

# Batley Place

# LONDON N16

PHASE ONE & TWO



Stoke Newington

Highbury

Dalston



London Fields

Victoria Park

Islington

Shoreditch

Bethnal Green

Clerkenwell

Mile End



Bank

Southwark

[batleyplace-n16.com](http://batleyplace-n16.com)



Batley Place  
**LONDON N16**

**The Batley Place development, made up of six stunning new houses, is carefully designed to slip seamlessly into the surrounding architecture of Stoke Newington.**

**Its traditional features encourage a sense of community amongst neighbours, whilst still offering the superb advantages of residing in one of London's most sought after locations.**

**The location, tucked behind the High Street, offers great access to all the advantages of Stoke Newington's bohemian, social scene. Escape amongst the eateries, independent boutiques and cafes of Church Street for that all-important village lifestyle, with city living at your fingertips.**

# Batley Place LONDON N16

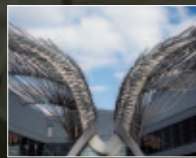
## PHASE ONE

- **House A** 3 bed, 1 bath, 1 en-suite, 1 cloakroom
- **House B** 2 bed, 2 en-suites, 1 cloakroom
- **House C** 3 bed, 1 bath, 1 en-suite, 1 cloakroom

## PHASE TWO

- **House D** 3 bed, 1 bath, 1 en-suite, 1 cloakroom
- **House E** 3 bed, 1 bath, 1 en-suite, 1 cloakroom
- **House F** 3 bed, 1 bath, 1 en-suite, 1 cloakroom

London St Pancras  
International Rail  
20-minutes by  
bus & tube



Clisshold Park  
14-minute walk



Stoke Newington Station  
9-minute walk

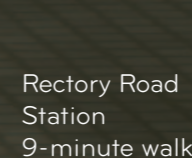


**Batley  
Place**



Stoke Newington  
Church Street  
5-minute walk

Rectory Road  
Station  
9-minute walk



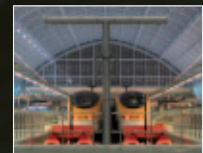
Liverpool Street  
15-minutes  
by train



Covent Garden  
16-minute  
drive



Stratford City  
19-minute drive



Angel Islington  
18-minutes  
by bus



London Fields  
8-minute drive



Liverpool Street  
15-minutes  
by train



Stratford City  
19-minute drive

**This modern city mews comprises various layouts of two and three bedroom houses. The Batley Place exteriors work harmoniously with their urban surroundings; while the interiors use three floors to maximise every ounce of space and light, allowing for modern, convenient and economical living.**

**The finish is immaculate, with an open plan living arrangement in the main living and dining areas, which works effortlessly as a family or entertaining space. Upstairs, each master bedroom has its own en-suite together with a family bathroom and plenty of floor space.**



## GENERAL

- 999-year lease to all houses
- 10-year Building Guarantee (BLP)
- Energy efficient panel radiators
- Underfloor heating to living rooms
- Fitted wardrobes to principal bedrooms
- Fire Sprinkler Systems (Phase one).

## KITCHENS

- High gloss contemporary kitchens
- Fully fitted with granite surfaces
- Sink unit (undermounted) with mixer tap
- Glass / mirror splash backs
- Bosch stainless steel appliances; oven, hob and extractor
- Integrated Bosch dishwasher and fridge freezer appliances
- Bosch washer / dryer in service cupboard.

## BATHROOMS

- Separate shower unit in en-suite with glass enclosure
- Sky lights
- Trevatine tiles
- Chrome towel rail
- Mirrored cabinet
- Shaver socket.

## FLOORING

- Hardwood oak flooring throughout main living and entrance space
- Trevatine tile floor in bathrooms
- Carpet in bedrooms.

## ELECTRICAL

- Recess and wall lighting
- Dimmer switches to all habital rooms
- Video entry system
- Pre-wired to accept Sky+ tv and telephone to living / dining and bedrooms
- Smoke detectors
- NICEIC Certified.

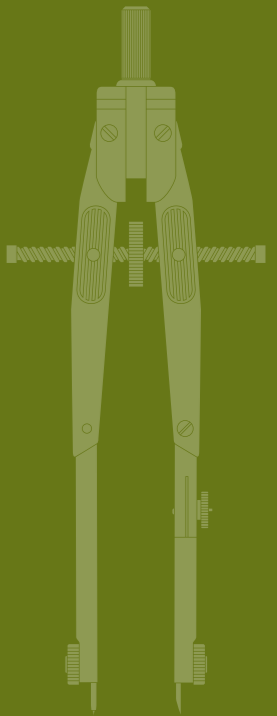
## DETAILED DESIGN

In light of our sustainability policy, the following measures have been implemented:

- Thicker walls and roofs to allow for increased U-values in excess of current regulations
- Maximised light and space to allow for more daylight and less electricity
- Phase One built to Code for sustainable homes level three
- Phase Two built to Code for sustainable homes level four
- Due to current planning regulations, this is a car free scheme (Phase Two only).



SPECIFICATION



# LOCATION

The main destinations for shopping, eating and drinking are Stoke Newington High Street and Church Street, offering plenty of everyday local amenities as well as some superb gastro pubs and music venues.

A short bus journey will take you to Highbury Corner, which is met by Upper Street. This popular destination is packed full of great shops, bars, coffee houses and entertainment.



## Local transport connections

**ROAD** The North Circular (A406) can be reached via the A10 out of Stoke Newington in around 10 minutes. The nearest airport is Stansted and is only 40-minutes away by car.

**TRAINS** The local train station of Rectory Road is a 3-minute walk away and will take you directly to Liverpool Street in just 15-minutes. Not only does this serve as a short commute into London's financial district, but it also offers a great route into Shoreditch, Hoxton and central London.

**TUBES** Highbury and Islington tube station is a 15-minute bus ride away. Here you can pick up the East London Line as well as the Victoria line which takes you to Oxford Circus in just 9-minutes and reaches Victoria in 13-minutes.

**BUSES** There are plenty of bus routes that run through Stoke Newington that travel both locally and across the city (106, 149, 243, 476, 67, 76, N73, N76). A 5-minute bus journey will take you to Dalston Junction.



Stoke Newington is located to the west of Hackney Borough and sits on the border with neighbouring Highbury & Islington.



**Arts and culture** have played a big part in the development of Stoke Newington, as artists historically moved further into the suburbs to combat the rising popularity (and prices) of Islington. This is reflected amongst the community with local performers, artists and galleries sharing works regularly.



**Clissold Park**, located off Church Street, hosts a number of great local facilities including playgrounds, tennis courts, cafes and an avery. Look out for ad-hoc fairs, festivals and sporting events held in the park throughout the year.

**Stop by** the weekly Farmers Market to sample and buy fresh food produce from organic and sustainable farms around London. It can be found just outside St Paul's Church on Saturdays from 10.30am.



**There are** numerous nursery, primary and secondary schools in the immediate vicinity; as well as many local places of worship including St Mary's, the large parish church.



**Various food stores** can be found on Stoke Newington High Street, from larger retail chains to small independent grocers. There are also a number of specialist food stores, ranging from healthy wholefoods to Jewish bakeries.

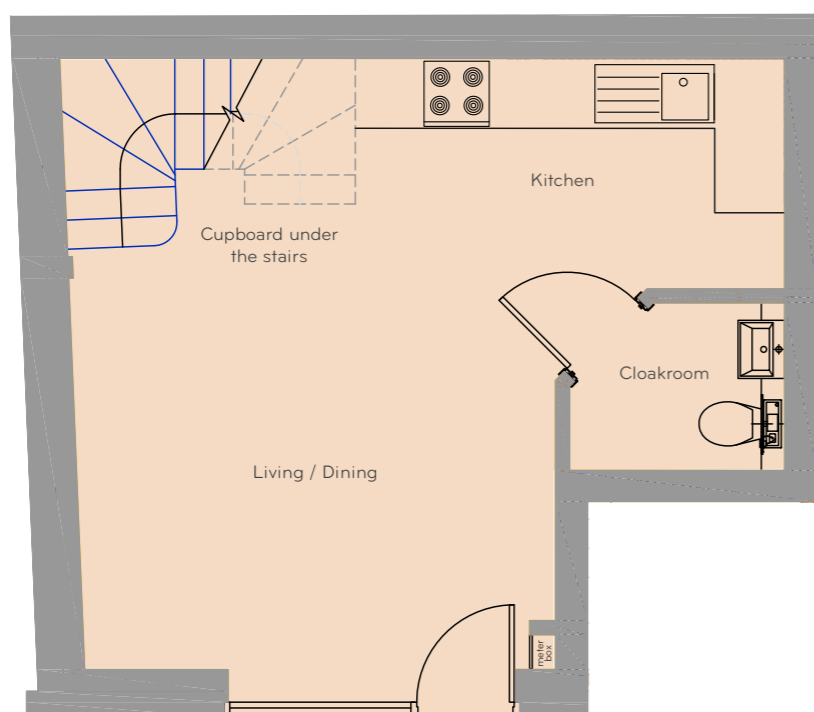
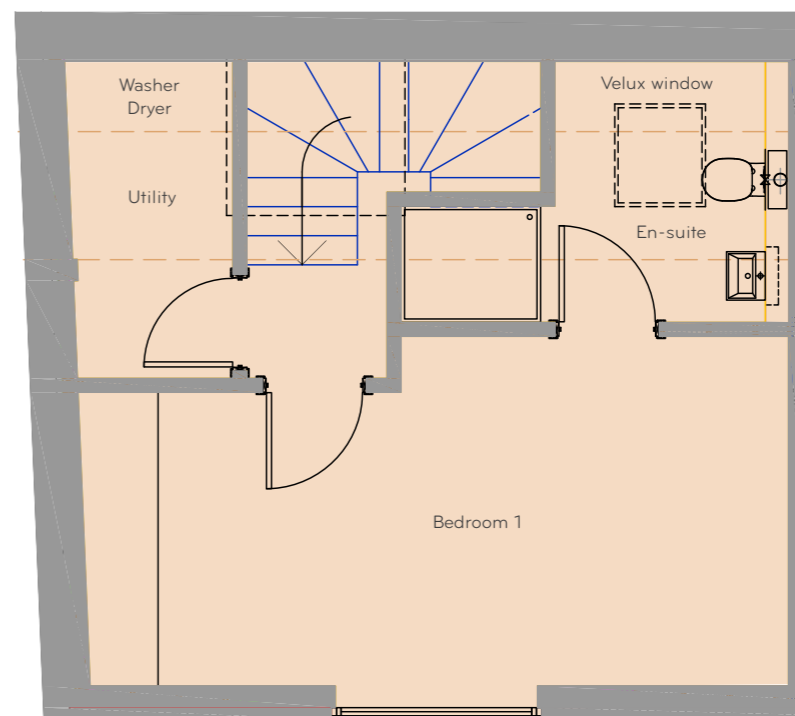
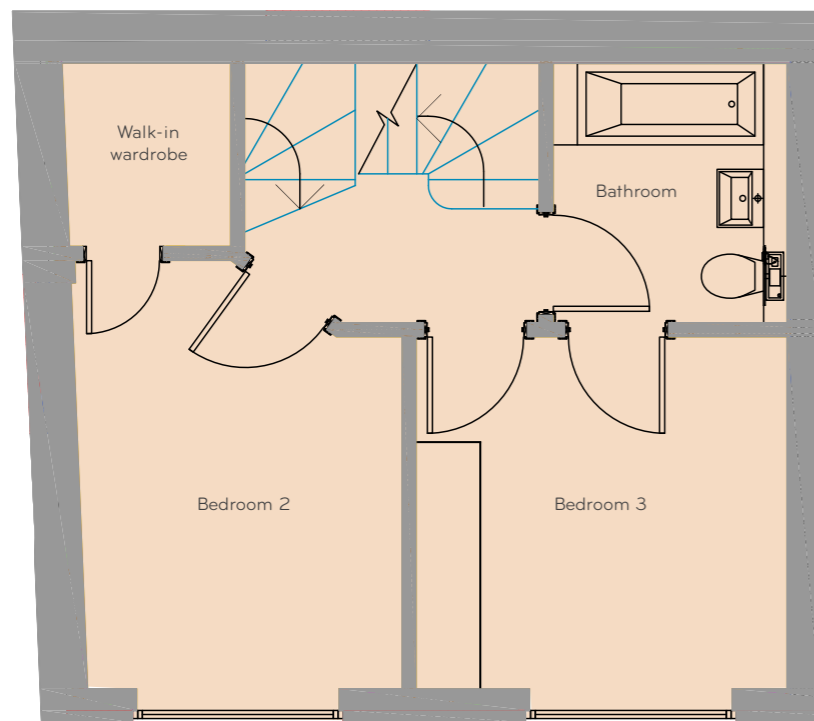


**Eating and drinking** in Stoke Newington (fondly known as Stokey) is unavoidable. There is no shortage of great pubs, restaurants and bars to relax and unwind in.



**Rectory Road** station is a direct route into the City. The 15-minute train journey goes through Hackney to Liverpool Street, while Highbury and Islington tube, will take you into central London in just over 10 minutes.





House A, Batley Place | 96.3m<sup>2</sup> | 1036ft<sup>2</sup> total area

Predicted Energy Performance

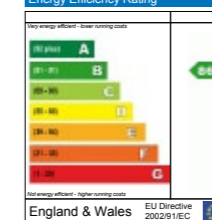
**GROUND FLOOR (G)**  
LIVING / DINING / KITCHEN  
6.2m x 5.2m (32.2m<sup>2</sup> | 347ft<sup>2</sup>)

**FIRST FLOOR (1)**  
BEDROOM 2  
3.5m x 2.8m (9.8m<sup>2</sup> | 105ft<sup>2</sup>)

BEDROOM 3  
3.2m x 2.9m (9.3m<sup>2</sup> | 100ft<sup>2</sup>)

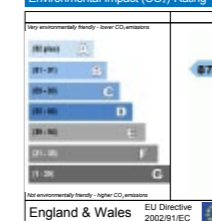
**SECOND FLOOR (2)**  
BEDROOM 1  
6.1m x 3.0m (18.3m<sup>2</sup> | 197ft<sup>2</sup>)

Energy Efficiency Rating

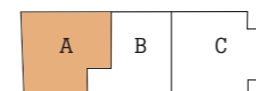


The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

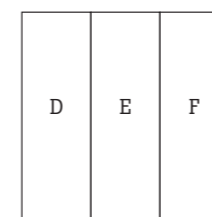
Environmental Impact (CO<sub>2</sub>) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

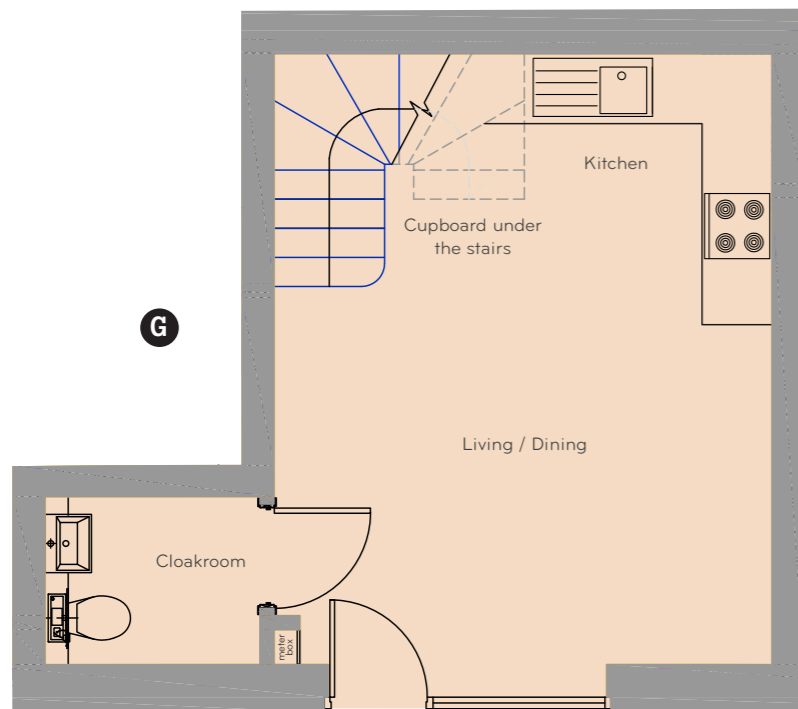
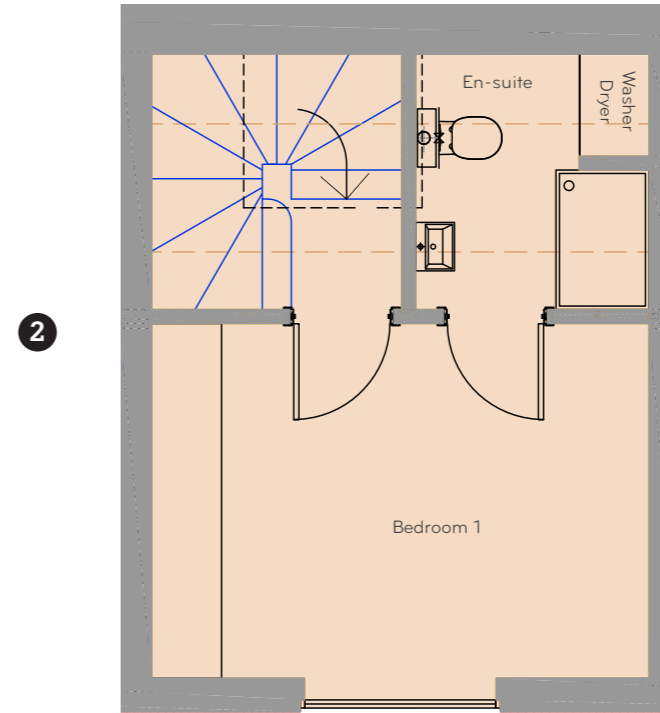
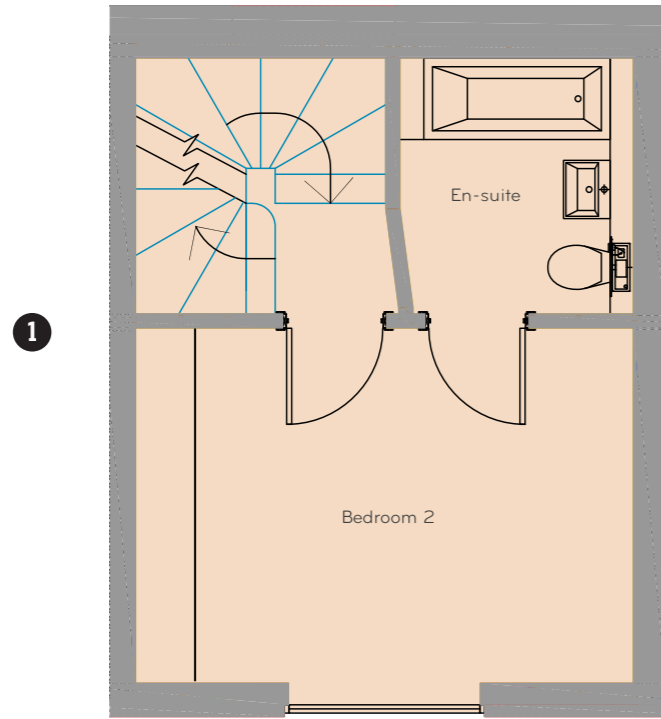


Batley Place



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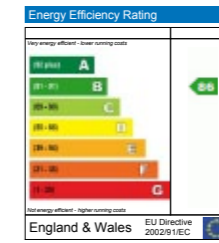
House B, Batley Place | 72m<sup>2</sup> | 776ft<sup>2</sup> total area

Predicted Energy Performance

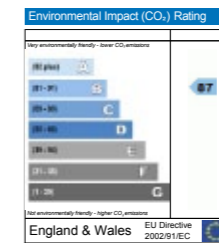
**GROUND FLOOR (G)**  
LIVING / DINING / KITCHEN  
5.2m x 4.2m (23.4m<sup>2</sup> | 252ft<sup>2</sup>)

**FIRST FLOOR (1)**  
BEDROOM 1  
4.3m x 3.0m (12.9m<sup>2</sup> | 139ft<sup>2</sup>)

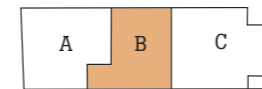
**SECOND FLOOR (2)**  
BEDROOM 2  
4.3m x 3.0m (12.9m<sup>2</sup> | 139ft<sup>2</sup>)



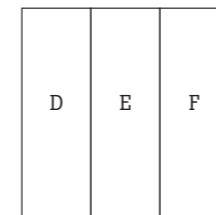
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

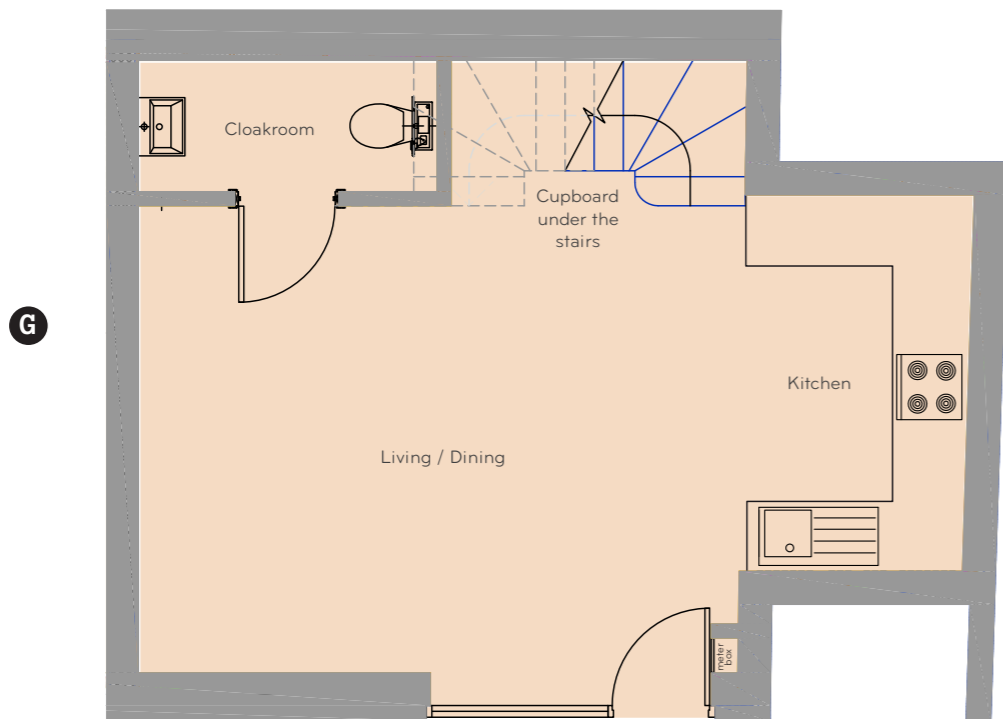
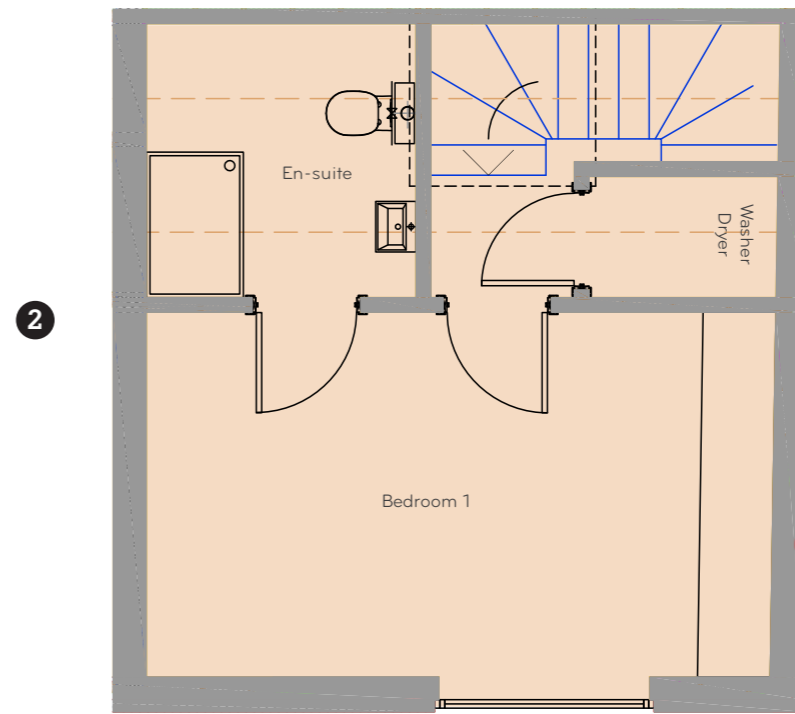
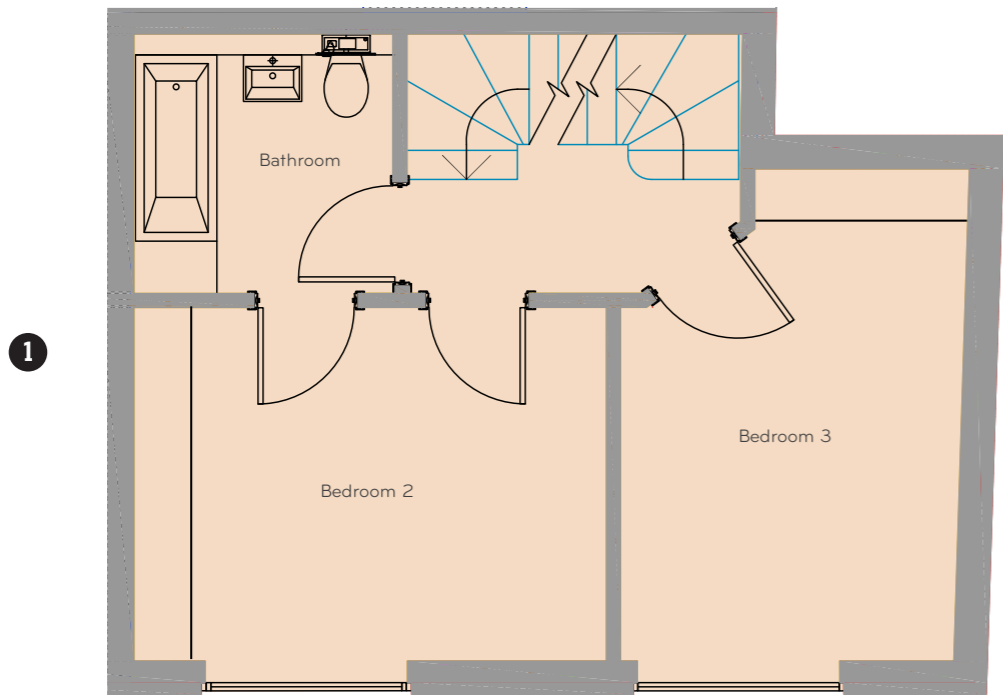


Batley Place



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House C, Batley Place | 99m<sup>2</sup> | 1066ft<sup>2</sup> total area

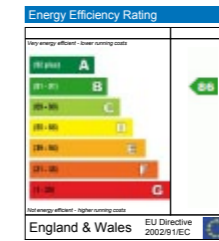
Predicted Energy Performance

**GROUND FLOOR (G)**  
 KITCHEN / LIVING  
 7.1m x 4m (28.4m<sup>2</sup> | 306ft<sup>2</sup>)

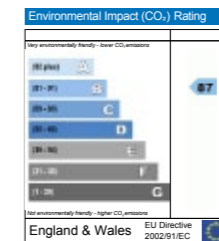
**FIRST FLOOR (1)**  
 BEDROOM 2  
 4.0m x 3.0m (12.0m<sup>2</sup> | 129ft<sup>2</sup>)

BEDROOM 3  
 4.1m x 3.0m (12.3m<sup>2</sup> | 132ft<sup>2</sup>)

**SECOND FLOOR (2)**  
 BEDROOM 1  
 5.2m x 2.9m (15.0m<sup>2</sup> | 162ft<sup>2</sup>)



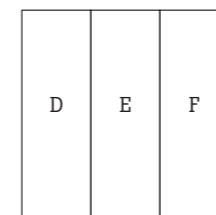
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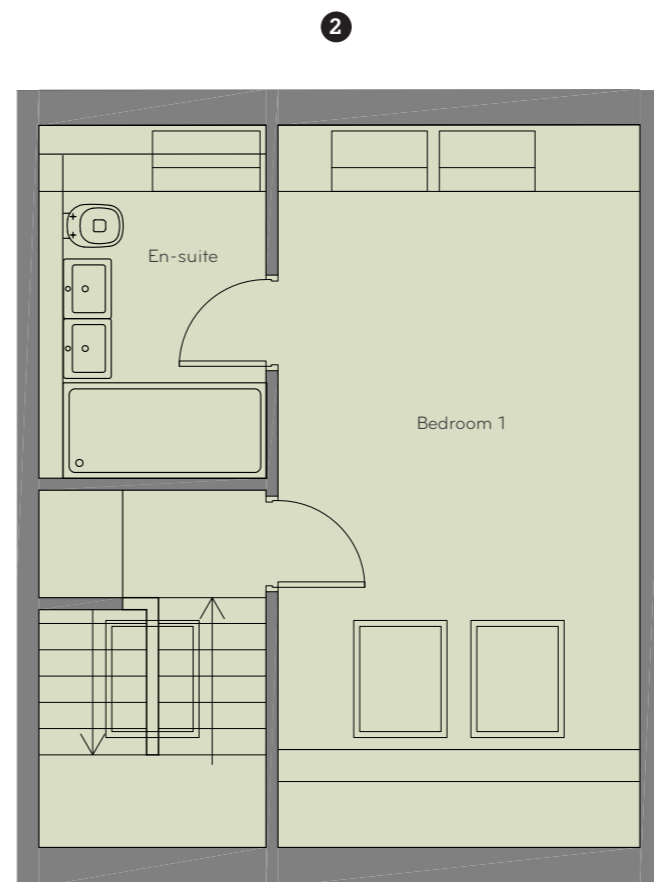
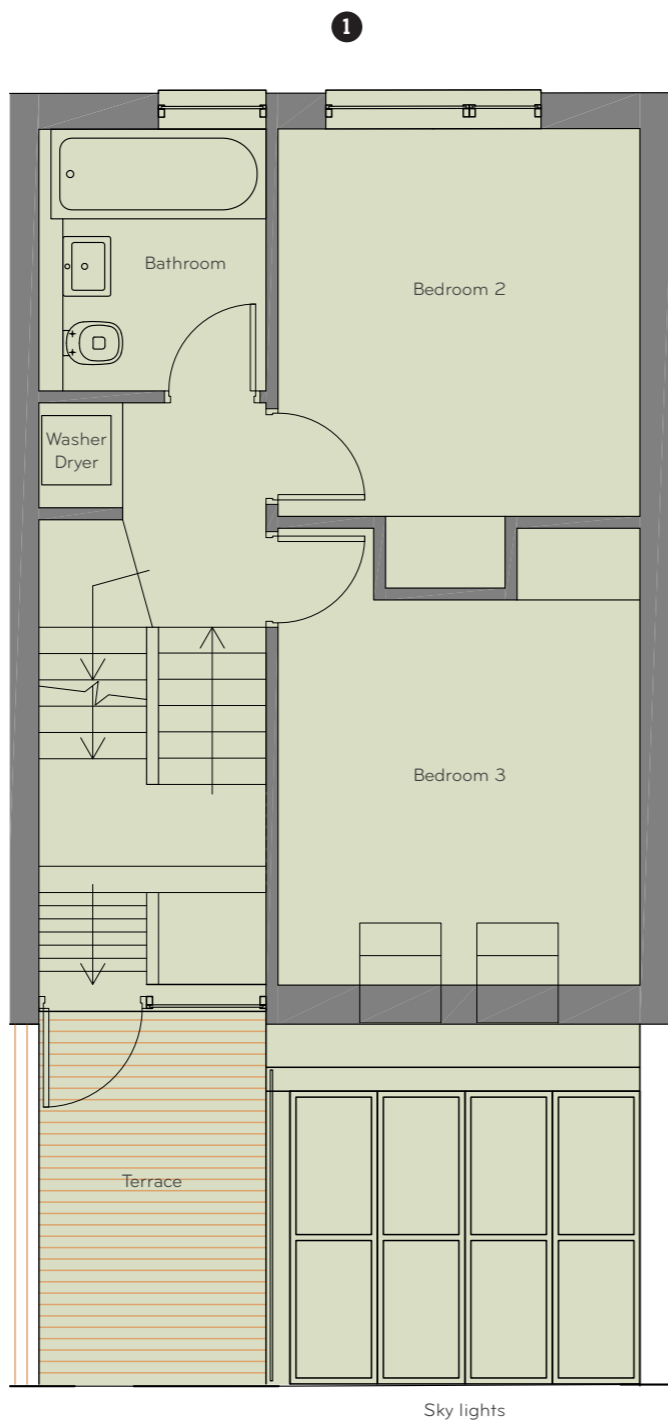
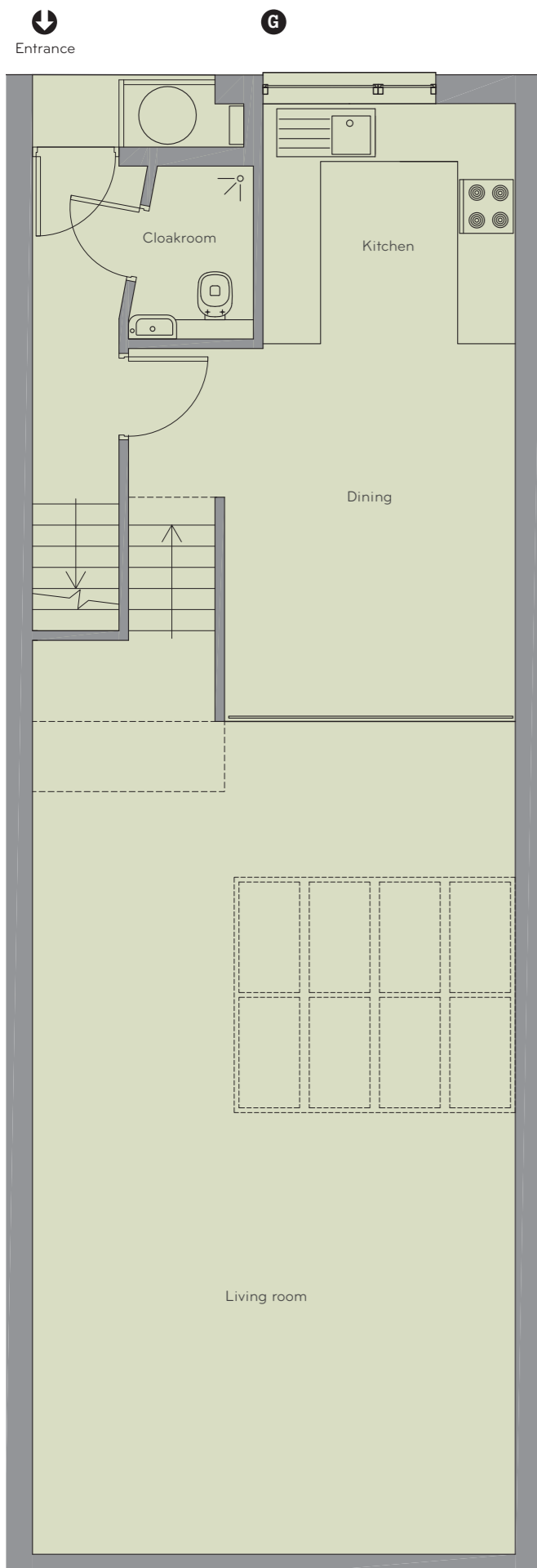


Batley Place

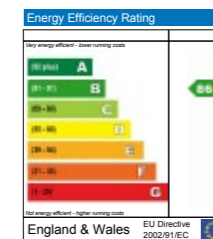


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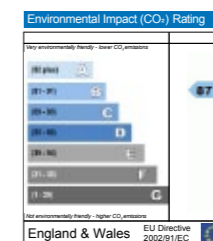




**Predicted Energy Performance**



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The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

**House D, Batley Place | 139m<sup>2</sup> | 1496ft<sup>2</sup> total area**

**GROUND FLOOR (G)**

**LIVING**  
8.6m x 5.1m (43.9m<sup>2</sup> | 472ft<sup>2</sup>)

**KITCHEN / DINING**  
6.4m x 3.0m (19.2m<sup>2</sup> | 207ft<sup>2</sup>)

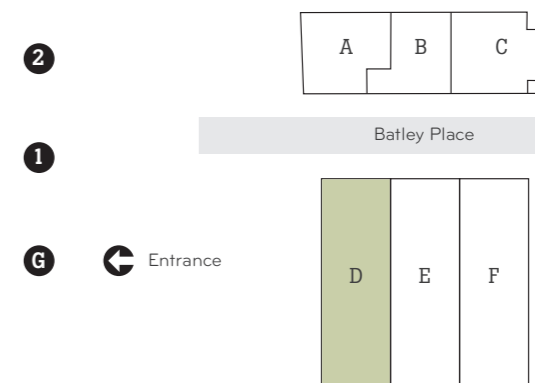
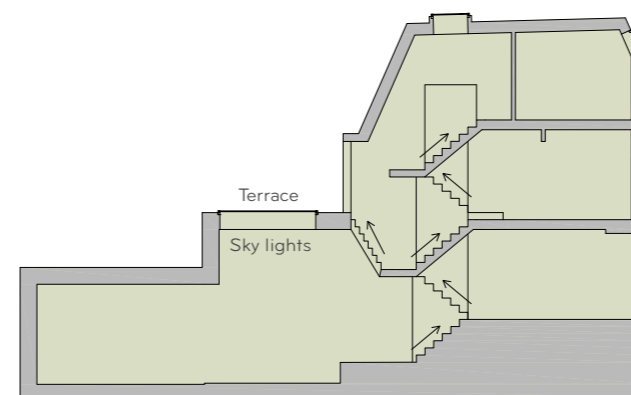
**FIRST FLOOR (1)**

**BEDROOM 2**  
3.2m x 3.0m (9.6m<sup>2</sup> | 103ft<sup>2</sup>)

**BEDROOM 3**  
3.2m x 3.0m (9.6m<sup>2</sup> | 103ft<sup>2</sup>)

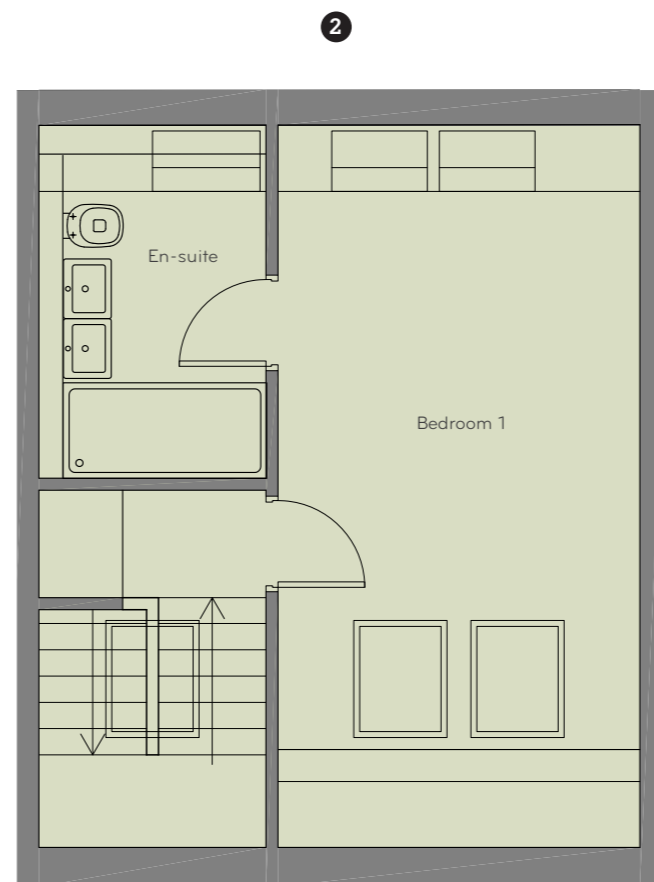
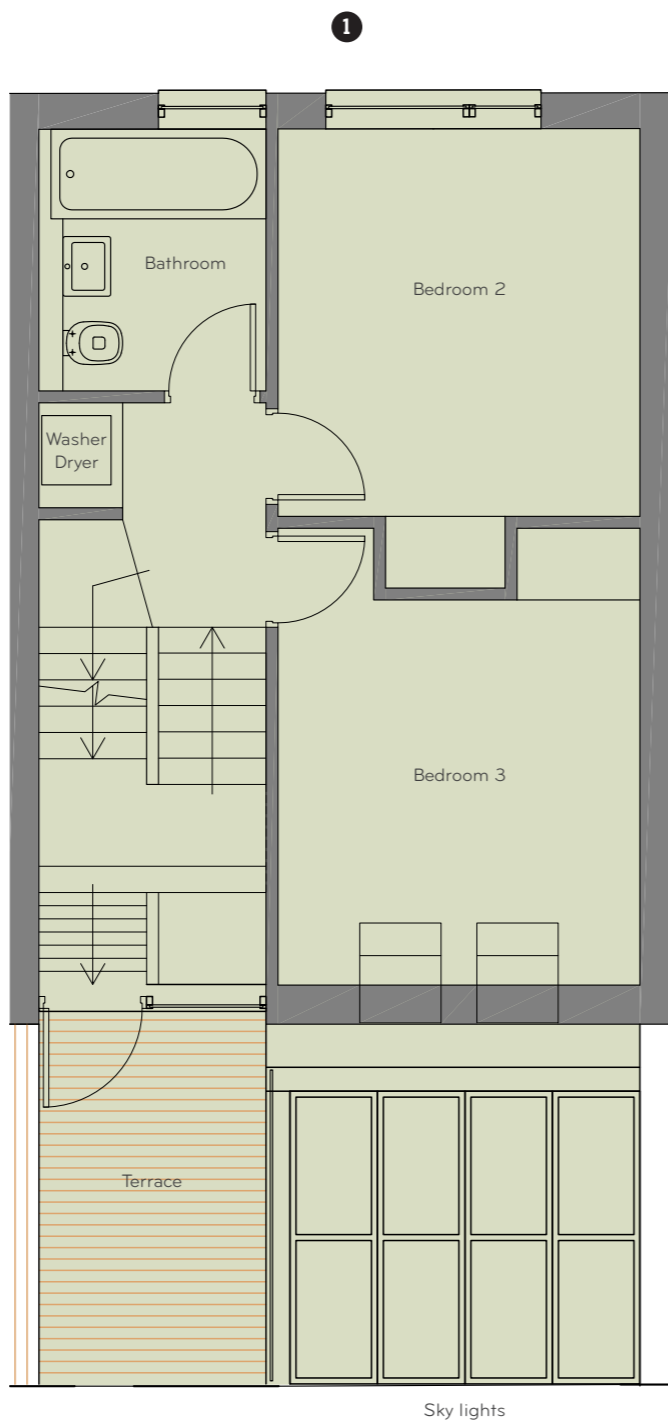
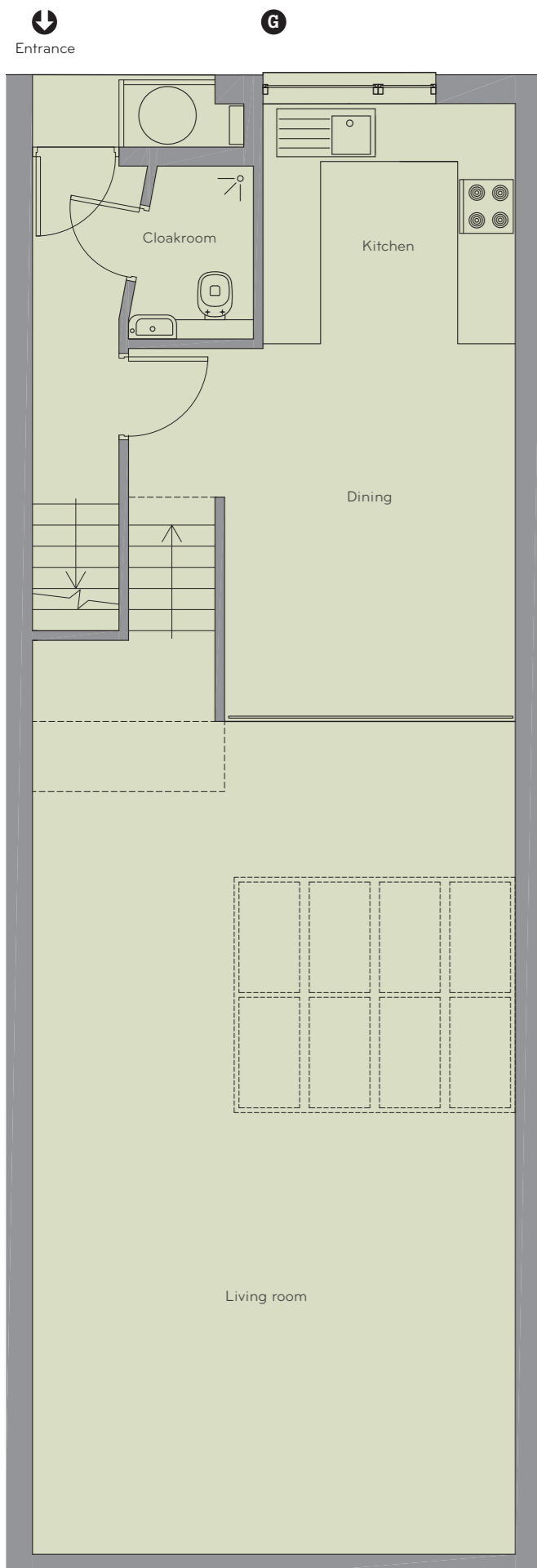
**SECOND FLOOR (2)**

**BEDROOM 1**  
6.0m x 3.0m (18m<sup>2</sup> | 194ft<sup>2</sup>)

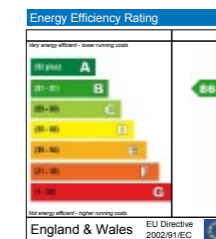


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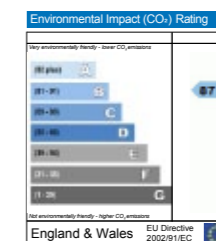




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**House E, Batley Place | 139m<sup>2</sup> | 1496ft<sup>2</sup> total area**

**GROUND FLOOR (G)**

**LIVING**  
8.6m x 5.1m (43.9m<sup>2</sup> | 472ft<sup>2</sup>)

**KITCHEN / DINING**  
6.4m x 3.0m (19.2m<sup>2</sup> | 207ft<sup>2</sup>)

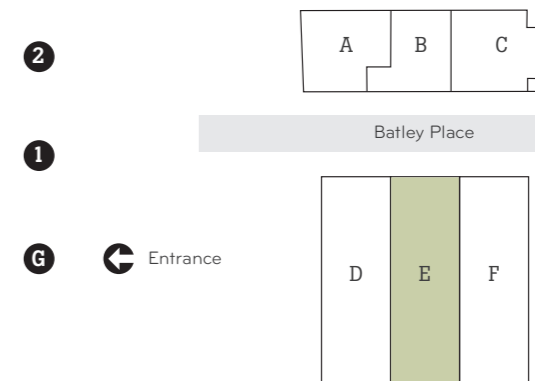
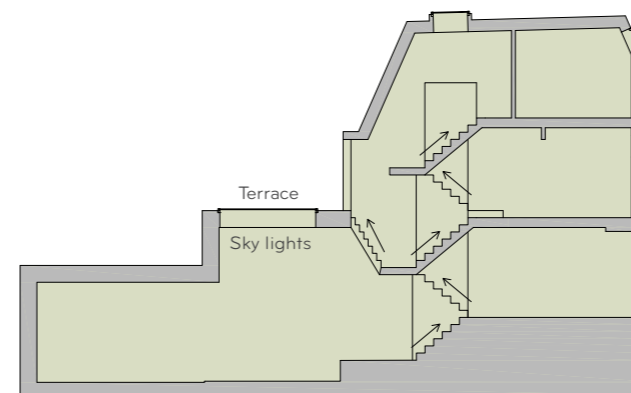
**FIRST FLOOR (1)**

**BEDROOM 2**  
3.2m x 3.0m (9.6m<sup>2</sup> | 103ft<sup>2</sup>)

**BEDROOM 3**  
3.2m x 3.0m (9.6m<sup>2</sup> | 103ft<sup>2</sup>)

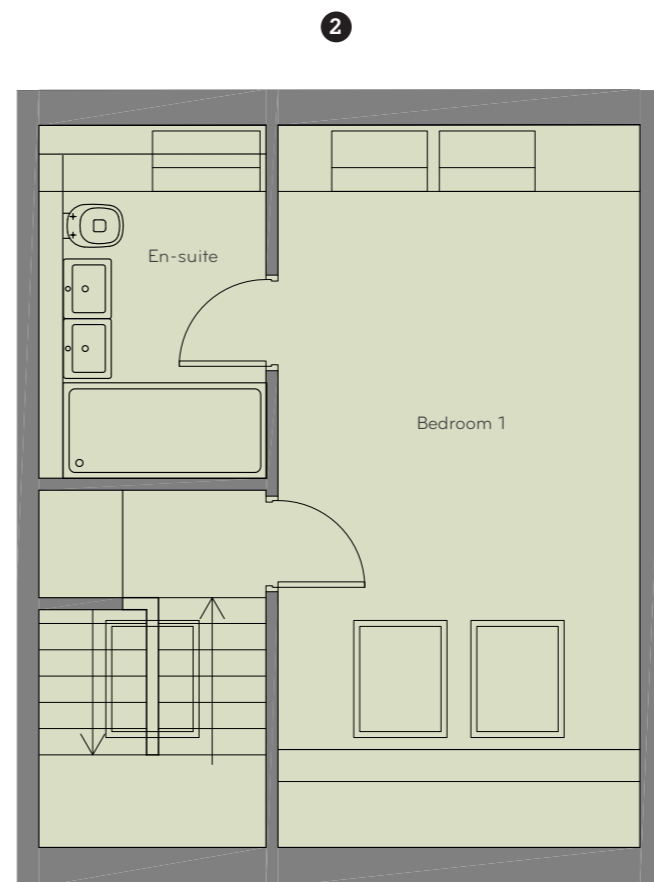
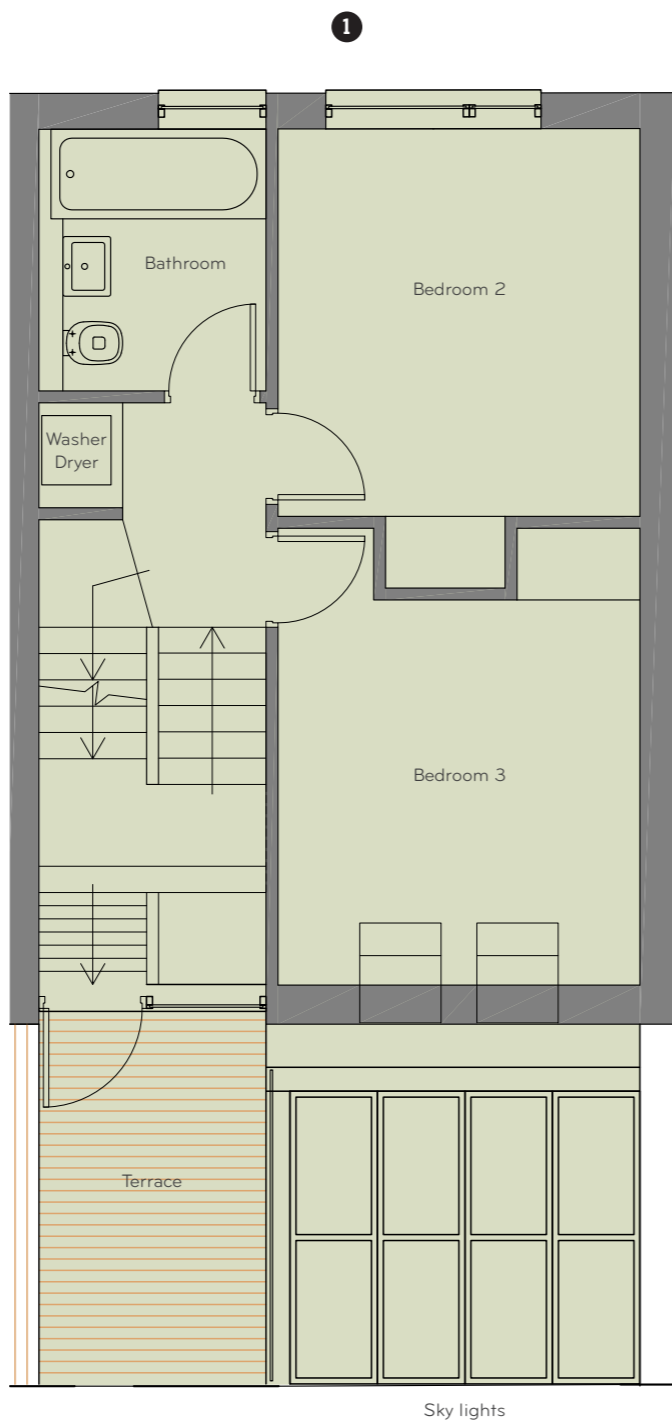
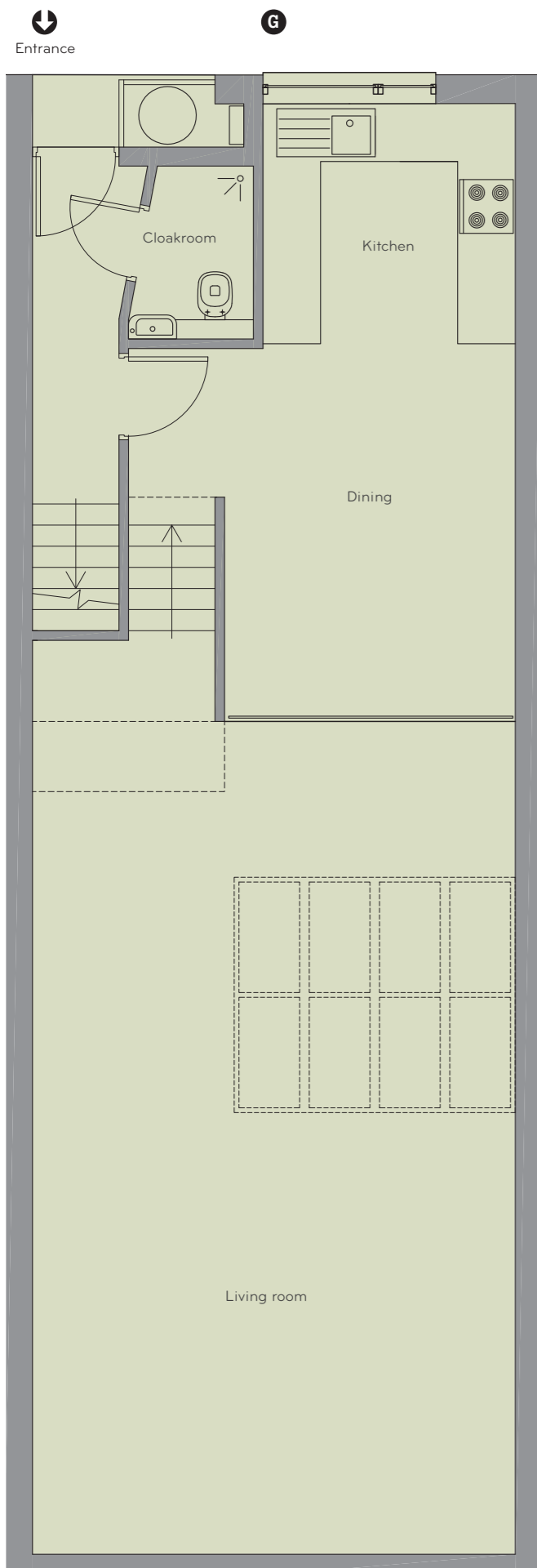
**SECOND FLOOR (2)**

**BEDROOM 1**  
6.0m x 3.0m (18m<sup>2</sup> | 194ft<sup>2</sup>)

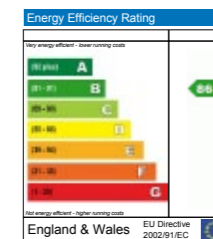


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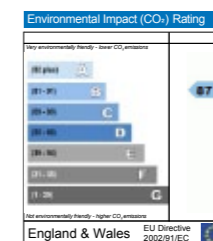




**Predicted Energy Performance**



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**House F, Batley Place | 139m<sup>2</sup> | 1496ft<sup>2</sup> total area**

**GROUND FLOOR (G)**

**LIVING**  
8.6m x 5.1m (43.9m<sup>2</sup> | 472ft<sup>2</sup>)

**KITCHEN / DINING**  
6.4m x 3.0m (19.2m<sup>2</sup> | 207ft<sup>2</sup>)

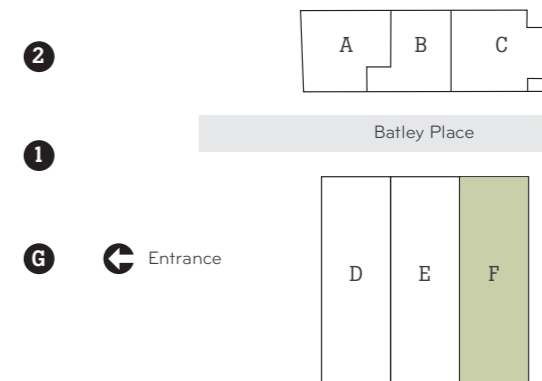
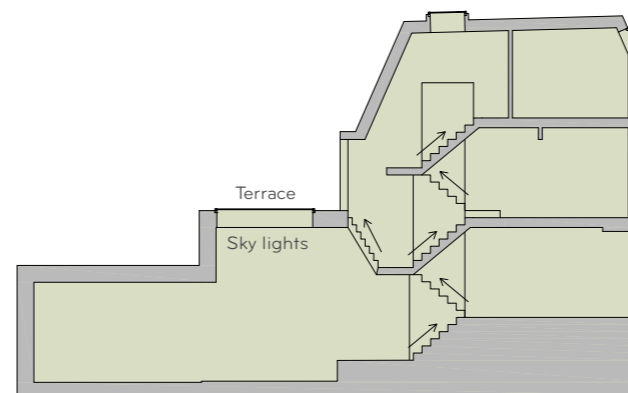
**FIRST FLOOR (1)**

**BEDROOM 2**  
3.2m x 3.0m (9.6m<sup>2</sup> | 103ft<sup>2</sup>)

**BEDROOM 3**  
3.2m x 3.0m (9.6m<sup>2</sup> | 103ft<sup>2</sup>)

**SECOND FLOOR (2)**

**BEDROOM 1**  
6.0m x 3.0m (18m<sup>2</sup> | 194ft<sup>2</sup>)



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# IDM's design and development team

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**E** enquiry@stepienlake.co.uk  
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# Service descriptions

## INSULATION

The building is highly insulated, and requires much less heating than most other similar buildings, with the benefit of lower heating bills.

## VENTILATION PHASE TWO

A ventilation system with heat recovery provides fresh air all year round. This keeps all rooms fresh and removes unwanted humidity and odours from kitchens and bathrooms. Fuel bills are further reduced by recovering the heat from the outgoing air and using it to heat your water.

## HEATING PHASE ONE

Heating will be through radiators fed from a low energy, highly sustainable energy source. Timeclocks and thermostats provide control for the central heating.

## LIGHTING

Low energy lighting is used to improve energy efficiency, 75% of light fittings are low energy.

## HEATING PHASE TWO

The heat source is an exhaust air heat pump unit, which is more efficient than a gas boiler and has lower running costs. With gas prices expected to rise in the future, this is a way of reducing the annual energy bill.

## ACCESS

A video door entry system is provided to control access to the building.



IDM is a property services operation which encompasses:

- Property Investment Management
- Asset Management
- Property Management
- Property Development
- Project Management

IDM aims to bring above average return on Investments for all stakeholders. This core objective is achieved through three divisions, each complementary to one another.

By utilising our 30+ years' experience in property development, our mission is to deliver excellent value for our customers by providing high quality developments in which people can work, live and play.

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## IDM's recent projects



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**Riverside House**  
Welsh Back  
Bristol BS1 4SP  
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**Belgrave House**  
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**Oxford House**  
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The photographs used on the specification pages of this brochure are for illustrative purposes only and show typical interiors of IDM's Developments.

6 three storey houses: 1 two bed, 5 three bed



East Finchley

Crouch End



Hampstead Heath

Tufnell Park

Belsize Park



Camden Town

Regent's Park

Ladbroke Grove

Covent Garden

Hyde Park

Knightsbridge

Waterloo

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