

10 NEW LUXURY APARTMENTS



HATTON GARDEN
EC1



HATTON GARDEN
EC 1

An opportunity to purchase a modern apartment in a completely refurbished prime corner building situated in the wide thoroughfare of Hatton Garden at the junction of St Cross Street, midway between the City of London and the West End.

Hatton Garden is in London's Clerkenwell district that has become the home of City of London Living with a vast array of local restaurants, delis and nightlife.





The Building

44 Hatton Garden is a distinctive 1930's early Art Deco Portland Stone fronted building occupying a prime corner location. Originally an office building 44 Hatton Garden has undergone a comprehensive transformation to create 10 luxury apartments designed by the award winning DLG Architects.

The apartments will have an impressive private entrance with a new stainless steel and glass canopy over the entrance door.

The Apartments

The developers have worked within the original structure to create 7 two bedroom apartments, a single one bedroom apartment and 2 three bedroom comfort cooled duplex penthouses.

In keeping with the original building design all the windows are being fitted with new steel framed double glazed panels.

The existing retail use on the ground and lower ground floors remains unchanged by this development.

The apartments are offered on 150 year leases and with a 10 Year Premier Guarantee Warranty.

History

Hatton Garden is a district steeped in history and derives its name from Sir Christopher Hatton. When the Bishop of Ely was forced by Queen Elizabeth I to leave part of Ely Place to Christopher Hatton he retained the rights to walk there and collect 20 bushels of roses each summer. The garden afterwards known as Hatton Garden was built up in the 1680's as a district where the Smiths associated with Goldsmiths Hall lived and worked. Today the area remains one of the busiest diamond trading centres in the World and 44 Hatton Garden lies within the Hatton Garden Conservation Area.

U R B A N C H I C



W O R K , R E S T A N D P L A Y



Located between Covent Garden, Bloomsbury and Islington the area offers an exceptional choice of quality restaurants, delicatessens, supermarkets, Gyms and shops.

Within walking distance to many of London's premier office and retail locations owning a home at 44 Hatton Garden will enable you to enjoy the best that London has to offer.

The immediate area provides an envious mix of vibrant café life with a street market at Leather Lane during the day and a generous choice of sophisticated fine dining and night life in the evenings.

Also nearby are St Pauls Cathedral and the Renoir cinema located at the Brunswick by Russell Square, and the new millennium bridge leading to the Tate Modern on the South Bank.

Since 1996 a number of office buildings in Hatton Garden have successfully been converted into attractive apartment blocks.



LOCATION

Immediately to the north of Hatton Garden lies St Peter's Italian Church in what once was called London's Little Italy. To the south lies the City and St Paul's Cathedral with Covent Garden, Bloomsbury and Clerkenwell within walking distance. The nearest stations are Farringdon (Metropolitan and Circle Lines and Thameslink, 5 minutes) and Chancery Lane (Central Line, 5 minutes). Farringdon Station will also become an important transport hub for Crossrail which will link Heathrow Airport in the West of London to Canary Wharf in East London.

The Eurostar terminal at St Pancras International provides access to continental Europe and London's airports are accessible from the London Underground Stations.



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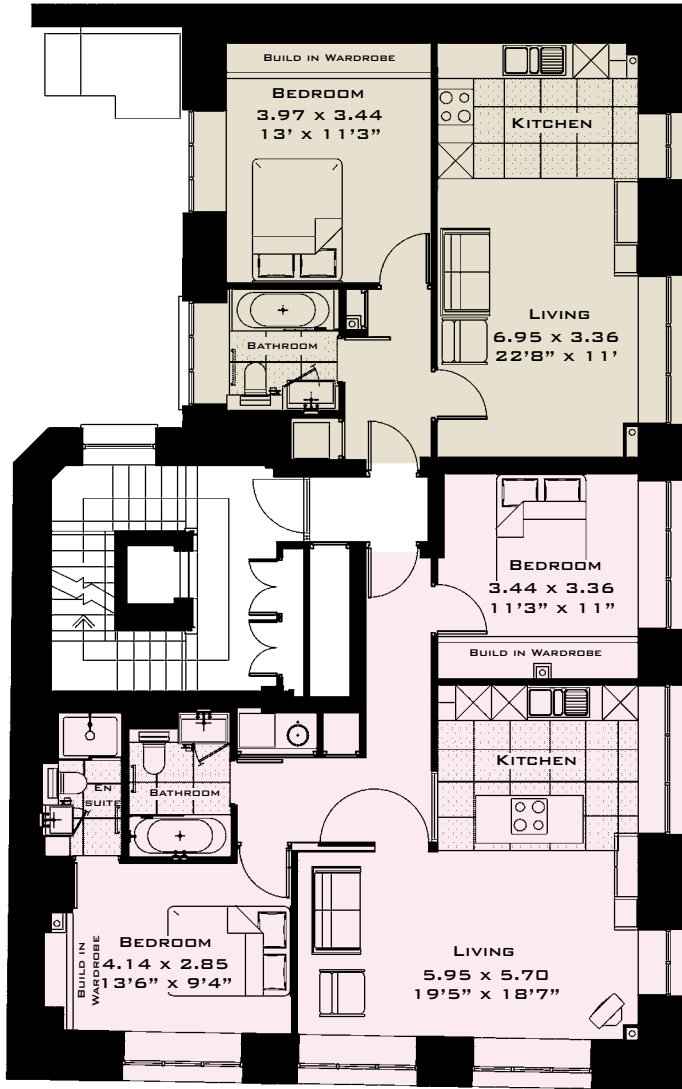
KEY

- APARTMENT 1 - 48 SQ M/ 516 SQ FT
- APARTMENT 2 - 70 SQ M/ 753 SQ FT
- APARTMENT 3 - 63 SQ M/ 678 SQ FT
- APARTMENT 4 - 72 SQ M/ 775 SQ FT
- APARTMENT 5 - 63 SQ M/ 678 SQ FT
- APARTMENT 6 - 72 SQ M/ 775 SQ FT
- APARTMENT 7 - 63 SQ M/ 678 SQ FT
- APARTMENT 8 - 73 SQ M/ 785 SQ FT
- PENTHOUSE 1 + TERRACE
- 113 SQ M/ 1,216 SQ FT
- PENTHOUSE 2 + TERRACE
- 105 SQ M/ 1,130 SQ FT

ALL AREAS INDICATED ARE APPROXIMATE



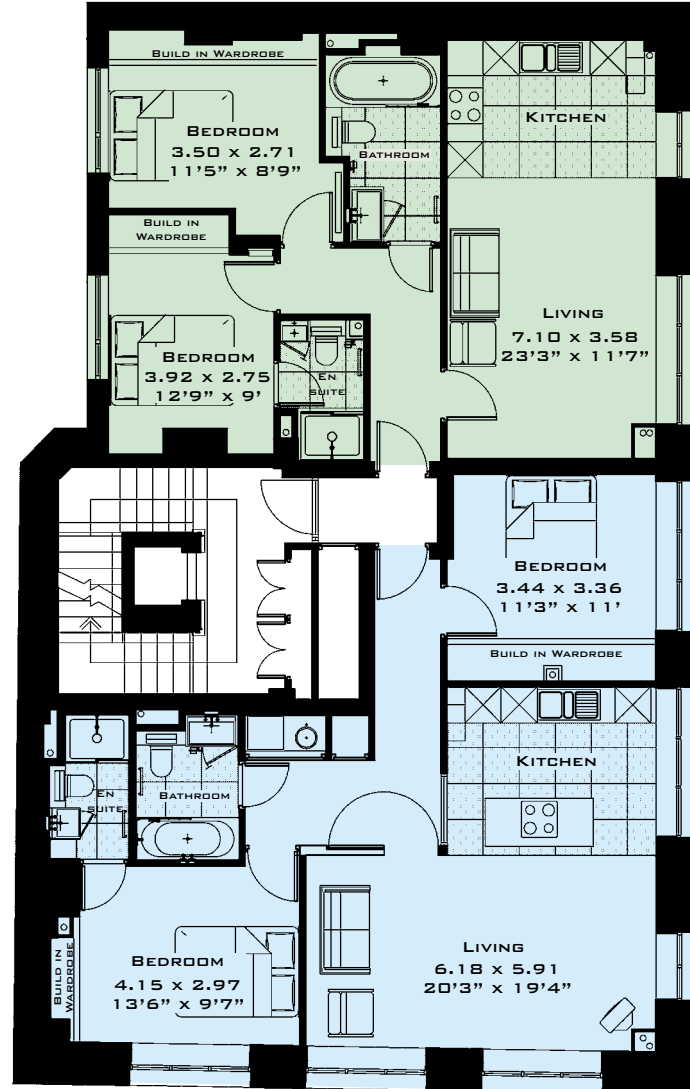
APARTMENT 1



APARTMENT 2

FIRST FLOOR

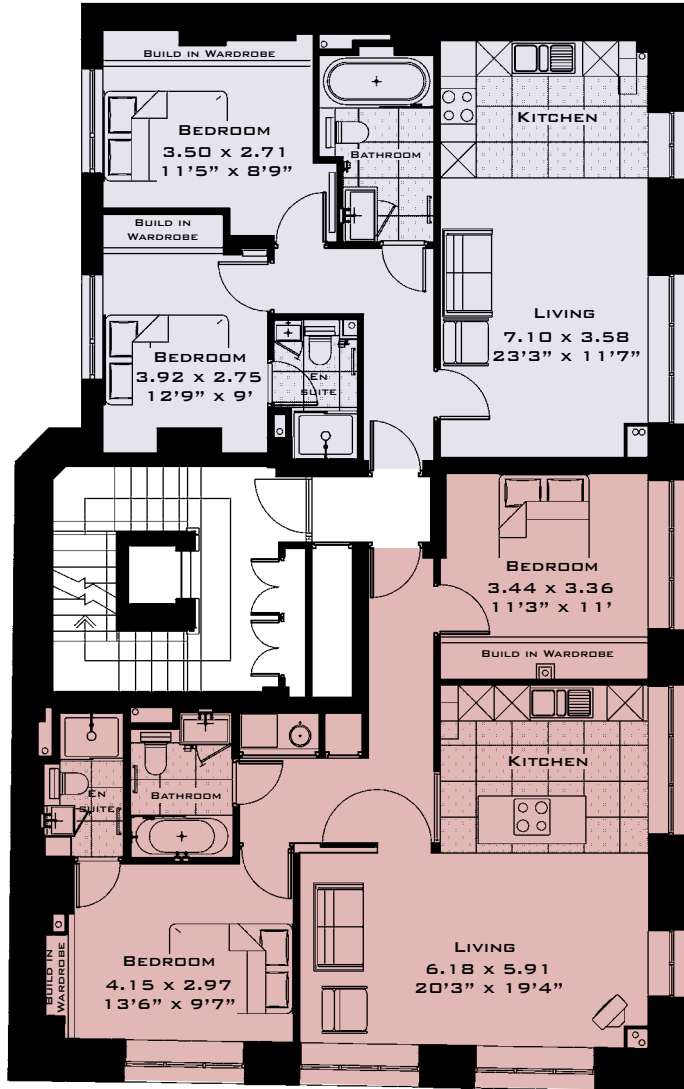
APARTMENT 3



APARTMENT 4

SECOND FLOOR

APARTMENT 5



APARTMENT 6

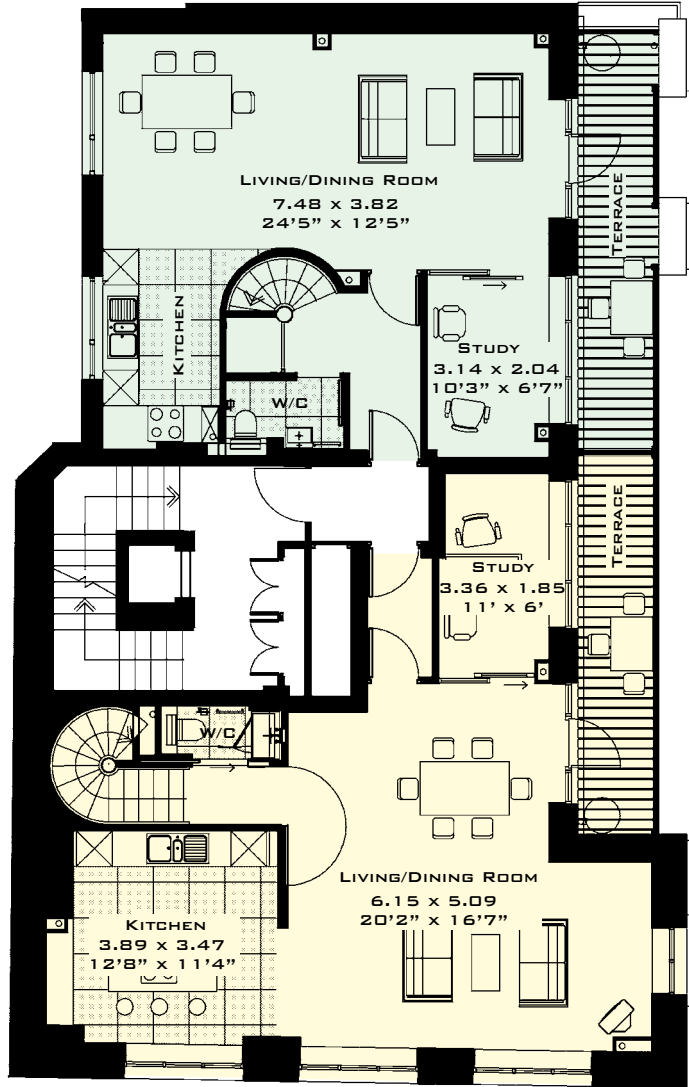
APARTMENT 7



APARTMENT 8



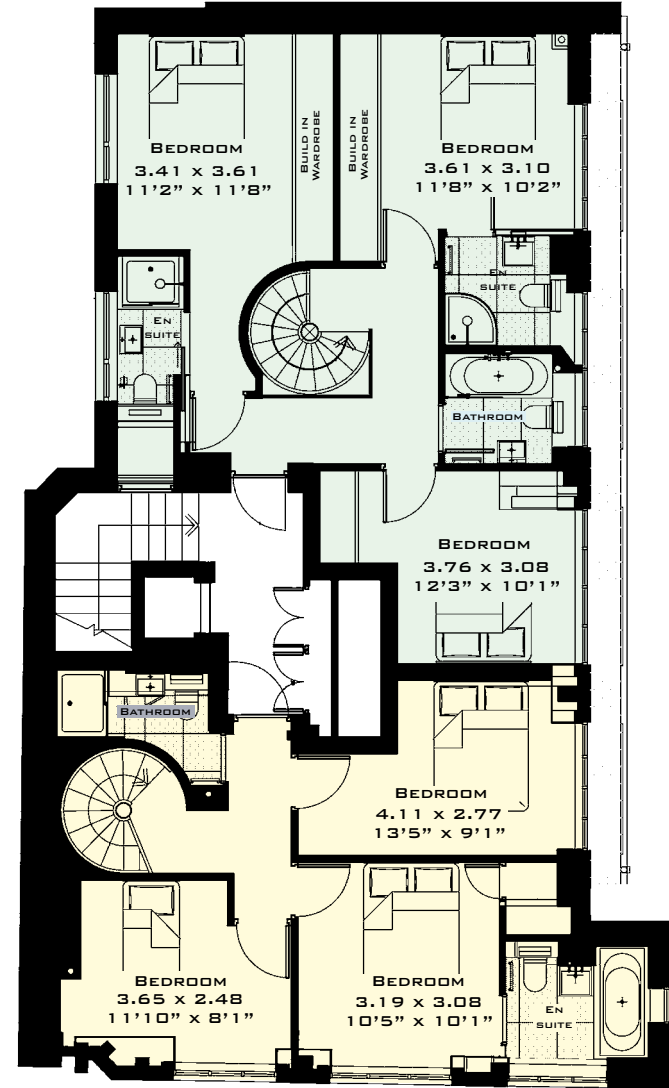
PENTHOUSE 1



PENTHOUSE 2

FIFTH FLOOR

PENTHOUSE 1



PENTHOUSE 2

SIXTH FLOOR

SPECIFICATION

ENTRANCE LOBBY

- Limestone floor
- Portland stone walls
- Polished plasterboard feature walls
- Ebony panelling
- Concealed secure post boxes

BASEMENT FOLDING BIKE STORE

- Each apartment has its own folding bike storage space.

LIFT

- Swallow Lifts, stainless steel lift interior with mirror wall and limestone floor.

KITCHEN

- Walls - 150x600 Royal Mosa 'Terra Maestricht' wall tiles
- Counter top - DUPONT 'Zodiac' quartz surface in selected colour to tops and returns to island counter unit 'semi-gloss' lacquer kitchen cabinets
- Handles - Stainless steel bar handles
- Sink - FRANKE 'Mythos' MTX651 stainless steel sink
- Taps - VOLA KV1 Kitchen mixer
- Fridge/Freezer – GAGGENAU fridge-freezer combination, fully integrated
- Oven – GAGGENAU BO 280-110, stainless steel-backed full glass door
- Gas hob – GAGGENAU 60cm for Series 200, Stainless steel with aluminium control panel
- Dishwasher – GAGGENAU DF 460-560

- Cooker Hood – SMEG 100cm glass stainless steel island chimney hood, SMEG Cucina Product 60cm Chimney hood
- Washer Dryer – MIELE WT 2679iWPM
- N.B. Some apartments has a separate washer/dryer cupboard/utility room with DUPONT 'Zodiac' quartz work top.

BATHROOM

- All bathroom fittings supplied by CP Hart
- STARCK 3 (Philip Starck) wall hung pan, white VERO washbasin, white JAZZ FOUR steel bath 1700x700
- BATTE STARLET FLAIR OVAL bath 1780x780
- MATKI Colonade shower enclosure
- HART CROSS DELUGE 150mm dia shower head
- Walls – selected 150x600 Royal Mosa 'Terra Maestricht' ceramic wall planks and selected mosaic wall tile
- Glass mirror with demister pad
- Electric towel rails
- Cistern boxing constructed with Zodiac top

5TH FLOOR TERRACE

- Hardwood (Oak) Ribbed timber deck boards, glass balustrade on terrace

FLOORING

- Oak timber board flooring to living rooms, selected Carpet to bedrooms

WINDOWS

- WESTLEIGH W20 steel double glazed window

ROOFLIGHT

- GLAZING VISION P2000 Pyramid range

FURNITURE

- Built in wardrobes in all apartments

IRONMONGERY

- Brushed stainless steel door furniture

RADIATOR

- HUDEVAD Plan Fionia 98 radiator – with thermostatic radiator valves

LIGHTS

- Recessed low energy down lighting, 5Amp ring circuit, with dimmer controls

INTERCOM

- Audio visual and swipe card entry system

TELECOM

PENTHOUSE

- Penthouse apartments have heated floors in bathrooms and comfort cooling in living areas

HEATING

- Gas fired central heating combi boilers in all apartments

ENERGY

- To be supplied by renewable energy sources
- Energy Efficiency - each apartment has a Predicted Energy Assessment (PEA) rating of B



NB. Some apartments may vary slightly. Camden Council have classified this development as car free.





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WWW.44HATTONGARDEN.COM

HURFORD

SALVI

CARR

020 7250 1012

37-41 ST JOHN STREET LONDON EC1M 4AN

FAX 020 7250 1015

www.hurford-salvi-carr.co.uk