



**ANTHOLOGY  
HOXTON PRESS**

Built from London

A guide to your new Home  
and Neighbourhood

### CONTENTS

- Welcome to Hoxton Press \_\_\_\_\_ 04
- At a glance \_\_\_\_\_ 06
- Welcome to Hoxton \_\_\_\_\_ 08
- Explore London \_\_\_\_\_ 10
- Highlights tour \_\_\_\_\_ 12
- Eating & drinking \_\_\_\_\_ 14
- Leisure & recreation \_\_\_\_\_ 16
- Arts & culture \_\_\_\_\_ 18
- On your doorstep \_\_\_\_\_ 20
- Out & about \_\_\_\_\_ 24
- Getting around \_\_\_\_\_ 26
- Hoxton's finest \_\_\_\_\_ 28
- Anthology Hoxton Presvs \_\_\_\_\_ 30
- Colville Estate Regeneration \_\_\_\_\_ 32
- The architecture \_\_\_\_\_ 34
- The homes \_\_\_\_\_ 36
- Wake up to London \_\_\_\_\_ 54
- Specification \_\_\_\_\_ 56
- Did you know \_\_\_\_\_ 60
- Our promise \_\_\_\_\_ 62
- Contact \_\_\_\_\_ 64



This image is for illustrative purposes only

# Welcome to Hoxton Press

A note from Anthology's David Newey

Welcome to the next chapter in Anthology's story. Here, we focus on Hoxton and an exciting development of homes that will form a key part of the wider regeneration of the area.

Designed by renowned architects Karakusevic Carson and David Chipperfield, Anthology Hoxton Press takes its name from the site's former printing and crafts heritage. Previously home to The Mullord Brothers, it was here that they produced beautiful and intricate Victorian-era paper work between 1860 and 1920.

Hoxton was historically a centre for industry and manufacturing. This past is still noticeable by its warehouse architecture which started to become occupied by the famous 'Brit Art' scene towards the end of the 20th Century.

Galleries, media and design studios followed and by the turn of the century Hoxton was well on its way to becoming the vibrant and creative hub it is today.

Today Hoxton continues to flourish. A place renowned for starting trends, contemporary bars and shops sit alongside independent makers and artisans echoing the skills of the Mullord Brothers.

We welcome you to start your story with us here in Hoxton, a place that is Built from London.



David Newey  
*Project Director*



### AT A GLANCE

Hoxton Press lies on the west side of Shoreditch and just north of the City of London. Its lively community of shops, bars, restaurants and galleries means there's always something going on but if you want to go further afield, nearby Haggerston, Hoxton and Old Street stations give you easy access to the rest of London.

Source: Citymapper



Regent's Canal



By the Bridge

### WELCOME TO HOXTON

Home to an incredible number of artists' studios, design and tech businesses and world-class galleries, Hoxton is a stimulating place to live and work. Independent bars, restaurants and boutiques sit alongside the unmistakable East End atmosphere of Hoxton Street Market while the open green space of Shoreditch Park and Regent's Canal provide relaxation away from the crowds. Take a weekend visit to the Geffrye Museum or meet up with friends at Proud East; a unique venue covering all tastes from cocktails to high-tea. Excellent schools and great transport links to the City, West End and beyond, make Hoxton the perfect home.

For more information about our Neighbourhood please click on the link [here](#).

Contemporary architecture and street art continue to blossom around the neighbourhood.



Hoxton Street Market

Open green spaces provide relaxation away from the crowds.



Shoreditch Park

“  
Hoxton has both a rich history and a great sense of community.  
”

Michael Jones,  
*Cetra Representative*



Hoxton Square



Geffrye Museum



ISLINGTON



EMIRATES STADIUM



Highbury Fields



Highbury & Islington

DALSTON



Hackney Downs

HACKNEY



Hackney Picturehouse



London Fields



Victoria Park



Olympic Park



Olympic Stadium



Stratford



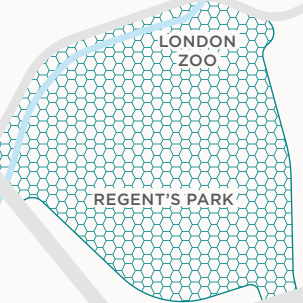
Roundhouse



Kentish Town



Camden Town



London Zoo

Regent's Park



Central Saint Martins



Essex Road



Anthology Hoxton Press

HOXTON



Haggerston



Geffrye Museum



Hoxton



Regents Canal



Angel



Kings Cross St Pancras



Old Street

SHOREDITCH

Old Street



Farringdon

THE CITY



Gherkin



Liverpool Street



Old Spitalfields Market



Whitechapel



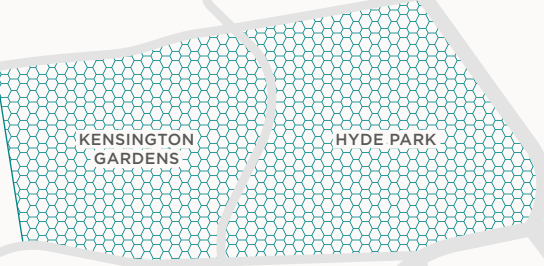
University College London



Holborn



Oxford Circus



Kensington Gardens

Hyde Park



Covent Garden



St Paul's



Bank



Fenchurch Street



Old Spitalfields Market



St Paul's



Bank



Fenchurch Street



London Eye



Waterloo



Buckingham Palace



Houses of Parliament



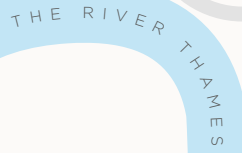
Shard



London Bridge



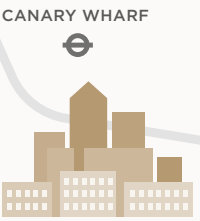
Tower Bridge



The River Thames



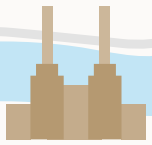
Southwark Park



Canary Wharf



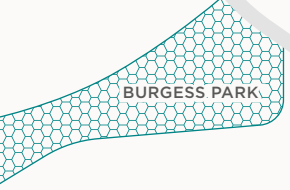
O2



Battersea Power Station



Battersea Park



Burgess Park

\*Crossrail services to run from December 2018

# Take a tour of the highlights.

Whether you're looking for a great coffee shop or a cultural experience, we've put together a tour of the neighbourhood to show you the highlights.

To visit the tour on our website click [here](#)

## 01

### GEFFRYE MUSEUM

Explore the Geffrye Museum to learn more about how people designed their homes over the past 400 years



## 02

### HOXTON STREET MARKET

Wander down Hoxton Market to sample delicious street food, check out some local fashion designers and rummage through collections of antique jewellery



## 03

### HAGGERSTON STATION

Jump on the train at Haggerston Station, which opened in 2010 as part of the East London Line development



## 05

### THE ARCHIVIST

Spend some time at The Archivist gallery and make the most of its cultural calendar, with events ranging from debates to exhibitions and lectures covering all manner of topics



## 04

### REGENT'S CANAL

Stroll or cycle down Regent's Canal and admire the houseboats that line this stretch of water



### DID YOU KNOW?

The Waterhouse Restaurant is run by the Shoreditch Trust, a local charity that provides training to vulnerable adults

## 06

### WATERHOUSE RESTAURANT

Tuck into some delicious food as the barges go by at this canalside eatery



### DID YOU KNOW?

The towpath along the canal was once trodden by horses, which pulled barges of coal all the way from the Midlands to the factories of London



## EATING & DRINKING

Whether you're dining out, meeting friends for coffee or you just want to relax over a leisurely weekend breakfast, there's plenty to choose from in and around the Hoxton area. Curio Cabal is a social hub, one of the leading coffee shops in East London, serving locally roasted Square Mile espresso, delicious brunches and brunch cocktails at the weekend. Distinctly exotic, Arepa & Co serves up a tempting menu of Venezuelan food 'with a pinch of love' while Proud East is a favourite meet-up with live music, a pool room, mouth-watering menu and cocktails. And don't forget the hugely popular Proud East on the Regent's Canal where you can mingle with Hoxton's creative fraternity.

To find out more about the Proud East click [here](#)



Curio Cabal



Arepa and Co

“ Start your day with an energising bankside brunch or finish it with a refreshing cocktail whilst listening to live music from some of the best acoustic artists in London.

”  
Alex Proud,  
Founder Proud East



Proud East





TripSpace Projects

A cultural space providing contemporary performance and social engagement in the form of dance, movement & yoga.



Turning Earth Studio



Shoreditch Park Primary School



National Centre for Circus Arts



### LEARNING & RECREATION

Hoxton gives you access to a host of educational facilities ranging from the academic to the alternative. TripSpace projects provide timetables for dance and yoga classes to keep your mind and body in shape. Why not hone your craft in pottery at the Turning Earth studio? They offer classes from total beginners to professional artists in an open-access format. If you want to try something really different, the Acro 6 circus fitness course at the National Centre for Circus Arts provides training in acrobatics. In an academic sense, Hackney is home to a wide range of schools and colleges, many of Ofsted Outstanding status. There is access to a wide range of Universities in the area including St Martins at Kings Cross and UCL in Euston.

For a full list of local educational facilities in the area please visit [our interactive map](#)

“  
The transformation of education in London is one of the greatest successes of the last decade; nowhere has that success been more remarkable than in Hackney.  
”

Jules Pipe  
*Former Mayor of Hackney*

Top Right: Turning Earth Studio's Photograph by Sabrina Dallot-Seguro  
Quote source: londoncouncils.gov.uk



ARTS & CULTURE

Hoxton is synonymous with the Brit Art scene and a trend-setting hub popular with contemporary art and culture lovers from all over the world. Since Jay Jopling opened his ground-breaking White Cube gallery back in 2000 on Hoxton Square, the area has attracted a host of innovative artists and galleries. Jealous Gallery is a contemporary gallery, print publisher and printing studio where you can see and buy some of the city's best art from artists like Charming Baker and Ben Eine. Hundred Years Gallery is an emerging, dynamic art space that supports experimental art from both London based and international artists. There are also weekly concerts of new, improvised and experimental music in its excellent acoustic setting. For performance art, the Rosemary Branch tavern is a classic venue. Hosting live drama since the 1600s and once a Victorian music hall, it's a great place to experience local theatre or just enjoy a drink in historic surroundings.

For the full story on Gallery please click [here](#)

Bottom Right: Losers performed by Tit4Twat, Photograph by Debbie Y

“  
There is a high level of people striving to do something slightly different.  
”

Dario Illari,  
*Founder Jealous Gallery*



Jealous Gallery



Hundred Years Gallery



Jealous Gallery



Rosemary Branch Theatre



Draughts – Board Game Café

If you're looking for something different then Hoxton has it all.



Netil House



Rich Mix



Queen of Hoxton



Nightjar



### ON YOUR DOORSTEP

If you're looking for something different then Hoxton has it all. Visit the Queen of Hoxton to view a film on their famous roof top or sample a vintage spirit whilst listening to live music at Nightjar. If poetry is your thing take in a recital at Rich Mix, an Independent Arts venue located in an old leather factory near Brick Lane. Creative entrepreneurs can rent a studio space at Netil House or visit their market day on Saturday for tasty food sellers and vintage stalls. And finally not forgetting game lovers, Draughts is London's first board game cafe with a library of over 600 games.

For a full list of local educational facilities in the area please visit [our interactive map](#)



The Magic Roundabout

#### THE MAGIC ROUNDABOUT

The Magic Roundabout Open-air good times joint in the middle of Old Street Roundabout. They are one of London's most unique party spaces & are all about the Eats, Beats & Booze.



De Beauvoir Deli

#### DE BEAUVIOUR DELI

De Beauvoir Deli brings together the finest artisanal and local produce they could find to create a one-stop-fine-food-shop in the heart of the community.



Field To Fork



Sweet Thursday



Proud East

There is always something happening in Hoxton, with new bars and restaurants opening every other month.

#### FIELD TO FORK

Deli in the heart of Dalston offering lunch time snacks as well as organic fruit and veg.

#### SWEET THURSDAY

The home of Neapolitan-style pizza and wine in Islington's De Beauvoir.

#### PROUD EAST

Combining the glorious design of late 17th century London coffeehouses with the modern amenities and atmosphere of buzzing East London hotspots, Proud East offers everything you could possibly want under one roof.



### OUT & ABOUT

Take time off and enjoy the lush green space of Shoreditch Park, holder of a Green Flag award for one of the best parks in the country. You can play a wide array of sports here including tennis, football, rugby, volleyball and even rock climb, and there's an adventure playground for the kids too. Down on Regent's Canal you can watch the narrow boats go by on their way to Camden Lock, take a stroll or use the towpath as a greener alternative to the daily commute. In nearby Shoreditch, take a trip down memory lane at the Geffrye Museum and discover how people used to live from the 1600s to the present day.



Regent's Canal



Shoreditch Park

Take time off to enjoy the lush green spaces of the surrounding area.

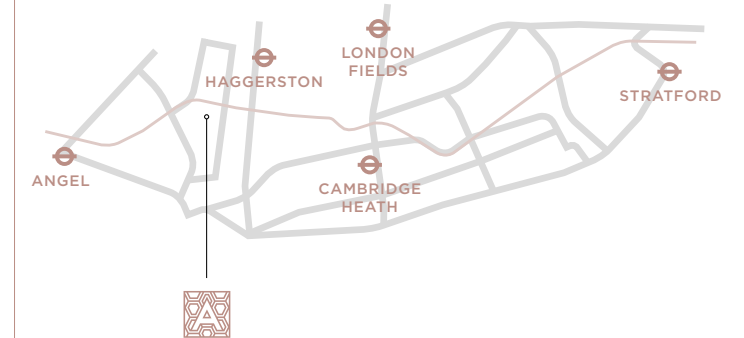


Geffrye Museum



### CANAL CYCLE PATH

A stone's throw away is the Regent's Canal cycle path taking you across town, east to Haggerston and Victoria Park or west to the Angel, King's Cross and up to Camden Town.



Santander docking station



Canal cycle path

# Getting Around

Wherever you want to go in London or beyond, it's all within easy reach of Anthology Hoxton Press. Take the train, bus or tube or put on your walking shoes – you're never far from the action. Hoxton Station has a choice of Overground trains while London Underground and the Northern Line are close by with Old Street under an 18 minute walk. You can walk to the City in no time at all while getting out of town is easy from the A10, taking you to the North Circular and the M25.

For more information on the local area please visit our [interactive map](#).



## WALK

### ANTHOLOGY HOXTON PRESS

Santander bike station  
2 mins

Hoxton station  
13 mins

Old Street  
13 mins

Essex Road  
14 mins

Angel  
23 mins

Farringdon  
32 mins



## BUS

### EAGLE WHARF ROAD 76 BUS (STOP XL)

Old Street  
7 mins

Moorgate  
11 mins

Bank  
15 mins



## UNDERGROUND

### OLD STREET

Angel  
3 mins

Bank  
4 mins

Kings Cross  
St. Pancras  
5 mins

London Bridge  
5 mins

Waterloo  
11 mins

City Airport  
29 mins



## OVERGROUND

### HOXTON

Whitechapel  
6 mins

Canonbury  
8 mins

Canada Water  
13 mins

Highbury and Islington  
15 mins

West Hampstead  
38 mins



## CROSSRAIL\*

### FARRINGDON

Bond Street  
4 mins

Whitechapel  
5 mins

Canary Wharf  
5 mins

Heathrow Airport  
32 mins

\* From December 2018 Crossrail services will be running from Farringdon

Sources: Citymapper and Crossrail



## HOXTON'S FINEST

The best of everything is right on your doorstep from the perfect barista coffee to a delicious gastro dinner in your local pub. Pop in to your local art house cinema or browse the food, clothes and household goods stalls at Hoxton Street Market.

### LEISURE & DINING

- 1 ROSEMARY BRANCH
- 2 PROUD EAST
- 3 CURIO CABAL
- 4 GEFFRYE MUSEUM
- 5 HOXTON HALL
- 6 MINISTRY OF STORIES
- 7 EMBASSY EAST

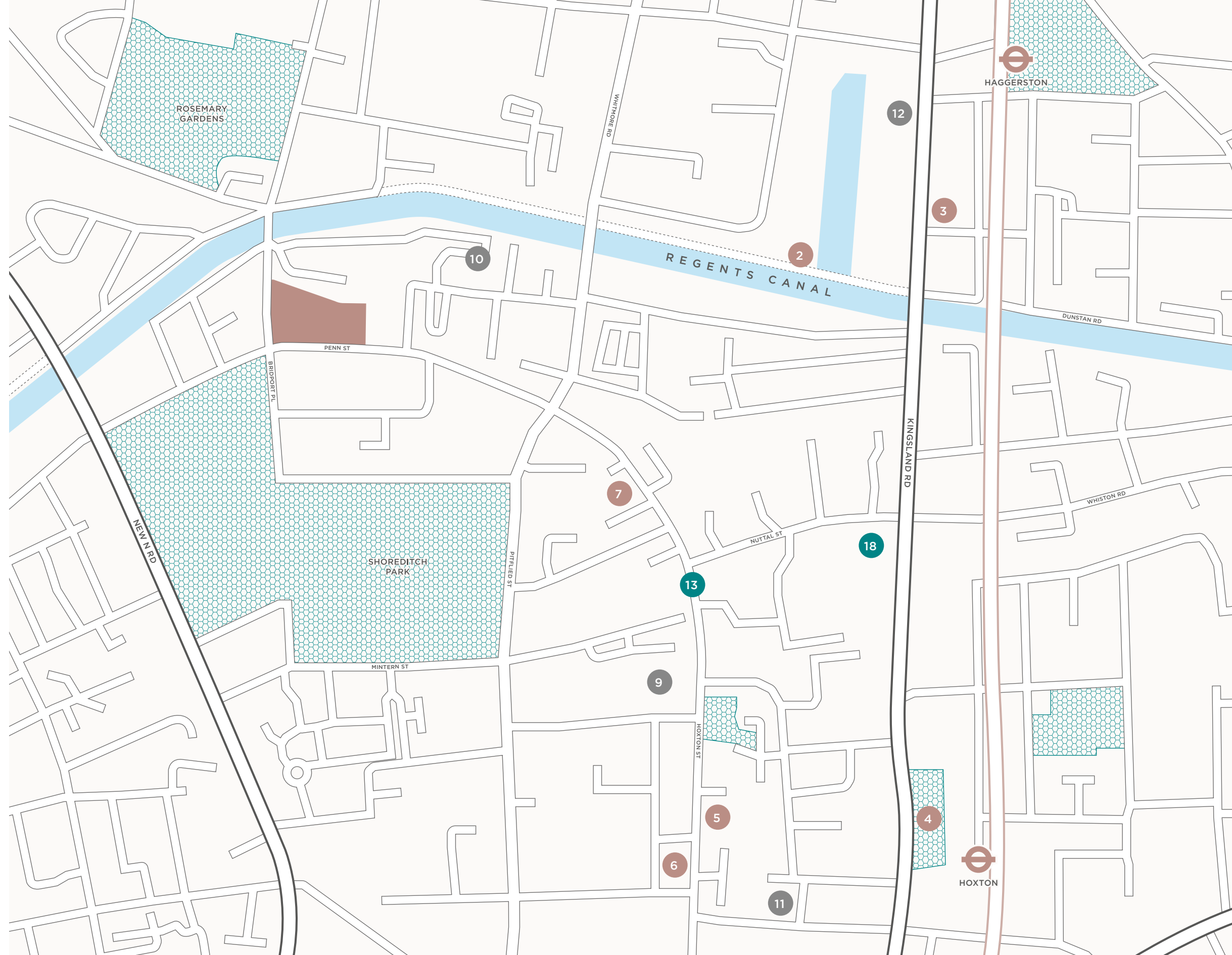
### EDUCATION

- 8 SHOREDITCH PARK PRIMARY SCHOOL
- 9 HOXTON GARDEN PRIMARY SCHOOL
- 10 ROSEMARY WORKS SCHOOL
- 11 HACKNEY COMMUNITY COLLEGE
- 12 HACKNEY NEW SCHOOL

### AMENITIES

- 13 HOXTON MARKET
- 14 THE CO-OPERATIVE FOOD
- 15 TESCO EXPRESS
- 16 BRITANNIA LEISURE CENTRE
- 17 THE HOXTON SURGERY
- 18 WHISTON ROAD SURGERY

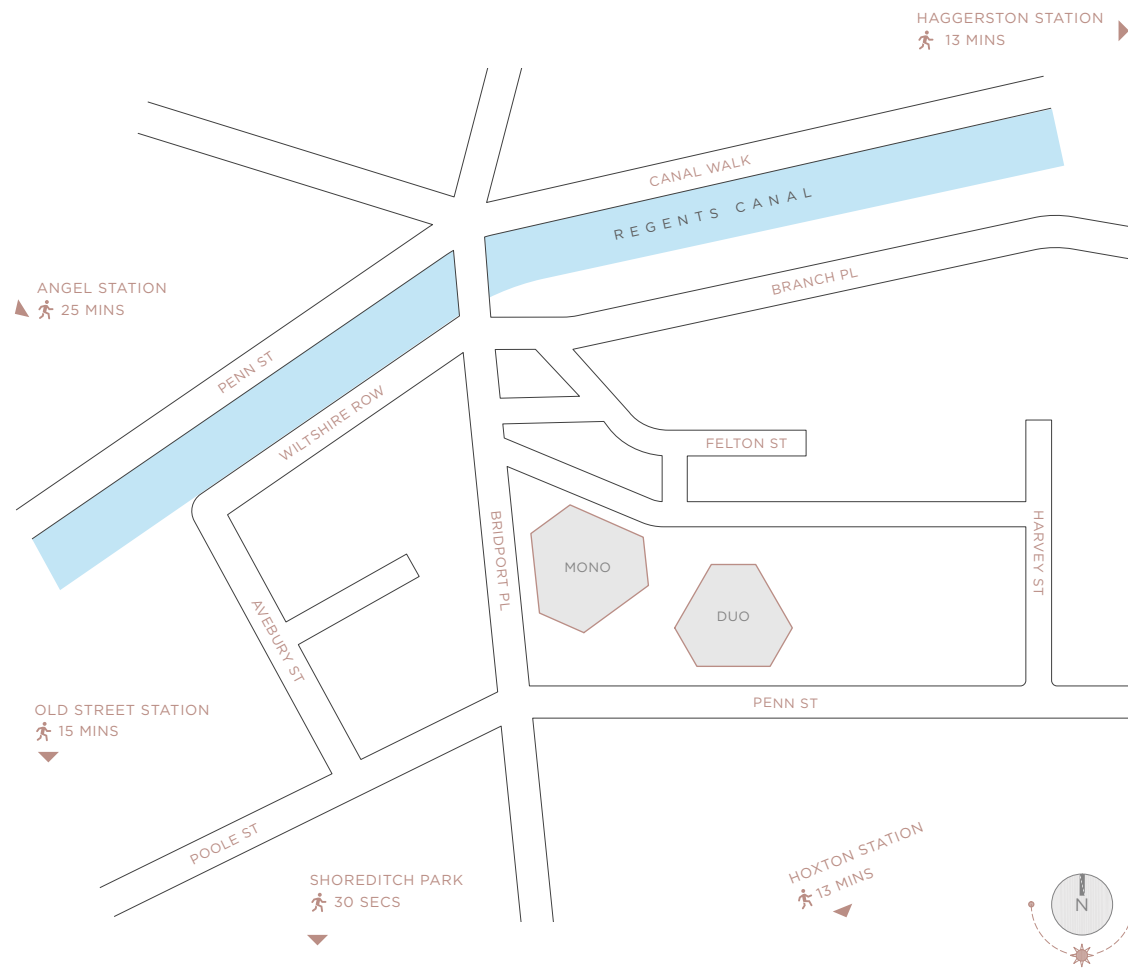
Maps are not to scale and show approximate locations only.



# Anthology Hoxton Press

Located on the corner of Penn Street and Bridport Place, Anthology Hoxton Press consists of two hexagonal towers of 16 and 20 storeys. Together they house 198 private homes with a choice of one & two bedroom apartments, and twelve three bedroom penthouse apartments, six with their own rooftop terrace. On the ground floor of Mono tower you can find a public cafe whilst in the basement there are 35 car parking spaces available for purchasers.

To visit the full range of homes please click [here](#).



This image is for illustrative purposes only



# Colville Estate Regeneration

The Colville Estate Regeneration will see 438 existing council homes demolished and re-provided as part of a mixed use masterplan of 925 new homes. Karakusevic Carson Architects were appointed in 2011 by London Borough of Hackney to lead the process and Anthology are developing the private tenure towers on Phase 3.

Mono and Duo Towers have been designed by Karakusevic Carson Architects and David Chipperfield Architects and they are the gateway buildings into the estate from Shoreditch Park to the South.



## A PHASE 1

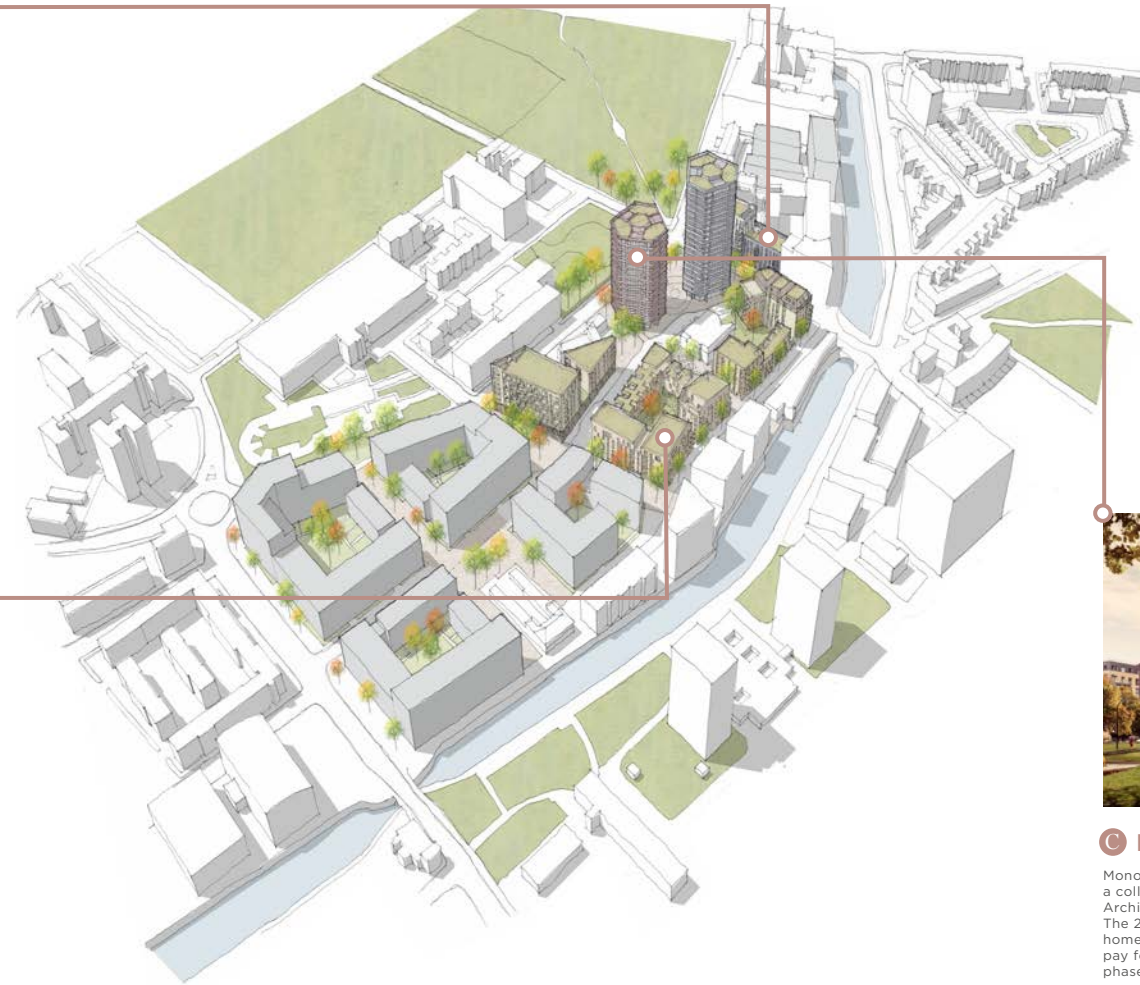
Bridport House was Phase 1 of the Colville Estate Regeneration. It was completed in 2011, and comprises of 41 apartments.

The Colville Estate has a strong community spirit, and Karakusevic Carson Architects harnessed this energy to ensure that the residents were involved in the design and planning process. It was important for the residents to be involved from the outset of this 10-12 year project. The Residents voice continues to be integral to the Estates ongoing evolution.



## B PHASE 2

Phase 2 is at the center of the current works taking place on the Colville Estate. It is made up of low-rise buildings arranged around a central podium garden with undercroft car parking being provided beneath.

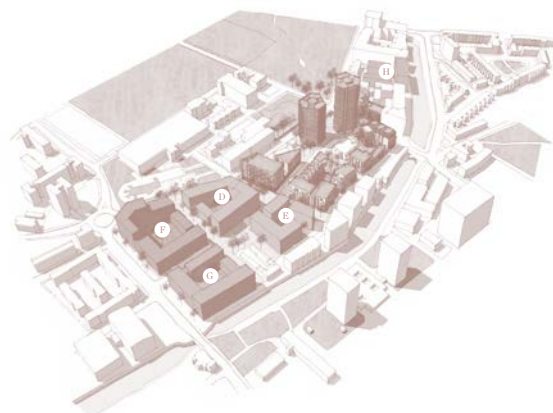


## C PHASE 3

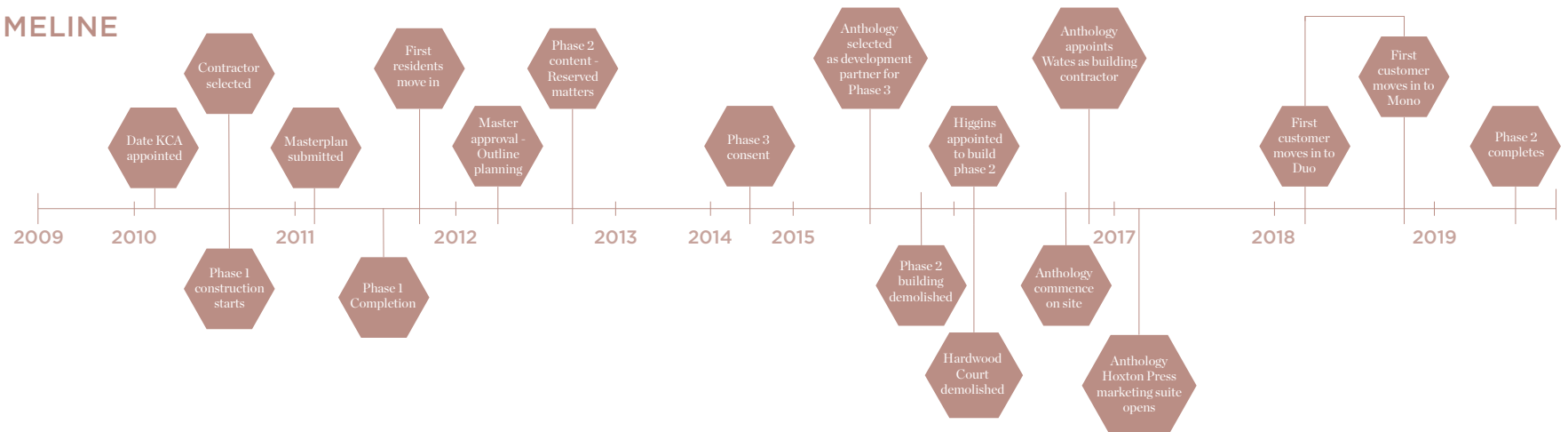
Mono and Duo Towers have been designed in a collaboration between Karakusevic Carson Architects and David Chipperfield Architects. The 20 and 16 storey towers provide 198 Private homes. The sale of these apartments helps to pay for the construction of other homes in later phases of the Colville Estate Regeneration.

## TARGET DATES

- Phase 1 - 2011 A
- Phase 2 - 2019 B
- Phase 3 - 2020 C
- Phase 4 - 2021/2022 D E
- Phase 5 - 2023/2024 F
- Phase 6 - 2026 G
- Phase 7 - 2028 H



## TIMELINE



## THE ARCHITECTURE

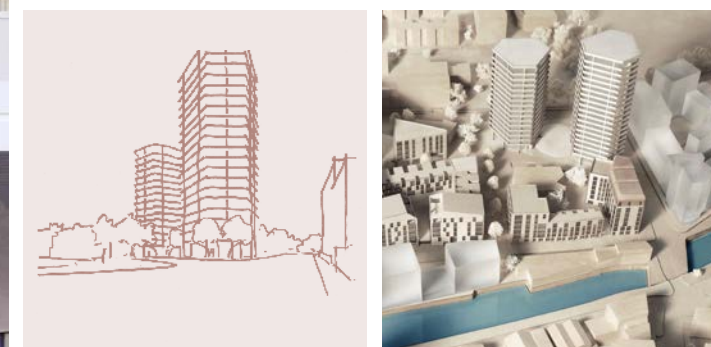
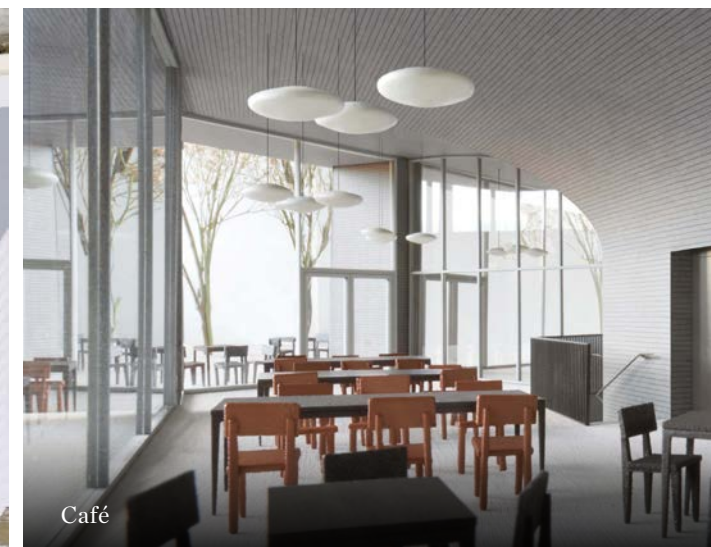
Karakusevic Carson Architects have been involved in the Colville Estate Project for 10 years and are working collaboratively with David Chipperfield Architects on the site of Hoxton Press.

As part of a borough-wide regeneration programme the 198 private homes will partly cross-subsidise the construction of 450 affordable homes.

The two hexagonal buildings will be part of a wider master-plan and form an intrinsic link to the wider neighbourhood by connecting Shoreditch Park, local housing and the nearby Regent's Canal. Their shape is designed to maximize light to neighbours whilst creating dual-aspect views from the inside.

The ground floor lobbies have floor to ceiling glazing which allow views across the surrounding area and a public cafe with outdoor space provides a social area for meeting and greeting friends and family.

David Chipperfield Architects studio



“  
The buildings form  
a vital part of the  
Colville Masterplan,  
creating a natural  
entrance to the wider  
neighbourhood.  
”

Paul Karakusevic  
Partner at Karakusevic Carson Architects

“  
 The shape of the buildings address key  
 vistas to the park, the canal and the  
 immediate neighbourhood while the  
 individual apartments maintain privacy.  
 ”

David Chipperfield Architects



This image is for illustrative purposes only

## DIMENSIONS

TOTAL AREA	74 SQ M / 796 SQ FT
KITCHEN	2150 X 3700 MM
LIVING/DINING	5670 X 4050 MM
MASTER BEDROOM	2860 X 3180 MM
BEDROOM	3050 X 3180 MM
BATHROOM	2500 X 1990 MM
EN-SUITE	1700 X 2250 MM
BALCONY	12 SQ M / 129 SQ FT

In our homes you'll find light, airy spaces with good views, designed to provide sanctuary from the daily stresses of life.

All apartments are arranged with living spaces and bedrooms in the outer area to take advantage of windows and balconies. The column-free corners allow unobstructed views across Hoxton. Kitchens and bathrooms have a central position in the apartments allowing privacy from the outside.

With plenty of integrated storage, clutter can be kept to a minimum.

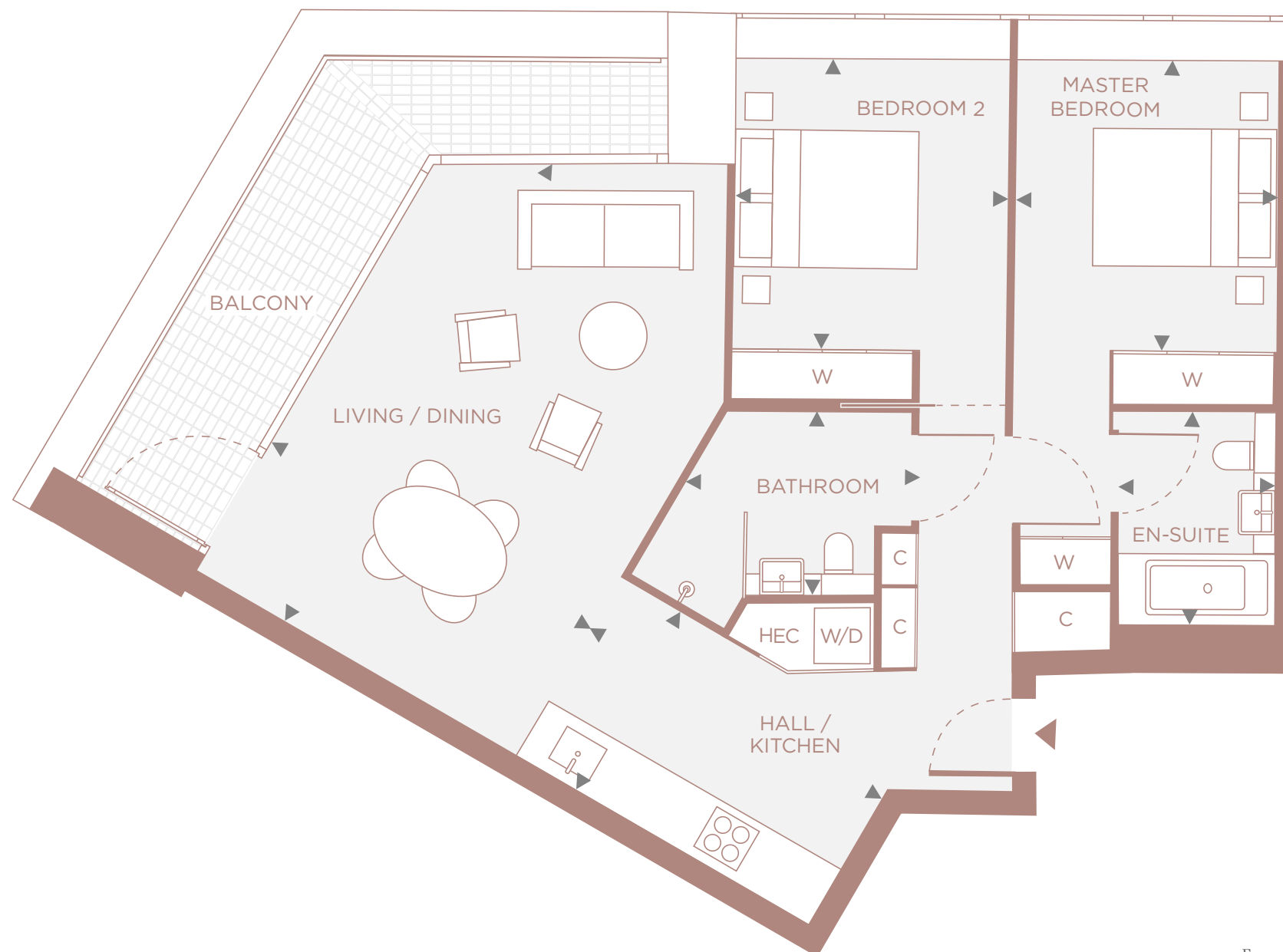
You can choose between the following types of apartment:

- 1 bedroom apartment
- 2 bedroom apartment
- 3 bedroom penthouse
- 3 bedroom penthouse with a roof terrace

To visit the full range of homes please click [here](#)

## KEY

- C STORAGE CUPBOARD
- W FITTED WARDROBE
- W/D WASHER/DRYER (INCLUDED)
- HEC HEATING, ELECTRICAL COMPONENTS



This image is for illustrative purposes only and accurate as of September 2016

Example of a 2 bedroom apartment



Lounge area

## LIVING AREA

The living space is a perfect clean canvas in which to create a unique home, with white painted ceilings and walls, skirting shadow gaps in a white finish and white electrical sockets. The living space is complete with a five amp lighting circuit, data and telephone point and pre-wired for BT and fibre optic.

## OUTDOOR AREA

Each property includes a private brick-floored balcony, perfect for secluded outdoor dining as well as offering spectacular views over the surrounding park and expansive city skyline.

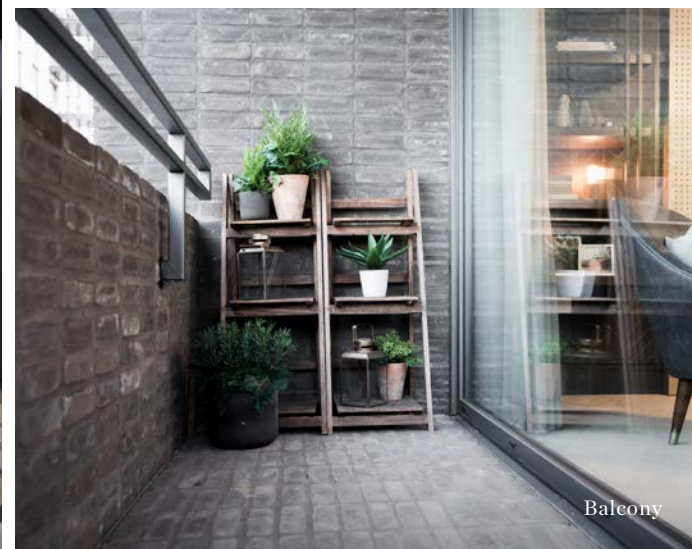


Lounge area

Photography of show apartment at Anthology Hoxton Press.



Lounge area



Balcony



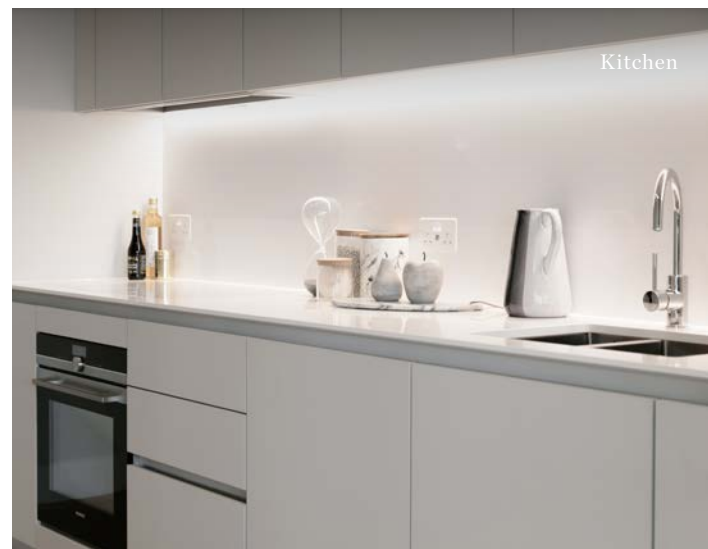
Balcony



Integrated Siemens appliances



Kitchen



Kitchen



Kitchen

## KITCHEN

The bespoke matt lacquer handleless kitchens are fitted with soft-close doors and cupboards and integrated refuse and recycling bins, combining efficiency and ease with discreet, contemporary design. Each come with integrated appliances by Siemens, including a combined fan-assisted oven and microwave, dishwasher and fridge-freezer. Under-wall low cabinet energy LED feature lighting, brushed stainless steel finish sinks and polished silestone worktops add a clean, modern finish.

## MASTER BEDROOM & EN-SUITE

The master bedroom is a cosy, comfortable haven with a telephone and data point, full-height fitted wardrobe.

The en-suite bathroom combines modern design with spacious luxury. A white steel bath, glass shower screen and oak veneer vanity top and cupboard provide a pared-back, contemporary aesthetic while a fixed shower head, separate handheld shower, under-floor heating, soft-close dual flush WC and heated towel rails offer practical, everyday opulence.

Photography of show apartment at Anthology Hoxton Press.



En-suite



En-suite



Master bedroom



Wall detail



Master bedroom





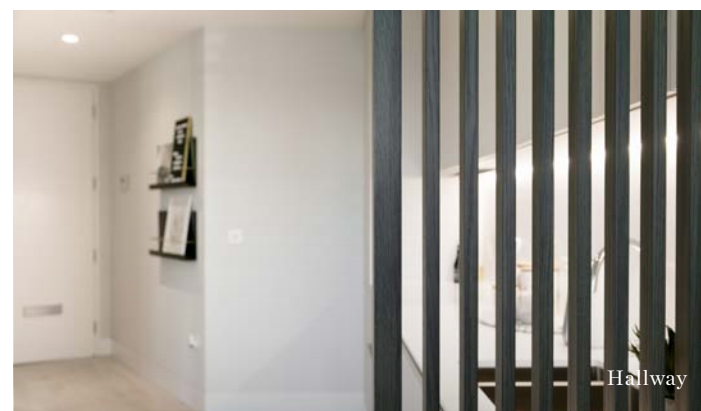
Entrance

## ENTRANCE & HALLWAY

The hallway is welcoming and spacious, with underfloor heating and clean, white walls and floors. It is also designed to maximize space, with a utility cupboard complete with washer dryer and a separate cloakroom. An audio video entry phone system, multi-point locking to each front door and a 24/7 concierge service.



Entrance



Hallway

Photography of show apartment at Anthology Hoxton Press.



Hallway



Second bedroom



Second bedroom

### BEDROOM

A clean and modern space with white-painted walls and ceilings, data point and full-height fitted wardrobe.

Photography of show apartment at Anthology Hoxton Press.



Second bedroom



Second bedroom

### BATHROOM

Featuring, a walk-in glass shower enclosure with fixed shower head, Hansgrohe brassware and porcelain floor and wall tiles, each bathroom is designed to fuse luxurious comfort with style. The design is kept warm and natural with an oak veneer vanity top and cupboard and soft LED down lights, while electrical underfloor heating, a chrome-plated heated towel rail and soft-close dual flush WC ensures maximum modern efficiency.



Bathroom

Photography of show apartment at Anthology Hoxton Press.



Sink Detail



Storage



Sink Detail

View photography taken at Anthology Hoxton Press

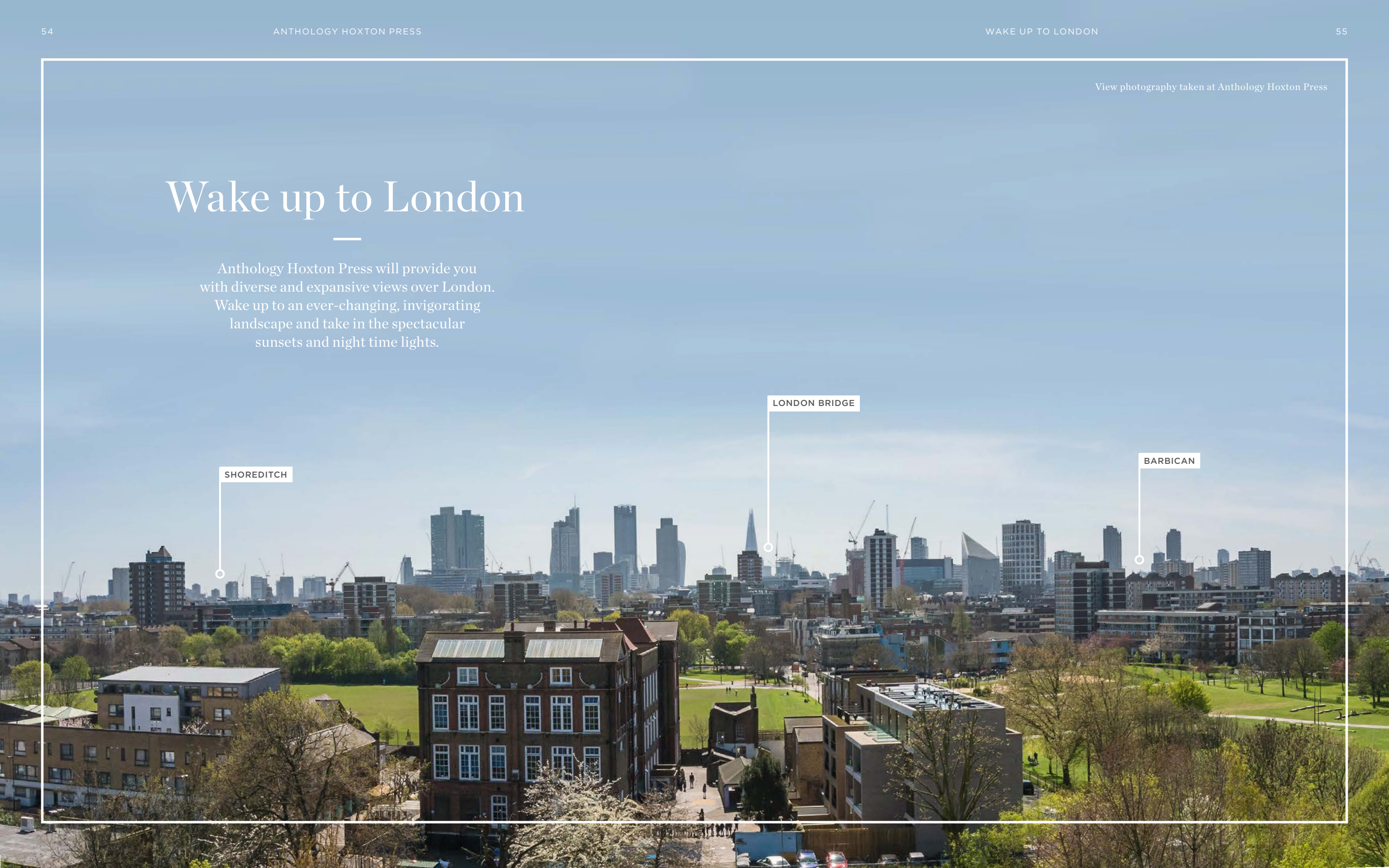
# Wake up to London

Anthology Hoxton Press will provide you with diverse and expansive views over London. Wake up to an ever-changing, invigorating landscape and take in the spectacular sunsets and night time lights.

SHOREDITCH

LONDON BRIDGE

BARBICAN



## APARTMENT SPECIFICATION

### KITCHEN

- Bespoke matt laquer contemporary handle-less kitchen with soft close doors and cupboards
- Polished silestone worktop and splash-backs
- Under wall cabinet low energy LED feature lighting
- Integrated 4 ring flush induction hob with integrated self-circulating extractor fan
- Integrated fan assisted oven/microwave by Siemens
- Integrated dishwasher by Siemens
- Integrated fridge-freezer by Siemens
- Brushed stainless steel finish sink
- Integrated refuse and recycling bins

### BATHROOM

- Walk-in glass shower enclosure with fixed shower head and hand-held shower
- Thermostatic wall mounted chrome shower control
- Contemporary style basin
- Hansgrohe brass-ware
- Soft close dual flush WC
- Oak veneer vanity top
- Oak veneer bathroom cupboard with mirror door
- Chrome plated heated towel rail
- Porcelain floor and wall tiles
- Shaver socket
- LED down lights
- Electrical underfloor heating
- Tiled niche within shower

### EN-SUITE - 2 BED APARTMENTS ONLY

- White steel bath with white bath panel
- Fixed shower head and separate hand-held shower
- Glass shower screen
- Thermostatic wall mounted chrome bath/shower control
- Contemporary style basin and taps
- Hansgrohe brass-ware
- Oak veneer vanity top
- Oak veneer bathroom cupboard with mirror
- Soft close dual flush WC
- Chrome plated heated towel rails
- Porcelain floor and wall tiles
- Shaver socket
- LED down lights
- Electrical underfloor heating

### HALLWAYS

- Utility cupboard with heating/electrical components and washer dryer
- Separate cloakroom/cupboard (where applicable)

### INTERIOR FINISHES

- Engineered Oak flooring to kitchen, living area and bedrooms
- Full height fitted wardrobes to master and second bedroom
- Double glazed aluminium windows throughout
- Double glazed door to balcony
- Contemporary brushed stainless steel door ironmongery throughout
- White painted ceiling and walls
- Skirting shadow gaps in white finish
- Full height painted interior doors
- Underfloor heating throughout

### EXTERNAL FINISHES

- Private balconies with brick flooring

### ELECTRICAL

- Television (Terrestrial & Sky+) and FM/DAB points in living room, master bedroom and second bedroom (where applicable) (Sky subject to subscription taken by purchaser)
- Pre-wired for BT and fibre optic
- Telephone points in living room and master bedroom
- Data point in living room, master and second bedroom
- Centrally provided district heating and hot water with individual metering to each apartment
- 5 amp lighting circuit to living room and bedrooms
- Low energy down-lights (where applicable)
- LED lighting below kitchen cabinets
- White electrical sockets throughout

### SECURITY

- Designed in consultation with Secured by Design officer
- Electronic access control and CCTV cameras to building entrances
- Audio Video entry phone system to each home
- Multi point locking to apartment front door
- 24/7 concierge service

### COMMUNAL AREAS

- Oak Panelled walls and tiled flooring in ground floor entrance lobby
- Tiled flooring in hallways
- Lift access to all residential floors
- Refuse store in basement
- Communal landscaped gardens
- Cycle storage in basement
- Car parking (if purchased) in basement accessed via ramp

## PENTHOUSE SPECIFICATION

### KITCHEN

- Bespoke matt laquer contemporary handle-less kitchen with soft close doors and cupboards
- Polished silestone worktop and splash-backs
- Island unit with matching worktop and cabinet finishes (where applicable)
- Under wall cabinet low energy LED feature lighting
- Integrated 4 ring flush induction hob with integrated self-circulating extractor fan
- Integrated fan assisted oven and microwave by Siemens
- Integrated dishwasher by Siemens
- Integrated fridge-freezer by Siemens
- Brushed stainless steel finish sink
- Integrated refuse and recycling bins

### BATHROOM

- Walk-in glass shower enclosure with fixed shower head
- Thermostatic wall mounted chrome shower control
- Contemporary style basin
- Hans Grohe brass-ware
- Soft close dual flush WC
- Oak veneer vanity top
- Oak veneer bathroom cupboard with separate bathroom mirror
- Chrome plated heated towel rail
- Porcelain floor and wall tiles
- Shaver socket
- LED down lights
- Electrical underfloor heating
- Tiled niche within shower

### EN-SUITE - 2/3 BED APARTMENTS ONLY

- Enameled white steel bath with white bath panel
- Fixed shower head and separate hand-held shower
- Glass shower screen
- Thermostatic wall mounted chrome bath/shower control
- Contemporary style basin and taps
- Hans Grohe brass-ware
- Oak veneer vanity top
- Oak veneer bathroom cupboard with separate bathroom mirror
- Soft close dual flush WC
- Chrome plated heated towel rails
- Porcelain floor and wall tiles
- Shaver socket
- LED down lights
- Electrical underfloor heating

### HALLWAYS

- Separate utility room with heating/electrical components and washer dryer (where applicable)
- Utility cupboards with heating/electrical components and washer dryer (where applicable)
- Separate cloakroom/cupboard (where applicable)

### INTERIOR FINISHES

- Engineered Oak flooring to kitchen, living area and bedrooms
- 2 full height fitted wardrobes to master bedroom and 2nd bedroom
- Sliding door to 3rd bedroom from lounge
- Double glazed aluminium windows throughout
- Double glazed door to balcony or terrace (where applicable)
- Contemporary brushed stainless steel door ironmongery throughout
- White painted ceiling and walls
- Skirting shadow gaps in white finish
- Full height painted interior doors
- Underfloor heating throughout

### EXTERNAL FINISHES

- Private balconies and terraces (where applicable) with brick flooring

### ELECTRICAL

- Television (Terrestrial & Sky+) and FM/DAB points in living room, master bedroom and second bedroom (where applicable). (Sky subject to subscription taken by purchaser)
- Pre-wired for BT and fibre optic
- Telephone points in living room and master bedroom
- Data point in living room, master and second bedroom
- Centrally provided district heating and hot water with individual metering to each apartment
- 5 amp lighting circuit to living room and bedrooms
- Low energy down-lights throughout
- LED lighting below kitchen cabinets
- White electrical sockets throughout

### SECURITY

- Designed in consultation with Secured by Design officer
- Electronic access control and CCTV cameras to building entrances
- Audio Video entry phone system to each home
- Multi point locking to apartment front door
- 24/7 concierge service

### COMMUNAL AREAS

- Oak Panelled walls and tiled flooring in ground floor entrance, and penthouse level lobbies
- Tiled flooring in hallways
- Lift access to all residential floors
- Refuse store in basement
- Communal landscaped gardens
- Cycle storage in basement accessed via separate lift
- Car parking (if purchased) in basement accessed via ramp
- lounge
- Double glazed aluminium windows throughout
- Double glazed door to balcony or terrace (where applicable)
- Contemporary brushed stainless steel door ironmongery throughout
- White painted ceiling and walls
- Skirting shadow gaps in white finish
- Full height painted interior doors
- Underfloor heating throughout

## DID YOU KNOW?

### DEVELOPMENT NAME

Anthology Hoxton Press

### DEVELOPMENT ADDRESS

Penn Street, Hoxton

### POSTCODE

N1 5DS

### A DEVELOPMENT BY ANTHOLOGY

- We are a team of people with a wealth of experience delivering residential developments in London, across Zones 1–5
- At the heart of our approach is enhancing neighbourhoods, celebrating the people, their stories and the culture that makes the city such an exciting place to live
- We have experience in construction, land acquisition, design, development, contracting and marketing and are committed to innovation and customer service
- Anthology is backed by Oaktree's European Principal Group

### ARCHITECT

Karakusevic Carson Architects & David Chipperfield Architects

### LANDSCAPE ARCHITECT

Vogt

### ESTATE MANAGEMENT COMPANY

Rendall & Rittner

### LOCAL AUTHORITY

London Borough of Hackney

### TENURE

250 years

### BUILDING WARRANTY

Premier Guarantee 10 years

### GROUND RENT

One bedroom – £600 per annum  
Two bedroom – £700 per annum  
Three bedroom – £850 per annum  
Car park – £100 per annum

### SERVICE CHARGE

Approx £4.10 - £4.30 per sq ft per annum.  
Car parking space £375 per annum.

### CAR PARKING

Applicable to certain properties\*



### TRANSPORT LINKS

- Anthology Hoxton Press is on the edge of Travelcard Zone 1 with the nearest railway stations being Haggerston (Overground), Hoxton (Overground) and Essex Road (National Rail)
- It is also a short 18-minute walk to Old Street Underground, providing quick access to the City, Liverpool Street, Kings Cross St. Pancras (Eurostar) and London Bridge
- There are also a number of buses that provide access to multiple areas of the capital including the City and London Bridge from your doorstep
- From December 2018 the property will further benefit from Crossrail which can be accessed from Farringdon



### EDUCATION

The development has an outstanding range of education options on its doorstep

#### Nurseries

Rosemary Works  
www.rosemaryworks.com

Beavers Playgroup  
aileen.beavers@btinternet.com

New Generation Nursery  
www.newgennursery.co.uk

#### Primary

Shoreditch Park Primary School  
www.childericprimary.co.uk

Rosemary Works School (independent)  
www.rosemaryworks.com

Hoxton Garden Primary  
www.hoxtongarden.hackney.sch.uk

Hackney New Primary School  
www.hackneynewprimarieschool.org

St John the Baptist Voluntary Aided Church of England Primary School  
www.st-john.hackney.sch.uk

#### Secondary

The Bridge Academy  
www.bridgeacademy.hackney.sch.uk

Haggerston School  
www.haggerston.hackney.sch.uk

Hackney Community College  
www.hackney.ac.uk

#### Universities

City University  
www.city.ac.uk

Hackney Community College  
www.hackney.ac.uk

Kings College  
www.kcl.ac.uk

LSE  
www.lse.edu

UCL  
www.ucl.ac.uk/london

### HISTORY

- The site was previously home to the Mullord Brothers who produced paper products including lace paper greeting cards, dish papers and playing cards
- They moved to the site in the 1860's and remained there for at least 60 years
- Predating them, the area was used for leisure activities such as archery in the 16th Century and used to be part of Finsbury Fields

### THE SITE

- The site represents the third phase of Hackney Council's regeneration of the Colville Estate
- Phase 3 extends to approximately 0.93 acres (0.38 hectares), part of the estate's regeneration masterplan which extends approximately 11.98 acres (4.85 ha)
- The development is positioned immediately to the north of Shoreditch Park and the south of Regent's Canal

### MIX

Studio – 18  
1 bedroom apartment – 84  
2 bedroom apartment – 84  
3 bedroom penthouse – 6  
3 bedroom penthouse with roof terraces – 6  
Total – 198

### SPECIFICATION

- Fully fitted kitchen with Siemens appliances, lacquered matt finish
- Contemporary style bathroom with oak accessories, heated towel rail, porcelain floor and wall tiles and LED down lights
- 2 & 3 bedroom apartments all with en-suite bathrooms to master bedrooms
- Fitted wardrobes in bedrooms
- Video entry phone system

(See specification for further detail)

### FACILITIES

24 hours Concierge  
Bike storage  
Basement Parking  
Public cafe

### RESERVATION PROCESS

1. £2000 Initial reservation fee
2. 21 day reservation period with 10% on exchange of contracts within 21 days (less the initial reservation fee)
3. Remaining 90% on completion

### DOCUMENTATION REQUIRED

Original current passport; or Original identity card;  
Two current utility bill copies (not mobile phone). These items to be dated within the last three months

### ANTHOLOGY SOLICITORS

GCL solicitors  
3000 Cathedral Hill  
Guildford  
Surrey  
GU2 7YB  
Andy Wilson:  
01483 577091

### RECOMMENDED CUSTOMER SOLICITORS

Cripps  
53 Chandos Place  
London  
WC2N 4HS  
Sheetal Bahal:  
01892 506107

Quastel Midgen LLP  
74 Wimpole Street  
London  
W1G 9RR  
Jonathan Neilan  
0207 908 2525

\* Separate purchase, please speak to our sales team for further information. Accurate as at December 2016



## Our Promise

### GETTING TO KNOW EACH OF OUR CUSTOMERS PERSONALLY

We want to treat people as we wish to be treated ourselves. We listen to our customers and are committed to understanding their needs, so we can delight them with our service.

### TAKING PERSONAL RESPONSIBILITY FOR OUR CUSTOMERS' NEEDS

Every one of us at Anthology is personally responsible for fulfilling the needs of our customers. If a customer contacts Anthology, the person who receives the contact will take responsibility for seeing that their questions are answered.

### ACKNOWLEDGING AND REWARDING CUSTOMER LOYALTY

We believe that by understanding our customers and providing outstanding service, they will recommend us to their friends. When they do this, we will reciprocate with genuine appreciation.

### CARING ABOUT OUR NEIGHBOURS

We take responsibility to create homes that enhance neighbourhoods for our customers and their neighbours to enjoy. As well as knowing our customers, we are committed to knowing the communities in which we work. We will strive to earn the trust of our neighbours and we want them to be able to openly credit the places we create.

### TAKING CARE OF TOMORROW BY BEING SUSTAINABLE TODAY

We are committed to being sustainable and we know our customers want to be too. We will take the time to explain the sustainability features of the new homes we create and help our customers to live there in a sustainable manner.

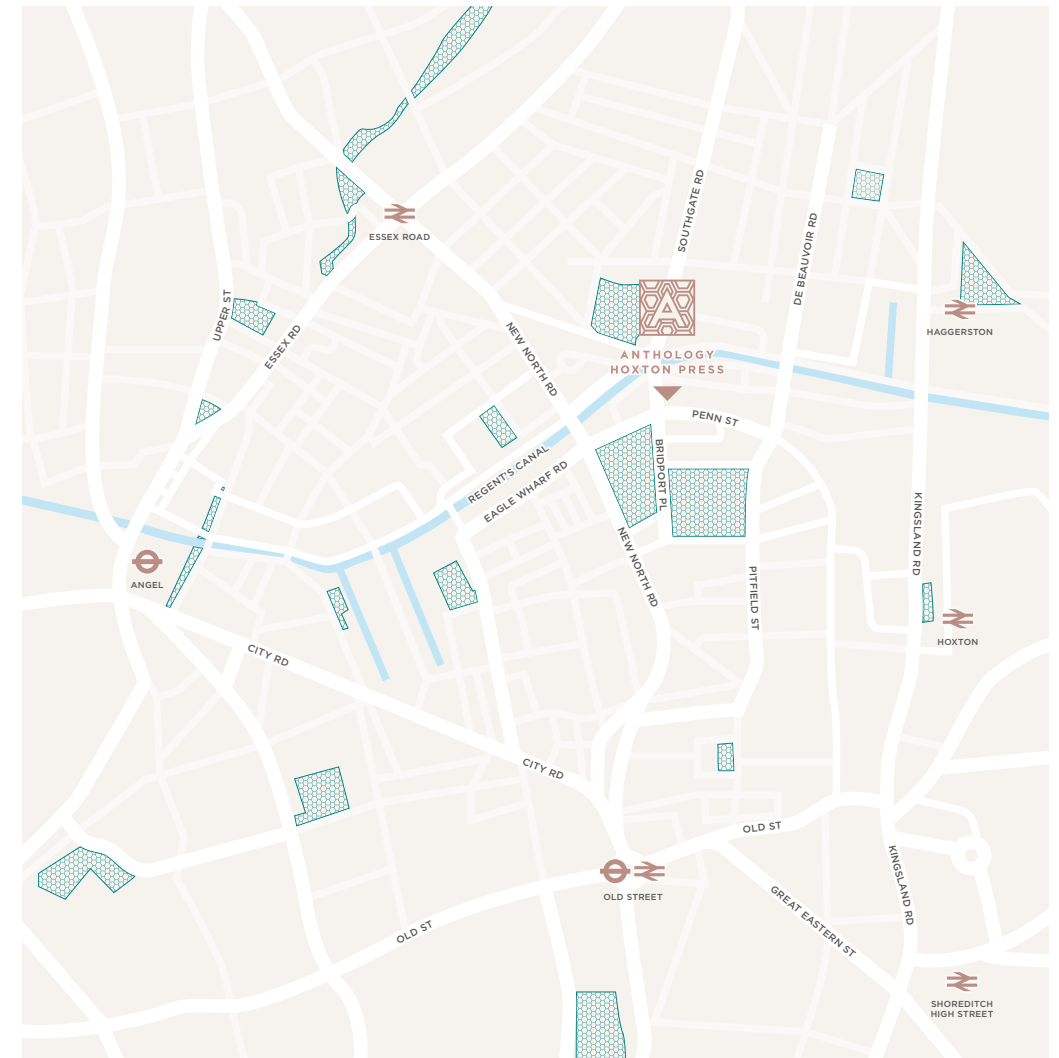
### CARING ABOUT THE LEGACY WE LEAVE BEHIND

When our customers buy an Anthology home, they are contributing to a story that will grow and create lasting value, both for themselves and for the community around them. We are conscious of the legacy we leave behind and we want to be known for creating outstanding places for Londoners to live in.

For more information on our vision [click here](#)

Mark Dickinson  
Managing Director, Anthology

## FINDING US



### ANTHOLOGY HOXTON PRESS

Penn Street  
Hoxton, London  
N1 5DS

Find us here online:

[www.anthology.london/developments/hoxton-press/contact](http://www.anthology.london/developments/hoxton-press/contact)





**ANTHOLOGY  
HOXTON PRESS**

Built from London

**CONTACT OUR TEAM**

Tel: 020 3308 9813  
hoxtonpress@anthology.london

Penn Street  
Hoxton, London  
N1 5DS



**DARREN THOMPSON**  
Tel: 020 3308 9813  
darren.thompson@anthology.london



**LUCY POLONSKA**  
Tel: 020 3308 9813  
lucy.polonska@anthology.london



**OLIVER SMYTH**  
Tel: 020 3308 9813  
ollie.smyth@anthology.london



@AnthologyLondon



facebook.com/AnthologyLondon



@AnthologyLondon

This brochure is not legally binding. Information and images in the brochure are indicative and are subject to change as design and construction takes place. When you buy an apartment from Anthology there will be a contract between you and us which will include the details your home. The contract will set out our rights and yours with regard to any changes that we need to make.