

BARTS SQUARE

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ABERNETHY HOUSE

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DOMINION HOUSE

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THE ASKEW BUILDING

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THE VICARY

121

THE COLLECTION

HOGARTH HOUSE

ABERNETHY HOUSE



ABERNETHY HOUSE

ELEGANT GREY BRICKWORK CREATES A WARM GREY BACKDROP FOR MIDDLESEX PASSAGE'S ENCLOSED GARDEN COURTYARD, HUGE WINDOWS CREATE SPACIOUS APARTMENTS FLOODED WITH LIGHT.

Historic awareness is at the heart of Barts Square. Abernethy House maintains part of an original redbrick facade on Bartholomew Close, and all new construction on the site is modelled on the traditional buildings that once stood here.

The result is a vibrant new space that retains an air of historical and architectural integrity. Abernethy House's facade is constructed from warm, textured brick,

and a sense of craft and detail permeates throughout the building. A set back industrial roof maintains the traditional warehouse aesthetic of the area whilst creating light-flooded spaces at roof level.

The apartments here are open, minimal and light, each one designed to be as unique as its setting overlooking the historic thoroughfare of Middlesex Passage.

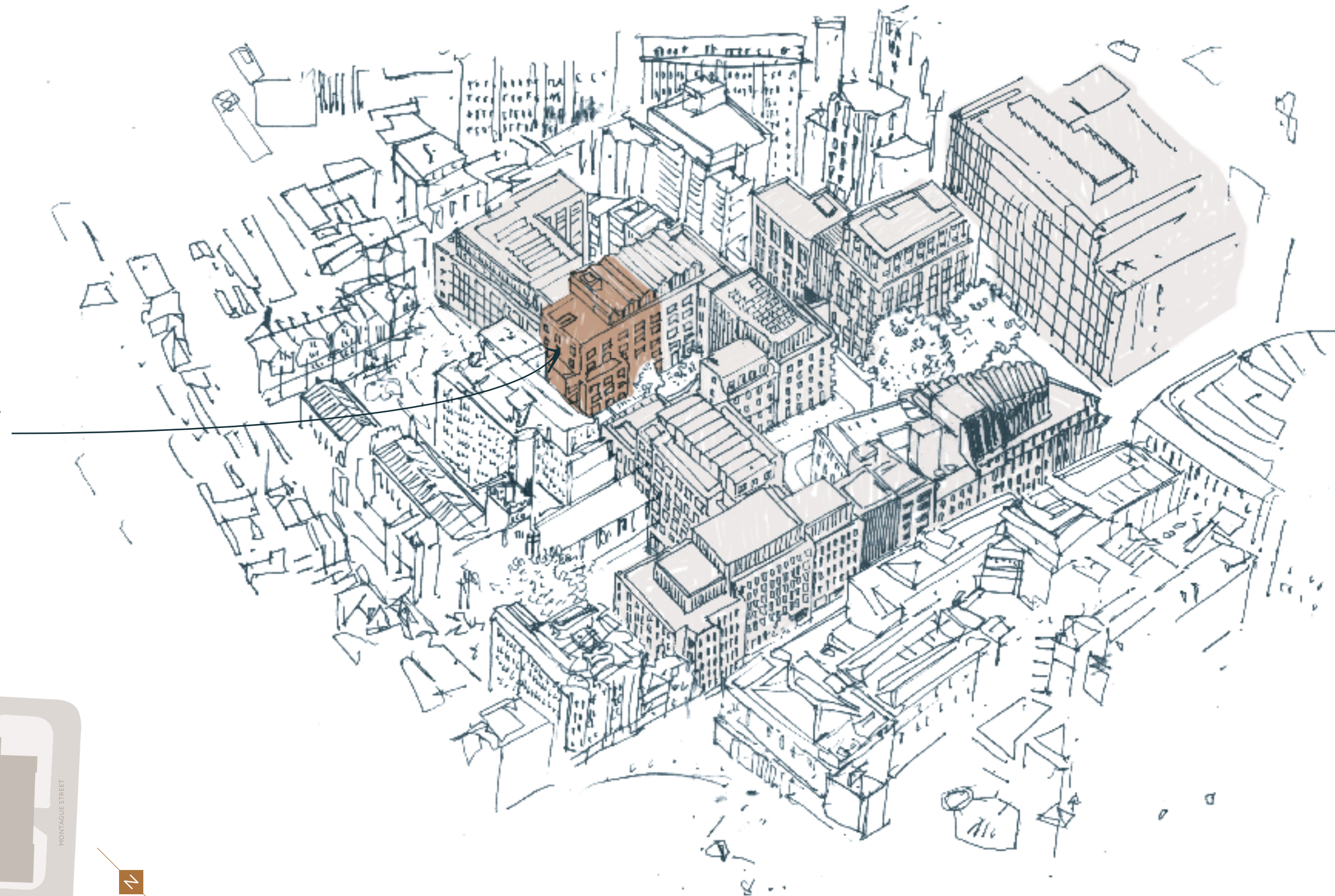
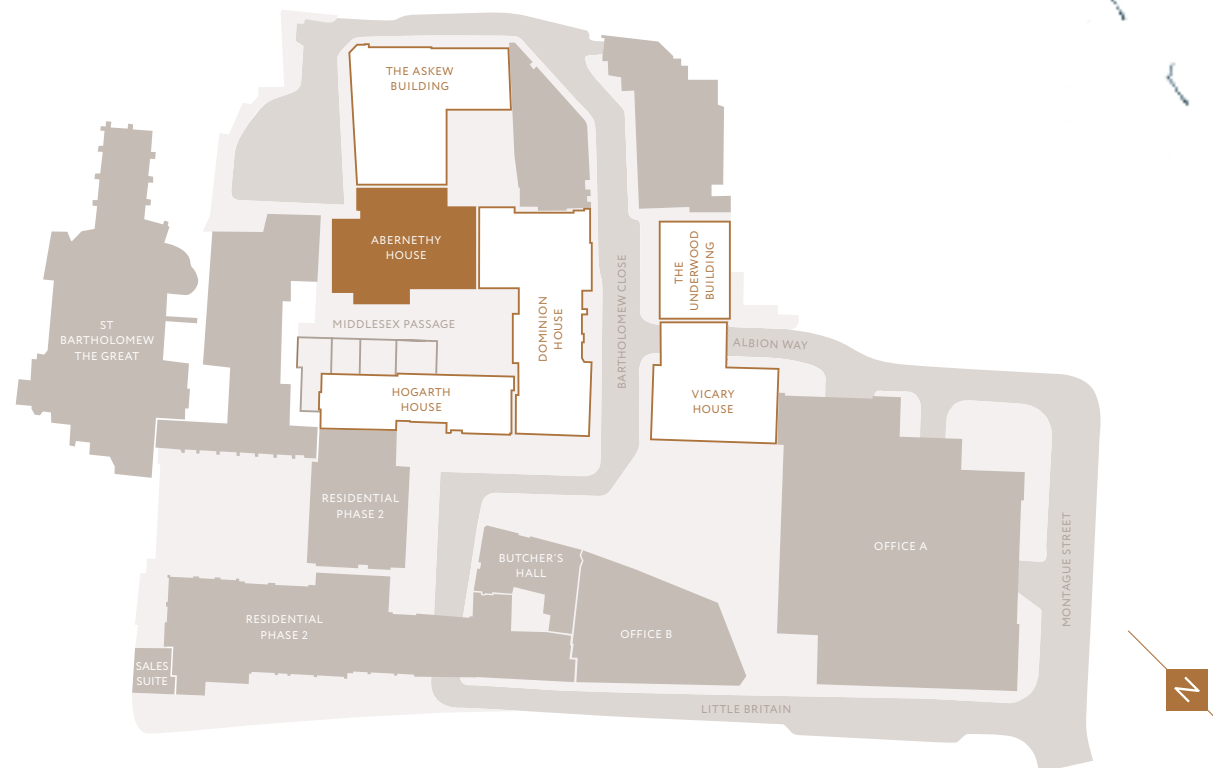
*A fine aspect over the passage,
a new building, most certainly,
but one that mirrored the lines of
the building that had stood
there before it.*

LEFT
Computer generated
image of exterior facade
at Abernethy House

A BIRD'S EYE VIEW

Abernethy House is a new building with a keen sense of its own history. It pays homage to Smithfield's tradition of craft with its own special features – glazed tiles lend rich, organic accents to its brick facade, and ceramic tile art work is inlaid into every balcony.

Abernethy House



ABERNETHY HOUSE

HOME SWEET HOME

Exteriors



BARTS SQUARE



*I positively revelled
in the warmth and
character of that
garden courtyard*

ABOVE
Computer generated
image of exterior facade
at Abernethy House

LEFT
Computer generated
image of exterior facade
at Abernethy House

STYLE AND DESIGN

Interiors

THE PERFECT COUNTERPOINT TO SMITHFIELD'S HISTORICAL CHARM, APARTMENTS AT BARTS SQUARE ARE IMMACULATE, SPACIOUS AND LIGHT, PERFECTLY CRAFTED FOR REST AND REVITALISATION.

Calm, uncomplicated and open, Barts Square's apartments are tailored to maximise light, space and the orientation of their buildings. Finished in a mixture of refined materials and warm, organic textures, these spaces are dressed with raw oak floorboards, natural slate, marble and polished plaster. Understated and luxurious, the apartments include top of the range appliances and consolidated

controls for heating, cooling and lighting. Storage and fittings are integrated into the fabric of the apartments throughout, allowing for long, clean, contemporary lines. The result is residences with an elegant, design-orientated character all of their own.

RIGHT
Computer generated image of the
living space in Abernethy House



ABERNETHY HOUSE



*The tile and the timber,
the craft and the care!*

ABOVE
Computer generated
image of the interior
in Abernethy House

RIGHT
Computer generated
image of the dining area
in Abernethy House

BARTS SQUARE



ABERNETHY HOUSE

BARTS SQUARE

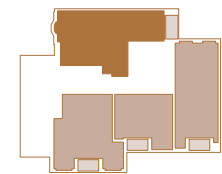
ABERNETHY HOUSE

Floorplans

APARTMENT
0.4

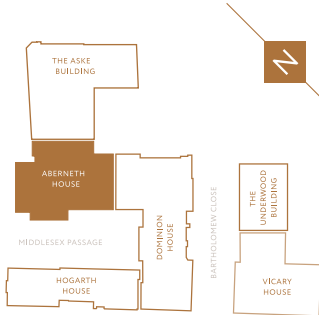


GROUND FLOOR
2 BEDS



Total area (excl balcony)	97.3 sq m / 1047 sq ft
Living/Kitchen/Dining	8.14m x 4.47m 26'8" x 14'7"
Bedroom 1	2.83m x 4.54m 9'3" x 14'11"
Bedroom 2	4.47m x 2.75m 14'8" x 9'0"
Balcony	5.4 sq m / 58 sq ft

SITE LOCATION



KEY D DRYER WM WASHING MACHINE WD WASHER/DRYER B BALCONY W WARDROBE

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Dimensions given are approximate and should not be used to order carpets or furniture. Balcony and terrace sizes and locations may differ from those illustrated.

INTERIOR SPECIFICATION

1. STRUCTURE	3. FLOORING
Reinforced concrete frame building	Engineered timber floor finish to all rooms except bathrooms and dedicated services cupboards
A mixture of retained traditional brickwork facades and new brickwork facades	Slate floor in master bathrooms and porcelain tiled floor in other bathrooms
A mixture of hardwood timber window frames and metal window frames	Timber decking/stone floor finish to balconies
Pitched roofs with a mix of zinc metal roof system and brass metal roof system	
2. WALLS, FLOORS, AND CEILINGS	4. COLOUR PALETTES
Acoustically isolated raised floor or screed with integrated under floor heating	The interior finishes comprise two colour palettes, Contemporary and Character , that are determined by the buildings and relate to the facade material and style
Walls throughout will be in studwork with plasterboard, skimmed and painted	The Contemporary palette is applied to the modern, warehouse style buildings and the Character palette to the more traditional style buildings
Plasterboard ceilings, skimmed and painted, with services zone above	Contemporary palette features: This palette features inky blue and green lacquers, a grey specialist plaster wall finish set against oak in contrasting tones, carrara marble, stainless steel and dark slate
	Character palette features: This palette features warm french grey and deep grey lacquers, an old white specialist plaster wall finish set against oak in contrasting tones, carrara marble, stainless steel and light slate
	The Askew Building and the apartments behind the modern facades in Dominion House are finished with the Contemporary palette and the apartments in Abernethy House, the apartments behind the retained facade of Dominion House and Hogarth House feature the Character palette

5. KITCHENS	6. BATHROOMS
Bespoke kitchens in Contemporary or Character colour/material palettes subject to building facade	Bespoke bathrooms in Contemporary or Character colour/material palettes subject to building facade
Counter cabinets in timber veneer finish. Tall units and high level units in lacquered finish	Vanity unit (subject to bathroom type)
Stainless steel worktops with undermounted single bowl, stainless steel sink and mixer tap. Barraza or similar	High quality ceramic basin (typically) or continuously formed basin and vanity unit in solid surface material and natural stone (solid surface in Corian or similar)
Island units with carrara marble top where applicable	Bespoke mirrored storage cabinet with integral lighting and demisting elements
Splash back in stainless steel	Bespoke freestanding low level timber veneered storage cabinet in all principal bathrooms
Appliances: <ul style="list-style-type: none">– Induction hob– Multi-function electric oven– Combination microwave oven– Warming drawer (in 3 beds only)– Integrated dishwasher all VZUG or similar– Wine cabinet, U-Line or similar– Integrated fridge freezer, Liebherr or similar– Extract fan, Falmec, Elica or similar– Combined washer/dryer (separate washing machine and tumble dryer in 3 beds) Miele or similar– Compartmentalised waste storage	All bathrooms have tiled porcelain walls with feature areas in marble and porcelain mosaic. Master bathrooms have natural slate floors, all other bathrooms tiled porcelain floors
	Enamel steel baths (where applicable)
	Baths have a slate front panel in master bathroom to match floor finish.
	Level access shower with natural slate floor in master bathrooms and solid surface shower tray in other bathrooms
	Frameless glazed shower screens
	White vitrified enamel wall mounted WC with soft close seat and dual push button flush
	High quality polished chrome finished brassware
	Electric heated wall for towel and bath robe, polished stainless steel towel rail and hooks
	(Arrangements vary subject to bathroom type)

7. JOINERY	10. LIGHTING
<p>Doors</p> <p>Full height entrance doors, solid core with black stained oak veneer</p> <p>Hardwood timber frame and high quality door furniture including cylinder night latch</p> <p>Painted factory finish full height internal doors, with soft wood frames and high quality lever handles</p> <p>Wardrobes</p> <p>Veneered timber doors to master and second bedrooms, lacquered wardrobe doors in all other bedrooms. All wardrobes fitted with top shelf, hanging rail and integral lighting</p>	<p>Generally LED luminaires throughout</p> <p>All lighting is dimmable (except in wardrobes) and programmed into scenes (mood lighting). Scenes are user programmable in apartments that have opted for a touchscreen upgrade</p> <p>Feature ceiling trough detail with concealed lighting in selected rooms</p> <p>5 amp lighting sockets to living rooms and bedrooms</p>
8. HEATING AND COOLING	11. FLOOR TO CEILING HEIGHTS
<p>Heating and cooling for each apartment will be served by the development’s district heating and chilled water network</p> <p>Energy metering for each apartment</p> <p>Thermostatically controlled under floor heating to all rooms</p> <p>Apartments ventilated by a whole house ventilation system with a heat recovery unit</p> <p>Comfort cooling with fan coil units to living rooms and all bedrooms</p> <p>Integrated/concealed slot diffusers</p>	<p>Apartment entrance halls: 2.40m</p> <p>Reception rooms and bedroom generally: 2.60m (localised bulkheads to accommodate services)</p> <p>Bathrooms and kitchens: 2.40m – 2.60m – subject to apartment type</p>
9. ELECTRICAL	12. BALCONIES
<p>13 amp power sockets, 5 amp lighting outlets (dimmed) and USB charging sockets</p> <p>Lighting switch panels in white solid surface material</p> <p>Combination sockets for power and data outlets throughout, finished in white</p>	<p>All balconies accessed via opening or sliding glazed doors</p> <p>Hardwood decking/stone floor finish with level threshold</p> <p>Glazed or metal rail balustrades</p>

13. AV, TELEPHONE AND DATA SYSTEM	14. SECURITY
<p>Communal satellite and antenna (UHF, FM and DAB) signal distribution system. Satellite dishes are provided to receive Sky programming and one other satellite (TBA)</p> <p>Satellite and antenna connection points provided in reception rooms and all bedrooms</p> <p>Data connection points provided in reception rooms and all bedrooms and key locations for the future installation of wireless access points (in larger apartments). Data points may be used for wired telephones</p> <p>Development served by a fibre optic network facilitating the provision of ultra high speed internet (subscription required)</p> <p>Home automation system (KNX or similar) provides intelligent climate and lighting control. The system includes “special function” buttons such as “all-off”, “holiday” and “welcome” modes</p> <p>Provision has been made to allow the door intercom video station to be upgraded, at an additional cost, to a touchscreen (KNX or similar) that allows the central management of all heating, cooling and lighting systems. In combination with a purchased touchscreen upgrade, the apartment may be controlled remotely via a smartphone or tablet application*</p> <p>Comprehensive combination sockets are provided to accommodate a variety of home entertainment configurations</p> <p>A central equipment location is provided complete with data and home entertainment patch panels</p> <p>Pre-wiring for multi-room audio systems with speaker locations in reception rooms and all bedrooms</p> <p>Pre-wiring for motorised curtains and blinds</p> <p>*Please speak to your sales representative for details</p>	<p>Video entry phone to all apartments</p> <p>Intruder alarm to lower ground, ground and first floor apartments</p> <p>Integrated access control system to all building entrances and car park within all residential buildings</p> <p>CCTV</p> <p>24h concierge and security</p>
15. AMENITIES	
<p>Five star, 24h concierge facility</p> <p>Private dining/meeting room (including adjacent kitchen for catering purposes)</p> <p>19 seat private screening room with ancillary lounge bar</p> <p>Residents lounge overlooking communal garden</p>	
16. LIFT	
<p>One passenger lift per core serving all residential floors and the car park</p> <p>Two car lifts accessed at street level serving the car park levels</p>	
17. CAR PARK	
<p>25 car parking spaces within the lower ground floor available for sale by separate agreement to the apartments</p> <p>3 motorcycle spaces within the lower ground floor available for sale by separate agreement to the apartments</p> <p>136 cycle spaces and 24 cycle boxes within the lower ground floor</p> <p>Wash down facility provided</p> <p>Battery Electric Vehicle (BEV) charging posts provided</p>	

DOMINION HOUSE



DOMINION HOUSE

A STRIKING MIX OF ORIGINAL FACADES AND ELEGANT, MODERN GLAZING, DOMINION HOUSE OFFERS SOME OF BARTS SQUARE'S LIGHTEST, BRIGHTEST APARTMENTS.

The streetscape around Barts Square offers an inviting patchwork of brick, stone and glass, an authentic contemporary streetscape that begs to be explored and appreciated. This is the character at the heart of Dominion House, a building whose face on to Bartholomew Close is an intriguing mix of retained brick facades, arched windows and crisp contemporary architecture.

Apartments at Dominion House enjoy views over historic Middlesex Passage, or across Bartholomew Close's

broad, leafy square to the Butcher's Hall. Apartments in the centre of the building enjoy a dual aspect overlooking the square, and boast wonderful, open views and some of the lightest and brightest living spaces in Barts Square.

All residences in Dominion House are sleek and uncomplicated spaces that define themselves against the historic patchwork outside: crisp, considered and crafted, with contemporary design at their heart and beautiful, bespoke finishes in stone, steel and wood.

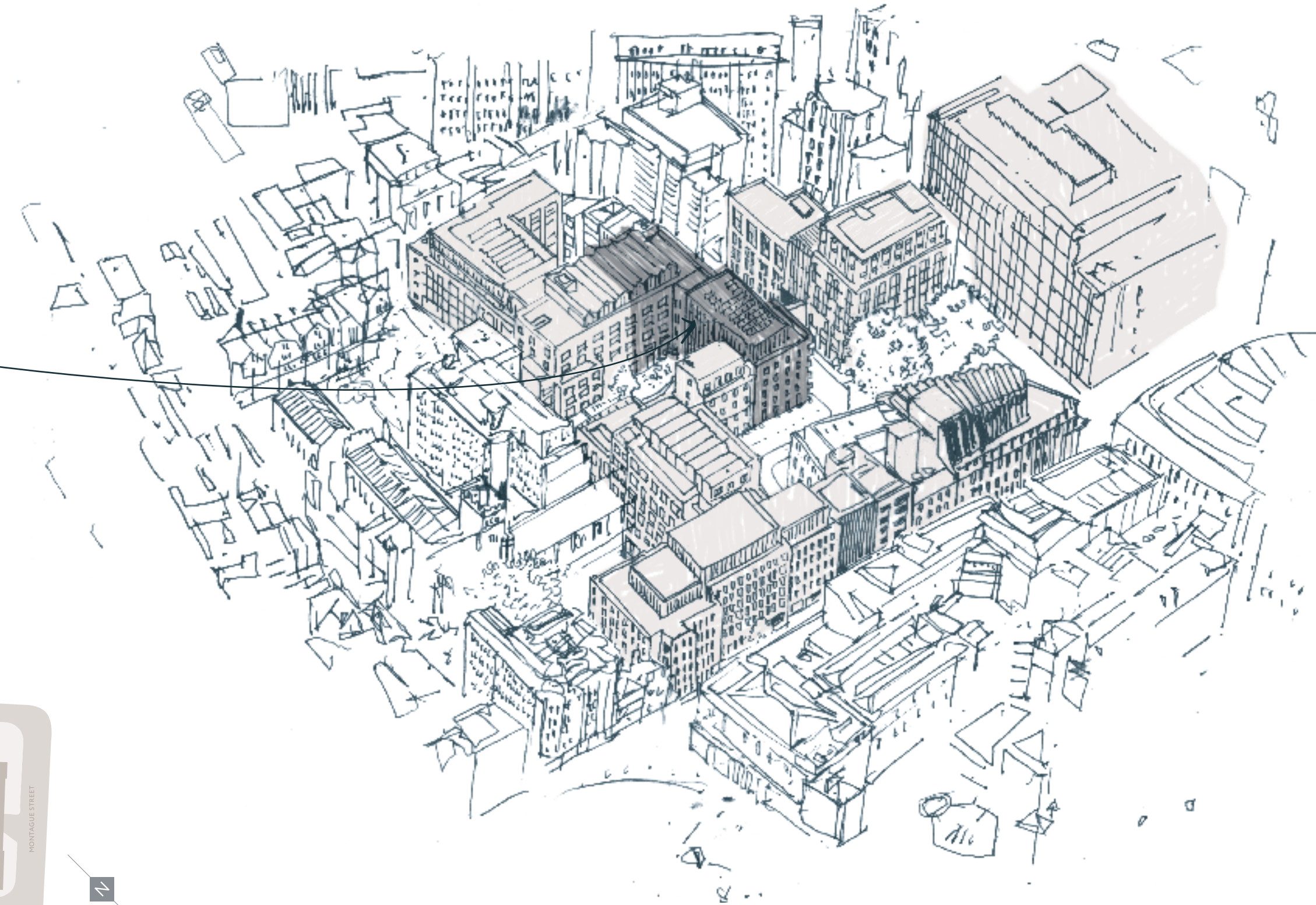
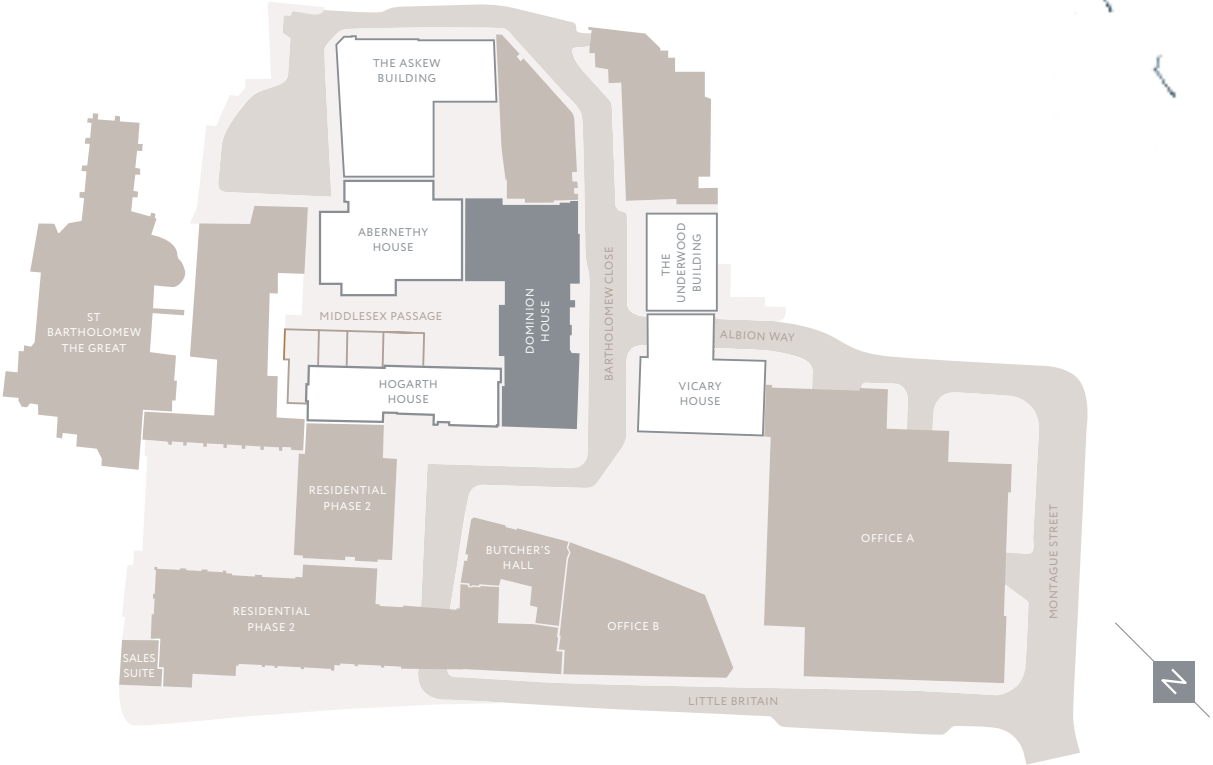
*These streets have long been
a tapestry of unique buildings,
and around me ancient stone
and weathered brick shared
their space with striking lines
in glass and steel.*

LEFT
Computer generated
image of exterior facade
at Dominion House

A BIRD'S EYE VIEW

Many apartments in Dominion House enjoy views across the restful garden courtyard of Middlesex Passage and/or Bartholomew Close. This enclosed, historic thoroughfare was first built and used as part of the Priory precinct, where it was part of a rambling walkway leading from the Prior's lodgings to the kitchen gardens.

Dominion House



DOMINION HOUSE

HOME SWEET HOME

Exteriors



BARTS SQUARE



*Between that restful
passage and open views
over Barts Close*

ABOVE
Computer generated
image of exterior at
Dominion House

LEFT
Computer generated
image of rear elevation
at Dominion House

STYLE AND DESIGN

Interiors

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controls for heating, cooling and lighting. Storage and fittings are integrated into the fabric of the apartments throughout, allowing for long, clean, contemporary lines. The result is residences with an elegant, design-orientated character all of their own.



ABOVE
Computer generated image of
living space in Dominion House



*Character, composure
and craft...*

ABOVE
Computer generated
image of kitchen detail

RIGHT
Computer generated
image of living space
in Dominion House





DOMINION HOUSE

BARTS SQUARE

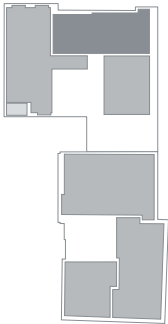
DOMINION HOUSE

Floorplans

APARTMENT
0.2

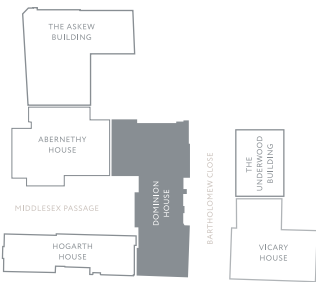


LOWER &
GROUND
FLOOR
2 BEDS



Total area	128.2 sq m / 1,380 sq ft
Living/Kitchen/Dining	5.83m x 6.94m 19'2" x 20'9"
Bedroom 1	4.58m x 4.52m 15'0" x 14'10"
Bedroom 2	3.40m x 4.05m 11'2" x 13'4"

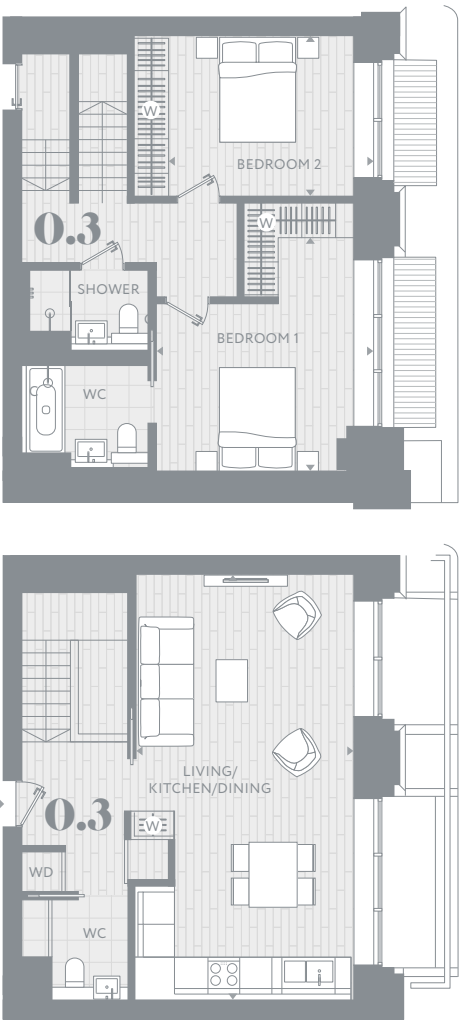
SITE LOCATION



KEY D DRYER WM WASHING MACHINE WD WASHER/DRYER B BALCONY W WARDROBE

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APARTMENT
0.3

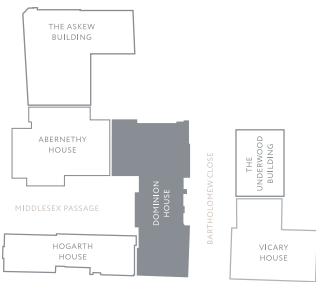


LOWER &
GROUND
FLOOR
2 BEDS



Total area	105.9 sq m / 1,140 sq ft
Living/Kitchen/Dining	8.05m x 2.14m 26'4" x 13'6"
Bedroom 1	4.50m x 4.11m 14'9" x 13'5"
Bedroom 2	3.04m x 3.88m 9'11" x 12'8"

SITE LOCATION



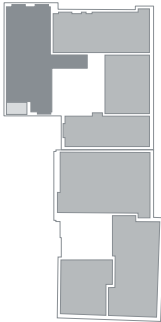
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APARTMENT
2.1

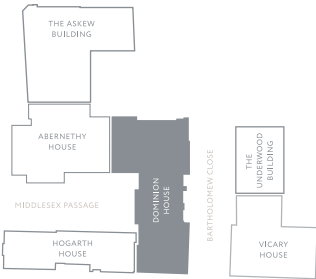


SECOND
FLOOR
2 BEDS



Total area (excl balcony)	94.8 sq m / 1,020 sq ft
Living/Kitchen/Dining	6.25m x 5.32m 20'6" x 17'5"
Bedroom 1	3.01m x 3.09m 9'10" x 10'1"
Bedroom 2	2.91m x 3.00m 9'6" x 9'10"
Balcony	4.3 sq m 46 sq ft

SITE LOCATION



KEY D DRYER WM WASHING MACHINE WD WASHER/DRYER B BALCONY W WARDROBE

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INTERIOR SPECIFICATION

1. STRUCTURE	3. FLOORING
Reinforced concrete frame building	Engineered timber floor finish to all rooms except bathrooms and dedicated services cupboards
A mixture of retained traditional stone and brickwork facades, new brick facades, new glass curtain wall facades and new stone facades	Slate floor in master bathrooms and porcelain tiled floor in other bathrooms
A mixture of hardwood timber window frames and metal window frames	Timber decking/stone floor finish to balconies
Pitched roofs with a mix of zinc metal roof system and brass metal roof system	
2. WALLS, FLOORS, AND CEILINGS	4. COLOUR PALETTES
Acoustically isolated raised floor or screed with integrated under floor heating	The interior finishes comprise two colour palettes, Contemporary and Character , that are determined by the buildings and relate to the facade material and style
Walls throughout will be in studwork with plasterboard, skimmed and painted	The Contemporary palette is applied to the modern, warehouse style buildings and the Character palette to the more traditional style buildings
Plasterboard ceilings, skimmed and painted, with services zone above	Contemporary palette features: This palette features inky blue and green lacquers, a grey specialist plaster wall finish set against oak in contrasting tones, carrara marble, stainless steel and dark slate
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	The Askew Building and the apartments behind the modern facades in Dominion House are finished with the Contemporary palette and the apartments in Abernethy House, the apartments behind the retained facade of Dominion House and Hogarth House feature the Character palette

5. KITCHENS	6. BATHROOMS
Bespoke kitchens in Contemporary or Character colour/material palettes subject to building facade	Bespoke bathrooms in Contemporary or Character colour/material palettes subject to building facade
Counter cabinets in timber veneer finish. Tall units and high level units in lacquered finish	Vanity unit (subject to bathroom type)
Stainless steel worktops with undermounted single bowl, stainless steel sink and mixer tap. Barraza or similar	High quality ceramic basin (typically) or continuously formed basin and vanity unit in solid surface material and natural stone (solid surface in Corian or similar)
Island units with carrara marble top where applicable	Bespoke mirrored storage cabinet with integral lighting and demisting elements
Splash back in stainless steel	Bespoke freestanding low level timber veneered storage cabinet in all principal bathrooms
Appliances: <ul style="list-style-type: none">– Induction hob– Multi-function electric oven– Combination microwave oven– Warming drawer (in 3 beds only)– Integrated dishwasher all VZUG or similar– Wine cabinet, U-Line or similar– Integrated fridge freezer, Liebherr or similar– Extract fan, Falmec, Elica or similar– Combined washer/dryer (separate washing machine and tumble dryer in 3 beds) Miele or similar– Compartmentalised waste storage	All bathrooms have tiled porcelain walls with feature areas in marble and porcelain mosaic. Master bathrooms have natural slate floors, all other bathrooms tiled porcelain floors
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	High quality polished chrome finished brassware
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7. JOINERY	10. LIGHTING
<p>Doors</p> <p>Full height entrance doors, solid core with black stained oak veneer</p> <p>Hardwood timber frame and high quality door furniture including cylinder night latch</p> <p>Painted factory finish full height internal doors, with soft wood frames and high quality lever handles</p> <p>Wardrobes</p> <p>Veneered timber doors to master and second bedrooms, lacquered wardrobe doors in all other bedrooms. All wardrobes fitted with top shelf, hanging rail and integral lighting</p>	<p>Generally LED luminaires throughout</p> <p>All lighting is dimmable (except in wardrobes) and programmed into scenes (mood lighting). Scenes are user programmable in apartments that have opted for a touchscreen upgrade</p> <p>Feature ceiling trough detail with concealed lighting in selected rooms</p> <p>5 amp lighting sockets to living rooms and bedrooms</p>
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9. ELECTRICAL	12. BALCONIES
<p>13 amp power sockets, 5 amp lighting outlets (dimmed) and USB charging sockets</p> <p>Lighting switch panels in white solid surface material</p> <p>Combination sockets for power and data outlets throughout, finished in white</p>	<p>All balconies accessed via opening or sliding glazed doors</p> <p>Hardwood decking/stone floor finish with level threshold</p> <p>Glazed or metal rail balustrades</p>

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16. LIFT	
<p>One passenger lift per core serving all residential floors and the car park</p> <p>Two car lifts accessed at street level serving the car park levels</p>	
17. CAR PARK	
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THE ASKEW BUILDING



THE ASKEW BUILDING

ROBUST, TRADITIONAL LINES ECHO THE ARCHITECTURE OF LOCAL WAREHOUSES. INSPIRED DETAILS MAKE THIS BOLD NEW ARRIVAL FEEL LIKE IT’S ALWAYS BEEN HERE.

The Askew Building sits at the northern edge of Barts Square within the Smithfield Conservation Area. Many of its apartments enjoy views over the cobbles to the Grade I listed St Bartholomew the Great, one of the oldest and finest churches in London.

The Askew Building takes its aesthetic lead from Smithfield’s historic warehouses. Its fine linear architecture creates a sense of authenticity and continuity with the existing streetscape, and its glass and glazed brick facade is finished with traditional warehouse-inspired fenestration, wooden shutters and glazed terracotta panels.

The apartments in The Askew Building are crisp, contemporary living spaces, with high ceilings and a keen eye on beautiful detailing. Crafted finishes in natural materials, including oak and slate floors, provide the apartments’ open plan, minimalist lines with warmth and individuality. These are contemporary, design-focused city residences in the heart of London’s most historic neighbourhood.

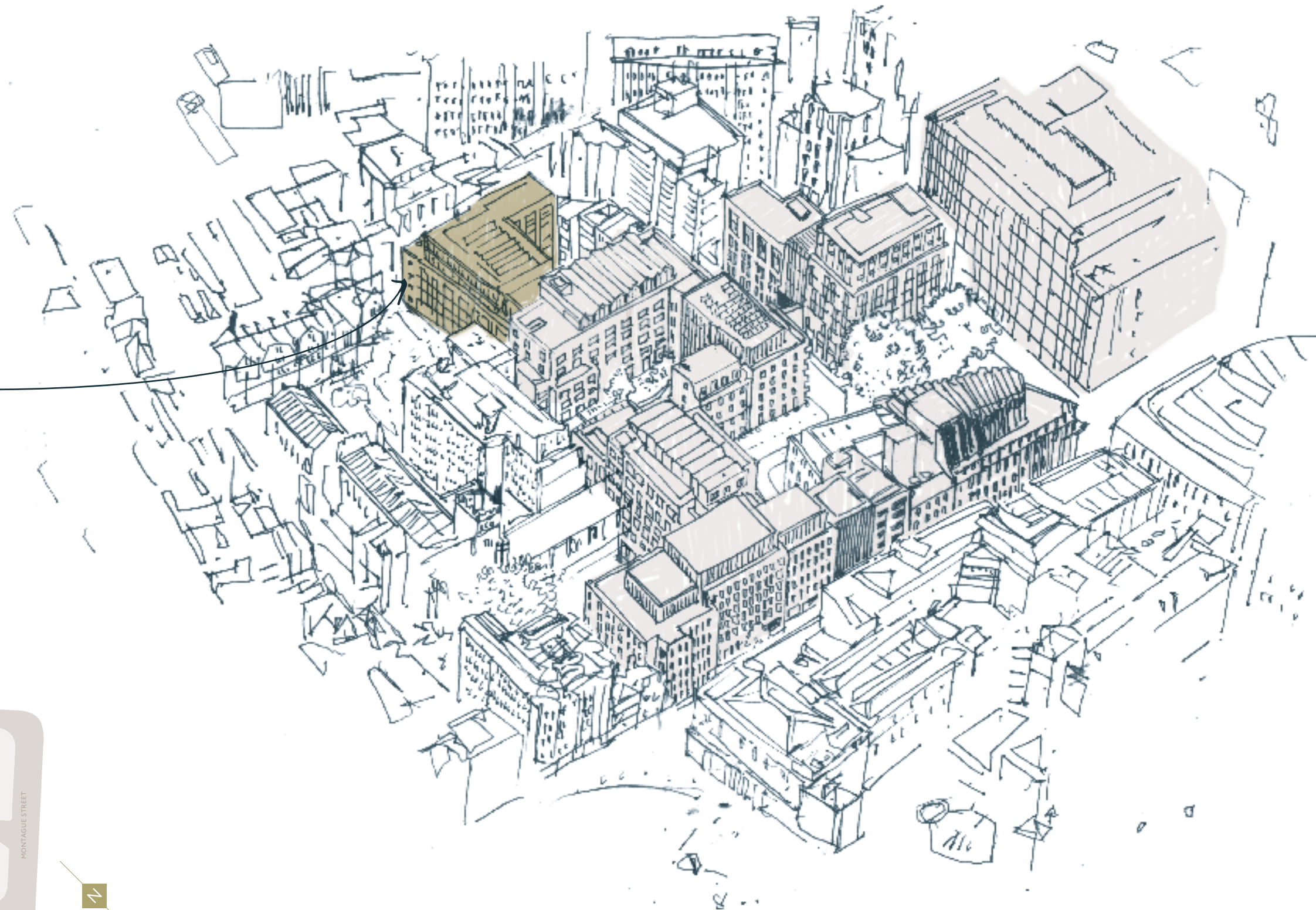
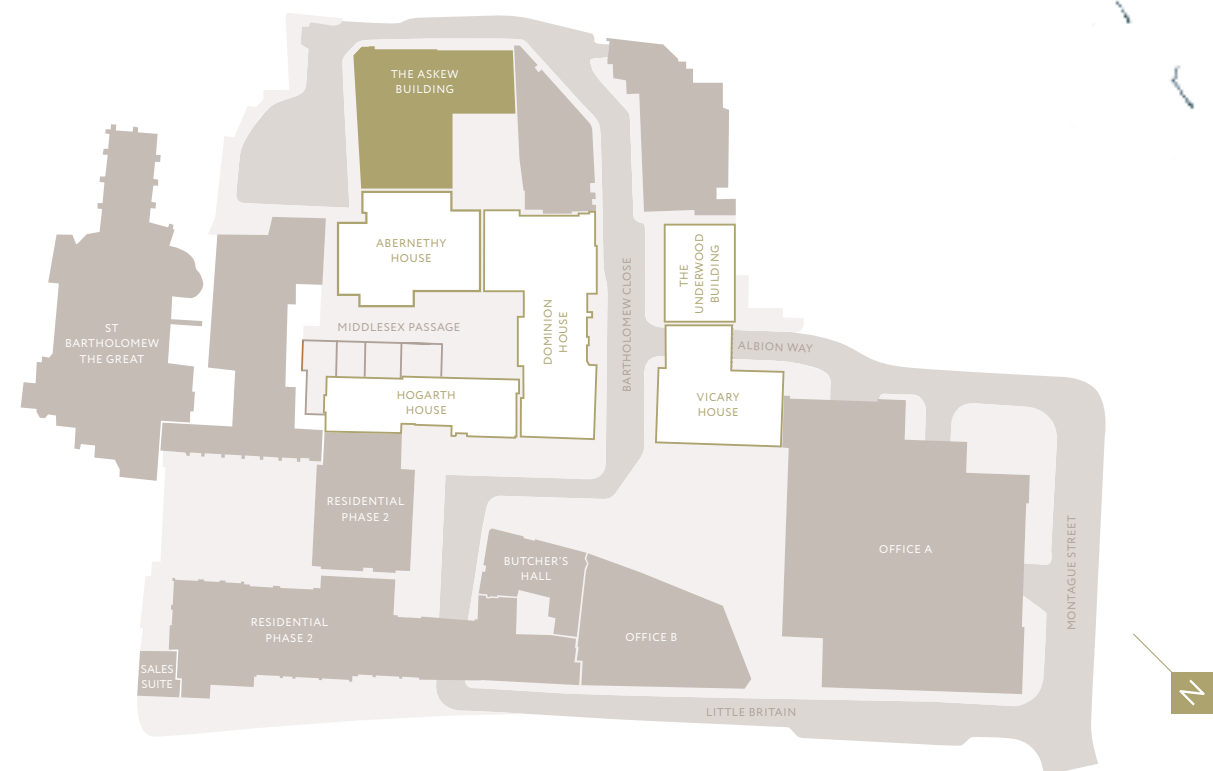
I stood, with a handsome glazed brick facade ahead of me and the old church behind, imagining waking in those apartments and enjoying my coffee overlooking the cobbles.

LEFT
Computer generated image of exterior facade at The Askew Building

A BIRD'S EYE VIEW

The Askew Building sits at the Northern edge of Barts Square, within the Smithfield Conservation Area. Many of its apartments enjoy views over the cobbles to the Grade I listed St Bartholomew the Great, one of the oldest and finest churches in London.

The Askew Building



THE ASKEW BUILDING

HOME SWEET HOME

Exteriors



BARTS SQUARE



*The newest buildings
were remarkable -
handsome and
self-assured.*

ABOVE
Computer generated
image of view from balcony
at The Askew Building

LEFT
Computer generated
image of exterior facade
at The Askew Building



LEFT
Computer generated
image of exterior facade
of The Askew Building

STYLE AND DESIGN

Interiors

THE PERFECT COUNTERPOINT TO SMITHFIELD’S HISTORICAL CHARM, APARTMENTS AT BARTS SQUARE ARE IMMACULATE, SPACIOUS AND LIGHT; PERFECTLY CRAFTED FOR REST AND REVITALISATION.

Calm, uncomplicated and open, Barts Square’s apartments are tailored to maximise light, space and the orientation of their buildings. Finished in a mixture of refined materials and warm, organic textures, these spaces are dressed with raw oak floorboards, natural slate, marble and polished plaster. Understated and luxurious, the apartments include top of the range appliances and consolidated

controls for heating, cooling and lighting. Storage and fittings are integrated into the fabric of the apartments throughout, allowing for long, clean, contemporary lines. The result is residences with an elegant, design-orientated character all of their own.



ABOVE / LEFT
Computer generated image of
living space in The Askew Building



ABOVE
Computer generated
image of typical bedroom
in The Askew Building

RIGHT
Computer generated
image of typical bathroom
in The Askew Building

*All that light, and
all that space...*

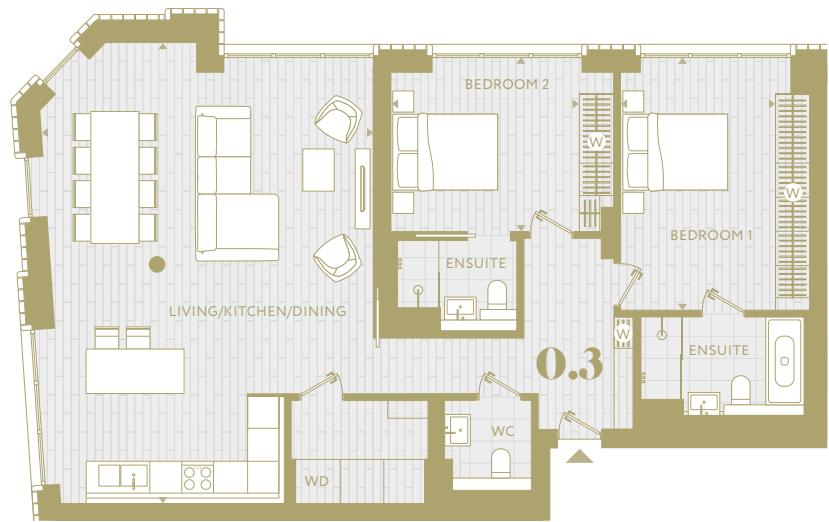




THE ASKEW BUILDING

Floorplans

APARTMENT
0.3

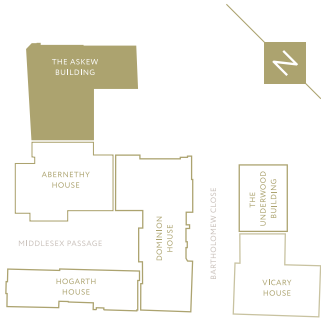


GROUND FLOOR
2 BEDS



Total area	113.6 sq m / 1223 sq ft
Living/Kitchen/Dining	6.27m x 8.71m 20'7" x 28'7"
Bedroom 1	2.93m x 4.78m 9'7" x 15'8"
Bedroom 2	3.56m x 3.29m 11'8" x 10'9"

SITE LOCATION



KEY D DRYER WM WASHING MACHINE WD WASHER/DRYER B BALCONY W WARDROBE

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APARTMENT
0.5

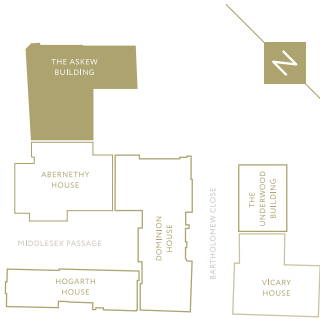


GROUND FLOOR
2 BEDS



Total area (excl balcony)	84.7 sq m / 912 sq ft
Living/Kitchen/Dining	10.78m x 4.14m 35'4" x 13'7"
Bedroom 1	2.77m x 3.00m 9'1" x 9'10"
Bedroom 2	2.64m x 3.34m 8'8" x 10'11"
Balcony	7.3 sq m / 79 sq ft

SITE LOCATION



KEY D DRYER WM WASHING MACHINE WD WASHER/DRYER B BALCONY W WARDROBE

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INTERIOR SPECIFICATION

1. STRUCTURE	3. FLOORING
Reinforced concrete frame building	Engineered timber floor finish to all rooms except bathrooms and dedicated services cupboards
A mixture of glazed terracotta rainscreen cladding and glazed brick facades	Slate floor in master bathrooms and porcelain tiled floor in other bathrooms
Metal window frames	Timber decking/stone floor finish to balconies
Flat roof system with sedum planting	
2. WALLS, FLOORS, AND CEILINGS	4. COLOUR PALETTES
Acoustically isolated raised floor or screed with integrated under floor heating	The interior finishes comprise two colour palettes, Contemporary and Character , that are determined by the buildings and relate to the facade material and style
Walls throughout will be in studwork with plasterboard, skimmed and painted	The Contemporary palette is applied to the modern, warehouse style buildings and the Character palette to the more traditional style buildings
Plasterboard ceilings, skimmed and painted, with services zone above	Contemporary palette features: This palette features inky blue and green lacquers, a grey specialist plaster wall finish set against oak in contrasting tones, carrara marble, stainless steel and dark slate
	Character palette features: This palette features warm french grey and deep grey lacquers, an old white specialist plaster wall finish set against oak in contrasting tones, carrara marble, stainless steel and light slate
	The Askew Building and the apartments behind the modern facades in Dominion House are finished with the Contemporary palette and the apartments in Abernethy House, the apartments behind the retained facade of Dominion House and Hogarth House feature the Character palette

5. KITCHENS	6. BATHROOMS
Bespoke kitchens in Contemporary or Character colour/material palettes subject to building facade	Bespoke bathrooms in Contemporary or Character colour/material palettes subject to building facade
Counter cabinets in timber veneer finish. Tall units and high level units in lacquered finish	Vanity unit (subject to bathroom type)
Stainless steel worktops with undermounted single bowl, stainless steel sink and mixer tap. Barraza or similar	High quality ceramic basin (typically) or continuously formed basin and vanity unit in solid surface material and natural stone (solid surface in Corian or similar)
Island units with carrara marble top where applicable	Bespoke mirrored storage cabinet with integral lighting and demisting elements
Splash back in stainless steel	Bespoke freestanding low level timber veneered storage cabinet in all principal bathrooms
Appliances: <ul style="list-style-type: none">– Induction hob– Multi-function electric oven– Combination microwave oven– Warming drawer (in 3 beds only)– Integrated dishwasher all VZUG or similar– Wine cabinet, U-Line or similar– Integrated fridge freezer, Liebherr or similar– Extract fan, Falmec, Elica or similar– Combined washer/dryer (separate washing machine and tumble dryer in 3 beds) Miele or similar– Compartmentalised waste storage	All bathrooms have tiled porcelain walls with feature areas in marble and porcelain mosaic. Master bathrooms have natural slate floors, all other bathrooms tiled porcelain floors
	Enamel steel baths (where applicable)
	Baths have a slate front panel in master bathroom to match floor finish.
	Level access shower with natural slate floor in master bathrooms and solid surface shower tray in other bathrooms
	Frameless glazed shower screens
	White vitrified enamel wall mounted WC with soft close seat and dual push button flush
	High quality polished chrome finished brassware
	Electric heated wall for towel and bath robe, polished stainless steel towel rail and hooks
	(Arrangements vary subject to bathroom type)

7. JOINERY	10. LIGHTING
<p>Doors</p> <p>Full height entrance doors, solid core with black stained oak veneer</p> <p>Hardwood timber frame and high quality door furniture including cylinder night latch</p> <p>Painted factory finish full height internal doors, with soft wood frames and high quality lever handles</p> <p>Wardrobes</p> <p>Veneered timber doors to master and second bedrooms, lacquered wardrobe doors in all other bedrooms. All wardrobes fitted with top shelf, hanging rail and integral lighting</p>	<p>Generally LED luminaires throughout</p> <p>All lighting is dimmable (except in wardrobes) and programmed into scenes (mood lighting). Scenes are user programmable in apartments that have opted for a touchscreen upgrade</p> <p>Feature ceiling trough detail with concealed lighting in selected rooms</p> <p>5 amp lighting sockets to living rooms and bedrooms</p>
8. HEATING AND COOLING	11. FLOOR TO CEILING HEIGHTS
<p>Heating and cooling for each apartment will be served by the development’s district heating and chilled water network</p> <p>Energy metering for each apartment</p> <p>Thermostatically controlled under floor heating to all rooms</p> <p>Apartments ventilated by a whole house ventilation system with a heat recovery unit</p> <p>Comfort cooling with fan coil units to living rooms and all bedrooms</p> <p>Integrated/concealed slot diffusers</p>	<p>Apartment entrance halls: 2.40m</p> <p>Reception rooms and bedroom generally: 2.60m (localised bulkheads to accommodate services)</p> <p>Bathrooms and kitchens: 2.40m – 2.60m – subject to apartment type</p>
9. ELECTRICAL	12. BALCONIES
<p>13 amp power sockets, 5 amp lighting outlets (dimmed) and USB charging sockets</p> <p>Lighting switch panels in white solid surface material</p> <p>Combination sockets for power and data outlets throughout, finished in white</p>	<p>All balconies accessed via opening or sliding glazed doors</p> <p>Hardwood decking/stone floor finish with level threshold</p> <p>Glazed or metal rail balustrades</p>

13. AV, TELEPHONE AND DATA SYSTEM	14. SECURITY
<p>Communal satellite and antenna (UHF, FM and DAB) signal distribution system. Satellite dishes are provided to receive Sky programming and one other satellite (TBA)</p> <p>Satellite and antenna connection points provided in reception rooms and all bedrooms</p> <p>Data connection points provided in reception rooms and all bedrooms and key locations for the future installation of wireless access points (in larger apartments). Data points may be used for wired telephones</p> <p>Development served by a fibre optic network facilitating the provision of ultra high speed internet (subscription required)</p> <p>Home automation system (KNX or similar) provides intelligent climate and lighting control. The system includes “special function” buttons such as “all-off”, “holiday” and “welcome” modes</p> <p>Provision has been made to allow the door intercom video station to be upgraded, at an additional cost, to a touchscreen (KNX or similar) that allows the central management of all heating, cooling and lighting systems. In combination with a purchased touchscreen upgrade, the apartment may be controlled remotely via a smartphone or tablet application*</p> <p>Comprehensive combination sockets are provided to accommodate a variety of home entertainment configurations</p> <p>A central equipment location is provided complete with data and home entertainment patch panels</p> <p>Pre-wiring for multi-room audio systems with speaker locations in reception rooms and all bedrooms</p> <p>Pre-wiring for motorised curtains and blinds</p> <p>*Please speak to your sales representative for details</p>	<p>Video entry phone to all apartments</p> <p>Intruder alarm to lower ground, ground and first floor apartments</p> <p>Integrated access control system to all building entrances and car park within all residential buildings</p> <p>CCTV</p> <p>24h concierge and security</p>
15. AMENITIES	
<p>Five star, 24h concierge facility</p> <p>Private dining/meeting room (including adjacent kitchen for catering purposes)</p> <p>19 seat private screening room with ancillary lounge bar</p> <p>Residents lounge overlooking communal garden</p>	
16. LIFT	
<p>One passenger lift per core serving all residential floors and the car park</p> <p>Two car lifts accessed at street level serving the car park levels</p>	
17. CAR PARK	
<p>25 car parking spaces within the lower ground floor available for sale by separate agreement to the apartments</p> <p>3 motorcycle spaces within the lower ground floor available for sale by separate agreement to the apartments</p> <p>136 cycle spaces and 24 cycle boxes within the lower ground floor</p> <p>Wash down facility provided</p> <p>Battery Electric Vehicle (BEV) charging posts provided</p>	

THE UNDERWOOD BUILDING AND VICARY HOUSE

THE UNDERWOOD BUILDING

ROBUST AND SELF-ASSURED, THE UNDERWOOD BUILDING'S STRONG WAREHOUSE AESTHETIC PAYS HOMAGE TO SMITHFIELD'S DISTINCTIVE CHARACTER AND INDUSTRIAL HERITAGE.

A remarkable new residential building, The Underwood Building has deep roots in the history of Smithfield. Consisting of six storeys of red and russet glazed brick, it pays tribute to the proud industrial heritage of its location, whilst housing a collection of beautifully crafted, uniquely designed contemporary apartments. Full height, powder coated steel framed warehouse windows contribute to the building's classic aesthetic whilst creating bright, brilliant living spaces. Elsewhere, bespoke detailing lends

the building a delicacy and elegance worthy of the neighbourhood's wealth of history in traditional crafts.

Just minutes from Smithfield's bustling bars and the commerce and culture of the City, The Underwood Building's individually designed apartments offer beautiful, airy living spaces with contemporary lines and minimalist finishing. The building overlooks Bartholomew Close's revitalised streetscape, where intimate cafes and restaurants lend this ancient street a new sense of vitality.

It watched over Bartholomew Close, handsome and proud, with a sense of history as deep as its foundations, and one eye on the modern City just streets away.

LEFT
Computer generated image
of exterior facade of
The Underwood Building
and Vicary House

VICARY HOUSE

VICARY HOUSE IS A DESIGN-ORIENTATED NEW RESIDENTIAL BUILDING WITH A KEEN SENSE OF HISTORICAL AWARENESS AND CRISP, CONTEMPORARY FINISHING.

Located at the southern edge of Barts Square, Vicary House sits in prime position on historic Bartholomew Close. A refined and improved streetscape has given this historic thoroughfare a feeling of relaxed vibrancy, with new cafes and restaurants lining the street beneath its historic plane trees.

With its traditional, linear warehouse aesthetic, Vicary House strikes a distinctive silhouette on the open corner of Bartholomew Close. Its contemporary lines and beautiful natural grey terracotta

facade offer a natural transition from the pace of the City to the cobbled intimacy of Barts Square.

The retail, restaurants and unrivaled connections of the City are a stone's throw from Bartholomew Close, but they feel a world away. Vicary House's apartments are individually crafted, spacious, restful residences. Its south-facing aspect allows for beautiful, sun-catching living spaces, with high ceilings and the exquisite sense of craft and detail that is the defining feature of all apartments in Barts Square.

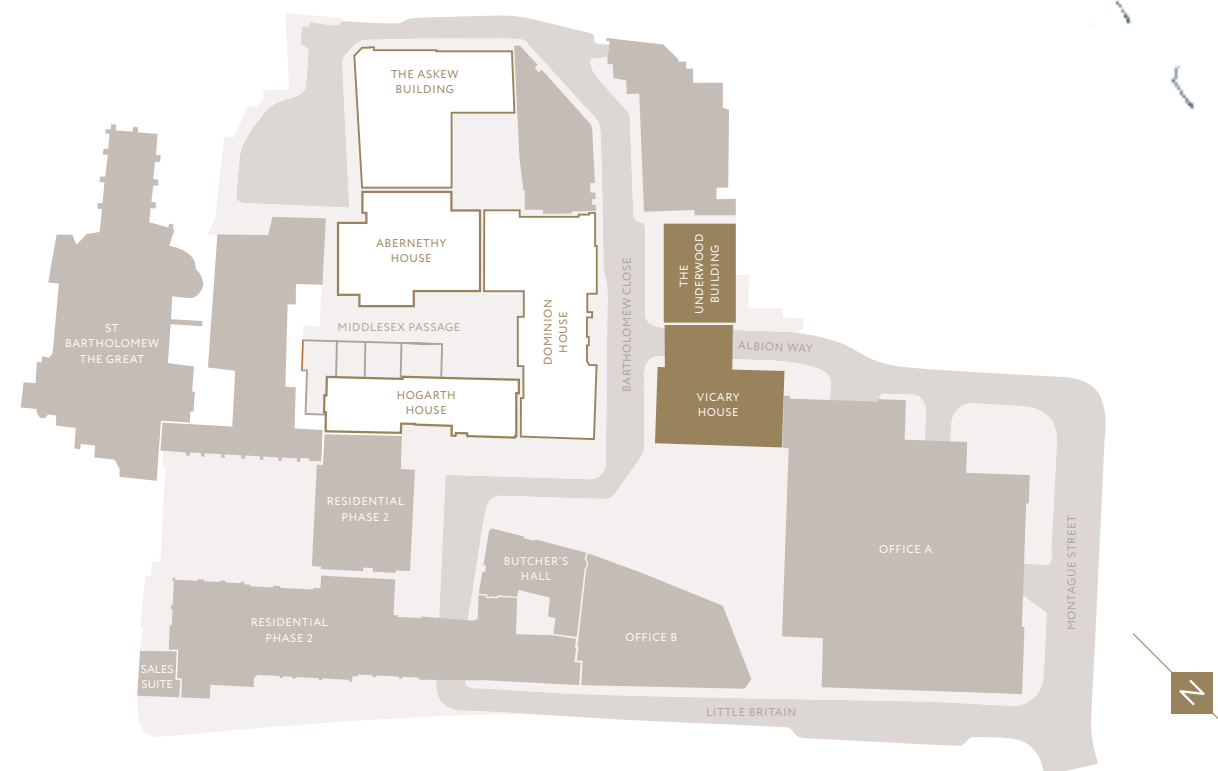
*I stood in the dappled shade
and watched this new addition
make the afternoon sun its own,
gleaming with warmth and
borrowed light. Quite beautiful.*

RIGHT
Computer generated
image of Barts Square



A BIRD'S EYE VIEW

The Underwood Building and Vicary House are striking contemporary buildings, but their spirit is as old as the cobbles they stand on. Crisp warehouse aesthetics and crafted finishes pay homage to the distinctive personality of Smithfield, making these new arrivals feel like old companions.



THE UNDERWOOD BUILDING AND VICARY HOUSE

HOME SWEET HOME

Exteriors



BARTS SQUARE



*Facades that speak quietly
but beautifully in the
language of these storied streets.*

LEFT AND ABOVE
Computer generated image
of Barts Square

STYLE AND DESIGN

Interiors

THE PERFECT COUNTERPOINT TO SMITHFIELD'S HISTORIC CHARM, APARTMENTS AT BARTS SQUARE ARE IMMACULATE, SPACIOUS AND LIGHT, PERFECTLY CRAFTED FOR REST AND REVITALISATION.

Calm, uncomplicated and open, Barts Square's apartments are tailored to maximise light, space and the orientation of their buildings. Finished in a mixture of refined materials and warm, organic textures, these spaces are dressed with raw oak floorboards, natural slate, marble and polished plaster. Understated and luxurious,

the apartments include top of the range appliances and consolidated controls for heating, cooling and lighting. Storage and fittings are integrated into the fabric of the apartments throughout, allowing for long, clean, contemporary lines. The result is residences with an elegant, design orientated character all of their own.

*Character, composure
and craft...*

RIGHT
Computer generated image
of living space in Barts Square





LEFT
Computer generated
image of living space
in Barts Square



ABOVE AND RIGHT
Computer generated
image of living space
in Barts Square





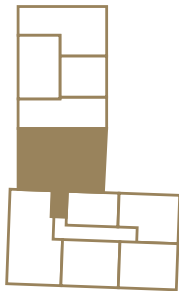
THE UNDERWOOD BUILDING AND VICARY HOUSE

Floorplans

APARTMENT
2.5

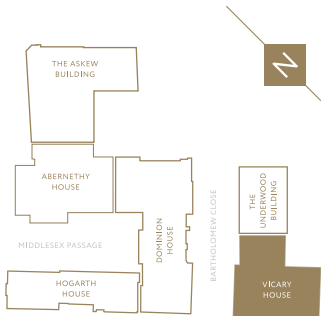


SECOND
FLOOR
3 BEDS



Total area	117.0 sq m / 1,259 sq ft
Living/Dining	7.65m x 4.51m 25'1" x 14'10"
Kitchen	4.75m x 2.85m 15'7" x 9'4"
Bedroom 1	5.14m x 3.36m 16'10" x 11'0"
Bedroom 2	3.73m x 2.74m 12'3" x 9'0"
Bedroom 3	2.51m x 2.42m 8'3" x 7'11"

SITE LOCATION



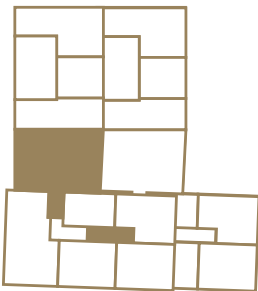
KEY W WARDROBE WD WASHER/DRYER B BALCONY

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APARTMENT
3.5

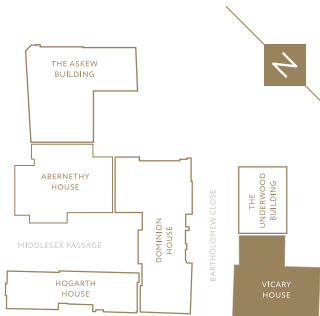


THIRD
FLOOR
3 BEDS



Total area	117.0 sq m / 1,259 sq ft
Living/Dining	7.65m x 4.51m 25'1" x 14'10"
Kitchen	4.75m x 2.85m 15'7" x 9'4"
Bedroom 1	5.14m x 3.36m 16'10" x 11'0"
Bedroom 2	3.73m x 2.74m 12'3" x 9'0"
Bedroom 3	2.51m x 2.42m 8'3" x 7'11"

SITE LOCATION



KEY W WARDROBE WD WASHER/DRYER B BALCONY

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APARTMENT

4.5

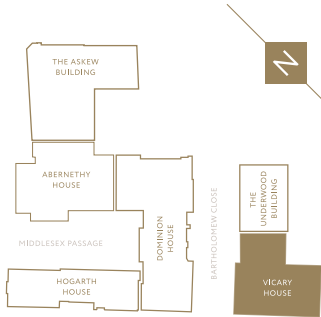


FOURTH
FLOOR
3 BEDS



Total area	117.0 sq m / 1,259 sq ft
Living/Dining	7.65m x 4.51m 25'1" x 14'10"
Kitchen	4.75m x 2.85m 15'7" x 9'4"
Bedroom 1	5.14m x 3.36m 16'10" x 11'0"
Bedroom 2	3.73m x 2.74m 12'3" x 9'0"
Bedroom 3	2.51m x 2.42m 8'3" x 7'11"

SITE LOCATION

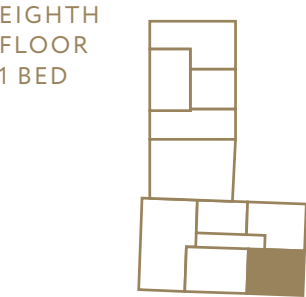
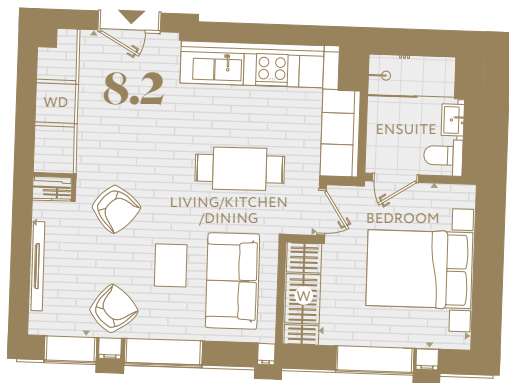


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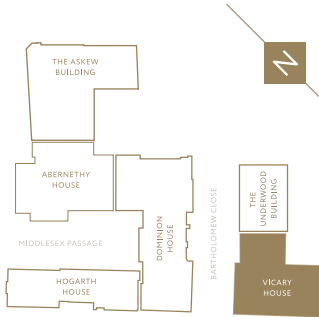
APARTMENT

8.2



Total area	49.4 sq m / 538 sq ft
Living/Kitchen/Dining	5.42m x 6.27m 17'9" x 20'7"
Bedroom	2.89m x 3.59m 9'6" x 11'9"

SITE LOCATION



KEY W WARDROBE WD WASHER/DRYER B BALCONY

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INTERIOR SPECIFICATION

1.
STRUCTURE

The Underwood Building:
Six storey high reinforced concrete frame building

Lower ground/basement plant areas

Mixture of traditional red brick and glazed red brick façade

Metal (powder coated) window frames

Flat roof with concrete paviments

Vicary House:
Nine storey reinforced concrete frame building

Retail to ground and lower ground floors

Lower ground/basement plant areas together with residential cycle parking and residential storage

Mixture of terracotta cladding with aluminium window frames. Top two storeys are a mixture of stainless steel panels and aluminium window frames

Link building consists of anodised aluminium curtain walling system with additional anodised aluminium fins

Flat roof with mixture of sedum “green roof” and concrete paviments

2.
WALLS, FLOORS, AND CEILINGS

Acoustically isolated raised floor or screed with integrated under floor heating

Walls throughout will be in studwork with plasterboard, skimmed and painted

Plasterboard ceilings, skimmed and painted, with services zone above

3.
FLOORING

Engineered timber floor finish to all rooms except bathrooms and dedicated services cupboards

Slate floor in master bathrooms and porcelain tiled floor in other bathrooms

Timber decking/stone floor finish to balconies

4.
COLOUR PALETTES

The interior finishes comprise two colour palettes, **Contemporary** and **Character**, that are determined by the buildings and relate to the facade material and style

All apartments in Vicary House and The Underwood Building are in the **Contemporary** palette

Contemporary palette features:
This palette features inky blue and green lacquers, a grey specialist plaster wall finish set against oak in contrasting tones, carrara marble, stainless steel and dark slate

5.
KITCHENS

Bespoke kitchens in Contemporary or Character colour/material palettes subject to building facade

Counter cabinets in timber veneer finish. Tall units and high level units in lacquered finish

Stainless steel worktops with integrated single bowl, stainless steel sink and mixer tap. Barraza or similar

Island units with carrara marble top where applicable

Splash back in stainless steel

Appliances:

- Induction hob
- Multi-function electric oven
- Combination microwave oven
- Warming drawer (in 3 beds only)
- Integrated dishwasher
 - all VZUG or similar
- Wine cabinet, U-Line or similar
- Integrated fridge freezer, Liebherr or similar
- Extract fan, Falmec, Elica or similar
- Combined washer/dryer (separate washing machine and tumble dryer in 3 beds)
 - Miele or similar
- Compartmentalised waste storage

6.
BATHROOMS

Bespoke bathrooms in Contemporary or Character colour/material palettes subject to building facade

Vanity unit (subject to bathroom type)

High quality ceramic basin (typically) or continuously formed basin and vanity unit in solid surface material and natural stone (solid surface in Corian or similar)

Bespoke mirrored storage cabinet with integral lighting and demisting elements

Bespoke freestanding low level timber veneered storage cabinet in master bathrooms

All bathrooms have tiled porcelain walls with feature areas in marble and porcelain mosaic. Master bathrooms have natural slate floors, all other bathrooms have tiled porcelain floors

Enamel steel baths (where applicable)

Baths have a slate front panel in master bathroom to match floor finish

Level access shower with natural slate floor in master bathrooms and solid surface shower tray in other bathrooms

Frameless glazed shower screens

White vitrified enamel wall mounted WC with soft close seat and dual push button flush

High quality polished chrome finished brassware

Electric heated wall for towel and bath robe, polished stainless steel towel rail and hooks

(Arrangements vary subject to bathroom type)

7. JOINERY	10. LIGHTING
<p>Doors</p> <p>Full height entrance doors, solid core with black stained oak veneer</p> <p>Hardwood timber frame and high quality door furniture including cylinder night latch</p> <p>Painted factory finish full height internal doors, with soft wood frames and high quality lever handles</p> <p>Wardrobes</p> <p>Veneered timber doors to master and second bedrooms, lacquered wardrobe doors in all other bedrooms. All wardrobes fitted with top shelf, hanging rail and integral lighting</p>	<p>Generally LED luminaires throughout</p> <p>All lighting is dimmable (except in wardrobes) and programmed into scenes (mood lighting). Scenes are user programmable in apartments that have opted for a touchscreen upgrade</p> <p>Feature ceiling trough detail with concealed lighting in selected rooms</p> <p>5 amp lighting sockets to living rooms and bedrooms</p>
8. HEATING AND COOLING	11. FLOOR TO CEILING HEIGHTS
<p>Heating and cooling for each apartment will be served by the development's district heating and chilled water network</p> <p>Energy metering for each apartment</p> <p>Thermostatically controlled under floor heating to all rooms</p> <p>Apartments ventilated by a whole house ventilation system with a heat recovery unit</p> <p>Comfort cooling with fan coil units to living rooms and all bedrooms</p> <p>Integrated/concealed slot diffusers</p>	<p>Apartment entrance halls: 2.40m</p> <p>Reception rooms and bedroom generally: 2.60m (localised bulkheads to accommodate services)</p> <p>Bathrooms and kitchens: 2.40m – 2.60m – subject to apartment type</p>
9. ELECTRICAL	12. BALCONIES
<p>13 amp power sockets, 5 amp lighting outlets (dimmed) and USB charging sockets</p> <p>Lighting switch panels in white solid surface material</p> <p>Combination sockets for power and data outlets throughout, finished in white</p>	<p>All balconies accessed via opening or sliding glazed doors</p> <p>Hardwood decking/stone floor finish with level threshold</p> <p>Glazed or metal rail balustrades</p>

13. AV, TELEPHONE AND DATA SYSTEM	14. SECURITY
<p>Communal satellite and antenna (UHF, FM and DAB) signal distribution system. Satellite dishes are provided to receive Sky programming and one other satellite (TBA)</p> <p>Satellite and antenna connection points provided in reception rooms and all bedrooms</p> <p>Data connection points provided in reception rooms and all bedrooms and key locations for the future installation of wireless access points (in larger apartments). Data points may be used for wired telephones</p> <p>Development served by a fibre optic network facilitating the provision of ultra high speed internet (subscription required)</p> <p>Home automation system (KNX or similar) provides intelligent climate and lighting control. The system includes "special function" buttons such as "all-off", "holiday" and "welcome" modes</p> <p>Provision has been made to allow the door intercom video station to be upgraded, at an additional cost, to a touchscreen (KNX or similar) that allows the central management of all heating, cooling and lighting systems. In combination with a purchased touchscreen upgrade, the apartment may be controlled remotely via a smartphone or tablet application*</p> <p>Comprehensive combination sockets are provided to accommodate a variety of home entertainment configurations</p> <p>A central equipment location is provided complete with data and home entertainment patch panels</p> <p>Pre-wiring for multi-room audio systems with speaker locations in reception rooms and all bedrooms</p> <p>Pre-wiring for motorised curtains and blinds</p> <p>*Please speak to your sales representative for details</p>	<p>Video entry phone to all apartments</p> <p>Intruder alarm to lower ground, ground and first floor apartments</p> <p>Integrated access control system to all building entrances and car park within all residential buildings</p> <p>CCTV</p> <p>24h concierge and security</p>
15. AMENITIES	
<p>Five star, 24h concierge facility</p> <p>Private dining/meeting room (including adjacent kitchen for catering purposes)</p> <p>19 seat private screening room with ancillary lounge bar</p> <p>Residents lounge overlooking communal garden</p>	
16. LIFT	
<p>One passenger lift per core serving all residential floors and the car park</p> <p>Two car lifts accessed at street level serving the car park levels</p>	
17. CAR PARK	
<p>25 car parking spaces within the lower ground floor available for sale by separate agreement to the apartments</p> <p>3 motorcycle spaces within the lower ground floor available for sale by separate agreement to the apartments</p> <p>136 cycle spaces and 24 cycle boxes within the lower ground floor</p> <p>Wash down facility provided</p> <p>Battery Electric Vehicle (BEV) charging posts provided</p>	

**THE
COLLECTION
—
HOGARTH
HOUSE**

THE COLLECTION - HOGARTH HOUSE



BARTS SQUARE

THE COLLECTION

THE COLLECTION ARE BARTS SQUARE'S MOST EXCLUSIVE RESIDENCES, A COMBINATION OF LUXURIOUS, CONTEMPORARY, ROOF LEVEL PENTHOUSES AND BEAUTIFULLY CRAFTED DUPLEX APARTMENTS ON MIDDLESEX PASSAGE.

Above parapet level, the brick and stone facades of Barts Square give way to the architectural language of the warehouses, weaver lofts and stables that once stood where Abernethy House and Dominion House do today.

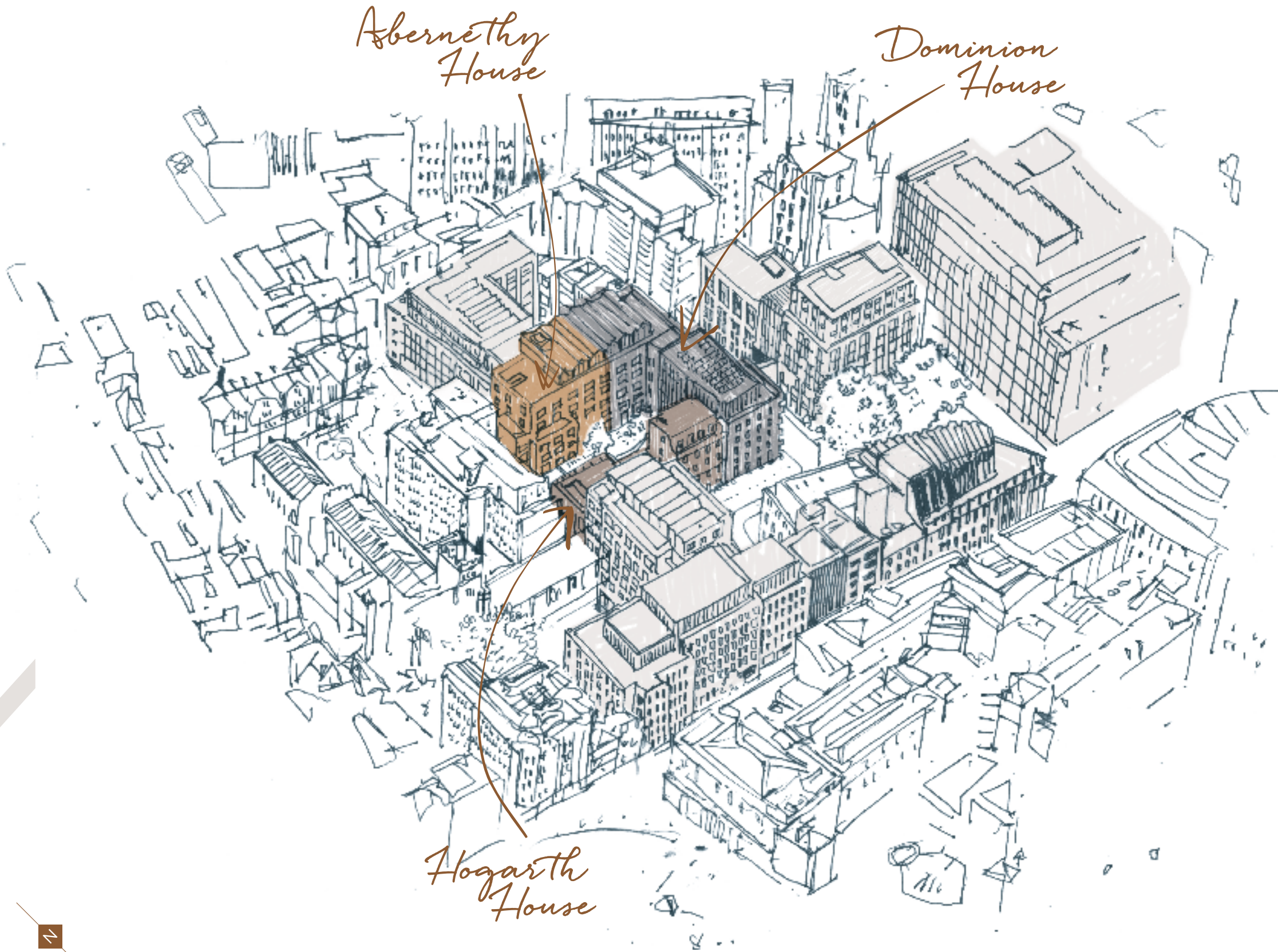
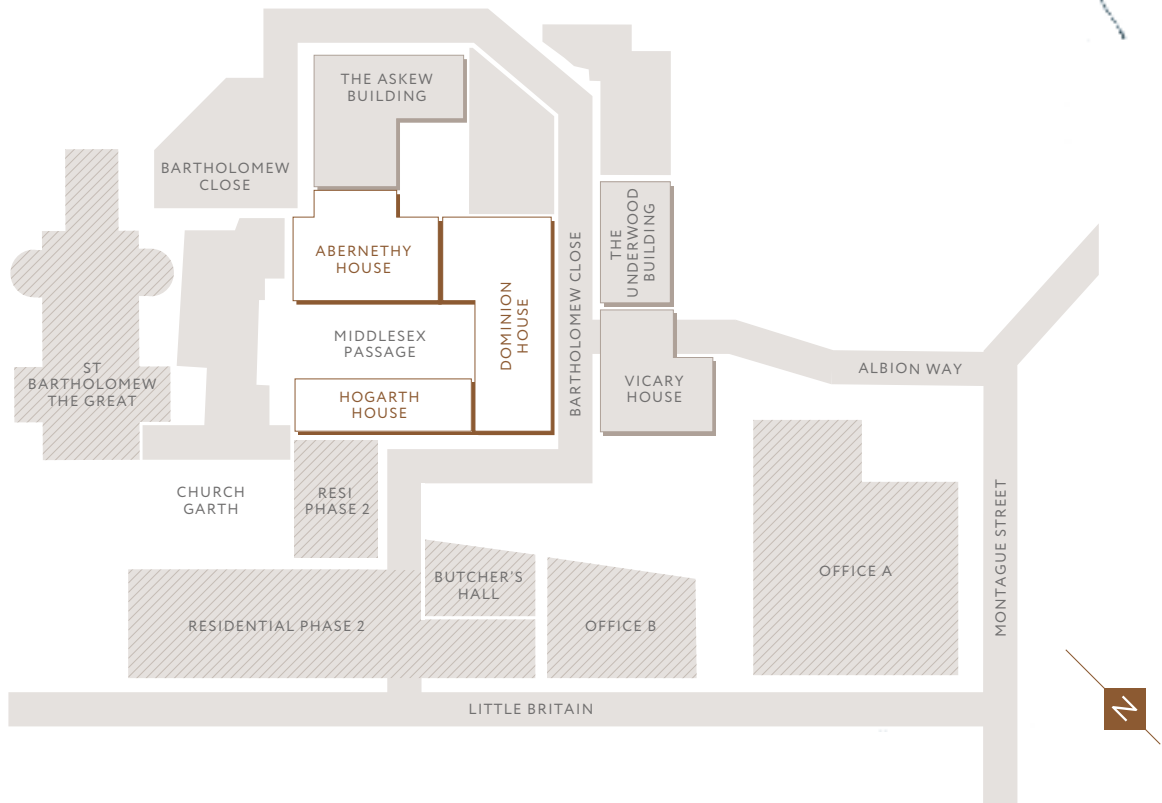
The three penthouses feature full height glazing and crafted finishes in their bespoke timber joinery and steel framework. Impressively proportioned private terraces offer residents views over the restful interior of Middlesex Passage, St Paul's Cathedral and London beyond. These are beautifully light, spacious residences, with a distinctive sense of craft and an understated luxury.

The remaining four residences in The Collection are located in Hogarth House. The yellow brick facade, arcaded ground floor and centrepiece glazed roof lantern set the tone for these characterful, three bedroom duplex apartments. Three of the residences feature striking sunken gardens, clad on all sides by opening glass doors, flooding the apartments with light and character. The final apartment in The Collection is truly a jewel in Barts Square's crown featuring a centrepiece glazed roof lantern above a double height atrium providing wonderfully open and light living spaces.

*There were no 'places like this',
I thought, only this one.*

THE RESIDENCES

THE COLLECTION COMPRISES THE APARTMENTS ON THE TOP FLOORS OF ABERNETHY HOUSE AND DOMINION HOUSE, AS WELL AS FOUR IMPRESSIVE DUPLEXES IN HOGARTH HOUSE.



HANDSOME HOUSES

FROM ROOF LEVEL, WAREHOUSE-INSPIRED PENTHOUSES, TO DUPLEXES REIMAGINED IN A HISTORIC GARDEN COURTYARD, THE COLLECTION CAPTURES THE INTEGRITY AT THE HEART OF BARTS SQUARE AND ITS COMMITMENT TO CRAFT AND INDIVIDUALITY.



*Abberneathy
House*

Elegant grey brickwork creates a warm grey backdrop for Middlesex Passage's enclosed garden courtyard, huge windows create spacious apartments flooded with light.



*Dominion
House*

A striking mix of original facades and elegant, modern glazing, Dominion House offers some of Bart Square's lightest, brightest apartments.

*Hogarth
House*

One of the most unique, characterful and immediately recognisable buildings in Barts Square, Hogarth House is a gateway into Smithfield's storied past.



THE COLLECTION - HOGARTH HOUSE



*The details!
A thousand tiny reminders
that I was somewhere
quite remarkable.*

TOP
Computer generated image of
exterior facade at Hogarth House

RIGHT
Computer generated image of
exterior facade at Abernethy House

FAR RIGHT
Computer generated image of
exterior facade at Dominion House

BARTS SQUARE



CHARACTER LIVING

IMMACULATE, SPACIOUS AND LIGHT, THESE ARE UNDERSTATED AND ELEGANT INTERIORS DESIGNED FOR REST AND REVITALISATION.

The Collection epitomises craft, character and elegance, ensuring a unique set of residences that are aware of their past and ready for their future.

Uncomplicated and open, the penthouses' full height glazing creates living spaces flooded with light, while crafted finishes of bespoke joinery and steelwork ensure a depth of character hard to find in the Square Mile.

Hogarth House's duplex apartments are spacious and contemporary, with details

led by the building's historic character. Crisp, pedimented windows allow natural light to flow through calm, open spaces with double height vaulted ceilings.

Apartments in The Collection feature top of the range appliances and finishes in fine stone, polished plaster and natural timbers. Storage is integrated into the fabric of the apartments, allowing for effortless, contemporary lines.

*Stone, timber and steel
crafted with perfect care...*

Computer generated image
of a penthouse kitchen
from The Collection

THE COLLECTION - HOGARTH HOUSE

BARTS SQUARE



Computer generated image
of a typical living space
in Barts Square



*Character, composure
and craft...*

ABOVE
Computer generated image of
a typical living space in Barts Square

RIGHT
Computer generated image of
a typical bedroom in Barts Square



Computer generated image
of a penthouse bathroom
from The Collection



Computer generated images
of penthouse bathrooms
from The Collection



THE COLLECTION - HOGARTH HOUSE

BARTS SQUARE

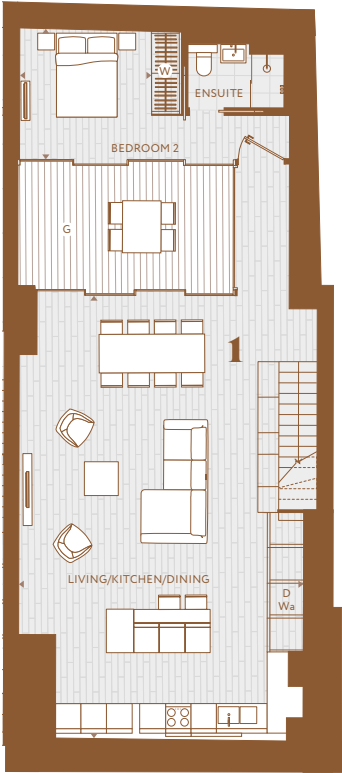
THE COLLECTION - HOGARTH HOUSE

Floorplans

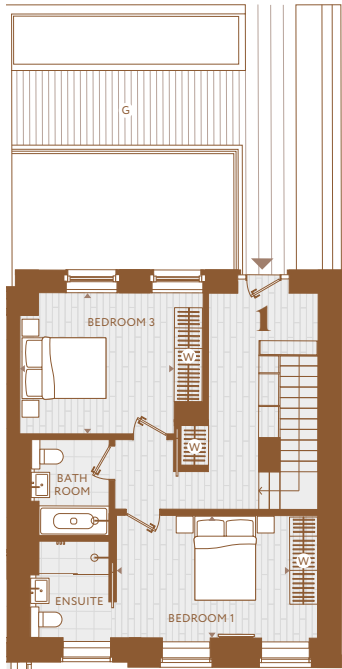
Computer generated image
of a penthouse terrace
from The Collection

APARTMENT 1

LOWER
GROUND
FLOOR



GROUND
FLOOR

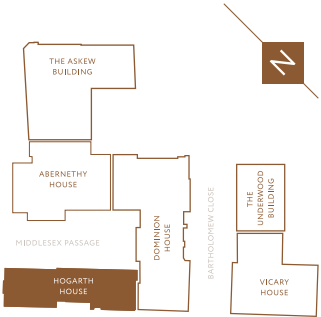


LOWER GROUND
AND GROND FLOOR
3 BEDS
DUPLEX



Total area (excl garden)	152.4 sq m / 1,640 sq ft
Living/Kitchen/Dining	6.13m x 10.48m 20'1" x 34'4"
Bedroom 1	3.11m x 3.03m 10'2" x 9'11"
Bedroom 2	4.09m x 2.91m 13'5" x 9'6"
Bedroom 3	3.65m x 3.33m 12'0" x 10'11"
Garden (lower ground)	14.9 sq m / 160 sq ft
Garden (ground)	30.5 sq m / 328 sq ft

SITE LOCATION

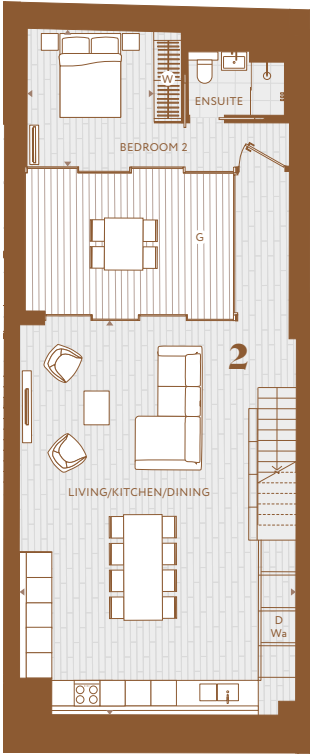


KEY D DRYER WM WASHING MACHINE WD WASHER/DRYER B BALCONY G GARDEN T TERRACE W WARDROBE

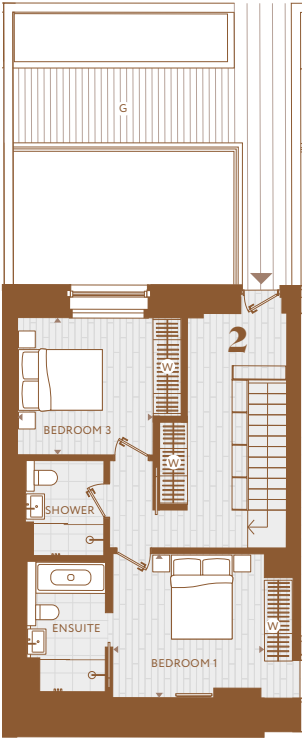
Floorplans are not to scale and are indicative only. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. Balcony and terrace sizes and locations may differ from those illustrated.

APARTMENT 2

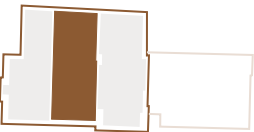
LOWER
GROUND
FLOOR



GROUND
FLOOR

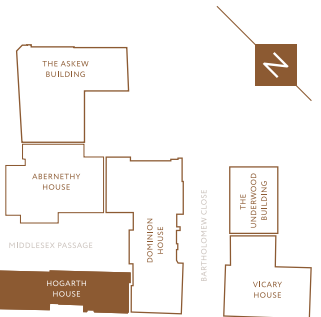


LOWER GROUND
AND GROUND FLOOR
3 BEDS
DUPLEX



Total area (excl garden)	139.5 sq m / 1,501 sq ft
Living/Kitchen/Dining	5.66m x 9.31m 18'7" x 30'7"
Bedroom 1	3.00m x 3.20m 9'10" x 10'6"
Bedroom 2	3.59m x 3.39m 11'9" x 11'2"
Bedroom 3	3.23m x 3.36m 10'7" x 11'0"
Garden (lower ground)	16.5 sq m / 178 sq ft
Garden (ground)	26.3 sq m / 328 sq ft

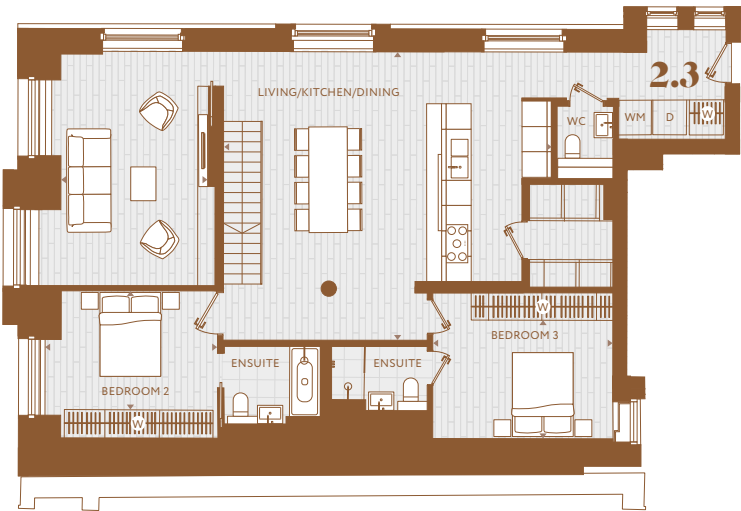
SITE LOCATION



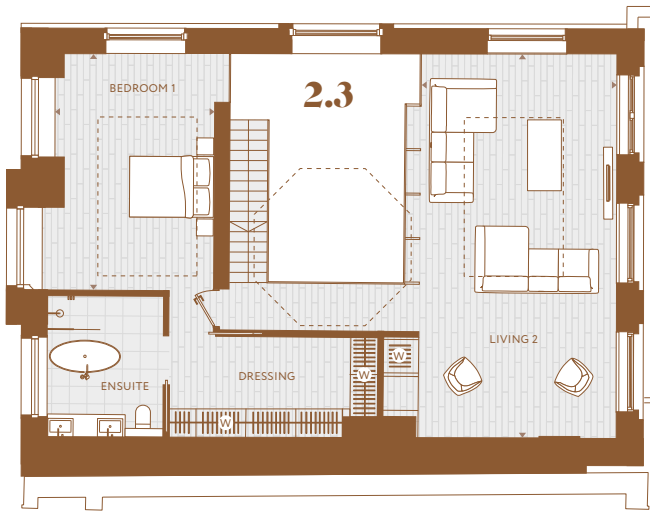
KEY D DRYER WM WASHING MACHINE WD WASHER/DRYER B BALCONY G GARDEN T TERRACE W WARDROBE

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APARTMENT
2.3



SECOND
FLOOR



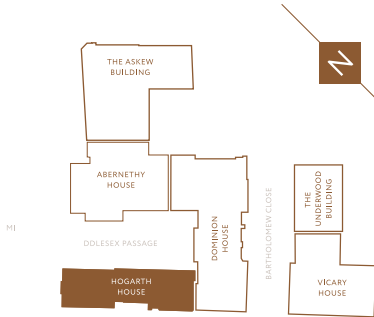
THIRD
FLOOR

SECOND AND
THIRD FLOOR
3 BEDS
DUPLEX



Total area	226.1 sq m / 2,434 sq ft
Living/Kitchen/Dining	6.91m x 7.75m 22'8" x 25'5"
Living 2	9.07m x 4.64m 29'9" x 15'3"
Bedroom 1	5.58m x 3.58m 18'4" x 11'9"
Bedroom 2	2.78m x 3.67m 9'1" x 12'1"
Bedroom 3	2.99m x 4.30m 9'10" x 14'2"

SITE LOCATION



KEY D DRYER WM WASHING MACHINE WD WASHER/DRYER B BALCONY G GARDEN T TERRACE W WARDROBE

Floorplans are not to scale and are indicative only. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ.
Dimensions given are approximate and should not be used to order carpets or furniture. Balcony and terrace sizes and locations may differ from those illustrated.

INTERIOR SPECIFICATION

1. STRUCTURE	3. FLOORING
Reinforced concrete frame building Traditional brick/stone and glazed facade systems Metal or hardwood timber window frames Flat roof system with sedum planting or pitched roofs with metal roofing system	Engineered timber floor finish to all rooms except bathrooms and dedicated services cupboards Slate floor in master bathrooms and porcelain tiled floor in other bathrooms Timber decking and/or stone to balconies
2. WALLS, FLOORS, AND CEILINGS	4. COLOUR PALETTES
Acoustically isolated raised floor or screed with integrated under floor heating Walls throughout will be in studwork with plasterboard, skimmed and painted Plasterboard ceilings, skimmed and painted, with services zone above	The seven apartments in The Collection all have a consistent palette with special materials unique to them The palette features deep English green lacquer, oak in contrasting tones, dark slate, feature brass, quartz stone and carrara marble

5. KITCHENS	6. BATHROOMS
Bespoke kitchens Counter cabinets in timber veneer finish. Tall units and high level units in lacquered finish Feature brass finish to island units where applicable Technical stone worktops with undermounted single bowl stainless steel sink and mixer tap Barraza or similar Natural stone splash back Appliances: <ul style="list-style-type: none">- Induction hob- Multi-function electric oven- Combination microwave oven- Warming drawer- Integrated dishwasher all VZUG, Bora or similar- Wine cabinet, U-Line or similar- Integrated fridge freezer, Liebherr or similar- Extract fan, Falmec, Elica, Bora or similar- Washing machine, Miele or similar- Tumble dryer, Miele or similar- Compartmentalised waste storage	Bespoke bathrooms Vanity unit (subject to bathroom type) High quality ceramic basin (typically) or continuously formed basin and vanity unit in solid surface material and natural stone (solid surface in Corian or similar) Bespoke mirrored storage cabinet with integral lighting, demisting elements Bespoke, free standing low level timber veneered storage cabinet in a principal bathrooms All bathrooms have tiled porcelain walls with feature areas in natural stone and porcelain mosaic Master bathrooms have tiled stone floors, all other bathrooms tiled porcelain floors Enamel steel baths (where applicable) Baths have a natural stone front panel in master bathroom to match floor finish Level access shower: natural stone floor in master bathrooms and solid surface shower tray in other bathrooms Frameless glazed shower screens White vitrified enamel wall mounted WC with soft close seat and dual push button flush High quality polished chrome finished brassware Electric heated wall for towel and bath robe, polished stainless steel towel rail and hooks (Arrangements vary subject to bathroom type)

7.
JOINERY

Doors

Hogarth House: Top Floor Duplex

Full height entrance doors, solid core with black stained oak veneer

Hardwood timber frame and high quality door furniture including cylinder night latch

Hogarth House: Ground and Lower Ground Duplexes

External entrance door

Solid hard wood timber frame and door leaf with painted factory finish, vision panel and fan light over. High quality door furniture including cylinder night latch

Dominion/Abernethy House:

Full height apartment entrance doors, solid core with painted factory finish

Hardwood timber frame and high quality door furniture including cylinder night latch

Painted factory finish full height internal doors, with soft wood frames and high quality lever handles

Wardrobes

Veneered timber doors to master and second bedrooms, lacquered doors to other bedrooms

Fitted with top shelf, hanging rail and integral lighting

8.
ELECTRICAL

13 amp power sockets, 5 amp lighting outlets (dimmed) and USB phone/tablet charging sockets

Lighting switch panels in stainless steel

Combination sockets for power and data outlets throughout, finished in white

9.
TERRACES

All terraces accessed via opening or sliding glazed doors

Hardwood decking/stone floor finish with level threshold

Glazed or metal rail balustrades

10.
HEATING AND COOLING

Heating and cooling for each apartment will be served by the development's district heating and chilled water network

Energy metering for each apartment

Thermostatically controlled under floor heating to all rooms

Apartments ventilated by a heat recovery unit

Comfort cooling with fan coil units to living rooms and all bedrooms

Integrated/concealed slot diffusers

11.
AV, TELEPHONE AND DATA SYSTEM

Communal satellite and antenna (UHF, FM abd DAB) signal distribution system. Satellite dishes are provided to receive Sky programming and one other satellite (TBA)

Satellite and antenna connection points provided in reception rooms and all bedrooms

Data connection points provided in reception rooms and all bedrooms and key locations for the future installation of wireless access points. Data points may be used for wired telephones

Development served by a fibre network facilitating the provision of ultra high speed internet (subscription required)

Full home automation system controlled by touchscreen (KNX or similar) allowing the central management of all heating, cooling and lighting systems (and motorised blinds, if applicable). The apartment may also be controlled remotely via a smartphone or tablet application

Comprehensive combination sockets are provided to accommodate a variety of home entertainment configurations

A central equipment location is provided complete with data and home entertainment patch panels

Pre-wiring for multi-room audio systems with speaker locations in reception rooms all bedrooms

Motorised blinds

12.
LIGHTING

Generally LED luminaires throughout

All lighting is dimmable (except cupboards) and programmed into scenes (mood lighting)

Scenes are user programmable via a touch screen

Feature ceiling trough detail with concealed lighting in selected rooms

5 amp lighting sockets to living rooms and bedrooms

13.
FLOOR TO CEILING HEIGHTS

Abernethy House and Dominion House (Retained Facade):

Apartment entrance halls: 2.40m

Reception rooms and bedrooms under pitched roofs generally: 2.50m-3.30m (localised bulkheads to accommodate services)

Bathrooms 2.40m/kitchens: 2.40m or above – subject to apartment type

Dominion House (New Facade):

Apartment entrance halls: 2.40m

Reception rooms and bedrooms generally: 2.60m (localised bulkheads to accommodate services)

Bathrooms and kitchens: 2.40m

Hogarth House: Ground and Lower Ground Duplexes

Apartment entrance halls: 2.80m

Reception rooms generally: 2.60m (localised bulkheads to accommodate services)

Bedrooms generally: 2.60m or 2.80m subject to location (localised bulkheads to accommodate services)

Bathrooms 2.40m/kitchens: 2.40m

Hogarth House: Top Floor Duplex

Apartment entrance halls: 2.40m

Reception rooms and bedrooms generally: 2.60m (localised bulkheads to accommodate services)

Dining area with double height space

Bathrooms and kitchens: 2.40m

14.
SECURITY

Video entry via touchscreen

Intruder alarm to ground/lower ground and first floor apartments

Integrated access control system to all building entrances and car park within all residential buildings

CCTV

24h concierge and security

15.
AMENITIES

Five star, 24h concierge facility

Private dining/meeting room (including adjacent kitchen for catering purposes)

19 seat private screening room with ancillary lounge bar

Residents lounge overlooking communal garden

16.
LIFT

One passenger lift per core serving all residential floors and the car park

Two car lifts accessed at street level serving the car park levels

17.
CAR PARK

25 car parking spaces within the lower ground floor available for sale by separate agreement to the apartments

3 motorcycle spaces within the lower ground floor available for sale by separate agreement to the apartments

136 cycle spaces and 24 cycle boxes within the lower ground floor

Wash down facility provided

Battery Electric Vehicle (BEV) charging posts provided

ELEGANT DECADENCE

ALONGSIDE ITS UNIQUELY CRAFTED RESIDENCES, BARTS SQUARE OFFERS INTIMATE, ELEGANT RESIDENTS' FACILITIES TO HELP WITH THE DAY'S WORK, OR TO HELP UNWIND ONCE THE WORK IS DONE.

Entered via the entrance lobby and concierge on Bartholomew Close, the residents' amenities offer bespoke facilities for meetings, relaxation and entertainment that feel like an extension of Barts Square's apartments. Classic, crisp and understated, they create an atmosphere at once vibrant and restorative, completely in tune with the character of their setting. Facilities include a spacious, beautifully finished dining and meeting room which can be used for business meetings, decadent dinners and private events.

An elegant residents' lounge, overlooking a private residents' garden offers the perfect location for casual working, to meet up with friends or simply as a place to have a coffee and read the papers on a Sunday morning. A private cinema room allows residents to enjoy a film in style without ever leaving home, and a lounge bar beneath Hogarth House provides a taste of elegant decadence, an oasis within an oasis below the street.

LEFT
Computer generated
image of the residents'
bar at Barts Square





Computer generated image
of the residents' lounge
at Barts Square

CONTACT US

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