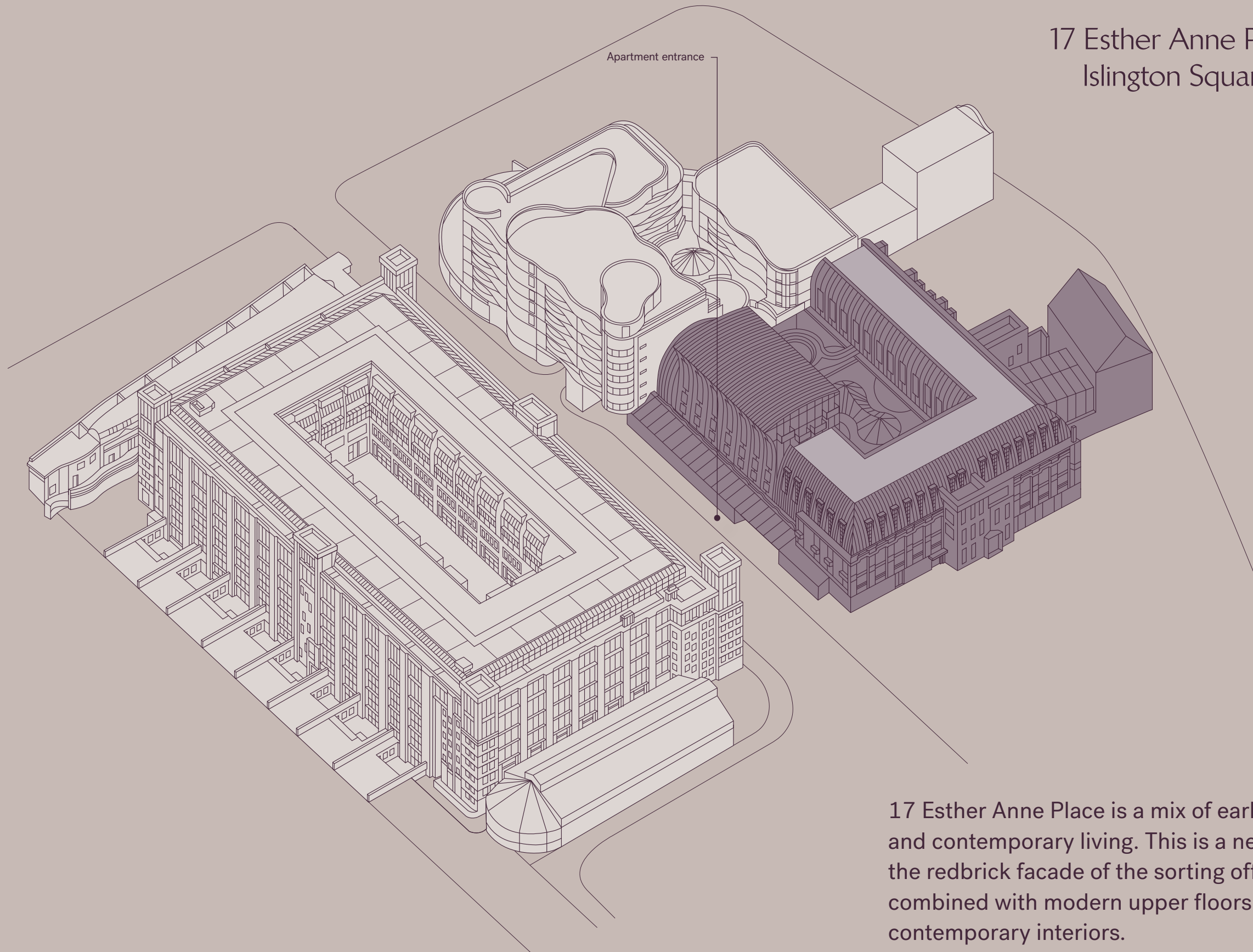




Islington Square is a new development in the heart of the borough. The architecture takes as its inspiration the rich heritage of the area, creating well-designed luxury homes that both reflect Islington's history yet offer sophisticated living for a modern lifestyle.

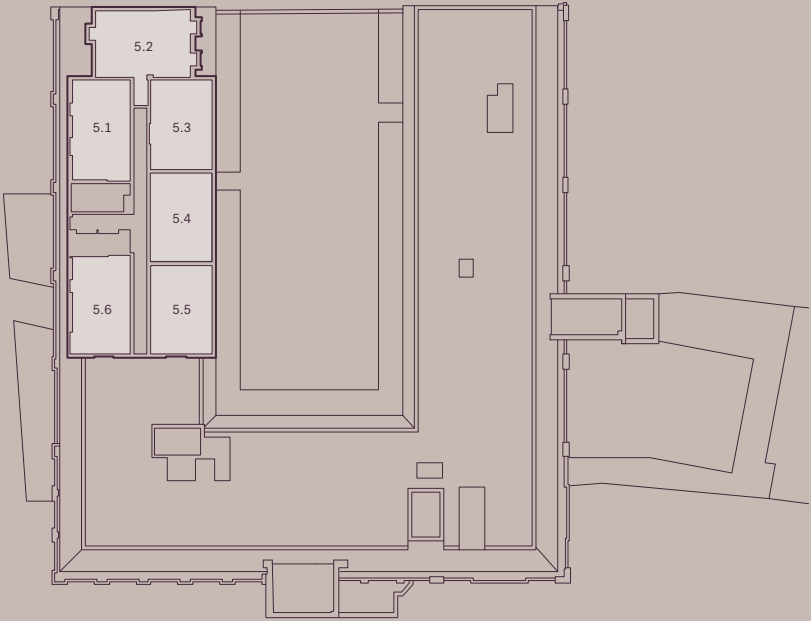
The Square is centred around three main buildings: a converted warehouse, a new build with Edwardian ground floor, and an entirely new design by leading UK architects.

17 Esther Anne Place Islington Square

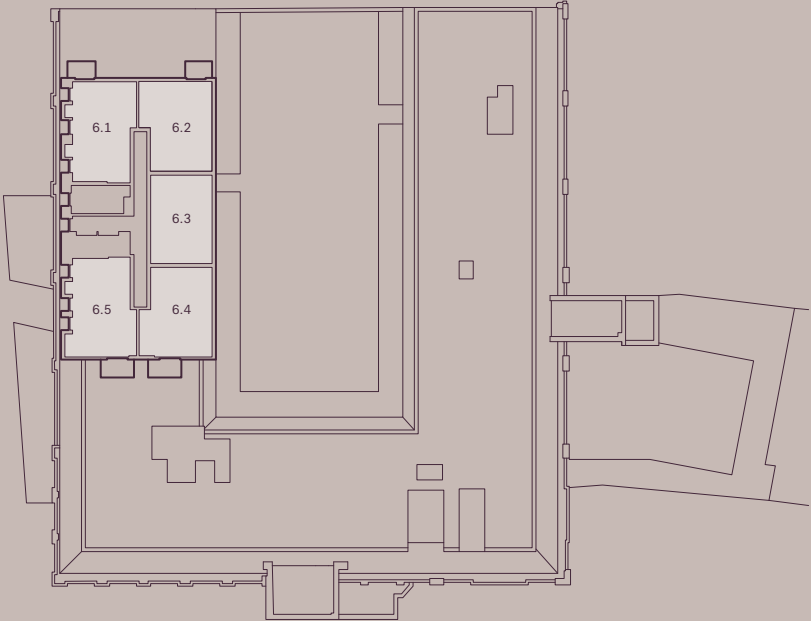


17 Esther Anne Place is a mix of early 19th century flair and contemporary living. This is a new build that retains the redbrick facade of the sorting office at ground level, combined with modern upper floors and design-led contemporary interiors.

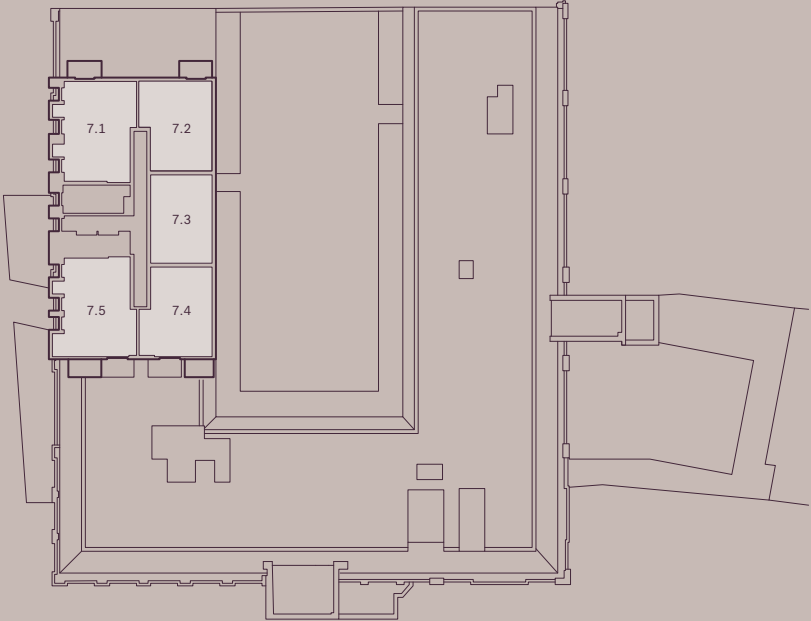
Floor 5



Floor 6



Floor 7











Specifications

KITCHENS

1. Individually-designed coordinated layouts
2. Contemporary wall and base units with matt-lacquered/high gloss finish
3. Stone composite worktops with integral upstand to walls
4. High quality under-mounted stainless steel sink with luxury mixer taps
5. Concealed multi-gang appliance panel
6. Stone/ceramic/wood floor finish as appropriate
7. Wall units with under-lighting
8. Integrated fridge and freezer
9. Built-in microwave and oven
10. Inset touch-control induction hob
11. Re-circulating integrated extractor or variable height stainless steel island extractor
12. Integrated dishwasher
13. Freestanding washer dryer
14. All appliances are 'A'-rated.

MASTER BATHROOMS

1. Coordinated bathrooms and shower rooms
2. Wall-to-wall mirror with built-in concealed storage and shelving over vanity unit
3. Vanity units in stone/composite finish
4. Coordinated stone/ceramic floor and full height wall tiling
5. Steel baths with white finish and built-in bath/shower mixer with diverter and deck-mounted slim shower set
6. Wall hung white ceramic WCs with concealed system
7. Semi-recessed hand wash basins with a single mixer mono-block lever tap with pop up waste
8. Wall mounted basins (where applicable) with a single mixer mono-block lever tap with pop up waste
9. White integrated shower trays with steel gully
10. Glass shower surrounds and doors
11. Shower fittings with thermostatic controls all with stainless steel finish
12. Heated chrome finish towel rails
13. Integrated shaver socket

WARDROBES

1. Apartments have coordinated wardrobe with fitted shelf, drawer and rail

APARTMENT FINISHES

1. Hallways, living room/open plan kitchen areas have engineered timber floor with an oak finish, laid over an acoustic separation layer.

2. Bedrooms have a prepared floor ready for carpeting
3. Bathrooms and shower areas are finished in stone/ceramic tiling with full height wall tiling.
4. Internal doors are bespoke flush composite, extended height, with quality paint finish
5. Quality steel ironmongery throughout
6. Feature sliding doors in selected apartments

HEATING AND COOLING (WHERE APPLICABLE)

1. Heating and hot water from a communal system utilises ground sourced water and heat pumps to provide a modern, sustainable energy solution
2. Underfloor heating
3. Heated towel rails to bathrooms and shower rooms

ELECTRICAL FITTINGS

1. Recessed down-lighters in kitchens and bathrooms
2. Television points (terrestrial and satellite) to reception rooms and principle bedrooms
3. Telephone and data points to reception and principle bedrooms
4. Dimmer light controls where applicable (rocker switches where energy efficient lights are used)

HOME TECHNOLOGY

1. A fully integrated cable structure that allows for a range of advanced home automation features

SECURITY AND CONCIERGE

1. 24/7 concierge service controlling access to apartments
2. Multi-point locking and spy hole to apartment entrance doors
3. CCTV security system to communal areas linked in to the central management system
4. Daily refuse collection

CAR AND BICYCLE PARKING

1. Secure residents' private car parking subject to availability

ARCHITECT-DESIGNED ENTRANCE FOYER

1. Reception area with bespoke features including stone floor
2. Individual mail boxes adjacent to concierge station
3. Bespoke concierge desk
4. Feature lighting

LIFTS

1. Passenger lifts serve all residential levels

OUTSIDE SPACE

1. Access to communal landscaped garden
2. Individual balconies to selected apartments
3. All external areas have lighting and a 13-amp power point
4. Watering points provided

GUARANTEE

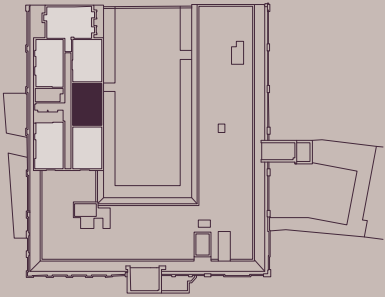
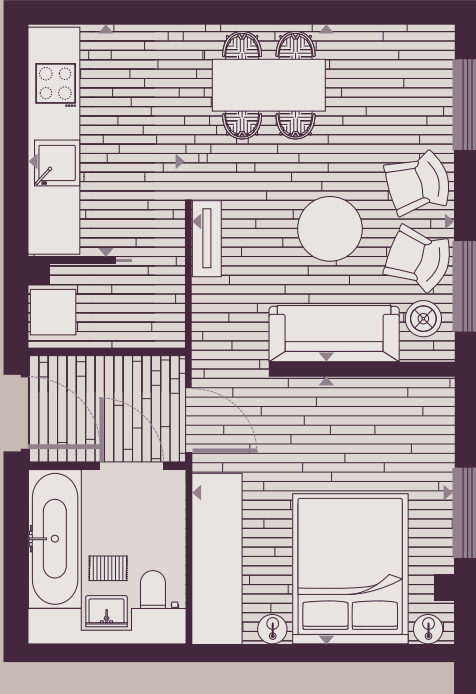
1. 10-year build warranty

Please note that these details may vary between apartments.

Apartment Floor Plans

Rational and spacious interior floor plans contrast with the beautiful curved exterior.

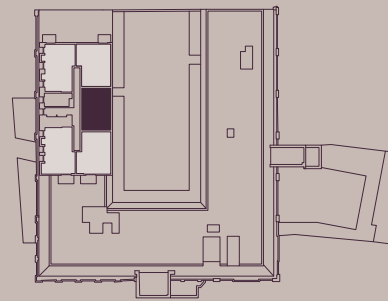
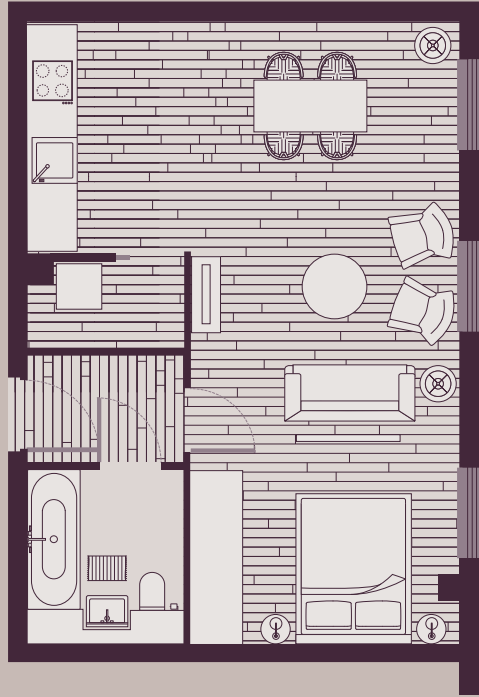
TYPE 001
1 Bed Apartment



	m	ft
Living / Dining	4.46 × 3.48	14.63 × 11.42
Kitchen	3.08 × 2.14	10.10 × 7.02
Bedroom	3.52 × 3.44	11.55 × 11.29
Total	45.5 sqm	489.8 sqft

Floor 5 — 5.4

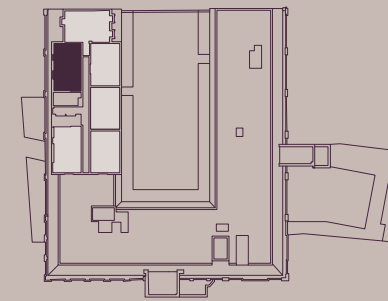
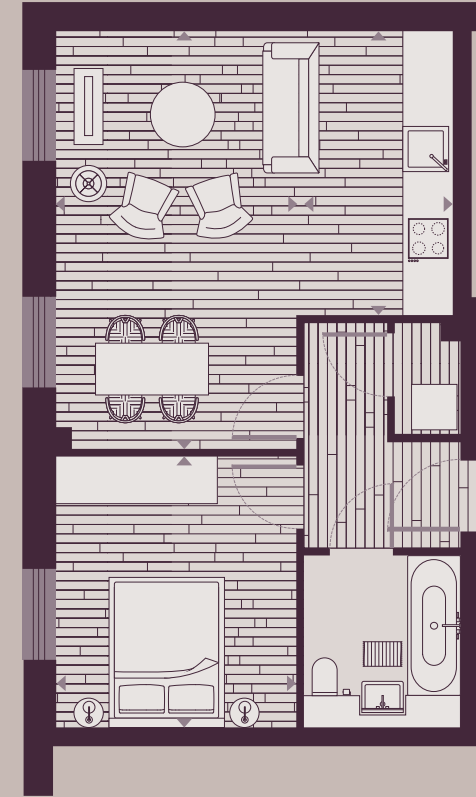
TYPE 001V
1 Bed Apartment



Floor 6 — 6.3
Floor 7 — 7.3

	m	ft
Living / Dining	5.44 × 3.55	17.85 × 11.65
Kitchen	3.08 × 2.14	10.10 × 7.02
Bedroom	2.78 × 3.55	9.12 × 11.65
Total	47 sqm	505.9 sqft

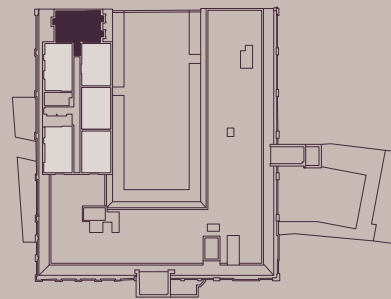
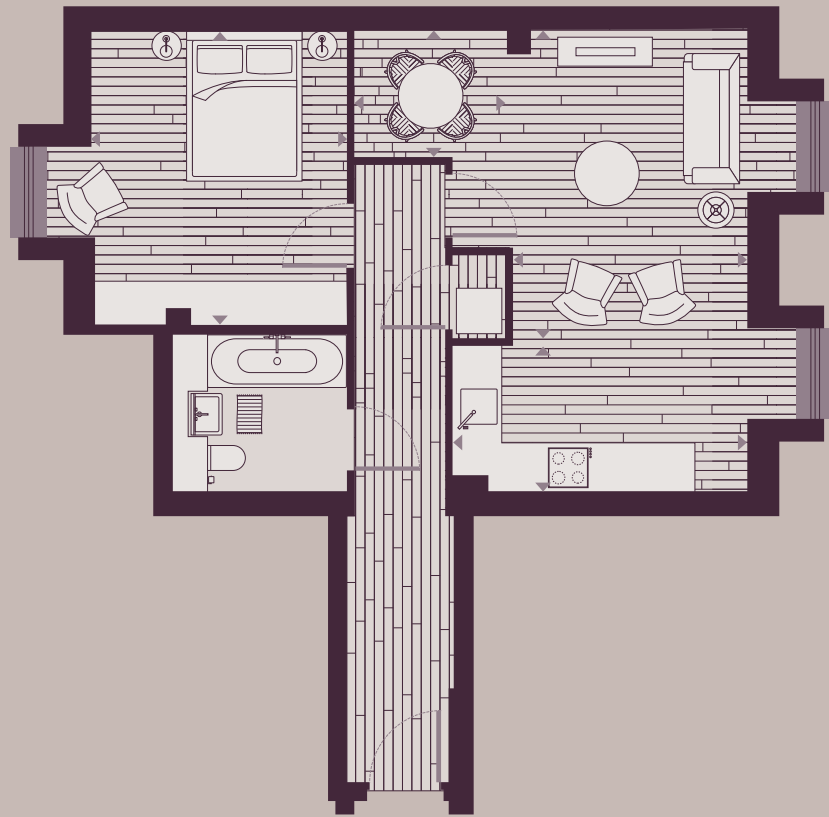
TYPE 111
1 Bed Apartment



Floor 5 — 5.1

	m	ft
Living / Dining	3.17 × 5.44	10.40 × 17.85
Kitchen	2.07 × 3.67	6.79 × 12.04
Bedroom	3.18 × 3.35	10.43 × 11.00
Total	48 sqm	516.7 sqft

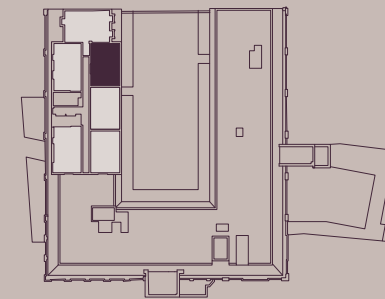
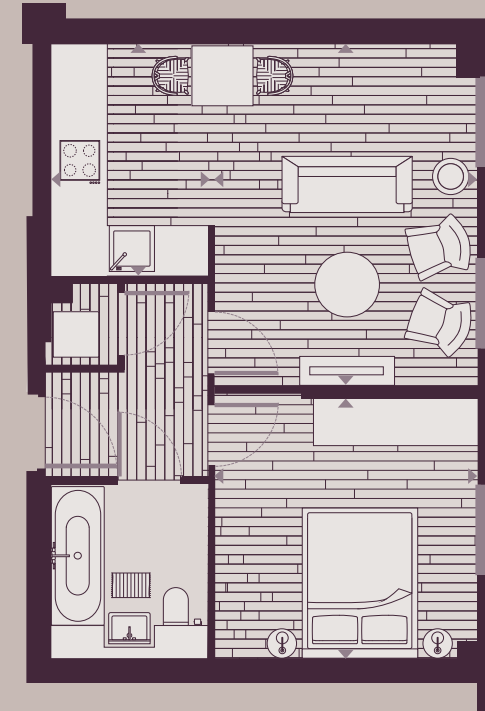
TYPE 112
1 Bed Apartment



Floor 5 — 5.2

	m	ft
Living	3.96 × 3.10	12.99 × 10.17
Dining	1.67 × 2.02	5.48 × 6.63
Kitchen	1.92 × 6.30	3.90 × 12.80
Bedroom	3.38 × 3.92	11.09 × 12.86
Total	60 sqm	645.8 sqft

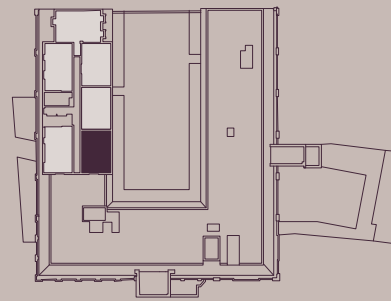
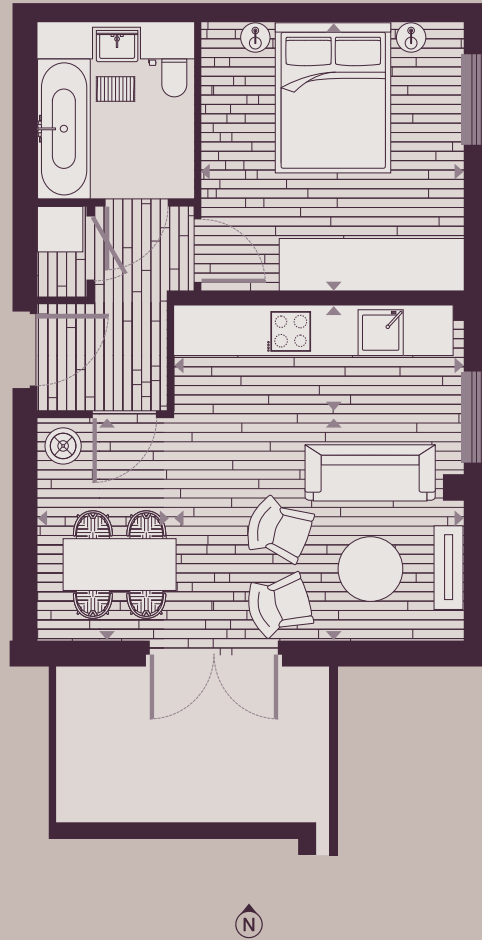
TYPE 113
1 Bed Apartment



Floor 5 — 5.3

	m	ft
Living / Dining	3.47 × 4.52	11.38 × 14.8
Kitchen	2.17 × 3.07	7.12 × 10.07
Bedroom	3.47 × 3.40	11.38 × 11.15
Total	45.5 sqm	489.8 sqft

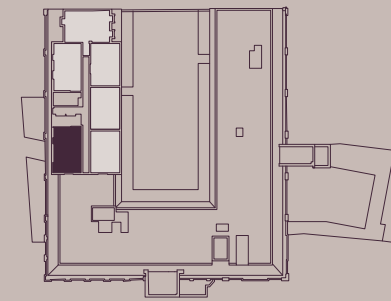
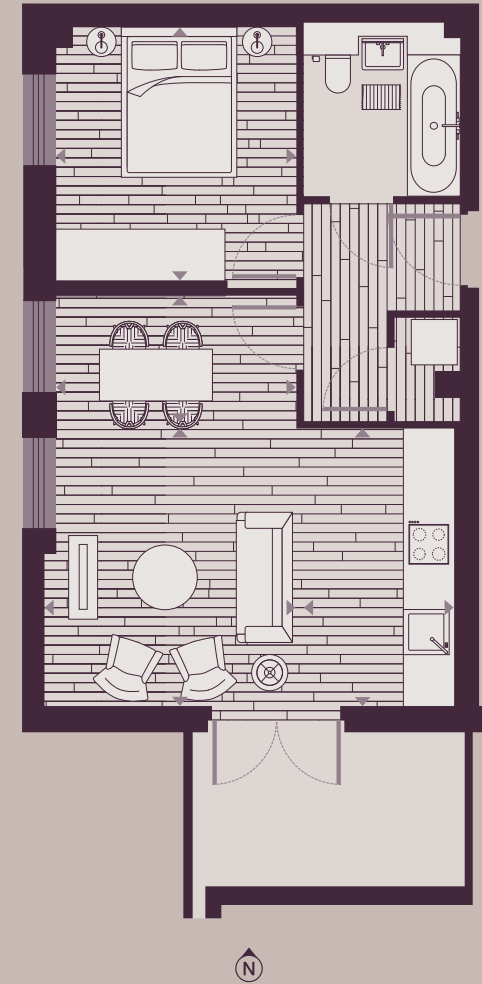
TYPE 114
1 Bed Apartment



Floor 5 — 5.5

	m	ft
Living	3.80 × 2.94	12.47 × 9.65
Dining	1.81 × 2.94	5.94 × 9.65
Kitchen	3.83 × 1.49	12.57 × 4.89
Bedroom	3.55 × 3.47	11.65 × 11.38
Total	45.5 sqm	489.8 sqft

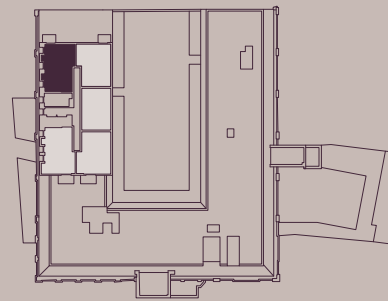
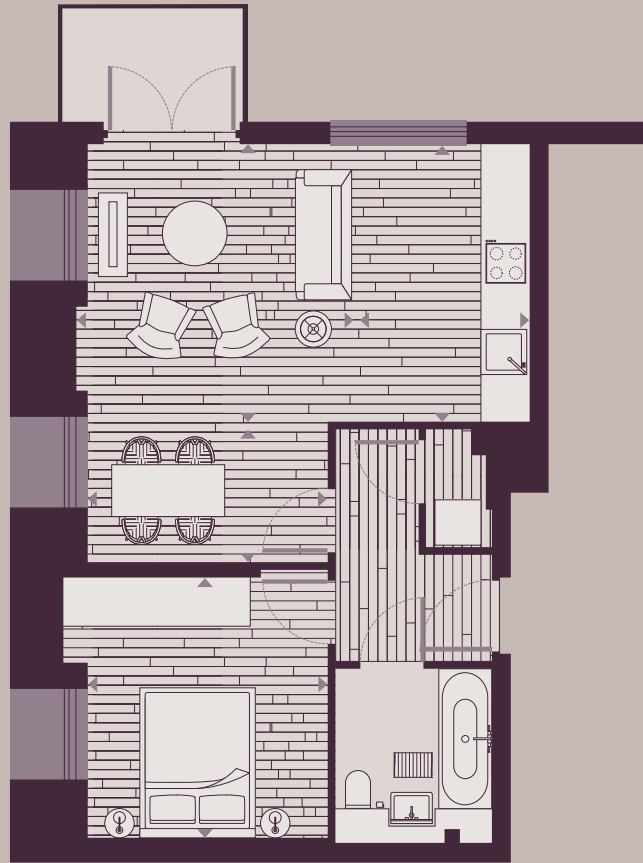
TYPE 115
1 Bed Apartment



Floor 5 — 5.6

	m	ft
Living	3.33 × 3.67	10.93 × 12.04
Dining	3.15 × 1.76	10.33 × 5.77
Kitchen	2.09 × 3.67	6.86 × 12.04
Bedroom	3.35 × 3.18	10.99 × 10.43
Total	47.5 sqm	511.3 sqft

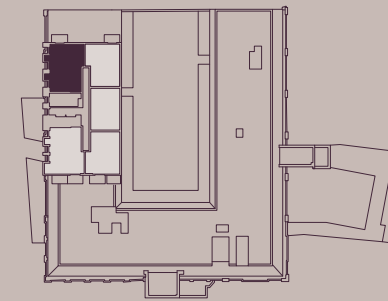
TYPE 116
1 Bed Apartment



Floor 6 — 6.1

	m	ft
Living	3.67 × 3.50	12.04 × 11.48
Dining	1.86 × 3.31	6.10 × 10.85
Kitchen	3.67 × 2.35	12.04 × 7.71
Bedroom	3.15 × 3.44	10.33 × 11.29
Total	52 sqm	559.7 sqft

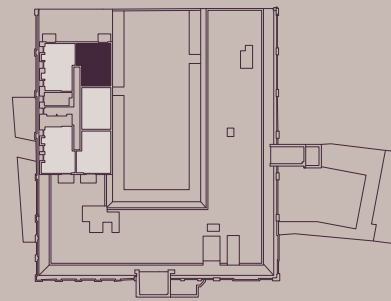
TYPE 116V
1 Bed Apartment



Floor 7 — 7.1

	m	ft
Living	3.82 × 3.67	12.53 × 12.04
Dining	1.86 × 4.19	6.10 × 13.75
Kitchen	3.67 × 3.12	12.04 × 10.27
Bedroom	3.99 × 3.45	13.09 × 11.32
Total	60 sqm	645.8 sqft

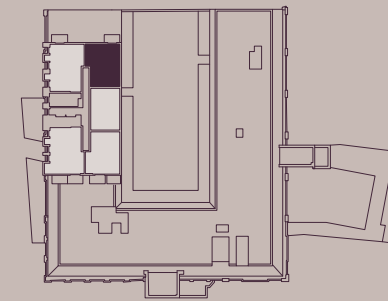
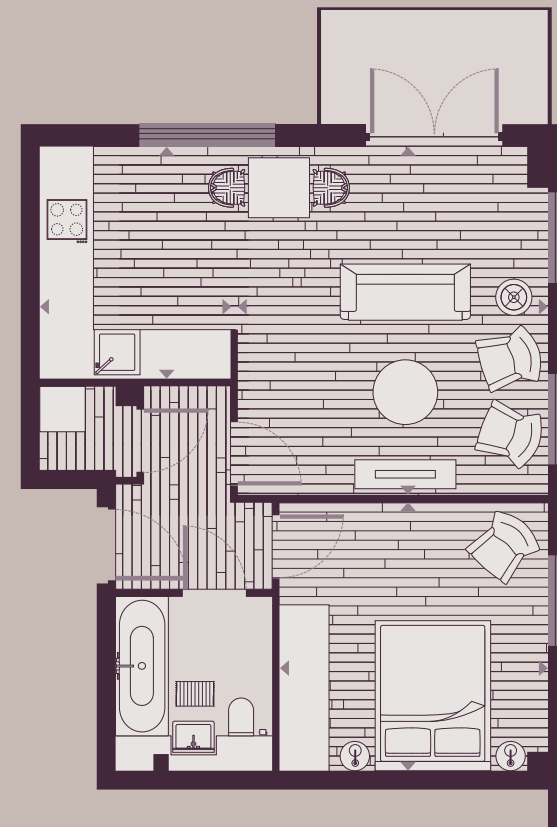
TYPE 117
1 Bed Apartment



Floor 6 – 6.2

	m	ft
Living / Dining	4.10 × 4.60	13.45 × 15.09
Kitchen	2.62 × 3.07	8.6 × 10.07
Bedroom	3.47 × 3.51	11.38 × 11.52
Total	50.5 sqm	543.6 sqft

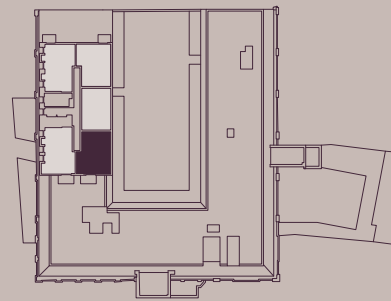
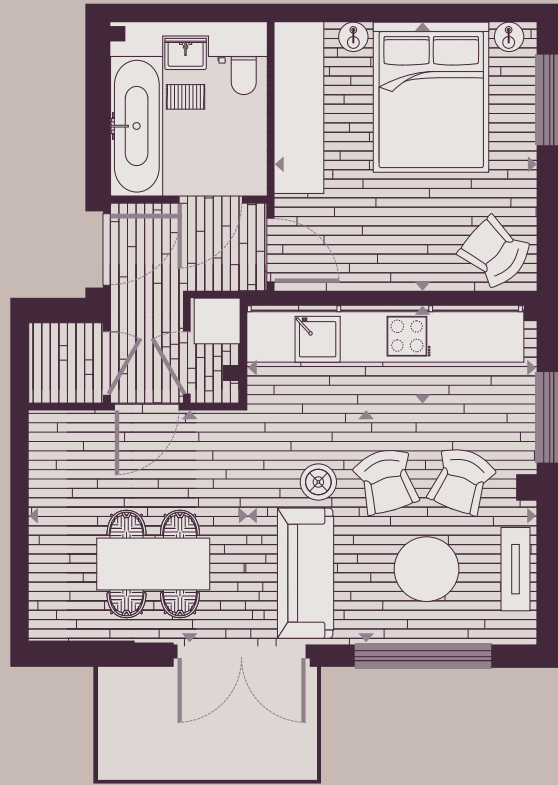
TYPE 117V
1 Bed Apartment



Floor 7 – 7.2

	m	ft
Living / Dining	4.10 × 4.61	13.45 × 15.12
Kitchen	2.62 × 3.07	8.6 × 10.07
Bedroom	3.55 × 3.55	11.65 × 11.65
Total	51 sqm	549 sqft

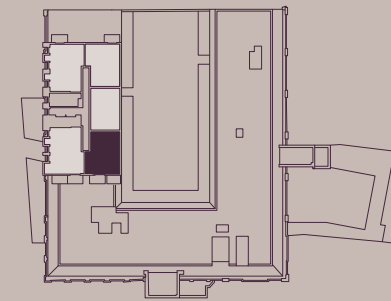
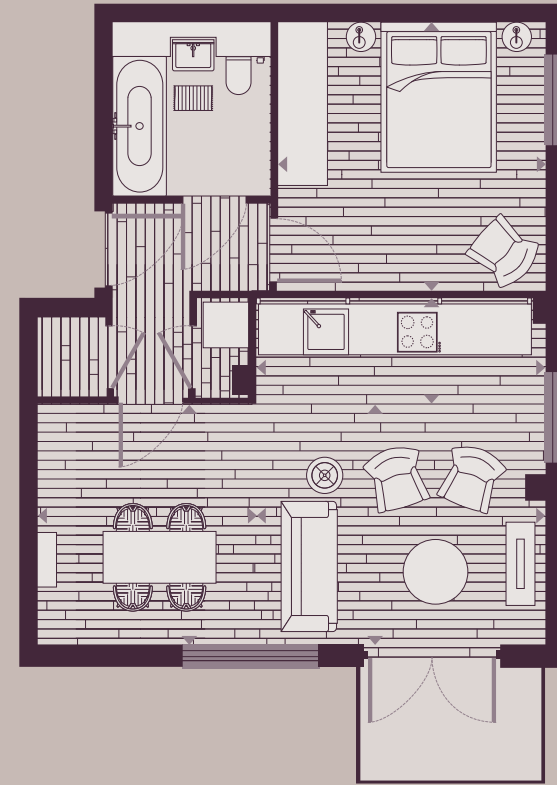
TYPE 118
1 Bed Apartment



Floor 6 – 6.4

	m	ft
Living	3.07 × 3.83	10.07 × 12.57
Dining	3.07 × 2.89	10.07 × 9.48
Kitchen	1.30 × 3.83	4.27 × 12.57
Bedroom	3.47 × 3.55	11.38 × 11.65
Total	50.5 sqm	543.6 sqft

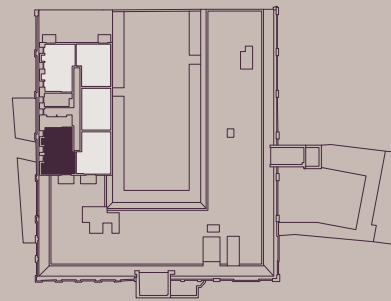
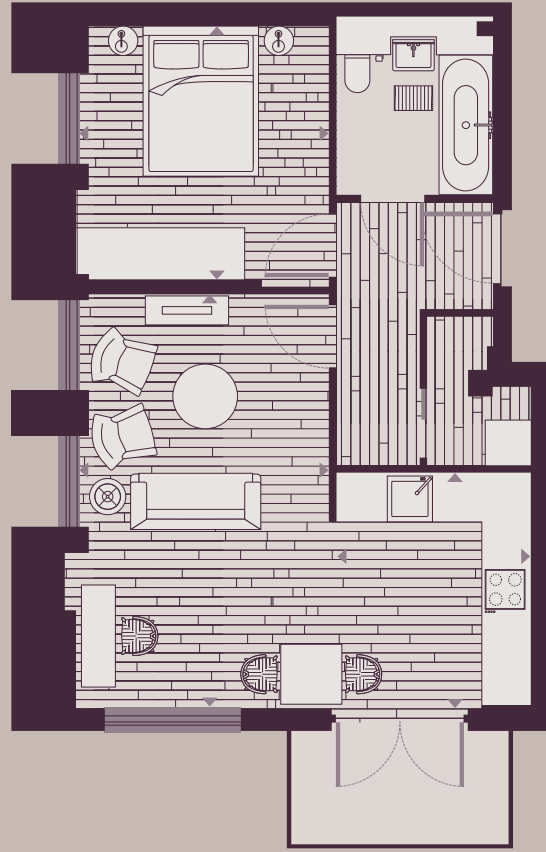
TYPE 118V
1 Bed Apartment



Floor 7 – 7.4

	m	ft
Living	3.83 × 3.18	12.57 × 10.43
Dining	3.18 × 2.89	10.43 × 9.48
Kitchen	1.31 × 3.83	4.3 × 12.56
Bedroom	3.55 × 3.55	11.65 × 11.65
Total	51 sqm	549 sqft

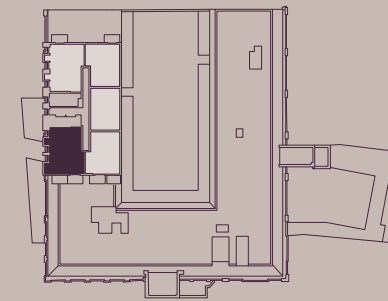
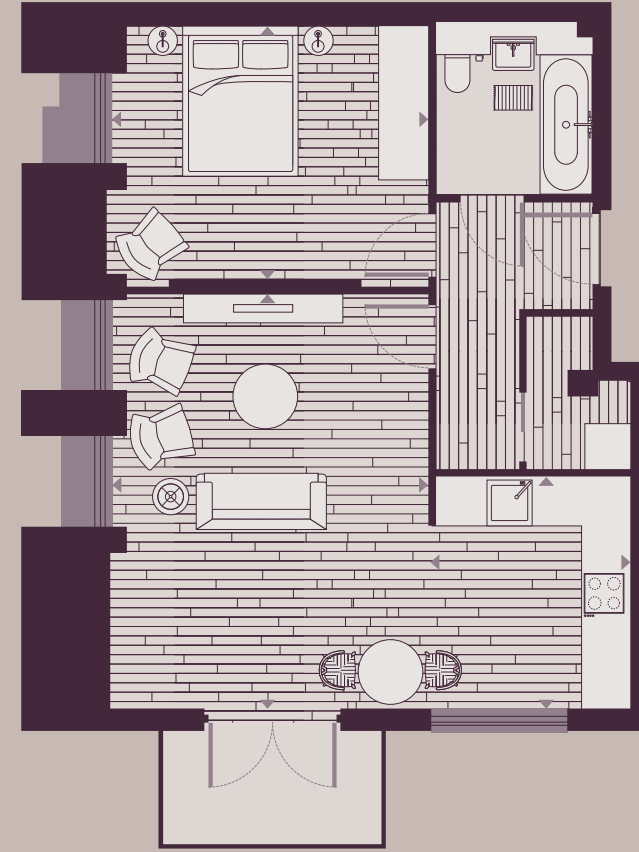
TYPE 119
1 Bed Apartment



Floor 6 – 6.5

	m	ft
Living / Dining	5.48 × 3.31	17.97 × 10.86
Kitchen	2.67 × 3.07	8.76 × 10.07
Bedroom	3.31 × 3.35	10.86 × 10.99
Total	51.5 sqm	554.3 sqft

TYPE 119V
1 Bed Apartment



Floor 7 – 7.5

	m	ft
Living / Dining	5.48 × 4.18	17.98 × 13.71
Kitchen	2.67 × 3.07	8.76 × 10.07
Bedroom	4.18 × 3.35	13.71 × 10.99
Total	59.5 sqm	640.5 sqft

Developers



Sager Group



CAIN HOY

Cain Hoy Enterprises

Project Team



CZWG Architects LLP



Amos & Amos



Mbok



Bruce Shaw



John Noad



Robinson Low Francis



Metropolis



Wish London

Residential Agents



Savills
t: +44 (0)20 7409 8756
e: newhomes@savills.com



Knight Frank
t: +44 (0)20 7861 5499
e: islingtonsquare@knightfrank.com



Beauchamp Estates
t: +44 (0)20 7499 7722
e: islingtonsquare@beauchamp.co.uk

The Agents and their clients give notice that:

They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

These particulars were prepared from preliminary plans and specifications before the completion of the properties. These particulars, together with any images that they contain, are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

Design: Campbell Hay

