apartment

LIVING/DINING INC KITCHEN	3.9 x 5.8M	12'9" x 18'11"
MASTER BEDROOM	2.8 x 5.7M	9'2" x 18'7"
BEDROOM 2	3.0 x 3.4M	9'9" x 11'1"
INTERNAL AREA	61.0 SQ.M.	657 SQ.FT.
EXTERNAL AREA	5.0 SQ.M.	54 SQ.FT.

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2 bedroom apartments



04 08 11 14 3 Bedroom apartment			
LIVING/DINING INC KITCHEN		5.2 x 5.3M	16'11" x 17'3"
MASTER BEDROOM		2.7 x 4.5M	8'10" x 14'8"
BEDROOM 2		2.4 x 4.6M	7'10" x 15'0"
BEDROOM 3		2.1 x 4.6M	6'10" x 15'0"
INTERNAL AREA		79.0 SQ.M.	850 SQ.FT.
EXTERNAL AREA 04 08		7.7 SQ.M.	83 SQ.FT.
EXTERNAL AREA 11 14		6.0 SQ.M.	65 SQ.FT.



05 3 Bedroom apartment		
LIVING/DINING INC KITCHEN	4.9 x 9.8M	16'0" x 32'0"
MASTER BEDROOM	2.8 x 5.7M	9'2" x 18'7"
BEDROOM 2	3.1 x 5.4M	10'1" x 17'7"
BEDROOM 3	3.1 x 3.4M	10'1" x 11'1"
INTERNAL AREA	108.0 SQ.M.	1163 SQ.FT.
EXTERNAL AREA	11.7 SQ.M.	126 SQ.FT.

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3 bedroom apartments

GENERAL SPECIFICATION

- Walls & ceilings in white emulsion matt finish.
- Full height internal doors in white egg shell finish.
- Square profile skirting and architraves in egg shell finish.
- Satin stainless steel square profile door furniture throughout.
- Wideboard engineered oak timber strip flooring to living/dining areas, kitchen area and hallways.
- Fully integrated speaker system.
- Recessed downlighting and feature pendant lighting to dining areas.
- TV and telephone sockets with broadband capability to living area and bedrooms.
- Wiring for Sky Plus compatibility.
- Wiring for wall hung LCD/Plasma TV.
- Under floor heating to principal rooms.

- High efficiency combi gas boiler.
- All apartment storage areas to have automatic sensor lighting.
- Double glazing throughout.
- All apartments feature one or more hardwood timber decked balconys with recessed lighting.

KITCHEN

- High gloss lacquered unit doors with concealed handles.
- Composite stone worktop.
- Mirrored glass splashback.
- Stainless steel undermounted sink in black finish with square profile tap and pull out spout.
- Integrated appliances to include:
 - Single oven
 - Ceramic hob & hood
 - Microwave
 - Wine cooler
 - Fridge/freezer
 - Washer/dryer*
 - Dishwasher
- Three bedroom apartments to feature separate full height fridge and freezer.
- Under lighting to wall units.
- Centralised appliance switch panel.

* Washer/dryer may be installed in hall cupboard in larger apartments.

BATHROOM & EN-SUITE

- Natural stone/porcelain unglazed floor tiling and full height wall tiling.
- Integrated vanity cabinet with mirrored doors and feature lighting.
- White bathroom suite with steel bath, back to wall hung WC with soft close lid and concealed cistern.
- Hansgrohe (or similar quality) thermostatic shower set.
- Clear glass frameless shower screen or shower enclosure.
- Wet room floor to en-suites (where practical) with raindance style shower head.
- Square profile ceramic basin with monobloc mixer tap.
- Shave point.
- Chrome ladder style heated towel rail.

BEDROOMS

- Fully fitted high quality carpet with underlay.
- Fully fitted wardrobes (where shown on plans).
- 5 amp lighting.

SECURITY

- Video entryphone to each apartment.
- Mains supply smoke/heat detectors.
- Security alarm.
- Multi-point locking entrance doors with spy hole.
- Fob entry system to main entrance door.

COMMUNAL AREAS

- Opulent entrance foyer with feature plaster wall and interior design brick finish.
- Communal landing to feature historic Hackney artwork.
- Lift serving each apartment level.
- Stone tile floor finish throughout.

FASHION PLACE

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25 - 27 CHATHAM PLACE, HACKNEY, LONDON E9 6LY

Neptune
Group