





Islington Square is a new development in the heart of the borough. The architecture takes as its inspiration the rich heritage of the area, creating well-designed luxury homes that both reflect Islington's history yet offer sophisticated living for a modern lifestyle.

The Square is centred around three main buildings: a converted warehouse, a new build with Edwardian ground floor, and an entirely new design by leading UK architects.

# 8 Esther Anne Place Islington Square



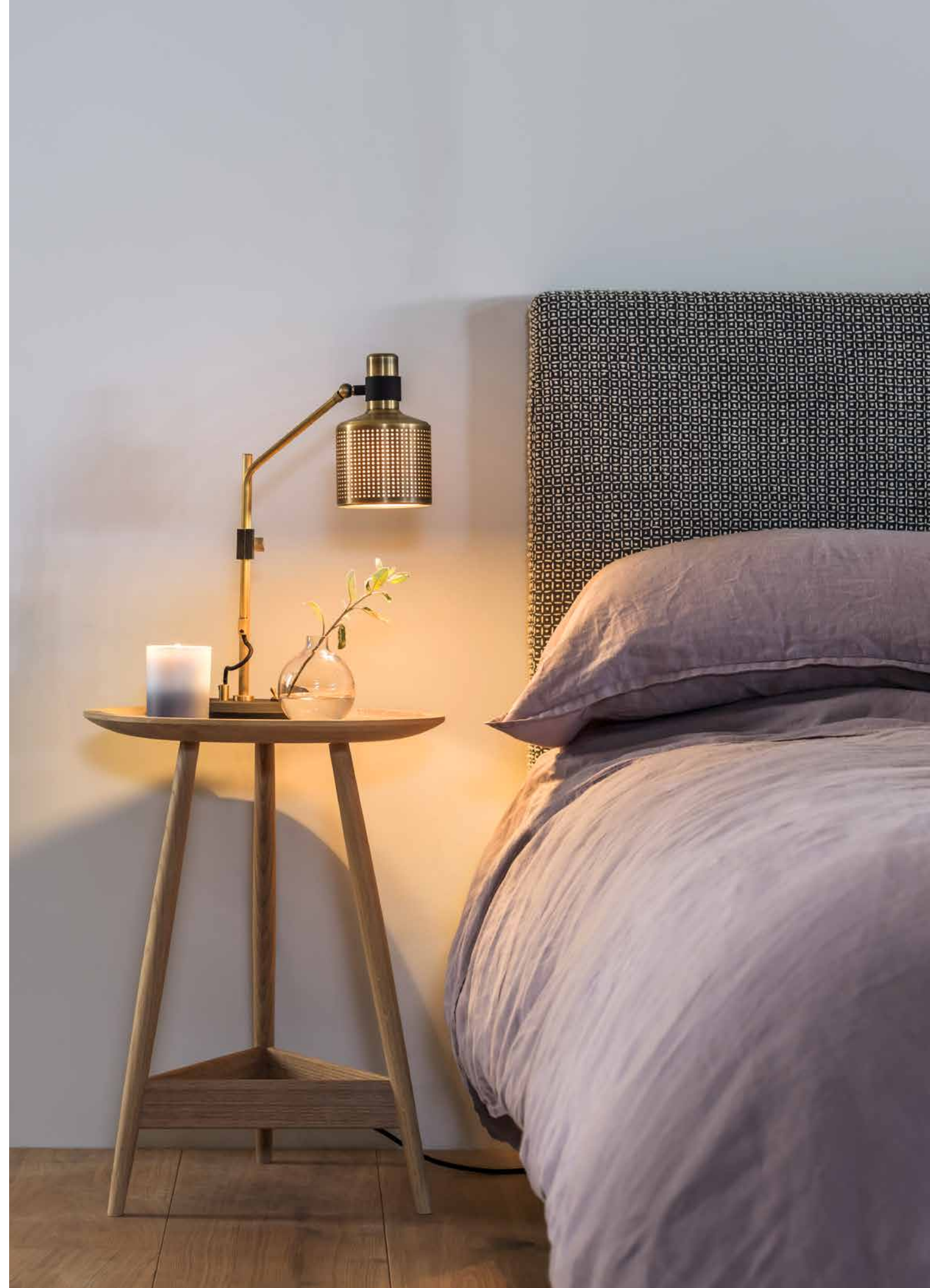
- 8 Apartments Entrance
- A The Lounge by Odeon
- B The Third Space Family Health Club

8 Esther Anne Place is an Edwardian Royal Mail sorting office converted into large warehouse apartments, retaining many of the original features including high ceilings and ornate detailing. Inside are modern, considered living spaces with unique floor plans.





















## Specifications

### KITCHENS

1. Individually-designed coordinated layouts
2. Contemporary wall and base units with matt-lacquered/high gloss finish
3. Stone worktops with integral upstand to walls
4. High quality under-mounted stainless steel sink with luxury mixer taps
5. Concealed multi-gang appliance panel
6. Stone/wood floor finish as appropriate
7. Wall units with under-lighting
8. Integrated fridge and freezer
9. Built-in microwave and oven
10. Inset touch-control induction hob
11. Re-circulating integrated extractor or variable height stainless steel island extractor
12. Integrated dishwasher
13. Freestanding washer dryer located in a dedicated utility zone
14. All appliances are 'A'-rated

### MASTER BATHROOMS

1. Coordinated bathrooms and shower rooms
2. Wall-to-wall mirror with built-in concealed storage and shelving over vanity unit
3. Vanity units in stone/composite finish
4. Coordinated stone/ceramic floor and full height wall tiling
5. Steel baths with white finish and built-in bath/shower mixer with diverter and deck-mounted slim shower set
6. Wall hung white ceramic WCs with concealed system
7. Semi-recessed hand wash basins with a single mixer mono-block lever tap with pop up waste
8. Wall mounted basins (where applicable) with a single mixer mono-block lever tap with pop up waste
9. White integrated shower trays with steel gully
10. Glass shower surrounds and doors
11. Shower fittings with thermostatic controls, all with stainless steel finish
12. Heated chrome finish towel rails
13. Integrated shaver socket

### WARDROBES

1. Bespoke sliding doors to master bedroom wardrobe with fitted rail, shelf and drawers
2. Studio apartments have coordinated freestanding wardrobe with fitted shelf, draw and rail

### APARTMENT FINISHES

1. Hallways, reception, and bedrooms have engineered timber floor with an oak finish, laid over an acoustic separation layer
2. Bathrooms and shower areas are finished in stone/ceramic tiling with full height wall tiling
3. Internal doors are bespoke flush composite, extended height, with quality paint finish
4. Quality steel ironmongery throughout
5. Feature sliding doors in selected apartments

### HEATING AND COOLING (WHERE APPLICABLE)

1. Heating and hot water from a communal system utilises ground sourced water and heat pumps to provide a modern, sustainable energy solution
2. Underfloor heating
3. Heated towel rails to bathrooms and shower rooms
4. Comfort cooling to all maisonettes

### ELECTRICAL FITTINGS

1. Feature ceiling coffers with concealed lighting in selected locations within units
2. Recessed down-lighters in kitchens and bathrooms
3. Television points (terrestrial and satellite) to reception rooms and principle bedrooms
4. Telephone and data points to reception and principle bedrooms
5. Dimmer light controls where applicable (rocker switches where energy efficient lights are used)

### HOME TECHNOLOGY

1. A fully integrated cable structure that allows for a range of advanced home automation features including keypads to replace light switches and Cat 5 cabling for AV, telephone and data systems

### SECURITY AND CONCIERGE

1. 24/7 concierge service controlling access to apartments
2. Multi-point locking and spy hole to apartment entrance doors
3. CCTV security system to communal areas linked in to the central management system
4. Daily refuse collection

### CAR AND BICYCLE PARKING

1. Secure private underground parking and bicycle storage areas subject to availability

### DROP-OFF AREA

1. A covered area is provided under a canopy at the entrance to the building

### ARCHITECT-DESIGNED ENTRANCE FOYER

1. Spacious reception area with bespoke features including stone floor, ceiling and timber clad walls
2. Comfortable and elegantly furnished lounge seating area for residents
3. Secure mail room adjacent to concierge station
4. Bespoke concierge desk with security monitors serving all addresses
5. Feature lighting

### LIFTS

1. Passenger lifts serve all residential levels and underground parking

### OUTSIDE SPACE

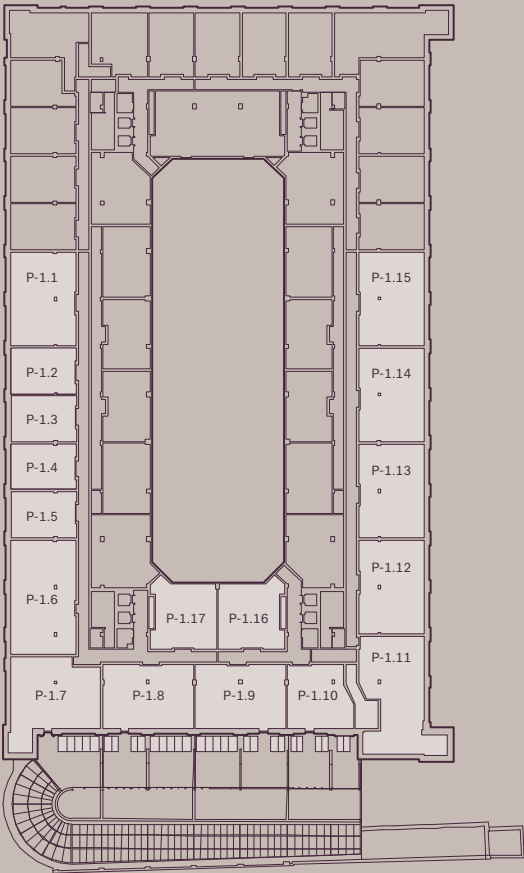
1. Access to communal landscaped gardens
2. Maisonettes have private gardens and patio areas accessed from raised ground and lower ground levels
3. First floor flats facing south benefit from roof terraces
4. All external areas have lighting and a 13-amp power point
5. Watering points provided

### GUARANTEE

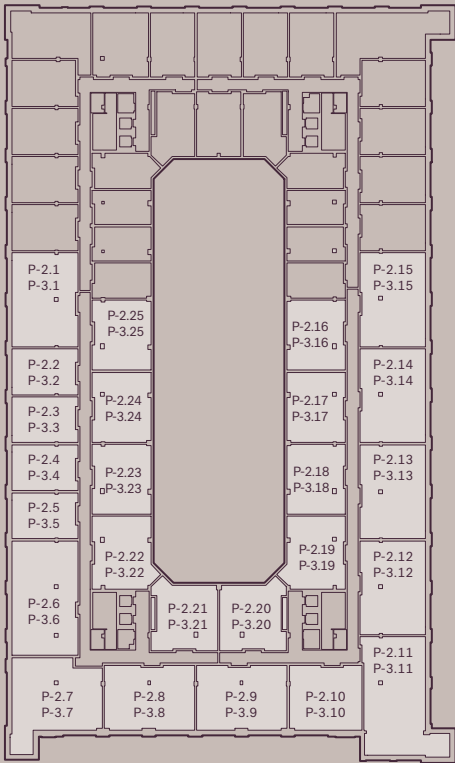
1. 10-year build warranty

Please note that these details may vary between apartments.

Floor 1

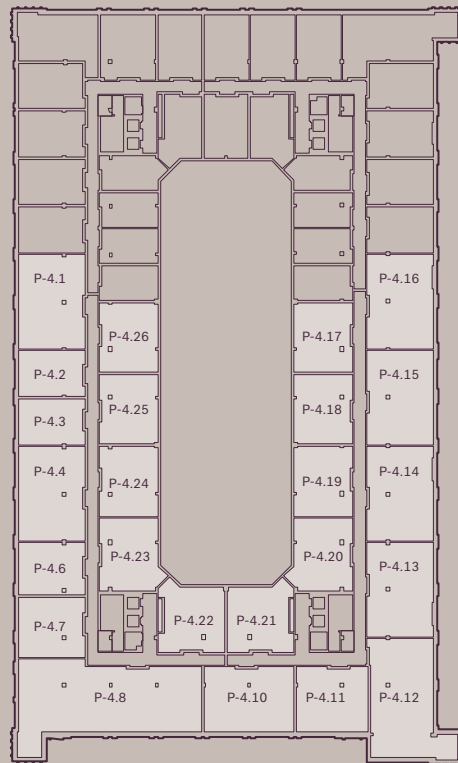


Floor 2 & 3



## Apartment Floor Plans

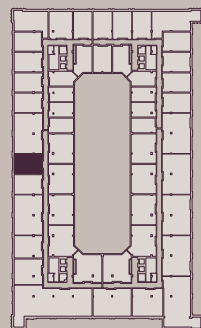
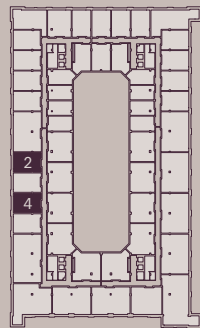
The unique architectural layout of this historical building creates individual floor plans rarely seen in more modern designs.



Please note: Areas, measurements or distances listed are approximate and therefore individual floor areas may vary



**TYPE 001**  
Dakota Suite

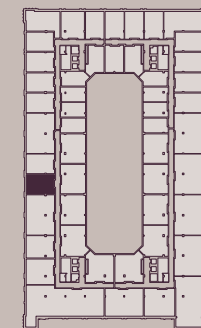
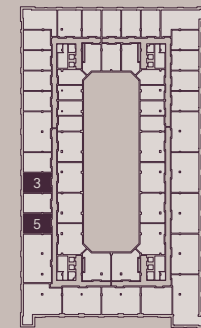


	m	ft
Living / Dining (inc. kitchen)	5.54 × 4.62	18.18 × 15.16
Bedroom	3.63 × 2.54	11.91 × 8.33
<b>Total</b>	<b>43 sqm</b>	<b>463 sqft</b>

Floor 1 — P-1.2, P-1.4  
Floor 2 — P-2.2, P-2.4  
Floor 3 — P-3.2, P-3.4

Floor 4 — P-4.2

**TYPE 001H**  
Dakota Suite

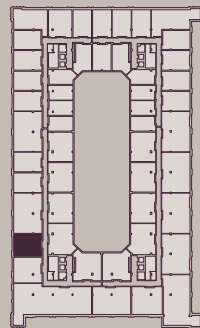


	m	ft
Living / Dining (inc. kitchen)	5.54 × 4.62	18.18 × 15.16
Bedroom	3.63 × 2.54	11.91 × 8.33
<b>Total</b>	<b>43 sqm</b>	<b>463 sqft</b>

Floor 1 — P-1.3, P-1.5  
Floor 2 — P-2.3, P-2.5  
Floor 3 — P-3.3, P-3.5

Floor 4 — P-4.3

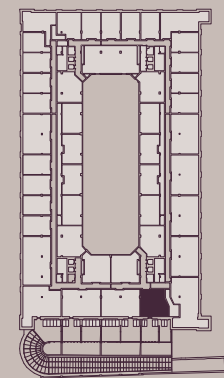
**TYPE 002**  
Dakota Suite



Floor 4 — P-4.6

	m	ft
Living / Dining (inc. kitchen)	6.29 × 4.68	20.64 × 15.35
Bedroom	3.63 × 2.55	11.91 × 8.32
<b>Total</b>	<b>49 sqm</b>	<b>527.4 sqft</b>

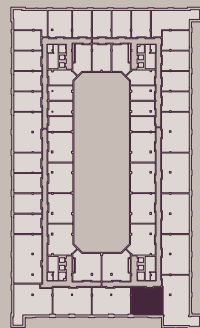
**TYPE 101**  
1 Bed Apartment



Floor 1 — P-1.10

	m	ft
Living / Dining	4.43 × 2.95	14.53 × 9.68
Kitchen	2.83 × 2.53	9.28 × 8.30
Bedroom	5.71 × 3.40	18.73 × 11.15
<b>Total</b>	<b>56.5 sqm</b>	<b>608.2 sqft</b>

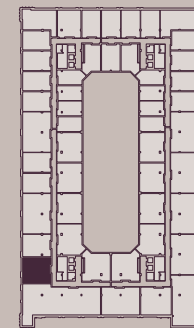
**TYPE 102**  
1 Bed Apartment



Floor 2 — P-2.10  
Floor 3 — P-3.10  
Floor 4 — P-4.11

	m	ft
Living / Dining	5.18 × 4.99	16.99 × 16.37
Kitchen	2.83 × 2.63	9.28 × 8.63
Bedroom	5.32 × 3.63	17.45 × 11.90
<b>Total</b>	<b>67 sqm</b>	<b>721.2 sqft</b>

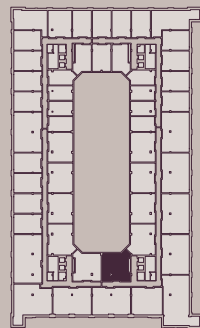
**TYPE 103**  
1 Bed Apartment



Floor 4 — P-4.7

	m	ft
Living / Dining	5.13 × 4.37	16.83 × 14.34
Kitchen	1.98 × 2.88	6.50 × 9.45
Bedroom	5.13 × 2.82	16.83 × 9.25
<b>Total</b>	<b>57 sqm</b>	<b>614 sqft</b>

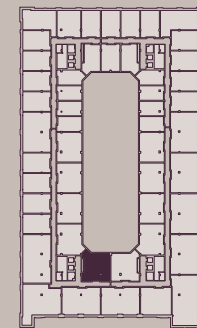
**TYPE 104**  
1 Bed Apartment



Floor 1 — P-1.16  
Floor 2 — P-2.20  
Floor 3 — P-3.20  
Floor 4 — P-4.21

	m	ft
Living / Dining	4.93 × 4.47	16.17 × 14.66
Kitchen	2.96 × 2.93	9.71 × 9.61
Bedroom	2.74 × 6.25	8.99 × 20.50
<b>Total</b>	<b>60 sqm</b>	<b>646 sqft</b>

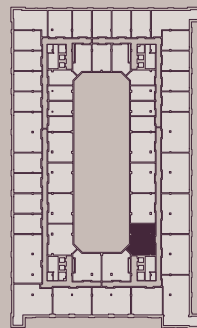
**TYPE 104H**  
1 Bed Apartment



Floor 1 — P-1.17  
Floor 2 — P-2.21  
Floor 3 — P-3.21  
Floor 4 — P-4.22

	m	ft
Living / Dining	4.93 × 4.47	16.17 × 14.66
Kitchen	2.53 × 2.93	9.71 × 9.61
Bedroom	2.74 × 6.25	8.99 × 20.50
<b>Total</b>	<b>60 sqm</b>	<b>646 sqft</b>

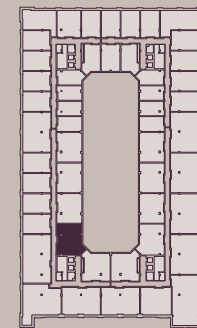
**TYPE 105**  
1 Bed Apartment



Floor 2 — P-2.19  
Floor 3 — P-3.19  
Floor 4 — P-4.20

	m	ft
Living / Dining	5.38 × 4.14	17.65 × 13.58
Kitchen	2.97 × 2.93	9.74 × 9.61
Bedroom	4.14 × 3.28	13.58 × 10.76
<b>Total</b>	<b>62 sqm</b>	<b>667 sqft</b>

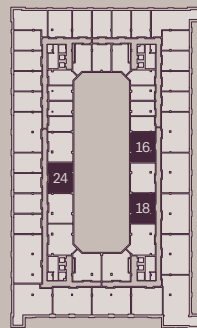
**TYPE 105H**  
1 Bed Apartment



Floor 2 — P-2.22  
Floor 3 — P-3.22  
Floor 4 — P-4.23

	m	ft
Living / Dining	5.38 × 4.14	17.65 × 13.58
Kitchen	2.97 × 2.93	9.74 × 9.61
Bedroom	4.14 × 3.28	13.58 × 10.76
<b>Total</b>	<b>62 sqm</b>	<b>667 sqft</b>

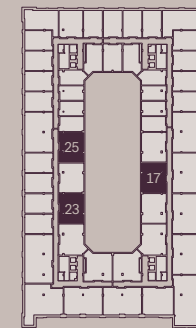
**TYPE 106**  
1 Bed Apartment



	m	ft
Living / Dining	5.07 × 4.14	16.63 × 13.58
Kitchen	2.93 × 2.53	9.61 × 8.30
Bedroom	4.12 × 3.26	13.52 × 10.70
<b>Total</b>	<b>58 sqm</b>	<b>624 sqft</b>

Floor 2 — P-2.16, P-2.18, P-2.24  
 Floor 3 — P-3.16, P-3.18, P-3.24  
 Floor 4 — P-4.17, P-4.19, P-4.25

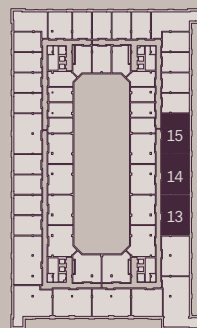
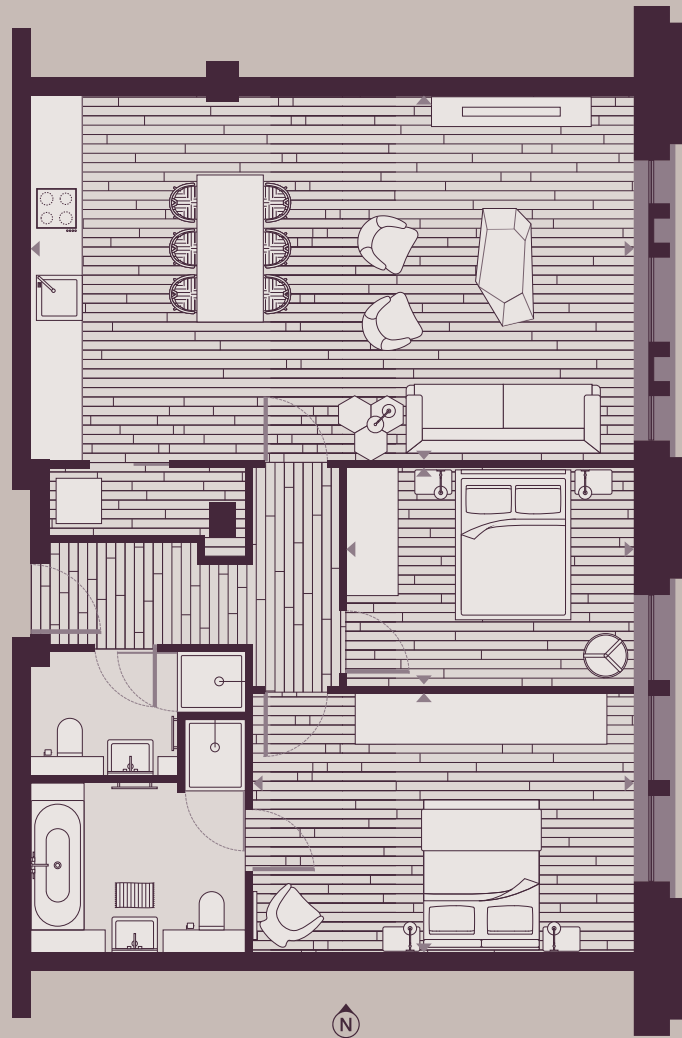
**TYPE 106H**  
1 Bed Apartment



	m	ft
Living / Dining	5.07 × 4.14	16.63 × 13.58
Kitchen	2.93 × 2.53	9.61 × 8.30
Bedroom	4.12 × 3.26	13.52 × 10.70
<b>Total</b>	<b>58 sqm</b>	<b>624 sqft</b>

Floor 2 — P-2.17, P-2.23, P.2.25  
 Floor 3 — P-3.17, P-3.23, P.3.25  
 Floor 4 — P-4.18, P-4.24, P.4.26

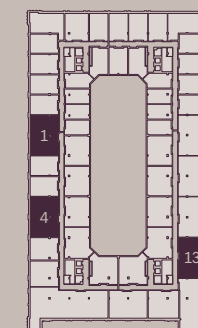
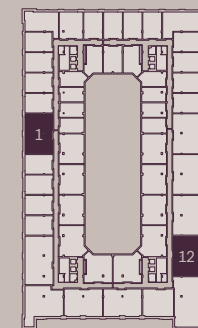
**TYPE 201**  
2 Bed Apartment



	m	ft
Living / Dining (inc. kitchen)	4.83 × 7.90	15.85 × 25.91
Bedroom 1	4.96 × 3.43	16.27 × 11.25
Bedroom 2	3.73 × 2.90	12.24 × 9.51
<b>Total</b>	<b>87.5 sqm</b>	<b>942 sqft</b>

Floor 1 — P-1.13, P-1.14, P-1.15  
 Floor 2 — P-2.13, P-2.14, P-2.15  
 Floor 3 — P-3.13, P-3.14, P-3.15  
 Floor 4 — P-4.14, P-4.15, P-4.16

**TYPE 201H**  
2 Bed Apartment

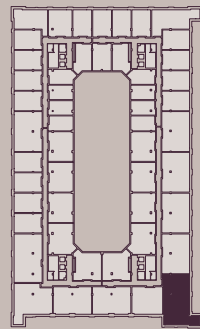
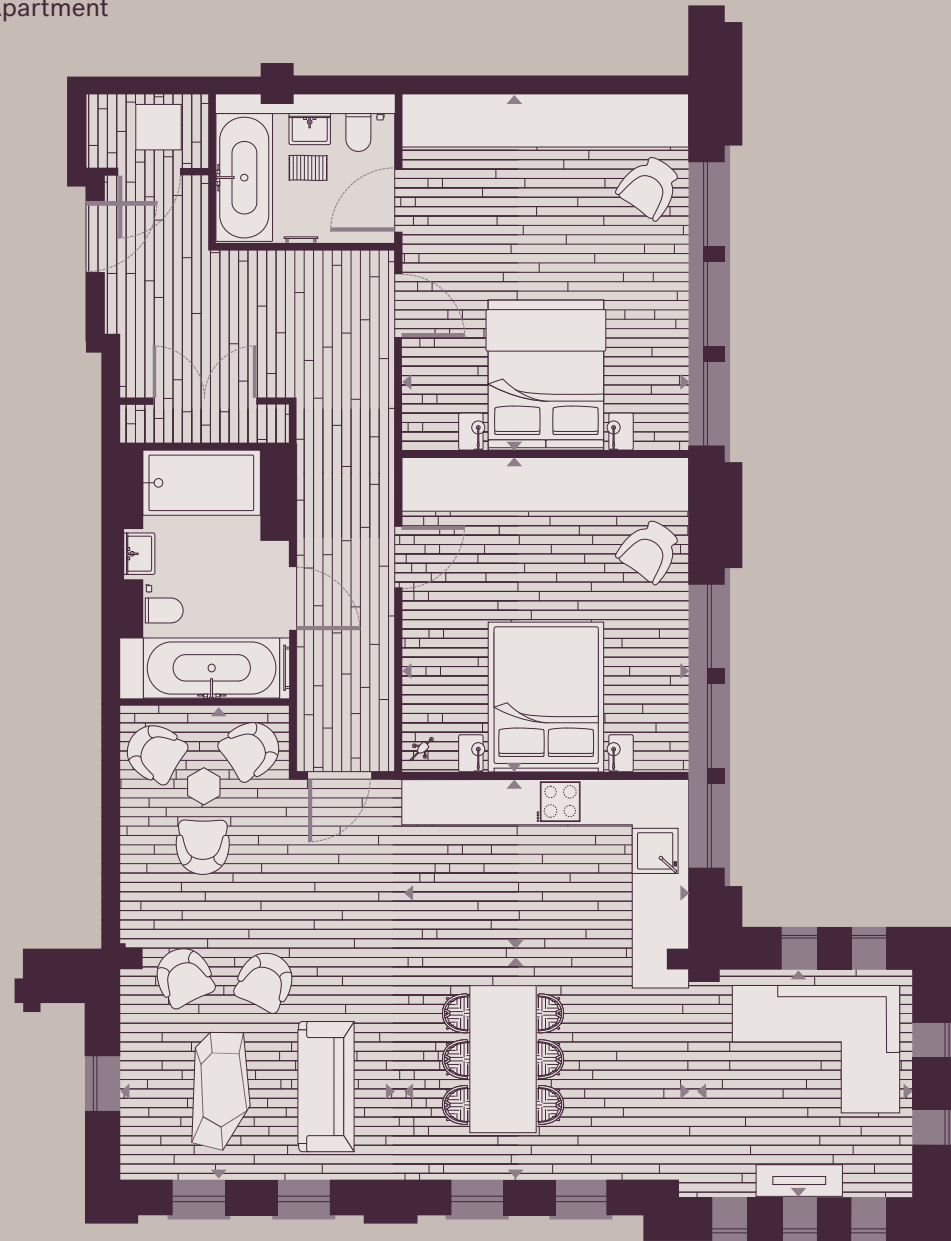


	m	ft
Living / Dining (inc. kitchen)	4.83 × 7.90	15.85 × 25.91
Bedroom 1	4.96 × 3.43	16.27 × 11.25
Bedroom 2	3.73 × 2.90	12.24 × 9.51
<b>Total</b>	<b>87.5 sqm</b>	<b>942 sqft</b>

Floor 1 — P-1.1, P-1.12  
 Floor 2 — P-2.1, P-2.12  
 Floor 3 — P-3.1, P-3.12

Floor 4 — P-4.1, P-4.4, P-4.13

TYPE 202  
2 Bed Apartment

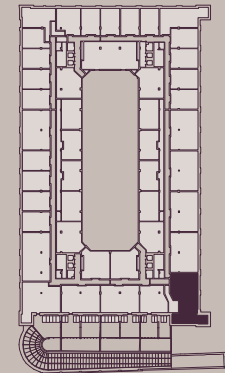
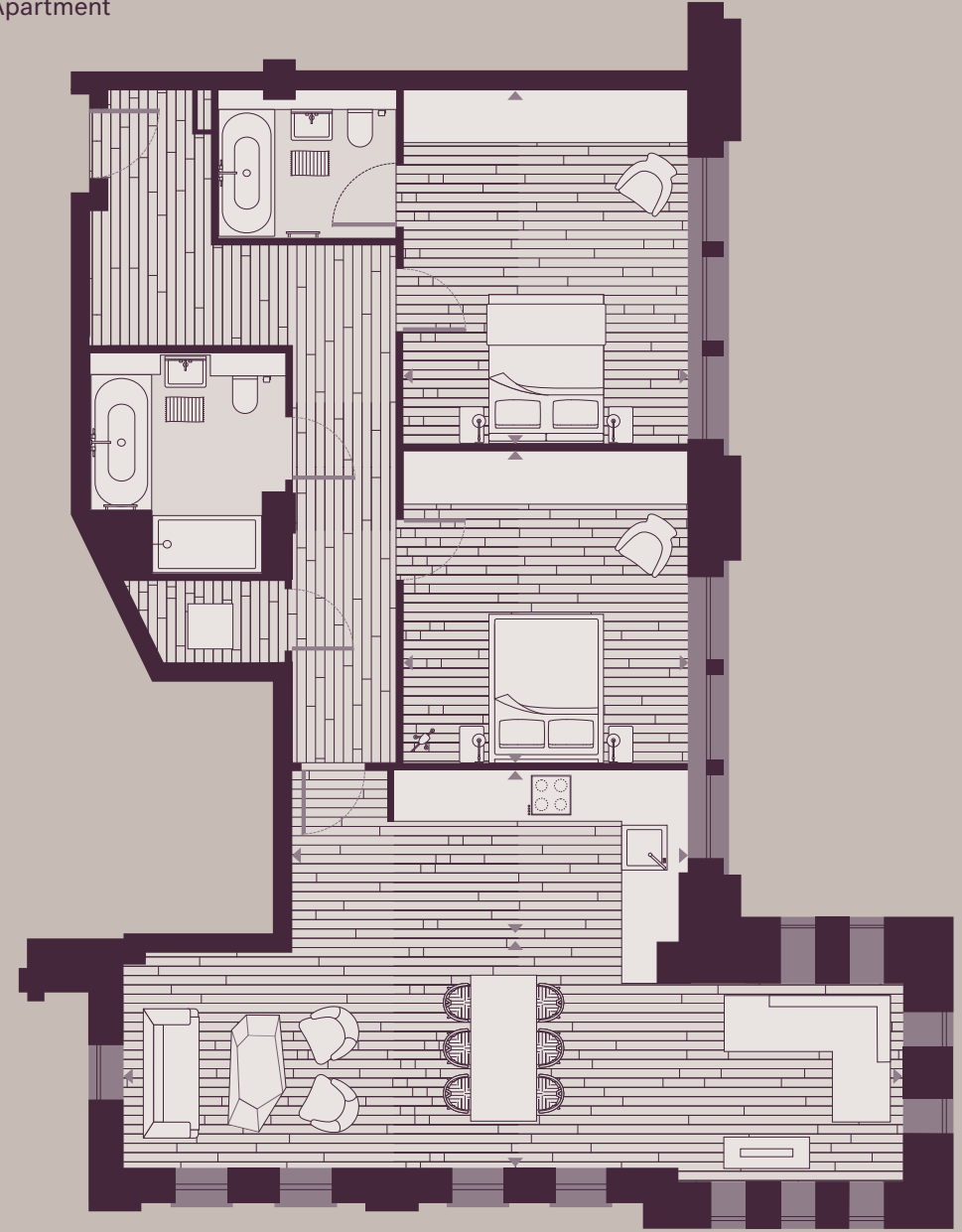


Floor 2 — P-2.11  
Floor 3 — P-3.11  
Floor 4 — P-4.12



	m	ft
Living	3.65 × 6.20	11.97 × 20.34
	2.96 × 2.86	9.71 × 9.38
Dining	2.47 × 3.72	8.10 × 12.20
Kitchen	3.72 × 2.75	12.20 × 9.02
Bedroom 1	3.72 × 4.71	12.20 × 15.45
Bedroom 2	3.72 × 4.16	12.20 × 13.65
<b>Total</b>	<b>114.5 sqm</b>	<b>1232 sqft</b>

TYPE 202V  
2 Bed Apartment



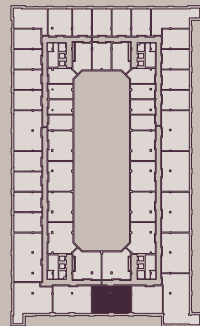
Floor 1 — P-1.11



	m	ft
Living / Dining	10.2 × 2.79	33.46 × 9.15
Kitchen	2.42 × 5.20	7.94 × 17.06
Bedroom 1	3.72 × 4.71	12.20 × 15.45
Bedroom 2	3.72 × 4.15	12.20 × 13.61
<b>Total</b>	<b>106 sqm</b>	<b>1141 sqft</b>



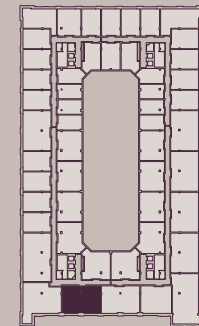
**TYPE 203**  
2 Bed Apartment



Floor 1 — P-1.9  
Floor 2 — P-2.9  
Floor 3 — P-3.9  
Floor 4 — P-4.10

	m	ft
Living / Dining (inc. kitchen)	4.46 × 7.81	14.63 × 25.62
Bedroom 1	4.88 × 3.43	16.01 × 11.25
Bedroom 2	2.83 × 3.45	9.28 × 11.32
<b>Total</b>	<b>83.5 sqm</b>	<b>899 sqft</b>

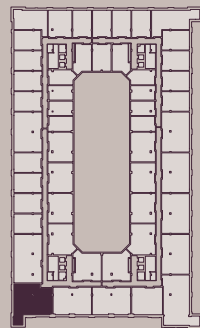
**TYPE 203H**  
2 Bed Apartment



Floor 1 — P-1.8  
Floor 2 — P-2.8  
Floor 3 — P-3.8

	m	ft
Living / Dining (inc. kitchen)	7.82 × 4.46	25.66 × 14.63
Bedroom 1	4.88 × 3.43	16.01 × 11.25
Bedroom 2	2.83 × 3.41	9.28 × 11.19
<b>Total</b>	<b>83.5 sqm</b>	<b>899 sqft</b>

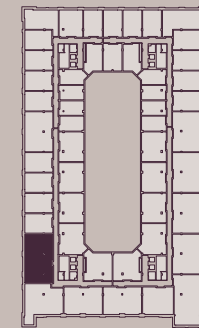
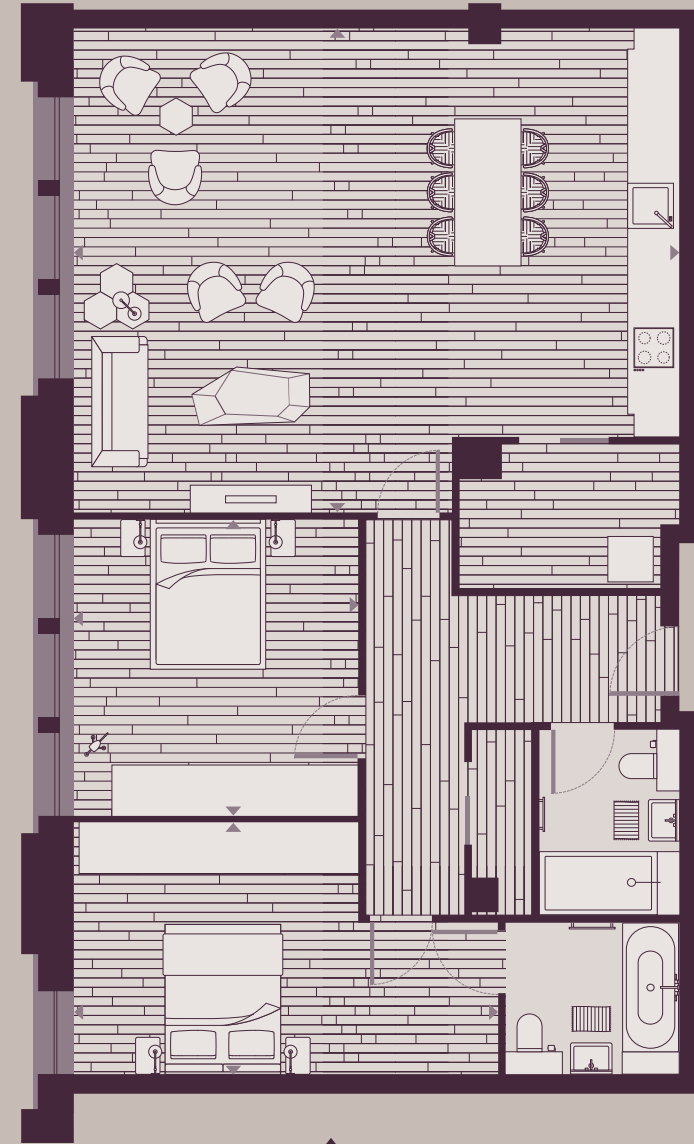
**TYPE 204**  
2 Bed Apartment



Floor 1 — P-1.7  
Floor 2 — P-2.7  
Floor 3 — P-3.7

	m	ft
Living	5.02 × 4.58	16.47 × 15.03
	2.92 × 2.82	9.58 × 9.25
Dining	4.43 × 2.08	14.53 × 6.82
Kitchen	2.08 × 4.43	6.82 × 14.53
Bedroom 1	3.27 × 5.04	10.73 × 16.54
Bedroom 2	4.14 × 2.36	13.58 × 7.74
<b>Total</b>	<b>98 sqm</b>	<b>1055 sqft</b>

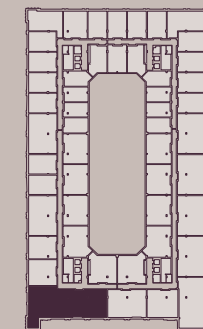
**TYPE 205**  
2 Bed Apartment



Floor 1 — P-1.6  
Floor 2 — P-2.6  
Floor 3 — P-3.6

	m	ft
Living / Dining (inc. kitchen)	7.94 × 6.40	26.05 × 21
Bedroom 1	3.32 × 5.54	10.89 × 18.18
Bedroom 2	3.69 × 3.91	12.11 × 12.83
<b>Total</b>	<b>108.5 sqm</b>	<b>1168 sqft</b>

TYPE 300  
3 Bed Apartment



Floor 4 — P-4.8

	m	ft
Living	6.34 × 7.89	20.80 × 25.89
Dining	3.88 × 4.08	12.73 × 13.39
Kitchen	4.19 × 2.99	13.75 × 9.81
Bedroom 1	5.62 × 3.78	18.44 × 12.40
Bedroom 2	3.09 × 5.86	10.14 × 19.23
Bedroom 3	4.19 × 4.94	13.75 × 16.21
<b>Total</b>	<b>186 sqm</b>	<b>2002.1 sqft</b>

Developers



Sager Group



CAIN HOY

Cain Hoy Enterprises

Project Team



CZWG Architects LLP



Amos & Amos



Mbok



Bruce Shaw



John Noad



Robinson Low Francis



Metropolis



Wish London

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Argent

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Design: Campbell Hay

