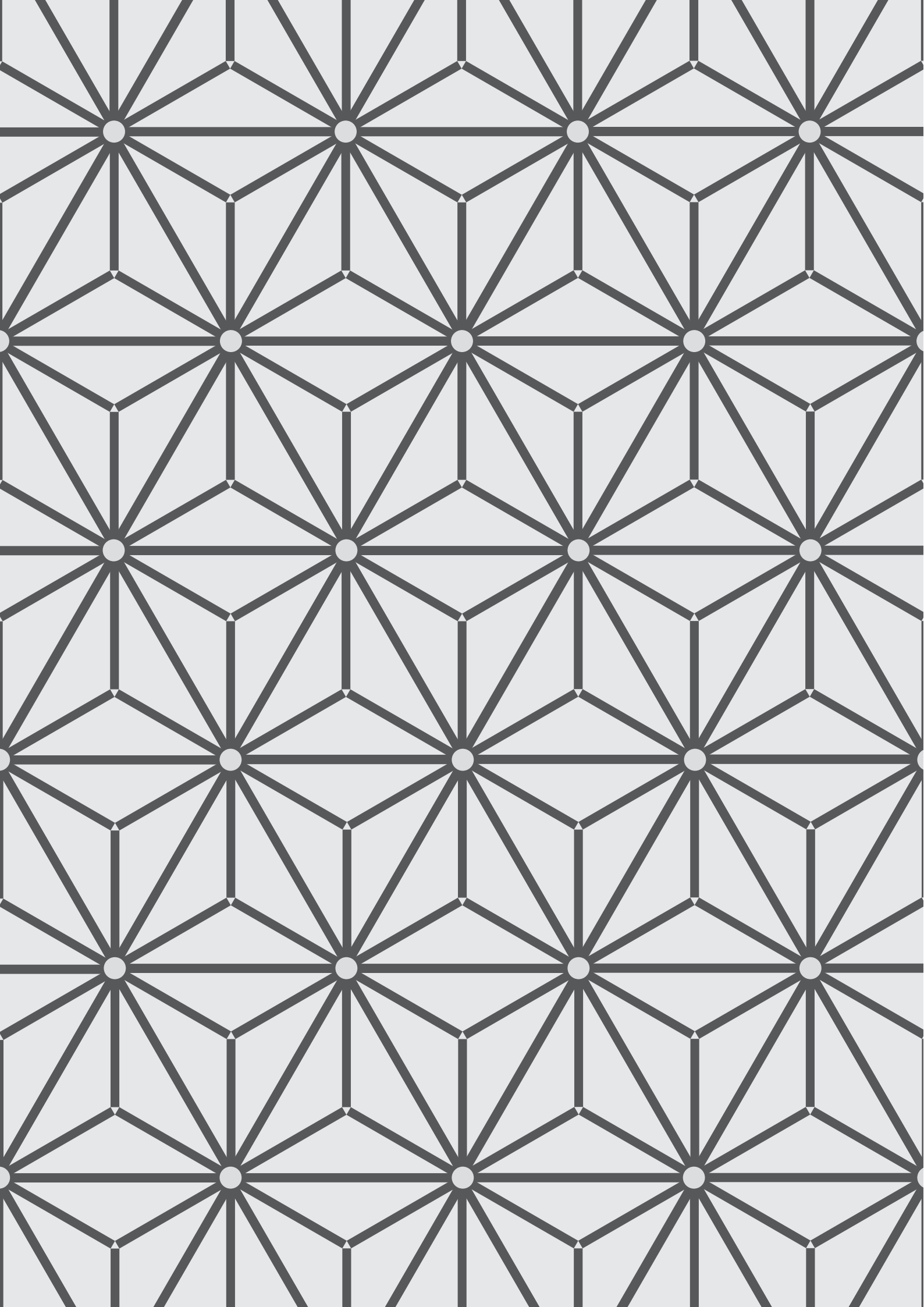
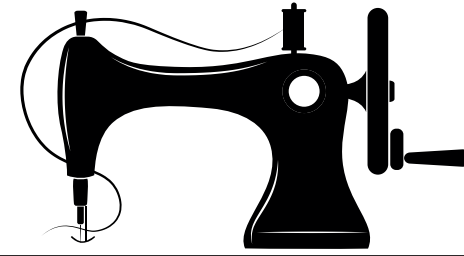


COTTON
EXCHANGE



introduction



COTTON
EXCHANGE

INTRO

-

Housed in a former factory, Cotton Exchange is a stunning collection of loft apartments. The building's heritage has been lovingly nurtured, with its original features restored wherever possible. This history has then been fused with the very best in modern design to create a series of abodes that are both characterful and contemporary.

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INTERIORS

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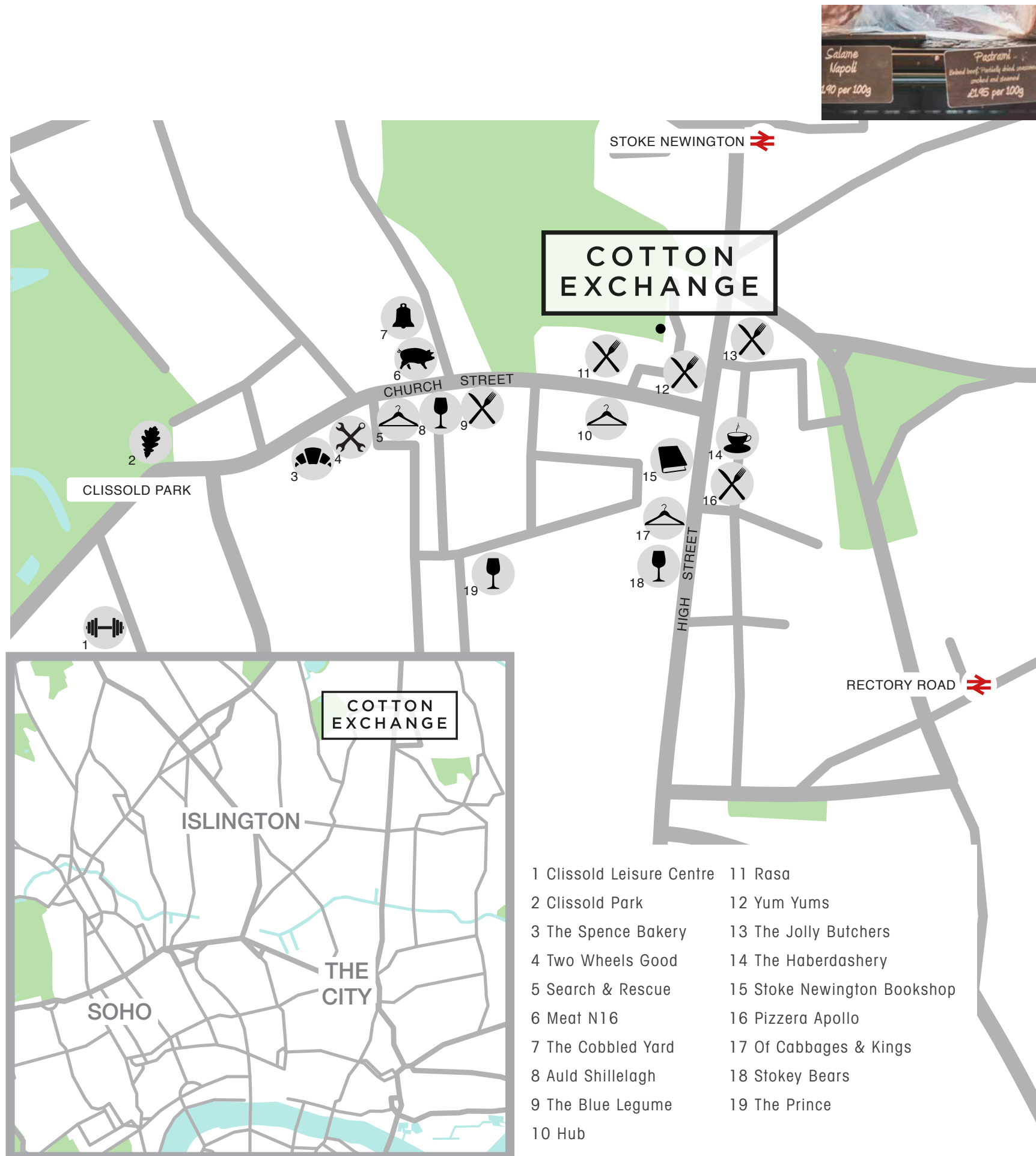
Retaining the soul of this heritage building was at the heart of the design process from the very start. Every element of Cotton Exchange was carefully studied so that we truly understood it. Only then did we feel in a position to create a scheme that enhanced rather than overpowered the building. The palette that was selected pays tribute to its industrial heritage, but adds a contemporary twist – juxtaposing the rugged industrial nature of its form and features with high gloss materials, modern amenities and period reproductions to create a unique collection of apartments.

HISTORY REPEATS ITSELF.
SUCH WAS THE STANDARD
OF CONSTRUCTION
MATERIALS USED WHEN THE
FACTORY WAS ORIGINALLY
BUILT, ITS ONCE
FUNCTIONAL STRUCTURAL
DETAILS NOW PROVIDE THE
PERFECT BACK DROP TO
THE SLEEK INTERIORS THAT
THE APARTMENTS AFFORD.

ARCHITECTURE

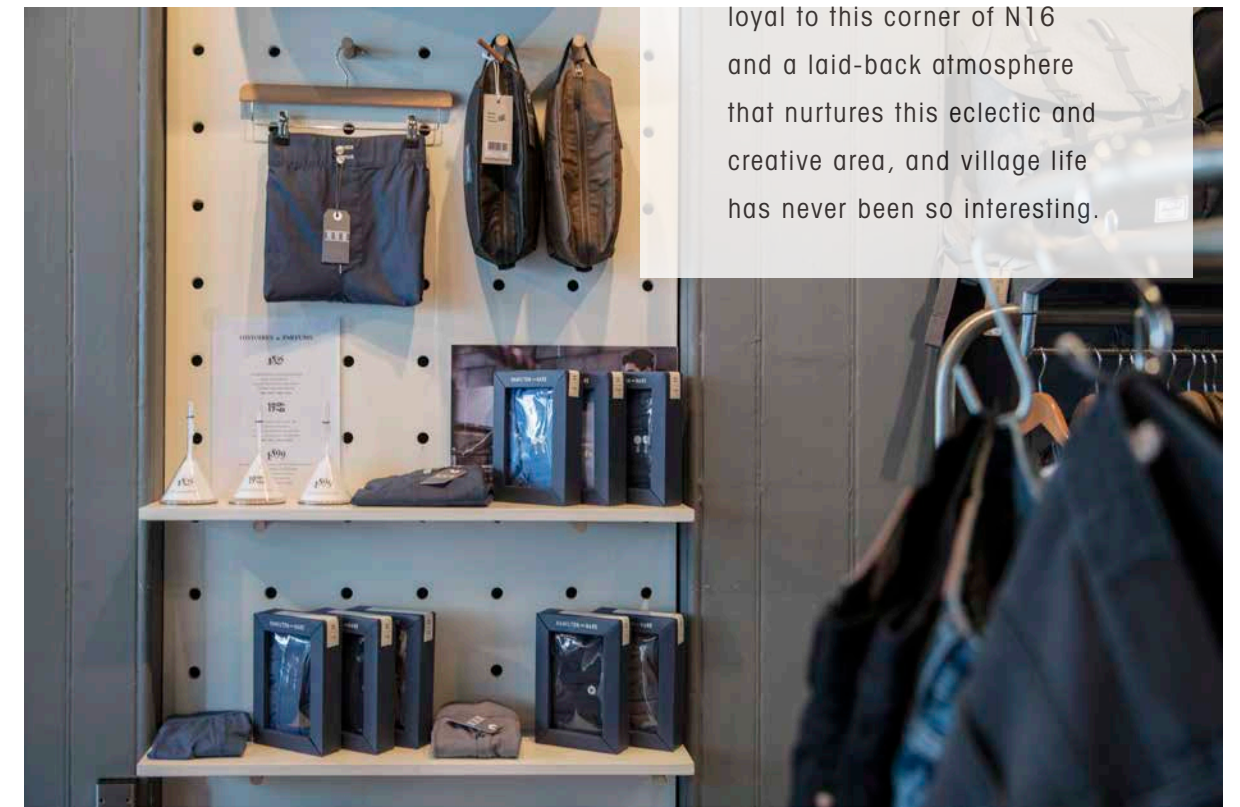
Steel beams span rooms adding an industrial charm which elegantly contrasts with the clean lines of the kitchen. Original brick feature walls, sandblasted to their former glory, add a homely texture that's perfectly complemented by contemporary additions such as the engineered oak flooring and cast iron radiators. Cotton Exchange is a harmony of history and cutting edge design.

LOCAL AREA



London's 'villages' often struggle to live up to their quaint monikers. Stoke Newington may well be the exception. Stokey, as it's affectionately known, is in many ways the best of its neighbours. Not as achingly hip as Dalston or Hoxton. Not as gentrifiedly posh as Islington. It's taken its own somewhat non-conformist and distinctly local path.

Despite its popularity, its two main thoroughfares – Church Street and the High Street – are packed with independent shops, restaurants and pubs, rather than the usual chains. Add to this a unique blend of a strong community spirit that's fiercely loyal to this corner of N16 and a laid-back atmosphere that nurtures this eclectic and creative area, and village life has never been so interesting.





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A 54-acre oasis at the heart of Stoke Newington, Clissold Park has something for everyone.



RECREATION

When the sun's out it almost feels like the entire population of Stoke Newington descends on Clissold Park. One of Hackney's best loved parks, like the rest of the area it has something for everyone – from a pond dipping platform, animal enclosures and a paddling pool to tennis courts, an organic food growing area and a great café, housed in the stunning Grade II-listed mansion, Clissold House. Its tree-lined paths and perimeter athletics track also make it a popular spot for runners. If you prefer to exercise indoors however, there's always the Clissold Leisure Centre, One Life Yoga Centre, Flowing Body Pilates Studio, Yogahome and The Castle Climbing Centre.



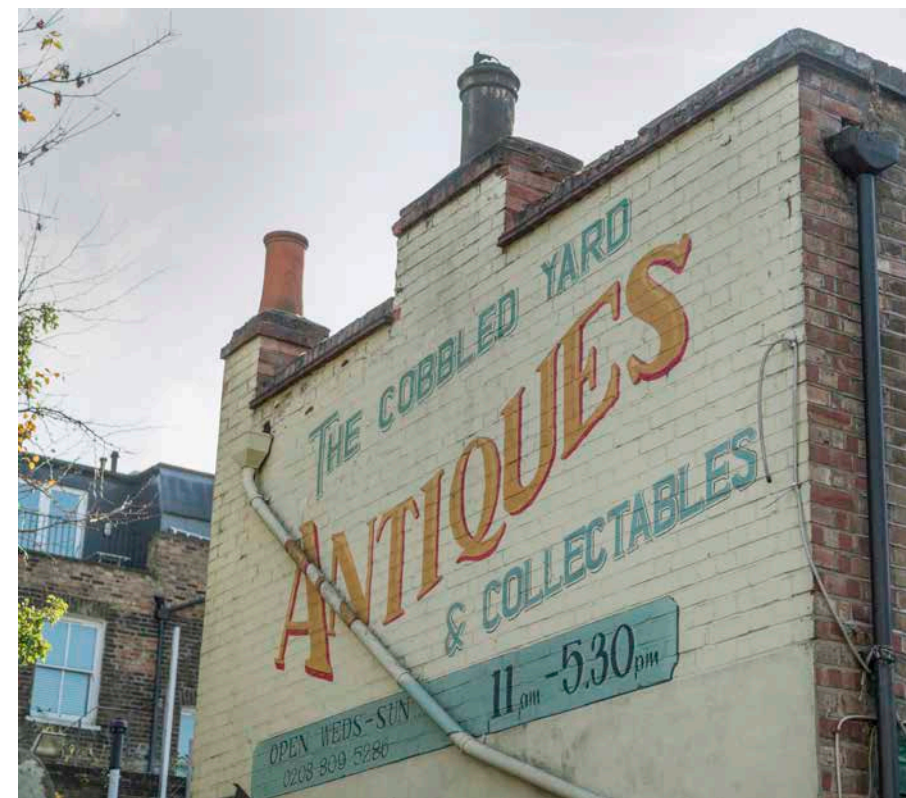
church street



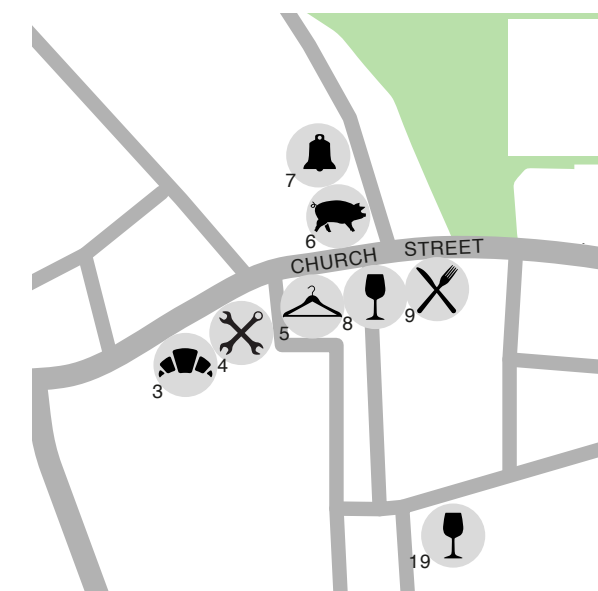
CHURCH STREET

The beating heart of Stokey, Church Street embodies the diverse nature of N16. Arguably much of its success is due to the wealth of independent businesses that make it a unique destination, rather than the usual identikit parade. Examples of its eclectic spirit include The Cobbled Yard, one of London's finest vintage furniture shops and The Spence Bakery, which crafts an array

of baked goods each day from scratch. To ensure that Stokey's inhabitants don't have to live by bread alone, there's also the award-winning butcher, Meat N16's free-range produce. Adding to the culinary delights that await are Prep, an independent cook shop, and the weekly organic Farmers' market. While if you don't fancy cooking yourself, there are a wealth of great restaurants, the most famous of which being Rasa and its renowned south Indian creations.



Local cycle shop, Two Wheels Good is the perfect antidote to the area's culinary delights.



high street

STOKEY NEWINGTON BOOKSHOP



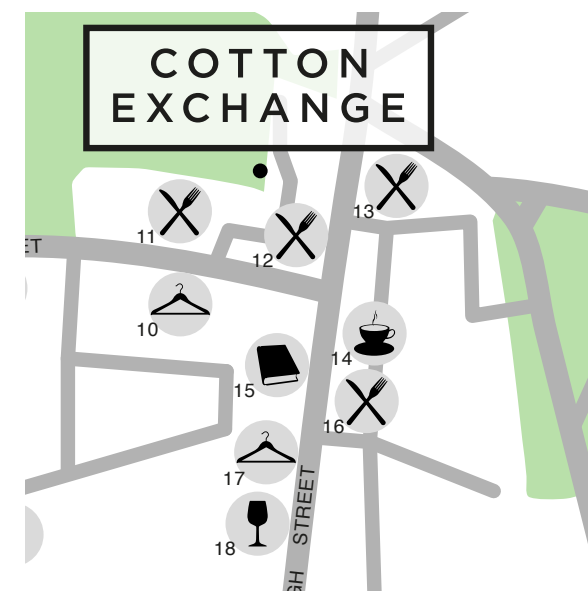
Once home to Daniel Defoe and Edgar Allan Poe, Stokey's literary heritage continues with the fabulous Stoke Newington Bookshop.

HIGH STREET

In many ways the edgier, younger sibling of Church Street, Stoke Newington High Street is still packed with enough great shops, restaurants and bars to put most areas to shame. What's more, the fact there two main thoroughfares in Stokey is a great example of the area's 'keeping it local' village feel. Paying tribute to the area's history, it's the start of a run of Turkish restaurants that extends all the way down to Dalston. Other gastronomic delights, such as Stokey Bears, the heart



attack and happiness inducing burger emporium, gastro-pub The Jolly Butchers, whose Sunday roast is one of the best in London, and Yum Yums's award-winning Thai cuisine, are also found here. Downstairs from Stokey Bears, you'll find Original Sin, the second bar from Hoxton stalwarts, Happiness Forgets. The Waiting Room is another hugely popular nightspot.



TRANS- PORT LINKS



While Stoke Newington doesn't have its own underground station, being superbly serviced by buses and the overground goes a long way to make you forget about the sardine crush of the tube. That said, if you can't live without it, Seven Sisters underground station, and the Victoria line, is easy to reach by bus or rail. The bus services on offer weave a wonderful web across London. The 73 is a 24-hour service to Victoria. Terminating at London Bridge, the 149 is great for a commute into The City. The culture of the Southbank and retail delights of Oxford Street are also well catered to.

Bus links

67 To Wood Green Station To Aldgate Station Daily	243 To Wood Green Station To Waterloo Station 24 hour bus service
73 To Victoria Station Daily	276 To Newham Hospital Daily
76 To Tottenham Hale Station To Waterloo Station 24 hour bus service	393 To Chalk Farm To Clapton Pond Daily
106 To Finsbury Park Station To Whitechapel Cavell Street Daily	476 To Northumberland Park Station To Euston Station Daily
149 To Edmonton Green Bus Station To London Bridge Station 24 hour bus service	N73 To Walthamstow Central Station To Victoria Station Nightly

Rail links

Seven Sisters	_____ 4 mins
London Fields	_____ 6 mins
Bethnal Green	_____ 10 mins
Liverpool Street	_____ 12 mins

Tube links

Kings Cross	_____ 8 mins
Oxford Circus	_____ 12 mins
Green Park	_____ 14 mins
Victoria	_____ 16 mins

Travel time source: fpl.gov.uk/journeyplanner

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COTTON EXCHANGE

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COTTON EXCHANGE



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COTTON EXCHANGE

SPECIFICATIONS

Specification and Finishes

General Main Entrance and Common Areas

- Secure pedestrian access
- Quality stainless steel ironmongery to apartment doors
- Numbered front doors to each flat.
- Interior designed communal lobby
- Secure individual powder coated and galvanised steel mail boxes in each flat front door
- Large format porcelain tiles to communal lobby and walkways
- Timber cladding on selected walls with Led feature lighting
- Stairwell access to all floors
- Contemporary lights to all communal areas

Internal Specification

- Matt-emulsion to all internal walls – Feature exposed painted brick
- Dark grey painted ceiling with exposed metal framework in some areas
- Painted internal doors
- Stainless steel Lever handles
- Engineered washed oak flooring to all areas
- Dark Painted Iron Radiators
- Contemporary style skirting and architraves painted
- Fitted wardrobes to Master Bedroom
- Dark Metal stairs to duplex flats

Kitchens

- Handleless kitchen units in 2 different finishes
- 20mm stone worktops with integrated drainers and under mounted stainless steel sinks bowl and a half
- Tiled splash backs to all areas

- Stainless steel mixer tap by Blanco
- Kitchen appliances including integrated ceramic hobs or(gas depending on supply)
- Electric ovens
- Fridge freezers
- Dishwashers
- Concealed extractors
- Free standing washer dryers located in utility cupboard in hallway
- Galvanized sockets and wall lights conduits
- Under cupboard led task lighting

Bathrooms and En-suites

- Sanuex washbasin
- Crosswater taps bath fillers and shower valves
- Thermostatically controlled chrome showers and mixers
- Contemporary bathroom suites in white, by Sanuex
- Wall hung WC by Sanuex
- Grohe cistern and flush plate
- Chrome heated towel rails
- Majestic shower enclosures
- Chevron style tiling on feature wall
- Shaver socket to all bathrooms and En-suites
- Recessed mirror with shelves

Electrics

- Galvanized steel switches and sockets to all rooms
- Feature led strip lights on exposed steel work
- Telephone and TV points to living room
- Video entry phone systems
- Hard wired and integrated smoke and heat detection systems

Green Credentials

- Low energy lighting throughout

Windows and Balconies

- Steel and glass balconies
- Highly secured full height powder coated, double glazed, metal framed windows, with toughened glass, and timber window sills

Security

- All elements of the development will comply with current building and fire regulations and relevant British Standards
- Where applicable apartments will be covered by 10 year building guarantee

Specification correct at time of printing

Crosswater taps to bathrooms



