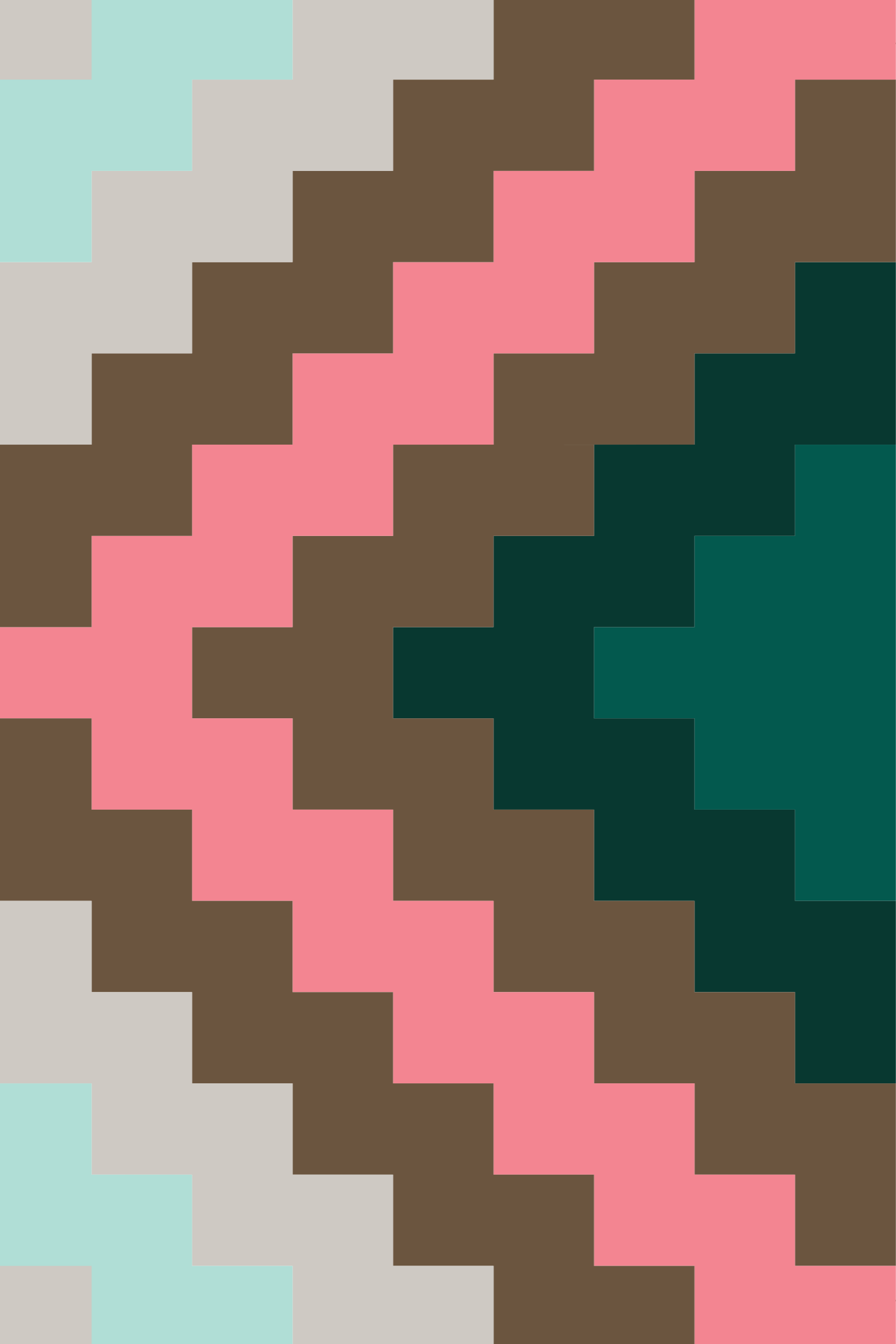


THE LOFTS



HORNSEY
TOWN HALL

A NEW PLACE FOR LIVING, WORKING, VISITING AND CREATIVITY IN THE HEART OF CROUCH END.



IMAGERY

- 1 Hornsey Town Hall, arts centre, hotel, restaurant & co-working space
- 2 Uren House new apartment block with landscaping
- 3 Town Hall roof top terrace and bar

Set around the restoration of the iconic Grade II* listed Hornsey Town Hall, this vibrant new development brings together modern apartment living alongside leading entertainment, culture and renowned restaurants all while honouring the building's distinguished legacy.

The Town Hall will house a new arts centre, a co-working space and aparthotel operated by Dao by Dorsett along with a rooftop terrace and bar for all to enjoy. In the grounds, the landscaped Town Hall Square will host public cultural events, which can be enjoyed from the lively cafés and outdoor seating.

This collection of new residential buildings, designed by renowned and award winning Make Architects, takes inspiration from the original design of both the listed Town Hall and Hornsey Library buildings. This new design creates world-class architecture while complementing the historic surroundings.





CGI 's for illustration purposes only.

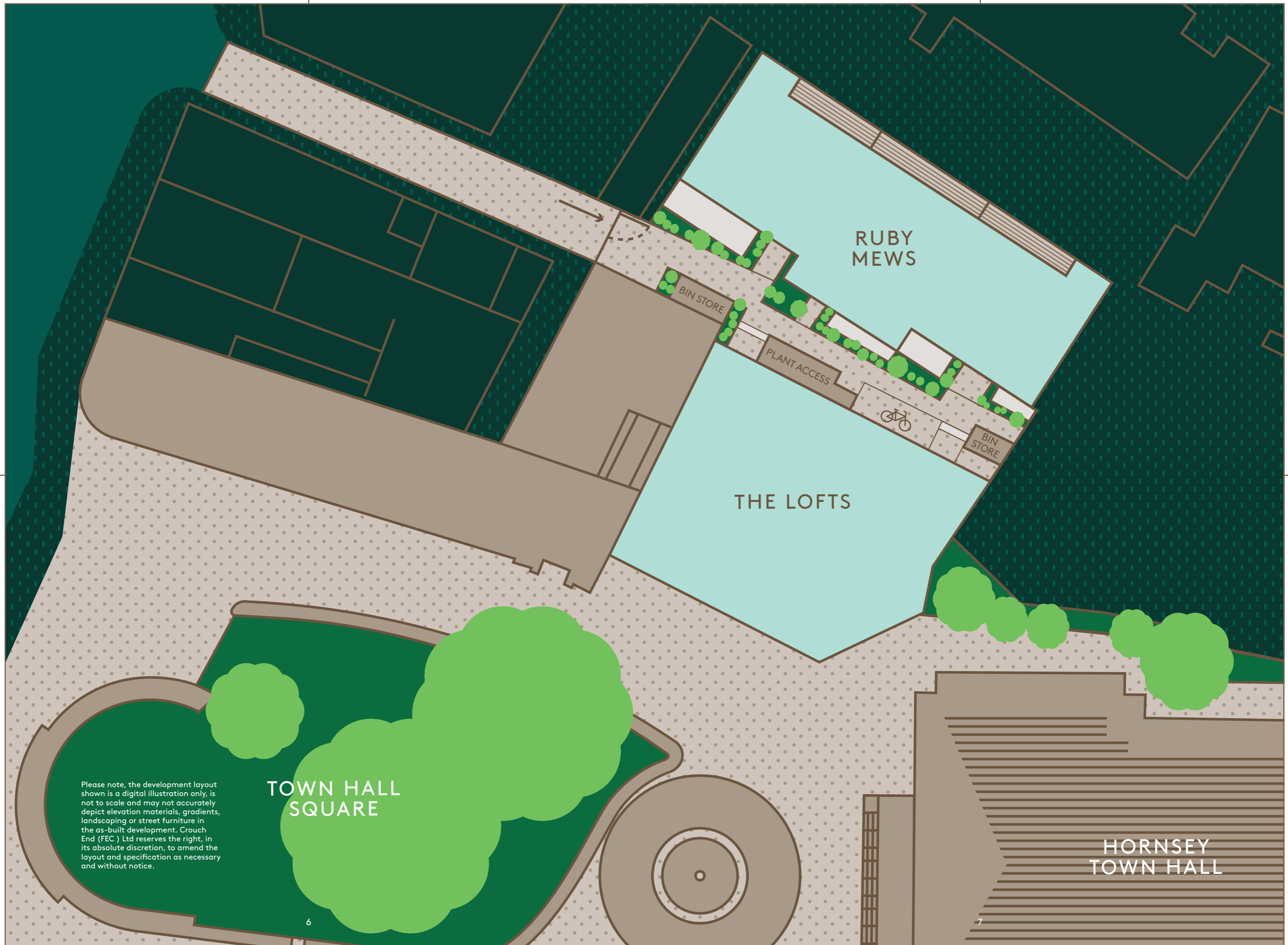


THE LOFTS

The Lofts, feature four individually designed duplex apartments, situated in the Grade II Town Hall annex.

These superbly designed apartments feature sky lights, private terraces, floor-to-ceiling windows and are inspired by the Art deco features from the town hall.

These are the only apartments in the magnificent Town Hall buildings, so don't miss your opportunity to take your place in history and make one of these superb homes yours.



RUBY MEWS

THE LOFTS

TOWN HALL SQUARE

HORNSEY TOWN HALL

BIN STORE

PLANT ACCESS

BIN STORE



Please note, the development layout shown is a digital illustration only, is not to scale and may not accurately depict elevation materials, gradients, landscaping or street furniture in the as-built development. Crouch End (FEC) Ltd reserves the right, in its absolute discretion, to amend the layout and specification as necessary and without notice.



THE FLOORPLANS

THE LOFTS

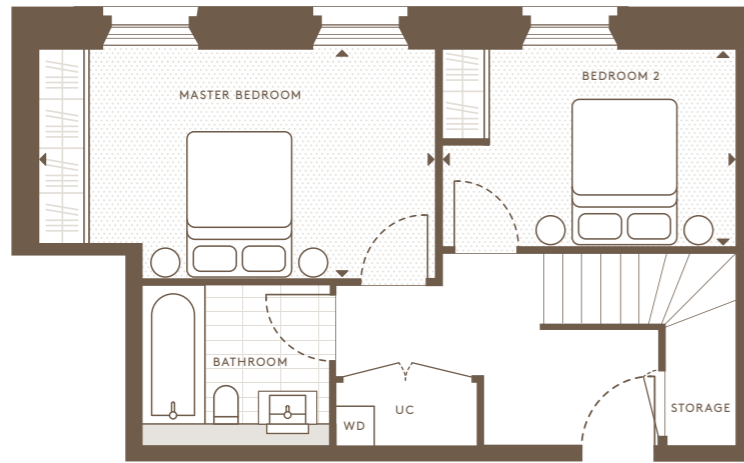
Floorplans are intended to give a general indication of the proposed floor layout and refer to approximate measurements only. All stated dimensions are measured from the arrow points and are subject to tolerances of +/-5%. You are strongly advised not to order any carpets, appliances or any other goods which depend on accurate dimension before carrying out a check measure within your reserved plot following build completion. Total apartment dimension are given in NSA (Net Sales Area).



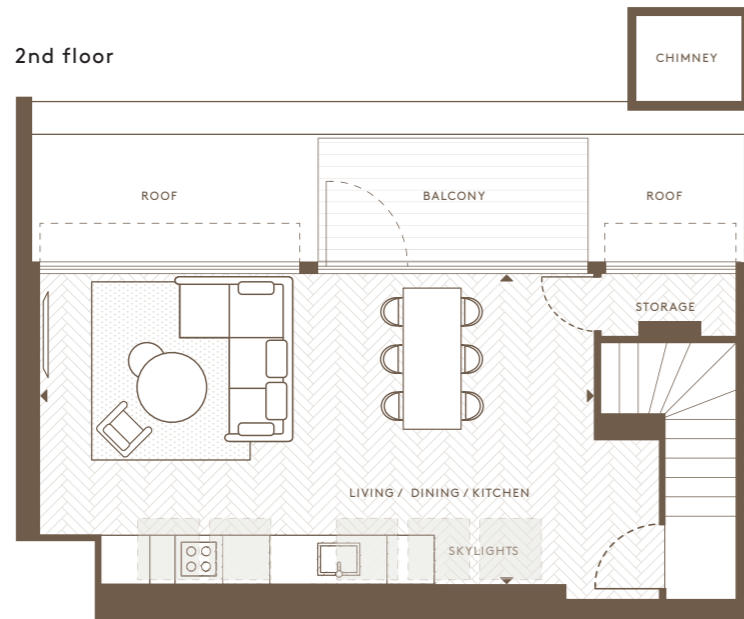
2 BEDROOM DUPLEX

Internal Area (NSA)	77.10 sq m / 829.90 sq ft
Living Area	7145 x 3955 mm
Master Bedroom	5093 x 2915mm
Bedroom 2	3769 x 2499 mm
Balcony	6.2 sq m / 66.73 sq ft

1st floor



2nd floor



Apartment: P BA 101



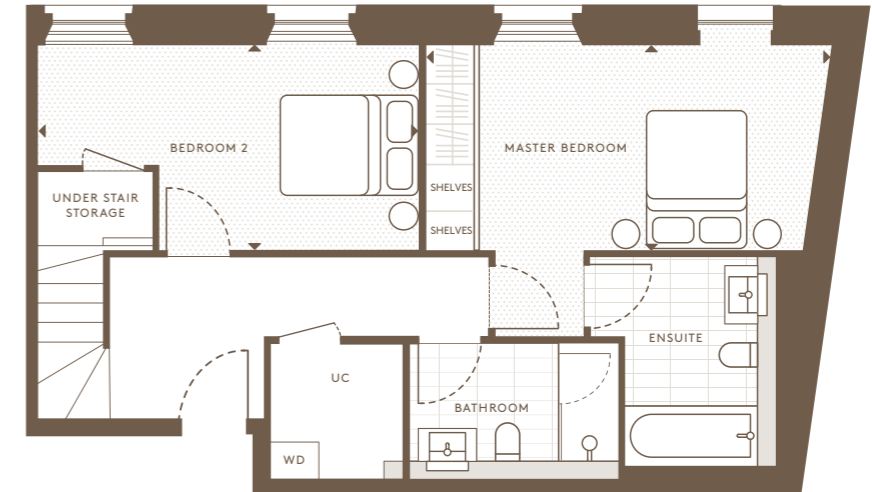
1st floor 2nd floor



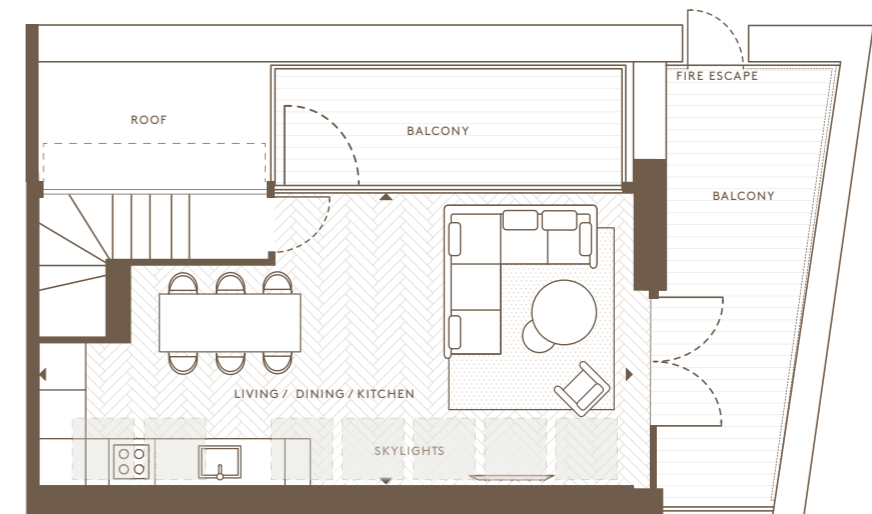
2 BEDROOM DUPLEX

Internal Area (NSA)	90.40 sq m / 973.06 sq ft
Living Area	8045 x 3962 mm
Master Bedroom	5327 x 2753 mm
Bedroom 2	5214 x 2775 mm
Balconies x 2 - total area	18.8 sq m / 202.36 sq ft

1st floor



2nd floor



Apartment: P BA 102



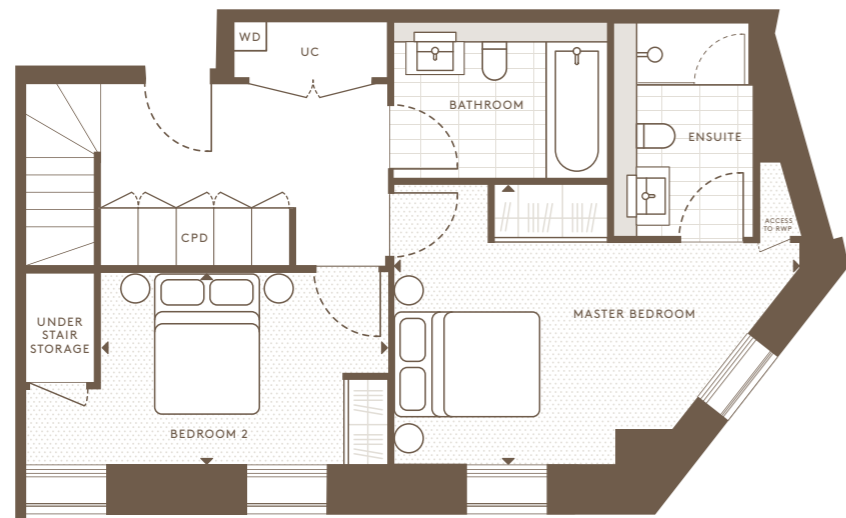
1st floor 2nd floor



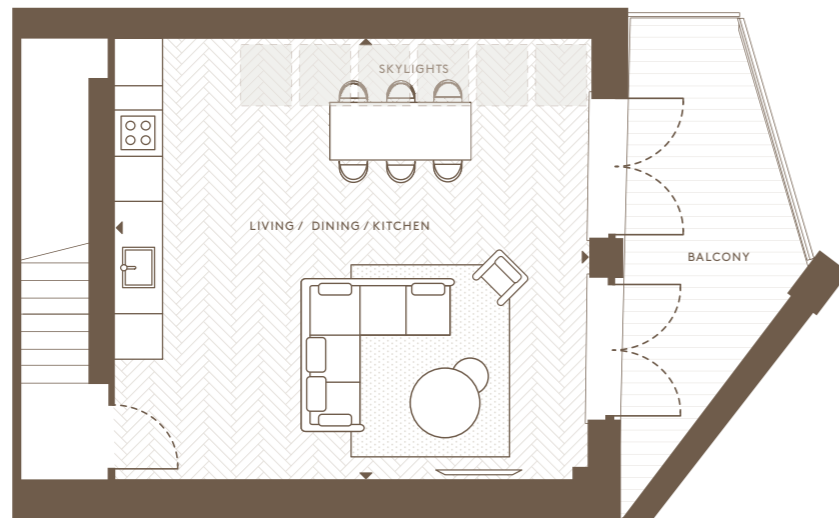
2 BEDROOM DUPLEX

Internal Area (NSA)	99.20 sq m / 1067.78 sq ft
Living Area	6320 x 5915 mm
Master Bedroom	5405 x 3740 mm
Bedroom 2	3832 x 2567 mm
Balcony	11.2 sq m / 120.55 sq ft

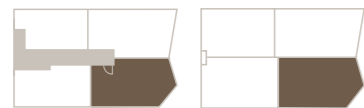
1st floor



2nd floor



Apartment: P BA 103



1st floor

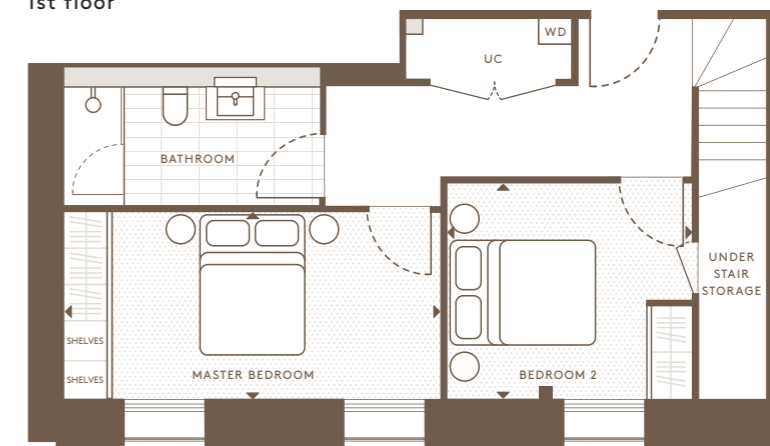
2nd floor



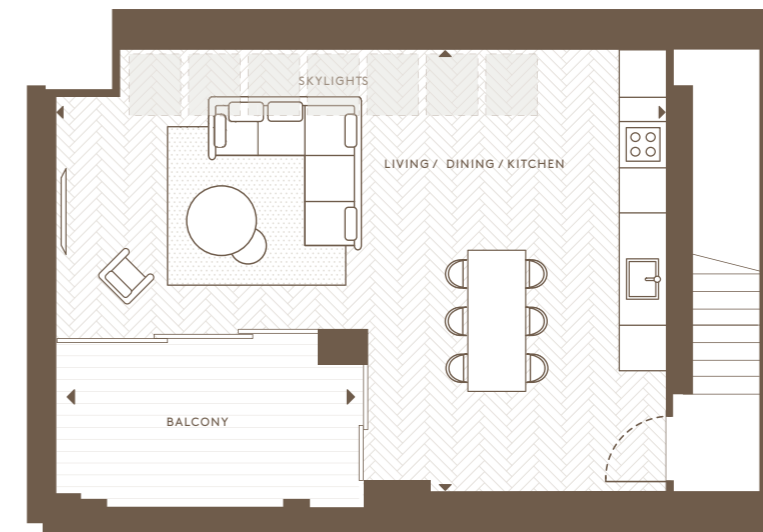
2 BEDROOM DUPLEX

Internal Area (NS A)	90.80 sq m / 977.36 sq ft
Living Area	8030 x 5920 mm
Master Bedroom	5068 x 2471 mm
Bedroom 2	3252 x 2863 mm
Balcony	9.0 sq m / 96.87 sq ft

1st floor



2nd floor



Apartment: P BA 104



1st floor

2nd floor





THE LOFTS APARTMENT SPECIFICATION

INTERIOR FINISHES

- Mid-tone chevron timber floor to hallway, living room and kitchen
- Mid-tone broadloom carpet to bedrooms
- Satin nickel ironmongery to front and internal doors
- Satin nickel toggle switches and sockets some with USB charging ports
- Emulsion paint finish to apartment walls, ceilings and bathrooms
- Energy efficient spotlights

KITCHEN/LIVING ROOM:

- Kitchen units in light grey with satin nickel handles
- Concealed LED lighting beneath wall mounted units
- Terrazzo inspired kitchen worktop
- Siemens double oven
- Siemens four ring induction hob
- Overhead extractor fan
- Siemens integrated fridge freezer
- Siemens integrated dishwasher
- Integrated wine cooler
- Siemens washer/dryer
- Stainless steel sink with single lever chrome mixer tap
- Integrated pull out waste bin
- TV/Satellite point (subject to purchaser subscription)
- Telephone point

BEDROOMS:

- Matt finish built in wardrobes to master and some second bedrooms with soft close doors. Chrome hanging rails with shelving and satin nickel handles
- TV/Satellite point (subject to purchaser subscription) to all bedrooms

BATHROOM:

- Chevron porcelain wall tiles
- Porcelain floor tiles
- Terrazzo inspired vanity storage unit with drawer

- Under counter wash basin with wall mounted mixer tap
- Satin framed mirror storage cabinet
- Kaldewei steel baths with hinged glass shower panel (on selected plots only as shown on the floorplan)
- Kaldewei anti slip shower tray with hinged glass shower door (on selected plots only as shown on the floorplan)
- Wall mounted white WC with soft close seat and dual push flush plate
- Chrome towel rail with heated wall panel
- Chrome toilet roll holder
- Satin shaver point in storage cabinet
- Feature wall lights

HEATING AND HOT WATER

- Central combined heat and power system providing underfloor heating and hot water throughout

SECURITY/PEACE OF MIND

- 10 Year Warranty
- 24-hour on-site concierge / security (located in the Town Hall)
- Access to apartments via audio/visual entry system
- Multi point locking to front entrance doors
- Mains supply operated heat/smoke detectors with battery back up

COMMUNAL AREAS

- Landscaped residents' gardens
- Cycle storage with secure access
- Access to certain public areas within the Town Hall
- Communal post boxes within residential entrance lobbies

LEASE TERM

125 Years (from first occupation)

GROUND RENT

Peppercorn





Hornsey Town Hall
The Broadway, Crouch End,
London, N8 9JJ
info@hornsey-townhall.co.uk
hornsey-townhall.co.uk
+44 (0)208 341 4664

NOTICES

CROUCH END (FEC) LIMITED assumes no responsibility and shall not be liable to any person for any loss, damage or expense caused by reliance on the information in this brochure. FEC Development Management Limited is appointed development manager of Hornsey Town Hall, The Broadway, Crouch End, London, N8 9JJ by the owner CROUCH END (FEC) LIMITED (a company incorporated in England and Wales with company number 10448866 and registered address FEC House, 40 Furnival Street, London EC 4A 1JQ).

Whilst reasonable efforts have been made to ensure that the information in this brochure is correct, it is designed specifically as a broad indicative guide only and CROUCH END (FEC) LIMITED reserves the right to amend any of the specifications at its absolute discretion as necessary and without any notice. This brochure does not in any way constitute or form any part of a contract for sale, transfer or lease nor does it constitute a representation or otherwise form the basis of a contract. Photography taken at similar Far East Consortium developments and computer-generated images (CGI s) are indicative only and should not be relied upon as depicting the final as built development or apartment.

Prospective purchasers should satisfy themselves regarding the accuracy of the information provided in this brochure. No assumption should be made regarding any part or the whole of any plot or the estate not shown in the brochure. February 2024.



SAVILLS

33 Margaret Street
London, W1G 0JD

Newhomes@savills.com
+44 (0)20 7409 8756



FAR EAST CONSORTIUM

FEC House, 40 Furnival Street,
London EC 4A 1JQ.

fecil.uk
+44 (0)20 3370 6804



HORNSEY-TOWNHALL.CO.UK