

Belgrave House



LONDON E8

QUEENSBRIDGE ROAD

Stoke Newington

E8

London Fields

Victoria Park

Islington

Shoreditch

Bethnal Green

Clerkenwell

Mile End

Bank

[belgravehouse-e8.com](http://belgravehouse-e8.com)

When it comes to investing in a location for Belgrave House, we couldn't be more confident; with the 2012 Olympics fast approaching and the regeneration of Stratford, the skyline of Hackney is set to change radically.

Other nearby destinations, include the capital's technology hub, famously nicknamed Silicon Roundabout. Known to most as the point where Old Street meets City Road, it links the financial square mile with the creatives of Clerkenwell, setting an evident trend as the preferential location for innovation and commerce. In the other direction are Shoreditch and Brick Lane, which are home to independent galleries, boutique shops, buzzy markets, restaurants, bars and clubs.

Discover your surroundings...

Belgrave House  
LONDON E8



Oxford Circus  
16 minutes

London St Pancras  
International Rail  
13 minutes



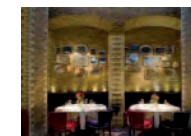
Angel Islington  
9 minutes

Haggerston Rail station  
1 minute



**Belgrave  
House** 

Hoxton  
3 minutes



Old Street / Shoreditch  
6 minutes

Bank  
9 minutes



Stratford (London) Rail  
13 minutes

Covent Garden  
16 minutes





9 Apartments: 4 Two Bed, 5 Three Bed

Belgrave House  
**LONDON E8**





# 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 lighting
- Video entry system
- TV and telephone living and bedrooms
- Pre wired to accept Virgin Media.

## 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.





**Belgrave House**  
is a small community  
of just 9 apartments,  
located in London's  
Hackney. Surrounded  
amongst vast green  
spaces and a  
multitude of culture,  
this postcode is  
fast becoming  
exposed as London's  
best-kept secret.

For chic interiors,  
affordable luxury  
and stylish open  
plan living, look  
no further.



**Belgrave House**  
**LONDON E8**



# LOCATION

As well as a surge in regeneration and a plethora of new transport links, Hackney is now starring as a destination in itself.

The local parks, relaxed restaurants, boutique stores, farmers markets and friendly pubs are all a true representation of what the local Hackney community represents.

Over spilling with culture, art, history and touch of “cool”, Hackney is on the map and here to stay.

**BUSES** Hop on the 38 to the West End and Victoria, the 76 and 243 to Waterloo, the 149 to London Bridge and the 30 to Marble Arch.

**TRAINS** Haggerston is on the train line which serves Richmond, Highbury & Islington and North Woolwich, whilst London Fields provides a speedy route to Liverpool Street and the Central line. 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.

**TUBES** Old Street and Angel can be reached by bus. The arrival of the East London line means direct connections to Bishopsgate and the City. Hackney's first tube-style link via the extension of the East London Line is part of a £1.4 billion investment programme which will see a wide range of benefits to be rolled out by Transport for London (TfL) in time for the 2012 Olympics.

**CYCLING** Cycle routes also abound in the area, and 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 polo club in nearby Brick Lane.

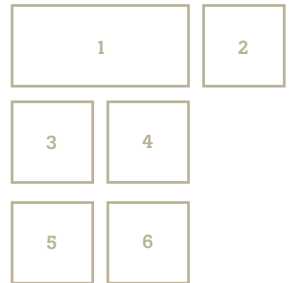
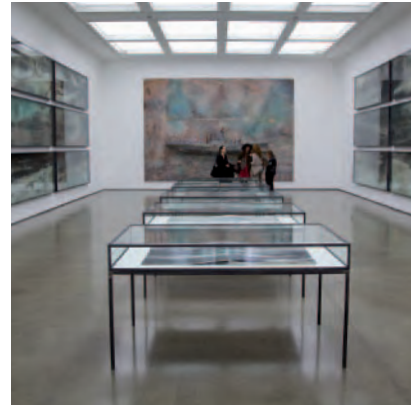
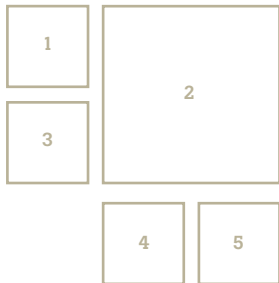
## Well connected







# Places to go, people to see



**HOXTON ❶**  
There's never a dull moment when it comes to the local social scene, with bars and clubs in abundance.

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

**THE ANGEL ISLINGTON ❸**  
This vibrant part of town, which needs no introduction is a true example of what London living is all about. From Highbury Corner through to Angel, Upper Street has so much to offer, from theatres to restaurants and shops to bars, what more could you need?

**LONDON FIELDS LIDO ❹**  
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 ❺**  
The City's most frequented station is on your doorstep. With fast rail links to Stansted Airport and the coast.

**BROADWAY MARKET ❶ ❷**  
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 ❸**  
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.

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

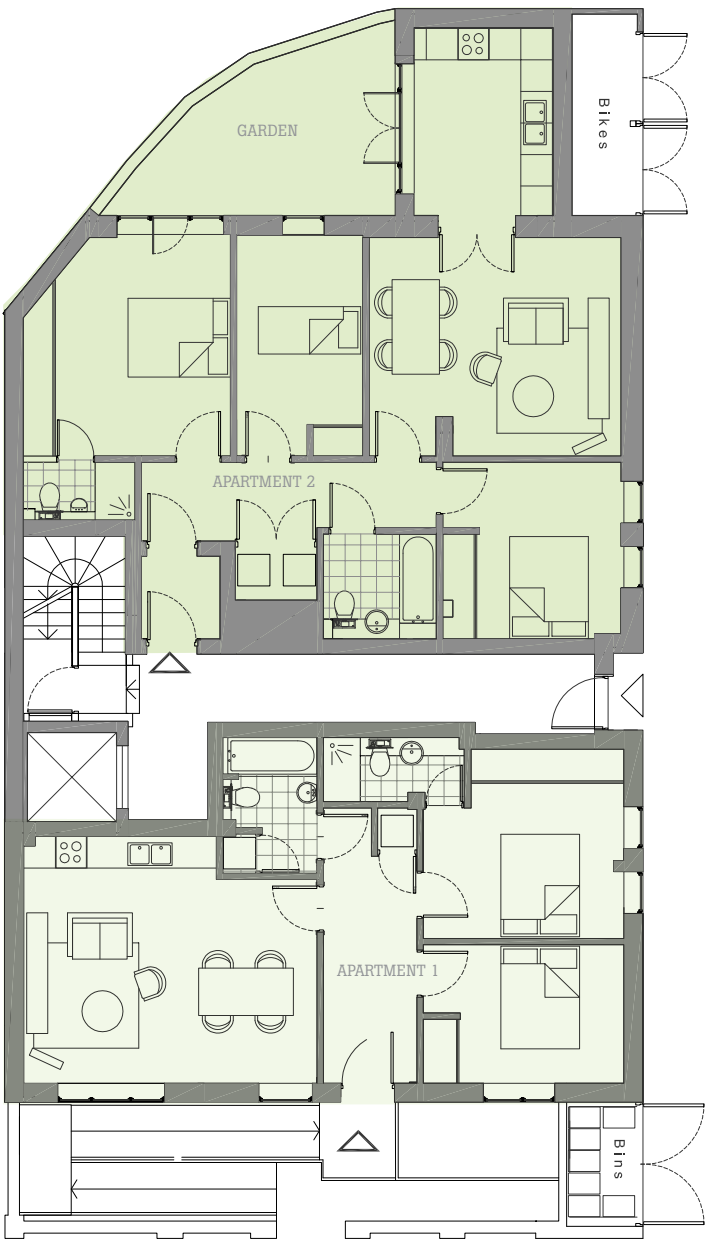
**EMBANKMENT ❻**  
On the other side of the City, lies London's most iconic scape along the Thames. Explore some of the Capital's tourist attractions or just enjoy the views.

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





# Ground floor: Apartments 1 & 2



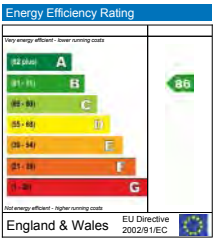
## APARTMENT 2

- TOTAL AREA  
89m<sup>2</sup> | 960ft<sup>2</sup>
- LIVING/KITCHEN  
40m<sup>2</sup> | 432ft<sup>2</sup>
- BEDROOM ONE  
16m<sup>2</sup> | 172ft<sup>2</sup>
- BEDROOM TWO  
12m<sup>2</sup> | 1289ft<sup>2</sup>
- EXTERNAL AREA  
14m<sup>2</sup> | 146ft<sup>2</sup>

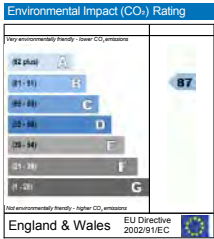
## APARTMENT 1

- TOTAL AREA  
68m<sup>2</sup> | 740ft<sup>2</sup>
- LIVING/KITCHEN  
25m<sup>2</sup> | 273ft<sup>2</sup>
- BEDROOM ONE  
13m<sup>2</sup> | 140ft<sup>2</sup>
- BEDROOM TWO  
10m<sup>2</sup> | 112ft<sup>2</sup>

Queensbridge Road



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.

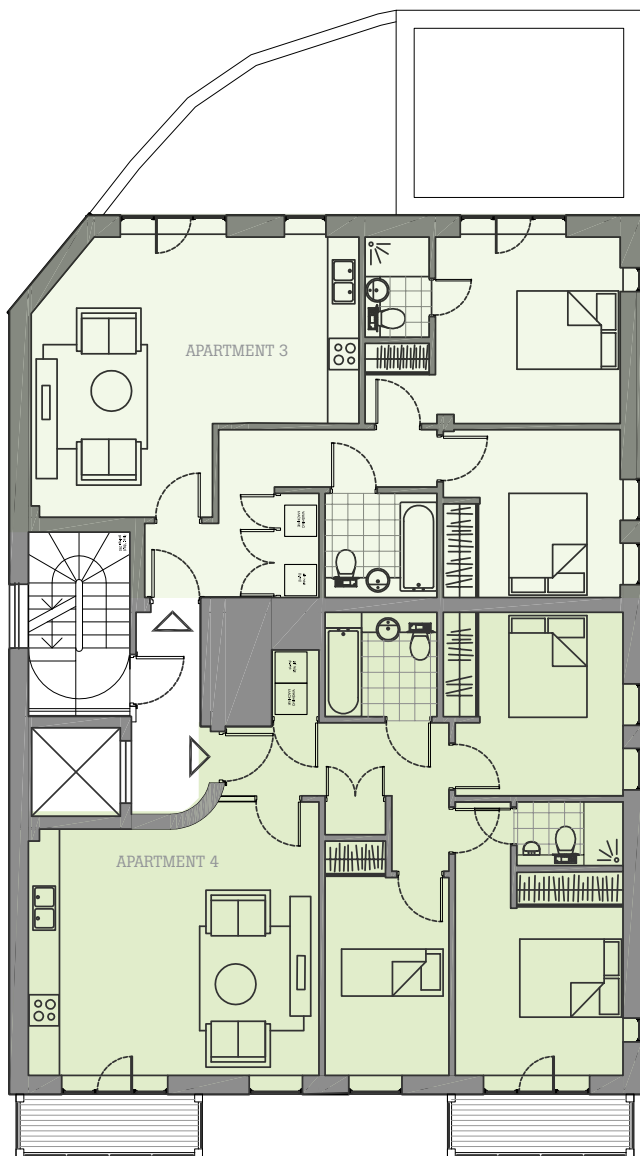


The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.





Floor 1: Apartments 3 & 4



APARTMENT 3

TOTAL AREA  
75m<sup>2</sup> | 810ft<sup>2</sup>

LIVING/KITCHEN  
29m<sup>2</sup> | 313ft<sup>2</sup>

BEDROOM ONE  
16m<sup>2</sup> | 170ft<sup>2</sup>

BEDROOM TWO  
12m<sup>2</sup> | 124ft<sup>2</sup>

APARTMENT 4

TOTAL AREA  
83m<sup>2</sup> | 900ft<sup>2</sup>

LIVING/KITCHEN  
28m<sup>2</sup> | 301ft<sup>2</sup>

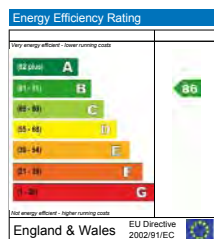
BEDROOM ONE  
15m<sup>2</sup> | 158ft<sup>2</sup>

BEDROOM TWO  
12m<sup>2</sup> | 129ft<sup>2</sup>

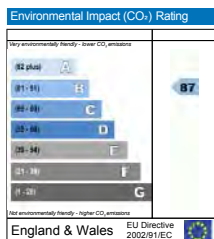
BEDROOM THREE  
10m<sup>2</sup> | 108ft<sup>2</sup>

EXTERNAL AREA  
8m<sup>2</sup> | 86ft<sup>2</sup>

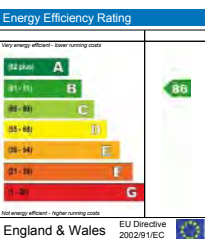
Queensbridge Road



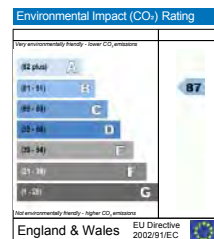
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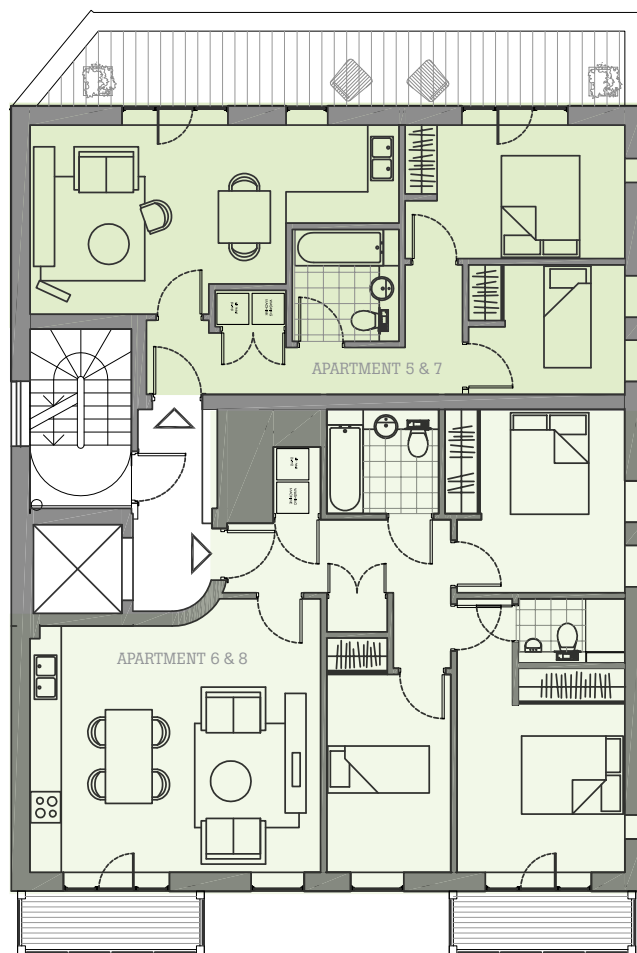
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Floors 2 & 3: Apartments 5, 6, 7 & 8



APARTMENT 5 & 7

TOTAL AREA  
56m<sup>2</sup> | 609ft<sup>2</sup>

LIVING/KITCHEN  
22m<sup>2</sup> | 235ft<sup>2</sup>

BEDROOM ONE  
11m<sup>2</sup> | 117ft<sup>2</sup>

BEDROOM TWO  
8m<sup>2</sup> | 84ft<sup>2</sup>

EXTERNAL AREA  
(APARTMENT 5 ONLY)  
15m<sup>2</sup> | 162ft<sup>2</sup>

APARTMENT 6 & 8

TOTAL AREA  
83m<sup>2</sup> | 900ft<sup>2</sup>

LIVING/KITCHEN  
28m<sup>2</sup> | 301ft<sup>2</sup>

BEDROOM ONE  
15m<sup>2</sup> | 158ft<sup>2</sup>

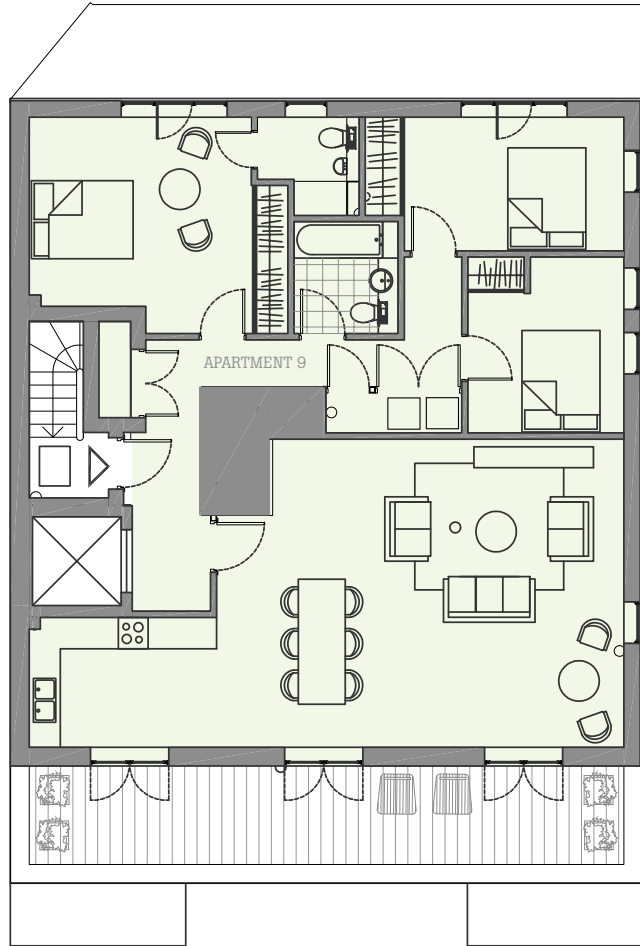
BEDROOM TWO  
12m<sup>2</sup> | 129ft<sup>2</sup>

BEDROOM THREE  
10m<sup>2</sup> | 108ft<sup>2</sup>

EXTERNAL AREA  
8m<sup>2</sup> | 86ft<sup>2</sup>

Queensbridge Road





#### APARTMENT 9

**TOTAL AREA**  
124m<sup>2</sup> | 1340ft<sup>2</sup>

**LIVING/KITCHEN**  
55m<sup>2</sup> | 592ft<sup>2</sup>

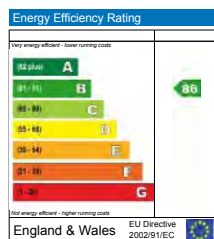
**BEDROOM ONE**  
19m<sup>2</sup> | 203ft<sup>2</sup>

**BEDROOM TWO**  
13m<sup>2</sup> | 136ft<sup>2</sup>

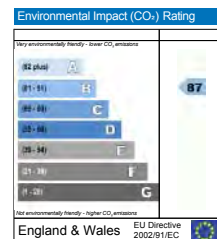
**BEDROOM THREE**  
10m<sup>2</sup> | 112ft<sup>2</sup>

**EXTERNAL AREA**  
22m<sup>2</sup> | 231ft<sup>2</sup>

Queensbridge Road



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## 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 removed 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.

### 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. **Accreditation** 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.



IDM is a property services operation which encompasses:

Property Investment Management  
Asset Management  
Property Management  
Property Development

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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# 9 Apartments: 4 Two Bed, 5 Three Bed

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LONDON E8 4LA

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Tufnell Park

Camden Town

Regents Park



Covent Garden

Waterloo