

THE RESIDENCE, HOXTON

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LONDON | NI

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OLD STREET, NEW ATTITUDE

The Residence, Hoxton is the fresh new face in London's most exciting district.

Bold and contemporary, The Residence, Hoxton captures the spirit and excitement of Old Street while retaining its quirky and cool charm. This new build apartment block blends grit with glamour to create a standout new landmark. Fall in love with 19 exquisitely designed units of 1, 2 and 3 bedroom duplex apartments situated over six floors. Think high-end finishes, gorgeous architectural details and simple, clean interiors.

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AT THE EPICENTER OF
LONDON'S TECH CULTURE

Say hello to the old street with the new attitude, where start-ups and lifestyle rule.

Find yourself in the middle of it all with the most enticing address in the city. With the booming tech scene and the entertainment of Old Street at your doorstep, the City of London is truly yours for the taking. The best part: There's no other place quite like it.



SHOREDITCH
STATION

HOXTON
STATION

MOORGATE
STATION

LIVERPOOL
STREET
STATION

OLD
STREET

OLD STREET
STATION

THE
EAGLE

ANGEL
STATION

PICCADILLY
CIRCUS



7 MIN

THE
GHERKIN

THE HERON
TOWER

20 FENCHURCH
STREET
(WALKIE TALKIE)

THE LEADENHALL
BUILDING
(CHEESE GRATER)

THE
SHARD

THE RESIDENCE, HOXTON

23 MIN

**WELCOME TO OLD
STREET, NI, TECH
CITY, SILICON
ROUNDBOUT –
WHATEVER YOU
CALL IT, THIS
PLACE IS BUZZING**

P8

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8 HOXTON SQUARE, NI

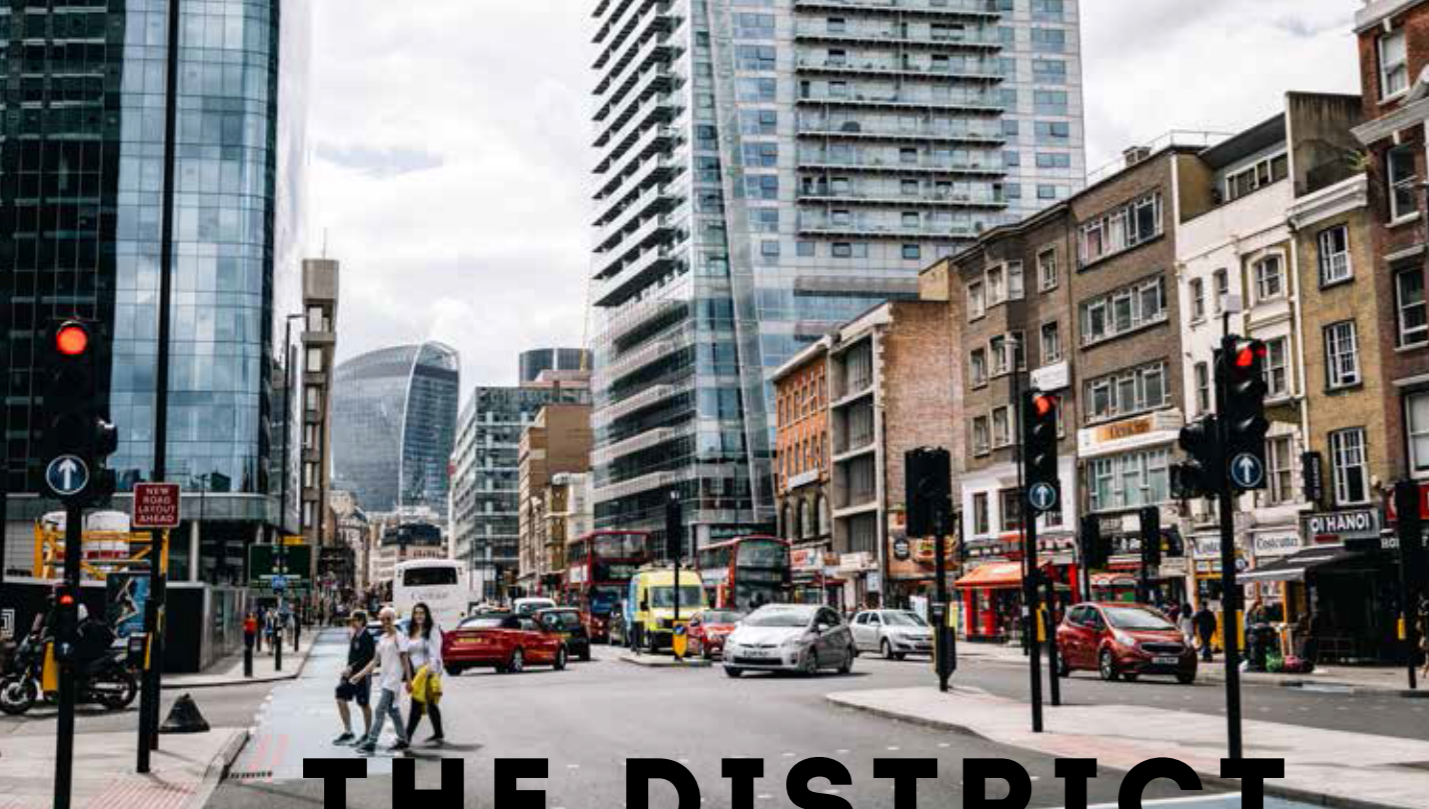
P9

EXPLORE THE NEIGHBOURHOOD

BARS AND GALLERIES. URBAN GREEN SPACES AND RENOWNED UNIVERSITIES. SUCH IS THE ECLECTIC VIBE OF THIS VIBRANT NEIGHBOURHOOD.

Everyone from the world's biggest and coolest brands, to the largest and hottest tech giants have come to be part of one of London's most coveted cityscapes.

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THE DISTRICT THAT NEVER SLEEPS

There's always something to do in the neighbourhood, no matter the hour. Whether it's the rustic charm of Old Street or the exhilarating buzz of the city you're looking for, you don't have to go far.

Stroll down to the famous Hoxton Grill for an American-inspired breakfast and a pint or two. With guest DJs on the weekends and an old fashioned bar mixing up classic cocktails, tonics and wines, it's no surprise it's one of Shoreditch's most popular late-night destinations.

The High Street from Angel to Highbury Corner is dotted with trees and lined with cosy delis, quaint antique markets, glossy interior shops and fashion stores. Or take a break from the buzz of the city at the many urban green spaces close by. Relax on the greens at Shoreditch Park or bask in the shade of an old tree at the historic Victoria Park.

For design aficionados, Clerkenwell Road is lined to the brim with furniture showrooms and a haven to the many architects who call this street home. Or sample the best London has to offer in backstreets filled with trendy bars, top-notch restaurants and gin palaces – a foodie's paradise.

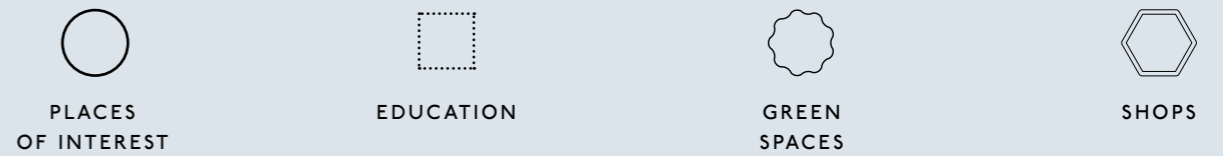
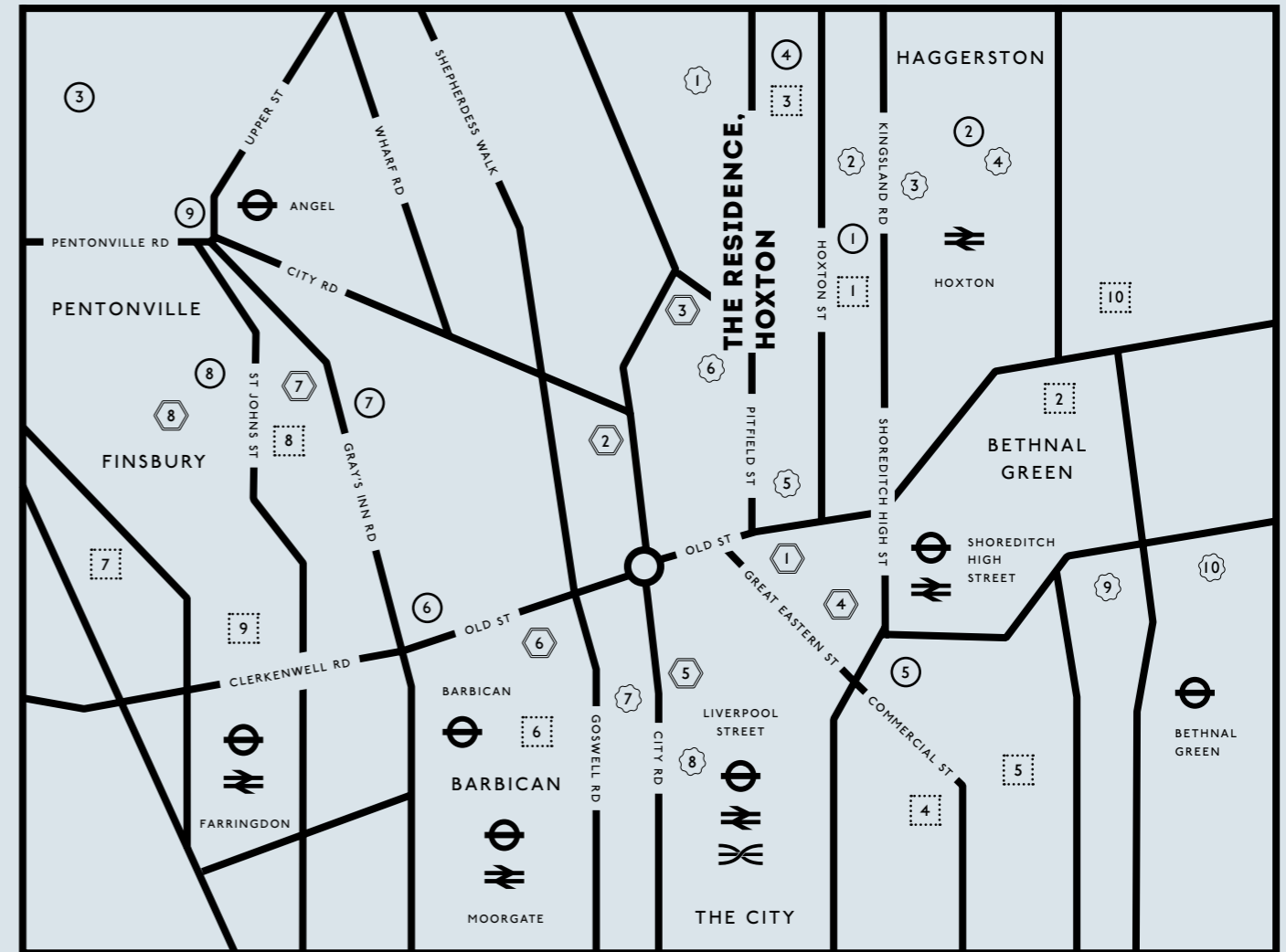
But it's not all play. The Residence, Hoxton is also in close proximity to a number of renowned universities including the famed University of London, the London School of Economics and Political Science, King's College London and University College London. It really has got it all.

For a total change of scenery, indulge in a slow stroll along the canal and experience the quiet calm of nearby Islington.



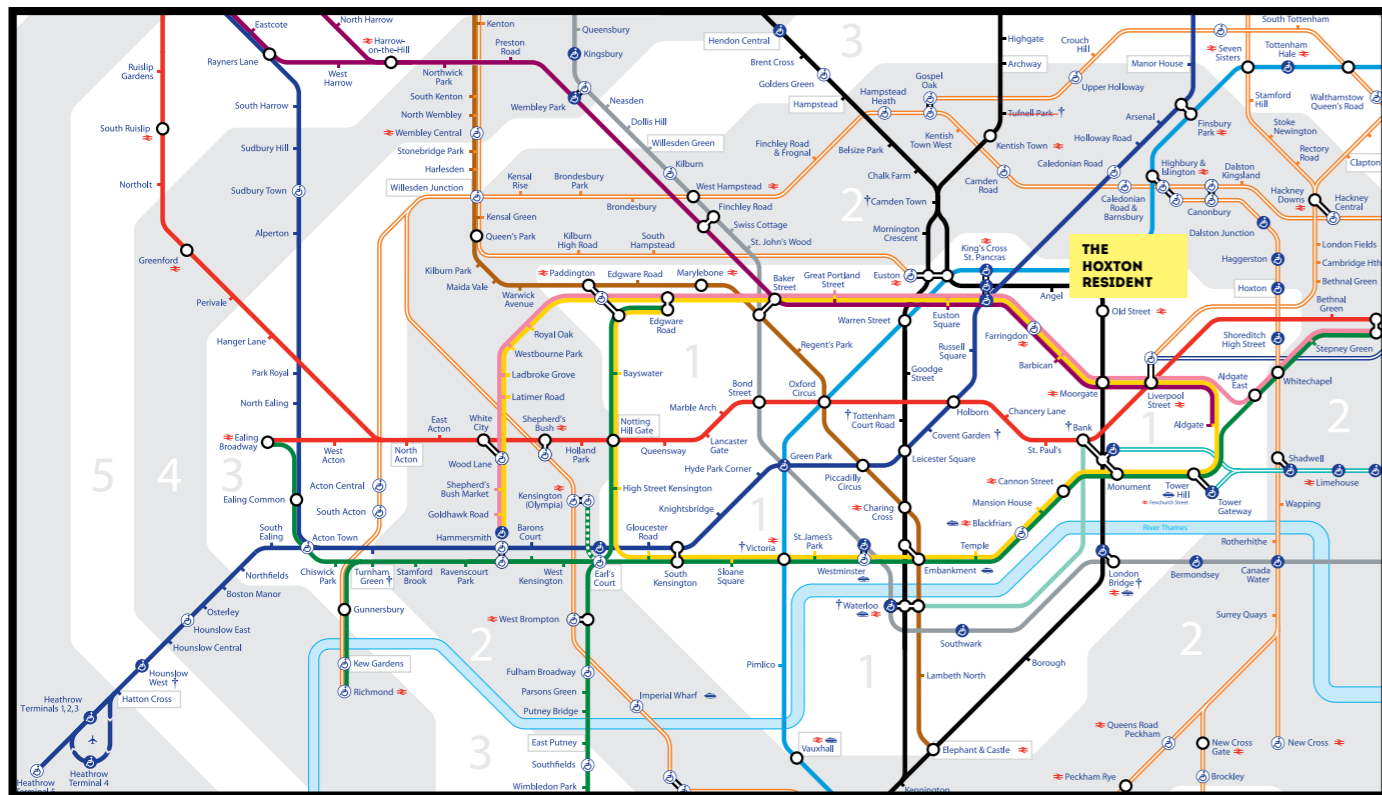
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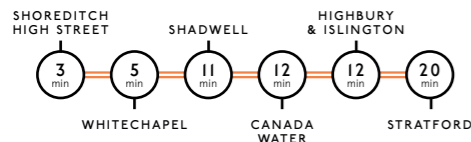
- | | | | |
|-----------------------------|----------------------------------|-----------------------------------|--------------------------|
| 1. Shoreditch Library | 1. Hackney Community College | 1. Shoreditch Park | 1. The Co-operative Food |
| 2. Columbia Flower Market | 2. Randal Cremer Primary School | 2. The Hoxton Trust Community Gdn | 2. Superdrug |
| 3. St John's Church, Hoxton | 3. Hoxton Garden Primary School | 3. Geffrye Museum Garden | 3. Tesco Express |
| 4. Old Spitafields Market | 4. Helen O'Grady Drama Academy | 4. St Mary's Secret Garden | 4. Waitrose |
| 5. Brick Lane Market | 5. Cass Business School | 5. Hoxton Square | 5. Waterstones |
| 6. Barbican Center | 6. University of the Arts London | 6. Aske Gardens | 6. Rye Wholefoods |
| 7. Charles Dickens Museum | 7. London College of English | 7. Bunnhill Fields | 7. Waitrose |
| 8. Finsbury Library | 8. City University | 8. Finsbury Square Gardens | 8. Sainsbury's |
| 9. Old Sessions House | 9. London Wing Chun Academy | 9. Saint Matthew's Church Gardens | |
| | 10. Northumbria University | 10. Weavers Field | |

AT THE HEART OF THE ACTION



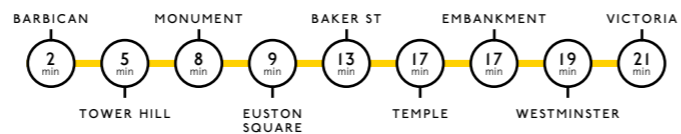
EAST LONDON LINE

from Hoxton Station



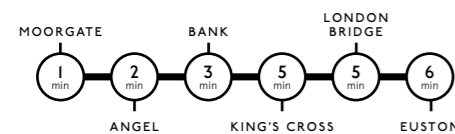
CIRCLE LINE

from Liverpool Street



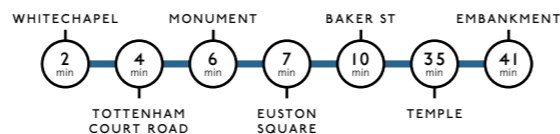
NORTHERN LINE

from Old Street Station



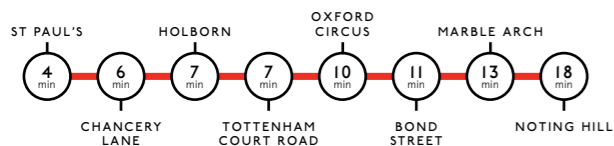
CROSS RAIL

from Liverpool Street



CENTRAL LINE

from Liverpool Street

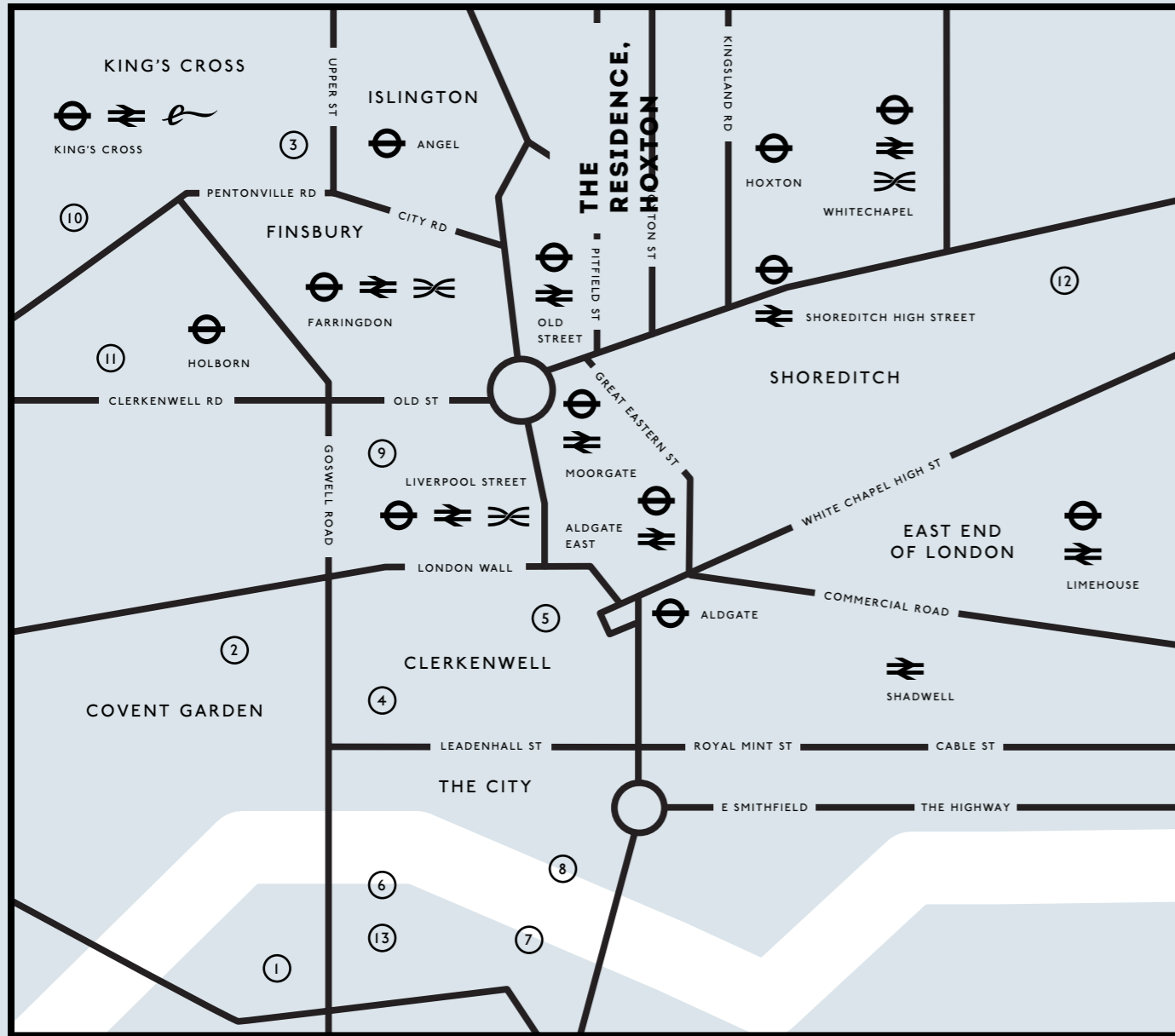


WALKING

from The Residence, Hoxton



THE RESIDENCE, HOXTON



○
PLACES
OF INTEREST

- | | | |
|------------------------|-------------------------|-------------------------------------|
| 1. Shakespear's Globe | 6. London Bridge | 11. The British Museum |
| 2. Royal Opera House | 7. The Shard | 12. Queen Mary University of London |
| 3. Academy Islington | 8. Tower of London | 13. Borough Market |
| 4. St Paul's Cathedral | 9. Barbican | |
| 5. The Gherkin | 10. The British Library | |

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With so much so close, living at The Residence, Hoxton cuts timetables and travel cards out of the equation. But if you really have to venture further, great transport links make it a breeze.

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THE INTERIORS AT THE RESIDENCE, HOXTON HAVE BEEN DESIGNED TO COMPLEMENT THE MODERN DAY LIFESTYLE

The open plan living areas are perfect for entertaining, whether it's an intimate night in or dinner with friends, the space adapts to provide the perfect backdrop to your life. Designer kitchens with stone worktops, quality fixtures and fittings and a clean neutral colour palette act as the ideal canvas for you to create a home.

Natural light from the windows and private balconies flood the oak flooring throughout the entire room, creating a sense of calm from the busy city right outside your doorstep

Clever use of space highlights that function and form are fundamental in the choice of design, along with the professional finishes and meticulous attention to detail.





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The bathrooms at The Residence, Hoxton boast sleek design and high quality finishes resulting in the ideal environment for pure relaxation

Porcelain tiles, spacious vanity cupboards and designer sanitaryware add to the overall feel of luxury and indulgence.

Neutral finishes combine hardworking materials with contemporary style, for a chic design backdrop you can make your own

The generous space and beautiful finishes create the perfect escape from city life. The interiors at The Residence, Hoxton manage to capture the spirit and excitement of Hoxton, while retaining its quirky and cool charm. With floor-to-ceiling windows and recessed lighting throughout, the bedrooms are inviting day or night, allowing you to truly switch-off.



SPECIFICATION AND SITEPLAN

P24

FOUNDATIONS

Reinforced concrete bored piles, with pilecaps and an insitu concrete frame to all levels. Self-levelling sand and cement screed to all floors.

ENVELOPE

Corium brick cladding, with high performance insulation in cavity and to internal skin

High performance glazing and cladding system

Corium brick cladding to balconies

Composite with sliding or swing doors to balconies

Built-up insulated roofing system with single membrane outer skin

Photo Voltaic panels to power landlords supplies

Decking to all patios / terraces / balconies

INTERNALS

Dry-lining system to provide internal walls with gyproc system ceilings

Veneered solid core doors with painted frames

MDF painted skirtings and architraves

All paintwork Dulux Chiffon White 4

Engineered Oak flooring to Lounges and hallways, 80/20 Wool carpets on heavy duty underlay to all bedrooms

KITCHEN

White gloss Italian Kitchens, Stossa Cucine Maya

Fully fitted to include Bosch Hob and Oven fridge freezer, extract, and washer drier, dishwasher, with stone worktops and recessed lighting

BATHROOMS

Porcelain or stone tiled floors and walls to bathrooms, and shower rooms

Shower walls tiled full height

Vanity units and mirrored storage cabinets to bathrooms

White designer sanitaryware by Roca with Grohe or similar taps

Heated towel rails

COMMON PARTS

Stone and mirrored feature wall

Quality signage

Stone entrance foyer with hardwood skirting

Passenger lift by Orona or similar

Carpets with feature nosings to staircase

Individual mail boxes

M&E

Brushed steel sockets and switchplates to lounge and kitchen

Pre-wired for burglar alarm

Video Door entry system

Fire and smoke detection system

Gas central heating system to flat panel radiators with concealed pipework

Low energy recessed light fittings throughout

Centralized Satellite TV system

Cat 5 cabling to support distribution of data

Private balconies and terraces incorporating glazed privacy screens / balustrading, or brickwork walls

Timber decking and discreet external lighting

EXTERNAL

Internal refuse and recycling area

Secure indoor bicycle parking facility

New external paving and streetscape

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FLOORPLATE LEVEL 1

UNIT 1

	SQ. M	SQ. FT.
LEVEL	FIRST FLOOR	
KITCHEN / RECEPTION	3.785 X 7.141	
BEDROOM 1	4.696 X 3.500	
BEDROOM 2	2.100 X 4.68	
NIA	77.4	833
BALCONY	3.522 X 1.391	
TOTAL AREA (incl. external space)	82.3	886

UNIT 2

	SQ. M	SQ. FT.
LEVEL	FIRST FLOOR	
KITCHEN / RECEPTION	5.740 X 5.526	
BEDROOM 1	4.419 X 2.714	
BEDROOM 2	4.226 X 2.842	
NIA	79.30	854

UNIT 3

	SQ. M	SQ. FT.
LEVEL	FIRST FLOOR	
KITCHEN	2.339 X 2.503	
RECEPTION	5.929 X 3.374	
BEDROOM	3.494 X 3.573	
NIA	57.40	618

UNIT 4

	SQ. M	SQ. FT.
LEVEL	FIRST FLOOR	
KITCHEN / RECEPTION	2.818 X 6.946	
BEDROOM	3.105 X 4.995	
NIA	53.9	580

- 1 1 BEDROOM
- 2 2 BEDROOM

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FLOORPLATE LEVEL 2

UNIT 5	SQ. M	SQ. FT.
LEVEL	SECOND FLOOR	
KITCHEN / RECEPTION	3.416 X 8.829	
BEDROOM	3.660 X 3.233	
NIA	51.8	558
BALCONY	3.961 X 1.464	
TOTAL AREA (incl. external space)	57.6	620

UNIT 6	SQ. M	SQ. FT.
LEVEL	SECOND FLOOR	
KITCHEN	5.050 X 2.378	
RECEPTION	5.596 X 3.857	
BEDROOM 1	4.490 X 2.756	
BEDROOM 2	4.553 X 2.680	
BEDROOM 3	3.086 X 2.894	
NIA	96.4	1037
BALCONY	3.160 X 1.340	
TOTAL AREA	101.3	1090

UNIT 7	SQ. M	SQ. FT.
LEVEL	SECOND FLOOR	
KITCHEN / RECEPTION	5.097 X 5.828	
BEDROOM 1	3.266 X 3.629	
BEDROOM 2	3.485 X 3.453	
NIA	72.3	778

UNIT 8	SQ. M	SQ. FT.
LEVEL	SECOND FLOOR	
KITCHEN / RECEPTION	4.276 X 6.971	
BEDROOM	5.000 X 3.105	
NIA	53.8	579

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM

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FLOORPLATE LEVEL 3

UNIT	9	
	SQ. M	SQ. FT.
LEVEL	THIRD FLOOR	
KITCHEN / RECEPTION	7.244 X 2.990	
BEDROOM 1	4.696 X 3.500	
BEDROOM 2	3.836 X 2.111	
NIA	77.8	837.44
BALCONY	1.288 X 3.610	
TOTAL AREA (incl. external space)	83.5	898.79

UNIT	10	
	SQ. M	SQ. FT.
LEVEL	THIRD FLOOR	
KITCHEN / RECEPTION	5.753 X 5.575	
BEDROOM 1	4.107 X 2.874	
BEDROOM 2	2.788 X 4.419	
NIA	79.5	855.4
BALCONY	3.723 X 1.227	
TOTAL AREA	84.80	912.79

UNIT	11	
	SQ. M	SQ. FT.
LEVEL	THIRD FLOOR	
KITCHEN / RECEPTION	4.197 X 5.837	
BEDROOM 1	3.473 X 3.579	
BEDROOM 2	3.261 X 2.718	
NIA	67.00	721

UNIT	12	
	SQ. M	SQ. FT.
LEVEL	THIRD FLOOR	
KITCHEN / RECEPTION	6.946 X 2.818	
BEDROOM	3.103 X 5.100	
NIA	53.90	580

- 1 1 BEDROOM
- 2 2 BEDROOM

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FLOORPLATE LEVEL 4

UNIT 13

	SQ. M	SQ. FT.
LEVEL	FOURTH FLOOR	
KITCHEN / RECEPTION	7.329 X 4.826	
BEDROOM 1	4.387 X 2.953	
BEDROOM 2	3.415 X 3.215	
BEDROOM 3	2.649 X 3.140	
NIA	85.9	925
BALCONY	13.45 X 1.078	
TOTAL AREA (incl. external space)	100.4	1080

UNIT 15

	SQ. M	SQ. FT.
LEVEL	FOURTH FLOOR	
KITCHEN / RECEPTION	5.370 X 4.864	
BEDROOM 1	4.565 X 3.232	
NIA	52.9	569
BALCONY	9.429 X 1.780	
TOTAL AREA (incl. external space)	77.3	832

UNIT 14

	SQ. M	SQ. FT.
LEVEL	FOURTH FLOOR	
KITCHEN / RECEPTION	7.378 X 3.584	
BEDROOM 1	3.245 X 4.316	
BEDROOM 2	2.823 X 2.864	
NIA	64.5	694
BALCONY	2.558 X 7.378	
TOTAL AREA (incl. external space)	94.6	1018

- 1 BEDROOM
- ⬡ 2 BEDROOM
- ⬡ 3 BEDROOM

CRONDALL STREET



FLOORPLATE LEVEL 5

UNIT 16	SQ. M	SQ. FT.
LEVEL	FIFTH & SIXTH FLOOR	
KITCHEN / RECEPTION	6.235 X 3.184	
BEDROOM 1	3.525 X 2.689	
BEDROOM 2	3.324 X 3.527	
BEDROOM 3	3.453 X 3.183	
NIA	99.6	1072
BALCONY X2	2.300 X 1.600	
TOTAL AREA (incl. external space)	109.8	1182

UNIT 17	SQ. M	SQ. FT.
LEVEL	FIFTH & SIXTH FLOOR	
KITCHEN	4.221 X 4.393	
RECEPTION	7.678 X 2.836	
BEDROOM 1	2.806 X 4.453	
BEDROOM 2	2.856 X 3.125	
BEDROOM 3	4.353 X 2.789	
NIA	114.3	1230
BALCONY X2	3.200 X 1.600	
TOTAL AREA (incl. external space)	124.5	1340

UNIT 18	SQ. M	SQ. FT.
LEVEL	FIFTH & SIXTH FLOOR	
KITCHEN / RECEPTION	5.368 X 6.955	
BEDROOM 1	2.619 X 3.496	
BEDROOM 2	4.082 X 3.757	
BEDROOM 3	3.098 X 2.823	
NIA	105.8	1139
BALCONY X2	3.200 X 1.600	
TOTAL AREA (incl. external space)	116	1249

UNIT 19	SQ. M	SQ. FT.
LEVEL	FIFTH & SIXTH FLOOR	
KITCHEN / RECEPTION	9.174 X 5.442	
BEDROOM 1	3.024 X 3.491	
BEDROOM 2	3.561 X 3.244	
NIA	92.3	994.0
BALCONY X2	3.200 X 1.600	
TOTAL AREA (incl. external space)	102.5	1103



- 2 BEDROOM
- 3 BEDROOM

FLOORPLATE LEVEL 6

UNIT 16	SQ. M	SQ. FT.
LEVEL	FIFTH & SIXTH FLOOR	
KITCHEN / RECEPTION	6.235 X 3.184	
BEDROOM 1	3.525 X 2.689	
BEDROOM 2	3.324 X 3.527	
BEDROOM 3	3.453 X 3.183	
NIA	99.6	1072
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TOTAL AREA (incl. external space)	102.5	1103



PITFIELD STREET

CRONDALL STREET

DUPLEX

- 2 BEDROOM
- 3 BEDROOM



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THE TEAM

BUILDER:

FORMATION GROUP PLC

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ARCHITECTS:

DAVID MILLER ARCHITECTS

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