

THE SHOE

FACTORY
HACKNEY E9



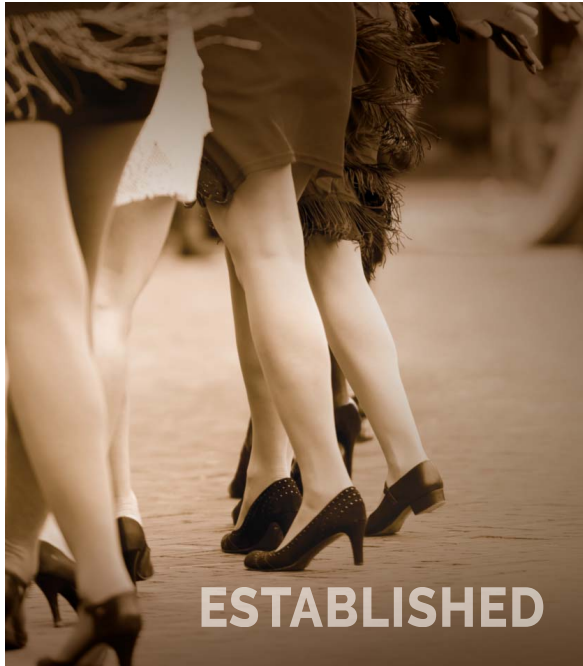
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ORIGINAL URBAN LIVING

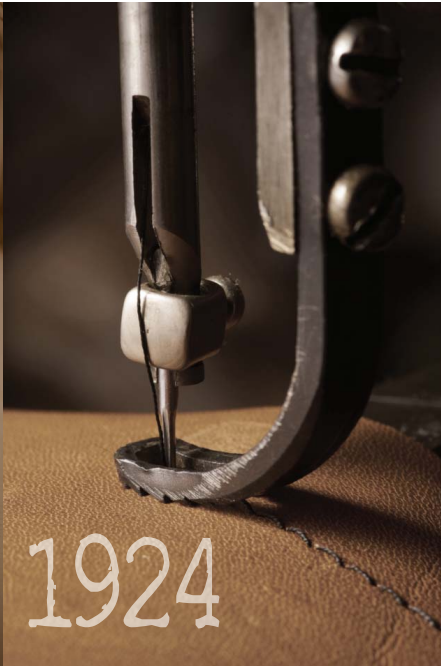


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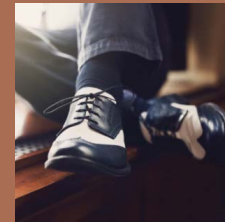
LOFTS
ONE OPPORTUNITY



ESTABLISHED



1924



CLASSIC LONDON LIVING



LUXURY LIVING AMID A PALETTE OF
RAW TEXTURES, SEMI-INDUSTRIAL
UNDERTONES AND SLEEK
CONTEMPORARY ELEGANCE -
THAT TOGETHER ACCENTUATE THE
UNIQUE LIVING ENVIRONMENT
WITHIN THE SHOE FACTORY.



Residents at The Shoe Factory will be surrounded by a host of recreational, educational and transport facilities.

Landmarks within a 500 metre radius include:

- London Fields mainline station.
- London Fields parklands and Lido.
- Broadway market.
- London College of Fashion.
- Regent's Canal.
- Community College Hackney.
- Victoria Park.
- London Fields Brewery and Taproom.



10

MINUTES STROLL
IN HACKNEY'S HEARTLAND



THE SHOE
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LOFT STYLE
LIVING AMID
LONDON'S MOST
FASHIONABLE
DISTRICTS



➡ Mainline Rail

Residents at The Shoe Factory will be little over 5 minutes walk from London Fields, providing direct 'Abellio' mainline services into Liverpool Street - connecting to the Capital's entire transport network in minutes.

Average journey times from London Fields include:

Hackney Downs	2 mins
Bethnal Green	4 mins
Liverpool Street	9 mins

🚇 Overground Rail

Hackney Central will lie within 10 minutes walk linking to Stratford, Shoreditch and Whitechapel with services spanning the Capital on 6 lines with 83 stations.

Average journey times from Hackney Central include:

Stratford	12 mins
Hoxton	13 mins
Shoreditch High Street	16 mins
Whitechapel	18 mins

9 MINUTES DIRECT FACTORY TO CITY FINANCE

🚇 The Underground

The nearest tube line connections will be at Liverpool Street where 4 lines including the Central line traverse the entire metropolis in minutes, including King's Cross/St Pancras and Eurostar.

Average tube connections from Liverpool Street include:

Bank	1 min
Moorgate	1 min
Tottenham Court Road	8 mins
Kings Cross / St Pancras	8 mins
Covent Garden	13 mins

🚇 Crossrail (2018)

Crossrail's nearest interchange will also be at Liverpool Street, providing direct services from, and to, London Heathrow Airport, Canary Wharf and beyond.

Average journey times from Liverpool Street will include:

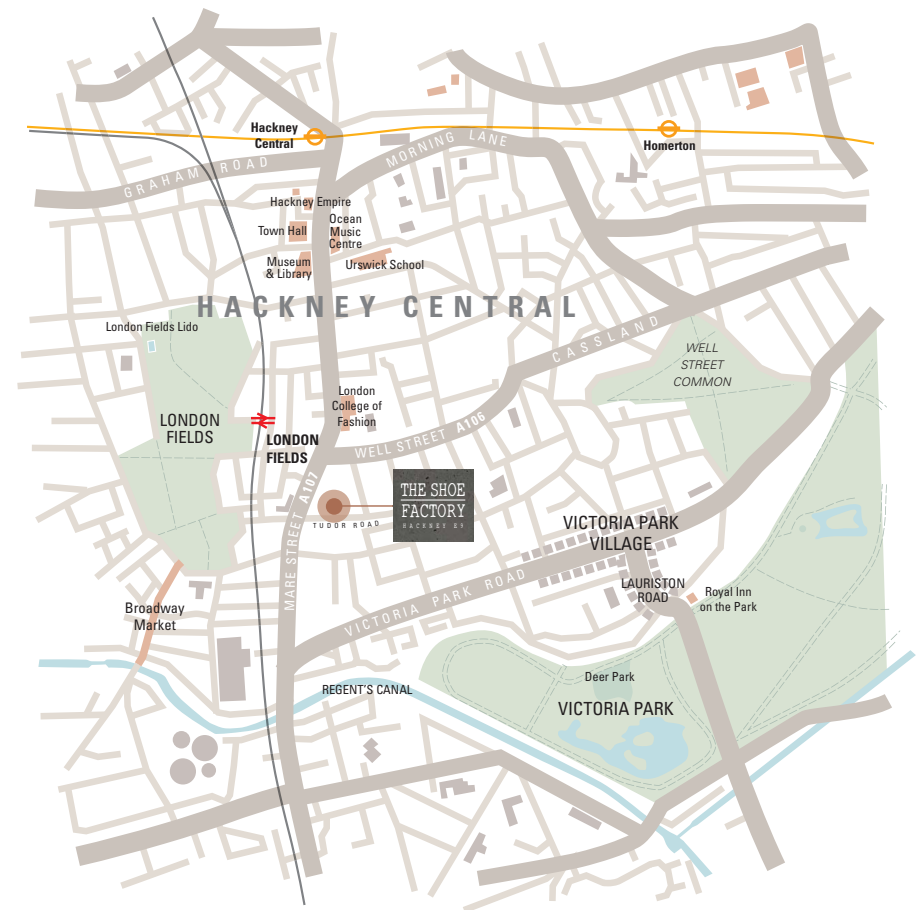
Farringdon	2 mins
Canary Wharf	6 mins
Bond Street	7 mins
Paddington	10 mins
London Heathrow	35 mins

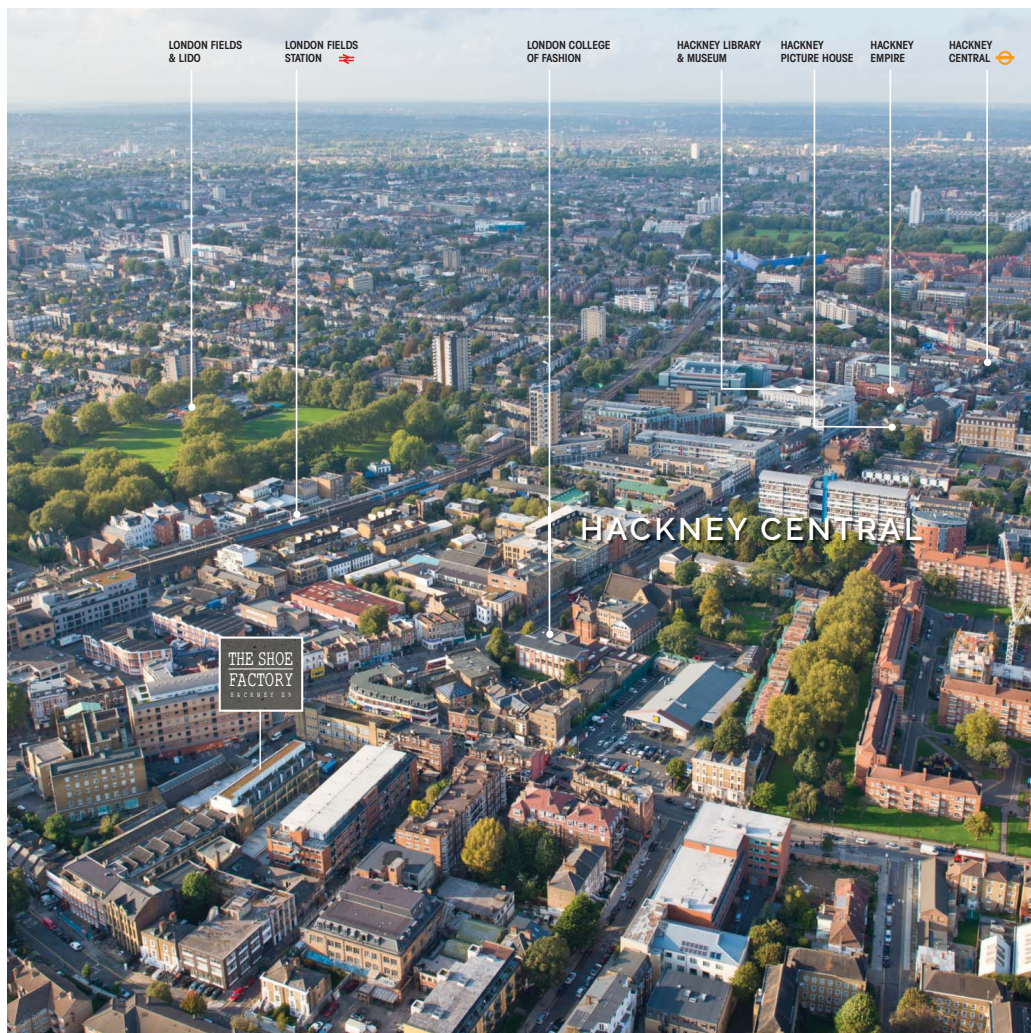
Today, Hackney has everything, and says everything about cosmopolitan East London living - from the architectural icons to the urban art scene, from a fusion of clubs, bars, eateries and trend defying establishments, to quiet waterways and tow paths - it's all there and so easily accessible from The Shoe Factory.

If the saddle suits, getting around couldn't be easier:

	
Victoria Park Village	2 mins
London Fields & Lido	4 mins
Hackney Empire & entertainment hub	4 mins
Hackney Central Overground	5 mins
Boxpark Shoreditch	10 mins
Hoxton Square	11 mins
Westfield Stratford City	16 mins

GETTING AROUND





It can be top notch Sunday lunch at the Cat & Mutton (6 minutes walk), or some hipster cool cocktails at the New Empowering Church... in fact, time and distance doesn't matter. Hackney is alive and crammed with gastro bars, juice bars, coffee outlets and traditional ale houses that surely put the city to shame.

POP TO THE LOCAL



E9

A COALITION
OF CULTURES
FASHION
EDGY ART AND
DYNAMIC
EXPRESSION

THE SHOE FACTORY

HACKNEY E9

Hackney grabs at diversity and sprays and displays handfults seemingly, wherever art can be expressed. Burberry's iconic check, cashmere and trench coats are also loud and proud - amongst the growing number of designer labels that are delivering West End brands at discount prices... a mecca for retail therapy 14 minutes walk from The Shoe Factory.



BURBERRY





THE DEVELOPMENT



The loft interiors have been designed and specified to a criteria of architectural innovation - combining retained warehouse detailing including the wall to wall Crittall windows with high end technology, such as the New York style electrostatic glass sections in each bedroom area - enabling clear or frosted panes at the click of a switch.

Specifications & features include:

- Choice of 1 & 2 bedroom styles.
- European 'white night' engineered oak deep brushed timber strip flooring throughout living/dining, kitchen and bedroom areas.
- Classic pavia grey floor tiles and metro wall tiling to bathrooms.
- Open plan/island kitchen areas with a selection of Neff integrated appliances and handmade concrete kitchen worktops including breakfast bar to a selection of apartments.
- Electric heating via bare metal feature radiators in principal living areas, flat panel recessed radiators to bedrooms.
- Traditional Burlington bathroom suites.
- Electrostatic glazed panelling to selected bedroom areas enabling clear or privacy glass at the switch of a button.
- Semi industrial pendant and feature wall lighting.
- Secure off street car parking spaces (available by separate negotiation).

THE SHOE FACTORY

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SECOND FLOOR



FIRST FLOOR

- 2 Bed Apartment
- 2 Bed Apartment
- 1 Bed Apartment
- 1 Bed Apartment

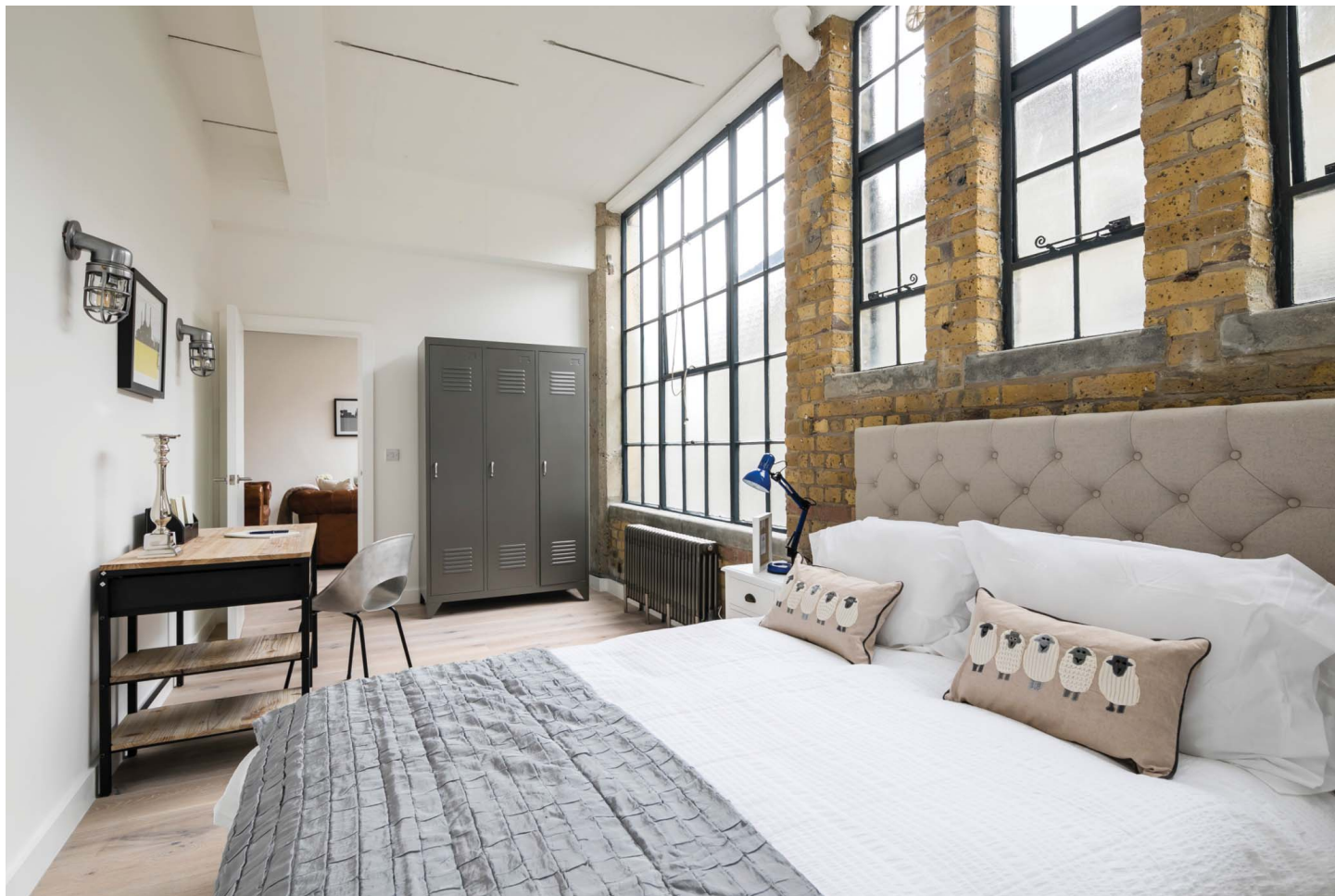
Apartment plans are subject to change and final layout, details shown above may vary.





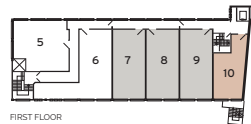
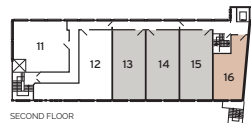
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1 Bedroom

LOFT STYLE APARTMENTS

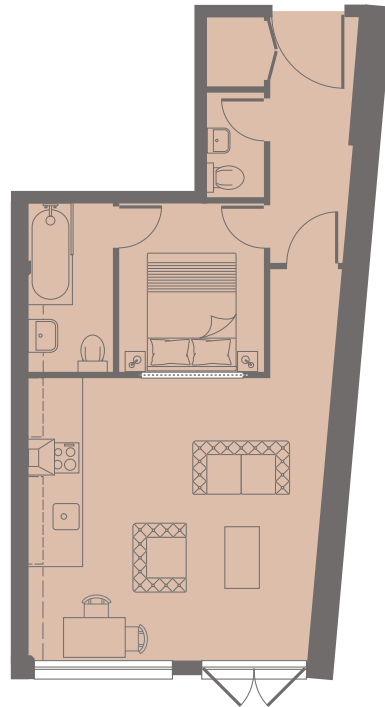


1 Bedroom Apartments 10 & 16

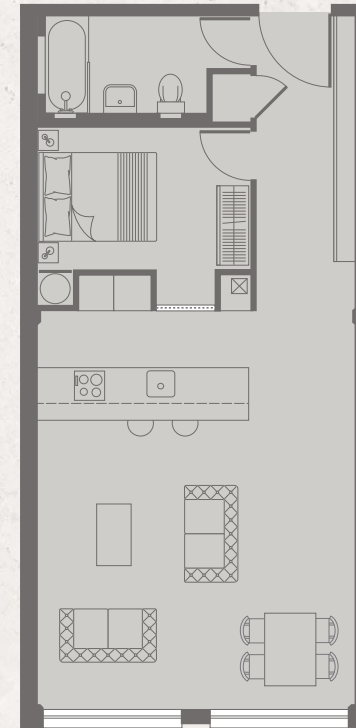
Total area: 49.05 sq.m. 528 sq.ft.

Living area
inc. kitchen 4.78 x 5.10m 15'7" x 16'8" (max)
Bedroom 2.45 x 2.86m 8'0" x 9'4"

Ceiling heights 3.2m (approx)



Apartment plans are subject to change and final layout, details shown above may vary.
Room dimensions are approximate and should be used as a guide only.



1 Bedroom Apartments

7 8 9 13 14 15

Total area: 61.70 sq.m. 665 sq.ft.

Living area 5.38 x 4.90m 17'6" x 16'0"
Kitchen area 3.60 x 1.86m 11'9" x 6'0"
Bedroom 2.40 x 3.60m 7'10" x 11'9"

Ceiling heights 3.2m (approx)

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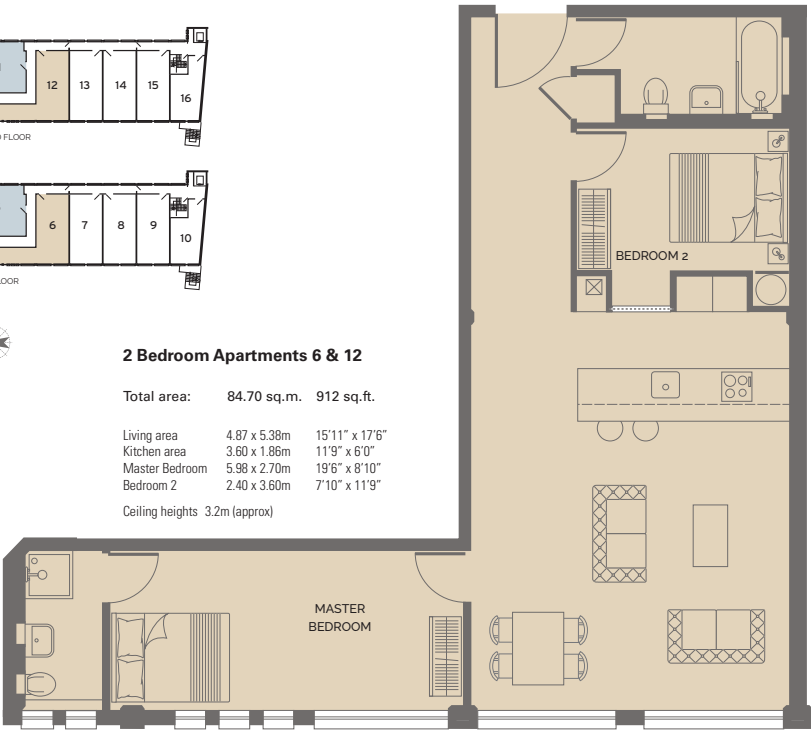
2 Bedroom

LOFT STYLE APARTMENTS

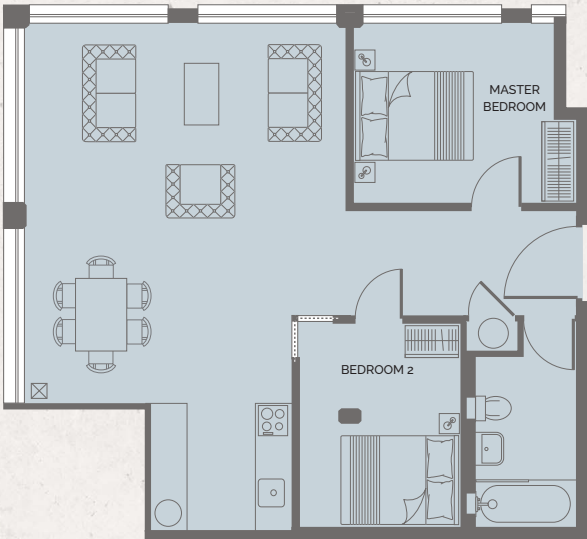


2 Bedroom Apartments 6 & 12

Total area:	84.70 sq.m.	912 sq.ft.
Living area	4.87 x 5.38m	15'11" x 17'6"
Kitchen area	3.60 x 1.86m	11'9" x 6'0"
Master Bedroom	5.98 x 2.70m	19'6" x 8'10"
Bedroom 2	2.40 x 3.60m	7'10" x 11'9"
Ceiling heights	3.2m (approx)	



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2 Bedroom Apartments 5 & 11

Total area:	73.20 sq.m.	786 sq.ft.
Living/dining area	5.40 x 6.40m	17'7" x 21'0"
Kitchen area	2.40 x 2.15m	7'10" x 7'0"
Master Bedroom	3.77 x 3.05m	12'4" x 10'00"
Bedroom 2	3.45 x 2.70m	11'3" x 8'10"
Ceiling heights	3.2m (approx)	

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LIVING DINING

- European 'white night' engineered wood flooring to living/dining and hall areas.
- Electric heating via bare metal feature radiators in principal living areas, flat panel recessed radiators to bedrooms.
- White wood veneered doors with chrome door furniture.
- Semi-industrial pendant and feature wall lighting.
- Cabling for Sky* (or similar) and telephone sockets.
- Exposed original brickwork to an element of the apartments.

KITCHEN

- Designer kitchen units with handmade concrete worktops including breakfast bar to a selection of apartments.
- Fully integrated appliances to include Neff oven, hob & fridge freezer.
- Extractor, washing machine and dishwasher also included.

BEDROOMS

- European 'white night' engineered wood flooring to bedrooms.
- Electrostatic glazed panelling to a selection of bedroom areas, enabling clear or privacy glass at the switch of a button.
- Lamp circuitry with low voltage downlighting.
- Telephone socket.

SUMMARY SPECIFICATION

BATHROOMS

- Classic Paula Grey floor tiles and metro wall tiling to bathrooms.
- Traditional Burlington bathroom suites.
- Low voltage downlighting.
- Exposed shower fittings and valve.

COMMUNAL AREAS

- Stone tile floor to entrance lobby with paint finish walls.
- Lift servicing each apartment floor level.
- Semi-industrial bulkhead wall lighting.
- Secure internal cycle store.

SECURITY

- Entryphone security to each apartment.

PARKING

- Secure off street car parking spaces (available by separate negotiation).



SELLING AGENT



DEVELOPER

K - R - E

Kirk Real Estate

SELLING AGENT

Currell
New Homes

020 7226 6611
www.currell.com

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