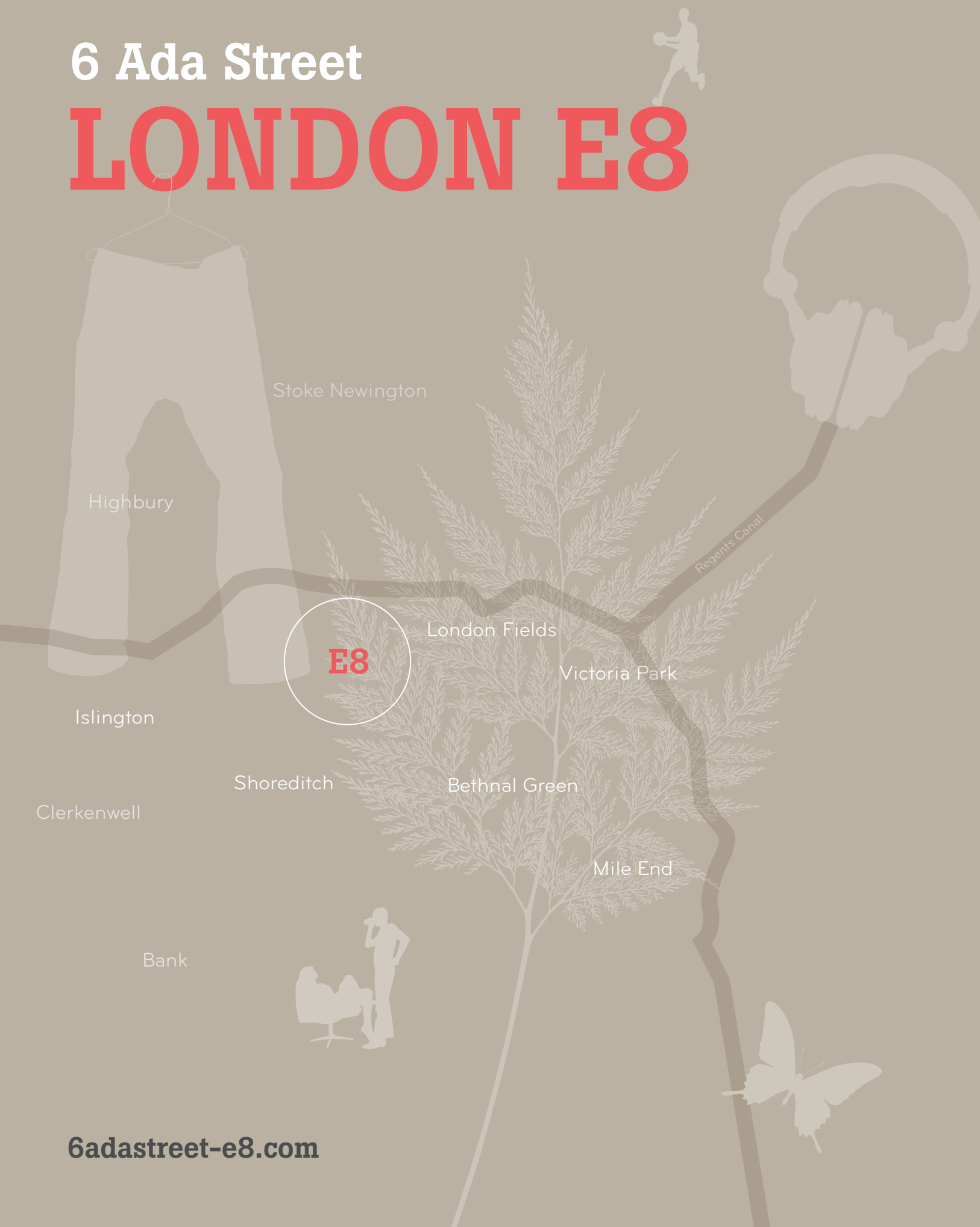


6 Ada Street

LONDON E8



**9 new apartments.
Chic modern design.
Beautiful residence.
Perfectly situated.
Ideal investment.
Close to the City.
Good transport links.
Sustainable build.**

**6 Ada Street
LONDON E8**



Ada Street is a variety of one, two and three bedroom apartments located in London Fields. This area, most well known for its laid back, bohemian scene, proudly promotes its eclectic architecture and a growing, vibrant social scene.

Reminiscent of a picturesque village, this beautiful residential area offers the perks of London living, with all of the luxuries of a suburban lifestyle.

Aside from being on the fringe of the action, these developments are just a few miles from the Olympic Village and Stratford, which has seen a huge investment in regeneration and enabled a stable growth in property, despite the economic situation.

WHAT IS THE CODE FOR SUSTAINABLE HOMES?

A new National Standard for the Code for Sustainable Homes has been developed to enable a step change in sustainable building practice for new homes. It has been prepared by the Government in close working consultation with the Building Research Establishment (BRE) and Construction Industry Research and Information Association (CIRIA), and through consultation with a Senior Steering Group consisting of Government, industry and NGO representatives.

A SET OF SUSTAINABLE DESIGN PRINCIPLES

The Code measures the sustainability of a home against design categories, rating the 'whole home' as a complete package. Those familiar with building regulations, will recognise this as a major and welcome departure from current practice. 6 Ada Street will be built to Code 4 Standards.

The design categories included within the Code are:

- energy / CO2
- pollution
- water
- health and well-being
- materials
- management
- surface water run-off
- ecology
- waste

6 Ada Street LONDON E8

APARTMENT ROOM GUIDES

- 2 bed, 2 bath (Apts 2, 5)
- 2 bed, 2 bath, 2 terrace (Apts 1, 3, 4, 6)
- 3 bed, 3 bath, 1 terrace (Duplex Apt 8)
- 3 bed, 3 bath, 2 terrace (Duplex Apts 7, 9)

9 apartments: 6 two bed, 3 three bed
Ranging from 689ft² – 1303ft² (Duplex)



Oxford Circus
30 minutes

London St Pancras
International Rail
35 minutes



Angel Islington
25 minutes

Victoria Park
20 minute walk

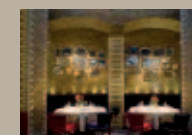


London Fields
Overground Station
3 minute walk

6 Ada Street

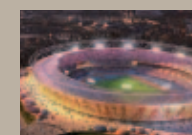


Hoxton
15 minute walk



Old Street / Shoreditch
20 minute walk

Liverpool Street
24 minutes



Stratford (London) Rail
30 minutes

Covent Garden
35 minutes



SPECIFICATION



GENERAL

- 250 year lease to all apartments
- 10 year Guarantee (BLP)
- Passenger lift to apartments
- Independent air sourced heat pumps
- Fitted wardrobes to principal bedrooms
- 20% renewable energy.

KITCHENS & BATHROOMS

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

BATHROOMS

- Separate shower unit in en suite with glass enclosure
- Tile and ceramic floor finishes
- Shaver socket
- Heated towel rail.

FLOORING

- Hardwood oak flooring throughout main living and entrance space
- Ceramic tile finish in bathrooms
- Carpet to bedrooms.

ELECTRICAL

- Recess and wall lighting
- Video entry system
- TV and telephone living and bedrooms
- Pre wired to accept Virgin Media & Sky+.

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
- Draught lobbies to dwellings to reduce heat losses
- Maximised light and space to allow for more daylight and less electricity
- Recycling points for ease of use
- Bicycle storage
- New trees to be planted
- Grey water system
- Due to current planning regulations, this is a car free scheme.



The Ada Street development has been architecturally considered with its urban surroundings in mind.

Each part of the interior fit, from tiles to appliances, is carefully sourced for its aesthetics and functionality. The bright and contemporary open plan layout, reflects the demand for a social living environment that works as an entertaining or family space.



6 Ada Street
LONDON E8

LOCATION

Ada Street is situated just off Broadway Market, which runs directly onto the open spaces of London Fields. Its prime location is no more than a minute from both the canal and Market, where time can be spent relaxing and shopping. Here you will find your local amenities, which range from boutique shops to coffee houses, supermarkets and local pubs.

The close proximity of neighbouring and equally appealing destinations such as Victoria Park, Hoxton, Shoreditch, The City and of course, The Angel make for an exciting and enviable location to live.

Local transport connections

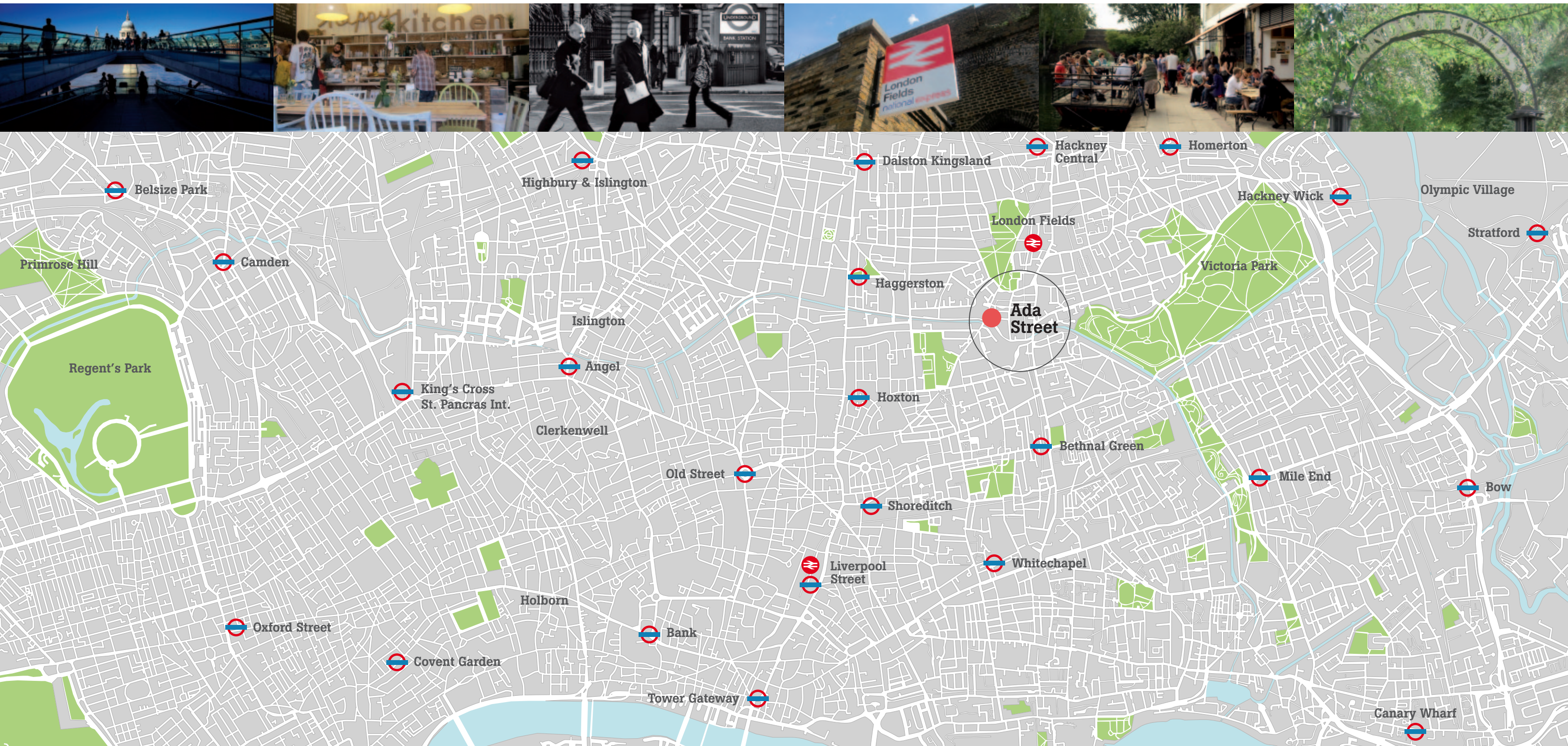
TRAINS The nearby railway stations of London Fields and Cambridge Heath provide a direct route to London Liverpool Street in less than 10 minutes; giving access to Central, District and Circle Underground Lines. Also nearby is the North London Line (NLL) which passes through Hackney via Dalston Kingsland, Hackney Central, Homerton and Hackney Wick, has been upgraded, with new and

more frequent trains, and refurbished and rebuilt stations. All services are run by London Overground.

TUBE The nearest Tube to the 6 Ada Street development is a 15 minute walk to Bethnal Green station giving access to the Central Line Underground. Additionally there are overground connections at Hackney with it's first tube-style link via the extension of the East London Line. This link is part of a £1.4 billion investment programme which gives a wide range of benefits; having been recently rolled out by Transport for London (TfL) ready for the 2012 Olympics.

BUSES Hop on the 55 to Oxford Street, 48 to London Bridge, 26 to Waterloo, 254 to Kings Cross or the 394 to Angel Islington.

CYCLING Cycle routes also abound in the area with Regents Canal 1 minute from the property. Cycling as a means of transport has caught the imagination of locals, with fixed gear bikes being a particular favourite – so much so that there is even a fixed gear bike shop in nearby on Broadway Market.





1



3



4



2



2



5



6



4



1



2



2



2



2



7



3

LONDON FIELDS 1

London Fields sports a cricket pitch, grass areas, a small BMX track, tennis courts, a table tennis table and two children's play areas. The Fields themselves received a Green Flag award in July 2008. A much-used cycle path runs from the Pub on the Park to Broadway Market. London Fields also has a railway station linking it to Hackney Downs and to Liverpool Street in the City. The Pub on the Park is the starting point for the annual amusing Dunwich Dynamo night cycle ride.

BROADWAY MARKET 2

Stretching from Regents Canal to London Fields, this farmers market is home to traders selling fresh and seasonal produce. The revival of this longstanding east-end treasure has set a new shopping culture amongst locals, who like to kick back after a day amongst the stalls at one of the surrounding bars, pubs and restaurants.

VICTORIA PARK 3

While away the weekends in Victoria Park Village, where you can easily escape from the city bustle. Its small and quaint streets are lined with delightful boutiques, gift shops, independent cafes and restaurants. The park itself also plays host to a number of festivals.

REGENTS CANAL 4

Explore the picturesque canal paths of Islington and Camden; take a boat trip, have lunch on the waterside or visit a museum.

LONDON FIELDS LIDO 5

Stay active all year round at the London Fields Lido. Located in the park, this is London's only 50-metre heated outdoor pool and at under £5 a swim there's no excuses.

LIVERPOOL STREET 6

The City's most frequented station is on your doorstep. With fast rail links to Stansted Airport and the coast.

WHITE CUBE GALLERY 7

With a buzzing art scene, Hackney has endless gallery spaces to showcase both new and established artistic talent.

COLUMBIA ROAD 8

Take a stroll down Columbia Road market, famous for flowers, vintage treasures and affordable art retailers.

Places to go, people to see

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Ada Street

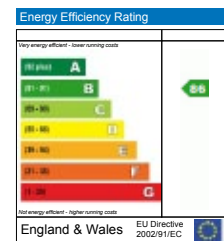
Ada Street

APARTMENT 2 TOTAL AREA 64m² | 689ft²

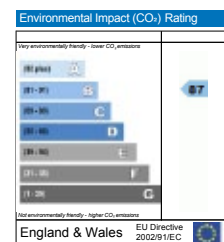
LIVING / DINING / KITCHEN
5.6m x 5.1m (24m² | 262ft²)

BEDROOM ONE
3.7m x 3.4m (13.4m² | 144ft²)

BEDROOM TWO
3.6m x 3.4m (8.4m² | 90ft²)

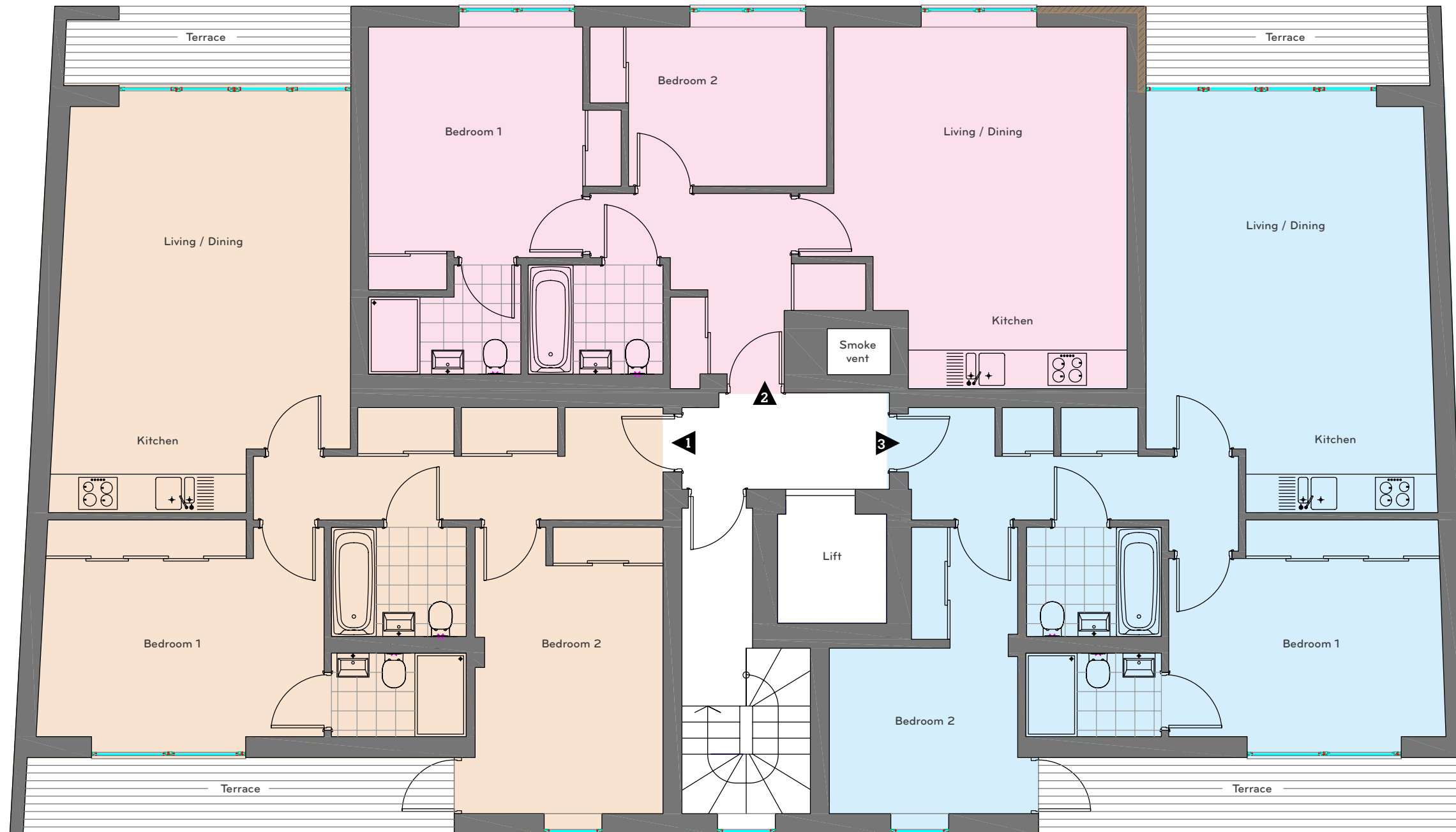


The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

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 Gadastreet-e8.com for the most up to date drawings.



APARTMENT 1 TOTAL AREA 74m² | 801ft²

LIVING / DINING / KITCHEN
6.3m x 4.4m (27.4m² | 295ft²)

BEDROOM ONE
4.5m x 3.2m (14.8m² | 159ft²)

BEDROOM TWO
4.4m x 3.1m (13.1m² | 141ft²)

TERRACE ONE
4.4m x 1.2m (5.5m² | 54ft²)

TERRACE TWO
6.7m x 1.2m (7.2m² | 77ft²)

APARTMENT 3 TOTAL AREA 69m² | 740ft²

LIVING / DINING / KITCHEN
6.3m x 4.5m (26.7m² | 287ft²)

BEDROOM ONE
4.3m x 3.3m (13.7m² | 148ft²)

BEDROOM TWO
3.1m x 4.4m (10.9m² | 117ft²)

TERRACE ONE
4.4m x 1.4m (5.1m² | 55ft²)

TERRACE TWO
6.6m x 1.2m (7m² | 75ft²)



First floor: Apartments 1, 2, 3



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Ada Street

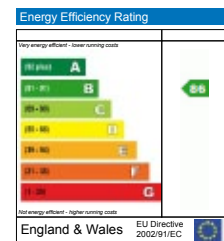
Ada Street

APARTMENT 5 TOTAL AREA 64m² | 689ft²

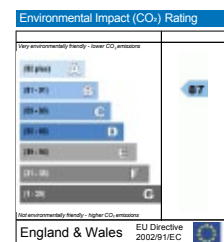
LIVING / DINING / KITCHEN
5.6m x 5.1m (24m² | 262ft²)

BEDROOM ONE
3.7m x 3.4m (13.4m² | 144ft²)

BEDROOM TWO
3.6m x 3.4m (8.4m² | 90ft²)

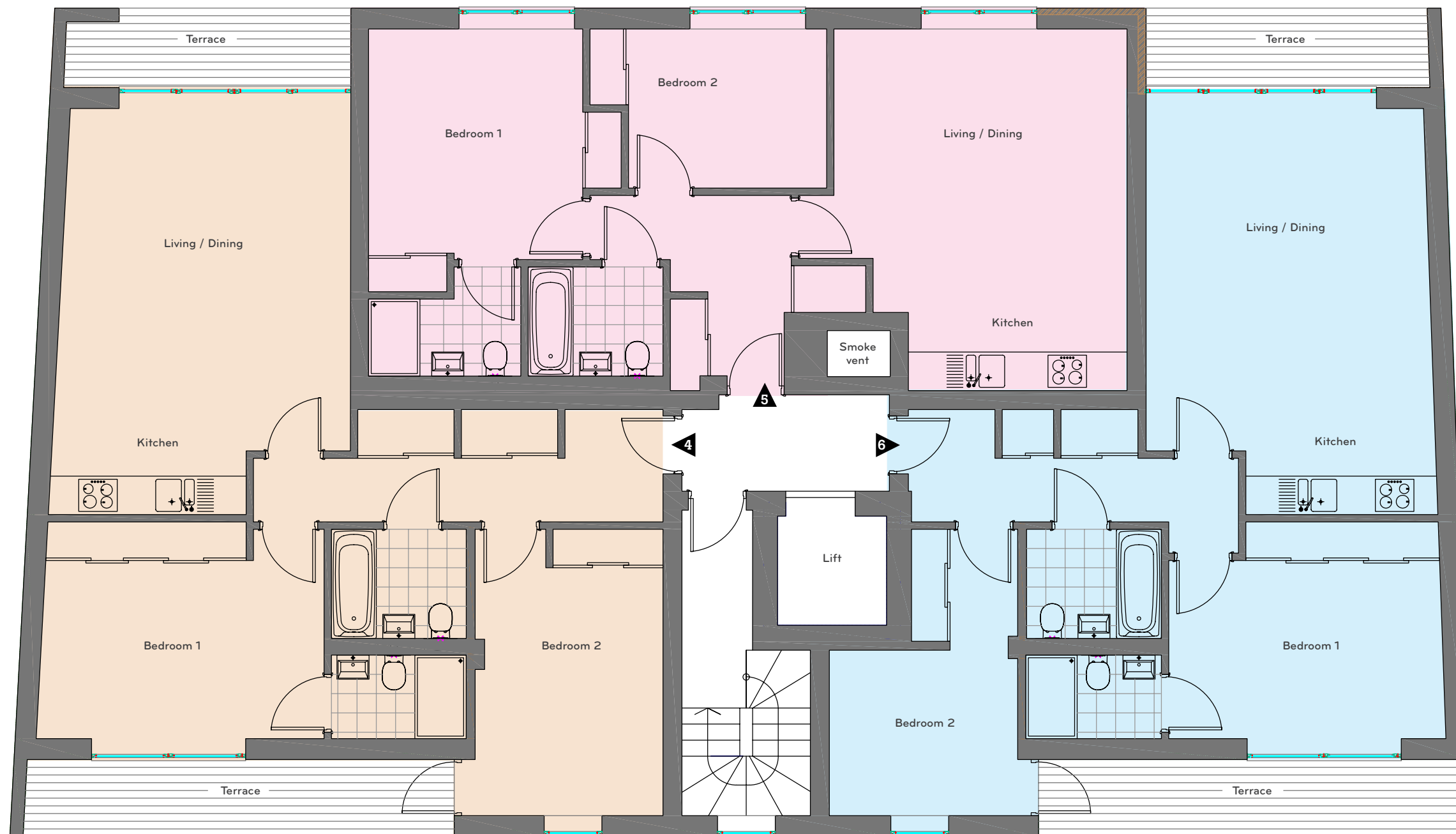


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APARTMENT 4 TOTAL AREA 74m² | 801ft²

LIVING / DINING / KITCHEN
6.3m x 4.4m (27.4m² | 295ft²)

BEDROOM ONE
4.5m x 3.2m (14.8m² | 159ft²)

BEDROOM TWO
4.4m x 3.1m (13.1m² | 141ft²)

TERRACE ONE
4.4m x 1.2m (5.5m² | 54ft²)

TERRACE TWO
6.7m x 1.2m (7.2m² | 77ft²)

APARTMENT 6 TOTAL AREA 69m² | 740ft²

LIVING / DINING / KITCHEN
6.3m x 4.5m (26.7m² | 287ft²)

BEDROOM ONE
4.3m x 3.3m (13.7m² | 148ft²)

BEDROOM TWO
3.1m x 4.4m (10.9m² | 117ft²)

TERRACE ONE
4.4m x 1.4m (5.1m² | 55ft²)

TERRACE TWO
6.6m x 1.2m (7m² | 75ft²)



Second floor: Apartments 4, 5, 6



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Ada Street

Ada Street

APARTMENT 8 (FIRST FLOOR) TOTAL AREA 118m² | 1269ft²

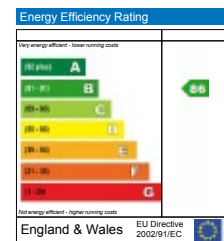
LIVING / DINING / KITCHEN
12m x 4.4m (41m² | 442ft²)

BEDROOM TWO
3.6m x 3.4m (13.7m² | 147ft²)

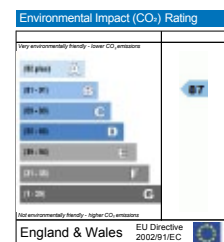
TERRACE
12.0m x 1.2m (12.5m² | 135ft²)

BEDROOM ONE
3.7m x 3.4m (13.9m² | 150ft²)

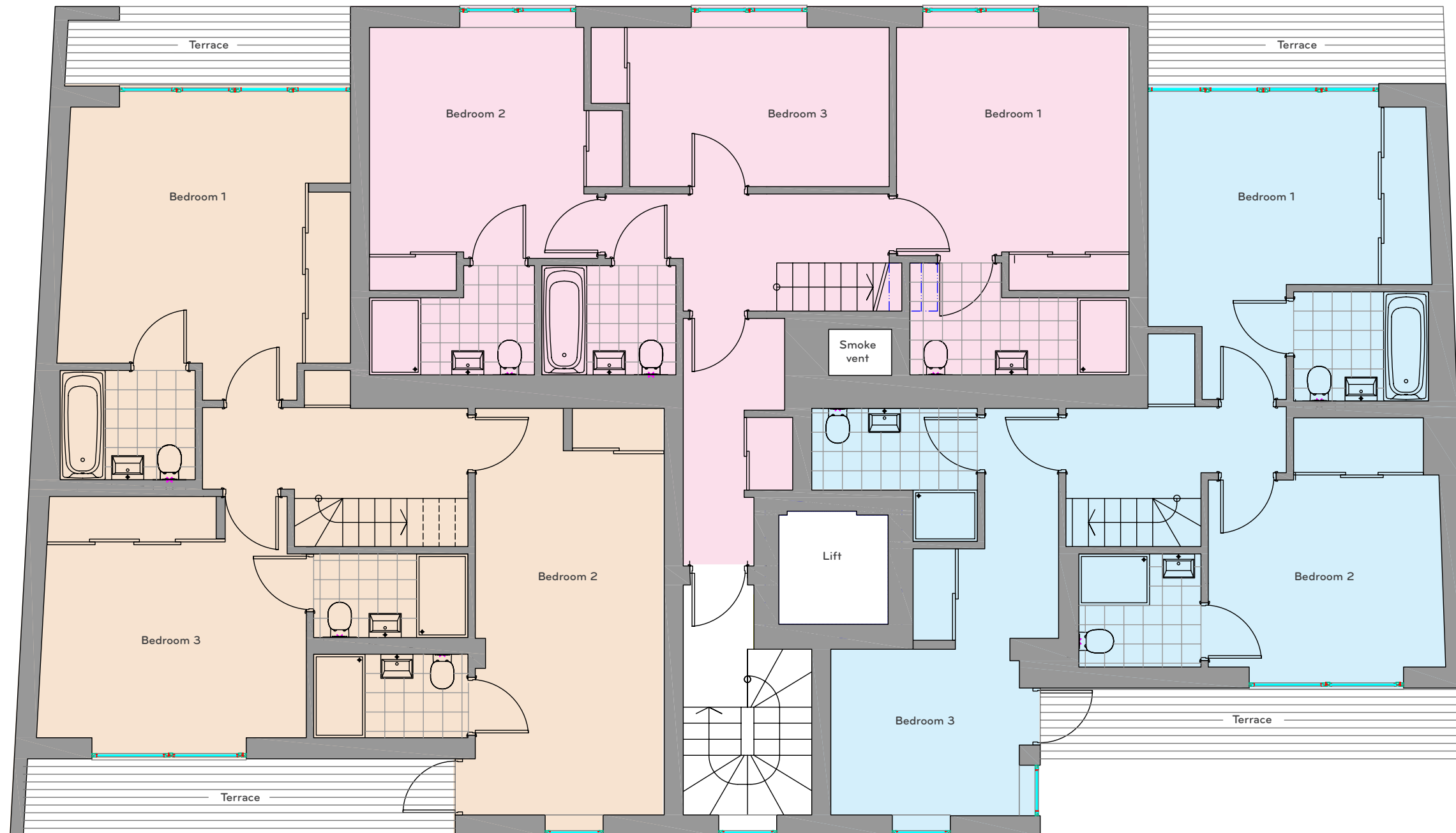
BEDROOM THREE
4.6m x 2.5m (10.7m² | 115ft²)



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The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.



APARTMENT 7 (FIRST FLOOR) TOTAL AREA 121m² | 1303ft²

LIVING / DINING / KITCHEN
4.7m x 7.0m (31m² | 333ft²)

BEDROOM THREE
4.2m x 3.7m (15.1m² | 163ft²)

BEDROOM ONE
4.5m x 4.8m (19m² | 204ft²)

TERRACE ONE
4.4m x 1.2m (5.3m² | 56ft²)

BEDROOM TWO
3.1m x 6.3m (18.8m² | 202ft²)

TERRACE TWO
6.7m x 1.2m (7.2m² | 77ft²)

APARTMENT 9 (FIRST FLOOR) TOTAL AREA 105m² | 1134ft²

LIVING / DINING / KITCHEN
6.3m x 4.5m (30.3m² | 326ft²)

BEDROOM THREE
3.1m x 4.4m (13.7m² | 148ft²)

BEDROOM ONE
4.3m x 3.3m (15.2m² | 164ft²)

TERRACE ONE
4.6m x 1.2m (5.3m² | 57ft²)

BEDROOM TWO
3.1m x 4.4m (12.6m² | 136ft²)

TERRACE TWO
6.6m x 1.2m (6.4m² | 69ft²)

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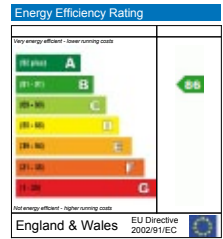


Third floor: Apartments 7, 8, 9 (First floor)

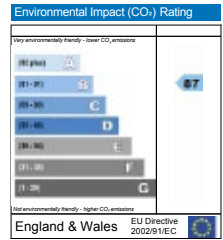


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Ada Street

Ada Street

APARTMENT 8 (SECOND FLOOR) TOTAL AREA 118m² | 1269ft²

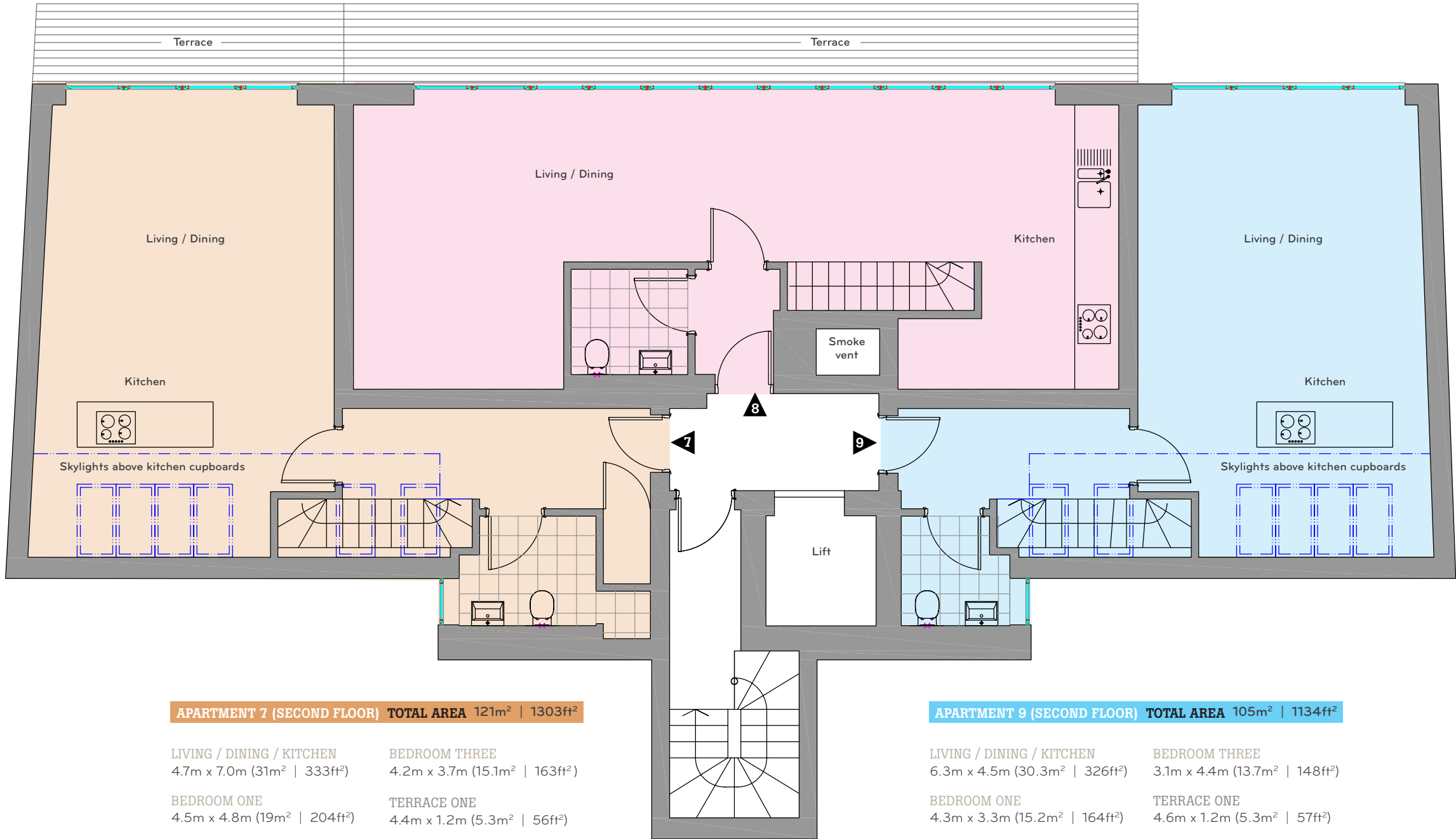
LIVING / DINING / KITCHEN
12m x 4.4m (41m² | 442ft²)

BEDROOM TWO
3.6m x 3.4m (13.7m² | 147ft²)

TERRACE
12.0m x 1.2m (12.5m² | 135ft²)

BEDROOM ONE
3.7m x 3.4m (13.9m² | 150ft²)

BEDROOM THREE
4.6m x 2.5m (10.7m² | 115ft²)



APARTMENT 7 (SECOND FLOOR) TOTAL AREA 121m² | 1303ft²

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TERRACE TWO
6.7m x 1.2m (7.2m² | 77ft²)

APARTMENT 9 (SECOND FLOOR) TOTAL AREA 105m² | 1134ft²

LIVING / DINING / KITCHEN
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BEDROOM THREE
3.1m x 4.4m (13.7m² | 148ft²)

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TERRACE ONE
4.6m x 1.2m (5.3m² | 57ft²)

BEDROOM TWO
3.1m x 4.4m (12.6m² | 136ft²)

TERRACE TWO
6.6m x 1.2m (6.4m² | 69ft²)



Fourth floor: Apartments 7, 8, 9 (Second floor)



IDM's design and development team

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F 020 7739 9944

E architects@brooksmurray.com
brooksmurray.com

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stepienlake.co.uk

STAPIEN | LAKE LLP

IDM's recent projects



Belgrave House
Queensbridge Road
London E8 4LA
belgravehouse-e8.com



Riverside House
Welsh Back
Bristol BS1 4SP
riversidehouse-bs1.com

Service descriptions

INSULATION

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

HEATING

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

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

VENTILATION

A ventilation system with heat recovery provides fresh air all year round. This

keeps all rooms fresh and removes unwanted humidity and odours from bathrooms and the kitchen. Fuel bills are further reduced by recovering the heat from the outgoing air and using it to heat your hot water.

WATER

Mains water is boosted to each dwelling to provide a much higher pressure than is available from the mains. All outlets will be provided with a good water pressure. The building is also provided with a rainwater harvesting system to be as sustainable as possible.

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

IDM Properties LLP

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Revive 50 white offset paper environmental information Fibre Source 50% recovered fibre and 50% virgin wood fibre from Sweden and Brazil. **Bleaching** Recovered fibre is Process Chlorine Free (PCF). Virgin fibre is Elemental Chlorine Free (ECF) bleached. **Disposal** This material can be disposed of by recycling. **Certification** Produced at a mill that is certified with the ISO14001 environmental management standard. FSC ® Mix. Paper and board from responsible sources NAPM 50% Recycled Mark.

The photographs used on the specification pages of this brochure are for illustrative purposes only and show typical interiors of IDM's Developments.

9 apartments: 6 two bed, 3 three bed

6 ADA STREET
LONDON E8 4QU

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Tufnell Park

Camden Town

Regents Park

Covent Garden

Waterloo

Regents Canal