



SAFFRON HEIGHTS EC1

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SAFFRON HEIGHTS is conveniently located in fashionable Clerkenwell. To the west lies Hatton Garden, world famous as London's jewellery quarter. Today Clerkenwell provides a unique blend of traditional trades, obscure suppliers, re-born gastro-pubs, glitzy media and technology headquarters, fashionable restaurants and wine bars - All combining to create a 'buzz' of energy which permeates the whole area.

FARRINGDON Underground and ThamesLink Station is very close. Within easy walking distance are Sadlers Wells Theatre, The Barbican Centre, Chancery Lane Station, Grays Inn, Exmouth Market, Lincolns Inn Fields, The City, The Bank of England and The City University.



PLANS



SIXTH FLOOR PLAN - UPPER LEVEL



FIFTH AND SIXTH FLOOR DUPLEXES

- Flat 7 - 93m² / 1001sqft
45 + 48

- Flat 8 - 81m² / 871sqft
38 + 43

- Flat 9 - 90m² / 968sqft
44 + 46

- Flat 10 - 87m² / 936sqft
41 + 46

- Flat 11 - 89m² / 957sqft
45 + 44

- Flat 12 - 100m² / 1076sqft
50 + 50



FOURTH FLOOR FLATS

- Flat 1 - 48m² / 516sqft

- Flat 2 - 43m² / 462sqft

- Flat 3 - 55m² / 592sqft

- Flat 4 - 47m² / 505sqft

- Flat 5 - 51m² / 548sqft

- Flat 6 - 55m² / 592sqft



FOURTH FLOOR PLAN



FIFTH FLOOR PLAN - LOWER LEVEL



SEVENTH FLOOR PLAN



SEVENTH FLOOR PENTHOUSES

Flat 13 - 106m²
1040sqft

Flat 14 - 102m²
1097sqft

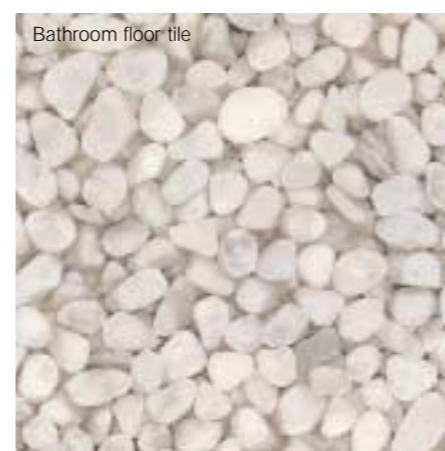
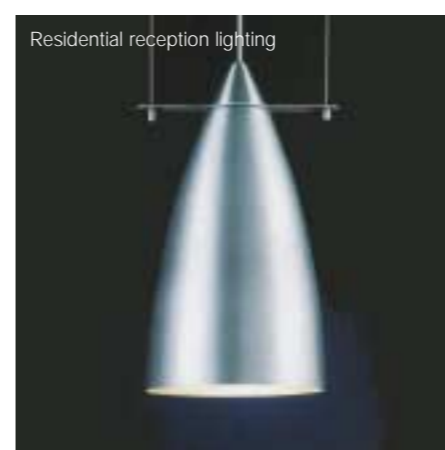
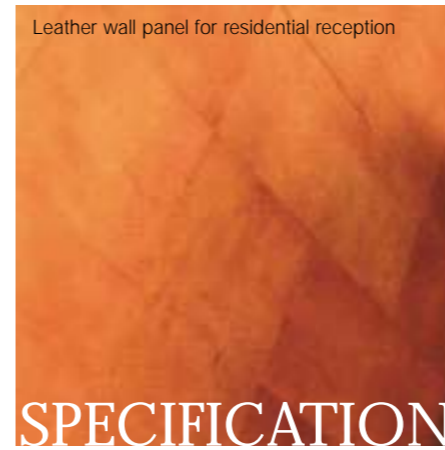


Please Note: These areas are approximate only, subject to final details



SAFFRON HEIGHTS is a rare and unique city development. A combination of high specification design and high technology fittings creating an atmosphere of cool sophisticated style. The apartments, perched high above Saffron Hill, all benefit from wooden decked balconies, many with spectacular views east over The City of London.

Penthouse specification includes oak veneered kitchen units and bathrooms fitted with 'TileVision' TV units



SPECIFICATION

Security

- Video entry system to all units
- Spy hole to apartment entrance doors

Kitchens

- Granite worktops
- Individually designed layouts with stainless steel and white high gloss laminate finished units generally (penthouse to have timber veneered units)
- Stainless steel sink and mixer tap
- Stainless steel electric hobs
- Stainless steel and glass extractor hoods
- Stainless steel-fronted single oven
- Integrated fridge/freezer to all apartments
- Condensing washer/dryer in separate cupboard
- Lighting by ceiling downlighters
- Stainless steel switches and sockets

Bathrooms

- White bath fitted in bathrooms with chrome taps (Chrome shower fittings to apartments with no separate shower rooms)
- White semi-countertop wash basin with chrome mixer taps on "rustic" oak vanity shelf
- White back to wall WC pan with chrome push button air-operated flush and concealed cistern in bathrooms
- 400 x 400 white "riverstone" flooring by Byrock and large white mosaic tiling to certain walls
- Fitted mirrors and shaver sockets to all bathrooms
- Ceiling downlighters and extract ventilation to outside for all bathrooms
- Chrome ladder-type electric towel rail to all bathrooms
- White "riverstone" (by Byrock) pre-formed shower tray with thermostatic chrome shower control and shower head to all shower rooms

Interior Finishes

- Oak apartment entrance doors
- Flush doors with stainless steel ironmongery throughout
- Oak engineered hardwood flooring to all areas except bathrooms

Electrical Fittings

- A mixture of ceiling-mounted and wall lighting throughout
- Low voltage halogen downlighters in all hallways, kitchens and bathrooms/shower rooms
- Stainless steel switches throughout
- Dimmer switches for the wall lights fitted to all living and main bedrooms
- 5 amp ring lamp sockets in some living rooms
- Television (terrestrial, satellite and FM) points to living rooms and main bedrooms

Hot Water/Heating

- Electric underfloor heating throughout
- Electric hot water cylinders

Balconies

- All apartments have private balconies finished with timber decking

Structure

- Concrete piled foundations and composite deck concrete floors
- Party walls in drylined construction
- 10 year NHBC Buildmark cover

Windows

- Polyester powder-coated aluminum windows with double-glazed units

Lease Term

- 199 year lease





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TREHEARNE ARCHITECTS



The Selling Agents appointed by the vendor for themselves and for the vendor or lessor of this property for whom they act give notice that these particulars are provided as a general guide of what is being offered, subject always to contract and availability. These particulars are not intended nor do they contain any representation of fact upon which any interested party is entitled or should rely upon. All interested parties can and should make all enquiries of the principals or their solicitors. All measurements are approximate, measured over the largest wall and from wall face to wall face. Date of publication October 2004.

