



NO. 242

SHOREDITCH



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key facts

12-Year Build Warranty: Provided by Build Zone

Tenure: 999-year leasehold

Ground Rent: £0 (No Ground Rent)

**Homes: Boutique collection of 6 top-floor
airspace dwellings**

**Location Highlights: Moments from Hoxton
Station, Cambridge Heath, Shoreditch High
Street, Hoxton Square, Columbia Road
Flower Market, Curtain Road nightlife – all
within walking distance**

Welcome to 242 Shoreditch

A boutique collection of six apartments comprising of two and three bed contemporary luxury homes, crafted above the existing building at 242 Hackney Road. Designed with elegant detailing, high-quality materials, and modern urban living in mind, each residence blends functionality with refined aesthetics.



THE DEVELOPMENT

Situated at the edge of Shoreditch, moments from Columbia Road and Brick Lane, Redchurch Street and Shoreditch High Street, 242 Shoreditch offers exclusive airspace-level homes with elevated views, abundant natural light, and premium craftsmanship. Each apartment has been thoughtfully designed to provide a calm, sophisticated retreat in the heart of East London.

Interior Design

The interiors at 242 Shoreditch combine a soft modern palette with carefully selected materials chosen for timelessness and durability. High ceilings, clean architectural lines, and warm textures create a serene living environment.

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KITCHENS



Cabinet Doors: Hockley kitchen doors finished with antique brass ironmongery

Worktops & Splashbacks: High-quality stone surfaces WHITE STONE QUARTZ combined with stylish Emerald green brick

Integrated Appliances: Full suite of energy-efficient built-in units Bosch or Equivalent including wine fridge & microwave



BATHROOMS

Main Wall Tiles: Oasis Ceramic White Matt

Feature Tiles: Infinito 2.0 Emerald Green
(Gloss)

Alternative Feature Tile: French White Stone
Tile

Splashback: Soho Emerald Gloss Wall Tile
60x250mm

Vanity Unit Options:

Kensington Double Vanity Unit (Smoked
Oak, 1400mm)

Kensington Solid Wood Floor-Standing Oval
Basin Vanity (900–1200mm)



ELECTRICAL

Lighting & Electrical

Recessed LED downlighting throughout

Feature lighting to kitchens and bathrooms

INTEGRATED lighting throughout all rooms

Pre-wired for high-speed broadband

Brass alabaster lighting through out

Heating & Comfort

Energy-efficient airsource supplied u/f heating system designed for modern city living with Heatmister V2

High-performance insulation reducing heat loss and external noise





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Location

Perfectly placed at the intersection of Hackney, Shoreditch and Bethnal Green, residents benefit from:

Columbia Road (3 min walk)

Brick Lane, Redchurch Street and Shoreditch High Street (10 min walk)

Shoreditch High Street (12 min walk)

Hoxton Overground (5 min walk)

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A development by

RATIO  **15**
NEW HOMES

242 Shoreditch is proudly delivered by Ratio 15 — a design-led developer focused on creating considered, high-quality homes in prime urban locations. Each project is shaped by architectural clarity, enduring materials, and a commitment to long-term value.

242 Shoreditch — Elevated Living in East London



LONDON FIELDS ESTATES

LUXURY LIVING

Availability

A limited release of premium apartments is available.
For pricing, availability, and viewing arrangements, please contact:

BUTLER & STAG
LAND & NEW HOMES

Tel: 020 8102 1236

Email: newhomes@butlerandstag.com

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