



CGI REQUIRED

URBAN VILLAGE LIFE

Nestled between Caledonian Road, known affectionately by locals as 'The Cally', and the leafy Hilldrop Conservation Area this historic part of the capital was once home to London's largest outdoor market. Today, the residential streets of the area connect the chic restaurants, bars and boutiques of Islington with the vibrant buzz of Kings Cross and Camden Town.

	Kings Cross St Pancras	Oxford Circus	London Bridge	Victoria Station	Heathrow Airport
PUBLIC TRANSPORT*	3 mins*	13 mins*	15 mins*	17 mins*	55 mins*
	The Pleasance Theatre	Caledonian Road Underground Station	Caledonian Park and Clocktower	The Forum Kentish Town	Highbury and Islington
WALKING	2 mins	7 mins	7 mins	22 mins	23 mins
	Camden Lock Market	Angel Islington	Regents Park	Old Street	Hampstead Heath
BICYCLE	10 mins	11 mins	15 mins	15 mins	20 mins
	Canonbury	Clerkenwell	Primrose Hill	Euston Station	Stanstead Airport
BY TAXI	12 mins	15 mins	16 mins	18 mins	50 mins

*NOTE: All journey times by Public Transport start from Caledonian Road Underground Station. All other journey times stated start from Market Place. Times sourced from google.com/maps

About Hyde New Homes

Hyde New Homes is the award-winning affordable home ownership part of the Hyde Group, a leading G15 developer of homes for all needs and incomes, providing homes and services to over 95,000 customers across London and the South East.

The 30-strong Hyde New Homes team sits within Business Development and provides expertise in sales and marketing.

Hyde plans to develop 7,500 homes over the next five years and is investigating ways to build further homes. As a not-for-profit business, surplus is invested to build more affordable homes.

Hyde's significant skills and experience are reflected in its approach to both new build and large-scale regeneration harnessing a multi-disciplined approach where all relevant stakeholders input into each scheme at an early stage to ensure the product is suited to its target audience and commercially viable.

Homes are generously-sized, striking a balance between style and functional design, appealing to a wide range of home buyers. Quality finishes, fittings and long-lasting materials are used and current sustainability standards employed using latest heating and insulation technology, to reduce fuel bills and cut emissions.

The focus is on customer satisfaction, innovative product, award-winning design and locations, making Hyde's new homes attractive to buyers and investors alike.

About Shared Ownership

Shared Ownership is a government-backed home ownership scheme which has been specifically designed to help those who are unable to afford the cost of buying a property at full market value.

It works by enabling you to purchase a percentage of the equity in your new home, which is usually between 20% and 40%, and pay a subsidised rent on the part you don't own to Hyde New Homes, as well as a monthly service charge.

You will have the same rights and responsibilities as a full owner occupier.

LEARN MORE ABOUT SHARED OWNERSHIP

You can also watch Your 'Guide to Shared Ownership' video on our website: www.hydenewhomes.co.uk

WHAT OUR CUSTOMERS SAY

"We're so grateful for everything Hyde New Homes did for us. They understood that this was going to be our forever home and we weren't willing to settle for something that wasn't perfect."

Purchaser at Wing, Camberwell

CUSTOMER SERVICE



95% of our customers would recommend us to a friend

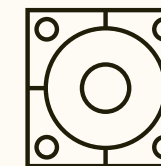


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Details correct at time of going to print
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SHARED OWNERSHIP AT MARKET PLACE

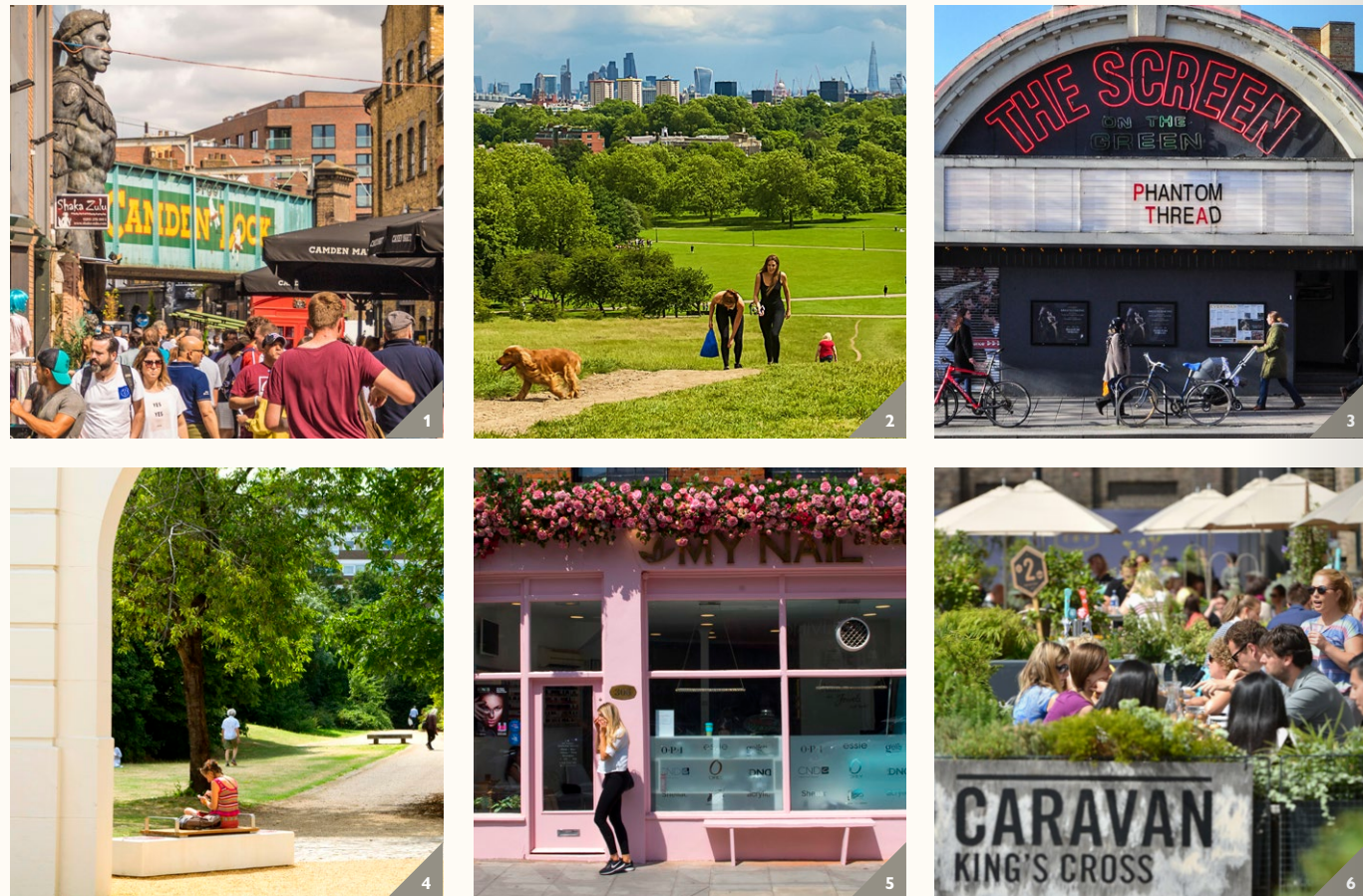
SURR STREET, N7

PERFECTLY PLACED IN NORTH LONDON
— AT THE CENTRE OF IT ALL —

Hyde New Homes presents a collection of contemporary one and two bedroom apartments in N7 at the nexus of Highbury, Islington, Kings Cross and Camden Town.

SHARED OWNERSHIP AT MARKET PLACE

These well appointed apartments reflect the characteristic style of residential North London whilst embracing the modern approach to architectural design and building techniques.



1. Camden Lock Market / 2. Primrose Hill / 3. The Screen On The Green, Islington / 4. Caledonian Park / 5. Canonbury / 6. Granary Square, Kings Cross

SURR STREET, N7

Quality Specification

The Shared Ownership homes at Market Place have all been designed with your comfort and convenience in mind. Great care and attention has been given to the quality of specification, fit and finish to ensure these homes are built to last.

KITCHEN

Quality handleless kitchen units in Meteor Grey with brushed silver edging
Minerva Carrara White marble effect worktops
Full height Deco Glaze glass splashback
One and half bowl undermounted stainless steel sink with drainer grooves set into worktop
3 in 1 steaming hot water brushed tap
Under pelmet lighting to kitchen units
Pop up plug sockets

APPLIANCES

Integrated AEG Appliances: Dishwasher / Washer Dryer / Single Oven / Ceramic Hob / Combi Microwave / Fridge Freezer
Caple Wine Cooler
Elica Integrated Extractor Hood

BATHROOM & EN SUITE

Quality white bathroom suite
Hansgrohe fittings
Heated chrome towel rail (bathroom only)
Wall mounted handleless vanity unit
Large wall mounted mirror
Frameless shower screen to En Suite
Glass shower / bath screen to bathroom
Neutral soft grip porcelain tiles to floor and walls in bathroom and en suite

CLOAKROOM

Quality white cloakroom suite
Chrome Hansgrohe mixer tap and waste
Wall mounted handleless vanity unit
LED illuminated mirror above basin
Grey, wood effect plank porcelain tiles to floor, neutral porcelain tiles half height to walls

BEDROOM

Fitted wardrobe with dark walnut and mirrored finish and sensor controlled LED light

FLOORING & STAIRS

Grey, wood effect plank porcelain tiles to hallway, kitchen, dining area, living room, bathroom and cloakroom

Stairs to have oak handrails stained grey, with white square spindles

Neutral soft grip porcelain tiles to floor and walls in bathroom and en suite

Natural coloured 80/20 twist carpet to stairs and landing, bedrooms

Grey eco deck composite decking with uplighters to garden of plot 3

UTILITIES & PEACE OF MIND

Underfloor heating throughout

Smart wall mounted thermostatic control
Lutron lighting, sense and control platform to master bedroom, kitchen, living room and external terrace / garden areas

Brushed chrome sockets and switch plates throughout

White recessed downlighters throughout

Cat 6 wiring infrastructure

External lighting to main entrance and rear
Strip lighting to parapet and raling of roof terrace (where applicable)

BT Fibre Optic (by subscription)

Outdoor tap and sockets to roof terrace (plot 1 & 2 only) and garden



The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to the Hyde New Homes policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Consumer Protection From Unfair Trading regulations 2008. This information does not constitute a contract or warranty. The dimensions provided on plans are subject to variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Specifications are subject to change.

The Floorplans



Strømmen ONE BEDROOM APARTMENT

PLOT C4

Gross Internal Area	54.4m ²	585ft ²
DIMENSIONS		
	M	FT
Kitchen/Living/Dining	6.18 x 4.49	20'3" x 14'9"
Bedroom	4.21 x 2.93	13'10" x 9'8"
Bathroom	2.58 x 1.70	8'6" x 5'7"



Nansen and Irgens TWO BEDROOM APARTMENTS

PLOT C3 & C5

Gross Internal Area	62.4m ²	672ft ²
DIMENSIONS		
	M	FT
Kitchen/Living/Dining	6.22 x 4.44	20'5" x 14'7"
Bedroom 1	5.01 x 2.77	16'5" x 9'1"
Bedroom 2	3.86 x 1.85	12'8" x 6'1"
Bathroom	2.21 x 2.15	7'3" x 7'1"

FLOORPLAN KEY:

W Wardrobe
S Storage Space
B Boiler

Note: Floorplans are not to scale and are indicative only. Location of windows, doors, kitchen units appliance spaces and bathroom fittings may differ. Doors may swing in the opposite direction to that shown on selected units. Windows may open differently or be fixed. All measurements have been prepared from preliminary plans and are intended to give a general indication of the proposed development and the size and layout of individual plots. Measurements shown are maximum room measurements. Total areas shown are maximum and may vary for each unit within a type. All dimensions are quoted in conformity with RICS (GIA EIFA) code of measuring practice (6th edition).