



# KINGSLAND APARTMENTS

.....  
DALSTON E8  
.....

**Right place. Right apartment.**

Kingsland Apartments is a new housing development in one of London's most dynamic residential areas. Outside, the new building makes a bold new addition to the urban landscape.

The development offers a choice of shared ownership 1 and 2 bedroom apartments. Every apartment features a high specification to kitchens, cleverly designed living areas with ample Internet and electric sockets to accommodate your technology, independently controlled central heating and beautiful, understated décor.

The building itself is distinctive and eye catching, with oversize windows that flood light into every apartment. At Kingsland Apartments you'll own a home as stylish as it is comfortable.



Image of Kingsland Apartments near completion



Image of Kingsland Apartments near completion

**Local attractions**

From an artisan breakfast to late night jazz, you'll be living in a part of London that has everything. The multi-cultural energy has created a huge and varying choice of restaurants, bars, music venues, galleries and shopping, right on your doorstep. There are wide open spaces too, including Hackney Downs and London Fields with its famous Lido.



London Fields



Dalston Eastern Curve Garden

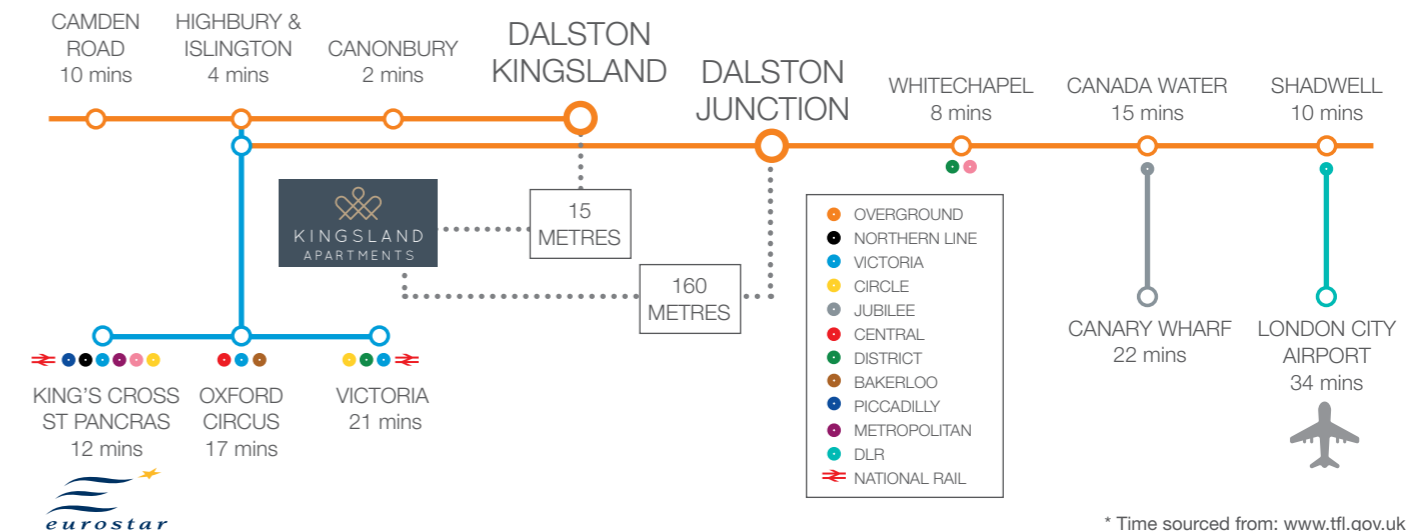
Choose from the indoor cinema at the Rio, or outdoor summer screenings at the Dalston Roof Park. Enjoy ground-breaking new drama at the Arcola Theatre and some of the UK's top comedians performing live at the Hackney Empire. There's always something great going on.



Kingsland High Street

**Excellent transport links**

Kingsland Apartments is ideally located for both Dalston Kingsland and Dalston Junction stations, providing excellent transport links across London. Kingsland Apartments is also close to the City and Docklands financial districts, the technology hubs that are opening up across East London and the creative businesses of the West End and South Bank.



There are frequent rail services and excellent cycle routes. Whether you're heading to the shops at Stratford, the theatres of the West End or the trendy venues of Shoreditch, you'll find the journey quick and easy.

\* Time sourced from: www.tfl.gov.uk

# SPECIFICATION

## GENERAL

- Grey stained Oak Veneer entrance door with viewer
- Audio entry system
- Flush white finished internal doors with brushed chrome ironmongery
- Smooth matt white painted walls and ceilings
- Satin white painted skirting and architrave
- Wool twist carpet to bedrooms
- Quickstep laminate wood flooring to hall, living areas and open plan kitchen/dining area
- Wardrobes to bed 1 with hinged doors

## KITCHEN

- Contemporary gloss white symphony kitchen
- Silestone worktop with matching 100mm upstands
- Under cupboard LED lights to wall units
- Under mounted 1½ bowl stainless steel sink with mixer tap
- Bosch telescopic cooker hood
- Bosch single electric fan oven
- Glass splashback to hob
- Bosch integrated slimline dishwasher
- Bosch freestanding washer/dryer
- Bosch integrated 70/30 fridge freezer

## BATHROOM & ENSUITE

- White sanitary ware with semi recessed basin and toilet with soft close seat
- Vado chrome plated brassware to include mixer tap and thermostatic shower
- Full height wall tiling
- Fully tiled floor
- Contemporary chrome electric heated towel rail
- Low energy downlights in white
- Shaver socket

## HEATING & ELECTRICAL

- Brushed stainless steel sockets to visible locations
- Telephone socket to living room
- Low energy downlights in white throughout

## COMMUNAL AREA

- Carpet to stairs and corridors
- Post boxes located in communal lobby

## SECURITY

- Pedestrian key fob control gate to communal areas



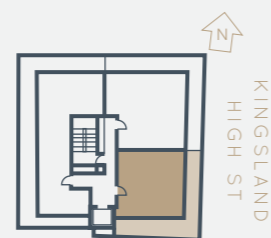
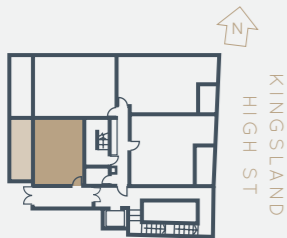
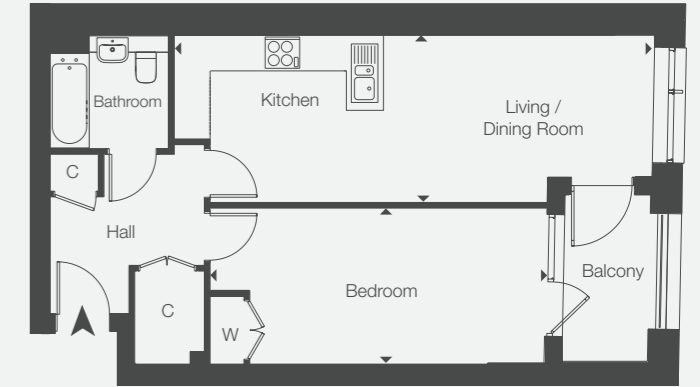
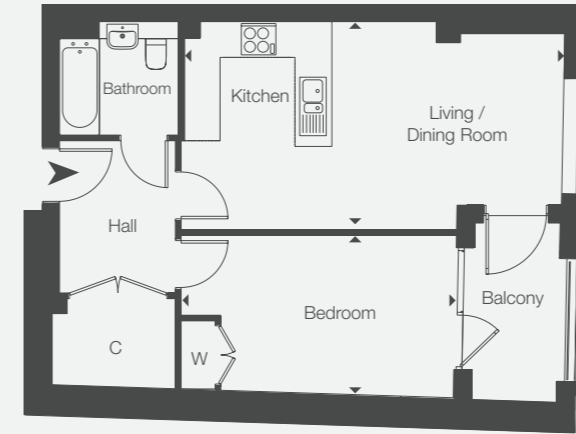
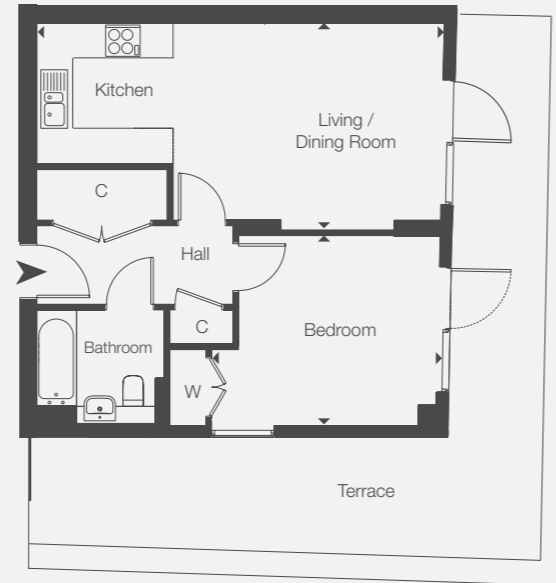
Image from a previous One Housing Group development

The specification is the anticipated specification but may be subject to change as necessary and without notice. Photographs are indicative of the quality and style of the specification. Specification is not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract.

# SITE PLAN



# FLOOR PLANS



**ONE BEDROOM APARTMENT  
PLOT 4  
FIRST FLOOR**

LIVING / DINING / KITCHEN  
5.27m x 4.25m    17' 3" x 13' 11"

BEDROOM  
3.01m x 2.68m    9' 11" x 8' 10"

TOTAL AREA  
37.4 sq.m    405 sq.ft

**ONE BEDROOM APARTMENT  
PLOT 13  
FOURTH FLOOR**

LIVING / DINING / KITCHEN  
7.18m x 3.49m    23' 7" x 11' 5"

BEDROOM  
3.95m x 3.33m    12' 12" x 10' 11"

TOTAL AREA  
50.4 sq.m    542 sq.ft

**ONE BEDROOM APARTMENT  
PLOT 9 - THIRD FLOOR  
PLOT 5 - SECOND FLOOR**

LIVING / DINING / KITCHEN  
6.69m x 3.65m    21' 11" x 11' 12"

BEDROOM  
4.88m x 2.79m    16' 0" x 9' 2"

TOTAL AREA  
51.2 sq.m    551 sq.ft

**ONE BEDROOM APARTMENT  
PLOT 2  
FIRST FLOOR**

LIVING / DINING / KITCHEN  
8.79m x 2.94m    28' 10" x 9' 8"

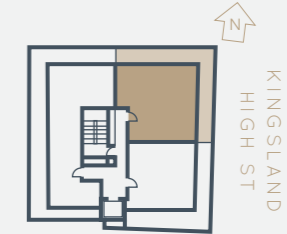
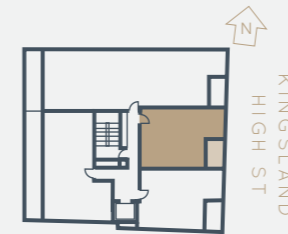
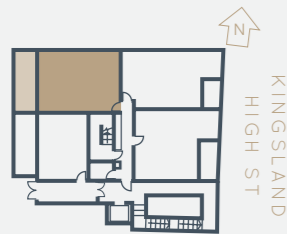
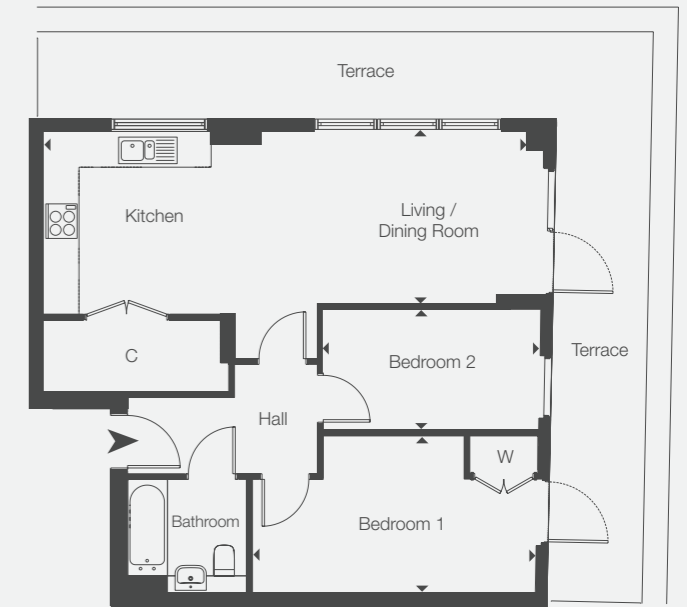
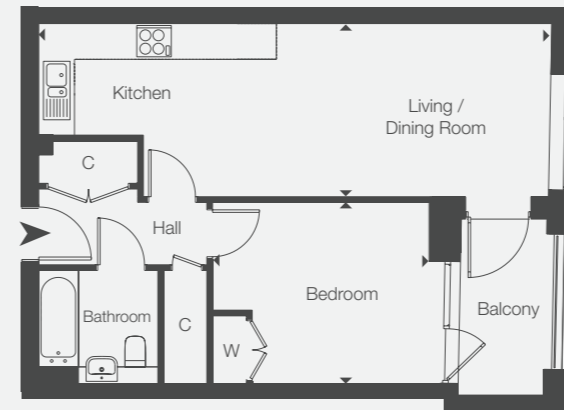
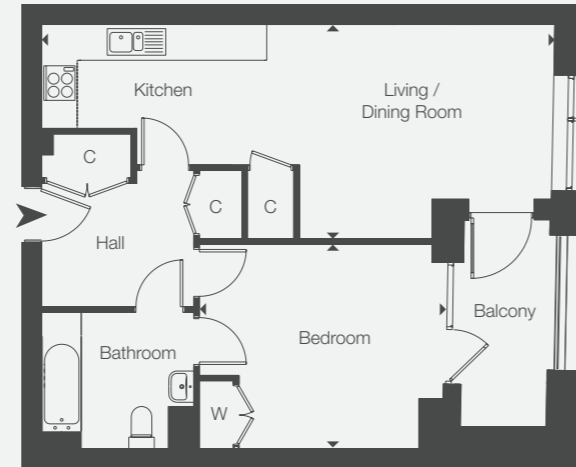
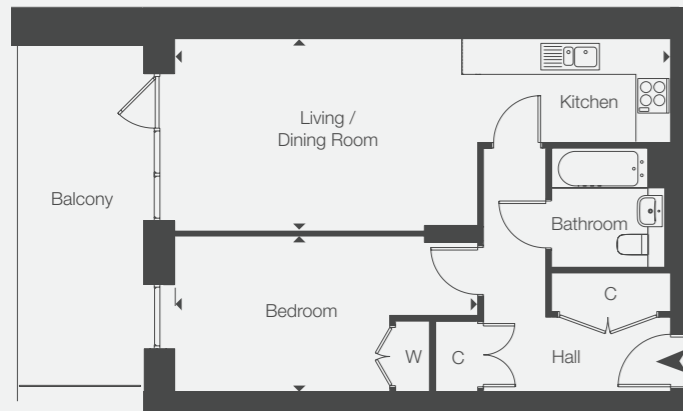
BEDROOM  
5.93m x 2.74m    19' 5" x 8' 12"

TOTAL AREA  
54.3 sq.m    583 sq.ft

KEY  
W - Wardrobe    C - Cupboard

Floor plans are not to scale and are indicative only. Location of windows, doors, kitchen units and appliances may differ. Doors may swing in the opposite direction to that shown on selected [apartments/houses]. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used to calculate space for items of furniture. Total areas are provided as gross internal areas and are subject to variance. Please speak to our Sales Consultant for further information.

# FLOOR PLANS



**ONE BEDROOM APARTMENT  
PLOT 3  
FIRST FLOOR**

LIVING / DINING / KITCHEN  
8.74m x 3.27m    28' 8" x 10' 9"

BEDROOM  
5.33m x 2.73m    17' 6" x 8' 11"

TOTAL AREA  
55.1 sq.m    593 sq.ft

KEY  
W - Wardrobe    C - Cupboard

**ONE BEDROOM APARTMENT  
PLOT 1  
FIRST FLOOR**

LIVING / DINING / KITCHEN  
9.03m x 3.73m    29' 8" x 12' 3"

BEDROOM  
4.36m x 3.60m    14' 4" x 11' 10"

TOTAL AREA  
58.6 sq.m    633 sq.ft

**ONE BEDROOM APARTMENT  
PLOT 10 - THIRD FLOOR  
PLOT 6 - SECOND FLOOR**

LIVING / DINING / KITCHEN  
9.03m x 3.06m    29' 8" x 10' 0"

BEDROOM  
3.81m x 3.18m    12' 6" x 10' 5"

TOTAL AREA  
50.66 sq.m    545 sq.ft

**TWO BEDROOM APARTMENT  
PLOT 14  
FOURTH FLOOR**

LIVING / DINING / KITCHEN  
8.80m x 3.03m    28' 10" x 9' 11"

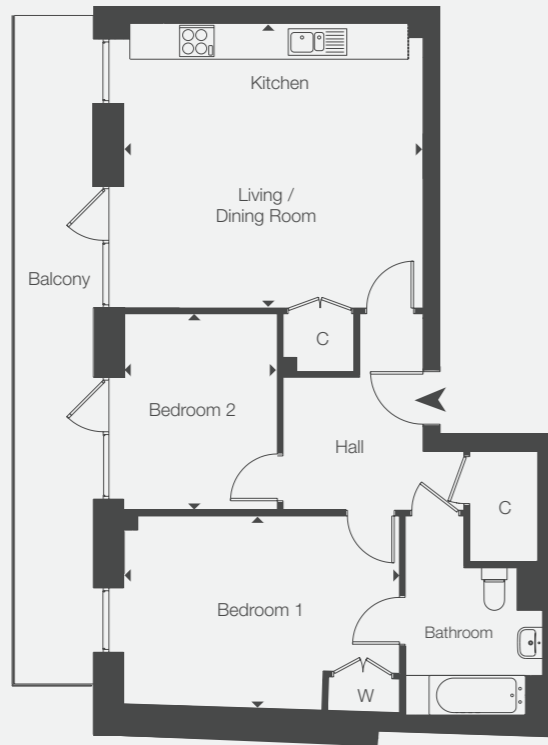
BEDROOM 1  
5.01m x 2.76m    16' 5" x 9' 1"

BEDROOM 2  
3.83m x 2.13m    12' 7" x 6' 12"

TOTAL AREA  
64.4 sq.m    693 sq.ft

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# FLOOR PLANS



**TWO BEDROOM APARTMENT**  
PLOT 12 - THIRD FLOOR  
PLOT 8 - SECOND FLOOR

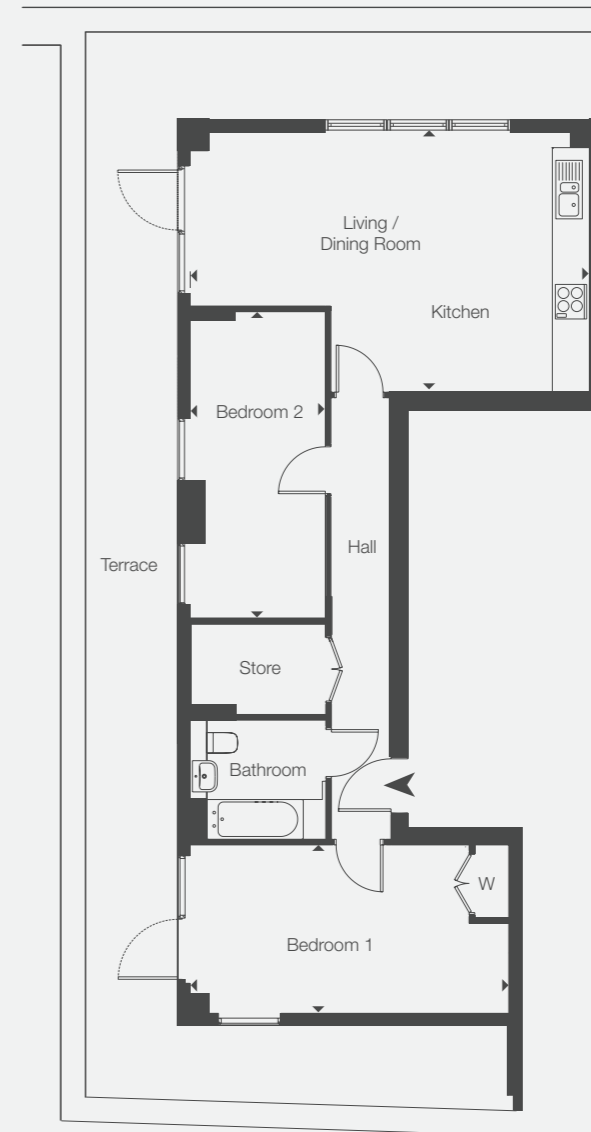
LIVING / DINING / KITCHEN  
5.26m x 5.00m    17' 3" x 16' 5"

BEDROOM 1  
4.89m x 2.70m    16' 1" x 8' 10"

BEDROOM 2  
3.40m x 2.68m    11' 2" x 8' 10"

TOTAL AREA  
72.0 sq.m    772 sq.ft

KEY  
W - Wardrobe    C - Cupboard



**TWO BEDROOM APARTMENT**  
PLOT 15  
FOURTH FLOOR

LIVING / DINING / KITCHEN  
7.02m x 4.56m    23' 0" x 14' 12"

BEDROOM 1  
5.42m x 2.96m    17' 9" x 9' 9"

BEDROOM 2  
5.41m x 2.35m    17' 9" x 7' 9"

TOTAL AREA  
77.55 sq.m    834 sq.ft

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DALSTON E8



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