




ISLINGTON SQUARE


LONDON N1


A New Destination for Islington





Islington Square is a major new landmark development located in the very heart of the districts dynamic cultural centre.

 Residents will be moments and minutes from the neighbourhood's fabulous array of restaurants, bars, bustling markets, Zone 1 connectivity and the tranquility of Regent's Canal.

 Both Angel and Highbury & Islington stations will be within 10 minutes walk offering Northern Line, Victoria line and Overground services across the Capital.

 Islington is a fashion led niche district offering everything from vintage, antique, independents, boutiques up to swiss designer outlets and exclusive brand shopping.

 The lifestyle starts within the development itself with a 5 screen cinema, health club, alfresco eateries and quality retail. Islington is also a mecca for theatre, performing arts, clubs and vibrant nightlife.

 University College London (UCL) will be a 10 minute hop on the tube while all of the Capital's world renowned universities will be within convenient proximity.

ISLINGTON SQUARE

PERFECTION IN PLACE



LOCATION OVERVIEW

Magnificent space

Islington Square comprises of highly specified studios, apartments, maisonettes and roof garden penthouses arranged in three statement buildings.



Computer generated image of 5th floor penthouse & terrace

DEVELOPER



SALES

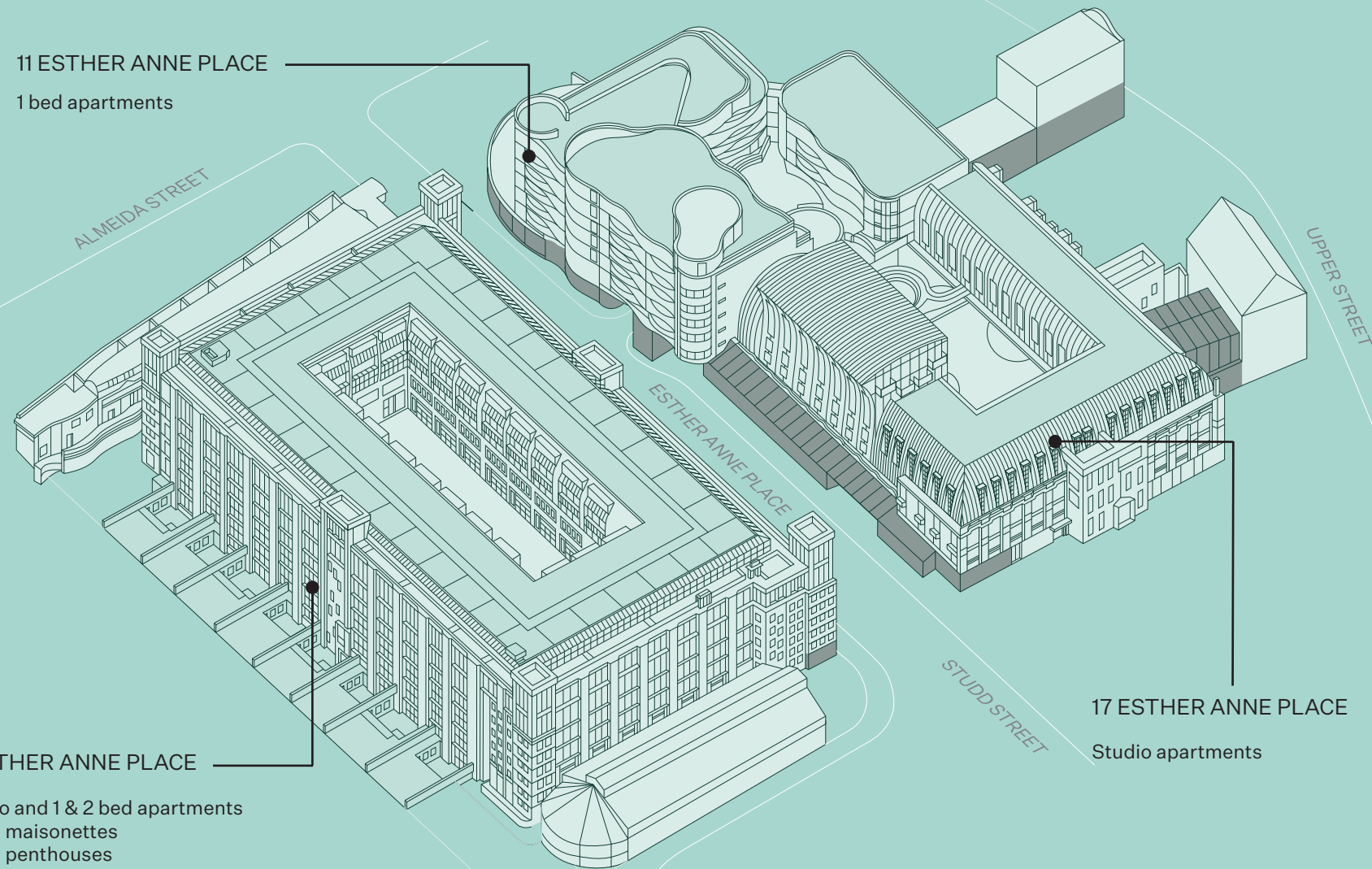


DEVELOPMENT OVERVIEW

11 ESTHER ANNE PLACE
1 bed apartments

ALMEIDA STREET

8 ESTHER ANNE PLACE
Studio and 1 & 2 bed apartments
3 bed maisonettes
3 bed penthouses



17 ESTHER ANNE PLACE
Studio apartments

8 Esther Anne Place

An Edwardian Royal Mail sorting office converted into large warehouse apartments, retaining many of the original features including high ceilings and ornate detailing. Inside are modern, considered living spaces with unique floor plans.

11 Esther Anne Place

A completely original piece by the renowned CZWG practice, designed as an eye-catching counterpoint to its Edwardian neighbours. Contemporary, highly sustainable and destined to be one of the borough's most iconic buildings.

17 Esther Anne Place

A mix of early 19th century flair and contemporary living. This is a new build that retains the redbrick facade of the sorting office at ground level, combined with modern upper floors and design-led contemporary interiors.

Odeon Lounge Cinema

The on-site luxury cinema will have five screens – each with no more than 50 seats – adding to the exclusivity while watching anything from blockbusters to art house productions.

Third Space Health Club

The independently operated club will extend over 47,000 square feet providing an array of state of the art facilities including a 25 metre pool for adults with separate pool facilities for children.

Lifestyle Facilities

In addition to the key anchor tenants above, the development will incorporate around 170,000 sq ft of luxury lifestyle brands, cafés, galleries and restaurants adding further prestige and exclusivity to this major new flagship development.

8 ESTHER ANNE PLACE

11 ESTHER ANNE PLACE

17 ESTHER ANNE PLACE

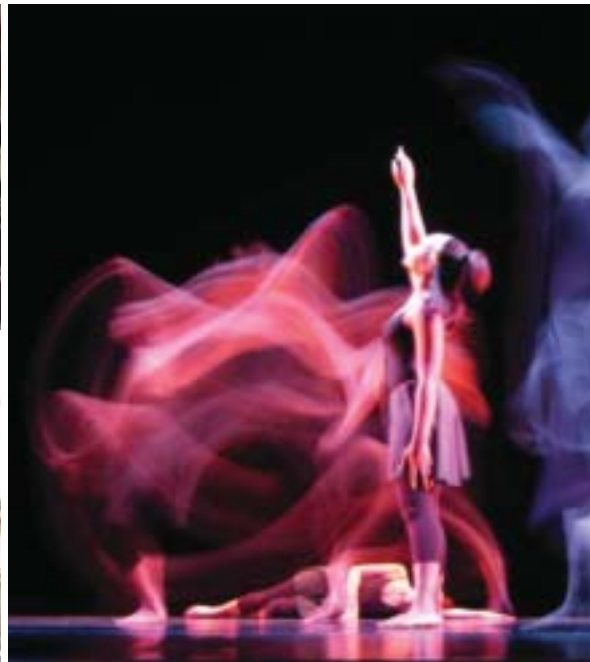
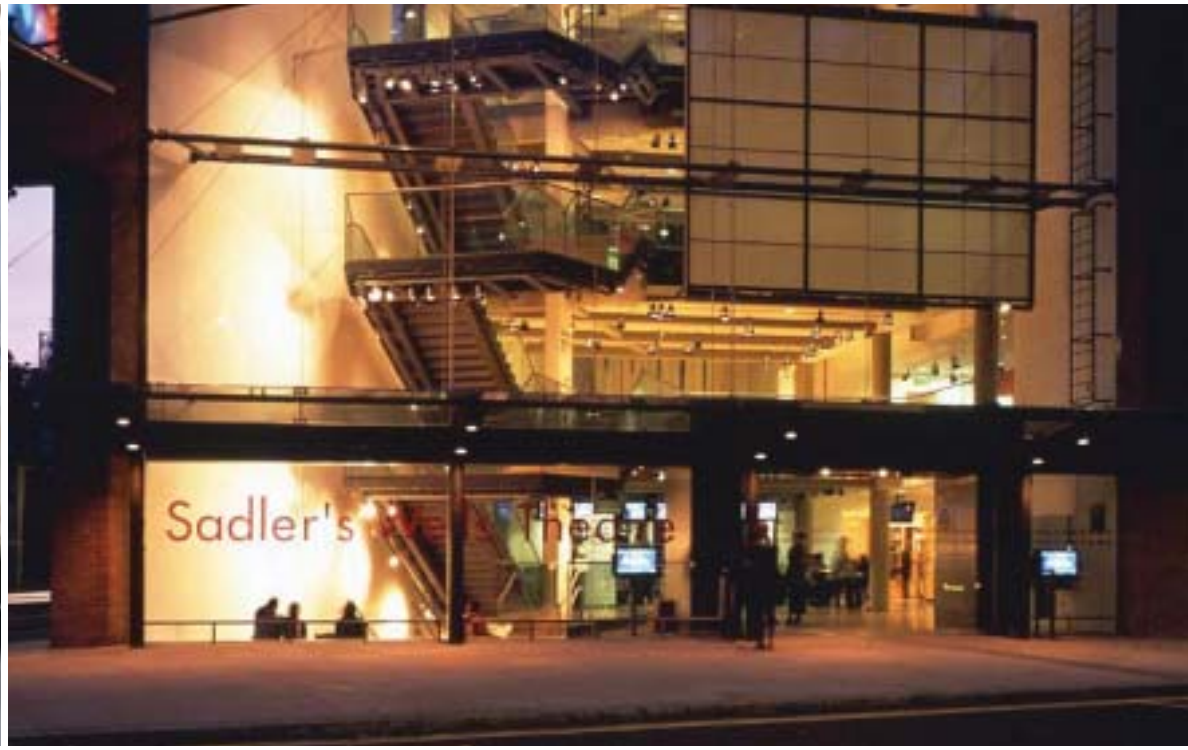



ODEON CINEMA

THIRD SPACE HEALTH CLUB



Islington Square offers some of London's finest living space set amid private podium gardens and new tree lined public realm.

Islington.

The Capital's heartland of culture, performing arts and contemporary style.





A WORLDCLASS LIFESTYLE

ON YOUR DOORSTEP

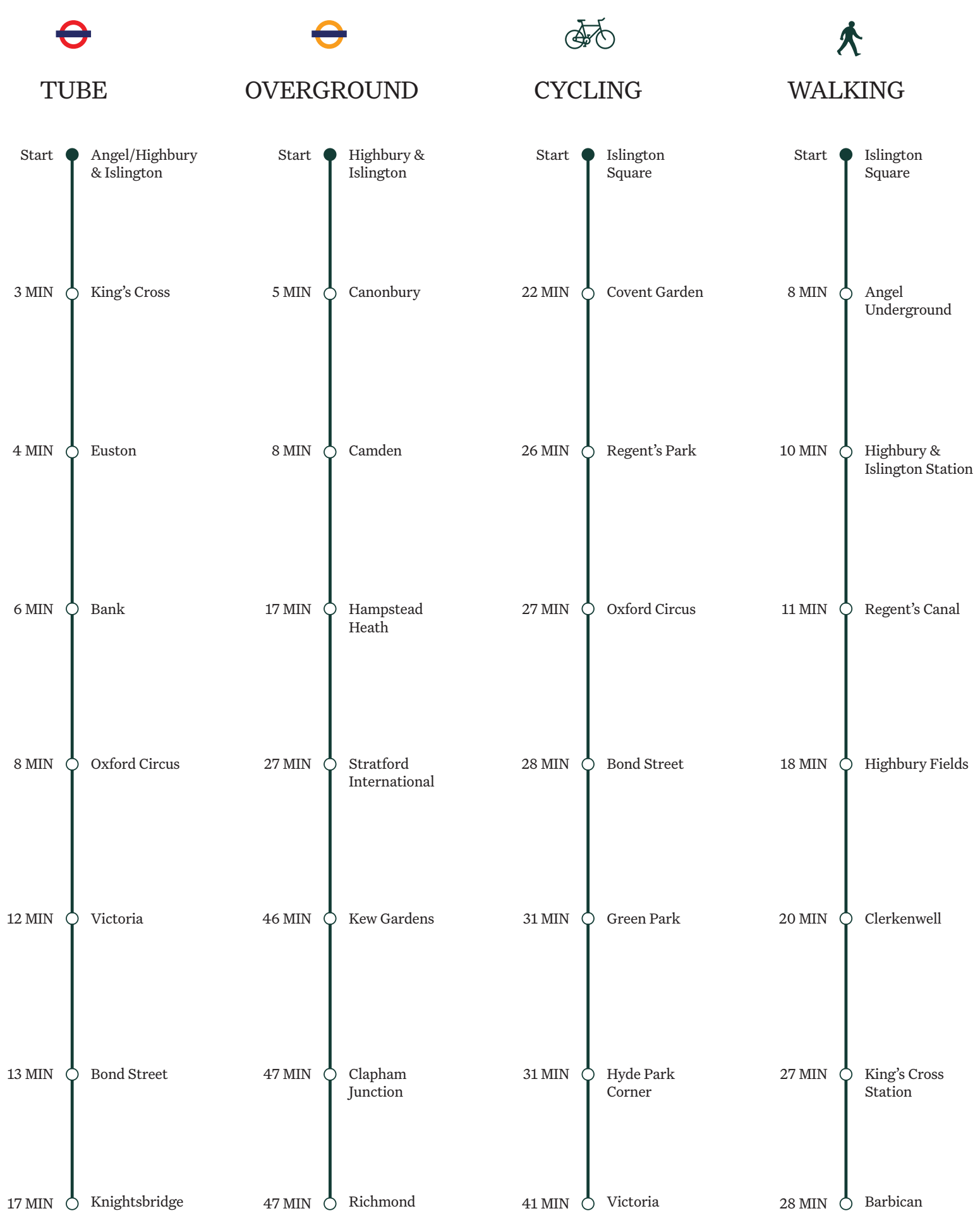
Westminster, Mayfair, Covent Garden, Soho, Leicester Square, the South Bank... an endless array of showcase districts and destinations, each synonymous with its own aspect of exclusive London living, high end entertainment and cultural finesse.

Whether it's afternoon tea at Claridges or the Ritz, fine dining at the Shard's Shangri-la or a little quintessentially British tailormade shopping on Saville Row, everything is in place for the residents of Islington Square.





Getting around



All times are approximate Source: Citymapper and TFL



London's theatreland, deluxe hotels and shopping streets remain the most prized in the world with Bond Street still the most expensive retail location in Europe – this entire prestigious playground lies around 15 minutes by tube from Islington Square.

Pop to the playground

where prestige has no boundaries



The Capital has a student population in excess of 400,000 and is home to one of the largest concentrations of selective universities and higher educational institutions in the world.

LSE alone has over 8000 overseas students with around 47% of the entire student body coming from Asia.

Academic excellence

UCL lies 10 minutes by tube from Islington Square



LONDON'S PRINCIPAL UNIVERSITIES

	🚶	
City University London Northampton Square, EC1V 0HB	23 mins	
Journey times shown from Angel to nearest tube station		
	🚇	
UAL Central Saint Martin Granary Square, N1C 4AA	2 mins	
London Metropolitan University 84 Moorgate, EC2M 6SQ	4 mins	
University of London Brunswick Centre, WC1N 1AW	7 mins	
London School of Economics Houghton Street, WC2A 2AE	9 mins	
Slade School of Fine Art UCL, Gower Street, WC1E 6BT	10 mins	
University College London Gower Street, WC1E 6BT	10 mins	
UAL London College of Fashion 20 John Prince's Street, W1G 0BJ	12 mins	
Royal Academy of Arts 6 Burlington Gardens, W1S 3ET	14 mins	
King's College London Stamford Street, SE1 8WA	14 mins	
University of Westminster Marylebone Road, NW1 5LS	16 mins	
Royal College of Art Kensington Gore, SW7 2EU	17 mins	
Regent's College London Inner Circle, NW1 4NS	18 mins	
Imperial College London Exhibition Road, SW7 2AZ	22 mins	

Source tfl.gov.uk



Islington Square

a mixed use showcase extending over 12,000 sq.m.

Computer generated image of Esther Anne Place looking north

11 Esther Anne Place Contemporary new build

8 Esther Anne Place Edwardian conversion building





Space to rejuvenate

initiate wellbeing or chill at the movie house

Computer generated image of independently operated health club facade adjacent Odeon lounge cinema



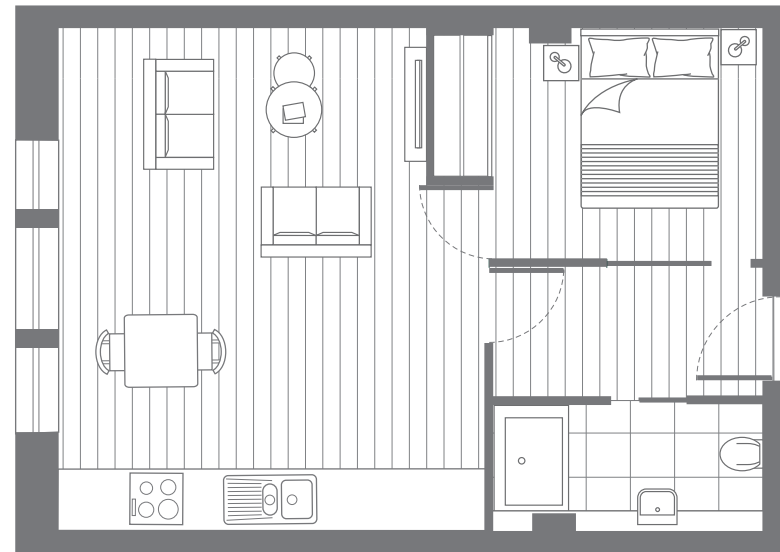
The Apartments

STUDIOS, 1 & 2 BEDS • 8, 11 & 17 ESTHER ANNE PLACE • ISLINGTON SQUARE

Interiors shown are representative of apartments within 8 & 17 Esther Anne Place only. Specifications and finishes at 11 Esther Anne Place vary.







STUDIO

P1.02 LEVEL 1
 P1.04 LEVEL 1
 P2.02 LEVEL 2
 P2.04 LEVEL 2 (HANDED)

LIVING/DINING/ KITCHEN	5.54 x 4.62m	18'2" x 15'2"
BEDROOM 1	3.63 x 2.54m	11'10" x 8'4"
TOTAL	43 SQ M	466 SQ FT

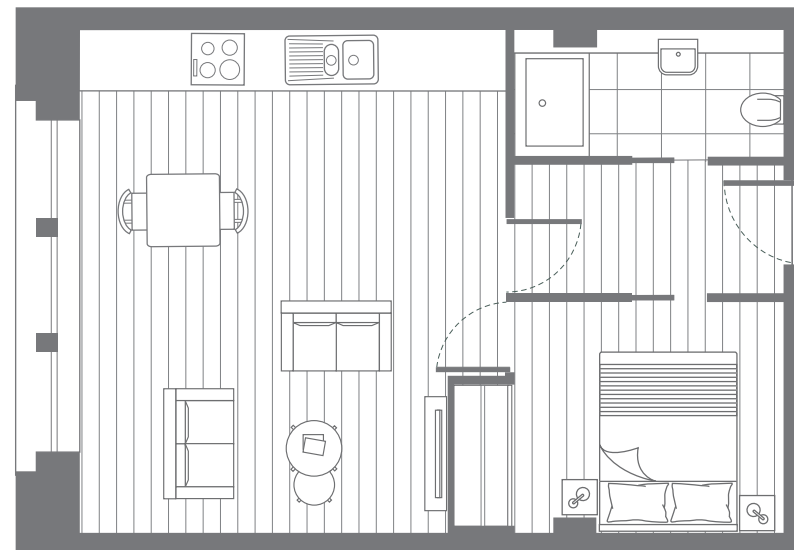


1 BEDROOM

P2.23 LEVEL 2
 P3.23 LEVEL 3
 P3.24 LEVEL 3
 P4.19 LEVEL 4 (HANDED)
 P4.24 LEVEL 4
 P4.25 LEVEL 4
 P4.26 LEVEL 4

NOTE: This apartment style varies in total area between 625 & 929 SQ FT

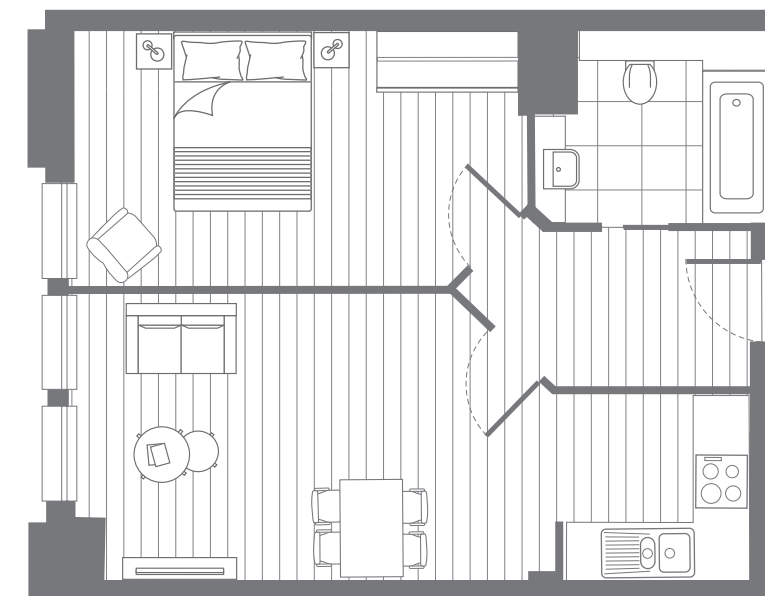
LIVING/DINING	5.07 x 4.14m	16'6" x 13'6"
KITCHEN	2.93 x 2.53m	9'6" x 8'3"
BEDROOM 1	4.12 x 3.26m	13'5" x 10'7"
TOTAL	58 SQ M	629 SQ FT



STUDIO

P1.03 LEVEL 1
 P2.03 LEVEL 2 (HANDED)

LIVING/DINING/ KITCHEN	5.54 x 4.62m	18'2" x 15'2"
BEDROOM 1	3.63 x 2.54m	11'10" x 8'4"
TOTAL	43 SQ M	466 SQ FT



1 BEDROOM

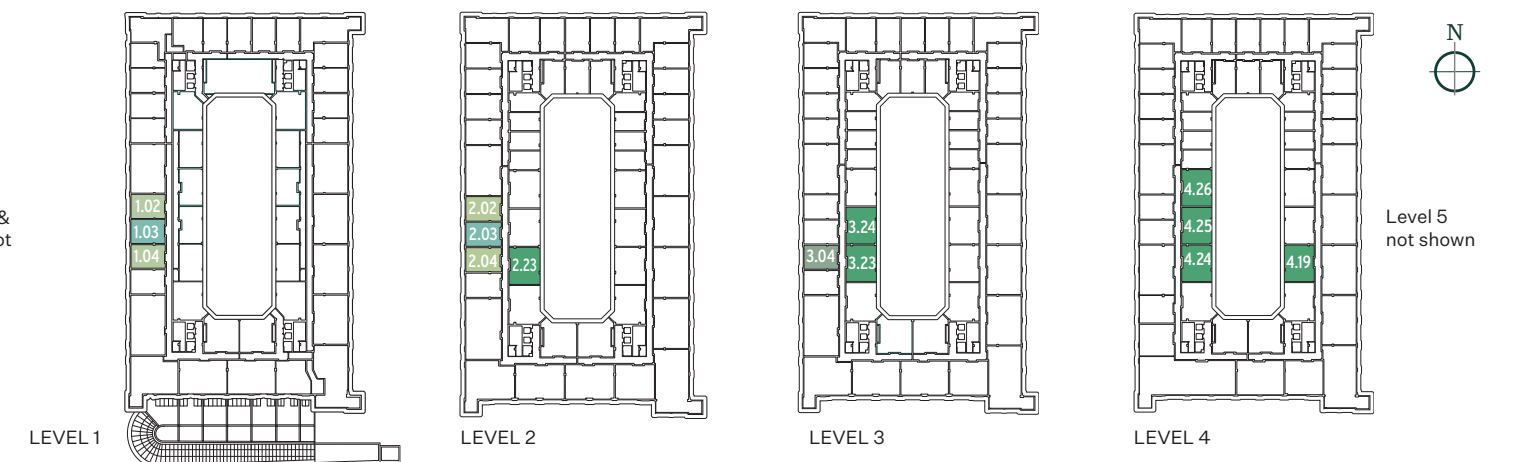
P3.04 LEVEL 3

LIVING/DINING	5.42 x 3.22m	17'9" x 10'6"
KITCHEN	2.10 x 2.10m	6'10" x 6'10"
BEDROOM 1	5.15 x 2.90m	16'10" x 9'6"
TOTAL	51 SQ M	546 SQ FT

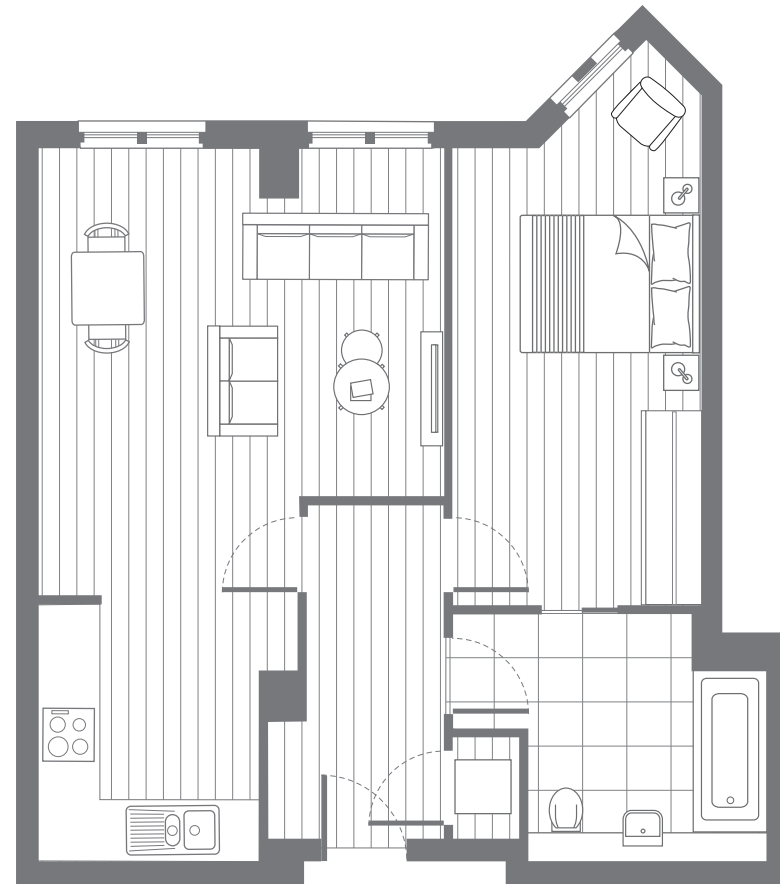
Studio & 1 bedroom apartments

8 ESTHER ANNE PLACE

Lower Ground &
Ground level not
shown



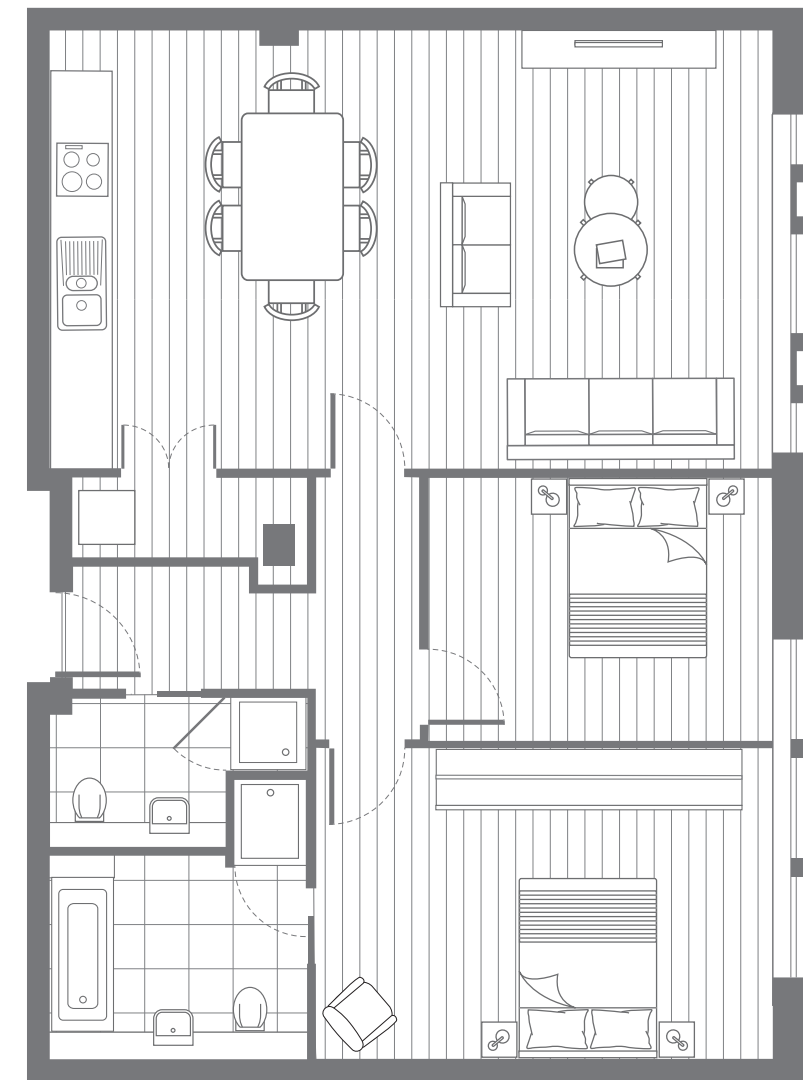
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1 BEDROOM

P2.20 LEVEL 2
 P2.21 LEVEL 2 (HANDED)
 P3.20 LEVEL 3 (643 SQ FT)
 P4.21 LEVEL 4
 P4.22 LEVEL 4 (HANDED)

LIVING/DINING	4.93 x 4.47m	16'2" x 14'7"
KITCHEN	2.96 x 2.93m	9'8" x 9'6"
BEDROOM 1	2.74 x 6.25m	9'0" x 20'5"
TOTAL	60.4 SQ M	651 SQ FT

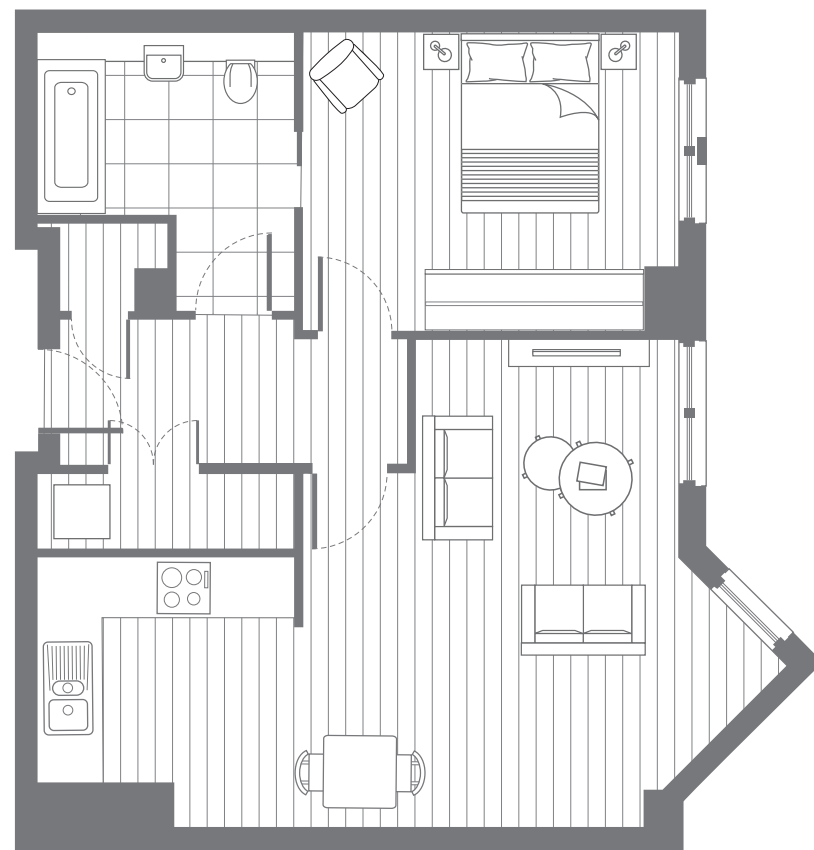


2 BEDROOM

P1.01 LEVEL 1
 P1.13 LEVEL 1
 P1.14 LEVEL 1
 P1.15 LEVEL 1
 P2.01 LEVEL 2 (HANDED)
 P2.13 LEVEL 2
 P2.14 LEVEL 2
 P2.15 LEVEL 2
 P3.14 LEVEL 3
 P3.15 LEVEL 3
 P4.16 LEVEL 4

NOTE: This apartment style varies in total area between 947 & 960 SQ FT

LIVING/DINING/ KITCHEN	4.83 x 7.90m	15'9" x 25'10"
BEDROOM 1	4.96 x 3.43m	16'3" x 11'2"
BEDROOM 2	3.73 x 2.90m	12'2" x 9'6"
TOTAL	89.2 SQ M	960 SQ FT



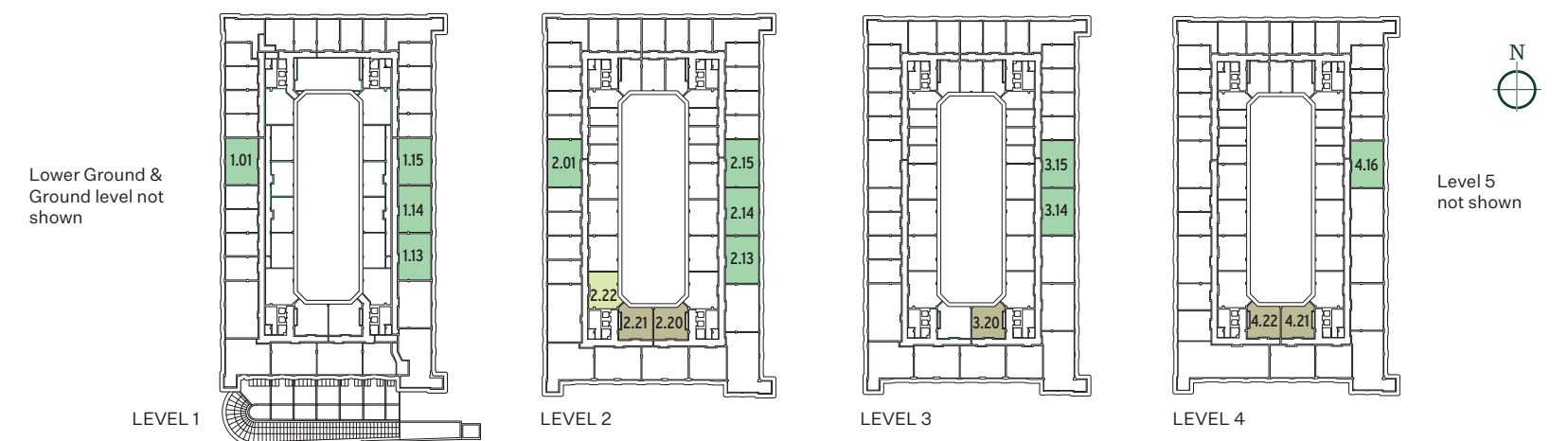
1 BEDROOM

P2.22 LEVEL 2

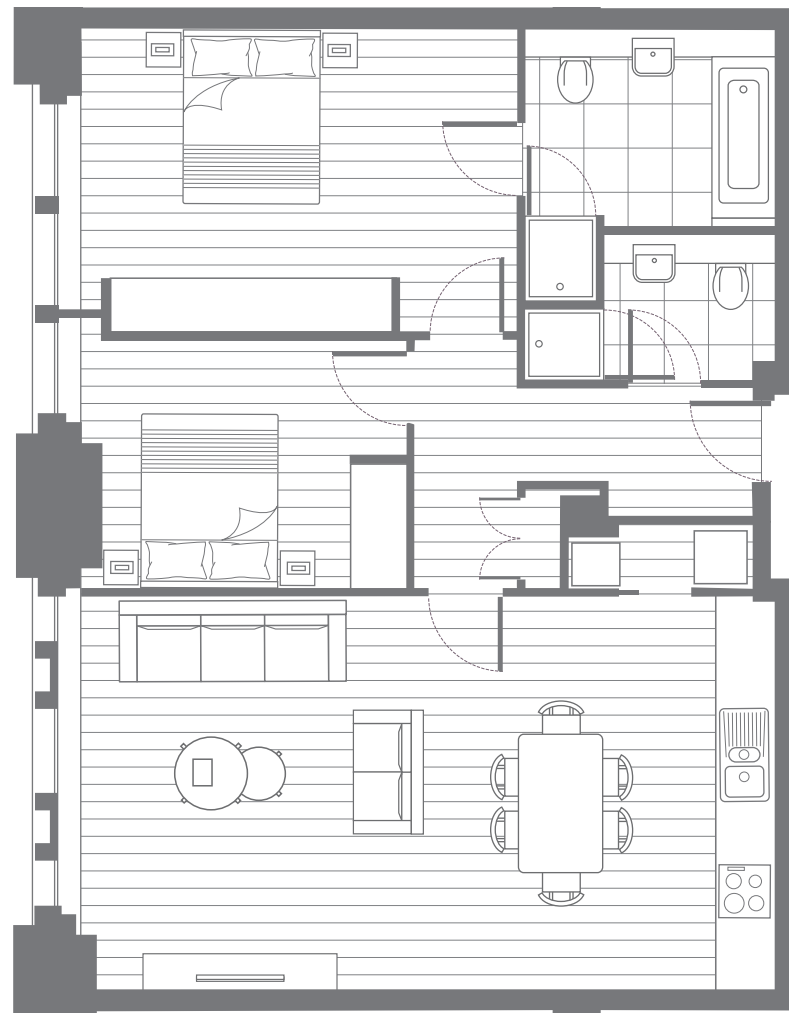
LIVING/DINING	5.38 x 4.14m	17'6" x 13'6"
KITCHEN	2.97 x 2.93m	9'9" x 9'6"
BEDROOM 1	4.14 x 3.28m	13'6" x 10'9"
TOTAL	62 SQ M	667 SQ FT

1 & 2 bedroom apartments

8 ESTHER ANNE PLACE

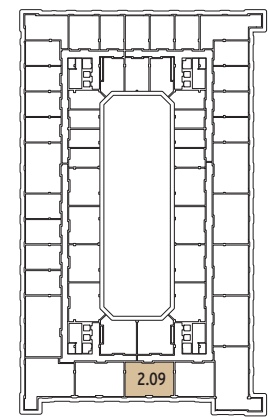


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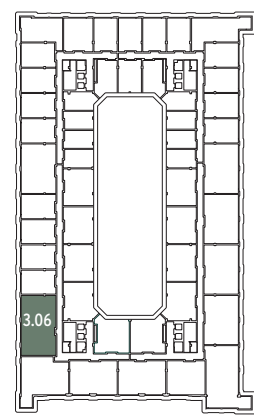


2 BEDROOM

P2.09	LEVEL 2	
LIVING/DINING/ KITCHEN	4.46 x 7.81	14'6" x 25'6"
BEDROOM 1	4.88 x 3.43m	16'0" x 11'2"
BEDROOM 1	2.83 x 3.45	9'3" x 11'3"
TOTAL	83.5 SQ M	899 SQ FT



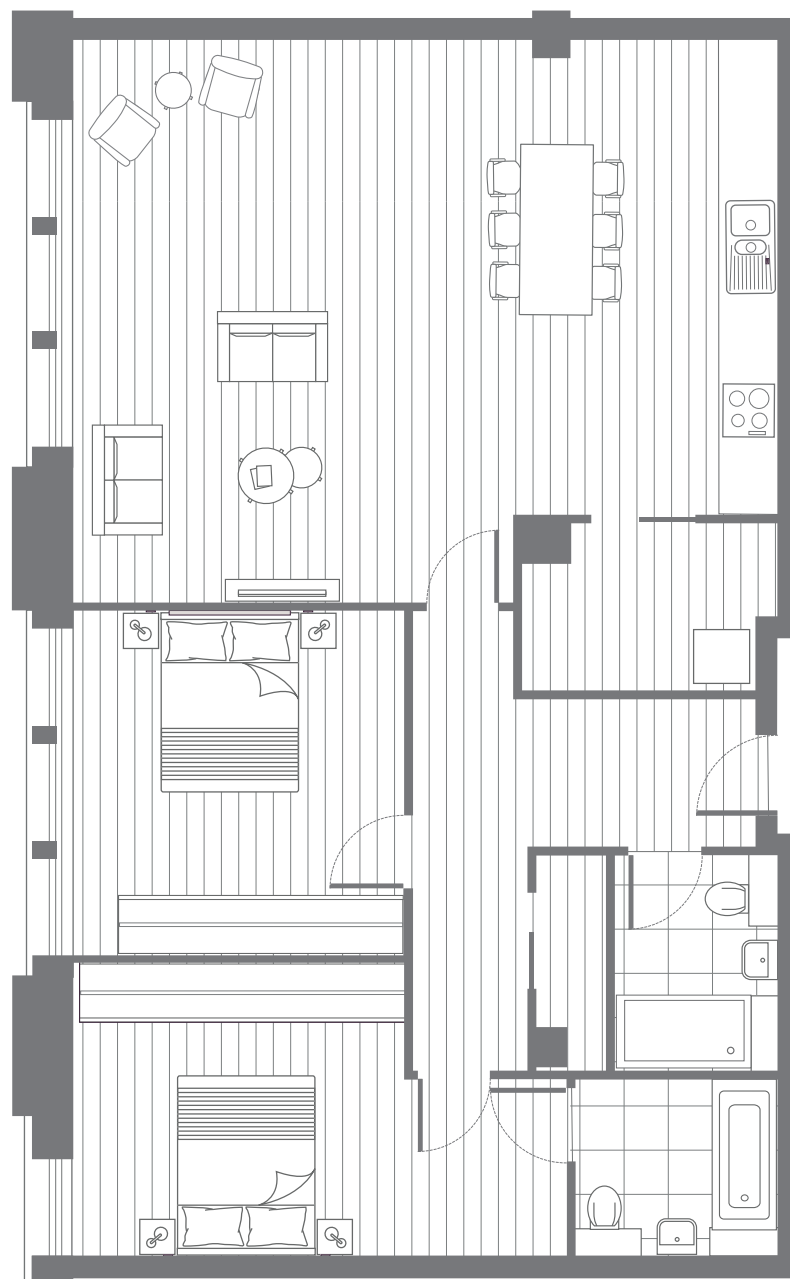
LEVEL 2



LEVEL 3

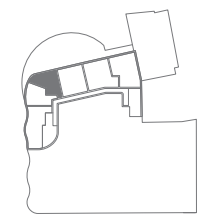
2 bedroom apartments

8 ESTHER ANNE PLACE

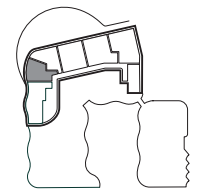


2 BEDROOM

P3.06	LEVEL 3	
LIVING/DINING/ KITCHEN	7.94 x 6.40	26'1" x 21'0"
BEDROOM 1	3.32 x 5.54	10'9" x 18'2"
BEDROOM 1	3.69 x 3.91	12'1" x 12'8"
TOTAL	108 SQ M	1164 SQ FT



P1.01	LEVEL 1	
LIVING/DINING	5.06 x 3.47m	16'6" x 11'4"
KITCHEN	4.90 x 1.36m	16'1" x 4'5"
BEDROOM 1	4.31 x 2.70m	14'14" x 8'9"
TOTAL	49.5 SQ M	533 SQ FT
BALCONY	1.84 X 8.09m	6'1" x 26'5"

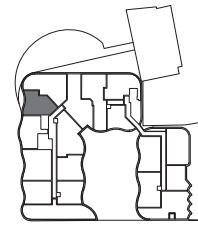
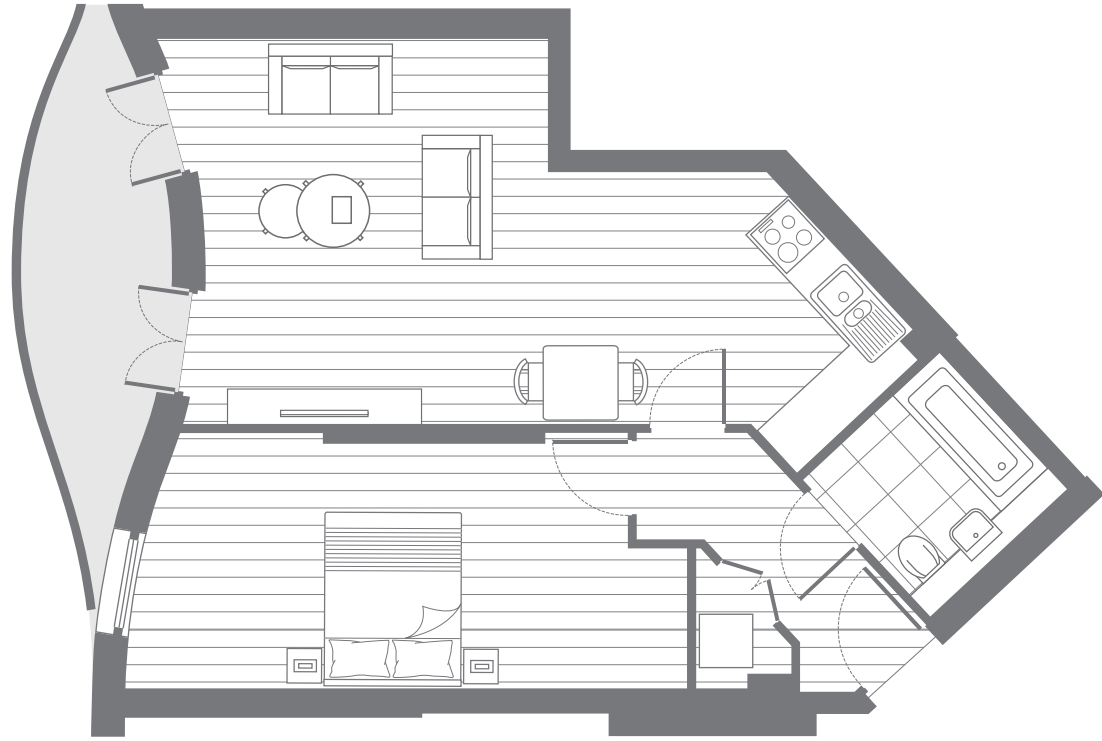


P1.02	LEVEL 1	
LIVING/DINING	3.92 x 3.59m	12'9" x 11'8"
KITCHEN	2.47 x 2.62m	8'10" x 8'6"
BEDROOM 1	4.84 x 2.75m	15'9" x 9'0"
TOTAL	48.6 SQ M	523 SQ FT
BALCONY	1.37 X 4.72m	4'6" x 15'5"

1 bedroom apartments

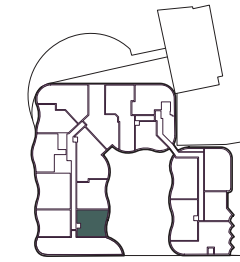
11 ESTHER ANNE PLACE

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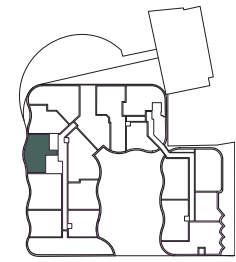
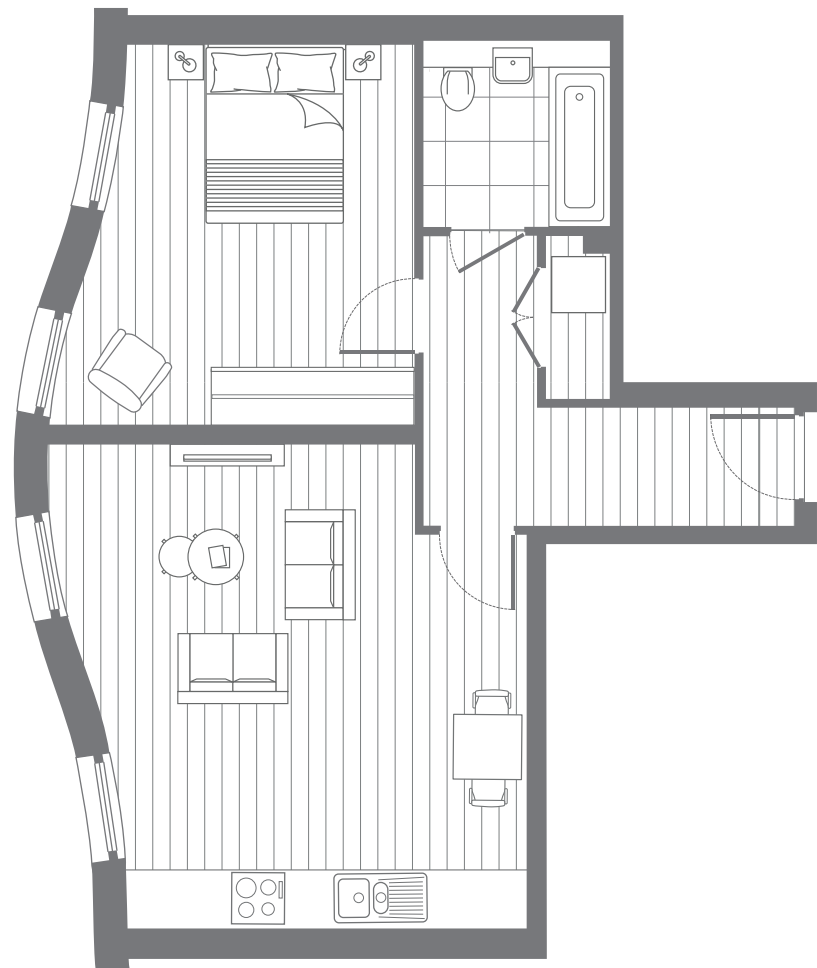
P3.04 LEVEL 3

LIVING/DINING	3.94 x 4.35m	12'9" x 14'3"
KITCHEN	3.32 x 2.06	10'9" x 6'8"
BEDROOM 1	5.41 x 2.75m	17'7" x 9'0"
TOTAL	56.7 SQ M	610 SQ FT
BALCONY	1.69 X 6.97	5'5" x 22'9"



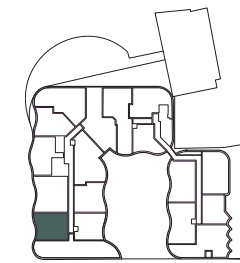
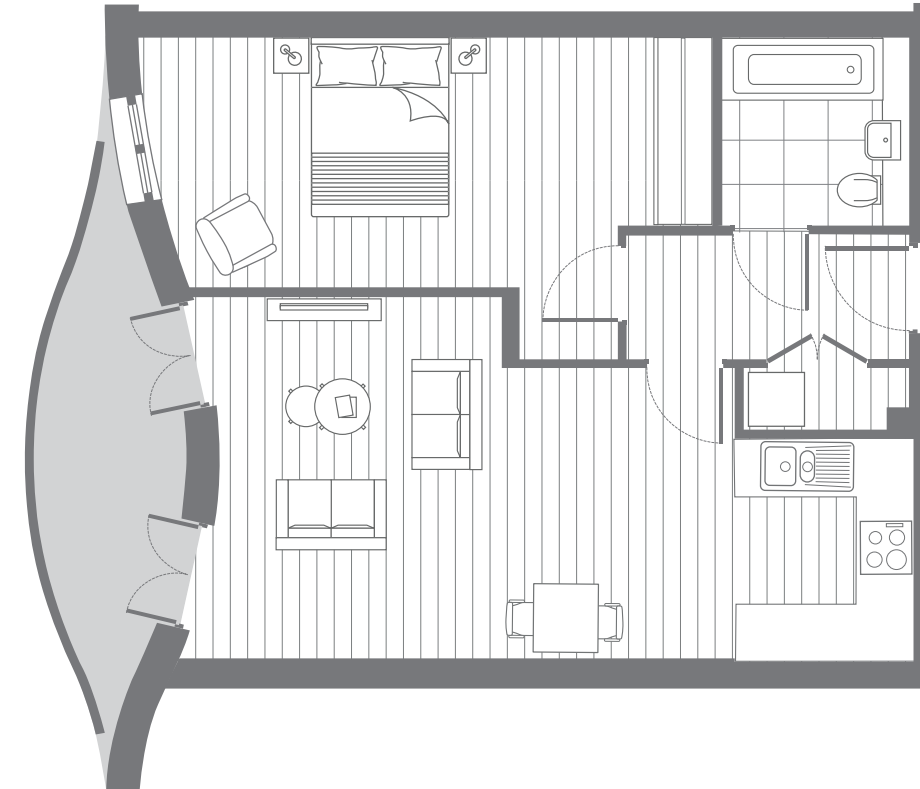
P4.08 LEVEL 4
P5.10 LEVEL 5

LIVING/DINING	4.66 x 3.96m	15'3" x 13'10"
KITCHEN	2.66 x 2.63m	8'7" x 8'6"
BEDROOM 1	5.60 x 2.75m	18'4" x 9'0"
TOTAL	51.8 SQ M	558 SQ FT
BALCONY	1.91 X 6.27	6'3" x 21'2"



P3.05 LEVEL 3

LIVING/DINING/ KITCHEN	5.45 x 4.70	17'9" x 15'4"
BEDROOM 1	3.50 x 4.30	11'5" x 14'11"
TOTAL	57.1 SQ M	615 SQ FT



P4.09 LEVEL 4

LIVING/DINING	5.79 x 4.09	19'0" x 13'3"
KITCHEN	2.50 x 2.00	8'2" x 6'6"
BEDROOM 1	6.08 x 2.75m	19'9" x 9'0"
TOTAL	56.8 SQ M	611 SQ FT
BALCONY	1.70 X 6.60	5'6" x 21'6"

1 bedroom apartments

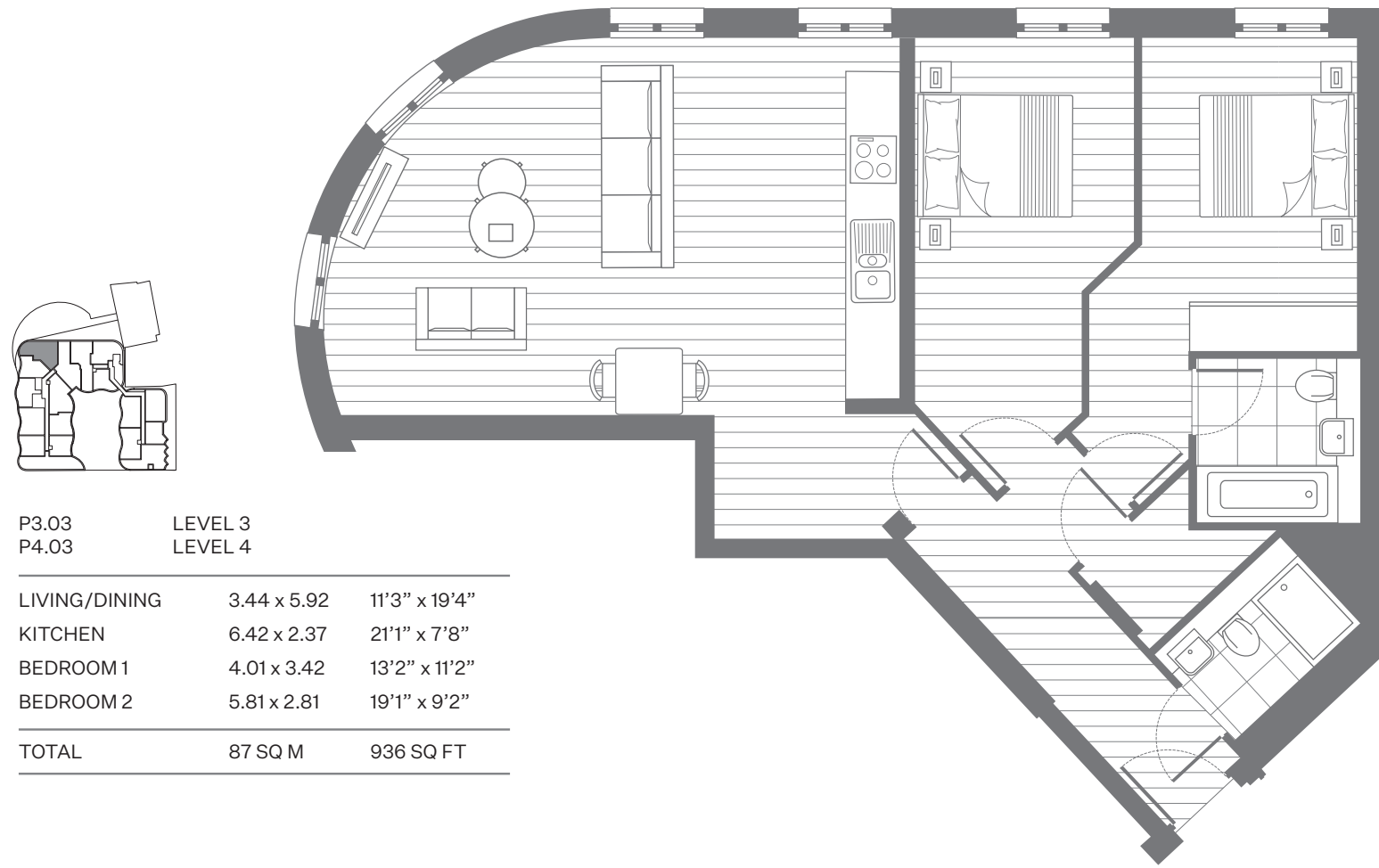
11 ESTHER ANNE PLACE

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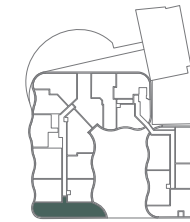
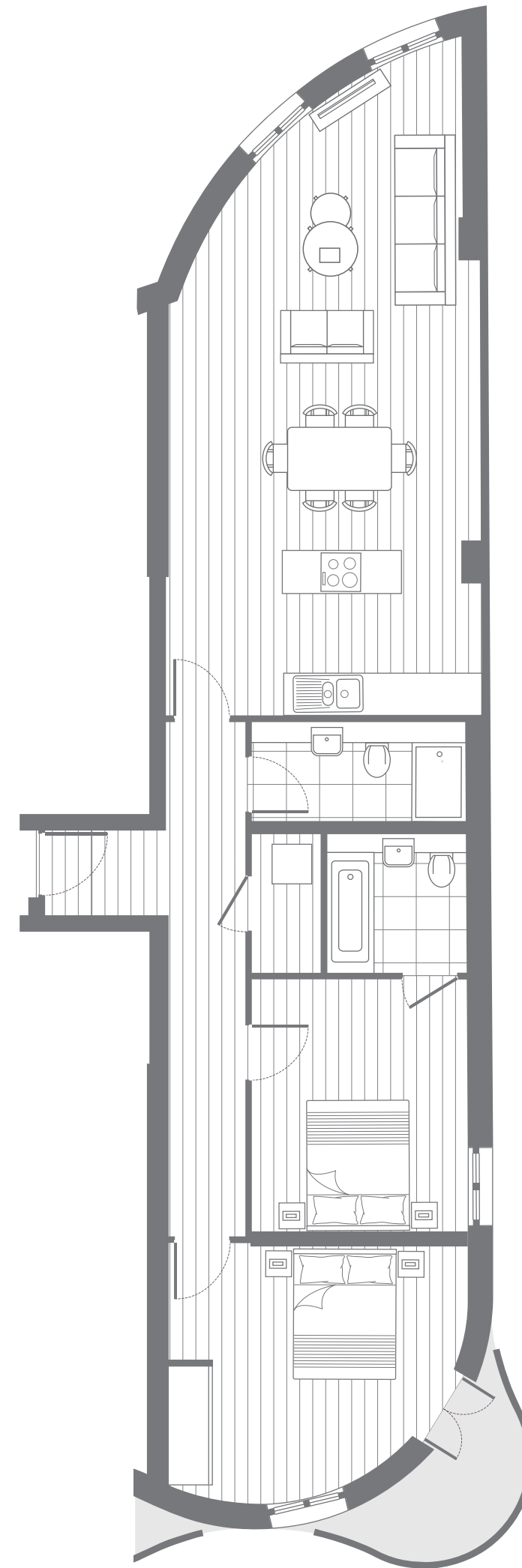
P3.07 LEVEL 3

LIVING/DINING	3.44 x 5.92	11'3" x 19'4"
KITCHEN	3.44 x 2.22	11'3" x 7'3"
BEDROOM 1	6.02 x 2.75m	19'7" x 9'0"
BEDROOM 2	4.18 x 2.93	13'7" x 9'6"
TOTAL	76.8 SQ M	827 SQ FT
BALCONY	1.70 X 7.46	5'6" x 24'5"



P3.03 LEVEL 3
P4.03 LEVEL 4

LIVING/DINING	3.44 x 5.92	11'3" x 19'4"
KITCHEN	6.42 x 2.37	21'1" x 7'8"
BEDROOM 1	4.01 x 3.42	13'2" x 11'2"
BEDROOM 2	5.81 x 2.81	19'1" x 9'2"
TOTAL	87 SQ M	936 SQ FT

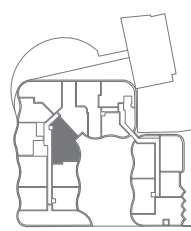


P3.10 LEVEL 3
P4.10 LEVEL 4
P5.12 LEVEL 5

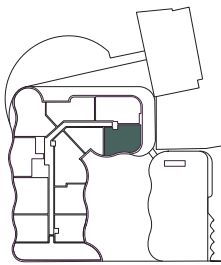
LIVING/DINING	6.67 x 4.78	21'9" x 15'7"
KITCHEN	4.78 x 2.50	15'7" x 8'2"
BEDROOM 1	3.82 x 3.25	12'5" x 10'7"
BEDROOM 1	3.63 x 4.32	11'9" x 14'2"
TOTAL	94.3 SQ M	1015 SQ FT
BALCONY	1.55 X 3.0	5'1" x 9'8"

2 bedroom apartments

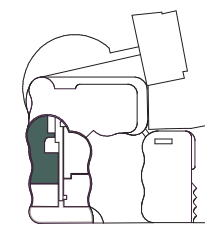
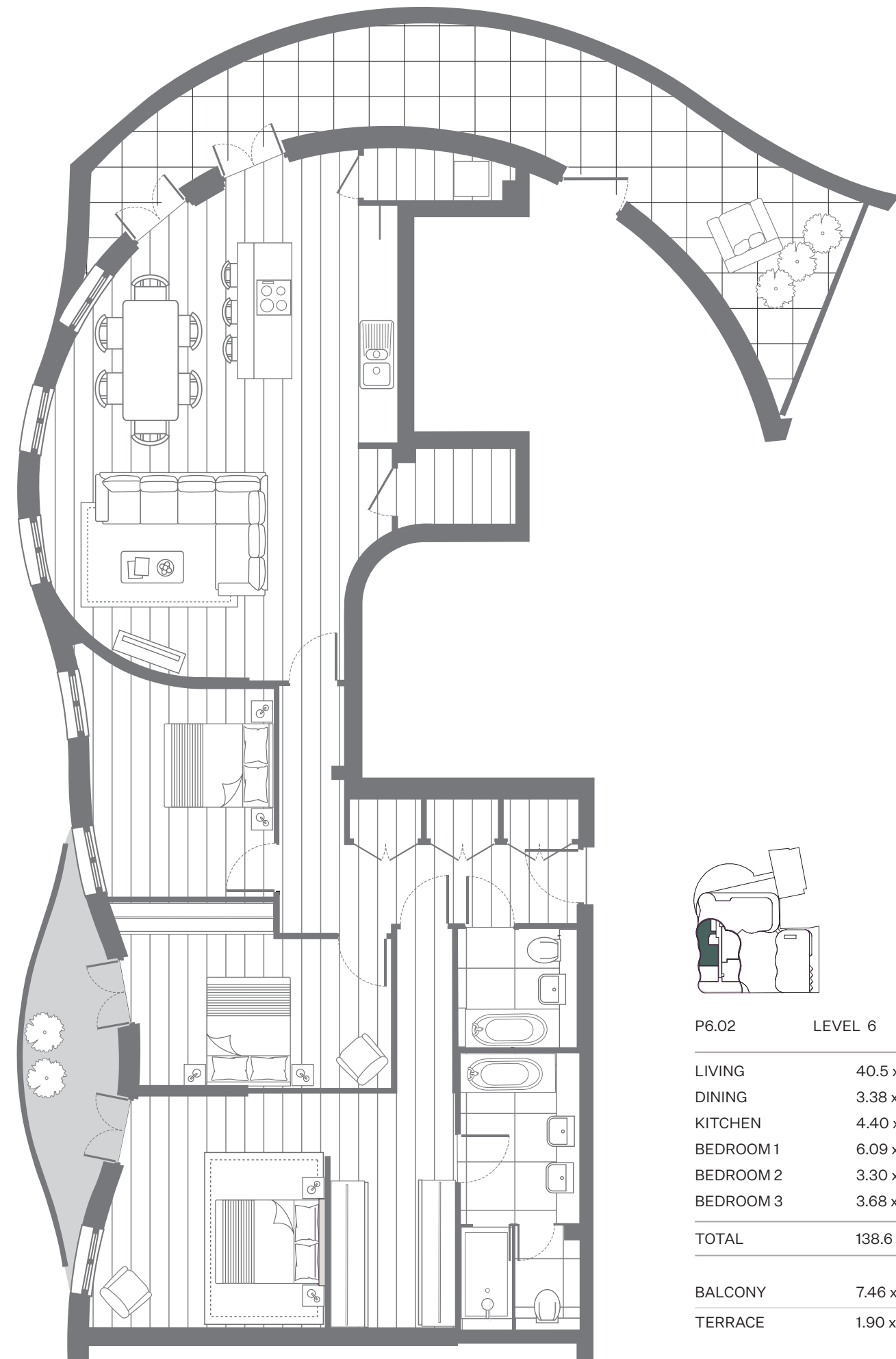
11 ESTHER ANNE PLACE



P3.02 LEVEL 3		
LIVING/DINING/ KITCHEN	8.26 x 3.41	27'10" x 11'2"
BEDROOM 1	5.64 x 4.44	18'5" x 14'6"
BEDROOM 2	5.03 x 2.75m	16'5" x 9'0"
TOTAL	87.5 SQ M	942 SQ FT
BALCONY	1.61 X 1.61	5'3" x 5'3"



P5.02 LEVEL 5		
LIVING/DINING	4.99 x 3.51	16'4" x 11'5"
KITCHEN	2.90 x 2.09m	9'5" x 6'9"
BEDROOM 1	4.56 x 2.75m	15'0" x 9'0"
BEDROOM 1	3.80 x 2.75m	12'5" x 9'0"
TOTAL	65 SQ M	699 SQ FT
TERRACE	6.83 X 2.71	22'4" x 8'9"



P6.02 LEVEL 6		
LIVING	40.5 x 5.19	13'3" x 17'0"
DINING	3.38 x 3.05	11'1" x 10'0"
KITCHEN	4.40 x 2.71	14'4" x 8'9"
BEDROOM 1	6.09 x 4.24	20'0" x 13'9"
BEDROOM 2	3.30 x 4.45	10'8" x 14'6"
BEDROOM 3	3.68 x 3.25	12'1" x 10'7"
TOTAL	138.6 SQ M	1492 SQ FT
BALCONY	7.46 x 1.69	24'3" x 5'5"
TERRACE	1.90 x 14.97	6'2" x 49'1"

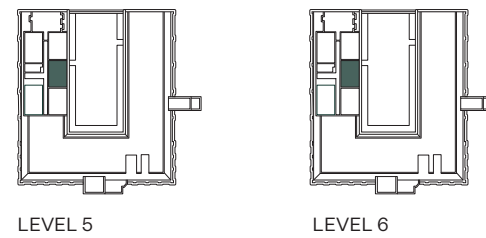
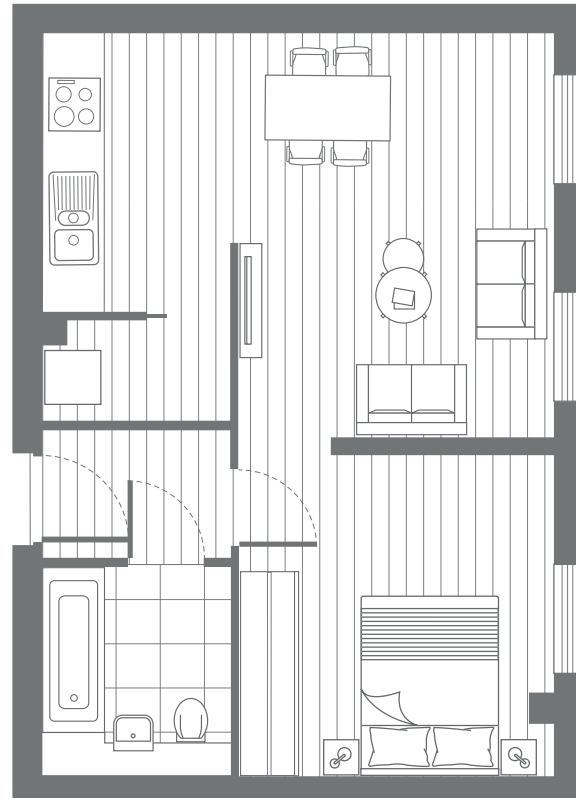
2 & 3 bedroom apartments

11 ESTHER ANNE PLACE

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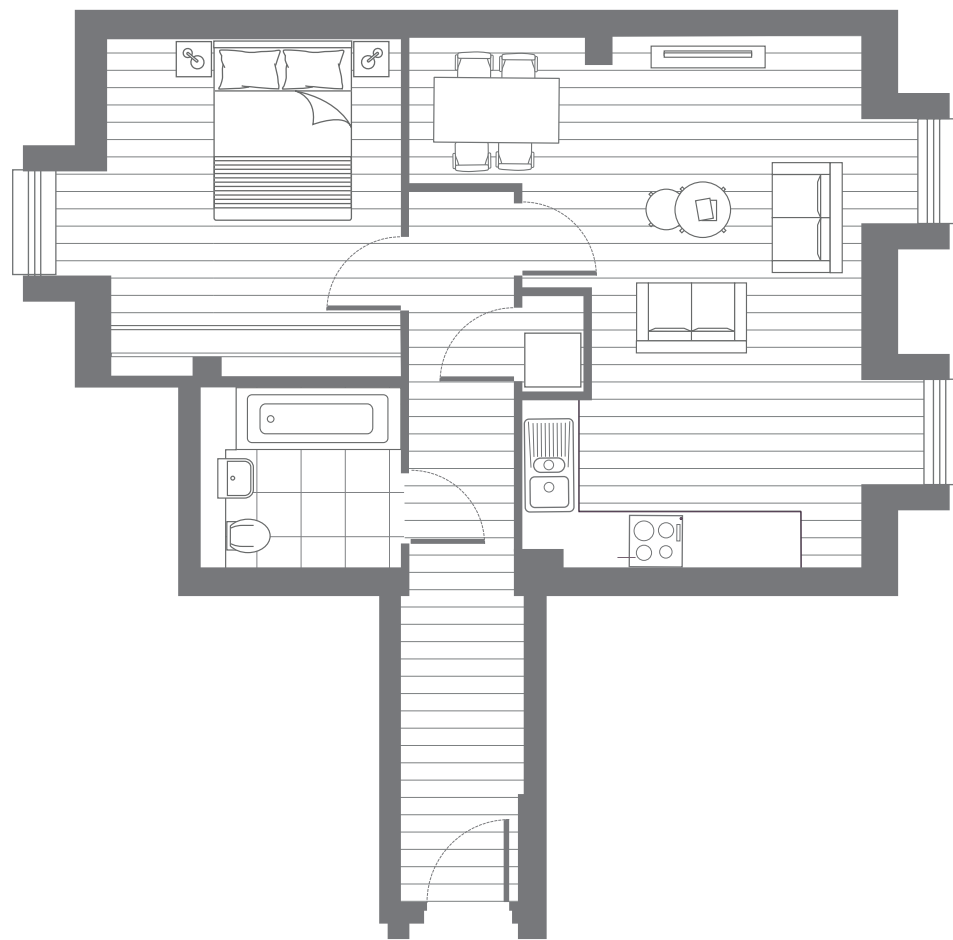
Apartment Specification

8, 11 & 17 ESTHER ANNE PLACE • ISLINGTON SQUARE



P5.04 LEVEL 5
P6.03 LEVEL 6

LIVING/DINING	4.46 x 3.48m	14'6" x 11'4"
KITCHEN	3.08 x 2.14m	10'0" x 7'0"
BEDROOM 1	3.52 x 3.44m	11'6" x 11'3"
TOTAL	46 SQ M	490 SQ FT



LEVEL 5

P5.02 LEVEL 5

LIVING	3.96 x 3.10m	13'0" x 10'2"
DINING	1.67 x 2.02m	5'5" x 6'6"
KITCHEN	1.92 x 6.30m	3'9" x 12'8"
BEDROOM 1	3.38 x 3.92	11'1" x 12'9"
TOTAL	58 SQ M	624 SQ FT

KITCHENS

- Individually-designed coordinated layouts
- Contemporary wall and base units with matt-lacquered/high gloss finish
- Stone worktops with integral upstand to walls
- High quality under-mounted stainless steel sink with luxury mixer taps
- Concealed multi-gang appliance panel
- Stone/wood floor finish as appropriate
- Wall units with under-lighting
- Integrated fridge and freezer
- Built-in microwave and oven
- Inset touch-control induction hob
- Re-circulating integrated extractor or variable height stainless steel island extractor
- Integrated dishwasher
- Freestanding washer dryer located in a dedicated utility zone
- All appliances are 'A'-rated

MASTER BATHROOMS

- Coordinated bathrooms and shower rooms
- Wall-to-wall mirror with built-in concealed storage and shelving over vanity unit
- Vanity units in stone/composite finish
- Coordinated stone/ceramic floor and full height wall tiling
- Steel baths with white finish and built-in bath/ shower mixer with diverter and deck-mounted slim shower set
- Wall hung white ceramic WCs with concealed system
- Semi-recessed hand wash basins with a single mixer mono-block lever tap with pop up waste
- Wall mounted basins (where applicable) with a single mixer mono-block lever tap with pop up waste
- White integrated shower trays with steel gully
- Glass shower surrounds and doors
- Shower fittings with thermostatic controls, all with stainless steel finish
- Heated chrome finish towel rails
- Integrated shaver socket

WARDROBES

- Bespoke sliding doors to master bedroom wardrobe with fitted rail, shelf and drawers
- Studio apartments have coordinated freestanding wardrobe with fitted shelf, draw and rail

APARTMENT FINISHES

- Hallways, reception, and bedrooms have engineered timber floor with an oak finish, laid over an acoustic separation layer
- Bathrooms and shower areas are finished in stone/ceramic tiling with full height wall tiling
- Internal doors are bespoke flush composite, extended height, with quality paint finish
- Quality steel ironmongery throughout
- Feature sliding doors in selected apartments

HEATING AND COOLING (where applicable)

- Heating and hot water from a communal system utilises ground sourced water and heat pumps to provide a modern, sustainable energy solution
- Underfloor heating
- Heated towel rails to bathrooms and shower rooms

ELECTRICS FITTINGS

- Feature ceiling coffers with concealed lighting in selected locations within units
- Recessed down-lighters in kitchens and bathrooms
- Television points (terrestrial and satellite) to reception rooms and principle bedrooms
- Telephone and data points to reception and principle bedrooms
- Dimmer light controls where applicable (rocker switches where energy efficient lights are used)

HOME TECHNOLOGY

- A fully integrated cable structure that allows for a range of advanced home automation features including keypads to replace light switches and Cat 5 cabling for AV, telephone and data systems

SECURITY AND CONCIERGE

- 24/7 concierge service controlling access to apartments
- Multi-point locking and spy hole to apartment entrance doors
- CCTV security system to communal areas linked in to the central management system

CAR AND BICYCLE PARKING

- Secure private underground parking and bicycle storage areas subject to availability

DROP-OFF AREA

- A covered area is provided under a canopy at the entrance to the building

ARCHITECT-DESIGNED ENTRANCE FOYER

- Spacious reception area with bespoke features including stone floor, ceiling and timber clad walls
- Comfortable and elegantly furnished lounge seating area for residents
- Secure mail adjacent to concierge station
- Bespoke concierge desk with security monitors serving all addresses
- Feature lighting

LIFTS

- Passenger lifts serve all residential levels and underground parking

OUTSIDE SPACE

- Access to communal landscaped gardens
- All external areas have lighting and a 13-amp power point
- Watering points provided

GUARANTEE

- 10-year build warranty

PLEASE NOTE THAT THESE DETAILS MAY VARY BETWEEN APARTMENTS AND APARTMENT BLOCKS

Studio & 1 bedroom apartments

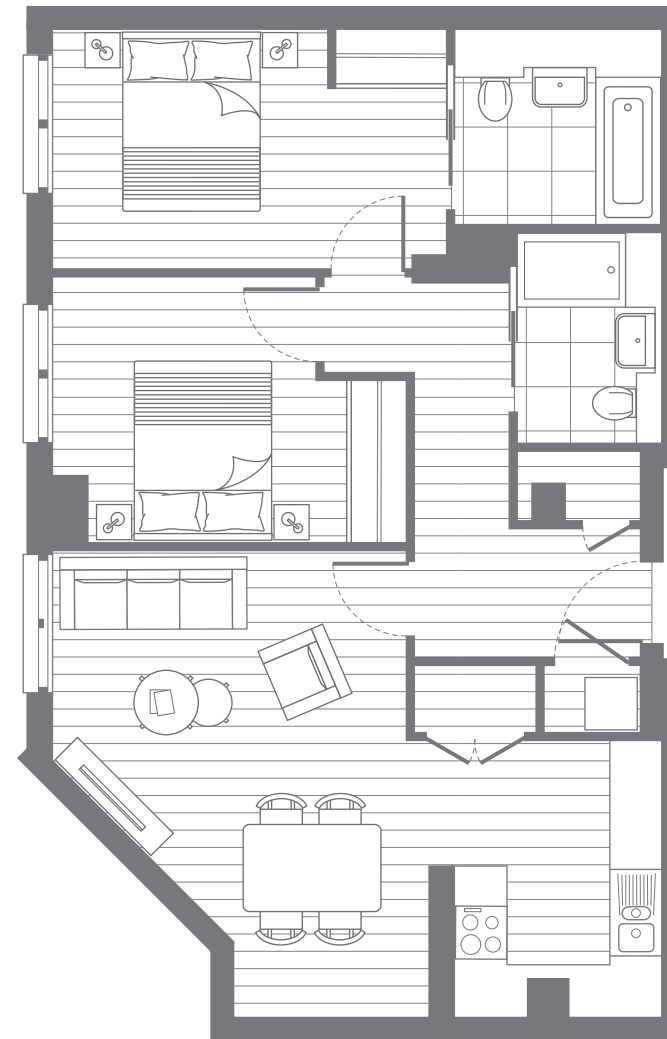
17 ESTHER ANNE PLACE

Apartment plans are intended to be correct, precise details and internal layouts may vary. Furniture shown for illustrative purposes only. Room dimensions are approximate and should be used as a guide only. Total areas vary and should also be used as a guide only.



The Zen Garden Collection

EIGHT 2 & 3 BEDROOM RESIDENCES • 8 ESTHER ANNE PLACE • ISLINGTON SQUARE



2 BEDROOM

P1.19	LEVEL 1	
LIVING/DINING/ KITCHEN	5.0 x 6.9m	16'4" x 22'6"
BEDROOM 1	2.7 x 4.6m	8'8" x 15'0"
BEDROOM 2	3.6 x 3.2m	11'8" x 10'5"
TOTAL	80.1 SQ M	862 SQ FT

2 BEDROOM

P1.20	LEVEL 1	
LIVING/DINING/ KITCHEN	4.7 x 6.9m	15'4" x 22'6"
BEDROOM 1	2.7 x 4.6m	8'8" x 15'1"
BEDROOM 2	3.5 x 3.3m	11'5" x 10'8"
TOTAL	78.1 SQ M	840 SQ FT

2 BEDROOM

P1.21	LEVEL 1	
LIVING/DINING	5.2 x 4.1m	17'0" x 13'4"
KITCHEN	3.2 x 2.7m	10'5" x 8'8"
BEDROOM 1	2.6 x 4.6m	8'5" x 15'1"
BEDROOM 2	3.0 x 3.4m	9'8" x 11'1"
TOTAL	75.4 SQ M	811 SQ FT

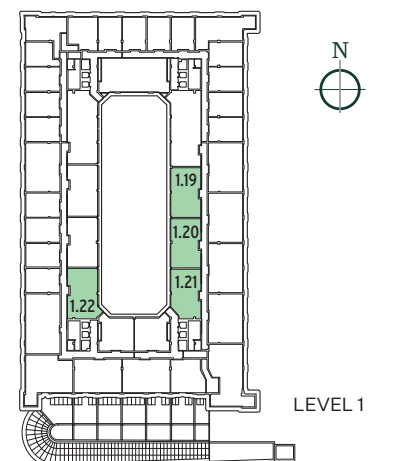
2 BEDROOM

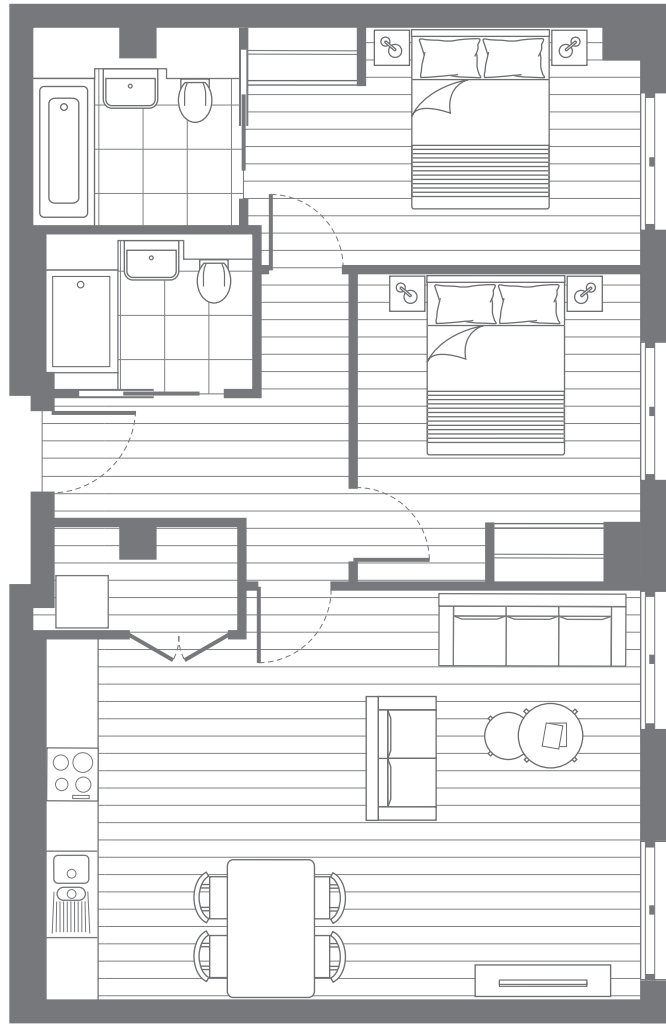
P1.22	LEVEL 1	
LIVING/DINING/ KITCHEN	5.1 x 6.8m	16'7" x 22'3"
BEDROOM 1	2.7 x 4.5m	8'8" x 14'7"
BEDROOM 2	3.6 x 3.3m	11'8" x 10'8"
TOTAL	83.8 SQ M	902 SQ FT

2 bedroom apartments

8 ESTHER ANNE PLACE

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2 BEDROOM

P1.23	LEVEL 1	
LIVING/DINING/ KITCHEN	4.6 x 6.8m	15'1" x 22'3"
BEDROOM 1	2.7 x 4.5m	8'8" x 14'7"
BEDROOM 2	3.5 x 3.3m	11'5" x 10'8"
TOTAL	78.0 SQ M	840 SQ FT



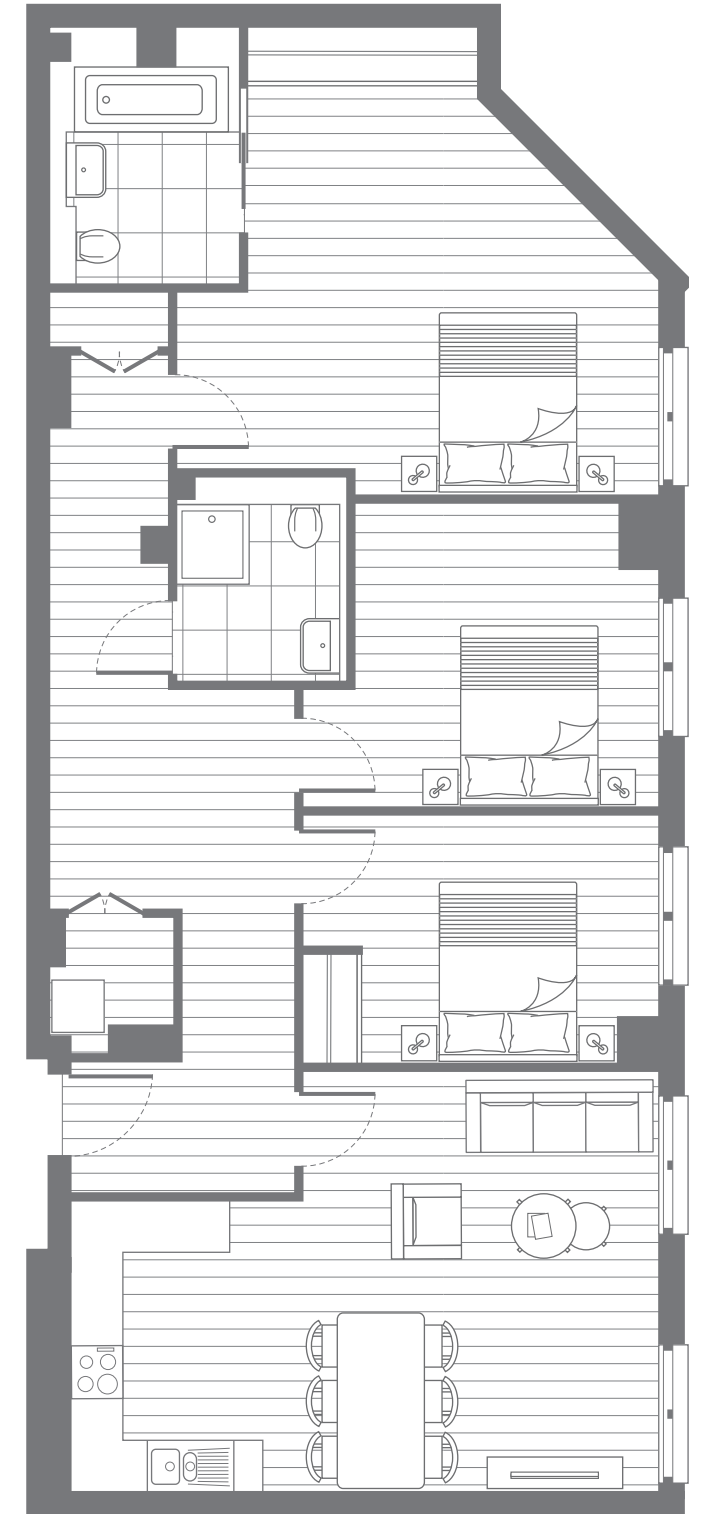
2 BEDROOM

P1.24	LEVEL 1	
LIVING/DINING/ KITCHEN	5.4 x 6.8m	17'7" x 22'3"
BEDROOM 1	2.7 x 4.9m	8'8" x 16'0"
BEDROOM 2	3.1 x 3.8m	10'1" x 12'4"
TOTAL	79.6 SQ M	856 SQ FT



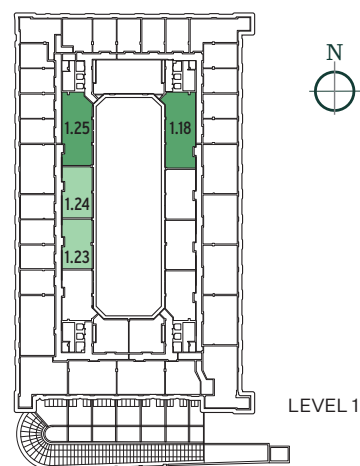
3 BEDROOM

P1.18	LEVEL 1	
LIVING/DINING/ KITCHEN	5.8 x 6.8m	19'0" x 22'3"
BEDROOM 1	5.6 x 5.1m	18'4" x 16'7"
BEDROOM 2	2.7 x 4.7m	8'8" x 15'4"
BEDROOM 3	2.8 x 4.0m	9'2" x 13'1"
TOTAL	122.3 SQ M	1316 SQ FT



3 BEDROOM

P1.25	LEVEL 1	
LIVING/DINING/ KITCHEN	4.8 x 6.8m	15'7" x 22'3"
BEDROOM 1	4.7 x 5.6m	15'4" x 18'4"
BEDROOM 2	2.9 x 4.1m	9'5" x 13'4"
BEDROOM 3	3.5 x 4.1m	11'5" x 13'4"
TOTAL	122.3 SQ M	1316 SQ FT



2 & 3 bedroom apartments

8 ESTHER ANNE PLACE

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Zen Garden Apartment Specification

8 ESTHER ANNE PLACE • ISLINGTON SQUARE

KITCHENS

- Individually-designed coordinated layouts
- Contemporary wall and base units with matt-lacquered or high gloss finish
- Stone worktops with integral upstand to walls
- High quality under-mounted stainless steel sink with luxury mixer taps
- Wood floor finish as appropriate
- Wall units with under-lighting
- Integrated fridge and freezer
- Built-in microwave and oven
- Inset touch-control induction hob
- Re-circulating integrated extractor or variable height stainless steel island extractor
- Integrated dishwasher
- Freestanding washer dryer located in a dedicated utility zone
- All appliances are 'A'-rated

MASTER BATHROOMS

- Coordinated bathrooms and shower rooms
- Wall-to-wall mirror above bath, vanity cabinet over sink
- Vanity units in stone/composite finish
- Coordinated stone/ceramic floor and full height wall tiling
- Steel baths with white finish and built-in bath/shower mixer with diverter and deck-mounted slim shower set
- Wall hung white ceramic WCs with concealed system
- Semi-recessed hand wash basins with a single mixer mono-block lever tap with pop up waste
- Wall mounted basins (where applicable) with a single mixer mono-block lever tap with pop up waste
- White integrated shower trays with steel gully
- Glass shower surrounds and doors
- Shower fittings with thermostatic controls, all with stainless steel finish
- Heated chrome finish towel rails
- Integrated shaver socket

WARDROBES

- Bespoke sliding doors to master bedroom wardrobe with fitted rail, shelf and drawers

APARTMENT FINISHES

- Hallways, reception, and bedrooms have engineered timber floor with an oak finish, laid over an acoustic separation layer
- Bathrooms and shower areas are finished in stone/ceramic tiling with full height wall tiling
- Internal doors are bespoke flush composite, with quality paint finish
- Quality steel ironmongery throughout

HEATING AND COOLING

- (where applicable)
- Heating and hot water from a communal system utilises ground sourced water and heat pumps to provide a modern, sustainable energy solution
- Comfort cooling to all principal rooms
- Underfloor heating
- Heated towel rails to bathrooms and shower rooms

ELECTRICS FITTINGS

- Feature ceiling coffers with concealed lighting in selected locations within units
- Recessed down-lighters in kitchens and bathrooms
- Television points (terrestrial and satellite) to reception rooms and principle bedrooms
- Telephone and data points to reception and principle bedrooms
- Dimmer lights where applicable (rocker switches where energy efficient lights are used)

HOME TECHNOLOGY

- A fully integrated cable structure that allows for a range of advanced home automation features including keypads to replace light switches and Cat 5 cabling for AV, telephone and data systems

SECURITY AND CONCIERGE

- 24/7 concierge service controlling access to apartments
- Multi-point locking and spy hole to apartment entrance doors
- CCTV security system to communal areas linked in to the central management system

CAR AND BICYCLE PARKING

- Secure private underground parking and bicycle storage areas subject to availability

DROP-OFF AREA

- A covered area is provided under a canopy at the entrance to the building

ARCHITECT-DESIGNED ENTRANCE FOYER

- Spacious reception area with bespoke features including stone floor, ceiling and timber clad walls
- Comfortable and elegantly furnished lounge seating area for residents
- Secure mail adjacent to concierge station
- Bespoke concierge desk with security monitors serving all addresses
- Feature lighting

LIFTS

- Passenger lifts serve all residential levels and underground parking

OUTSIDE SPACE

- Access to communal landscaped gardens (excluding Zen Garden)

GUARANTEE

- 10-year build warranty

PLEASE NOTE THAT THESE DETAILS MAY VARY BETWEEN APARTMENTS AND APARTMENT BLOCKS



The Maisonettes

3 BEDROOM RESIDENCES • 8 ESTHER ANNE PLACE • ISLINGTON SQUARE

All images shown are computer generated, specifications & finishes may vary.





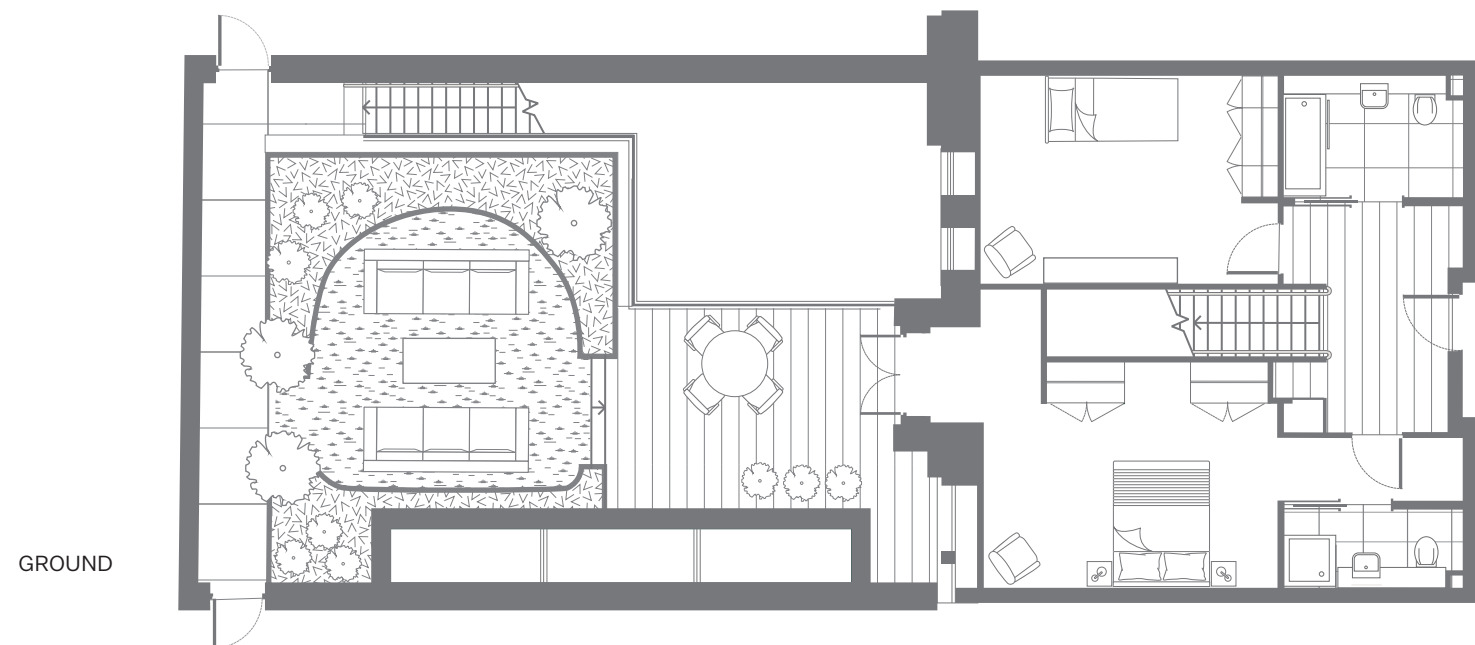
Each maisonette features an integral lower ground sun terrace with access from the principal living area, master bedroom and upper level garden terrace.

This innovative design will provide cascades of natural light to the expansive open plan living/dining area – accentuating and defining the split level space into that of an inspired family home.

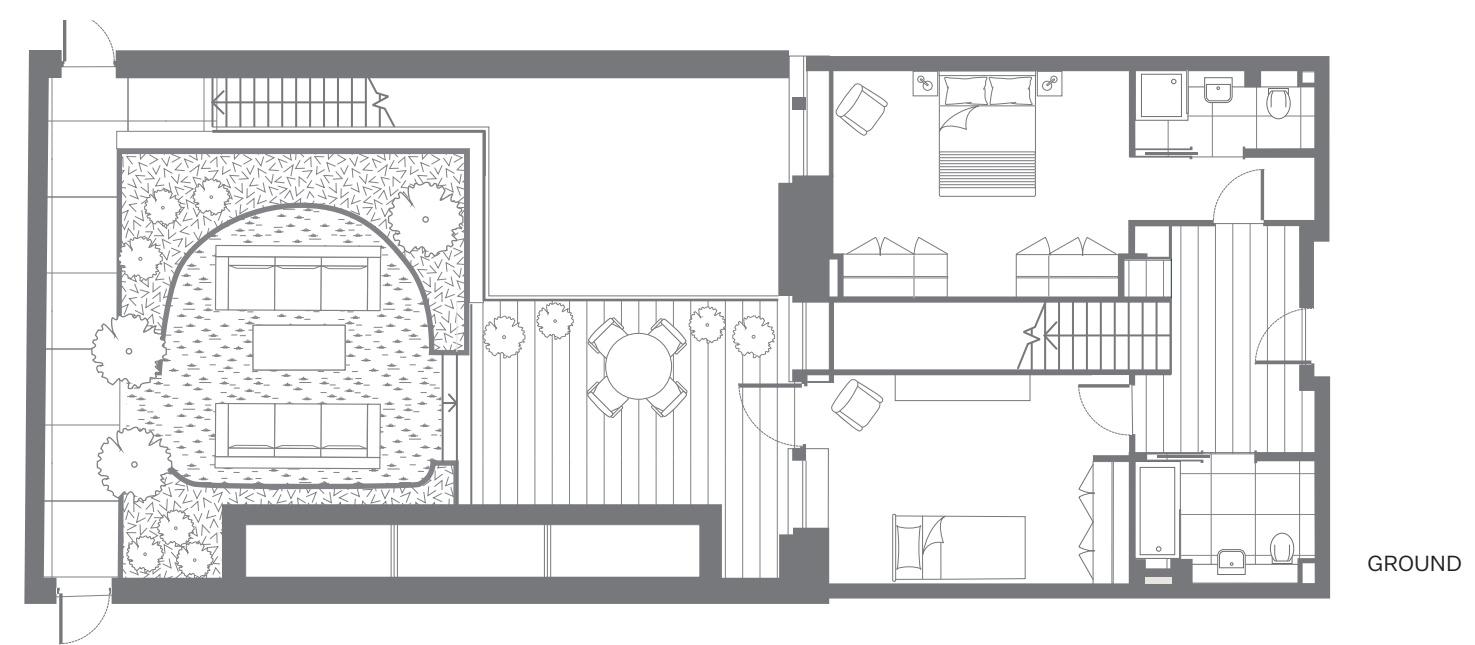


Interior specifications provide a palette of sophisticated warm tone finishes and decor – designed for contemporary living and luxurious surroundings

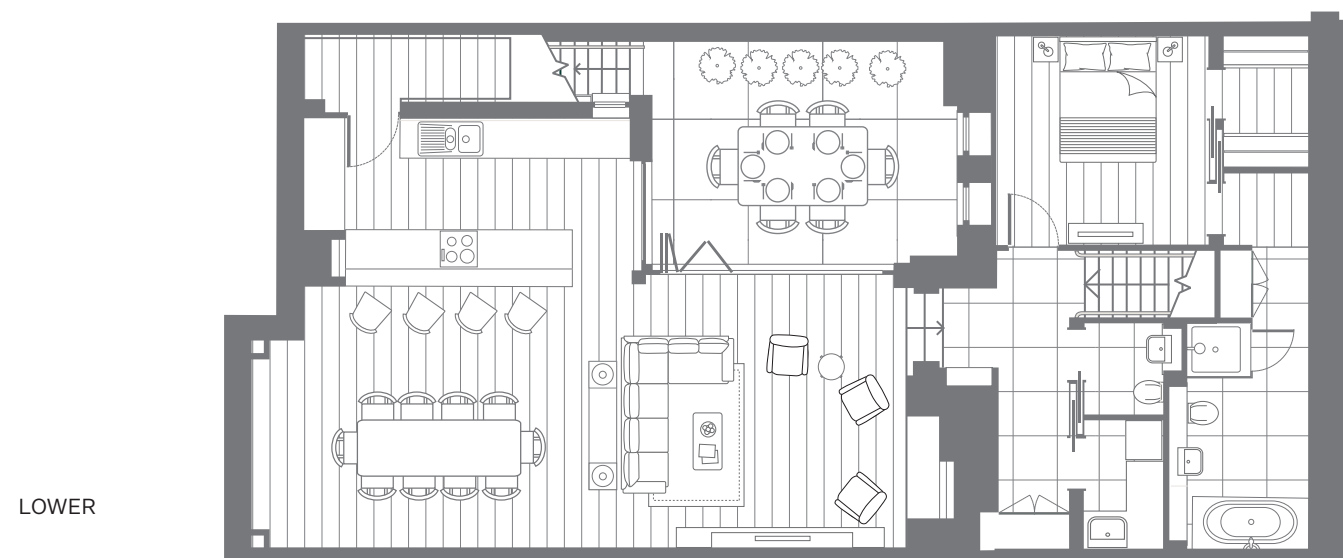




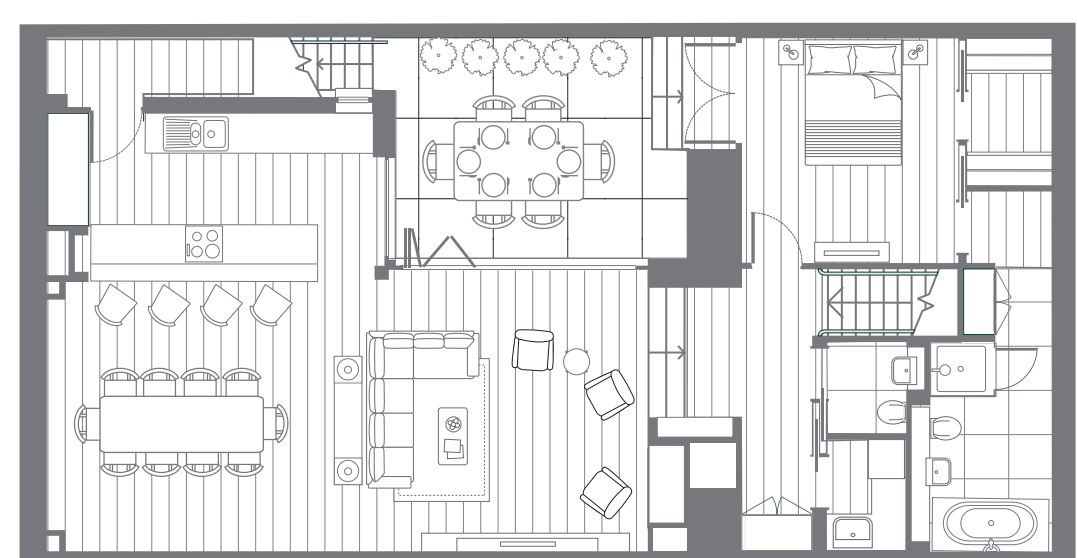
GROUND



GROUND



LOWER



LOWER

G4 LOWER GROUND & GROUND LEVEL

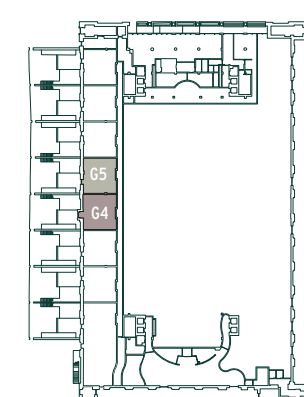
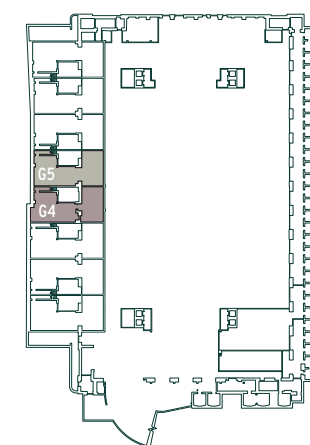
LIVING ROOM	4.51 x 4.55m	14'9" x 14'10"
DINING ROOM	4.35 x 6.24m	14'3" x 20'5"
KITCHEN	2.55 x 5.53m	8'4" x 18'0"
BEDROOM 1	3.72 x 5.17m	12'2" x 16'11"
BEDROOM 2	4.88 x 3.67m	16'0" x 12'0"
BEDROOM 3	4.95 x 3.43m	16'2" x 11'2"
TOTAL	176 SQ M	1890 SQ FT
TERRACE G	12.0 x 7.54	39'3" x 24'7"
TERRACE LG	3.64 x 5.01	11'10" x 16'4"

G5 LOWER GROUND & GROUND LEVEL

LIVING ROOM	4.57 x 4.54m	14'11" x 14'10"
DINING ROOM	4.56 x 5.37m	14'11" x 17'6"
KITCHEN	2.63 x 5.55m	8'7" x 18'2"
BEDROOM 1	3.72 x 5.12m	12'2" x 16'9"
BEDROOM 2	4.87 x 3.78m	15'11" x 12'4"
BEDROOM 3	4.87 x 3.37m	15'11" x 11'0"
TOTAL	174 SQ M	1872 SQ FT
TERRACE G	12.0 x 7.54	39'3" x 24'7"
TERRACE LG	3.64 x 4.80	11'10" x 15'9"

LOWER GROUND

GROUND



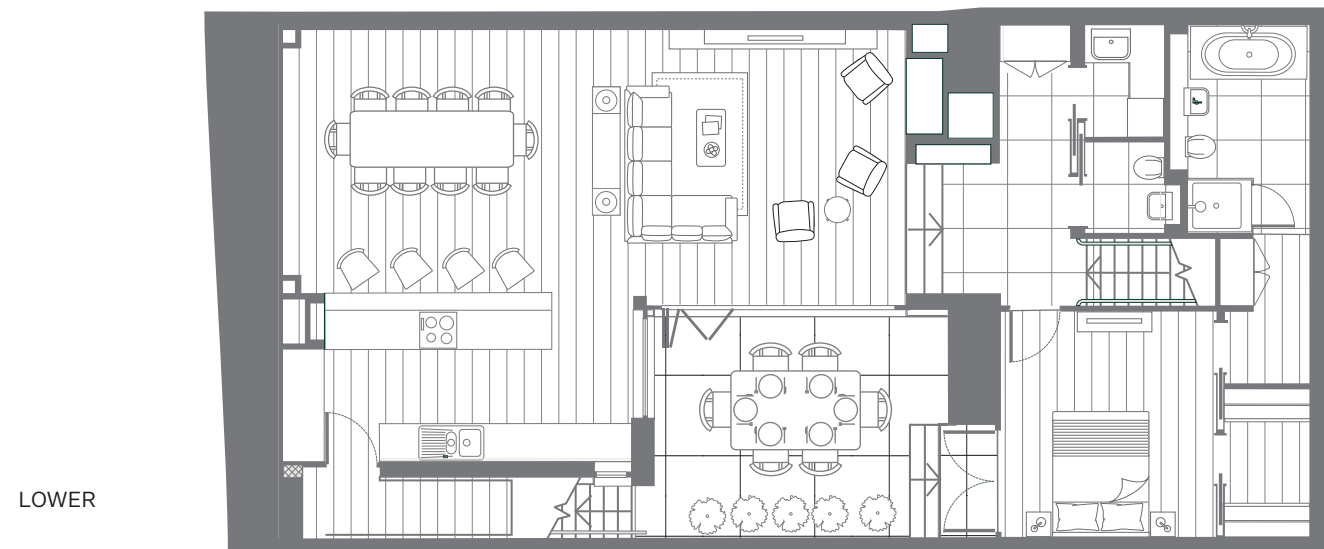
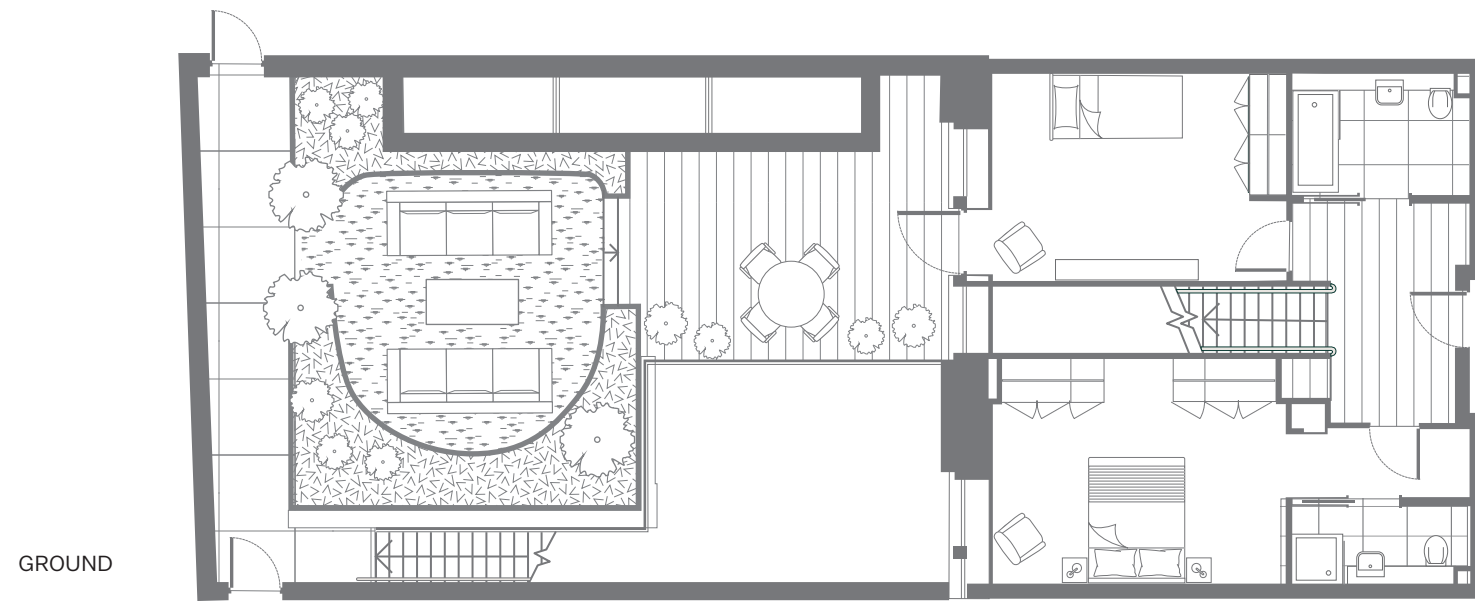
3 bedroom maisonettes

8 ESTHER ANNE PLACE

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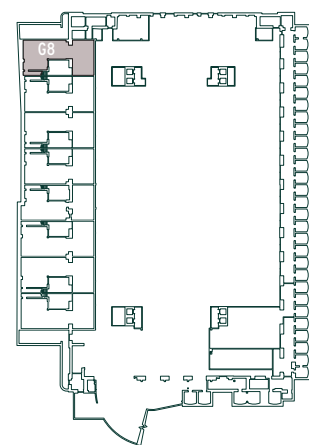
Maisonette Specification

8 ESTHER ANNE PLACE • ISLINGTON SQUARE

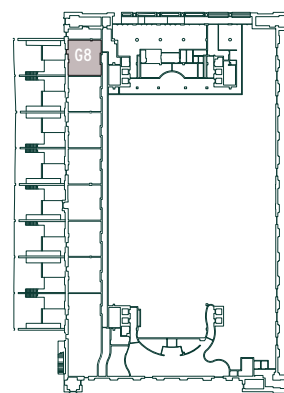


G8	LOWER GROUND & GROUND LEVEL	
LIVING ROOM	4.54 x 4.58m	14'10" x 15'0"
DINING ROOM	4.51 x 5.76m	14'9" x 18'10"
KITCHEN	2.65 x 5.90m	8'7" x 19'3"
BEDROOM 1	3.72 x 5.10m	12'2" x 16'7"
BEDROOM 2	4.88 x 3.70m	16'0" x 12'2"
BEDROOM 3	4.87 x 3.45m	15'11" x 11'3"
TOTAL	173 SQ M	1863 SQ FT
TERRACE G	12.0 x 7.54	39'3" x 24'7"
TERRACE LG	3.67 x 4.83	12'0" x 15'9"

LOWER GROUND



GROUND



- KITCHENS**
 - Individually-designed coordinated layouts
 - Contemporary wall and base units with matt-lacquered/high gloss finish
 - Quality reconstituted quartz stone worktops with integral upstand to walls
 - High quality under-mounted stainless steel sink with luxury mixer taps
 - Concealed multi-gang appliance panel
 - Oak floor finish
 - Wall unit with under lighting
 - Integrated fridge and freezer
 - Built in microwave and oven
 - Inset touch control induction hob
 - Re-circulating integrated extractor or variable height stainless steel island extractor
 - Integrated dishwasher
 - Freestanding washer dryer located in a dedicated utility zone
 - All appliances are A rated
 - ENTRANCE HALLS**
 - Bespoke timber veneer feature wall panels
 - Engineered oak flooring
 - Oak-tread staircase with solid timber handrail and glass balustrade
 - Black timber framed glass doors and glass panel feature
 - Recessed cloak cupboard
 - Bespoke designed hardwood entrance door with hardwood architraves
 - CLOAKROOMS**
 - Porcelain feature wall slabs
 - Bespoke lacquered vanity unit with metal framing
 - APARTMENT FINISHES**
 - Hallways, reception and kitchens have engineered timber floor with an oak finish, laid over an acoustic separation layer
 - Internal doors are bespoke flush composite, extended height with quality finish
 - HEATING AND COOLING** (where applicable)
 - Heating and hot water from communal system utilises ground sourced water and heating pumps to provide a modern, sustainable energy solution
 - Underfloor heating
 - Electrical Heated Towel rails to bathroom and shower rooms
 - Comfort cooling system
 - ELECTRICAL FITTINGS**
 - Coordinated lighting scheme includes feature ceiling coffers in selected locations
 - Recessed down lighting in selected locations
 - Recessed wallwasher in corridor and master bedroom
 - Television points (terrestrial and satellite) to reception rooms and principal bedrooms
 - Telephone and data points to reception and principal bedrooms
 - Dimmer light controls where applicable (rocker switches where energy efficient lights are used)
 - HOME TECHNOLOGY**
 - KNX Lighting & Heating /Cooling Home Automation control system
 - A fully integrated cable structure that allows for a range of advanced home automation features including keypads to
 - replace light switches and Cat 6 cabling for AV, telephone and data systems**
 - SECURITY AND CONCIERGE**
 - 24/7 concierge services controlling access to apartments
 - Multi-point locking and spy hole to apartment entrance door
 - CCTV security system to communal areas linked in to the central management system
 - CAR AND BICYCLE PARKING**
 - Secure private underground parking and bicycle storage areas subject to availability
 - DROP-OFF AREA**
 - A covered area is provided under a canopy at the entrance to the building
 - ARCHITECT-DESIGNED ENTRANCE FOYER**
 - Spacious reception area with bespoke features including stone floor, ceiling and panelling to walls
 - Comfortable and elegantly furnished seating area for residents
 - Secure mail adjacent to concierge station
 - Bespoke concierge desk with security monitors serving all addresses
 - Feature lighting
 - LIFTS**
 - Passenger lifts serve all residential levels and underground parking
 - OUTSIDE SPACE**
 - Private gardens and patio area accessed from raised ground and lower ground levels
 - Access to communal landscaped gardens
 - AMENITIES**
 - Access to the unique wellness centre created by Third Space Health Club at a preferential rate
 - GUARANTEE**
 - 10-year build warranty
- PLEASE NOTE THAT THESE DETAILS MAY VARY BETWEEN MAISONNETTES

3 bedroom maisonettes

8 ESTHER ANNE PLACE

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The Penthouses

3 BEDROOM DOUBLE LEVEL APARTMENTS • 8 ESTHER ANNE PLACE • ISLINGTON SQUARE

All images shown are computer generated, specifications & finishes may vary.



PENTHOUSES



The clean sleek lines of the fabulous Valcucine island kitchen are further enhanced by matt black glass worktops and an illuminated back wall panel



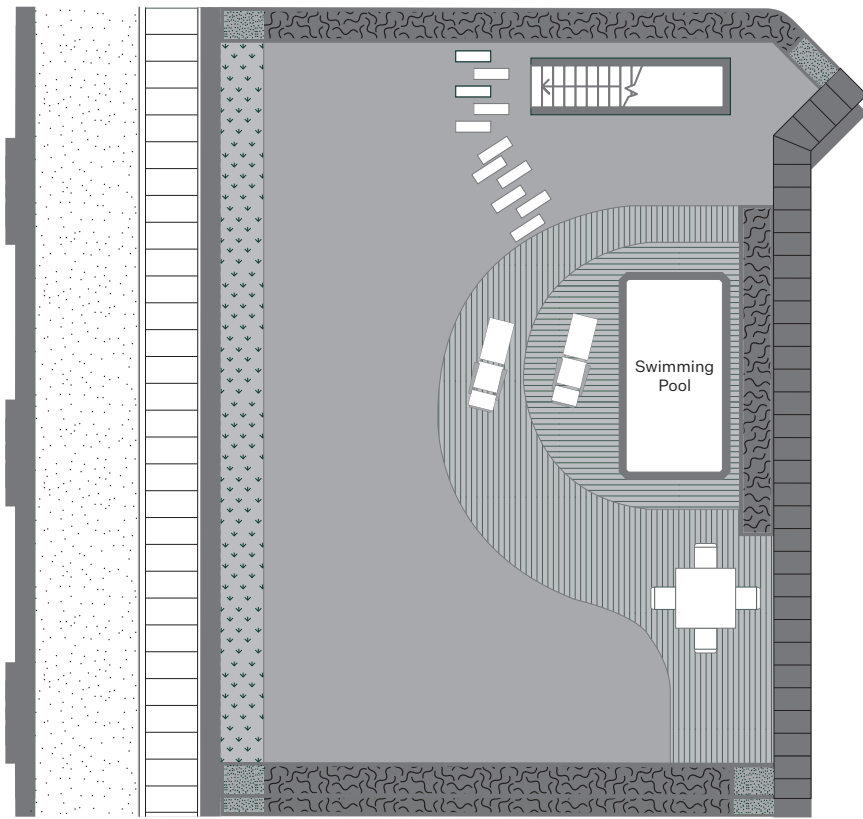
PENTHOUSES





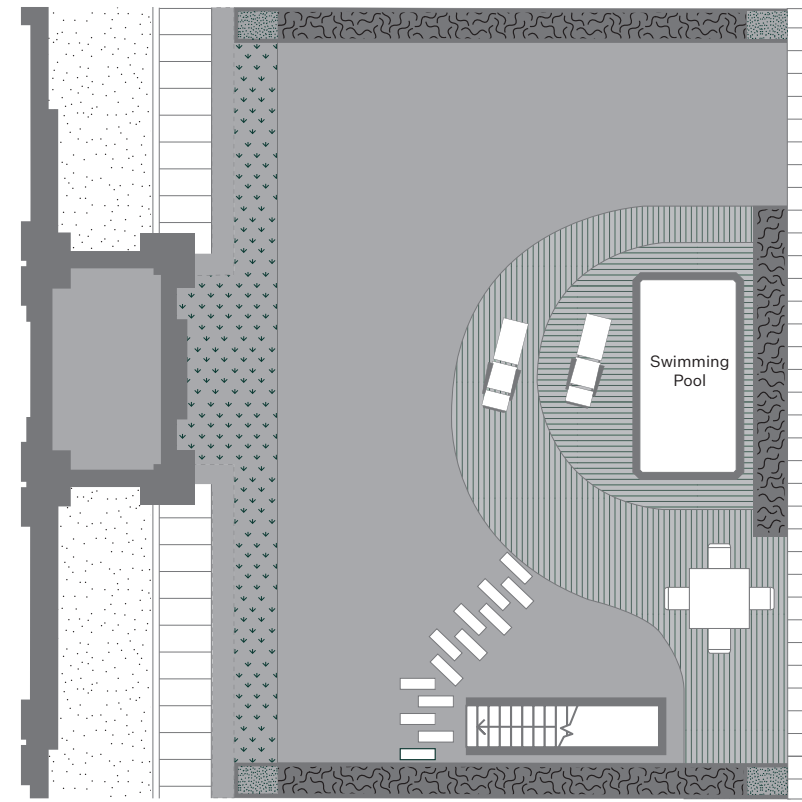
Each superlative penthouse has a spectacular roof garden with an infinity style swimming pool. The majority offer in excess of 2,200 sq ft of private decked and landscaped space providing breathtaking panoramic views across London's skyline.

PENTHOUSES



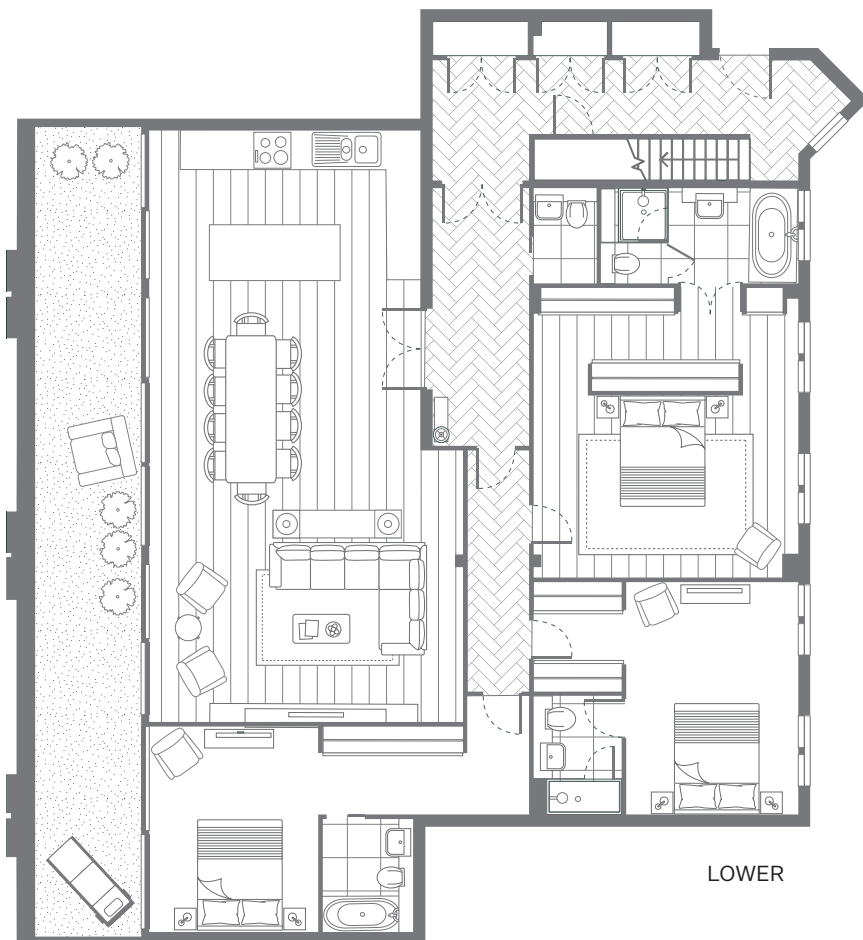
UPPER

P5.02 LEVEL 5 & 6		
LIVING/DINING/KITCHEN	6.91 x 13.05m	22'7" x 42'8"
BEDROOM 1	5.82 x 6.63m	19'0" x 21'8"
BEDROOM 2	5.82 x 5.11m	19'0" x 16'9"
BEDROOM 3	8.36 x 4.57m	27'4" x 15'0"
TOTAL	248 SQ M	2668 SQ FT
TERRACE		
	2.48 x 17.80	8'2" x 58'3"
ROOFTOP GARDEN		
GARDEN	17.00 x 12.20	55'7" x 40'0"
TOTAL	207.66 SQ M	2236 SQ FT



UPPER

P5.03 LEVEL 5 & 6		
LIVING/DINING/KITCHEN	8.59 x 14.55m	28'0" x 47'6"
BEDROOM 1	6.73 x 4.87m	22'0" x 15'11"
BEDROOM 2	6.73 x 4.68m	22'0" x 15'4"
BEDROOM 3	6.73 x 3.32m	22'0" x 10'10"
TOTAL	234 SQ M	2514 SQ FT
TERRACE		
	3.43 x 2.49	11'3" x 8'2"
	6.11 x 2.51	20'0" x 8'3"
ROOFTOP GARDEN		
GARDEN	16.56 x 12.20	54'2" x 40'0"
TOTAL	206.58 SQ M	2224 SQ FT



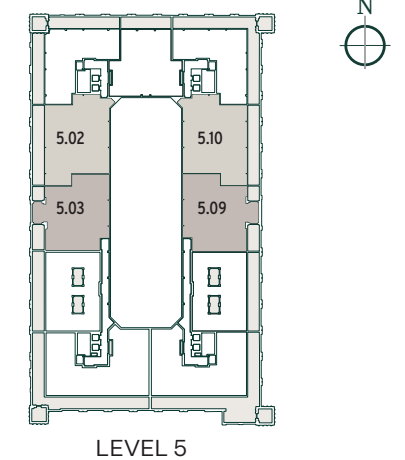
LOWER

P5.10 LEVEL 5 & 6 (HANDED)		
LIVING/DINING/KITCHEN	6.91 x 13.05m	22'7" x 42'8"
BEDROOM 1	5.82 x 6.63m	19'0" x 21'8"
BEDROOM 2	5.82 x 5.11m	19'0" x 16'9"
BEDROOM 3	8.35 x 4.57m	27'4" x 15'0"
TOTAL	248 SQ M	2667 SQ FT
TERRACE		
	2.43 x 17.22	7'9" x 56'4"
ROOFTOP GARDEN		
GARDEN	16.97 x 12.20	55'7" x 40'0"
TOTAL	207.57 SQ M	2235 SQ FT



LOWER

P5.09 LEVEL 5 & 6 (HANDED)		
LIVING/DINING/KITCHEN	8.48 x 14.55m	27'9" x 47'6"
BEDROOM 1	6.73 x 4.87m	22'0" x 15'11"
BEDROOM 2	6.73 x 4.78m	22'0" x 15'7"
BEDROOM 3	6.73 x 3.28m	22'0" x 10'9"
TOTAL	233 SQ M	2510 SQ FT
TERRACE		
	2.42 x 3.35	7'11" x 11'0"
	2.43 x 6.13	8'0" x 20'0"
ROOFTOP GARDEN		
GARDEN	16.56 x 12.20	54'2" x 40'0"
TOTAL	206.31 SQ M	2221 SQ FT

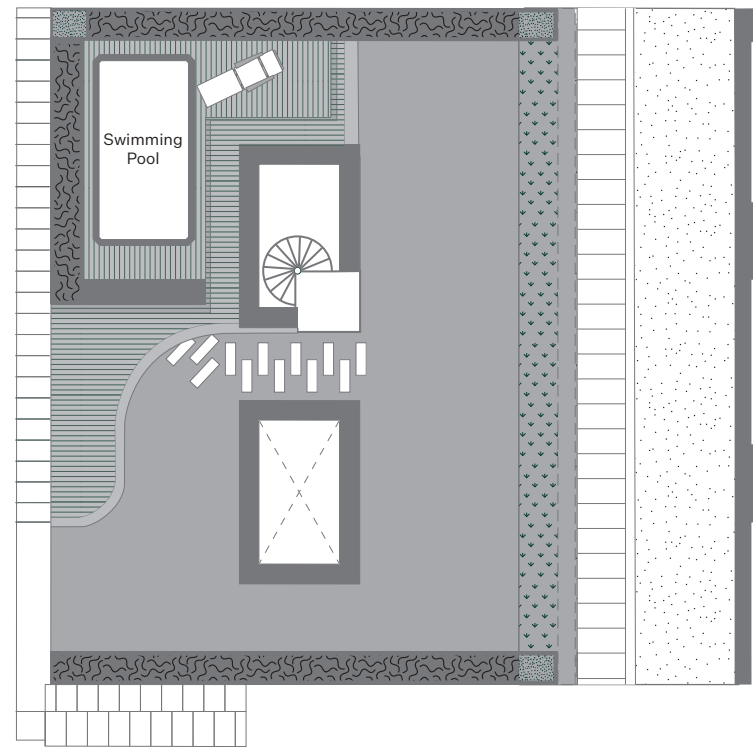


LEVEL 5

3 bedroom penthouses

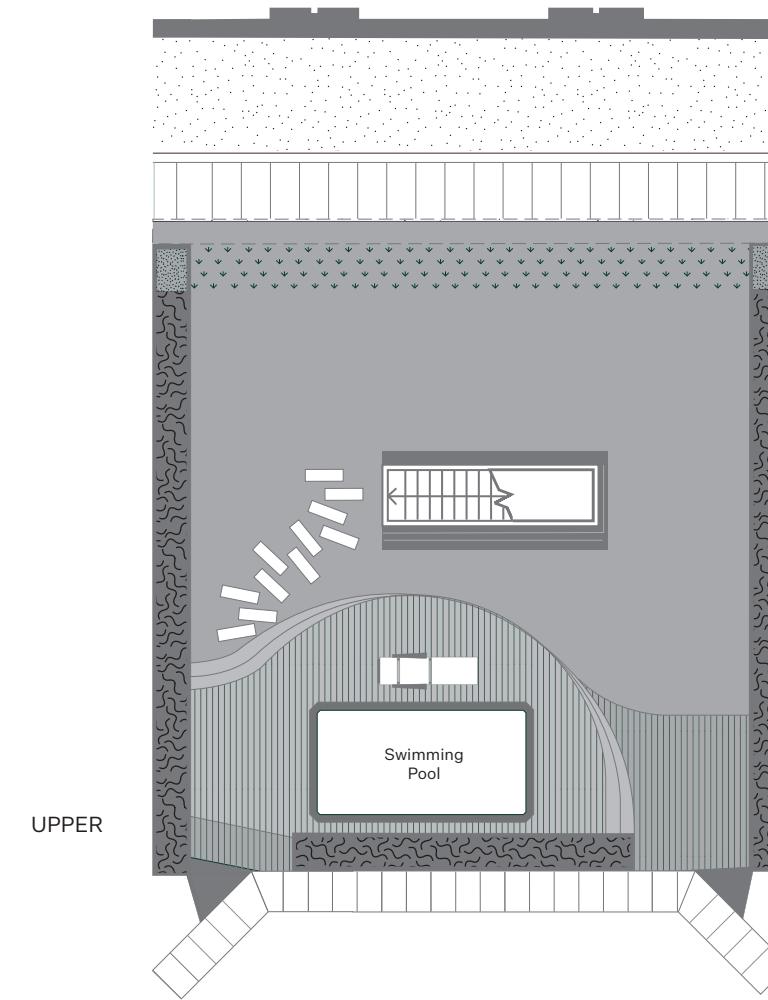
8 ESTHER ANNE PLACE

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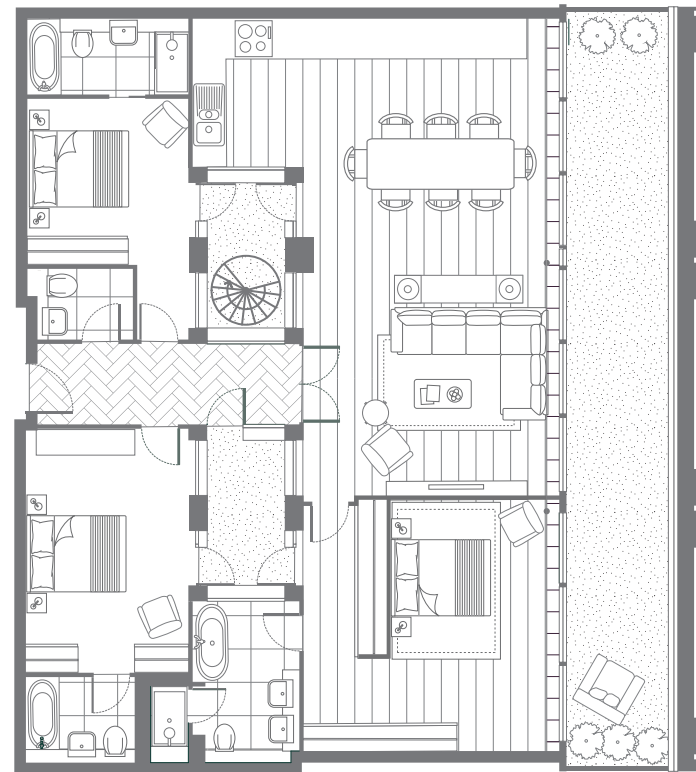
UPPER

P5.08 LEVEL 5 & 6		
LIVING/DINING/ KITCHEN	8.56 x 11.26m	28'0" x 36'10"
BEDROOM 1	5.98 x 5.84m	19'6" x 19'2"
BEDROOM 2	3.78 x 5.70m	12'4" x 18'7"
BEDROOM 3	3.78 x 5.38m	12'4" x 17'6"
TOTAL	191 SQ M	2053 SQ FT
TERRACE		
	2.43 x 17.22	8'0" x 56'4"
ROOFTOP GARDEN		
GARDEN	15.56 x 12.20	50'10" x 40'0"
TOTAL	188.80 SQ M	2033 SQ FT

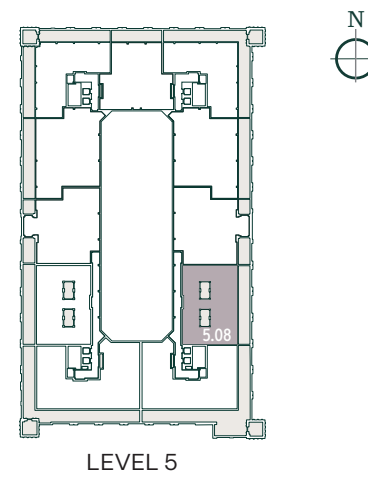


UPPER

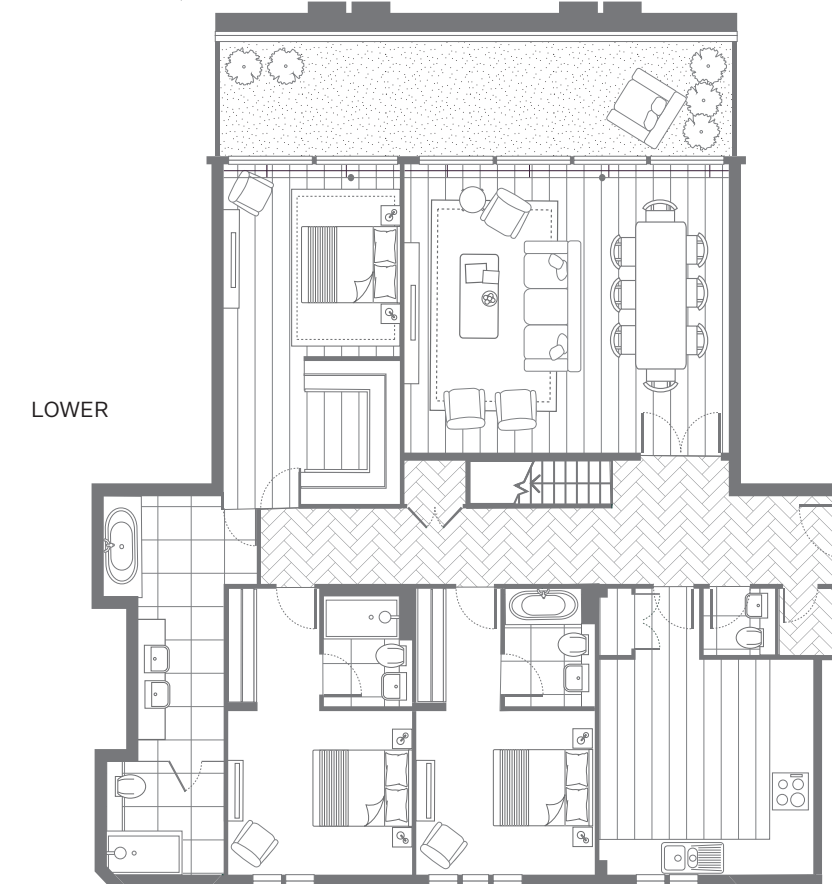
P5.12 LEVEL 5 & 6		
LIVING/DINING	7.21 x 6.05m	23'6" x 19'9"
KITCHEN	4.65 x 6.03m	15'3" x 19'8"
BEDROOM 1	3.93 x 7.13m	12'10" x 23'4"
BEDROOM 2	4.01 x 6.03m	13'2" x 19'8"
BEDROOM 3	4.06 x 6.03m	13'3" x 19'8"
TOTAL	202 SQ M	2173 SQ FT
TERRACE		
	11.39 x 2.41	37'3" x 7'10"
ROOFTOP GARDEN		
GARDEN	12.82 x 11.55	42'0" x 37'9"
TOTAL	148.73 SQ M	1601 SQ FT



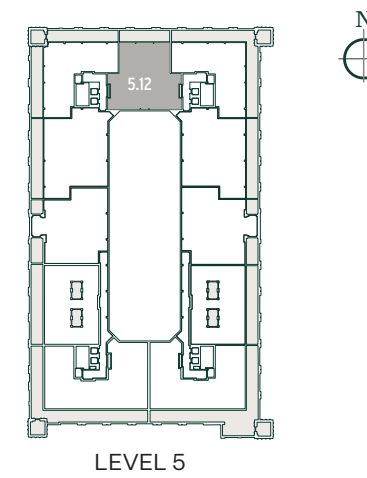
LOWER



LEVEL 5



LOWER



LEVEL 5



3 bedroom penthouses

8 ESTHER ANNE PLACE

Apartment plans are intended to be correct, precise details and internal layouts may vary. Furniture shown for illustrative purposes only. Room dimensions are approximate and should be used as a guide only. Total areas vary and should also be used as a guide only.



Penthouse Specification

8 ESTHER ANNE PLACE • ISLINGTON SQUARE

KITCHENS

- Individually designed coordinated layouts Valcucine Artematica or similar kitchen units and island
- Valcucine or similar matt black glass worktops and illuminated back panel
- High quality under-mounted stainless steel sink with luxury mixer taps
- Concealed multi-gang appliance panel
- Open plan kitchen/living areas have timber engineered floor laid over an acoustic separation layer
- Integrated fridge and freezer
- Built-in microwave and oven
- Inset touch-control induction hob
- Re-circulating integrated extractor or variable height stainless steel island extractor
- Integrated dishwasher
- Free-standing washer dryer located in a dedicated utility zone
- All appliances are A rated
- Kitchen wall units have integrated lighting

HALLWAYS/LIVING ROOM/OPEN PLAN KITCHEN

- Hallways, living room/open plan kitchen areas have timber engineered floor laid over an acoustic separation layer
- Black timber frame glazed doors leading into living room

MASTER BEDROOMS

- Master Bedroom/Dressing room areas have timber engineered floor laid over an acoustic separation layer
- Dressing room with high quality wardrobe units and integrated lighting
- Black timber frame glass door leading to ensuite master bathroom

MASTER BATHROOMS

- Coordinated bathrooms and shower rooms
- Ceramic floor and full height wall tiling
- Double ended bath with floor mounted mixer tap and handheld shower
- WC cubicle with glazed door and wall hung ceramic WC
- Steam shower with integrated tiled shower bench and floors with linear shower waste
- Freestanding bespoke vanity unit with marble top and wall mounted mixer tap
- Vanity recess with metal framework and suspended circular mirror
- Feature wall behind bath
- Shower fittings with thermostatic controls all in polished chrome
- Electric heated towel rails

- Integrated shaver socket/toothbrush socket

GUEST BEDROOM

- 100% wool carpeted floors
- High quality fitted wardrobes

GUEST BATHROOMS AND WC'S

- Coordinated porcelain floor and full height wall tiling
- Porcelain feature panels
- Glass shower surrounds and WC enclosure
- Bespoke lacquered vanity unit with fabricated metal framework and glass shelving
- Bespoke lacquered cabinets with push catches
- Heated towel rails

ENTRANCE HALLS

- Bespoke timber veneer feature wall panels
- Engineered oak flooring
- Oak-tread staircase with solid timber handrail and glass balustrade
- Black timber framed glass doors and glass panel feature
- Recessed mirrored cloak cupboard
- Bespoke designed hardwood entrance door with hardwood architraves

CLOAKROOMS

- Porcelain feature wall slabs
- Bespoke lacquered vanity unit with metal framing
- Suspended decorative mirror

HEATING AND COOLING (where applicable)

- Heating and hot water from a communal system utilises ground sourced water and heat pump to provide a modern sustainable energy solution
- Underfloor heating
- Electric Heated towel rails to bathroom and shower rooms
- Comfort cooling system

ELECTRICAL FITTINGS

- Coordinated lighting scheme includes feature ceiling coffers in selected locations
- Recessed down-lighting in selected locations
- Recessed wall-washers in corridor and master bedroom
- Television points (terrestrial and satellite) to reception rooms and principle bedrooms
- Telephone and data points to reception and principle bedrooms

- Dimmer light controls where applicable (rocker switches where energy efficient lights are used)

HOME TECHNOLOGY

- KNX lighting & heating/Cooling control home automation system
- A fully integrated cable structure that allows for a range of advanced home automation features including keypads to replace light switches and Cat 6 cabling for AV, telephone and data systems

SECURITY AND CONCIERGE

- 24/7 Concierge service controlling access to apartments
- Multi-point locking and spy hole to apartment entrance doors
- CCTV security system to communal areas linked into the central management system

CAR AND BICYCLE PARKING

- Secure private underground parking and bicycle storage areas subject to availability

ARCHITECT-DESIGNED ENTRANCE FOYER

- Spacious reception area with bespoke features including feature ceiling and panelling to walls
- Comfortable and elegantly furnished seating area for residents
- Secure mail adjacent to concierge station
- Bespoke concierge desk with security monitors serving all addresses
- Feature lighting

LIFTS

- Passenger lifts serve all residential levels and underground parking

OUTSIDE SPACE

- Perimeter decked terrace
- Private rooftop garden with endless swimming pool
- Breath-taking panoramic views of London
- Access to communal landscaped gardens

AMENITIES

- Access to the unique wellness centre created by Third Space Health Club at a preferential rate

GUARANTEE

- 10-year build warranty

PLEASE NOTE THAT THESE DETAILS MAY VARY BETWEEN PENTHOUSES

ISLINGTON SQUARE

DEVELOPERS



RESIDENTIAL AGENTS



PROJECT TEAM



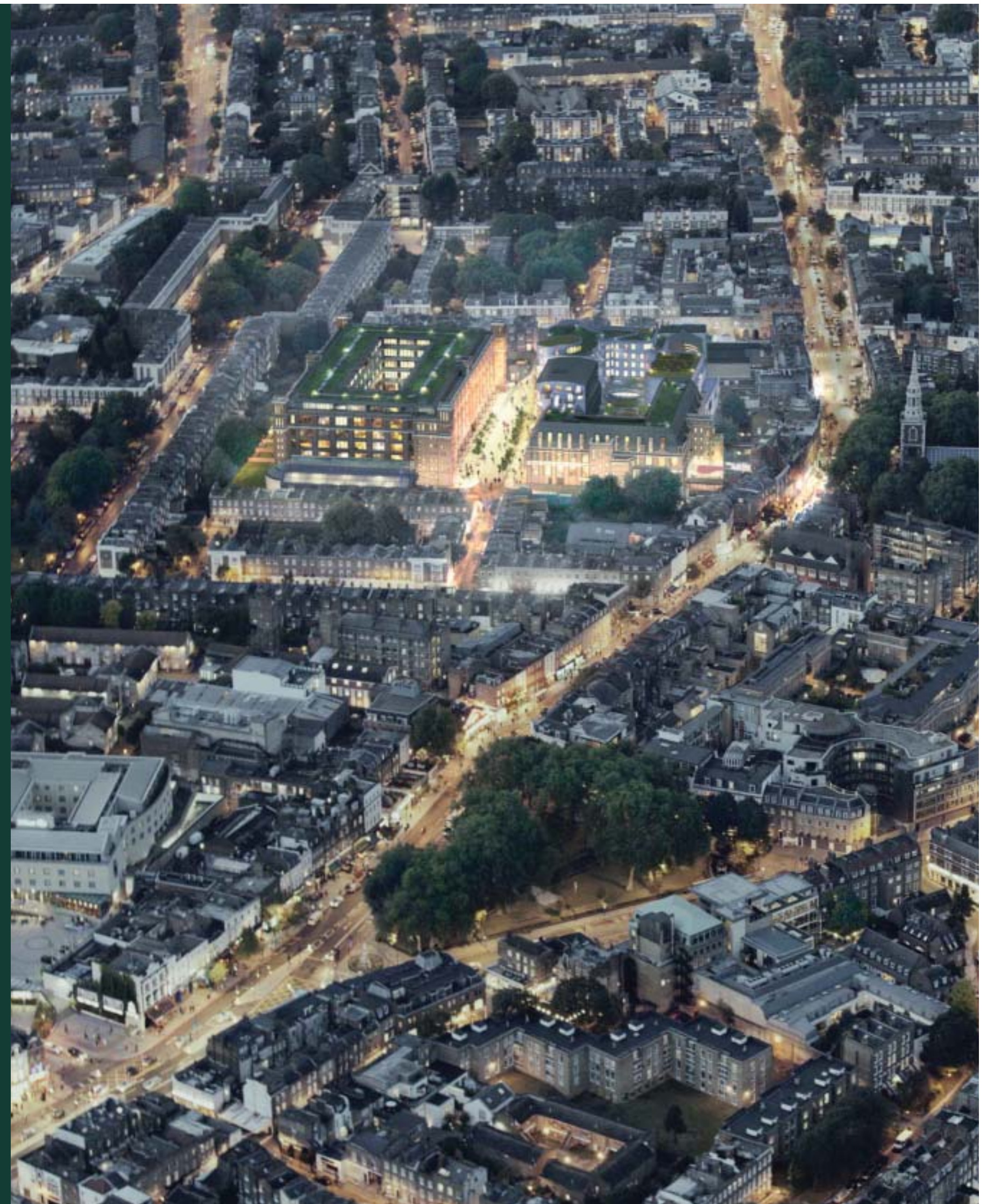
ALL ENQUIRIES



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ISLINGTON SQUARE

LONDON N1