



EAGLE WHARF ROAD



EAGLE WHARF ROAD

WELCOME HOME

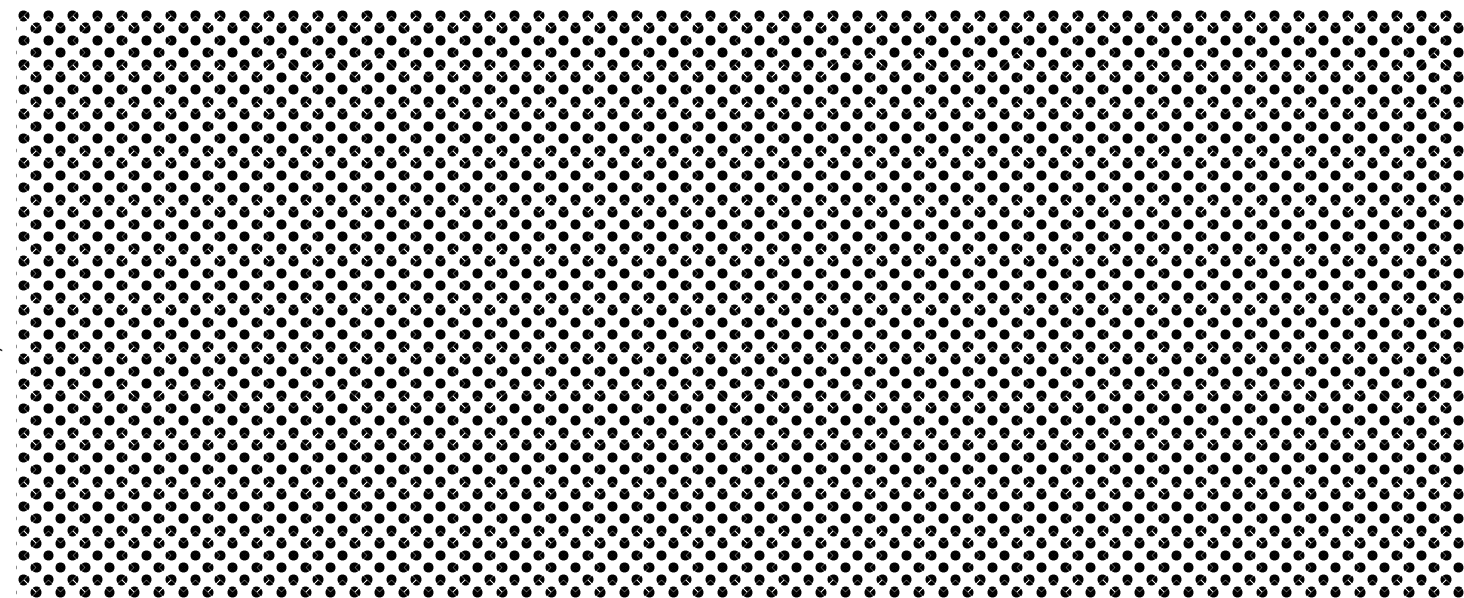
Eagle Wharf Road offers modern, easy living in one of London's most vibrant neighbourhoods. The surrounding streets and canals are packed with galleries and museums, pubs and eccentric cocktail joints, Michelin-star restaurants and food markets, Victorian music halls and experimental art spaces. There's no place quite like it.

Inspired by the area's rich industrial and artisanal past, Eagle Wharf Road celebrates Hoxton's age-old authenticity and raw energy with this stylish collection of 36 warehouse style apartments.

Combining quality and craft, these bright and spacious homes are at the heart of the city's most creative neighbourhood.



Left: Exterior view of Eagle Wharf Road
CGIs are indicative and may not be in line with the final finish





EAGLE WHARF ROAD

THE NEIGHBOURHOOD

Combining a rich mix of history, culture, tech and creativity, Hoxton's one of London's most vibrant neighbourhoods. Home to start-ups and street artists, in this tightly-knit community everyone's celebrated for who they are and what they do.

Perfectly situated for work and play, the City of London is just a short walk away with Shoreditch, Dalston and De Beauvoir Town right on your doorstep. It's easy to escape the hustle of the city with plenty of green spaces including the nearby Shoreditch Park and Regent's Canal.



OUT AND ABOUT

You'll be surprised what you come across when you wander through Hoxton's streets and the surrounding area. There's no shortage of bars, restaurants and museums but most things here come with a twist. Vegan pubs, super sustainable restaurants, speakeasies hidden underground, cycle cafés, old music halls, ground-breaking galleries, dance parties in the middle of roundabouts, florists found in hotels, digital-free bookshops, yoga on rooftops... The only thing to expect is the unexpected.

Left: Regent's Canal views
Right: De Beauvoir Deli, Southgate Road





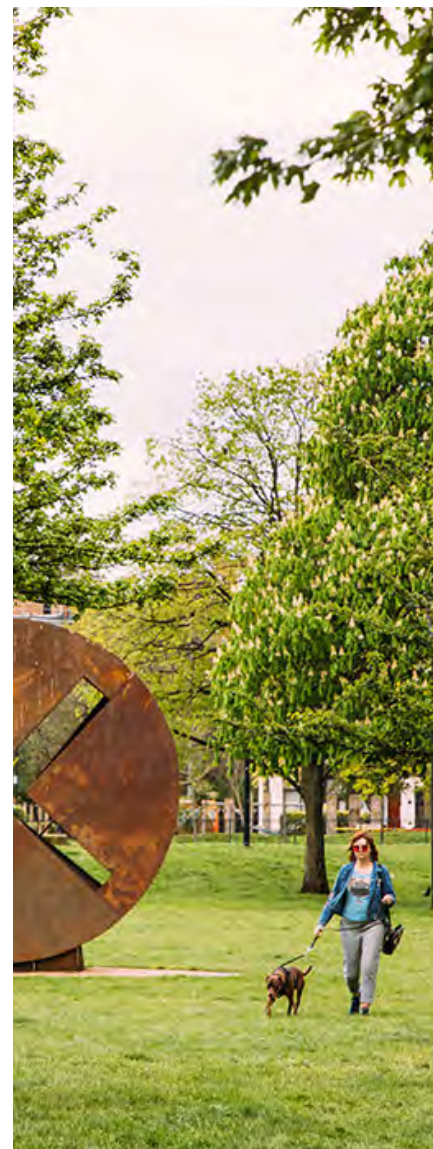
EAGLE WHARF ROAD

ON YOUR DOORSTEP



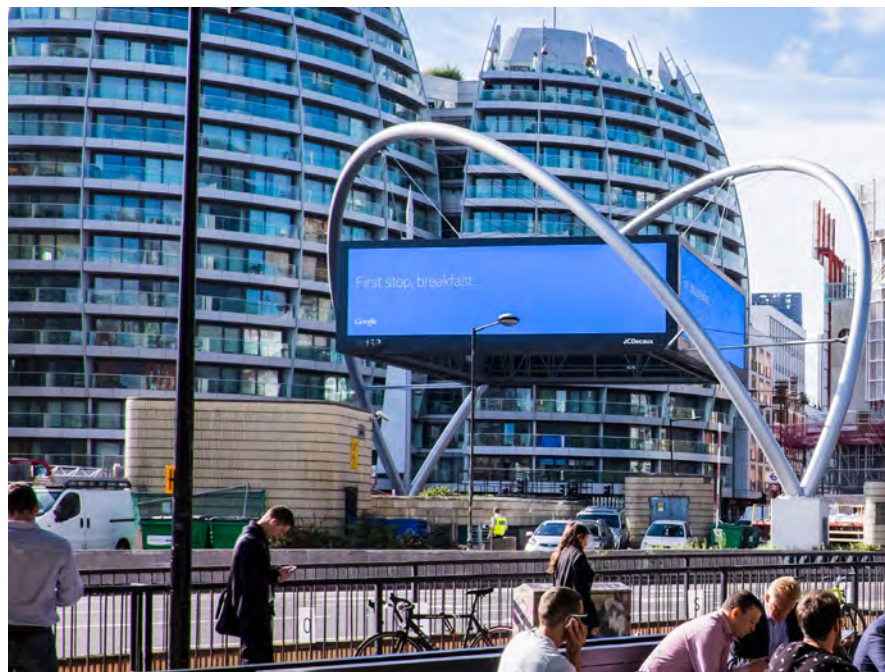
← REGENT'S CANAL

The waterways and tow paths, where horses once pulled barges, are now ideal for a stroll and restorative wine after a hectic Hoxton day.



SHOREDITCH PARK →

Whether you want to sit and chat, or kick a ball about, this green space is a delightful, relaxing playground for adults and children alike.



← OLD STREET

With its Silicon Roundabout and IT companies big and small, this is arguably London's answer to Silicon Valley, with all the supporting café culture you'd expect.



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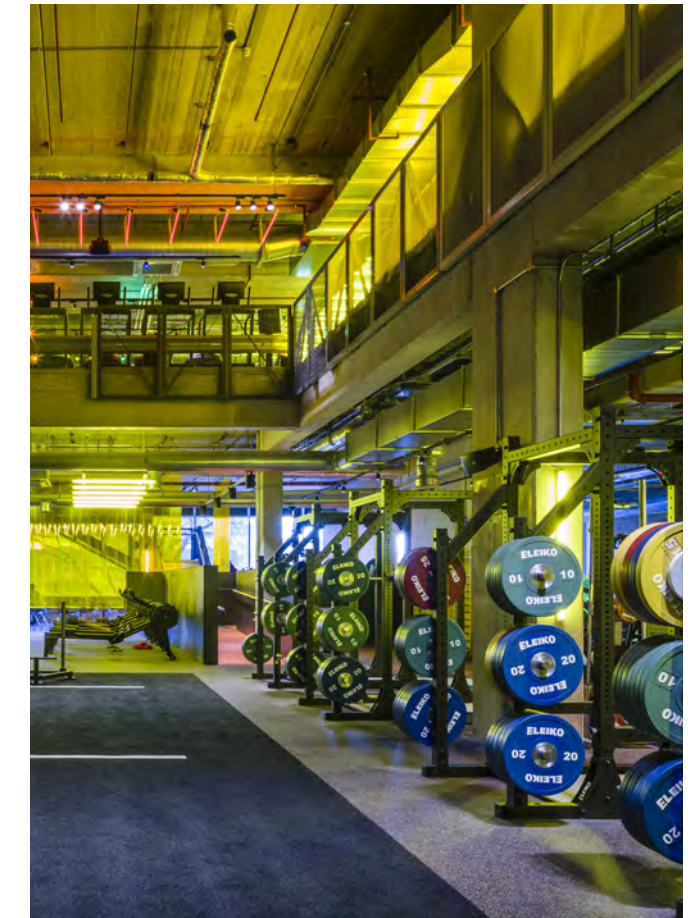


↑ ANGEL

Angel's mix of shopping, restaurants, theatres and bars—all wrapped in a welcoming vibe—makes it a great area for some quality leisure time.

↓ KEEP FIT

No matter what your exercise preference, there are gyms, studios and parks nearby that are just right for you.



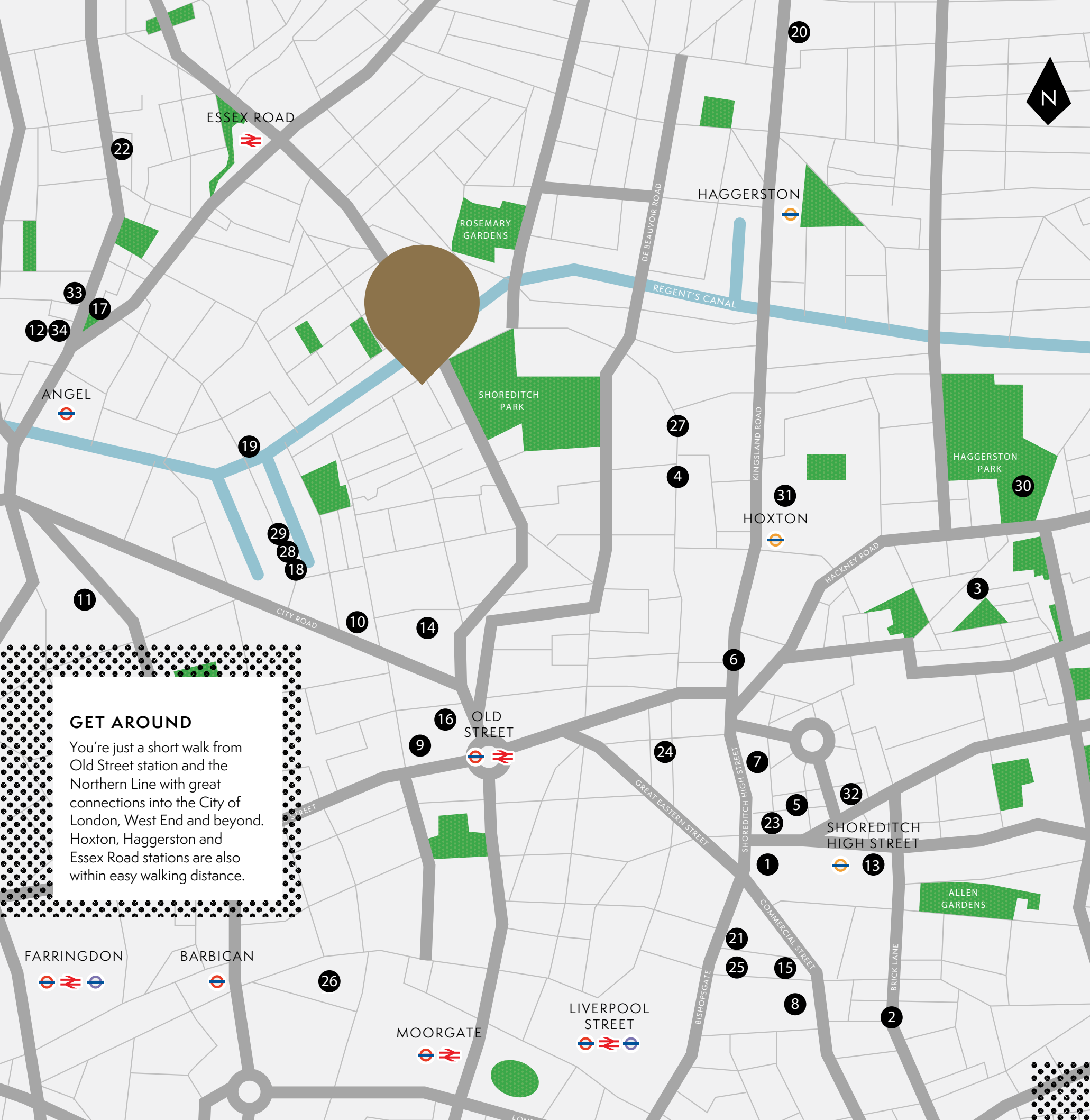
← BROADWAY MARKET

Though the eponymous market is Saturdays only, there are unique eateries and shops which are perfect for window shopping and a beer or bite any day of the week.





EAGLE WHARF ROAD



SHOPPING

- 1 Boxpark Shoreditch
- 2 Brick Lane Market
- 3 Columbia Road Flower Market
- 4 Hoxton Market
- 5 Redchurch Street
- 6 Shoreditch High Street
- 7 That Flower Shop & Sister Ray Records @ ACE Hotel
- 8 Spitalfields Market

CULTURE

- 26 Barbican Centre
- 27 Hoxton Hall
- 28 Parasol Unit Foundation
- 29 Victoria Miro
- 30 Hackney City Farm
- 31 Geffrye Museum
- 32 Rich Mix Arts Centre
- 33 Screen on the Green Cinema
- 34 Business Design Centre














RECREATION

- 9 GymBox Old Street
- 10 The Foundry
- 11 Virgin Active
- 12 Revolution Personal Training
- 13 Power League Football

FOOD & DRINK





- 14 Fifteen
- 15 Hawksmoor
- 16 Honest Burger, Ceviche, Bone Daddies
- 17 Bellanger
- 18 Sardine
- 19 The Narrowboat Pub
- 20 Shep's
- 21 The Water Poet
- 22 Ottolenghi
- 23 Shoreditch House
- 24 Tramshed
- 25 Gavin La Chapelle

TRANSPORT

- Angel 
- Barbican 
- Essex Road 
- Farringdon   
- Haggerston 
- Hoxton 
- Liverpool Street   
- Moorgate  
- Old Street  
- Shoreditch High Street 

GET AROUND

You're just a short walk from Old Street station and the Northern Line with great connections into the City of London, West End and beyond. Hoxton, Haggerston and Essex Road stations are also within easy walking distance.

FARRINGDON    BARBICAN 

MOORGATE   LIVERPOOL STREET   

EXPLORE

COMMUTING TIMES

Essex Road	12 Minutes	4 Minutes	Shoreditch High Street	23 Minutes	8 Minutes
Old Street	14 Minutes	3 Minutes	Moorgate	25 Minutes	7 Minutes
Angel	14 Minutes	5 Minutes	Liverpool Street	27 Minutes	11 Minutes
Hoxton	18 Minutes	7 Minutes	Barbican	28 Minutes	7 Minutes
Haggerston	20 Minutes	8 Minutes	Farringdon	32 Minutes	10 Minutes

Walking & cycling distances source : Google Maps



UNIVERSITY & COLLEGE KEY

- UCL University College London
- LSE London School of Economics and Political Science
- UAL University of the Arts London
- KCL King's College London
- CASS Sir John Cass Faculty of Art, Architecture & Design, London Metropolitan University

This is a non-exhaustive sampling of London's many prestigious colleges and universities.

YOUR NEW HOME



Living room with integrated Sonos ceiling speakers and dimmable lighting

CGIs are indicative and may not be in line with the final finish



Master bedroom with feature fitted wardrobes and integrated Sonos ceiling speakers

CGIs are indicative and may not be in line with the final finish



Fitted kitchen with
Silestone worktop
& splashback and
Nobilis cabinetry

CGIs are indicative and may not be in line with the final finish



Fitted bathroom with Bauhaus fittings and feature tiled wall

CGIs are indicative and may not be in line with the final finish



Spacious balcony with
warehouse styled, full
height double doors

CGIs are indicative and may not be in line with the final finish

WHAT'S INSIDE

KITCHENS

- German engineered Nobilia kitchens
- Siemens oven and separate Siemens combi microwave
- Polished Silestone worktop and glass splash back
- Fully integrated fridge freezer
- Fully integrated dishwasher
- Washer/dryer located in utility cupboard where possible
- Quooker instant boiling water tap

BEDROOMS

- Fitted wardrobes in master bedroom

AUDIO VISUAL

- Sonos audio system with integrated ceiling speakers in living areas and master bedrooms
- Satellite television wiring
- BT telephone and internet points
- Video entry system

BATHROOMS

- Bauhaus wall hung WC and sanitary ware
- Feature tiled wall
- Heated towel rail
- Feature vanity pendant light
- Non-slip porcelain tiles
- Shaver socket
- Vanity mirror
- Under sink storage

LIGHTING

- Contemporary Astro LED downlighting throughout
- Entrance door and balcony wall lights

HEATING

- Zoned underfloor heating
- Individual boilers to apartments with Heatmiser thermostats

BALCONIES

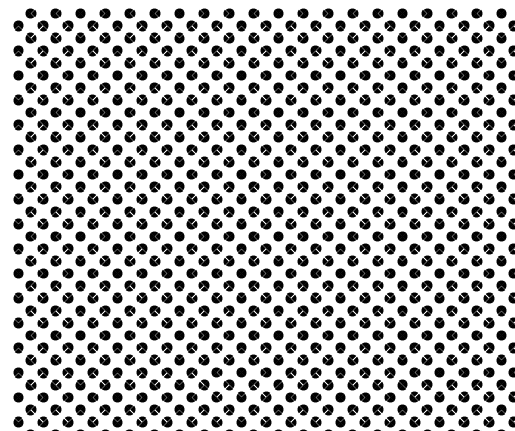
- Glass balustrade balcony with composite boarding to floor
- Feature wall light

INTERIOR FINISHES

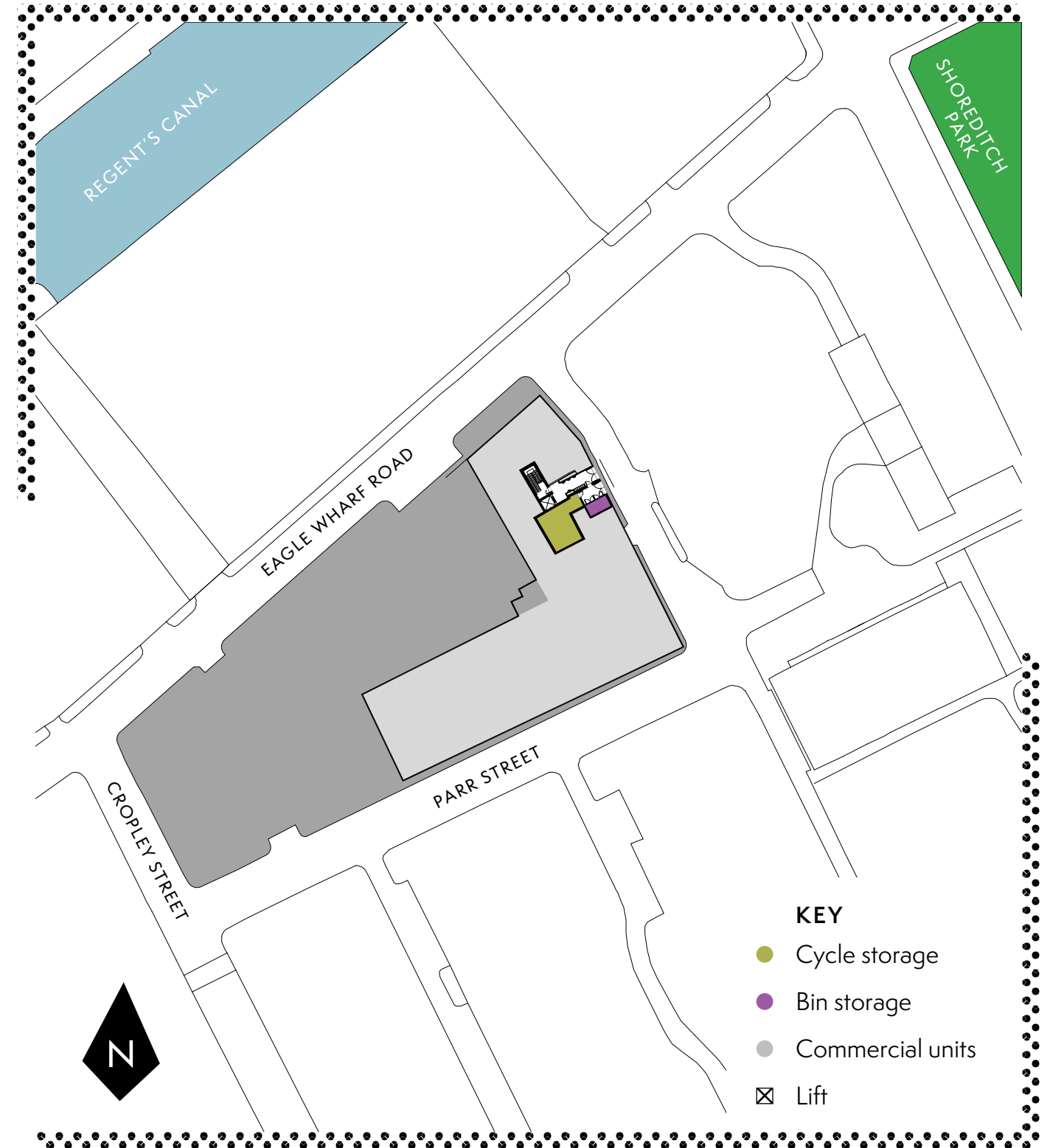
- Timber floor throughout hallways, living room, kitchen, dining and bedrooms
- Large warehouse style windows
- Painted walls and ceilings
- Skirting and doors painted to match
- Contemporary black nickel switches and sockets throughout
- Contemporary black nickel door ironmongery throughout

COMMUNAL AREAS

- Passenger lift to all floors
- Reception area
- Bike storage
- Secure post boxes for each apartment

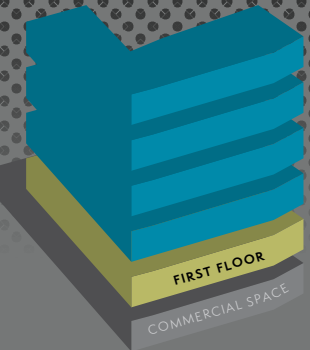


SITE MAP



KEY

- 1 Bed
- 2 Bed
- 3 Bed



FIRST FLOOR

APARTMENT 1 86^{SQM} 926^{SQFT}

Kitchen / Living / Dining	8.3 x 4.6 m	27'2" x 15'1"
Bedroom 1	3.1 x 6.3 m	10'2" x 20'7"
Bedroom 2	2.9 x 4.2 m	9'5" x 13'8"

APARTMENT 2 77^{SQM} 829^{SQFT}

Kitchen / Living / Dining	8.2 x 5.1 m	26'9" x 16'7"
Bedroom 1	3.7 x 3.8 m	12'3" x 12'5"
Bedroom 2	2.8 x 4.4 m	6'6" x 14'4"

APARTMENT 3 96^{SQM} 1033^{SQFT}

Kitchen / Living / Dining	8.1 x 6.3 m	26'6" x 20'7"
Bedroom 1	4.3 x 2.8 m	14'1" x 9'2"
Bedroom 2	4.4 x 2.9 m	14'4" x 9'5"
Bedroom 3	3.2 x 2.5 m	10'5" x 8'2"

APARTMENT 4 51^{SQM} 549^{SQFT}

Kitchen / Living / Dining	6.6 x 5.7 m	21'7" x 18'7"
Bedroom 1	3.4 x 3.9 m	11'2" x 12'8"

APARTMENT 5 53^{SQM} 570^{SQFT}

Kitchen / Living / Dining	6.6 x 5.6 m	21'7" x 16'4"
Bedroom 1	3.9 x 3.8 m	12'8" x 12'5"

APARTMENT 6 77^{SQM} 829^{SQFT}

Kitchen / Living / Dining	8 x 4.3 m	26'2" x 14'1"
Bedroom 1	4.5 x 3.1 m	14'8" x 10'2"
Bedroom 2	4.3 x 2.9 m	14'1" x 9'5"

APARTMENT 7 60^{SQM} 646^{SQFT}

Kitchen / Living / Dining	6.9 x 6.2 m	22'6" x 20'3"
Bedroom 1	3.7 x 3.2 m	12'1" x 10'5"

APARTMENT 8 94^{SQM} 1012^{SQFT}

Kitchen / Living / Dining	7.3 x 4.2 m	24' x 13'8"
Bedroom 1	5.5 x 4.4 m	18' x 14'4"
Bedroom 2	4.6 x 3 m	15'1" x 9'8"
Bedroom 3	4.1 x 3.1 m	13'5" x 9'8"



SECOND FLOOR

KEY

- 1 Bed
- 2 Bed
- 3 Bed



APARTMENT 16

APARTMENT 15

APARTMENT 14

APARTMENT 13

APARTMENT 12

APARTMENT 9

APARTMENT 10

APARTMENT 11

APARTMENT 9 86^{SQM} 926^{SQFT}

Kitchen / Living / Dining	8.3 x 4.6 m	27'2" x 15'1"
Bedroom 1	3.1 x 6.3 m	10'2" x 20'7"
Bedroom 2	2.9 x 4.2 m	9'5" x 13'8"

APARTMENT 10 77^{SQM} 829^{SQFT}

Kitchen / Living / Dining	8.2 x 5.1 m	26'9" x 16'7"
Bedroom 1	3.7 x 3.8 m	12'3" x 12'5"
Bedroom 2	2.8 x 4.4 m	6'6" x 14'4"

APARTMENT 11 96^{SQM} 1033^{SQFT}

Kitchen / Living / Dining	8.1 x 6.3 m	26'6" x 20'7"
Bedroom 1	4.3 x 2.8 m	14'1" x 9'2"
Bedroom 2	4.4 x 2.9 m	14'4" x 9'5"
Bedroom 3	3.2 x 2.5 m	10'5" x 8'2"

APARTMENT 12 51^{SQM} 549^{SQFT}

Kitchen / Living / Dining	6.6 x 5.7 m	21'7" x 18'7"
Bedroom 1	3.4 x 3.9 m	11'2" x 12'8"

APARTMENT 13 53^{SQM} 570^{SQFT}

Kitchen / Living / Dining	6.6 x 5.6 m	21'7" x 16'4"
Bedroom 1	3.9 x 3.8 m	12'8" x 12'5"

APARTMENT 14 77^{SQM} 829^{SQFT}

Kitchen / Living / Dining	8 x 4.3 m	26'2" x 14'1"
Bedroom 1	4.5 x 3.1 m	14'8" x 10'2"
Bedroom 2	4.3 x 2.9 m	14'1" x 9'5"

APARTMENT 15 60^{SQM} 646^{SQFT}

Kitchen / Living / Dining	6.9 x 6.2 m	22'6" x 20'3"
Bedroom 1	3.7 x 3.2 m	12'1" x 10'5"

APARTMENT 16 94^{SQM} 1012^{SQFT}

Kitchen / Living / Dining	7.3 x 4.2 m	24' x 13'8"
Bedroom 1	5.5 x 4.4 m	18' x 14'4"
Bedroom 2	4.6 x 3 m	15'1" x 9'8"
Bedroom 3	4.1 x 3.1 m	13'5" x 9'8"



KEY

- 1 Bed
- 2 Bed
- 3 Bed

APARTMENT 24

APARTMENT 23

APARTMENT 22

APARTMENT 21

APARTMENT 20



APARTMENT 17

APARTMENT 18

APARTMENT 19

THIRD FLOOR

APARTMENT 17 86^{SQM} 926^{SQFT}

Kitchen / Living / Dining	8.3 x 4.6 m	27'2" x 15'1"
Bedroom 1	3.1 x 6.3 m	10'2" x 20'7"
Bedroom 2	2.9 x 4.2 m	9'5" x 13'8"

APARTMENT 18 77^{SQM} 829^{SQFT}

Kitchen / Living / Dining	8.2 x 5.1 m	26'9" x 16'7"
Bedroom 1	3.7 x 3.8 m	12'3" x 12'5"
Bedroom 2	2.8 x 4.4 m	6'6" x 14'4"

APARTMENT 19 96^{SQM} 1033^{SQFT}

Kitchen / Living / Dining	8.1 x 6.3 m	26'6" x 20'7"
Bedroom 1	4.3 x 2.8 m	14'1" x 9'2"
Bedroom 2	4.4 x 2.9 m	14'4" x 9'5"
Bedroom 3	3.2 x 2.5 m	10'5" x 8'2"

APARTMENT 20 51^{SQM} 549^{SQFT}

Kitchen / Living / Dining	6.6 x 5.7 m	21'7" x 18'7"
Bedroom 1	3.4 x 3.9 m	11'2" x 12'8"

APARTMENT 21 53^{SQM} 570^{SQFT}

Kitchen / Living / Dining	6.6 x 5.6 m	21'7" x 16'4"
Bedroom 1	3.9 x 3.8 m	12'8" x 12'5"

APARTMENT 22 77^{SQM} 829^{SQFT}

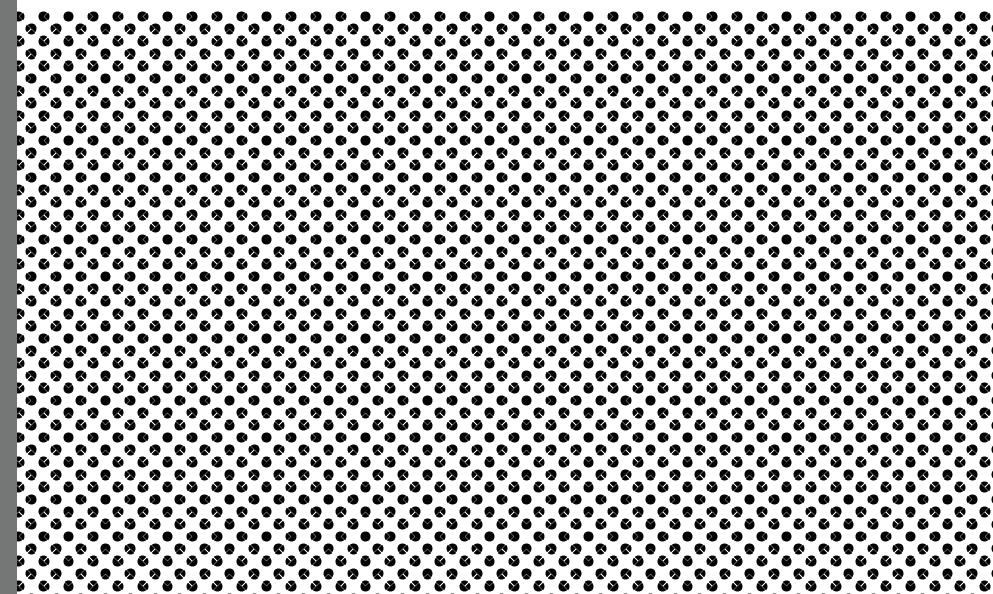
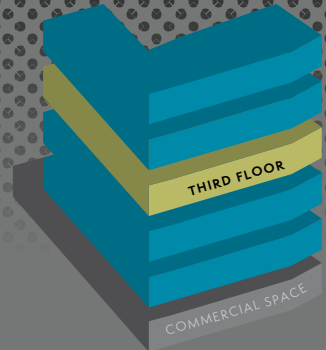
Kitchen / Living / Dining	8 x 4.3 m	26'2" x 14'1"
Bedroom 1	4.5 x 3.1 m	14'8" x 10'2"
Bedroom 2	4.3 x 2.9 m	14'1" x 9'5"

APARTMENT 23 60^{SQM} 646^{SQFT}

Kitchen / Living / Dining	6.9 x 6.2 m	22'6" x 20'3"
Bedroom 1	3.7 x 3.2 m	12'1" x 10'5"

APARTMENT 24 94^{SQM} 1012^{SQFT}

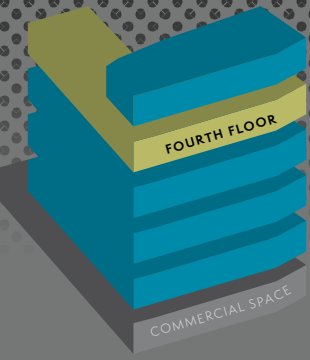
Kitchen / Living / Dining	7.3 x 4.2 m	24' x 13'8"
Bedroom 1	5.5 x 4.4 m	18' x 14'4"
Bedroom 2	4.6 x 3 m	15'1" x 9'8"
Bedroom 3	4.1 x 3.1 m	13'5" x 9'8"



FOURTH FLOOR

KEY

- 1 Bed
- 2 Bed
- 3 Bed



APARTMENT 25 80^{SQM} 861^{SQFT}

Kitchen / Living / Dining	8.3 x 4.3 m	27'2" x 13'1"
Bedroom 1	6.3 x 3 m	20'7" x 9'8"
Bedroom 2	4.2 x 2.9 m	13'8" x 9'5"

APARTMENT 26 71^{SQM} 764^{SQFT}

Kitchen / Living / Dining	8.2 x 4.8 m	26'9" x 15'7"
Bedroom 1	3.8 x 3.7 m	12'5" x 12'1"
Bedroom 2	4.4 x 3.5 m	14'4" x 11'5"

APARTMENT 27 86^{SQM} 926^{SQFT}

Kitchen / Living / Dining	8 x 5 m	26'3" x 16'4"
Bedroom 1	4.5 x 3.5 m	14'8" x 11'5"
Bedroom 2	4 x 3.5 m	13'1" x 11'5"

APARTMENT 28 50^{SQM} 538^{SQFT}

Kitchen / Living / Dining	6.3 x 5.7 m	20'7" x 18'7"
Bedroom 1	3.9 x 3.4 m	12'8" x 11'5"

APARTMENT 29 52^{SQM} 560^{SQFT}

Kitchen / Living / Dining	6.3 x 5.6 m	20'7" x 18'4"
Bedroom 1	3.9 x 3.8 m	12'8" x 12'5"

APARTMENT 30 76^{SQM} 818^{SQFT}

Kitchen / Living / Dining	8 x 4 m	26'2" x 13'1"
Bedroom 1	4.5 x 3.1 m	14'8" x 10'2"
Bedroom 2	4.3 x 2.9 m	14'1" x 9'5"

APARTMENT 31 58^{SQM} 624^{SQFT}

Kitchen / Living / Dining	6.6 x 6 m	21'7" x 19'7"
Bedroom 1	3.7 x 3.2 m	12'1" x 10'5"

APARTMENT 32 89^{SQM} 958^{SQFT}

Kitchen / Living / Dining	7 x 4.4 m	22'9" x 14'4"
Bedroom 1	5.3 x 4.3 m	17'4" x 14'1"
Bedroom 2	4.6 x 3 m	15'1" x 9'8"
Bedroom 3	3.6 x 3 m	11'8" x 9'8"



KEY

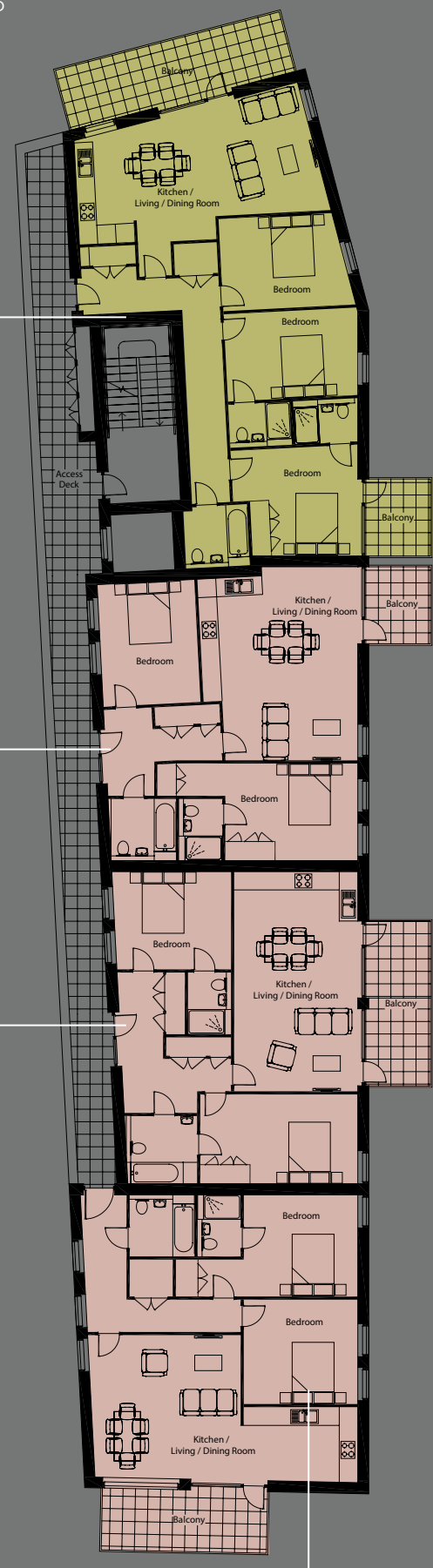
- 2 Bed
- 3 Bed

APARTMENT 36

APARTMENT 35

APARTMENT 34

APARTMENT 33



FIFTH FLOOR

APARTMENT 33 81^{SQM} 872^{SQFT}

Kitchen / Living / Dining	8.5 x 4.7 m	27'9" x 15' 4"
Bedroom 1	5.8 x 3.7 m	19'0" x 12'1"
Bedroom 2	3.5 x 3.4 m	11'5" x 11'2"

APARTMENT 34 78^{SQM} 840^{SQFT}

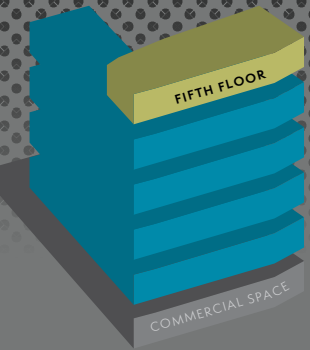
Kitchen / Living / Dining	7.1 x 4 m	23'3" x 13'1"
Bedroom 1	5.1 x 2.9 m	16'7" x 9'5"
Bedroom 2	3.9 x 3.1 m	12'8" x 10'2"

APARTMENT 35 76^{SQM} 818^{SQFT}

Kitchen / Living / Dining	6.3 x 5.2 m	20'7" x 17'1"
Bedroom 1	6.5 x 3.1 m	21'3" x 10'2"
Bedroom 2	3.9 x 3.1 m	12'8" x 10'2"

APARTMENT 36 98^{SQM} 1055^{SQFT}

Kitchen / Living / Dining	8.2 x 4.1 m	26'9" x 13'5"
Bedroom 1	3.6 x 4.1 m	11'8" x 13'5"
Bedroom 2	4.3 x 2.9 m	14'1" x 9'5"
Bedroom 3	4.3 x 2.9 m	14'1" x 9'5"





EAGLE WHARF ROAD

AITCH GROUP

With over 25 years' experience developing commercial and residential property across London, we pride ourselves on our high-quality, design-led schemes. Founded by Hackney born Henry Smith in 1995, Aitch Group has earned a reputation for being a leading property developer in London. Built upon strong values, we're committed to uncovering the potential for communities to flourish, as well as building a future for people to thrive.



BUCKLEY GRAY YEOMAN

BuckleyGrayYeoman is an award-winning architecture and design practice based in Shoreditch, creating pragmatic and deliverable solutions to complex design issues. Completed projects include the Buckley Building in Clerkenwell and the all new Fred Perry HQ in Clerkenwell. With multiple awards from RIBA, Architects' Journal, Shueco, Surface Design and others, the practice is listed 48 in the AJ100 group of the largest architecture practices in the UK.

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EAGLE WHARF ROAD

AITCH TLC

When you buy a home from us, we want to make sure everything goes as smoothly as possible for you, before and after the big move.

All our properties are covered by a 10 year structural insurance warranty, which will protect you and your home from the majority of structural defects which could arise. In the run up to your move in date you'll be given all the information you need on how to run your new home, with details on everything from your gas supplier to instructions on how to use the oven.

You'll also be given direct contact details (not a call centre) of our customer care specialist who will be on hand to help with any problems you might come across in your first year at home.

Rest assured, you're in good hands.

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AT HOME IN HOXTON



EAGLE WHARF ROAD

HOXTON N1

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DEVELOPMENT BY

