



SAWMILL
studios
HOXTON 



To own a luxurious new high spec apartment within a stone's throw from **Regent's Canal**, close to the tube & overground, and just minutes from the heart of **the City** is one thing...

If the address happens to be in **Hoxton** - the cultural, bustling and most **fashionable hotspot** of East London, things take on a whole new perspective.

Welcome to the SAWMILL lifestyle.

SAWMILL
studios **N1**
HOXTON N1

live it now

AT LAST, THE
FINAL PHASE RELEASE
AT THIS STUNNING NEW
LUXURY LANDMARK
MOMENTS FROM
THE REGENT'S CANAL
AND MINUTES FROM THE
ECLECTIC BUZZ OF
HOXTON, ISLINGTON AND
SHOREDITCH

SAWMILL
studios **N1**
HOXTON





SAWMILL
studios
HOXTON

city



life



Sawmill Studios has everything and says everything about contemporary living, surrounded by the vibrant buzz of Hoxton, its quirky streets, squares and endless array of trend defying establishments - a mecca for nightlife.

A stroll down to Old Street and you're amid the pinstripes and ties mingling with the extravagant fashions of the avant-garde, a little further into Shoreditch and you're in the centre of London's new technology hub - 'tech city', Europe's answer to Silicon Valley.

Restaurants, eateries and gastro bars cram every corner that isn't a club, gallery, market or fashion house. Sawmill Studios is in the heartland of London style.

EXHILARATING | VIBRANT | URBAN | COSMOPOLITAN

nightlife



SAWMILL
studios
HOXTON **N1**



restaurants & eateries

- 1 Fifteen
- 2 Big Apple Hot Dogs
- 3 Rochelle
- 4 Sông Qûé Café
- 5 Albion Café
- 6 F Cooke Pie & Mash
- 7 The Shepherdess Café
- 8 Hoxton Grill
- 9 Rivington Grill Bar
- 10 Red Dog Saloon
- 11 The Waterhouse Restaurant
- 12 Amici Mieì
- 13 Beach Blanket Babylon



where to be

- 1 Hoxton Hall
- 2 Comedy Café
- 3 The Old Blue Last
- 4 KK Outlet
- 5 Nightjar
- 6 Plastic People
- 7 Hoxton Square Bar & Kitchen
- 8 XoYo and Shoreditch Butchery
- 9 Cargo
- 10 The Book Club
- 11 The MacBeth
- 12 The Hoxton Pony
- 13 Electric Showrooms
- 14 Club Aquarium
- 15 Zigfrid Von Underbelly
- 16 The Queen of Hoxton
- 17 The Stag's Head



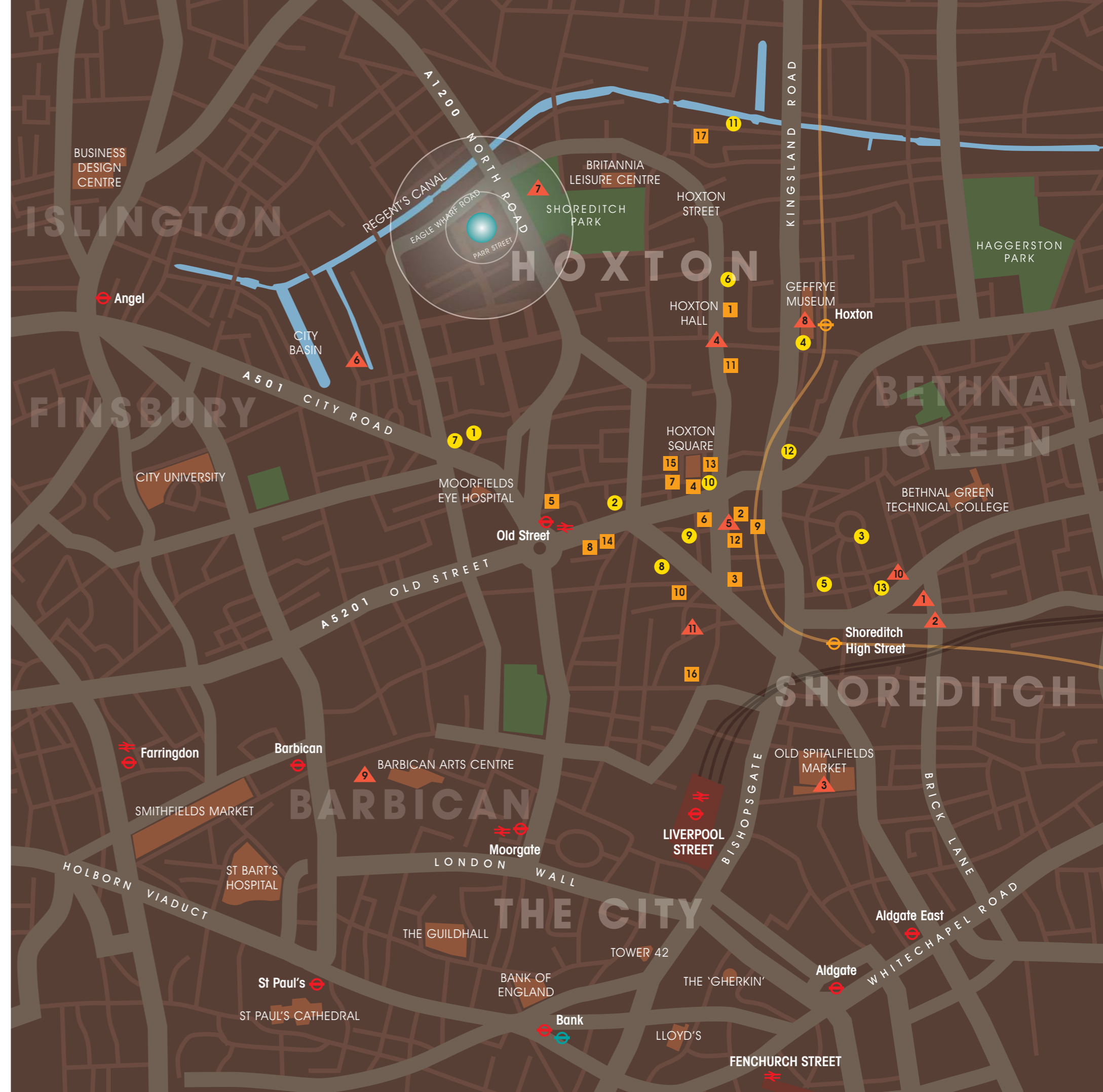
where to go

- 1 Brick Lane Gallery
- 2 Brick Lane Market
- 3 Old Spitalfields Market
- 4 Hoxton Street Market
- 5 Rivington Place
- 6 Victoria Miro Gallery
- 7 Shoreditch Park
- 8 The Geffrye Museum
- 9 The Barbican Arts Centre
- 10 Rich Mix
- 11 Hoxton Art Projects

be there

THE LIFESTYLE | FASHION | GALLERIES | EATERIES

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HOXTON **N1**





SAWMILL
studios
HOXTON



POP TO | TAKE IN | CHILL | ENJOY

the local

While Hoxton is legendary for progressive entertainment, it is also a district of parkland, quiet waterways, fine education and leading commerce. Residents at Sawmill Studios will be less than 5 minutes walk from Shoreditch Park, which attracts the likes of the Royal Philharmonic Orchestra to its festivals, while holding the 'green flag' award - an accolade for some of the best green spaces in the country.

The Capital's world renowned universities are all within easy proximity, including City University $\frac{3}{4}$ mile from Sawmill Studios, which incorporates Cass Business School, ranked 2nd in London, and top 40 in the world.

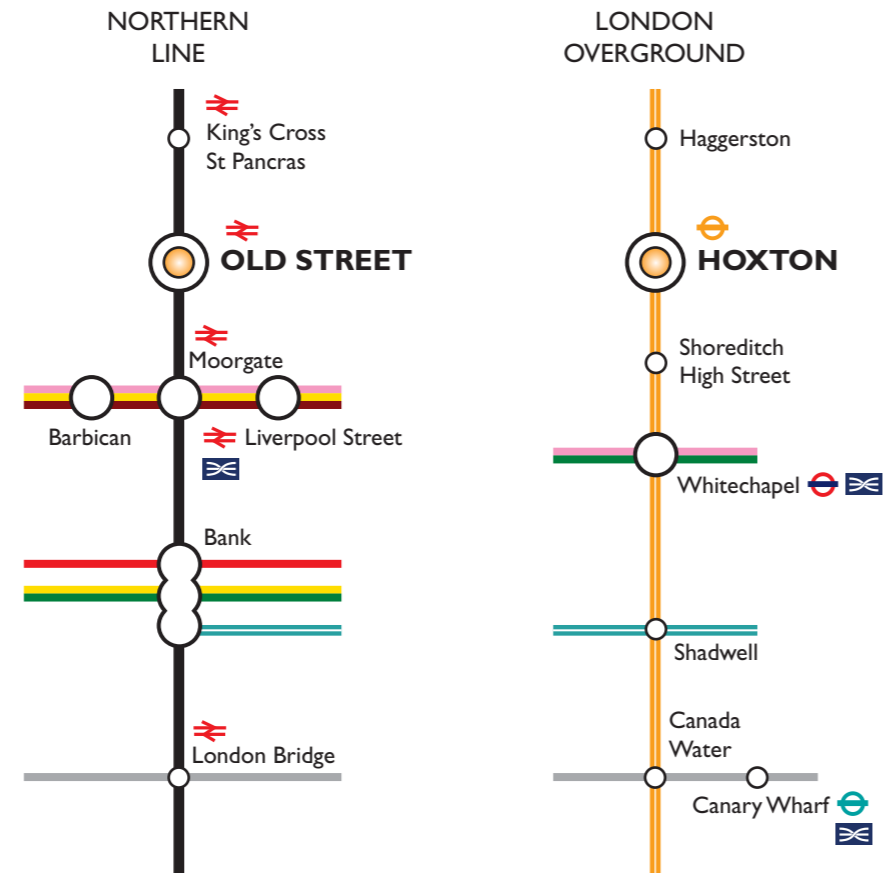
Hoxton is a neighbourhood of local independent shops and boutiques, rubbing shoulders with weekly markets, while brand name retailers and outlets crowd its busy streets and squares.



Residents will be little over 10 minutes walk from Old Street underground and 15 minutes from Hoxton overground.

Journey times from both are fast, frequent and impressive, bringing all the Capital's key landmarks to within easy reach.

Hoxton will also be 5 minutes direct from Crossrail services (2018) at Whitechapel significantly reducing current journey times across the Capital.



Typical Journey times from Old Street

Bank	3 mins
King's Cross	4 mins
London Bridge	5 mins
Leicester Square	13 mins
Waterloo	13 mins
Tottenham Court Road	15 mins
Bond Street	18 mins
London City Airport	27 mins
Heathrow	44 mins

Typical Journey times from Hoxton

Shoreditch High Street	3 mins
Whitechapel	5 mins
Highbury & Islington	5 mins
Shadwell	7 mins
Canada Water	12 mins
Stratford	18 mins
Canary Wharf	19 mins
North Greenwich (O2)	21 mins
Greenwich (Cutty Sark)	29 mins



over & under

The City
3 mins

The South Bank
13 mins

The West End
18 mins

Canary Wharf
19 mins





LONDON BRIDGE QUARTER

BOROUGH MARKET

TATE MODERN

ST PAUL'S CATHEDRAL

THE SOUTH BANK

HOUSES OF PARLIAMENT

COVENT GARDEN

THEATRELAND

BRITISH MUSEUM

HYDE PARK

THE CITY

THE WEST END

ANGEL - ISLINGTON

SAWMILL
studios
HOXTON

step

out

HOXTON

SHOREDITCH PARK

REGENT'S CANAL

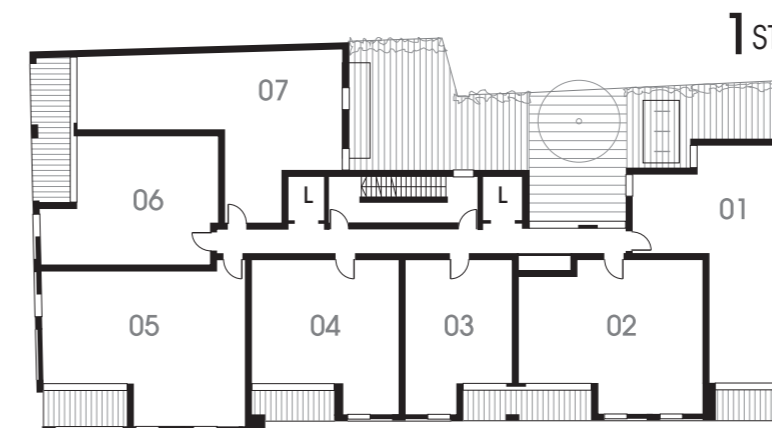
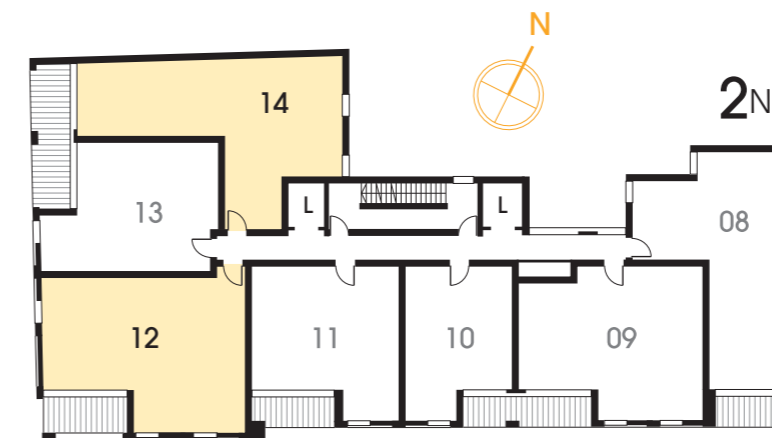
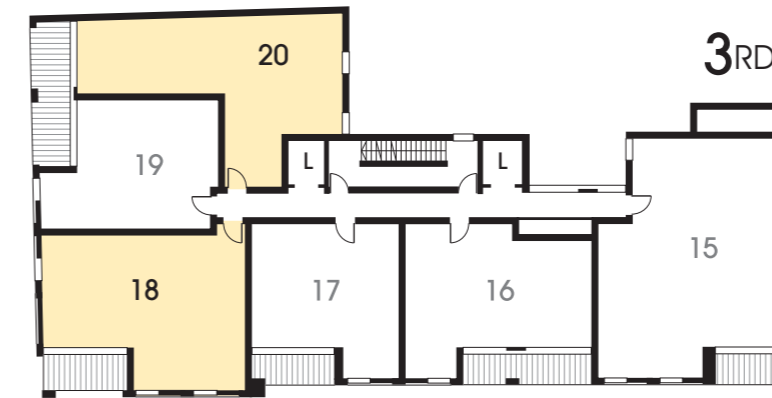
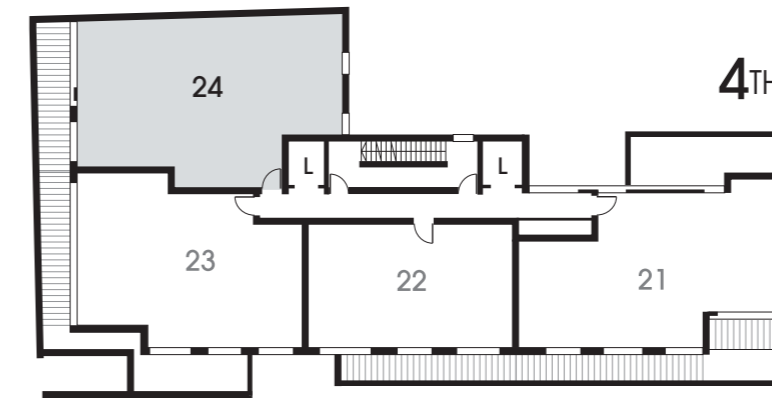
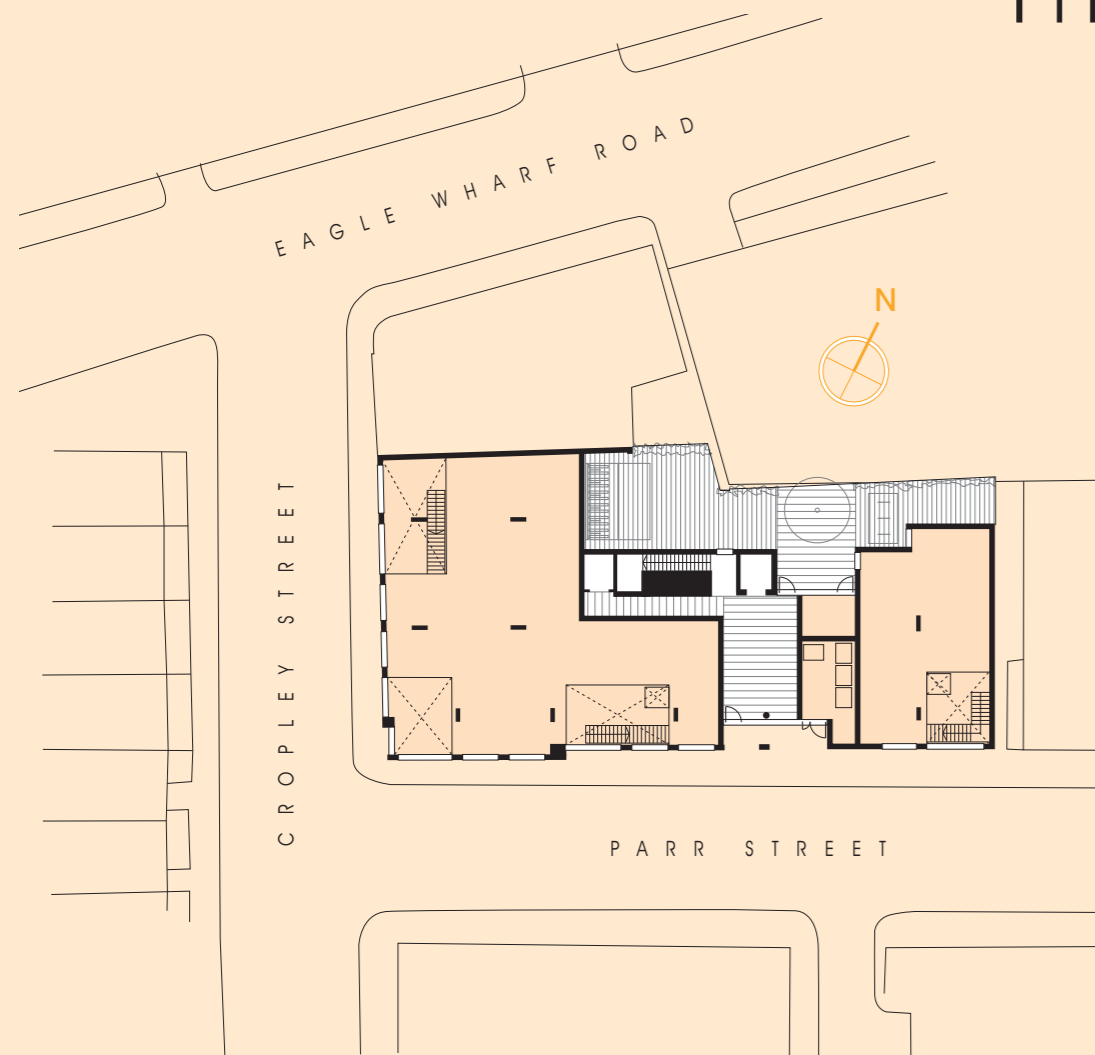
CONNECT WITH
THE CAPITAL
DOOR TO DOOR

The remaining 2 & 3 bed apartments arranged from second to fourth floors, with two lifts serving each floor. Access is via a stylish entrance foyer on Parr Street, which also provides access to a residents private landscaped courtyard to the rear.

CONTEMPORARY | STYLISH | LUXURIOUS | SPACIOUS

The development

- Choice of 2 & 3 bed apartment styles.
- All with balcony or terrace from principal living area with full height glazing.
- Remaining 2 & 3 bed apartments with en-suite to master bedroom.
- Two private lifts serving each apartment level.
- Luxurious specifications throughout including wine cooler and Sonos music technology.
- Secure cycle storage.
- Exclusive features including shadow gap ceilings, engineered oak wood wide plank flooring and bespoke vanity suites.
- Fully fitted wardrobe to master bedroom.
- Premier build warranty.



		SQ.M.	SQ.FT.
24	3 BEDROOM APARTMENT	100	1085
23	3 BEDROOM APARTMENT	84.5	909
22	2 BEDROOM APARTMENT	63.5	683
21	3 BEDROOM APARTMENT	87.7	944

20	2 BEDROOM APARTMENT	71.0	764
19	1 BEDROOM APARTMENT	50.2	540
18	2 BEDROOM APARTMENT	70.5	759
17	1 BEDROOM APARTMENT	50.2	540
16	1 BEDROOM APARTMENT	58.5	630
15	3 BEDROOM APARTMENT	104.0	1119

14	2 BEDROOM APARTMENT	71.0	764
13	1 BEDROOM APARTMENT	50.2	540
12	2 BEDROOM APARTMENT	70.5	759
11	1 BEDROOM APARTMENT	50.2	540
10	STUDIO APARTMENT	37.0	398
9	2 BEDROOM APARTMENT	63.0	678
8	2 BEDROOM APARTMENT	66.9	720

7	2 BEDROOM APARTMENT	71.0	764
6	1 BEDROOM APARTMENT	50.2	540
5	2 BEDROOM APARTMENT	70.5	759
4	1 BEDROOM APARTMENT	50.2	540
3	STUDIO APARTMENT	37.0	398
2	2 BEDROOM APARTMENT	63.0	678
1	2 BEDROOM APARTMENT	66.9	720

STUDIO & 1 BEDS 2 BEDS 3 BEDS



Computer generated image of apartment 23, precise details may vary.



Living/dining

Wide plank engineered wood flooring to living/dining and hall areas.
Thermostatically controlled underfloor heating via central heating system.
Wood veneered doors with satin chrome door furniture.
Lamp circuitry with low voltage ceiling downlights/wall lighting where applicable.
Satin chrome switch and socket plates.
Cabling for Sky+ (or similar) and telephone sockets.
Pre-wired for high speed internet.
Shadow gap feature ceiling detail (throughout).
Ceiling speakers and Sonos music.

Kitchen

Designer kitchen units with white high gloss lacquer handleless doors.
Granite (or stone) slab worktops.
Fully integrated appliances to include stainless steel oven, ceramic hob, extractor, dishwasher, fridge freezer, microwave and waste disposal.
Wine cooler.
Quooker instant boiling water tap.
Separate washing machine & dryer.

Bedrooms

Fully fitted carpet throughout.
Fully fitted wardrobe with internal drawers to master and second bedrooms.
Lamp circuitry with low voltage downlighting.
Cabling for Sky+ (or similar) to master bedroom.
Telephone socket.
Ceiling speakers and Sonos music.

Bathrooms

Walk in wet shower rooms.
Light grey stone/porcelain full height wall tiling with charcoal feature wall and floor tiling.
Bespoke design vanity units.
Low voltage downlighting.
White sanitaryware throughout.
Wall mounted mixer taps.

Communal areas

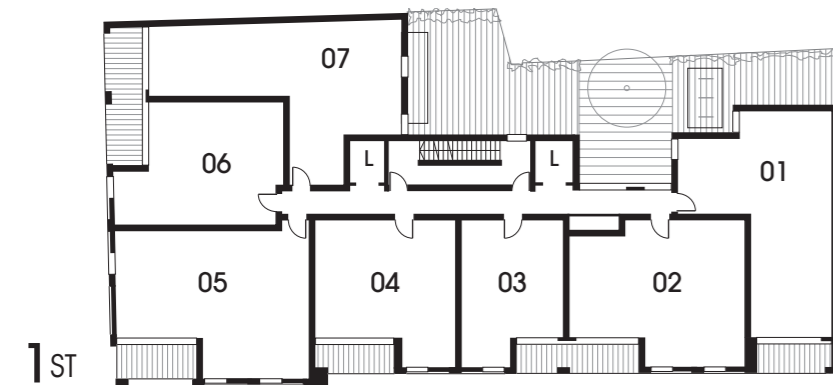
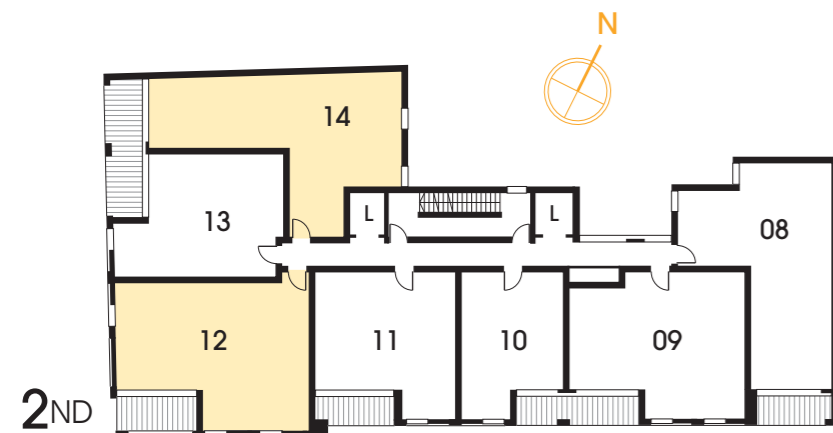
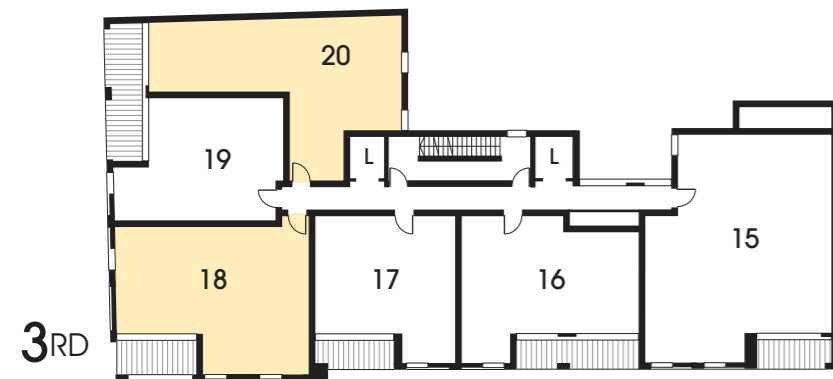
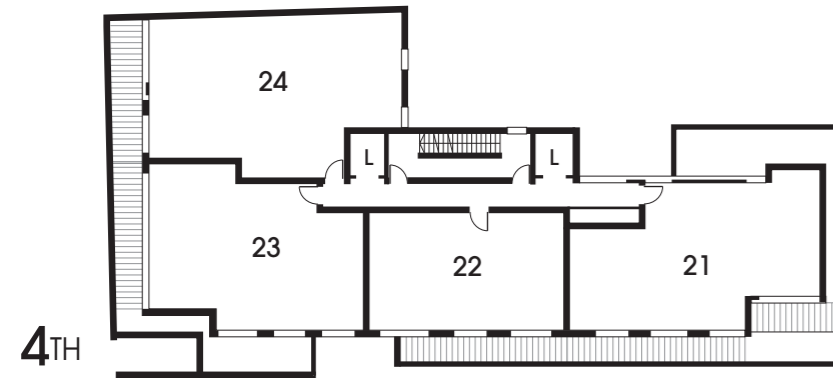
Stone tile floor to entrance lobby with paint finish walls.
Lift servicing all apartment floor levels.
Landscaped courtyard.

Security

Video entryphone security to each apartment.

All images shown opposite are for illustrative purposes only.





2 bedroom apartments

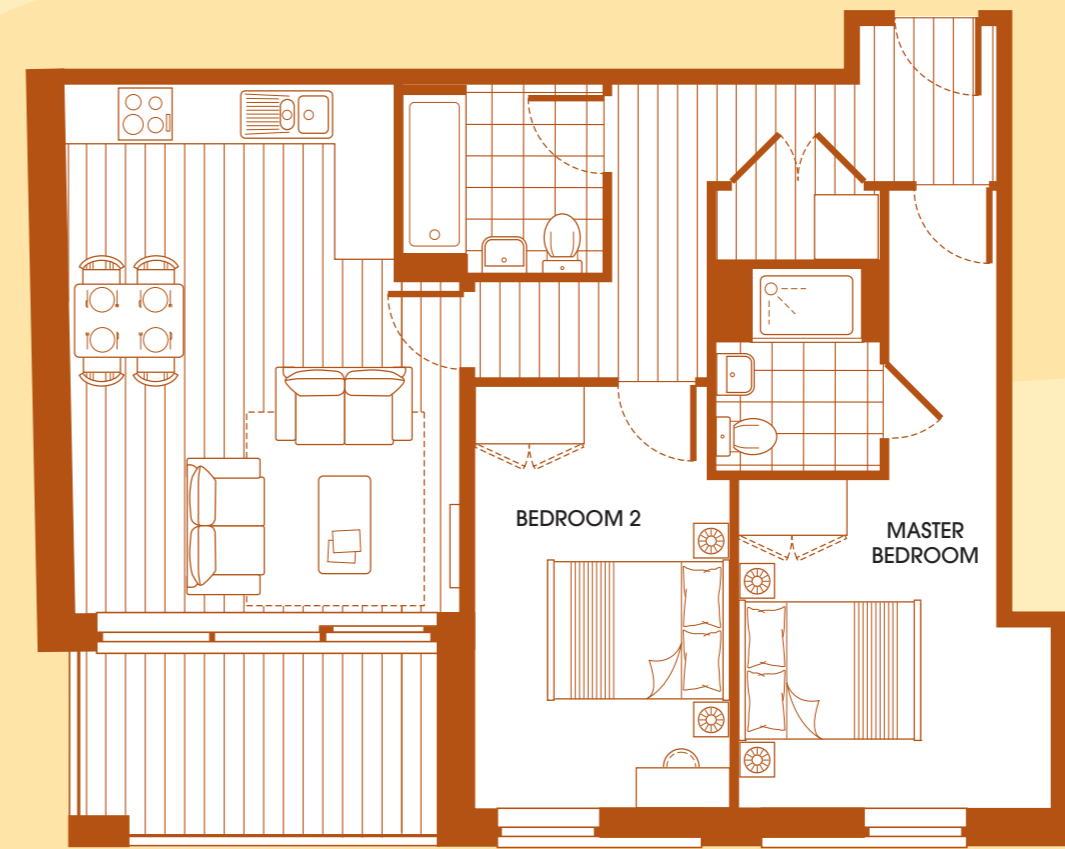
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LIVING/DINING INC. KITCHEN	6.3 x 3.7M	20'7" x 12'1"
MASTER BEDROOM	4.6 x 3.1M	15'0" x 10'1"
BEDROOM 2	4.6 x 2.7M	15'0" x 8'10"
TOTAL AREA	71.0 sq.m.	764 sq.ft.

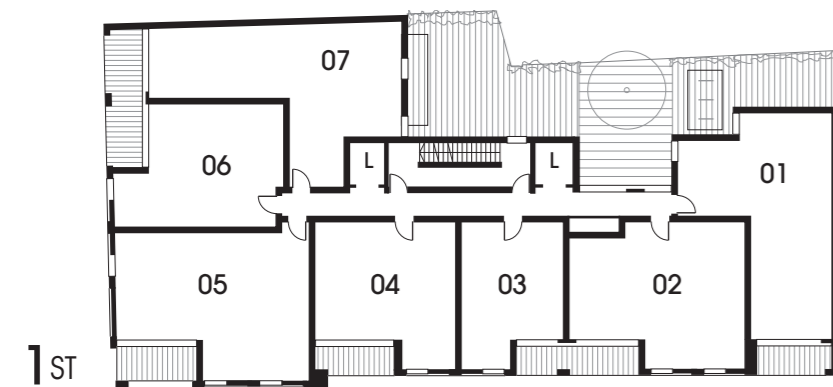
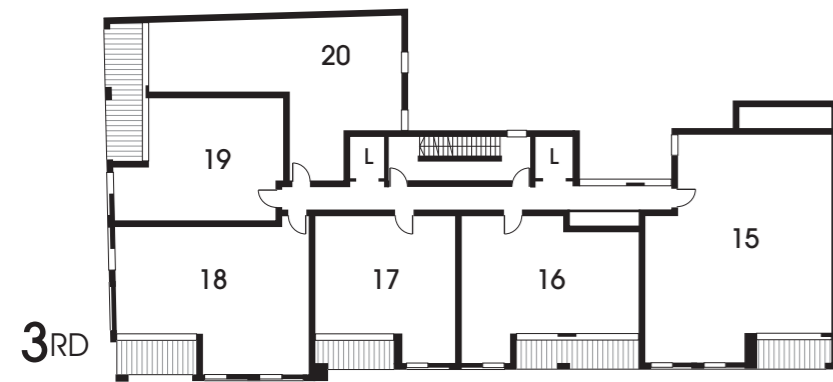
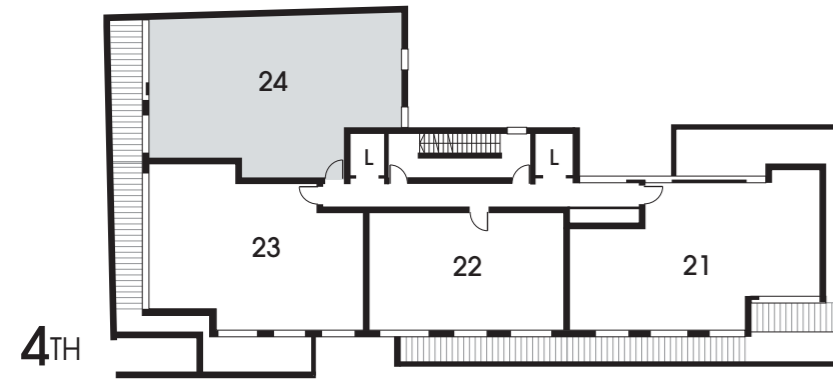
12 18

LIVING/DINING INC. KITCHEN	5.7 x 4.3M	18'7" x 14'0"
MASTER BEDROOM	6.7 x 3.4M	22'0" x 11'1"
BEDROOM 2	4.6 x 2.8M	15'0" x 9'2"
TOTAL AREA	70.5 sq.m.	759 sq.ft.

2 bedroom layouts continued overleaf.

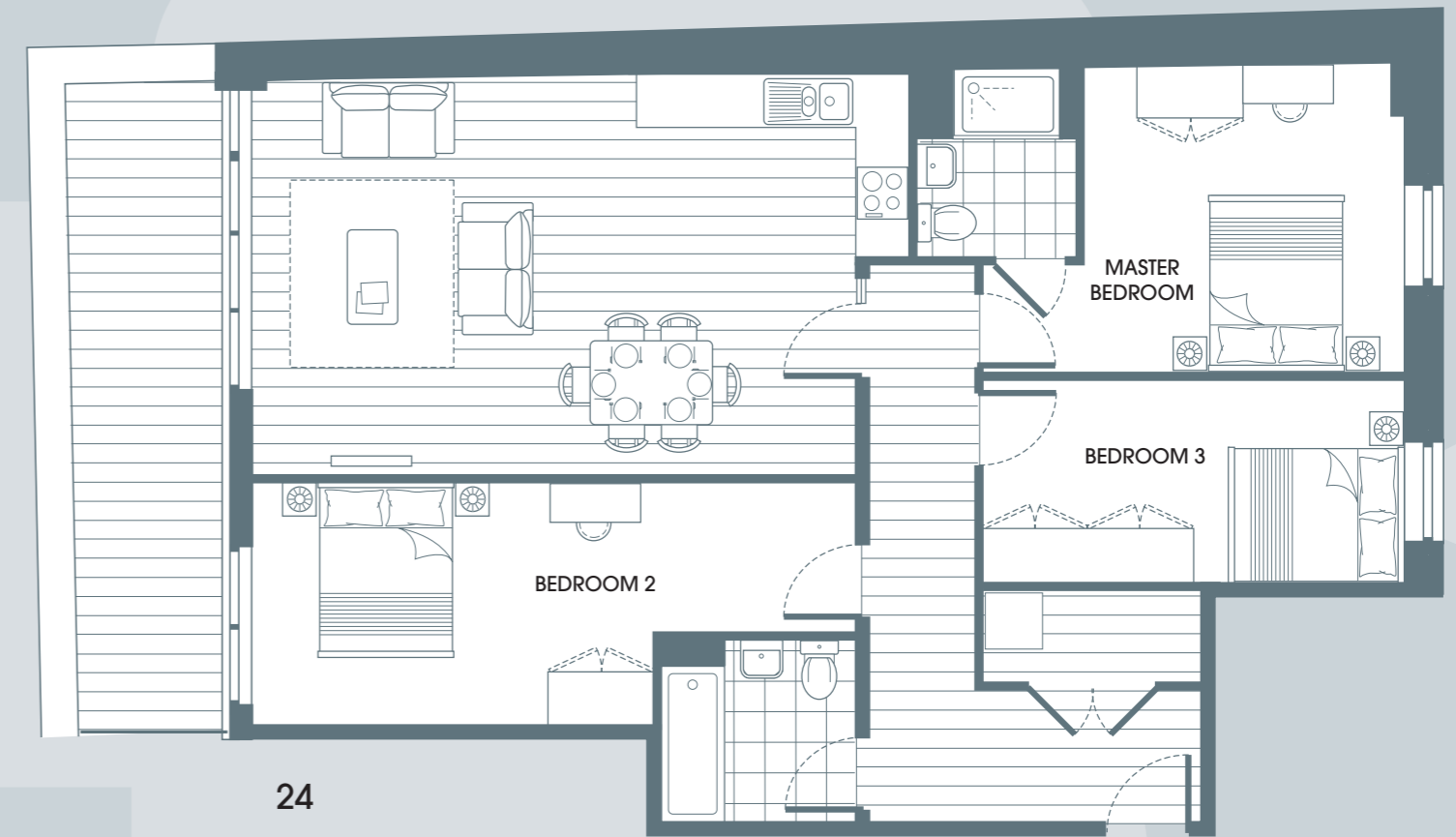


Apartment type plans are deemed to be accurate but may vary during architectural finalisation of the building. Room sizes are approximate and indicate maximum achievable. Total areas are accurate to within 5%.



3 bedroom apartment

24			
LIVING/DINING INC. KITCHEN	7.5 x 4.6M	24'6" x 15'0"	
MASTER BEDROOM	4.8 x 3.5M	15'8" x 11'5"	
BEDROOM 2	6.8 x 2.7M	22'4" x 8'10"	
BEDROOM 3	4.8 x 2.3M	15'8" x 7'6"	
TOTAL AREA	100.8 sq.m.	1085 sq.ft.	



Apartment type plans are deemed to be accurate but may vary during architectural finalisation of the building. Room sizes are approximate and indicate maximum achievable. Total areas are accurate to within 5%.



A DEVELOPMENT BY



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