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ALDERSGATE ST, EC1

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We have taken an art deco building in the City of London, imbued it with contemporary elegance, and created 3 indulgent penthouses with terraces and 11 exquisite apartments:

- 6 smooth cream porcelain tiled floors throughout
- 6 under floor heating throughout
- 6 tall windows
- 6 solid doors and frames finished in rich American walnut with matching skirtings
- 6 subtly concealed mood lighting
- 6 wired for multi-room, surround sound and smart home technology
- 6 sophisticated entrance and stairway, including an eight person passenger lift to all floors.





## Thoughtful Design

Our contemporary interpretation of the art deco style – lacquer finishes and strong colours such as black and white – adds more than a hint of glamour to these airy apartments.

- ⌘ well-proportioned living areas that exude understated elegance
- ⌘ cleverly concealed ceiling lighting
- ⌘ open-plan white lacquer kitchens that are streamlined and discrete
- ⌘ black Corian work surfaces and glass splashbacks
- ⌘ integrated appliances (oven, microwave, dishwasher, washer-drier, electric ceramic hob, fridge and freezer).

And it's not just the materials that are of superb quality. The finishes are too.





## In your dreams

The luxurious bathrooms are designed for comfort and pleasure, as are the bedrooms - uncluttered, relaxing and practical. Lie back and enjoy.

- 6 walls clad with cream porcelain tiles
- 6 mirrored vanity cupboards with American walnut finish
- 6 sleek, contemporary, wall hung sanitary ware
- 6 fitted wardrobe finished in American walnut in all bedrooms.

And there's a bathroom for every bedroom so you can really indulge yourself.\*



\*except for apartments 10 and 13 which both have three bedrooms and two bathrooms.



## Smart thinking

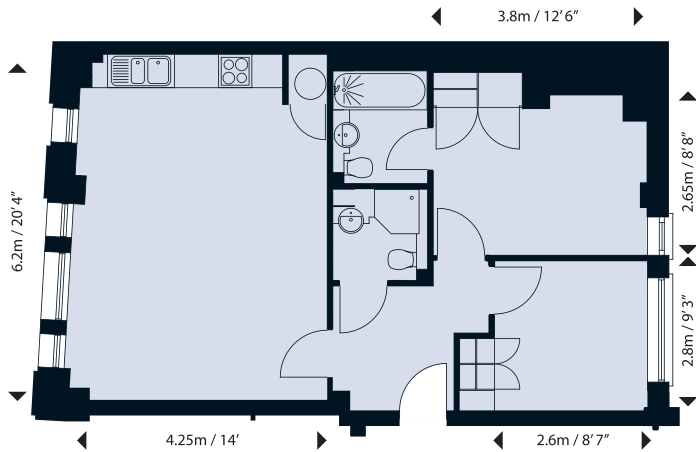
All apartments are equipped with smart home technology features integrated into a single system, giving you total control and flexibility over music, phones, internet access, security and other applications:

- ⌘ wired for multi-room sound throughout
- ⌘ and for surround sound in the living areas
- ⌘ mood lighting in living areas and bedrooms with six pre-set moods
- ⌘ universal CAT5 plugs in every room
- ⌘ clutter-free hardware cupboard for your hi-fi, DVD and other equipment.

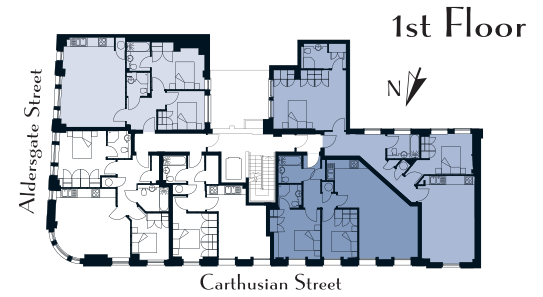
And it is simple and intuitive to use. So not just future-proof but fool-proof as well.



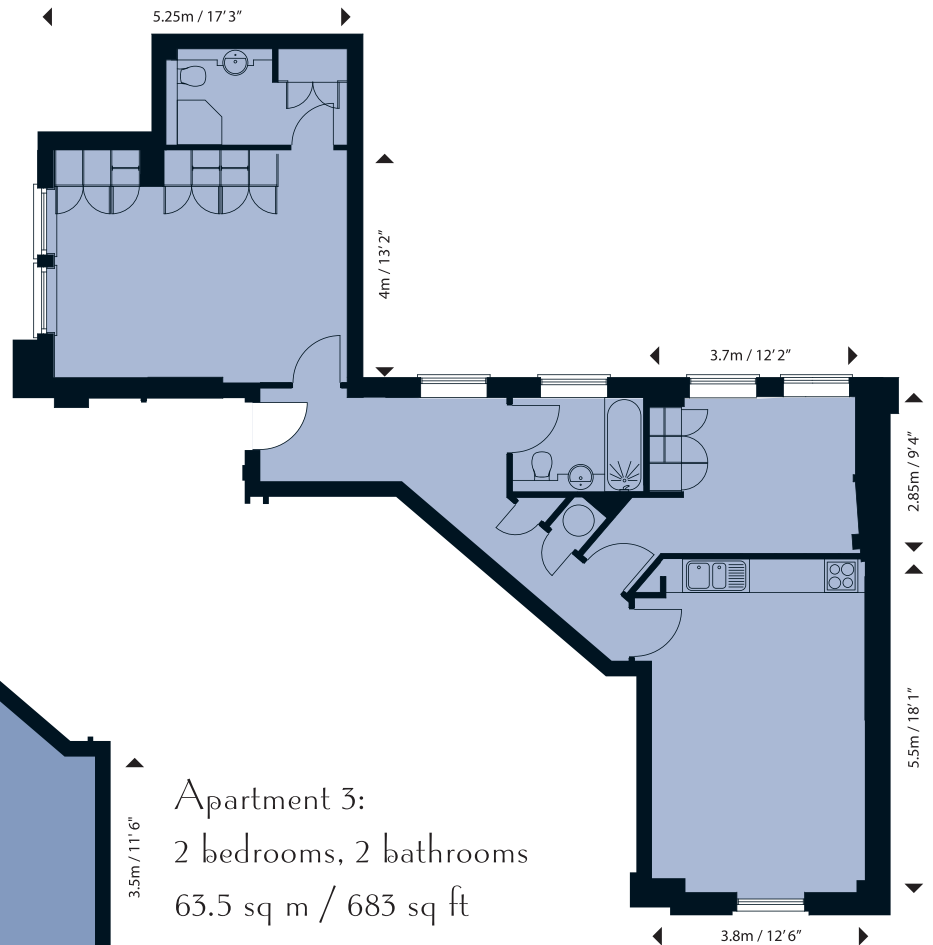




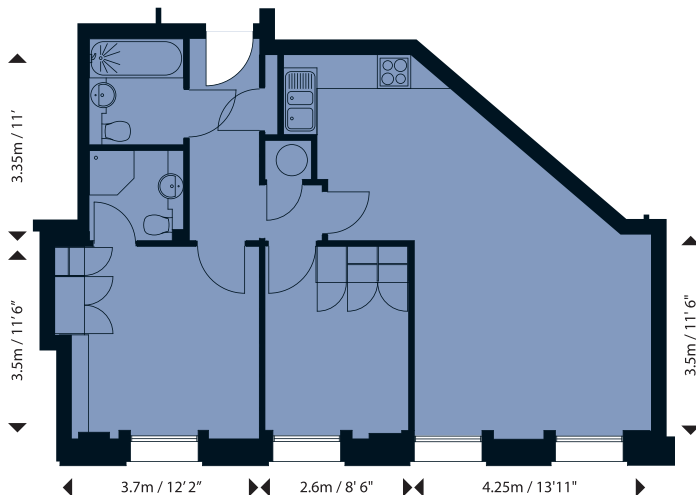
Apartment 1:  
2 bedrooms, 2 bathrooms  
61.5 sq m / 662 sq ft



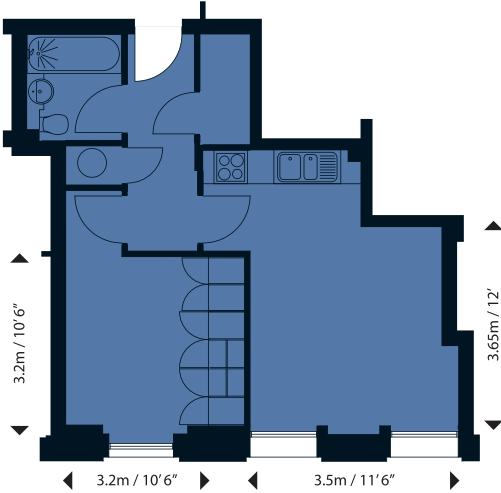
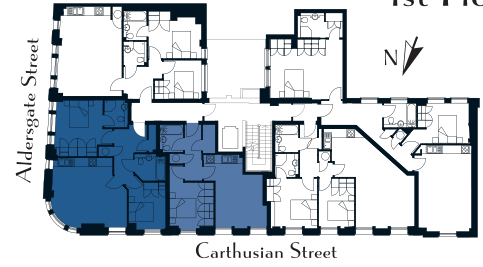
Apartment 2:  
2 bedrooms, 2 bathrooms  
80 sq m / 861 sq ft



Apartment 3:  
2 bedrooms, 2 bathrooms  
63.5 sq m / 683 sq ft

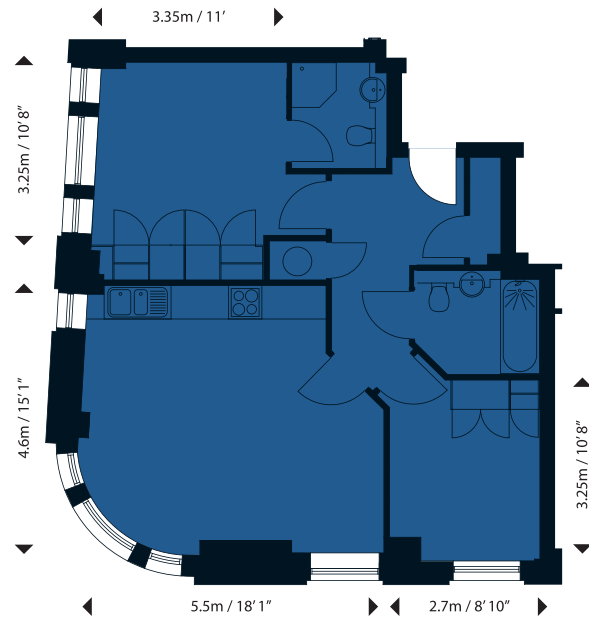


1st Floor



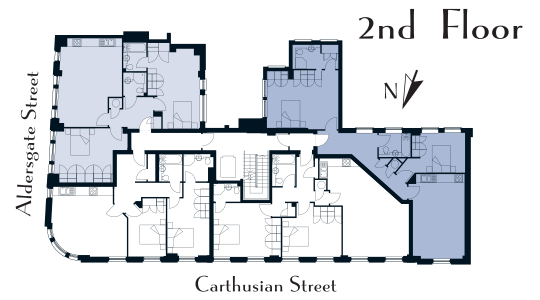
Apartment 4:  
1 bedroom, 1 bathroom  
40.7 sq m / 438 sq ft

Apartment 5:  
2 bedrooms, 2 bathrooms  
63 sq m / 686 sq ft

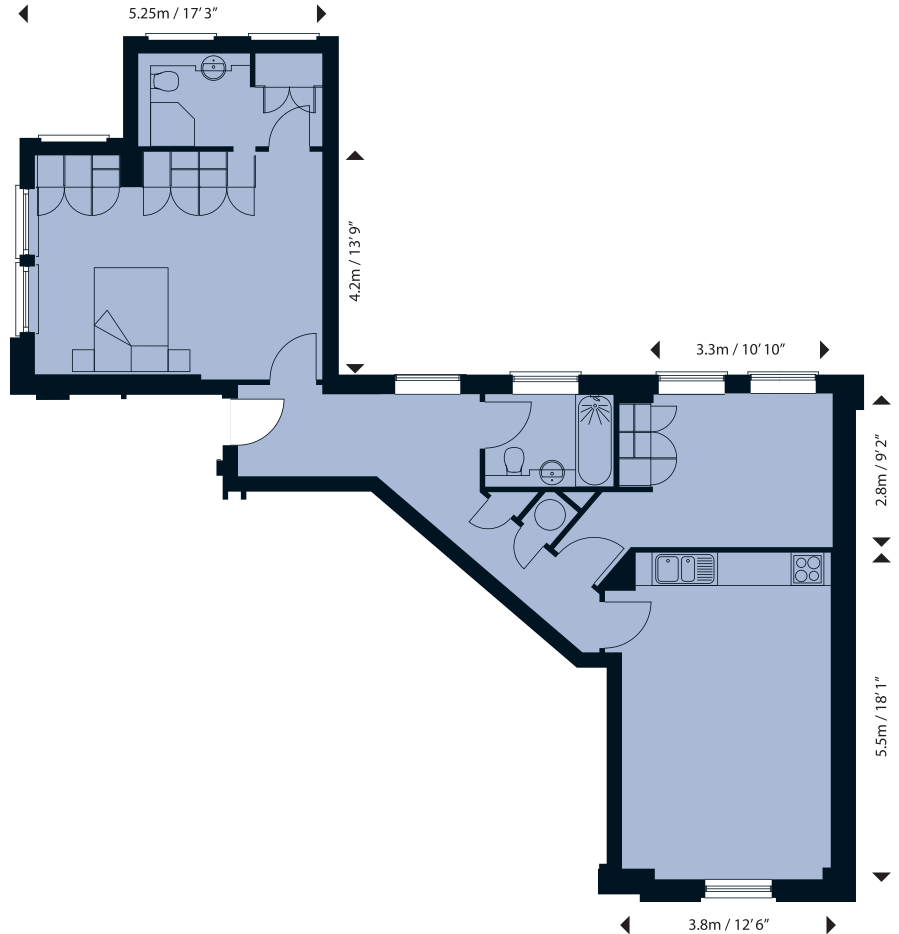


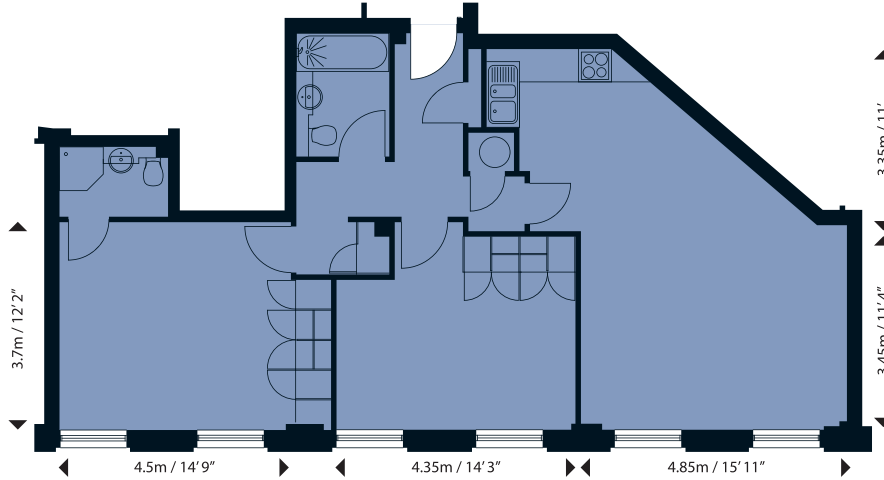
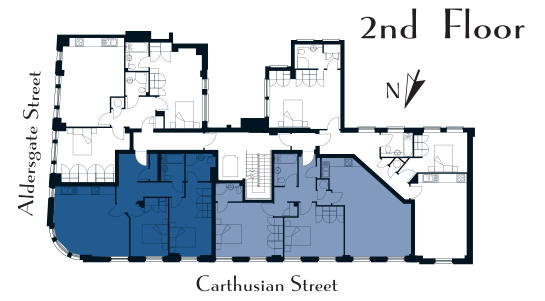


Apartment 6:  
2 bedrooms, 2 bathrooms  
80 sq m / 865 sq ft



Apartment 7:  
2 bedrooms, 2 bathrooms  
80 sq m / 868 sq ft

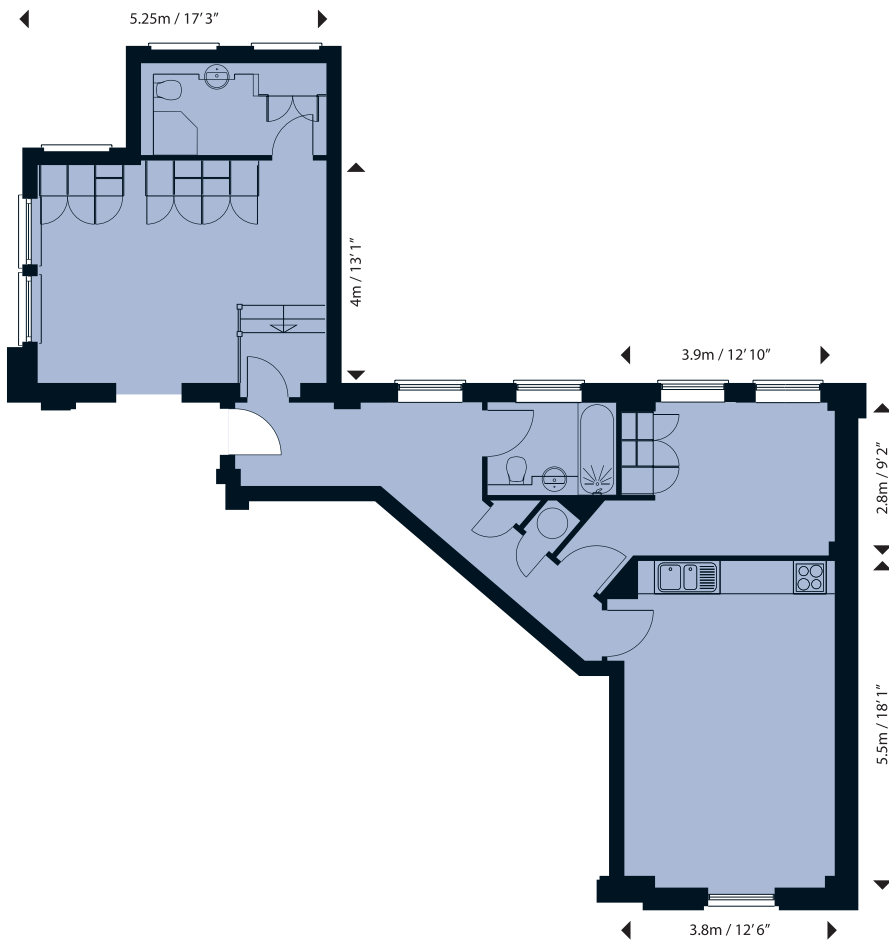




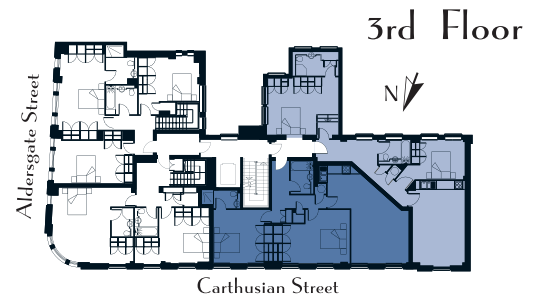
Apartment 8:  
2 bedrooms, 2 bathrooms  
82 sq m / 885 sq ft

Apartment 9:  
2 bedrooms, 2 bathrooms  
71 sq m / 773 sq ft

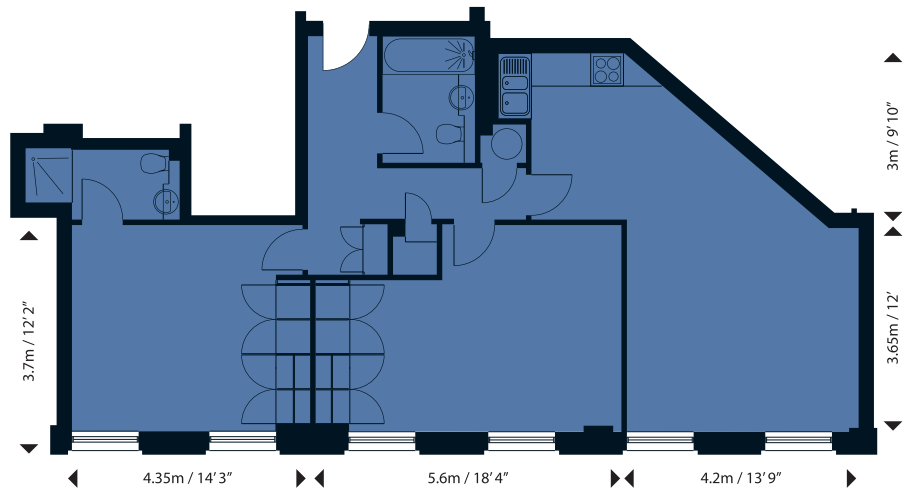




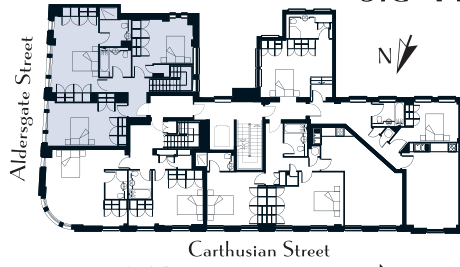
Apartment 11:  
2 bedrooms, 2 bathrooms  
80 sq m / 867 sq ft



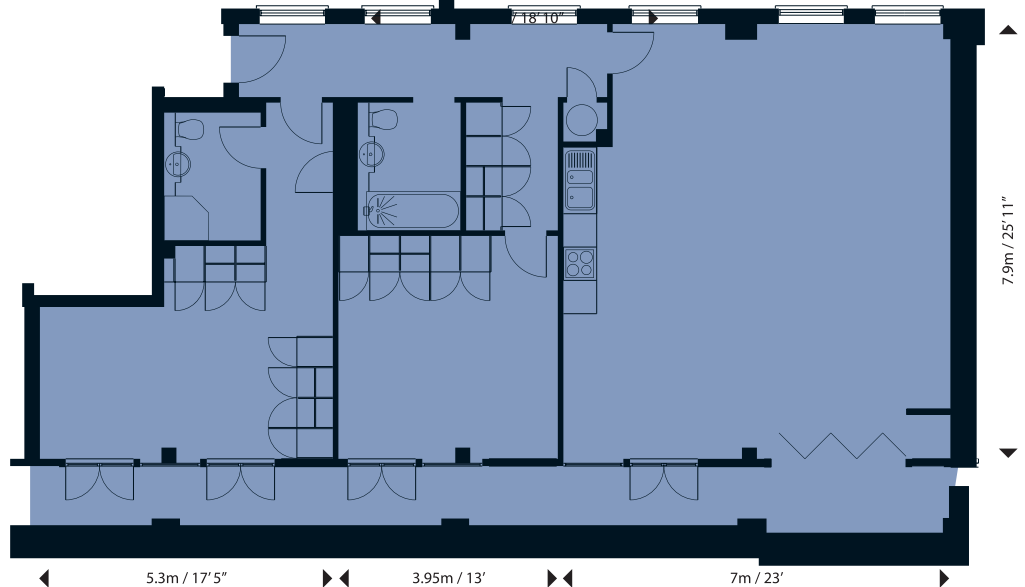
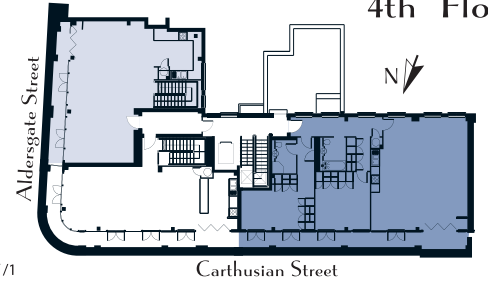
Apartment 12:  
2 bedrooms, 2 bathrooms  
82 sq m / 889 sq ft



### 3rd Floor

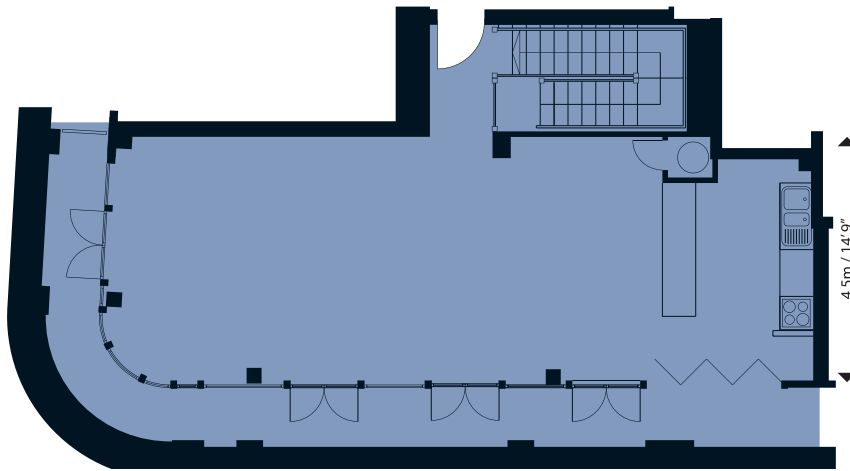
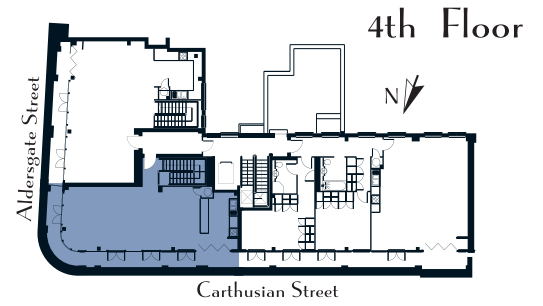
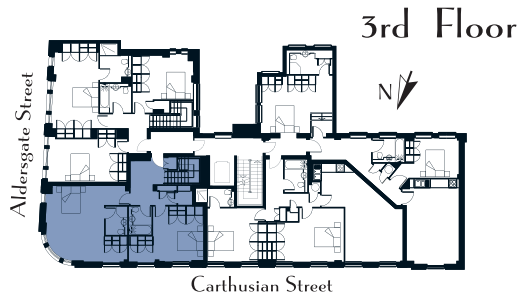


### 4th Floor

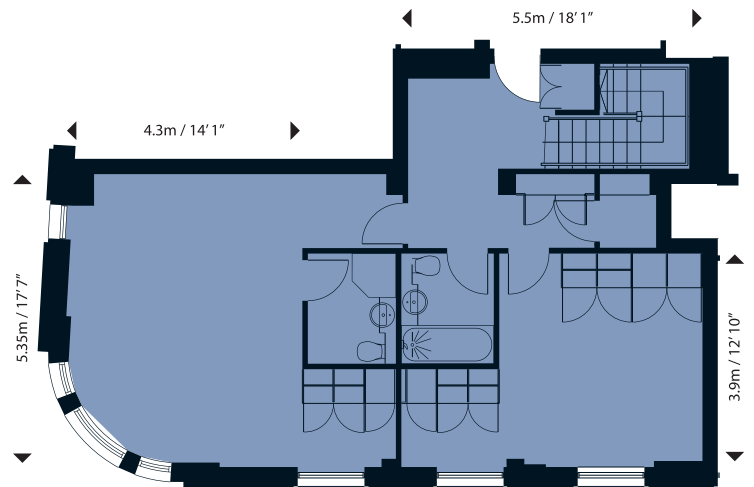


Apartment 10:  
duplex penthouse of  
3 bedrooms, 2 bathrooms  
156 sq m / 1678 sq ft

Apartment 14:  
penthouse of  
2 bedrooms, 2 bathrooms  
114 sq m / 1231 sq ft



Apartment 13:  
duplex penthouse of  
2 bedrooms, 2 bathrooms  
136 sq m / 1471 sq ft



## Specification

### General

- ⊖ cream porcelain tiled flooring throughout
- ⊖ underfloor heating throughout
- ⊖ wired for multi-room sound throughout
- ⊖ wired for surround sound in living areas
- ⊖ mood lighting in living areas and bedrooms with six pre-set moods
- ⊖ video entry system, pre-wired for fitting an alarm
- ⊖ eight person passenger lift to all floors
- ⊖ secondary glazing to all windows
- ⊖ wood decking to terraces

### Living rooms and kitchens

- ⊖ living room with open-plan kitchen area
- ⊖ high white lacquer kitchen cupboards
- ⊖ black Corian work surfaces and splash-backs
- ⊖ integrated appliances:
  - ⊖ oven
  - ⊖ microwave oven
  - ⊖ electric ceramic hob
  - ⊖ dish washer
  - ⊖ fridge
  - ⊖ freezer
  - ⊖ washer/dryer

### Bathrooms

- ⊖ white, modern, wall hung sanitary ware
- ⊖ satin chrome finish taps and shower fittings
- ⊖ mirrored vanity cupboards finished in American walnut, with sliding doors



## Walk to work

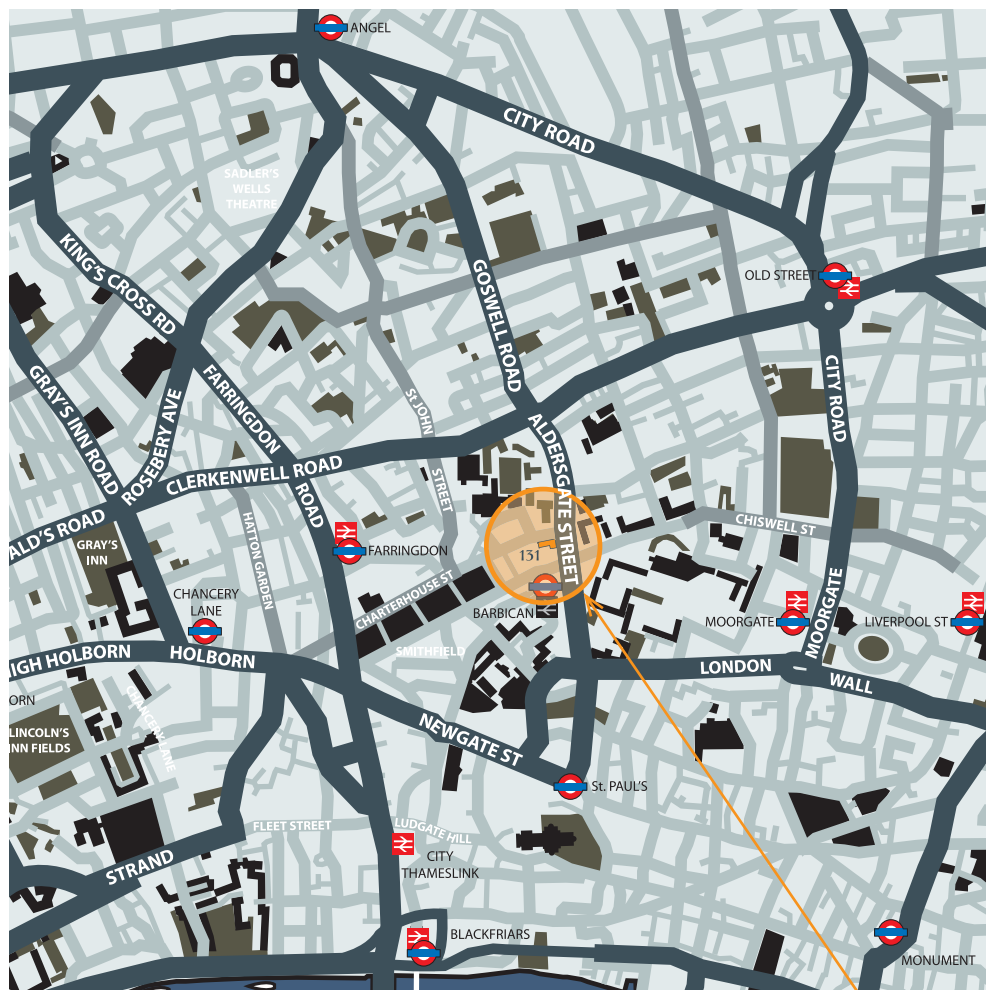
With five underground and two national rail stations within an easy ten minute walk, the old 'problems on the tube' excuse just won't hold water.

## Dine on your doorstep

Well, not literally. But there are a lot of very fine restaurants and bars just around the corner, including Café du Marché, Club Gascon, Smiths of Smithfield and St John.

## And for a change of scene

Simply hop on the tube or a bus and you'll be in the West End in around 20 minutes or Bank within 10 minutes.



**151 ALDERSGATE ST, EC1**

**Barbican:** Circle, Hammersmith & City and Metropolitan lines

**Farringdon:** Circle, Hammersmith & City and Metropolitan lines; Thameslink

**Liverpool Street:** Circle, Hammersmith & City and Metropolitan lines; national rail main line station

**Moorgate:** Circle, Hammersmith & City, Metropolitan, Northern lines

**St Paul's:** Central line