

76 – 80 Stoke Newington High Street

LONDON N16

PHASE THREE



Stoke Newington



Highbury

Dalston



London Fields

Victoria Park

Islington

Shoreditch

Bethnal Green

Clerkenwell

Mile End

Bank



Southwark

78snhs-n16.com

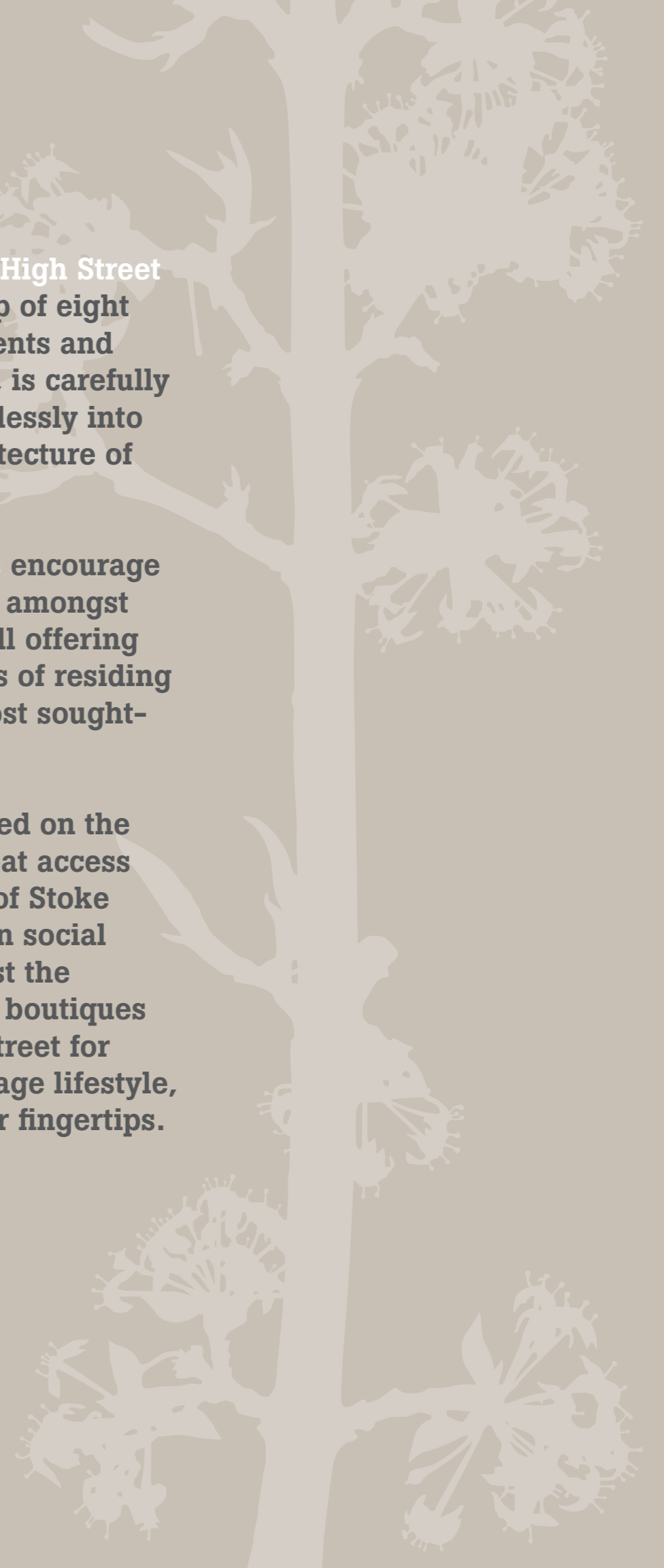


Stoke Newington High Street
LONDON N16

The Stoke Newington High Street development, made up of eight stunning new apartments and two commercial units, 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, positioned on 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.



Stoke Newington High Street LONDON N16



Rear elevation CGI



RESIDENTIAL

- Apartment 1: 2 bed, 1 bath
- Apartment 2: 1 bed, 1 bath, terrace
- Apartment 3: 2 bed, 2 bath, terrace
- Apartment 4: 2 bed, 1 bath
- Apartment 5: 2 bed, 1 bath
- Apartment 6: 2 bed, 2 bath
- Apartment 7: 2 bed, 1 bath, terrace
- Apartment 8: 2 bed, 1 bath, terrace

COMMERCIAL

- No. 76 SNHS 89m² | 958ft² total area
- No. 80 SNHS 83m² | 893ft² total area

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



Clissold Park
14-minute walk



Stoke Newington Station
9-minute walk



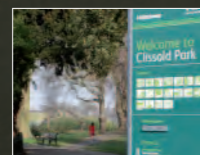
Rectory Road
Station
9-minute walk



Covent Garden
16-minute
drive



Angel Islington
18-minutes
by bus

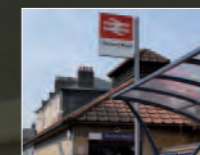


London Fields
8-minute drive



**76-80
SNHS**

Stoke Newington
Church Street
5-minute walk



Liverpool Street
15-minutes
by train



Stratford City
19-minute drive

This modern city development comprises various layouts of one and two bedroom apartments. The exteriors work harmoniously with their urban surroundings; while the interiors use all the floor space 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. Across the hallway, some of the master bedrooms have their own en-suite together with a family bathroom and plenty of floor space.



GENERAL

- 250-year lease on all apartments
- 10-year Building Guarantee (BLP)
- Energy efficient panel radiators
- Fitted wardrobes to principal bedrooms
- Secure bicycle storage in basement.

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 (third floor)
- 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.

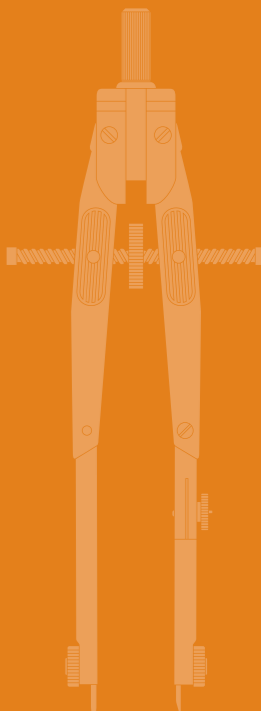
ELECTRICAL

- Recess and wall lighting
- Dimmer switches to all habitable rooms
- Video entry system
- Pre-wired to accept Virgin & 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
- Built to Code for sustainable homes level three
- Due to current planning regulations, this is a car free scheme.



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.



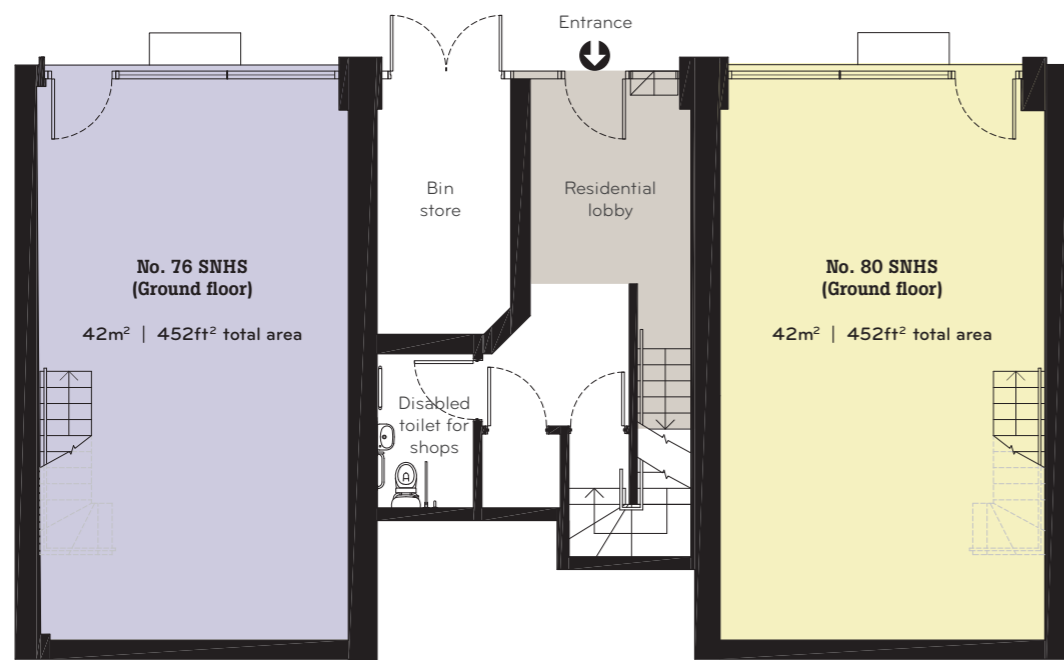
Eating and drinking in Stoke Newington (fondly known as Stokey) is unavoidable. There is no shortage of great pubs, restaurants and bars to relax and unwind in.



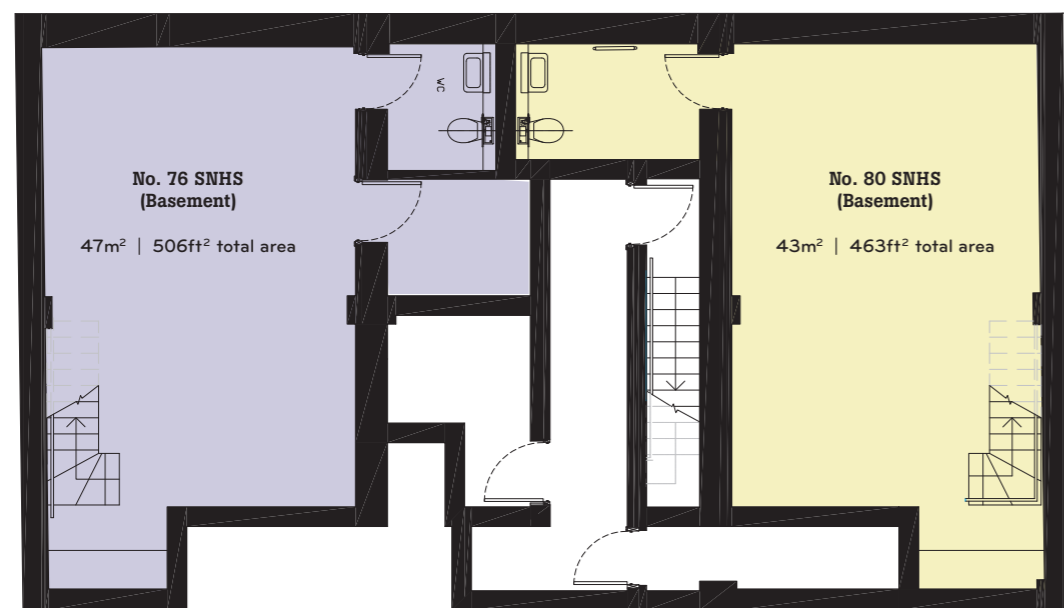
Rectory Road station is a direct route to the City. The 15-minute train journey goes through Hackney to Liverpool Street, while Highbury and Islington tube, will take you into central London in just over 10 minutes.



G



B



No. 76 SNHS, Total area
89m² | 958ft² total area

No. 80 SNHS, Total area
83m² | 893ft² total area

All measurements are gross internal areas. Terraces are not included in the calculation. Floorplans are correct at time of going to print. They may be subject to minor alterations. Please refer to 78snhs-n16.com for the most up-to-date drawings.

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1



Apartment 1, First floor
59m² | 635ft² total area

LIVING / DINING / KITCHEN
4.1m x 4.3m (26m² | 280ft²)

BEDROOM 1
3.9m x 3m (12m² | 132ft²)

BEDROOM 2
3.3m x 2.7m (9m² | 96ft²)

Apartment 2, First floor
42m² | 452ft² total area

LIVING / DINING / KITCHEN
3.9m x 5m (20m² | 215ft²)

BEDROOM 1
3.6m x 2.9m (12.8m² | 138ft²)

TERRACE
2.2m x 2m (4.4m² | 47ft²)

Apartment 3, First floor
71.5m² | 769ft² total area

LIVING / DINING / KITCHEN
4.3m x 6.6m (28m² | 301ft²)

BEDROOM 1
4.3m x 2.9m (14m² | 150ft²)

BEDROOM 2
3.3m x 3.4m (12m² | 129ft²)

TERRACE
2.2m x 2m (4.4m² | 47ft²)



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2



Apartment 4, Second floor
59m² | 635ft² total area

LIVING / DINING / KITCHEN
4.1m x 4.3m (26m² | 280ft²)

BEDROOM 1
3.9m x 3m (12m² | 132ft²)

BEDROOM 2
3.3m x 2.7m (9m² | 96ft²)

Apartment 5, Second floor
55m² | 592ft² total area

LIVING / DINING / KITCHEN
3.9m x 5m (20m² | 215ft²)

BEDROOM 1 (MEZZANINE)
4.3m x 2.7m (12m² | 128ft²)

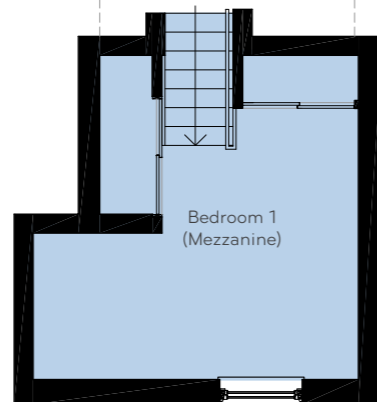
BEDROOM 2
3.6m x 2.6m (9m² | 97ft²)

Apartment 6, Second floor
72m² | 769ft² total area

LIVING / DINING / KITCHEN
4.3m x 6.6m (32m² | 348ft²)

BEDROOM 1
4.3m x 2.9m (14m² | 150ft²)

BEDROOM 2
3.3m x 3.4m (12m² | 129ft²)



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3



Apartment 7, Third floor
62m² | 667ft² total area

LIVING / DINING / KITCHEN
4.9m x 4.2m (23m² | 247ft²)

BEDROOM 1
3.3m x 3.6m (14m² | 148ft²)

BEDROOM 2
3.4m x 3.1m (13m² | 141ft²)

TERRACE
7.7m x 3m (23m² | 249ft²)

Apartment 8, Third floor
60m² | 646ft² total area

LIVING / DINING / KITCHEN
6.3m x 3.6m (25m² | 269ft²)

BEDROOM 1
3.3m x 3m (12m² | 129ft²)

BEDROOM 2
3.9m x 3m (12m² | 129ft²)

TERRACE
3m x 2.7m (8m² | 87ft²)



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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.

HEATING

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.

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 35+ 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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Welsh Back
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riversidehouse-bs1.com



Belgrave House
Queensbridge Road
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Oxford House
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Batley Place
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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.

10 units: 7 two bed & 1 one bed apartments & 2 commercial units

East Finchley

Crouch End



Hampstead Heath

Tufnell Park

Belsize Park

Camden Town

Regent's Park

Ladbroke Grove

Covent Garden

Hyde Park

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Knightsbridge

Waterloo