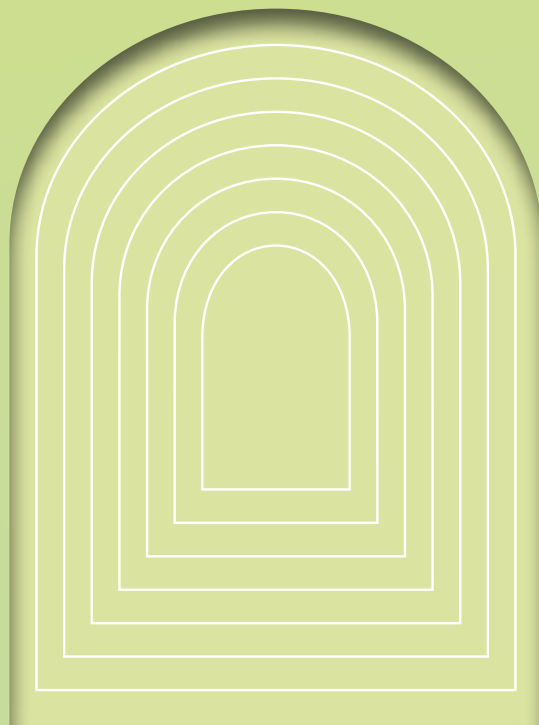


THE ARC

EC ONE



the
RESIDENCES

LIGHT CAN BE SOLID, IT CAN SCATTER,
HANG LIKE A CURTAIN OR BEAM INTO A SPACE.



LIGHT *the* WAY

A new collection of studio, one, two and three bed City Road residences. A home for London's leading lights.

An 'ark' is a place of refuge; of safety and sanctuary. Reimagining this through a modern lens, The Arc fuses Art Moderne architecture with a bristling inner energy – the luminescent tunnel formed by the lobby's great, curving light arcs spiriting residents to a new way of living.

Computer generated image of the ground floor lobby. Indicative only.



8	VISION
12	THE BUILDING
22	THE RESIDENCES
36	AMENITIES
52	AREA
70	FLOORPLANS
80	SPECIFICATION
82	TEAM & CONTACT

A new BEACON

Architecture with unmistakable character,
yet governed *within* by a curation of light,
space and energy. A shining *example* of modern
Old Street living and a new beacon for City Road.



Computer generated image of
The Arc's exterior. Indicative only.



Computer generated image of The Arc's exterior and terraces. Indicative only.



THE BUILDING

An expansive roof terrace and lounge dominate the 7th floor, while the lobby sits beside select retailers and an independent restaurant on the ground floor. Beneath lie the lifestyle gym and 332 secure cycle spaces.

The BUILDING

A 22-storey tower *rising* from a red brick podium building echoing the industrial spirit of its unique location, and *home* to 100 brand new City Road residences.

Computer generated image of
The Arc's exterior. Indicative only.

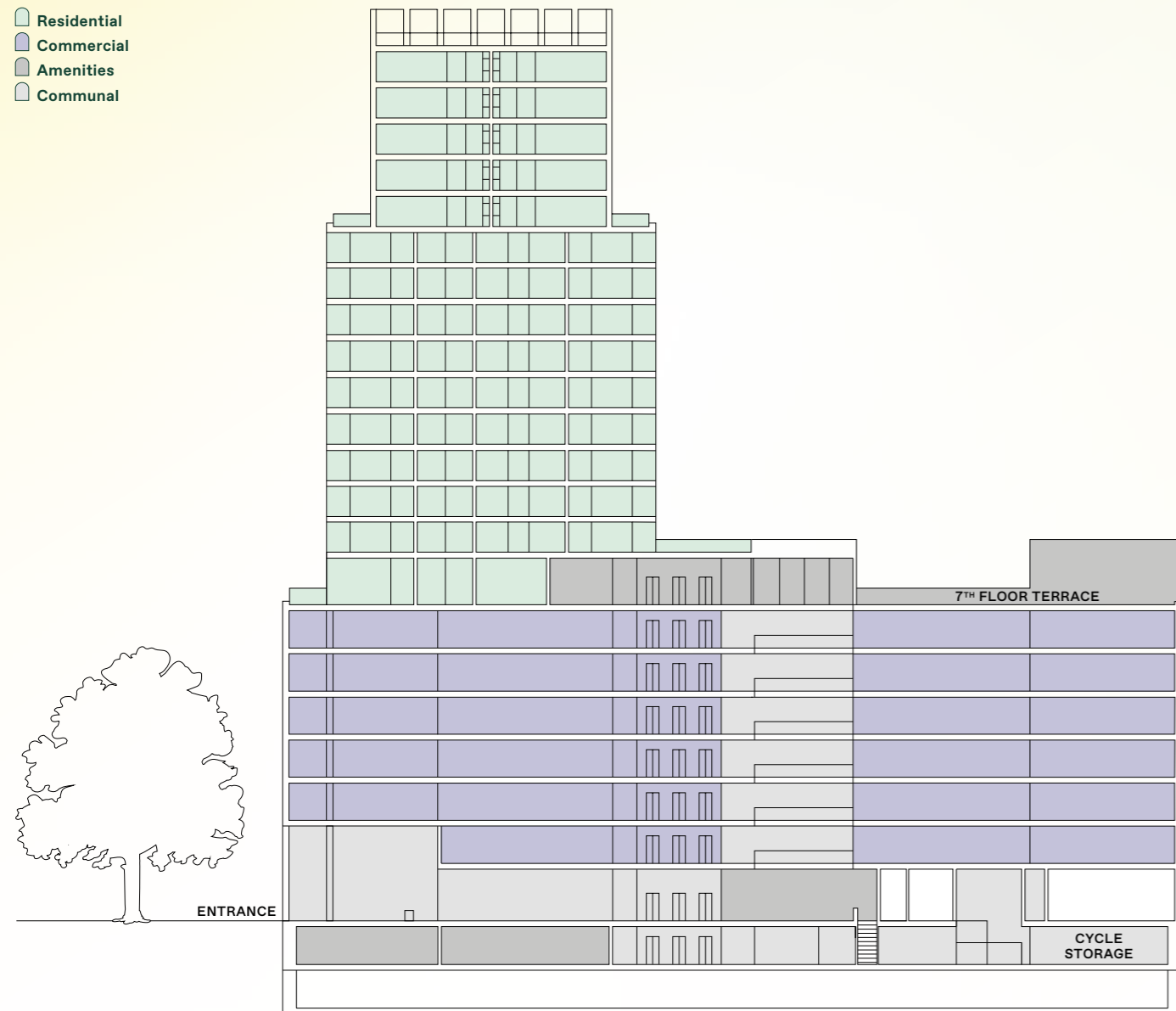
THE ARC

THE BUILDING

Inspired by the skyscrapers of New York's historic skyline, The Arc's unmistakable, tiered form cuts a statuesque figure against the surrounding cityscape. The top 15 floors – home to the residences – enjoy far-reaching views across the capital. To the north, Hoxton gives way to Islington's canalside neighbourhoods, eastwards, the soft glow of Shoreditch's rooftop bars light up the night, looking south presents you with the City's iconic skyline, while west-facing residences enjoy enviable sunset views of the rest of London.

Just below, on the 7th floor, a vast outdoor terrace includes manicured landscaping, a variety of seating and an open-air events space for up to 50 people. It's an enormous outdoor space for residents to use how they wish.

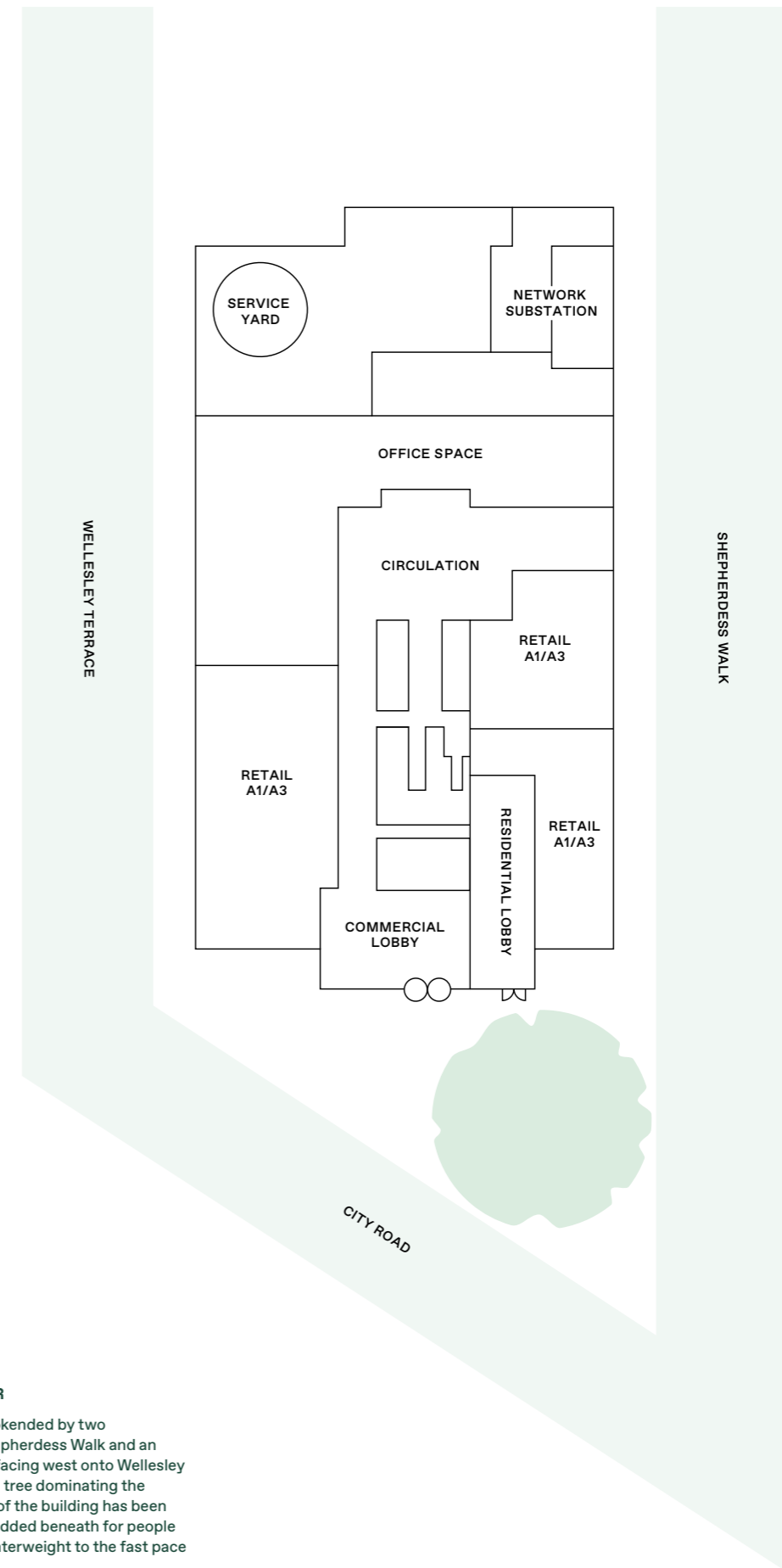
- Residential
- Commercial
- Amenities
- Communal



THE BUILDING



NORTH



THE GROUND FLOOR

The main entrance is bookended by two select retailers along Shepherdess Walk and an independent restaurant facing west onto Wellesley Terrace. Just outside, the tree dominating the public realm at the front of the building has been preserved, with seating added beneath for people to enjoy as a natural counterweight to the fast pace of the area.

Constantly striving to achieve greener and more sustainable ways of delivering their projects, Ghelamco have become pioneers in the creation of energy neutral concepts, meeting the highest ecological standards across their entire portfolio. Most recently, their Wronia 31 Warsaw building was formally recognised as the greenest building of Central and Eastern Europe (CEE) at the BREEAM Awards 2019. The Arc continues this tradition by targeting a BREEAM excellent rating, WELL certified gold and DGNB certification.

LEADERS *in* SUSTAINABILITY

Market leaders in sustainable development, every one of Ghelamco's projects has been awarded *either* Outstanding or Excellent BREEAM certification.

LOW CARBON, RESPONSIBLE DESIGN

Cutting-edge technology means surplus energy from each apartment's underfloor heating and cooling system is freed up for use by another apartment. The result is an extremely efficient flow of energy ensuring nothing is wasted that doesn't need to be.

A fully electric building, The Arc's carbon emissions are 30% lower than its multi fuel-operated cousins. Combined with a low energy, heating and cooling flooring system, cutting-edge electric heat pumps and the highest possible grade insulation and glazing, it makes your carbon footprint one less thing to worry about.



Computer generated image of the event space on the terrace. Indicative only.



BREEAM EXCELLENT CERTIFICATION

The world's leading sustainability assessment method for buildings which includes energy use, health & wellbeing, materials used and overall management.



WELL GOLD CERTIFICATION

A WELL certification officially recognises buildings that positively impact the health, engagement and productivity of all who live and work there.



DGNB CERTIFICATION

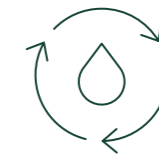
A globally recognised assessment which measures the sustainability of a building across its lifecycle.



Energy efficient design maximising heat loss and gain.



Combined Heat and Power system for efficient heating and cooling.



Water recycling for irrigation.



Underfloor heating and cooling.



Computer generated image of the 7th floor amenities and terrace. Indicative only.



Computer generated image of the lobby and concierge. Indicative only.

Above THE LUMINESCENT, CURVING LIGHT ARCS OF THE LOBBY DRAW YOU INTO THE HEART OF THE ARC.
Left THE LANDSCAPED TERRACE ON THE 7TH FLOOR WITH THE TIERED TOWER ABOVE CONTAINING THE ARC'S RESIDENCES.



Computer generated image of the commercial lobby. Indicative only.

A HEIGHTENED EXPERIENCE *of* HOME

Living spaces that truly immerse you,
with beautiful interior design *courtesy* of
the award-winning Bowler James Brindley.



Computer generated image of the living area
in a one bed apartment. Indicative only.

While a classic, Art Moderne-inspired industrial charm rules the outside, inside, Bowler James Brindley have curated The Arc's interiors to make the experience of coming home one that gradually softens, drawing you into a place of sanctuary and reprieve.

Living spaces are composed of cool stones, soft woods and beautifully finished fixtures and fittings, conjuring the subtle interplay of light and materiality that brings each space to life and makes you feel a deeper resonance with where you live; where you call home.

Discover a building governed by a curation of space and energy. A spectrum of light and colour guiding those who live here along new paths of discovery and heightening their senses.

Wide, floor-to-ceiling windows and open-aspect views from the balconies and winter gardens minimise the separation of indoors and out, making you feel a close connection with what's outside.

OUTSIDE SPACE *to* RELAX *and* UNWIND

Private winter gardens, terraces and balconies minimise the separation between indoors and out – with the opportunity to spill out and entertain or escape and reconnect.



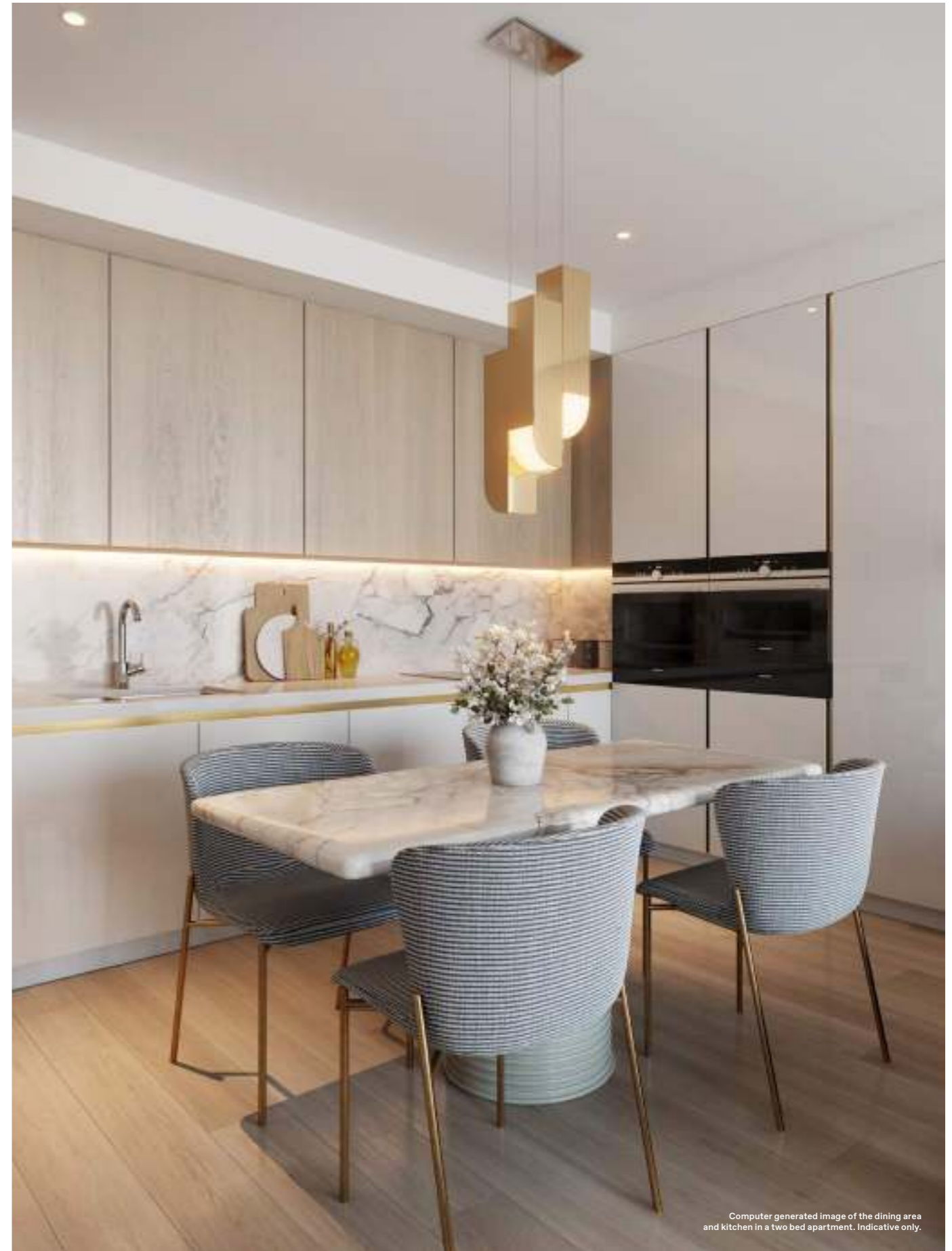


Computer generated image of the living area in a three bed apartment. Indicative only.



Computer generated image of the dining and living area in a two bed apartment. Indicative only.

LARGE WINDOWS LET IN NATURAL LIGHT AND ADD THE FINAL TOUCHES, HIGHLIGHTING EDGES AND CASTING SHADOWS THAT SET OFF THE TEXTURES AND TONES OF THE INTERIORS.



Computer generated image of the dining area and kitchen in a two bed apartment. Indicative only.



Computer generated image of a bedroom in a three bed apartment. Indicative only.



Computer generated image of a bedroom in a two bed apartment. Indicative only.



Computer generated image of the bedroom in a one bed apartment. Indicative only.

THE POWER OF LIGHT AND SPACE HARNESSSED TO COMPOSE ELEGANT LIVING SPACES, WITH CAREFULLY CHOSEN MATERIALS AND FINISHES THAT HEIGHTEN THE EXPERIENCE OF HOME.



Computer generated image of a bathroom in a two bed apartment. Indicative only.

LUXURIOUS BATHROOMS HONED BY A HARMONY OF MINIMALISM AND INTRICATE DETAILING. MARBLED WALLS SMOOTH TO THE TOUCH; SOFT FLOOR TILES WITH UNDER-FLOOR-HEATING WARM UNDERFOOT.



Computer generated image of an ensuite bathroom in a two bed apartment. Indicative only.



AMENITIES

Your lifestyle lives beyond your private apartment. Experience the amenities of the 7th and ground floors including a landscaped roof terrace, lounge, screening room, yoga studio, treatment room, lifestyle gym and independent ground floor restaurant. Safe, spacious and sociable spaces both indoors and out in the open air.

HOME *is* MORE *than* WHERE YOU LIVE

Amenities include a 7th floor terrace with seating, social spaces and *panoramic* views. Make the City and Shoreditch the backdrop to your evening.

Computer generated image of the 7th floor amenities space and terrace. Indicative only.



Computer generated image of the event space on the terrace. Indicative only.



Computer generated image of the event space on the terrace. Indicative only.

AN EXPANSIVE, INVITING OPEN-AIR TERRACE WITH 7TH FLOOR VIEWS OF THE CITY AND SHOREDITCH FOR CELEBRATION, INSPIRATION OR RELAXATION WITH UP TO 50 PEOPLE.

24-HOUR CONCIERGE

The concierge isn't just a warm welcome for anyone arriving at The Arc. They're there to answer all enquiries, sign for parcels and guarantee you feel safe and secure at all times.

They also handle many other responsibilities that maintain the efficient running of the building. Available 24/7, they're charged with providing the highest possible quality of service and to make you and your guests feel at home the moment you arrive.

TRUSTED ESTATES MANAGER

Navana Property Group are instrumental in establishing The Arc as a home and new destination for City Road. Proactively enhancing your lifestyle and making the experience of living here as smooth as possible, they combine a highly visible on-site presence with a bespoke app portal which provides community-focused content such as 'what's on', event guides, local directories and a facility booking service.

They will also perform a full induction to your apartment and The Arc's communal areas when you move in, as well as ongoing building management and maintenance support.



SOCIALISE, WORK, RELAX AND PLAY

The lounge area is the primary social and work hub at The Arc. A variety of comfortable seating at its centre is encircled by an intricately designed statement light installation partitioning the wider room into two clear areas. Outlying this, an arrangement of desks let you work from home, while further comfortable seating and a pool table help you wind down at the end of the day.



Computer generated image of the lounge area. Indicative only.

ENTERTAIN OR UNWIND

Next door, the 13 seat screening room is an intimate space beautifully designed and furnished by Bowler James Brindley to evoke a sense of sumptuous luxury and effortless sophistication. Whether airing an old favourite, getting together to watch a major sporting event, or even hosting presentations and talks, it's a space for residents to use how they wish.



Computer generated image of the screening room. Indicative only.



Computer generated image of the yoga studio. Indicative only.



Computer generated image of the treatment room. Indicative only.

RECONNECT, STRENGTHEN, REBALANCE AND ENERGISE

The yoga studio accommodates up to 13 people plus an instructor, should you choose to arrange a class. The full-height glass windows open out onto the terrace – imagine your daily routine accompanied by the most inspiring views in the open air – and there are also gym rings and rope climbing apparatus for a range of other exercises.

There's also a private treatment room for massages and any other beauty treatments, when you're in need of a little restoration and rejuvenation.

LOOSEN UP, TEE OFF AND LET OFF STEAM

The Arc's very own, state-of-the-art golf simulation room lets you work on your clubhead speed and refine your follow through without having to trek out to the countryside. Play virtual versions of world-famous courses and take advantage of tutorials designed by the professionals to improve your game.



Computer generated image of the golf simulation room. Indicative only.

BROWSE, SAMPLE AND WORK UP A SWEAT

Both the lobby and restaurant are bookended by select retailers, handpicked to add to an already rich community of brands. Whatever your style tribe, the latest must-have is never too far away.

Beneath lies the fully equipped lifestyle gym – a fitness suite for residents to use.



Computer generated image showing the lifestyle gym entrance. Indicative only.



SHOREDITCH OLD *st* *The* CITY CLERKENWELL ISLINGTON

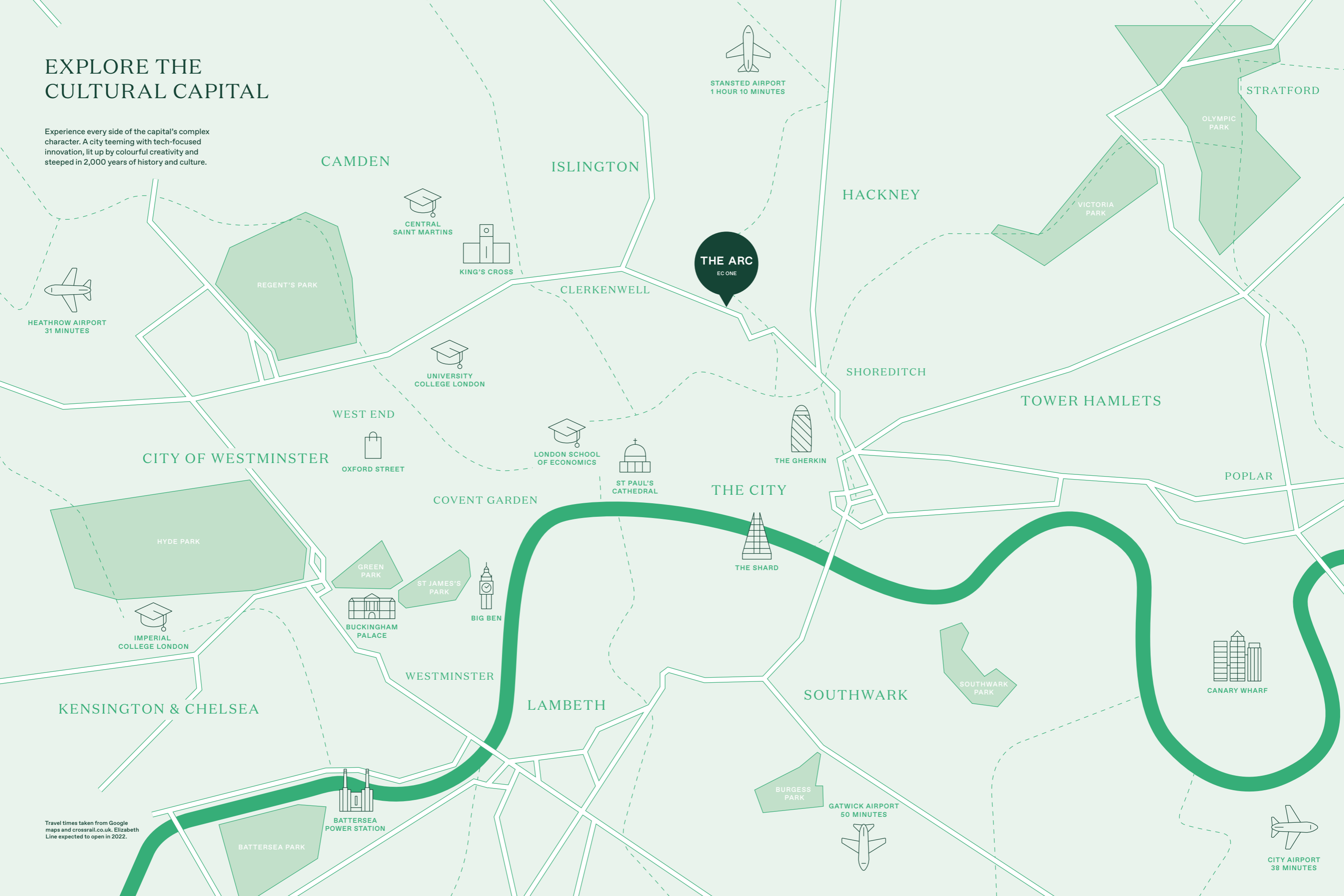
A neighbourhood at the *crossroads* of five dynamic *districts*. Discover a place where many different worlds intersect.

Living at The Arc means experiencing every side of the capital's complex character. A location teeming with Old Street's tech-focused innovation, lit up by Shoreditch's colourful creativity, and just a short walk from both Clerkenwell's charming, village-like atmosphere and the ancient boundaries of the Square Mile.

The scuttling to and fro of hungry punters following their noses down Whitecross Street food market. The snap and crackle of celebration and frivolity in the activity bars, eateries and local haunts scattered up and down Curtain Road and Shoreditch High Street. The more sober sophistication of the City's fine dining experiences and reinvigorating health spas, members' clubs and cycle bars. Find your new scene wherever you choose to look.

EXPLORE THE CULTURAL CAPITAL

Experience every side of the capital's complex character. A city teeming with tech-focused innovation, lit up by colourful creativity and steeped in 2,000 years of history and culture.



HEATHROW AIRPORT
31 MINUTES

STANSTED AIRPORT
1 HOUR 10 MINUTES

STRATFORD

OLYMPIC
PARK

VICTORIA
PARK

THE ARC
EC ONE

ISLINGTON

CAMDEN

HACKNEY

CLERKENWELL

SHOREDITCH

TOWER HAMLETS

CITY OF WESTMINSTER

WEST END

OXFORD STREET

LONDON SCHOOL
OF ECONOMICS

ST PAUL'S
CATHEDRAL

THE GHERKIN

POPLAR

THE CITY

COVENT GARDEN

THE SHARD

HYDE PARK

GREEN
PARK

ST JAMES'S
PARK

BIG BEN

BUCKINGHAM
PALACE

WESTMINSTER

SOUTHWARK

SOUTHWARK
PARK

CANARY WHARF

KENSINGTON & CHELSEA

LAMBETH

BATTERSEA
POWER STATION

BATTERSEA PARK

BURGESS
PARK

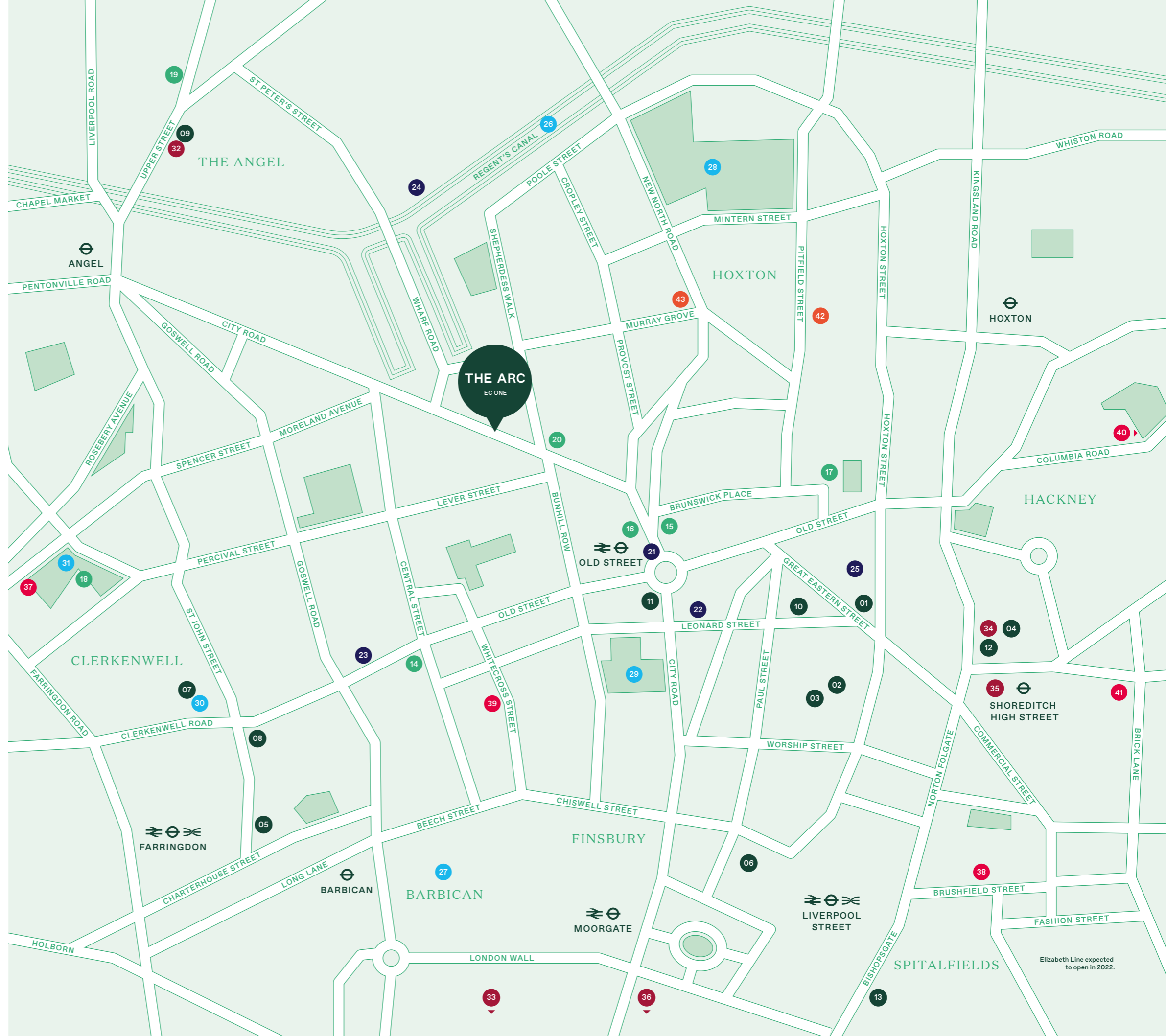
GATWICK AIRPORT
50 MINUTES

CITY AIRPORT
38 MINUTES

Travel times taken from Google
maps and crossrail.co.uk. Elizabeth
Line expected to open in 2022.

THESE STREETS ARE MADE FOR WALKING

Living at The Arc gives you access to all you need to enrich your lifestyle and become part of an exciting community at the crossroads of five dynamic districts. From Clerkenwell's interior design boutiques to Shoreditch's creative concept bars and members' clubs, there's precious little this neighbourhood can't cater for. Just follow your feet.



EATING

- 01 Gloria
- 02 Leroy
- 03 Padella
- 04 BRAT
- 05 St John
- 06 Bar Douro (City)
- 07 Modern Pantry
- 08 Luca
- 09 The Breakfast Club (Angel)
- 10 Nobu
- 11 Passo
- 12 Lyle's
- 13 Sushi Samba

DRINKING

- 14 The Gibson
- 15 Nightjar
- 16 Serata Hall
- 17 Tonight Josephine
- 18 Bourne & Hollingsworth
- 19 Humble Grape (Islington)
- 20 The Eagle

COFFEE

- 21 Grind
- 22 Ozone
- 23 Look Mum, No Hands
- 24 The Narrowboat
- 25 Origin Coffee

OUTSIDE SPACES

- 26 The Canals
- 27 The Barbican Estate
- 28 Shoreditch Park
- 29 Bunhill Fields
- 30 St John's Square
- 31 Spa Fields

SHOPPING

- 32 Camden Passage
- 33 One New Change
- 34 Redchurch Street/ Shoreditch High Street
- 35 Boxpark
- 36 The Royal Exchange

MARKETS

- 37 Exmouth Market
- 38 Spitalfields Market
- 39 Whitecross Street Market
- 40 Columbia Road Flower Market
- 41 Brick Lane Market

CAR CLUBS

- 42 Classic Car Club
- 43 Enterprise Car Club

Elizabeth Line expected to open in 2022.

LONDON'S FINEST INSTITUTIONS OF LEARNING

TRAVEL TIMES (DOOR-TO-DOOR)

Central Saint Martins
 36 minute walk/19 minute tube
 Old Street (Northern Line - Hammersmith & City, Metropolitan or Circle Line)

University College London
 40 minute walk/26 minute tube
 Old Street (Northern Line)

London School of Economics
 38 minute walk/30 minute tube
 Old Street (Northern Line)

Imperial College London
 41 minute tube
 Old Street (Northern Line - Piccadilly Line)

London is an intellectual powerhouse when it comes to higher education, with over 45 universities to its name – four of which are ranked in the top 50 in the world*. The Arc puts you within a 40 minute walk or tube of its most illustrious institutions, ideally placed to make the most of studying in this most learned of cities.

*According to QTS World University Rankings 2021.

Tube and walking times are calculated from door-to-door and taken from citymapper.com and Google maps. All tube times calculated from Old Street Station.



University College London

Central Saint Martins



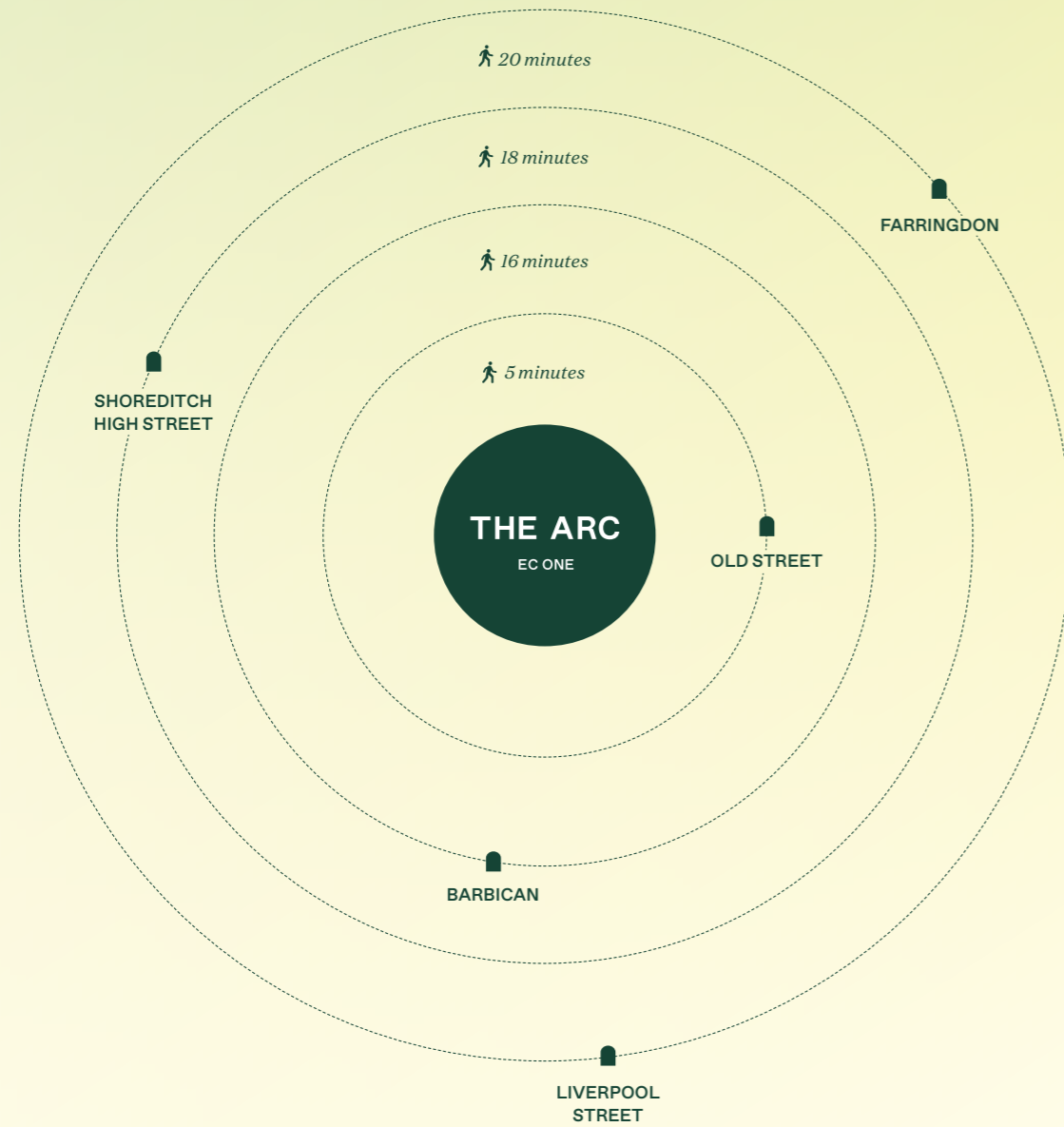
Imperial College London



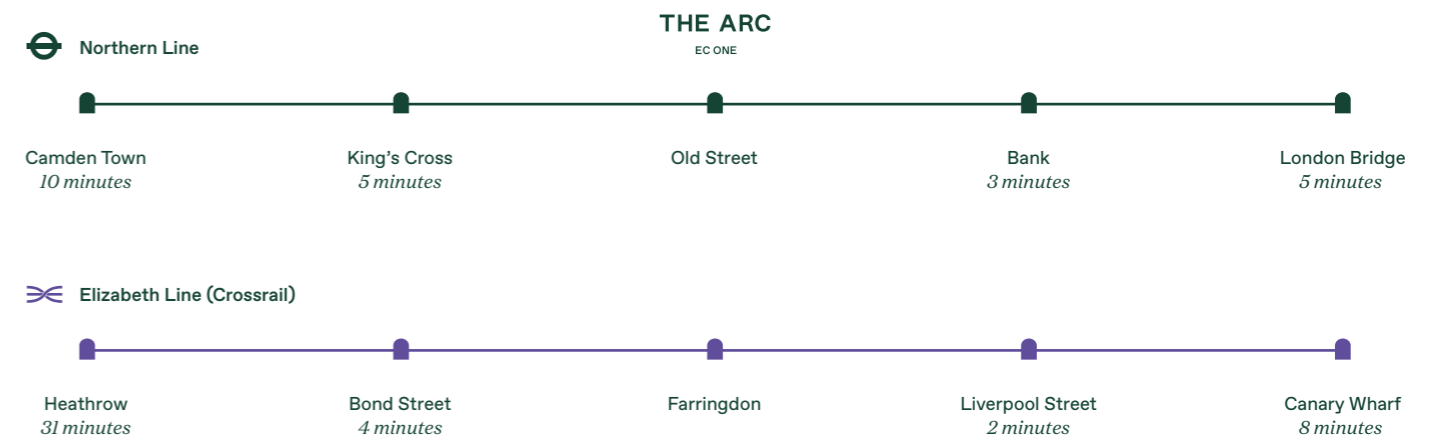
London School of Economics



ALWAYS TRAVEL LIGHT



From Old Street Station (a quick 5 minute wander) you can also reach further afield – Bank’s buttery stone buildings and Bond Street’s luxury brand flagships just 3 minutes and 16 minutes away respectively. When travelling further still, both Heathrow (31 minutes) and Gatwick (50 minutes) are only a short ride away.



TRAVEL TIMES

- Old Street Station**
Northern Line
5 minute walk
- The Bower**
5 minute walk
- Shoreditch Grind**
6 minute walk
- Serata Hall**
6 minute walk
- The Canals**
9 minute walk

CLERKENWELL

- Farringdon Station**
Circle/Hammersmith & City/
Metropolitan Lines
20 minute walk/11 minute tube
- Barbican Station**
Circle/Hammersmith & City/
Metropolitan Lines
16 minute walk/9 minute tube
- The Barbican Estate**
16 minute walk/9 minute tube
Old Street – Moorgate
- St John’s Square**
16 minute walk
- Exmouth Market**
18 minute walk

THE CITY

- Bank Station**
Northern/Central/Waterloo & City/
Circle/District Lines
23 minute walk/3 minute tube
- St Paul’s Cathedral**
26 minute walk/14 minute tube
Old Street – Bank – St Paul’s
- Broadgate Circle**
18 minute walk/11 minute tube
Old Street – Moorgate
- The Royal Exchange**
24 minute walk/10 minute tube
Old Street – Bank
- The Ned**
24 minute walk/10 minute tube
Old Street – Bank

SHOREDITCH

- Liverpool Street Station**
Circle/Central/Hammersmith & City/
Metropolitan Lines
19 minute walk/9 minute tube
- Shoreditch High Street Station**
Overground
18 minute walk
- Boxpark Shoreditch**
17 minute walk
- Redchurch Street**
18 minute walk
- Spitalfields Market**
21 minute walk

Tube and walking times taken from citymapper.com, crossrail.co.uk and Google maps. Elizabeth Line expected to open in 2022. All tube times calculated from Old Street Station.

OLD st

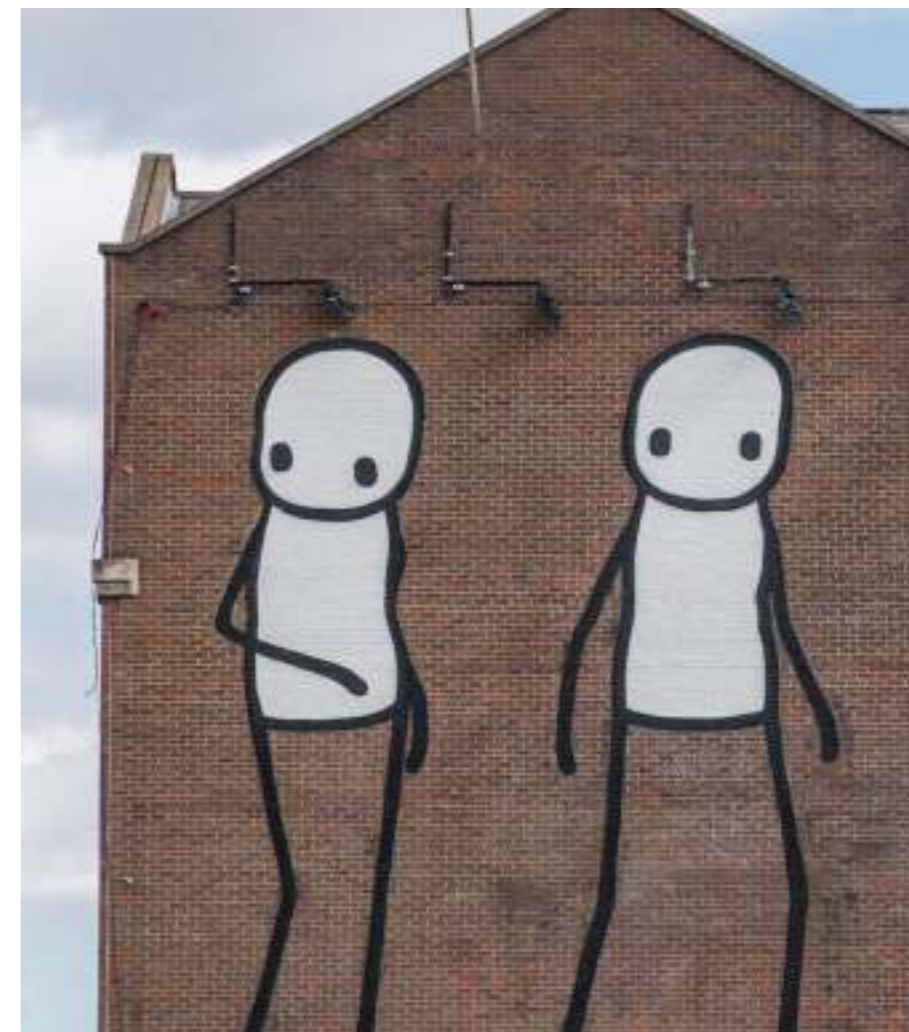
London's undisputed tech hub vibrating with the fission of new ideas and creative energy. A place of hidden street food markets elbow-to-elbow with beautiful old warehouse buildings now the scene of burgeoning tech talent and entrepreneurial zeal.



01

- 01 Serata Hall
6 minute walk
- 02 Old Street Station
5 minute walk
- 03 STIK Mural
11 minute walk

- 04 Shoreditch Grind
6 minute walk
- 05 Marks and Spencer
6 minute walk



03



02



04



05

CLERKENWELL

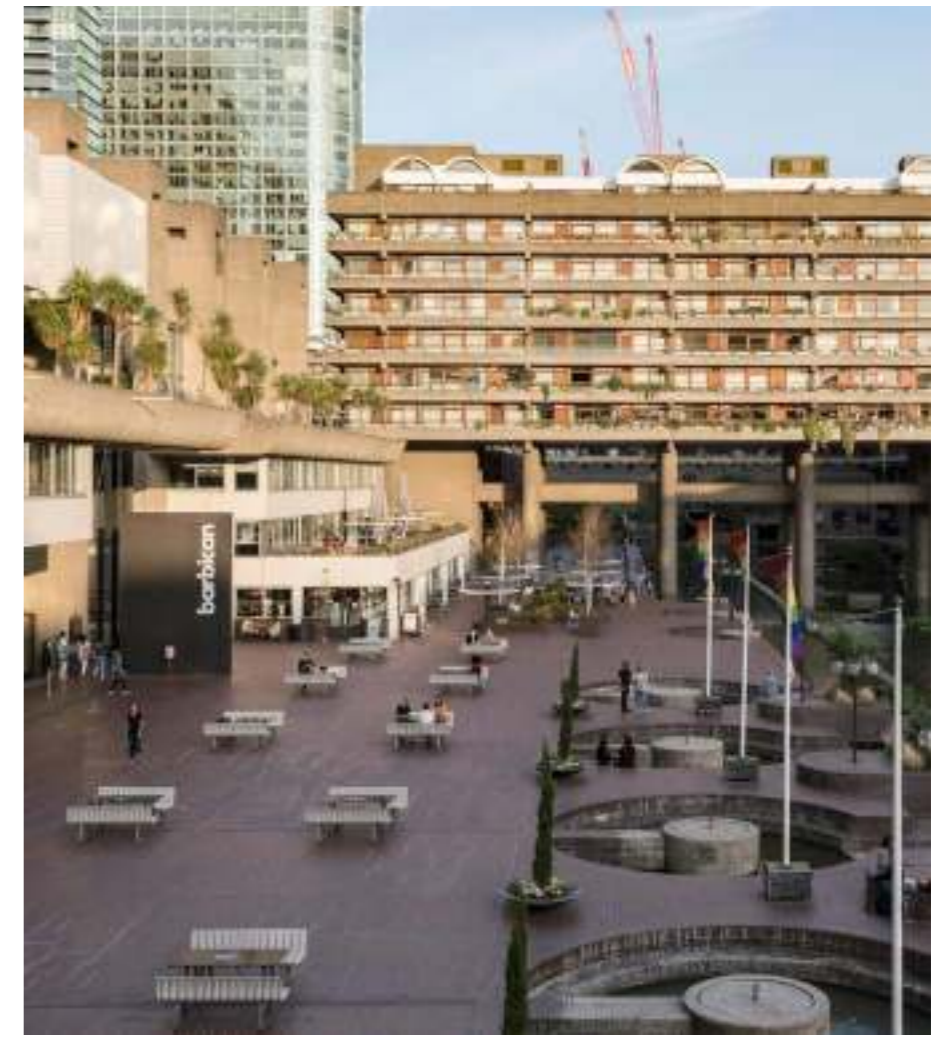
Idling westward sees bustling thoroughfares give way to quieter, more understated streets – the domain of this quaint quarter’s interior design gurus, great artistic minds and beguiling, village-like character.



01



02



04



03

- 01 Luca
16 minute walk
- 02 Vitra
13 minute walk
- 03 Spa Fields
16 minute walk
- 04 The Barbican Estate
16 minute walk
- 05 Exmouth Market
18 minute walk



05

SHOREDITCH

This is London's playground, where it entertains, shops for boutique fashion and blurs the lines of work and play. An unpasteurised place shunning the irksome weight of uniformity in order to adopt true individuality.



01



02



03

- 01 **Gloria**
11 minute walk
- 02 **Nobu Hotel**
11 minute walk
- 03 **Oat Coffee**
15 minute walk
- 04 **Leroy**
13 minute walk



04



01

THE CITY

The dusty coat of pinstripes and sober City sophistication was shed long ago, wearing instead a new cultural fabric of reinvigorating health spas, protein shake-touting cycle bars and slick new members' clubs free from the staleness of their stuffier cousins.



02



03

- 01 Leadenhall Market
29 minute walk
- 02 30 St Mary Axe
(The Gherkin)
29 minute walk
- 03 The Royal Exchange
24 minute walk

ISLINGTON

At the other end of City Road, Islington's sleepy towpaths and chocolate box independents dotted all along Camden Passage feel incongruous to its Zone 1 location, gifting it an out-of-town charm unmatched anywhere else in the capital.



04

- 04 Camden Passage
18 minute walk
- 05 The Canals
9 minute walk
- 06 City Road Basin
5 minute walk



05



06

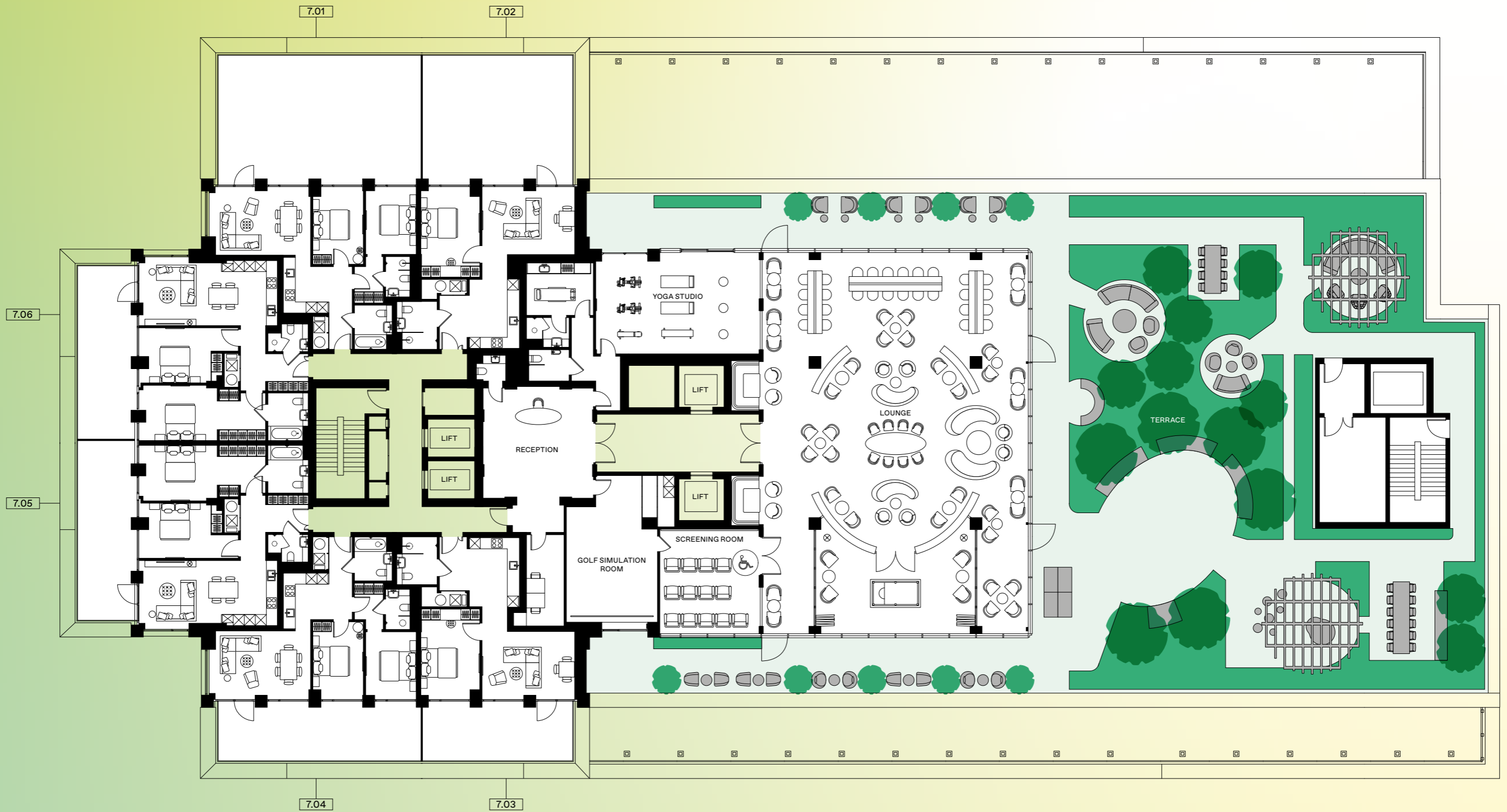


Computer generated image of the kitchen in a three bed apartment. Indicative only.

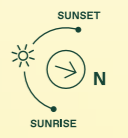
FLOORPLANS

Generous *living* spaces with high ceilings and large windows that pull light into *every* corner.

7TH FLOOR

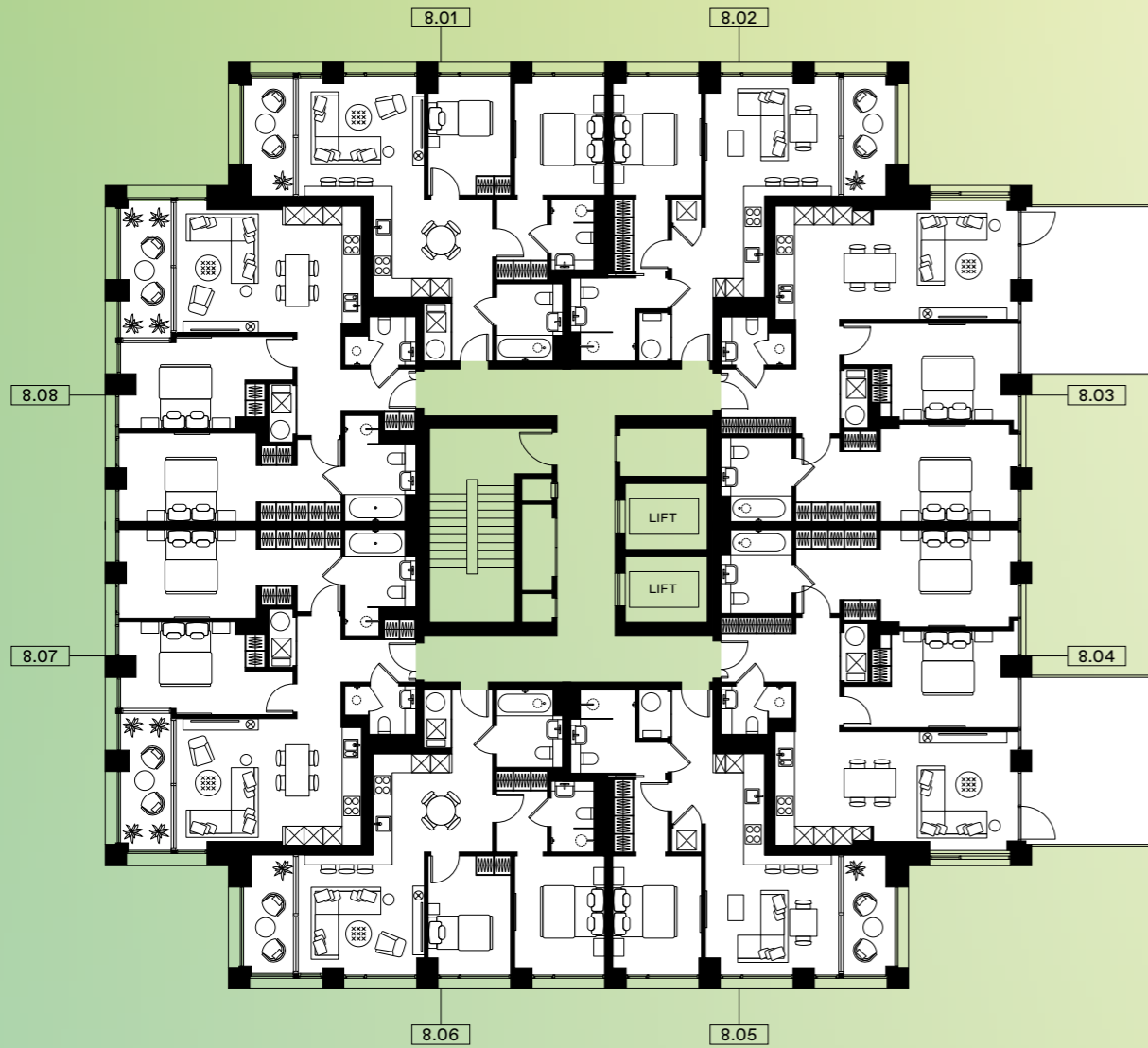


Apartment 7.01 Two bedroom Total internal area 72 sq m/771 sq ft	Apartment 7.02 One bedroom Total internal area 61 sq m/656 sq ft	Apartment 7.03 One bedroom Total internal area 61 sq m/656 sq ft
Apartment 7.04 Two bedroom Total internal area 72 sq m/771 sq ft	Apartment 7.05 Two bedroom Total internal area 85 sq m/915 sq ft	Apartment 7.06 Two bedroom Total internal area 85 sq m/915 sq ft



Floorplans are not to scale and are indicative only. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. Balcony and terrace locations may differ from those illustrated.

8TH FLOOR

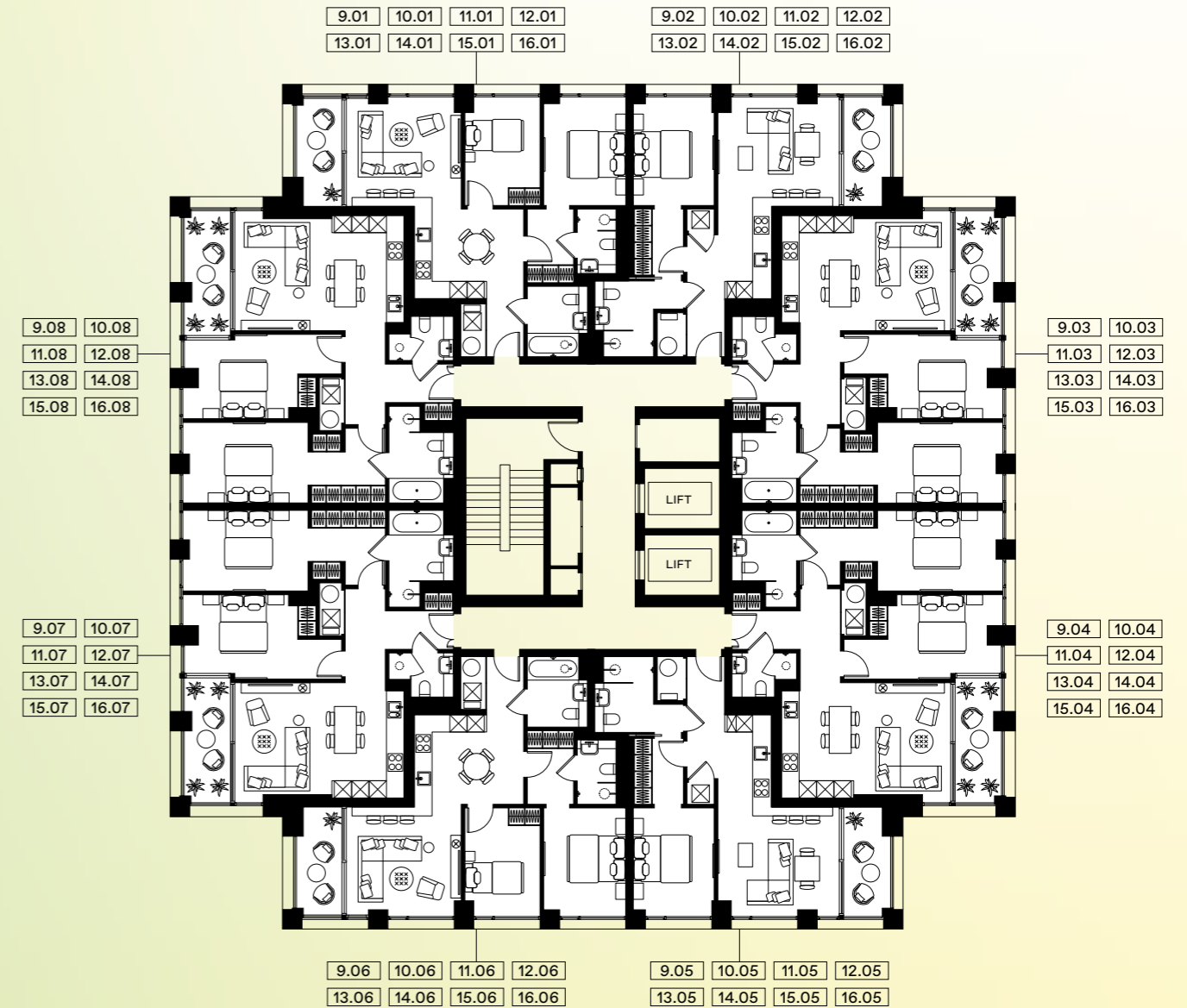


Apartment 8.01 Two bedroom Total internal area 65 sq m/704 sq ft	Apartment 8.02 One bedroom Total internal area 50 sq m/543 sq ft	Apartment 8.03 Two bedroom Total internal area 85 sq m/915 sq ft	Apartment 8.04 Two bedroom Total internal area 85 sq m/915 sq ft
Apartment 8.05 One bedroom Total internal area 50 sq m/543 sq ft	Apartment 8.06 Two bedroom Total internal area 65 sq m/704 sq ft	Apartment 8.07 Two bedroom Total internal area 77 sq m/833 sq ft	Apartment 8.08 Two bedroom Total internal area 77 sq m/833 sq ft

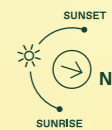


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9TH - 16TH FLOORS

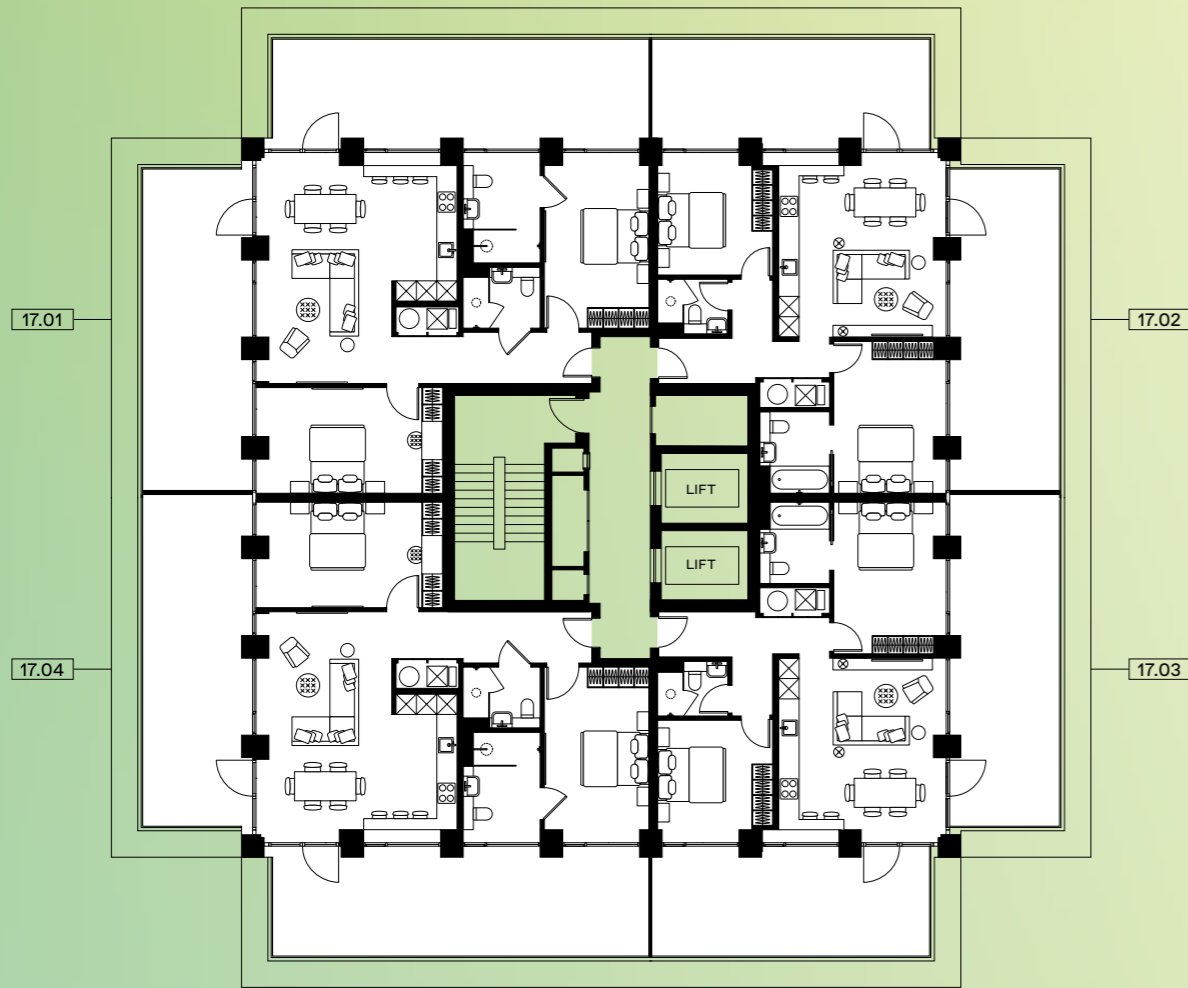


Apartment 9.01-16.01 Two bedroom Total internal area 65 sq m/704 sq ft	Apartment 9.02-16.02 One bedroom Total internal area 50 sq m/543 sq ft	Apartment 9.03-16.03 Two bedroom Total internal area 77 sq m/833 sq ft	Apartment 9.04-16.04 Two bedroom Total internal area 77 sq m/833 sq ft
Apartment 9.05-16.05 One bedroom Total internal area 50 sq m/543 sq ft	Apartment 9.06-16.06 Two bedroom Total internal area 65 sq m/704 sq ft	Apartment 9.07-16.07 Two bedroom Total internal area 77 sq m/833 sq ft	Apartment 9.08-16.08 Two bedroom Total internal area 77 sq m/833 sq ft

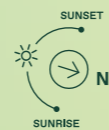


Floorplans are not to scale and are indicative only. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. Balcony and terrace locations may differ from those illustrated.

17TH FLOOR

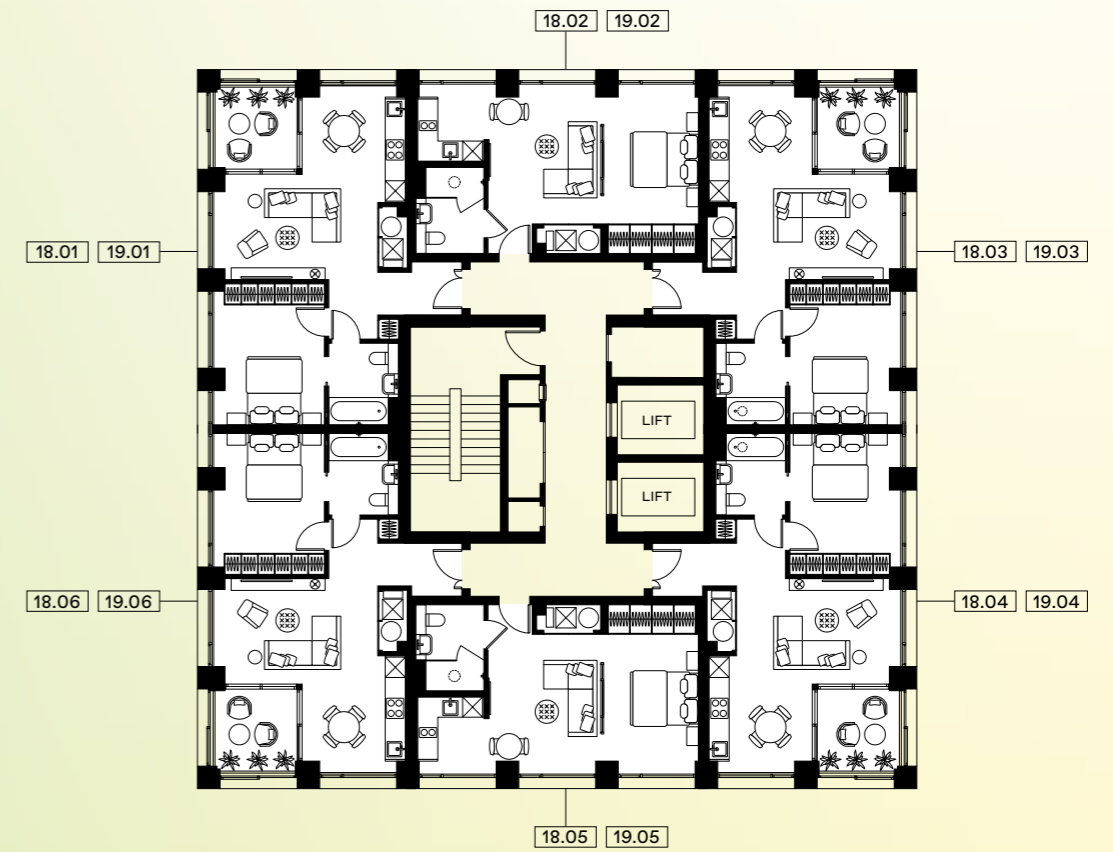


- | | |
|--|--|
| <p>Apartment 17.01
Two bedroom</p> <p>Total internal area
92 sq m/987 sq ft</p> | <p>Apartment 17.02
Two bedroom</p> <p>Total internal area
74 sq m/795 sq ft</p> |
| <p>Apartment 17.03
Two bedroom</p> <p>Total internal area
74 sq m/795 sq ft</p> | <p>Apartment 17.04
Two bedroom</p> <p>Total internal area
92 sq m/987 sq ft</p> |

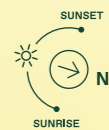


Floorplans are not to scale and are indicative only. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. Balcony and terrace locations may differ from those illustrated.

18TH - 19TH FLOORS

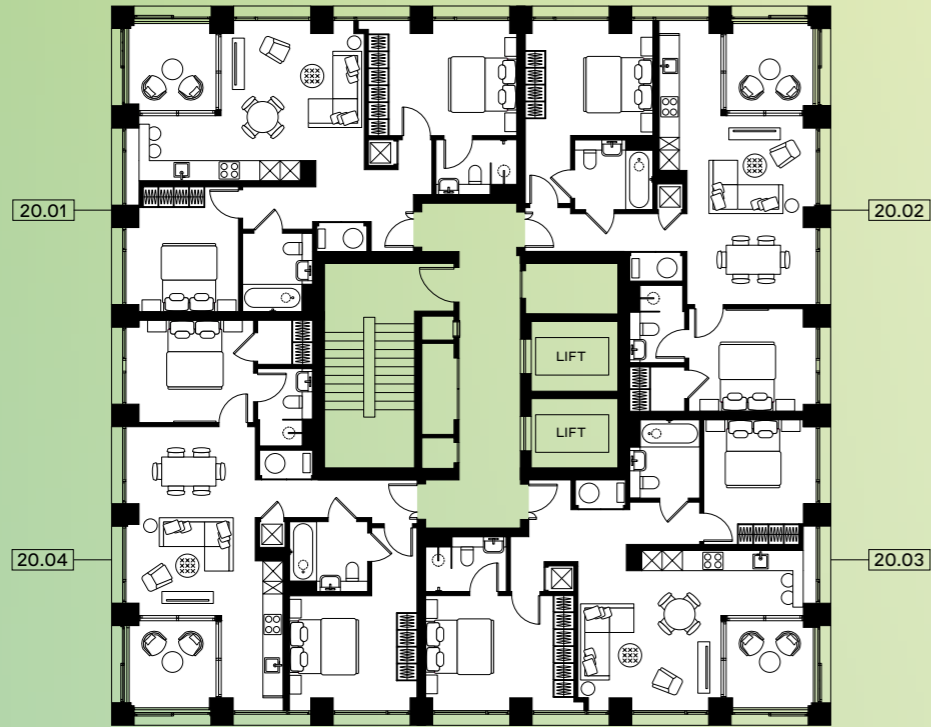


- | | | |
|---|--|---|
| <p>Apartment 18.01, 19.01
One bedroom</p> <p>Total internal area
58 sq m/625 sq ft</p> | <p>Apartment 18.02, 19.02
Studio</p> <p>Total internal area
41 sq m/439 sq ft</p> | <p>Apartment 18.03, 19.03
One bedroom</p> <p>Total internal area
58 sq m/625 sq ft</p> |
| <p>Apartment 18.04, 19.04
One bedroom</p> <p>Total internal area
58 sq m/625 sq ft</p> | <p>Apartment 18.05, 19.05
Studio</p> <p>Total internal area
41 sq m/439 sq ft</p> | <p>Apartment 18.06, 19.06
One bedroom</p> <p>Total internal area
58 sq m/625 sq ft</p> |



Floorplans are not to scale and are indicative only. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. Balcony and terrace locations may differ from those illustrated.

20TH FLOOR



Apartment 20.01
Two bedroom

Total internal area
81 sq m/873 sq ft

Apartment 20.03
Two bedroom

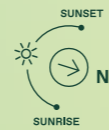
Total internal area
81 sq m/873 sq ft

Apartment 20.02
Two bedroom

Total internal area
82 sq m/888 sq ft

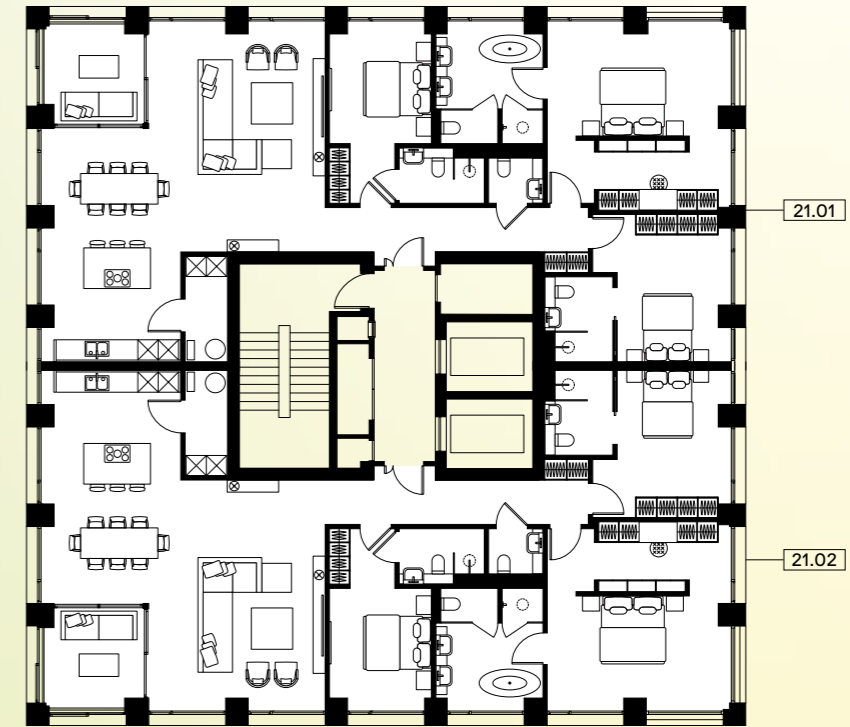
Apartment 20.04
Two bedroom

Total internal area
82 sq m/888 sq ft



Floorplans are not to scale and are indicative only. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. Balcony and terrace locations may differ from those illustrated.

21ST FLOOR

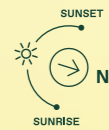


Apartment 21.01
Three bedroom

Total internal area
171 sq m/1,837 sq ft

Apartment 21.02
Three bedroom

Total internal area
171 sq m/1,837 sq ft



Floorplans are not to scale and are indicative only. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. Balcony and terrace locations may differ from those illustrated.

SPECIFICATION

The highest *quality* materials and furnishings composed by award-winning interior designers to create *homes* of effortless elegance.

SPECIFICATION

KITCHEN

- Bespoke kitchen units, natural timber effect wall units and gloss lacquered finish to base units
- Low energy concealed LED under unit lighting
- Under-mounted stainless steel sink with mixer tap
- Composite stone worktop
- Marble effect large format splashback
- Fully integrated AEG appliances:
 - Multi-function electric oven
 - Microwave
 - Extractor hood
 - Induction hob
 - Downdraft to three bed apartment island
 - Fridge/freezer
 - Dishwasher
 - Washer/dryer
 - Wine fridge

BATHROOM & EN-SUITE

- Marble effect porcelain and ceramic brick tiles to wall areas
- Concrete effect floor tiles
- Walk-in shower with concrete effect tile flooring
- Chrome mixer tap
- Marble effect composite stone vanity counter top with white porcelain basin
- Storage cupboard with metallic finish below
- Vanity unit with mirror-face and metallic finish, complete with integrated shelving, demister pad and shaver socket
- Metal framed shower screens. Reeded glass to select apartments
- Chrome rain shower with chrome wall mounted hand shower
- Wall hung WC with concealed cistern
- White enamel under-mounted bath with marble effect composite stone surround
- Heated towel rail

BEDROOM

- Hardwood oak timber floors
- Bespoke fitted wardrobes with shelf, hanging rail and concealed LED light
- LED spot lights
- Provision for pendant lighting
- Provisions for curtains
- Brushed metal sockets
- Timber skirting and architraves in satin finish

LIVING ROOM

- Hardwood oak timber flooring
- Painted walls
- Timber skirting and architraves in satin finish
- LED ceiling lights
- Provisions for pendant lighting
- Provisions for curtains
- Brushed metal sockets and TV points

INTERIOR FINISHES

- High quality engineered oak flooring throughout the living room, kitchen and bedrooms
- Full height timber entrance door
- Full height painted timber doors throughout
- Double glazing to all window aspects
- Contemporary brass ironmongery throughout
- 2.7m typical floor to ceiling height

LIGHTING & ELECTRICALS

- LED downlights to living rooms, kitchens, bathrooms and dressing areas
- Provisions for feature pendant lighting to selected locations
- Signature bathroom wall lights over vanity units
- 5 amp lighting and 13 amp power circuits brushed metal sockets or similar high quality fixtures

HEATING & COOLING

- Hot and cold underfloor heating and cooling throughout all apartments
- Mechanical fresh air supply to living rooms and bedrooms

TV & DATA

- Sky Q connections to living room
- High speed internet connectivity
- Phone lines to master bedroom and living room

SAFETY & SECURITY

- All apartments fitted with sprinkler systems
- Highly secure 3 point door locking system in all apartments with key access
- 24-hour concierge
- CCTV throughout all communal areas

LIFTS

- Two high speed lifts x 1,000kg @3m/s

LEASE

- 999 years



BUILT *on* COLLABORATION

From *unrivalled* interior design minds to globally revered architectural talent, Ghelamco have *partnered* with the best to achieve the highest standards of *quality* and craftsmanship.



A family business started by Paul Gheysens in 1985, Ghelamco is now a multi award-winning major European real estate business; and still 100% family owned. Over the past three decades they've helped transform neighbourhoods with pioneering work right across the continent. Unwavering in their mission to always look for ways to make projects greener, smarter and more comfortable, their vision is to create cities that unleash a positive human energy.

**ALLFORD
HALL
MONAGHAN
MORRIS**

An award-winning architectural practice founded on a firm belief in the ability of outstanding architecture to last through time. Committed to the design of buildings of economy, elegance and delight, their aim is to make a positive and lasting contribution to the built environment through architectural design while testing the boundaries of its application.

BOWLER JAMES BRINDLEY

Built on an ethos of collaboration, flexibility and belief in the power of their vision to imbue their spaces with deeper meaning, Bowler James Brindley have earned a deserved place in the pantheon of London's interior design elite. With a portfolio stretching right across the built environment, they've brought their innate eccentricity, quirkiness and sense of understated refinement to a wide range of projects.

**g grant
a associates**

A pioneering international landscape architecture practice, Grant Associates have harnessed a desire to reconnect people with nature and protect biodiversity (as well as their 23 years of experience working in the built environment) to reimagine the public piazza at the front of The Arc, creating a new landscaped space for City Road.

Marketing Suite
204 City Road, London, EC1V 2PH

THEARC-LONDON.COM

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