

GALLERY HOUSE

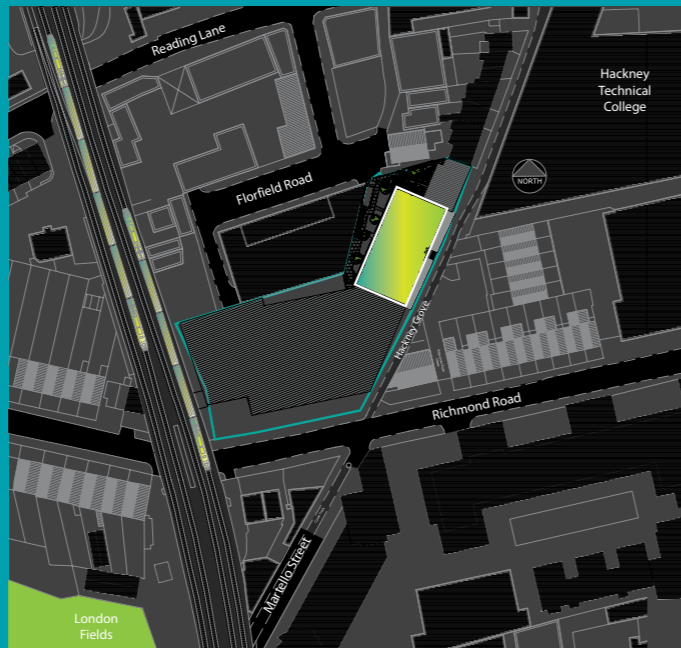
HACKNEY E8

NEW AFFORDABLE 1, 2 & 3 BEDROOM APARTMENTS

How to find Gallery House

Gallery House is on Hackney Grove, which is the first turning on the left along Reading Lane going west from Mare Street. The nearest stations are Hackney Central, London Fields and Haggerston. All are within a few minutes' walk.

Gallery House
 198-205 Richmond Road,
 Hackney E8 3NJ



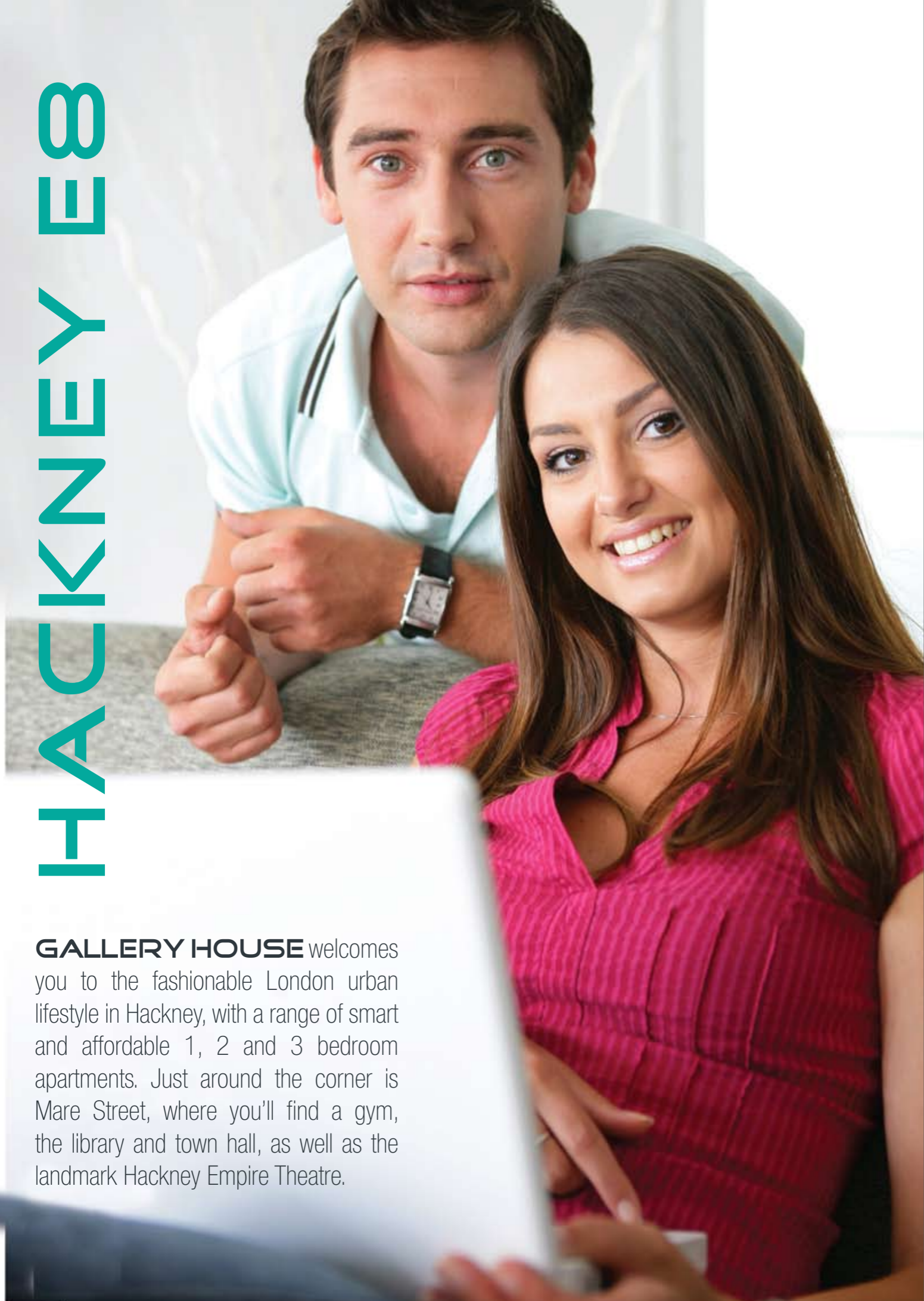
Call now for an appointment to view:
020 8502 5758
www.site-sales.co.uk



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HACKNEY E8



GALLERY HOUSE welcomes you to the fashionable London urban lifestyle in Hackney, with a range of smart and affordable 1, 2 and 3 bedroom apartments. Just around the corner is Mare Street, where you'll find a gym, the library and town hall, as well as the landmark Hackney Empire Theatre.

AFFORDABLE LIVING

in a vibrant place to live, work and play

This part of the London Borough of Hackney combines arty, creative pursuits with East End traditions, giving it a lively and cosmopolitan vibe. Living at Gallery House puts you in the ideal location for enjoying all of it.

The area's transition from old school East End neighbourhood to arty enclave began with the Flowers East Gallery. It has now relocated but has left its legacy in the form of many other small galleries and exhibition spaces. These in turn have brought trendy bars, boutiques, cafés, and restaurants serving a truly global menu, in their wake. It's a definite London hotspot for the arts and fashion community.



flowers and plants. This is also edged with quirky little cafés and shops. Close to Gallery House are two of the city's best open spaces. London Fields, awarded Green Flag status, has cricket, tennis, a BMX track and now, after its restoration, London's only outdoor heated lido. The park also hosts a farmers' market on Sundays. Victoria Park is just to the east, larger and grander and a true east London treasure with its boating lake, majestic trees and flower gardens.



East London's markets are experiencing something of a renaissance as shoppers hanker for genuine food experiences rather than the supermarket offering. For this reason Broadway Market, an easy stroll from Gallery House, has become the place to shop for good produce. Here, patisseries and vintage clothing boutiques jostle for attention amongst the fruit and veg stalls. A little further way is the equally fashionable Columbia Road market, specialising in



GETTING AROUND

just got easier in Hackney

The long awaited East London line extension is now up and running, linking Dalston Kingsland station with Whitechapel for the District and Hammersmith and City lines, going on to New Cross via the Jubilee line interchange at Canada Water.

There are also connections going east towards the major shopping centre and transport interchange that is Stratford, and the Olympic Village. Haggerston is the nearest to Gallery House.

London Fields station is also very convenient if you work in the City, as the journey time

from here to Liverpool Street is a mere ten minutes, with trains every ten to fifteen minutes or so in peak hours.

The area is well served by buses too. There routes going to Oxford Circus, London Bridge, Embankment and Waterloo as well as many local destinations.

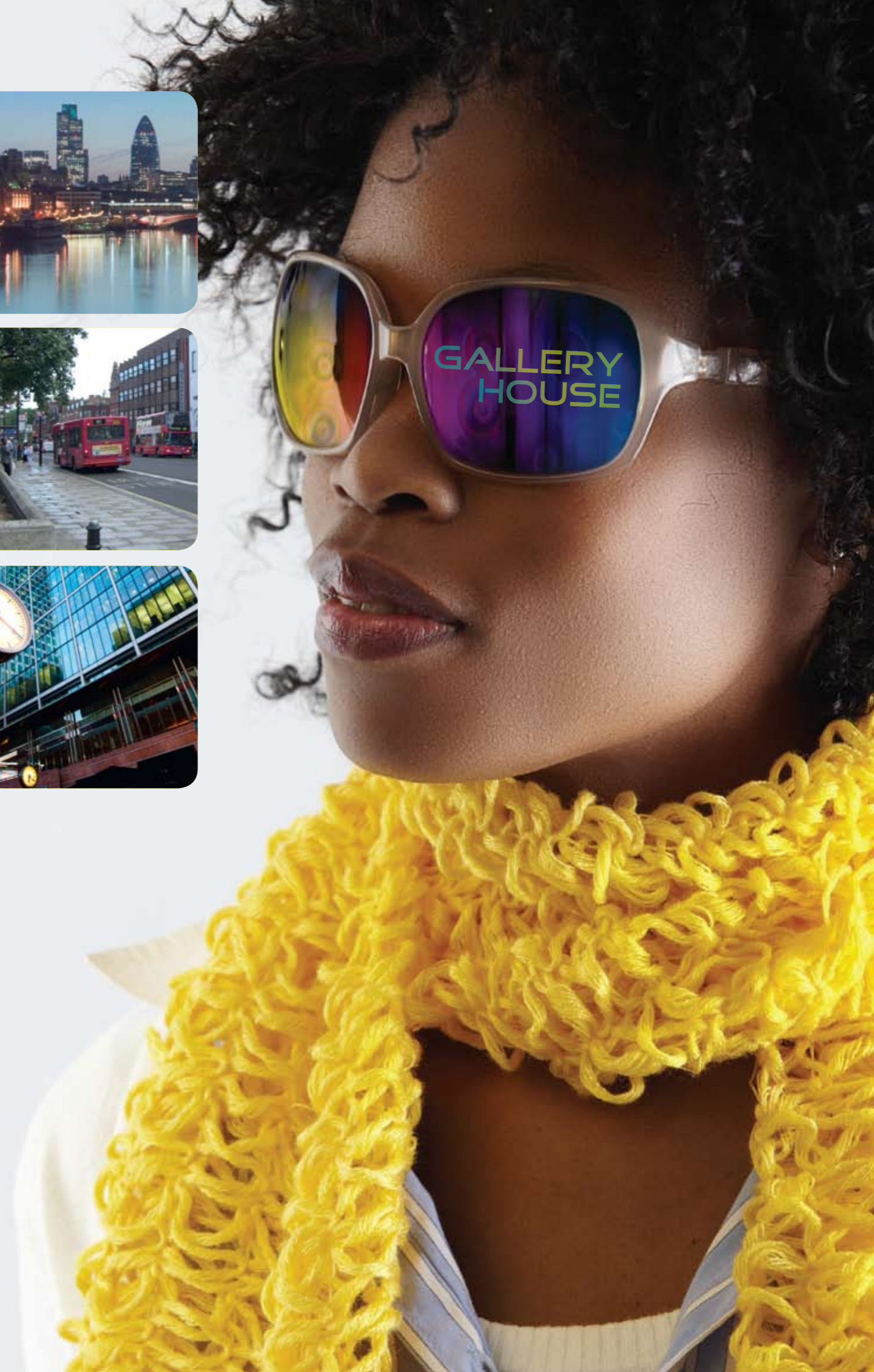
The area also benefits from over 24km of cycle network routes.



Rail connections

Hackney Central to Whitechapel	7 mins
Canary Wharf	20 mins
New Cross	22 mins
Holborn	33 mins
Dalston Kingsland to Stratford	15 mins
London Fields to Liverpool Street	10 mins

Journey times from www.tfl.gov.uk





YOUR SPACE

designed for flexible living

Gallery House enjoys a high quality specification designed with care to give a stylish contemporary look combined with the highest levels of comfort, convenience and security.

KITCHEN

- Gloss contemporary kitchen with laminate worktop and upstand
- Stainless Steel sink with mixer tap
- Stainless Steel splashback to hob
- Stainless Steel oven, halogen hob and chimney extractor hood.
- Stainless Steel sockets above worktop
- Integrated fridge/ freezer
- Integrated washer/ dryer
- Integrated dishwasher
- Track spot lighting

BATHROOM & ENSUITE

- Contemporary white sanitaryware with chrome mixer taps
- Thermostatic shower with silver framed enclosure to ensuite
- Thermostatic bath/shower mixer over bath with glass shower screen where there is no ensuite facility
- Recessed spot downlighters
- Chrome towel rail
- Shaver socket
- Large format wall tiling with coordinating floor tiling
- Mirror with light over

GENERAL

- Front door with viewer & deadlocks
- Smooth white painted walls, ceilings and architraves
- Wood effect internal door with chrome ironmongery
- Eika click system flooring to hall, living room, dining area.
- Wool twist carpets to bedrooms
- Lift to each floor
- Energy saving light systems

HEATING & ELECTRICAL

- Matt chrome sockets throughout
- Gas central heating with radiators via a communal boiler
- Pendant lighting to hall and bedrooms
- TV point to living room and bedroom one
- Telephone point to living room and bedroom one
- Communal TV aerial with Sky+ facility *

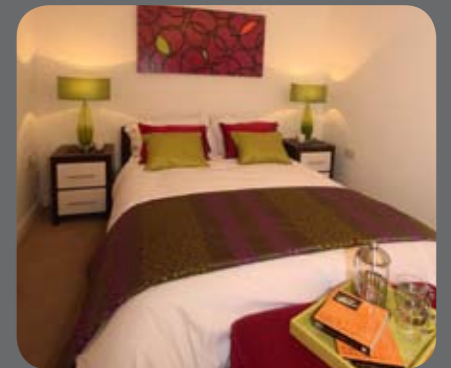
* Subject to individual purchaser connection

SECURITY

- Aluminium framed double glazed windows in grey finish
- Video entry phone system
- Mains operated smoke alarms
- CCTV cameras

COMMUNAL AREAS

- Secure letter boxes in lobby
- Carpet to stairs
- Secure bicycle store



SECOND FLOOR

Apartments 201, 202, 203, 204, 205, 206 & 207



3 Bedrooms, Plot 201
89 sq.m. 958 sq.ft.

Living/Dining/ Kitchen	8.18m x 3.88m 26' 1" x 12' 9"
Bedroom 1	5.56m x 2.74m 18' 3" x 9' 0"
Bedroom 2	4.31m x 2.56m 14' 2" x 8' 5"
Bedroom 3	4.31m x 2.60m 14' 2" x 8' 6"

2 Bedrooms, Plot 202
66 sq.m. 710 sq.ft.

Living/Dining/ Kitchen	6.63m x 3.96m 21' 9" x 13' 0"
Bedroom 1	3.23m x 3.00m 10' 7" x 9' 10"
Bedroom 2	3.09m x 2.85m 10' 2" x 9' 4"

2 Bedrooms, Plot 203
68 sq.m. 732 sq.ft.

Living/Dining/ Kitchen	8.18m x 3.49m 26' 10" x 11' 5"
Bedroom 1	4.59m x 2.75m 15' 1" x 9' 0"
Bedroom 2	3.34m x 2.85m 11' 0" x 9' 4"

1 Bedroom, Plot 204
50 sq.m. 538 sq.ft.

Living/Dining Room	5.50m x 3.51m 18' 1" x 11' 6"
Kitchen	2.87m x 2.50m 9' 5" x 8' 2"
Bedroom	3.80m x 3.30m 12' 6" x 10' 10"

2 Bedrooms, Plot 205
68 sq.m. 732 sq.ft.

Living/Dining Kitchen	5.10m x 3.96m 16' 9" x 13' 0"
Bedroom 1	3.39m x 3.19m 11' 1" x 10' 6"
Bedroom 2	3.39m x 2.95m 11' 1" x 9' 8"

1 Bedroom, Plot 206
49 sq.m. 527 sq.ft.

Living/Dining Room	5.35m x 2.60m 17' 7" x 8' 7"
Kitchen	3.64m x 1.96m 11' 11" x 6' 5"
Bedroom	3.12m x 2.95m 10' 3" x 9' 8"

1 Bedroom, Plot 207
54 sq.m. 581 sq.ft.

Living/Dining Room	5.50m x 3.28m 18' 1" x 10' 9"
Kitchen	3.03m x 2.53m 9' 11" x 8' 4"
Bedroom	4.15m x 2.62m 13' 8" x 8' 7"

THIRD FLOOR

Apartments 301, 302, 303, 304, & 305



3 Bedrooms, Plot 301 86 sq.m. 926 sq.ft.

Living/Dining/ Kitchen	8.02m x 3.87m 26' 4" x 12' 8"
Bedroom 1	4.22m x 2.74m 13' 10" x 9' 0"
Bedroom 2	4.22m x 2.57m 13' 10" x 8' 5"
Bedroom 3	4.22m x 2.49m 13' 10" x 8' 2"

3 Bedrooms, Plot 302 82 sq.m. 883 sq.ft.

Living/Dining/ Kitchen	6.63m x 3.96m 21' 9" x 13' 0"
Bedroom 1	3.15m x 2.65m 10' 4" x 8' 8"
Bedroom 2	3.15m x 2.84m 10' 4" x 9' 4"
Bedroom 3	3.15m x 2.93m 10' 4" x 9' 7"

3 Bedrooms, plot 303 100 sq.m. 1,076 sq.ft.

Living/Dining Room	7.92m x 3.29m 26' 0" x 10' 10"
Kitchen	3.78m x 2.93m 12' 5" x 9' 8"
Bedroom 1	6.48m x 2.86m 21' 3" x 9' 5"
Bedroom 2	4.42m x 2.70m 14' 6" x 8' 10"
Bedroom 3	4.42m x 3.47m 14' 6" x 11' 5"

3 Bedrooms, Plot 81 sq.m. 872 sq.ft.

Living/Dining Room	5.10m x 4.44m 16' 9" x 14' 7"
Kitchen	3.35m x 1.92m 11' 0" x 6' 4"
Bedroom 1	3.19m x 3.19m 10' 6" x 10' 6"
Bedroom 2	3.19m x 3.15m 10' 6" x 10' 4"
Bedroom 3	3.19m x 2.20m 10' 6" x 7' 3"

3 Bedrooms, plot 305 86 sq.m. 926 sq.ft.

Living/Dining Room	7.86m x 3.28m 25' 10" x 10' 9"
Kitchen	3.20m x 2.54m 10' 6" x 8' 4"
Bedroom 1	5.47m x 2.55m 17' 11" x 8' 4"
Bedroom 2	3.37m x 2.55m 11' 1" x 8' 4"
Bedroom 3	3.37m x 2.53m 11' 1" x 8' 4"