

03

Green parks within walking distance

03

Michelin starred restaurants within walking distance

03

Stops to Liverpool Street Station

15

Minute walk to Hackney Central Rail Station

Be part of the INNER CIRCLE of HACKNEY

Be part of the CULTURAL CENTRE of LONDON

THE LAUNDRY
London Fields—E8

ADDRESS
2-18 Warburton Rd,
London E8 3FN

APARTMENT AREAS
544.1 sq ft – 1132.7 sq ft

ANTICIPATED COMPLETION
Q1/Q2 2024
ARCHITECT
Alan Camp Architects

DEVELOPER
Regal London
LOCAL AUTHORITY
Hackney
GROUND RENT
N/A

BUILDING WARRANTY
10 Years Building Warranty
TENURE
999 Year Leasehold
SERVICE CHARGE
Approx. £4.25 psf

With a CAREFUL EYE FOR DETAIL, the 58 private apartments of The Laundry are designed and finished to the HIGHEST STANDARDS.



ELEGANT yet EDGY

BOLD but BALANCED



Several of the apartments enjoy a dual aspect and over 90% have a south or west-facing balcony.

Considered and creative. The interior design of the whole building—and each individual apartment—reflects the stylish and independent spirit of London Fields itself.

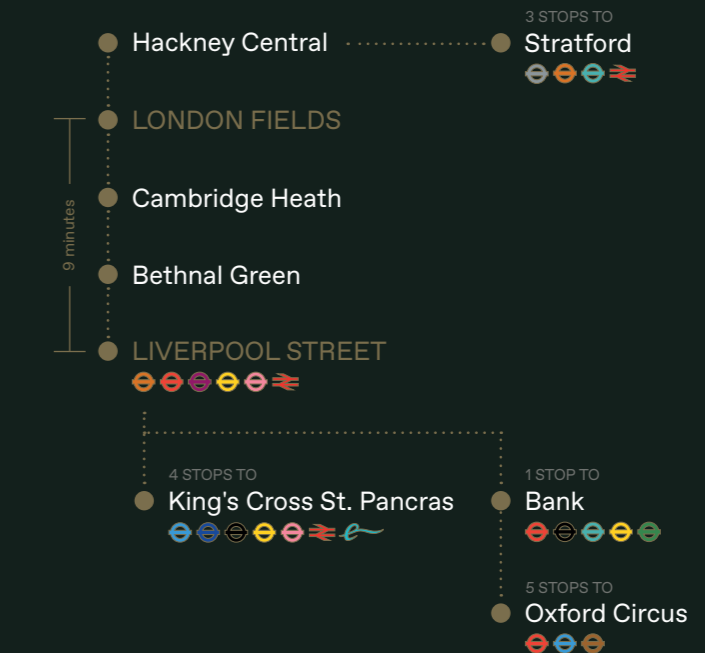
ALL 58 APARTMENTS ARE SERVICED BY TWO PRIVATE LIFTS AND AN ONSITE CONCIERGE SERVICE.



Residents also have access to secure cycle storage, an onsite gym, and a private cinema room. So whether you're entertaining guests on the roof terrace or having a cosy night in, The Laundry is an oasis amongst the hustle and bustle.



Essential TRANSPORT



| By Overground (from London Fields) (Minutes) | | By Underground (from Bethnal Green) (Minutes) | |
|--|----|---|----|
| Bethnal Green | 4 | Stratford | 5 |
| Stoke Newington | 6 | Bank | 5 |
| Liverpool Street | 9 | Oxford Circus | 13 |
| By Bicycle (from The Laundry) (Minutes) | | By Car (from The Laundry) (Minutes) | |
| Victoria Park | 4 | M11/M25 Junction | 20 |
| Bank | 16 | London City Airport ✈ | 21 |
| Canary Wharf | 20 | London Stansted Airport ✈ | 37 |



High SPECIFICATION

HALLWAY

- Natural oak wooden flooring
- Matching oak finish to solid core front door
- High security multi-point locking entrance door with black pine finish
- Smart screen video entry system

LIVING / DINING

- Natural oak wooden flooring
- Warm white satin lacquer finish and contemporary satin stainless steel ironmongery to internal doors
- Telephone outlet point
- Cable TV / media outlet plate

KITCHEN

- Shaker style kitchen units with contemporary satin nickel broom handles. Kitchen drawers feature traditional cup handles
- Ceramic tiled splashback
- Quartz stone worktops, honed finish
- Smeg induction hob, microwave, multi-function oven and extractor
- Integrated fridge, freezer and dishwasher
- Integrated wine coolers (in 2 and 3 bedroom apartments)
- Contemporary satin nickel kitchen tap
- Stainless steel undermounted sink
- Natural oak wooden flooring

BEDROOM

- High quality fitted carpet and underlay in all bedrooms
- Fitted wardrobes with contrasting interior shelving and hanging rails (except bedroom 3)
- USB and telephone points in master bedroom
- Media plate in master bedroom

BATHROOM

- Contemporary white sanitaryware
- Contemporary satin brass fittings
- Porcelain wall and floor tiles
- Feature ceramic wall tiles to bathrooms and ensuite showers
- Glass shower and bath screens
- Mirrored wall cabinet
- Underfloor heating and heated towel rail

GENERAL

- Triple glazed windows and external doors
- Underfloor heating throughout apartments
- Warm white lacquer finish and contemporary stainless steel ironmongery to internal doors
- White painted walls
- White eggshell paint finish to skirtings and architraves
- Recessed downlight fittings throughout
- Satin stainless steel ironmongery and door furniture
- PVC finish switches and sockets
- Washer/dryer located in utility cupboard or within kitchen
- Each apartment has access to a private balcony

COMMUNAL AREAS

- CCTV to internal entrance and common areas
- High security fob access to entrances and external common areas
- Integrated building fire detection system
- 10-year building warranty cover
- Concierge
- Gym
- Cinema
- Residents' landscaped roof terrace with views towards London Fields



TERMS OF PAYMENT

£2,500 Reservation Deposit is paid on reservation. Valid ID and proof of address required. 10% of the purchase price on exchange of contracts. 10% of the purchase price due 12 months from exchange. 80% of purchase price on completion. Completion Q1/Q2 2024

SALES

All information is correct at the time of printing. Images/CGI are indicative only. T: +44 (0)20 7328 7171 E: sales@regal-london.co.uk

VENDOR'S SOLICITORS

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Disclaimer The details are intended to give a general indication of the proposed specification. Regal London operates a policy of continuous product development and reserves the right to alter any part of the development specification at any time. Where brands are specified, Regal London reserves the right to replace the brand with another of equal quality or better.

A VIBRANT local area

From the artisan food markets that line Broadway Market to the fancy flower stalls that pack Columbia Road at the weekend, life in London Fields is always full of colour and character.

Stroll south along the canal and in minutes you'll find yourself in the peaceful open greenery of Victoria Park. With space to explore, hidden nooks to picnic in and park-view pubs to spend a long afternoon at your leisure, there's no wonder this part of London is where everyone wants to be.

Lose yourself in the many arts venues, museums, and cinemas in the area. Alternatively take a short walk further afield to explore the buzzing community centres nearby, like Rich Mix in Shoreditch or the Barbican Centre and Spitalfields Market. Enjoy a quiet moment reading in the park or turn up the volume at Kansas Smitty's jazz bar on Broadway Market.

1. London Fields Lido.
2. Chef Rafael Cagali, of the nearby Da Terra, at work.
3. Victoria Park Sunday Food Market.
4. Columbia Road Flower Market.



barbican

SPITALFIELDS

RICH MIX



Three Michelin starred restaurants within 15 MINUTES WALK.

The famous Broadway Market is a 4 MINUTE WALK.

