

Nº212

HACKNEY ROAD





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AT THE HEART OF HACKNEY

It's less eyes down and more eyes up at 212 Hackney Road where a limited release of nine Shared Ownership apartments by Gateway Housing Association makes aspirational living in the centre of East London attainable.

The mix of one and two bedroom apartments sit in the landmark HKR Hoxton building, an

architecturally-striking, weathered steel icon that sits on the site of a former bingo hall.

At your doorstep, Hip Hoxton fuses the cultural and creative in a neighbourhood rooted in the heart of Hackney, where community thrives and great connections can be made.



Computer generated image is indicative only.



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ECLECTIC LIVING

History and opportunity are in abundance at 212 Hackney Road with the contemporary apartments positioned prominently in both the Hackney Road Conservation Area and the City Fringe Opportunity Area. Creatives work from vibrant flexible work spaces and the close-by tech hub, while independent boutiques, cafes and artisan local markets bustle, making this an ideal choice for first-time buyers', from hip professionals to young families who have a link to the borough.

The collection of nine Shared Ownership apartments make up part of the exciting HKR Hoxton building, a landmark reviving the area. 212 Hackney offers a selection of one and two bedroom apartments, most with their own private outdoor space. A landscaped, communal roof terrace offers panoramic views of the borough, balancing the green spaces and tall trees that line the streets below. The fifth-floor terrace is a rare commodity in Hoxton and is a great bonus for residents to enjoy the open air in the middle of an eclectic part of London, while getting to know their neighbours.

For those wanting a more active workout there's also a fully-equipped private residents' gym overlooking the terrace and the city beyond.

Inside, residents are welcomed by an in-house concierge team in the orange glow of the reception area. The Concierge provides added security and a friendly-face to help throughout the day, so you will never have to sign for a parcel again. Up to the contemporary apartments residents will benefit from open plan living, with lots of natural light from the expansive double glazed windows, perfect for watching the world go by, complemented by a modern specification including wooden flooring.

212 Hackney Road is delivered by Gateway Housing Association, which has served the East End for nearly 100 years and is proud of the local knowledge it has, the thriving communities it serves and the quality of build each home offers to those looking to own their first home.

ROOMS WITH A VIEW



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ON TREND

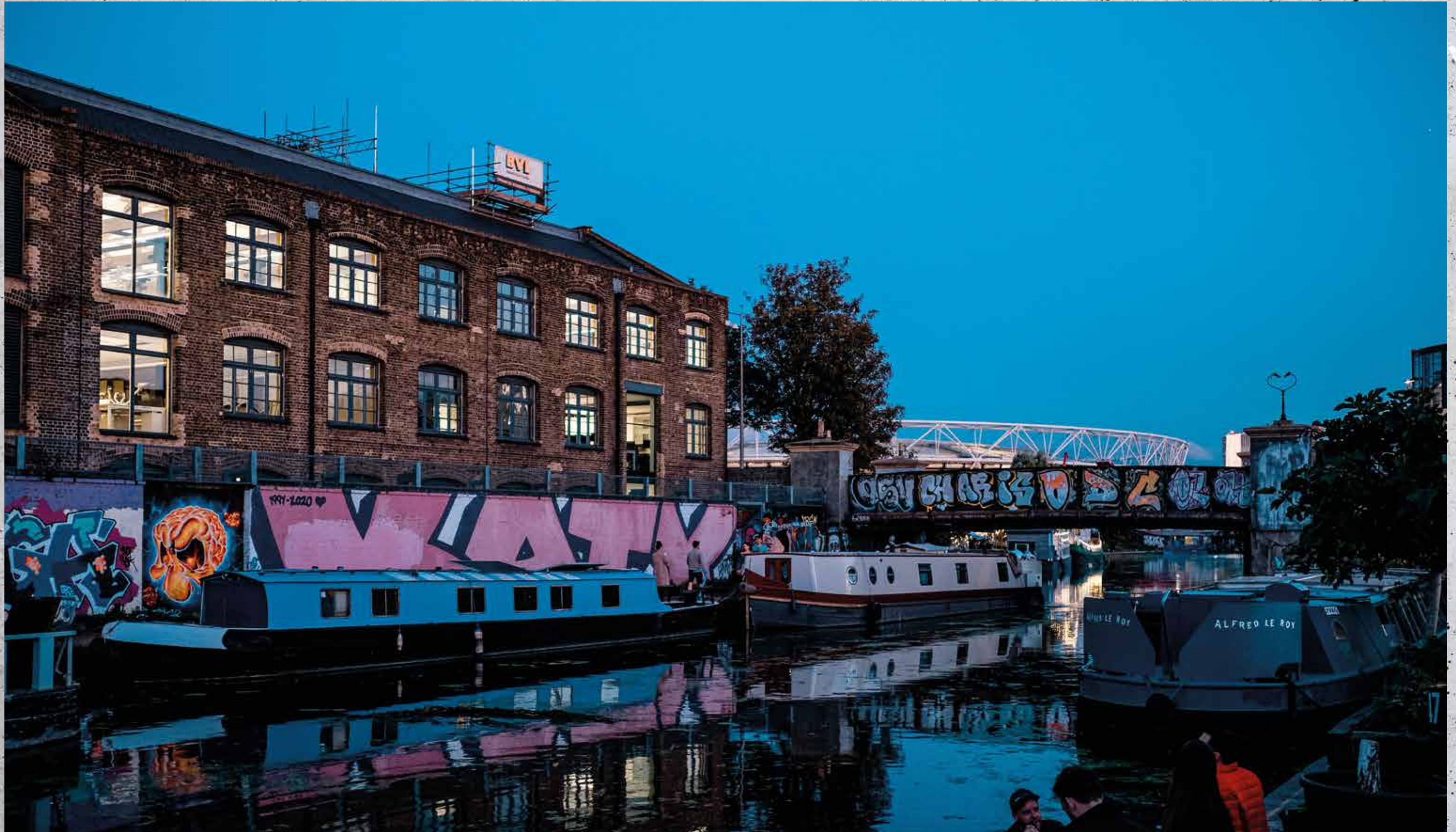
Living on the Hackney Road offers a sure base to weave in and out of some of the trendiest spots of East London. Its diverse vibe has a neighbourly feel that residents can become a part of, so whether it's the buzz of the bar and restaurant scene, the latest pop up gallery or a quieter stroll or cycle along the **REGENT'S CANAL** you're after, there is plenty of options.

Be close to some of the most inspiring musicians, who are sure to be seen popping in and out of the **PREMISES MUSIC STUDIOS AND CAFE**, sample local ales and ciders at **THE MARKSMAN** or enjoy a blooming Sunday, ambling around the beautiful **COLOMBIA ROAD FLOWER MARKET**, just some of the many options on your doorstep.

Hackney Road is known for its independent boutiques and there's plenty nearby for residents of 212 Hackney Road to browse including **PRICK LONDON**, London's first shop dedicated solely to cacti and succulents so you can have fun dressing your apartments with exotic, leafy varieties that don't take a lot of looking after. Or if you're eco-conscious why not try sustainable clothing, accessories and homeware company **69B BOUTIQUE**.

For pampering sessions fit for the stars, why not try out **SLIDER CUTS**, whose owner is social entrepreneur and author, Mark Mackiver. The barber has been using his razor-sharp skills to cut hair for over seventeen years and counts Stormzy and boxing champion, Anthony Joshua among his clients. While eco-friendly **BUTCHERS SALON**, offers great hair and wellbeing with minimal impact on the planet.

For the more culturally minded, the perfect discovery of what home means can be pondered at **GEFFRYE MUSEUM**, only a seven minute walk away or for those wanting to sip in the great outdoors, **HAGGERSTON PARK, LONDON FIELDS** and **VICTORIA PARK** are all less than a 20 minute walk away.



EAT IN THE SPIRIT OF HACKNEY

The people of Hackney make the district what it is today.

At 212 Hackney Road you can become a part of its close knit community. There's a lively mix of dining and leisure possibilities especially in and around **BROADWAY MARKET**, a Victorian street exposition of over 70 shops, cafés and restaurants for you to explore many culinary delights and ponder the wares of the street sellers and independents from the Regent's Canal up to Bethnal Green. From artisan bakeries, delicatessens selling fresh produce and independent stall holders, everything is available amongst the bustle.

With so many flavours and cultures in the area residents are in for a culinary treat. Try old fashioned, Cockney favourites at **F COOKE** Hoxton's pie and mash, one of the longest running restaurants in the area, a mouth-watering Italian at family run **E PELLICI**, vegetarian options at **SEN VIET VEGETARIAN**, rustic tapas from north Spain at **LAXEIRO** or guilt-free, fried chicken at **CLUTCH CHICKEN**. Sandwiched between art galleries and coffee shops you will also find a host of characterful pubs and bars. The night life is varied with the choice of traditional, oldie-worldly public houses like **THE NELSON'S** that host regular community events to wine bars like **SAGER + WILDE** offering an extensive wine list and deli-inspired small plates best for sharing. Or you could grab a slice on the way home at **YARD SALE PIZZA**, a moment from your front door.



LOCATION,
LOCATION,
LOCATION



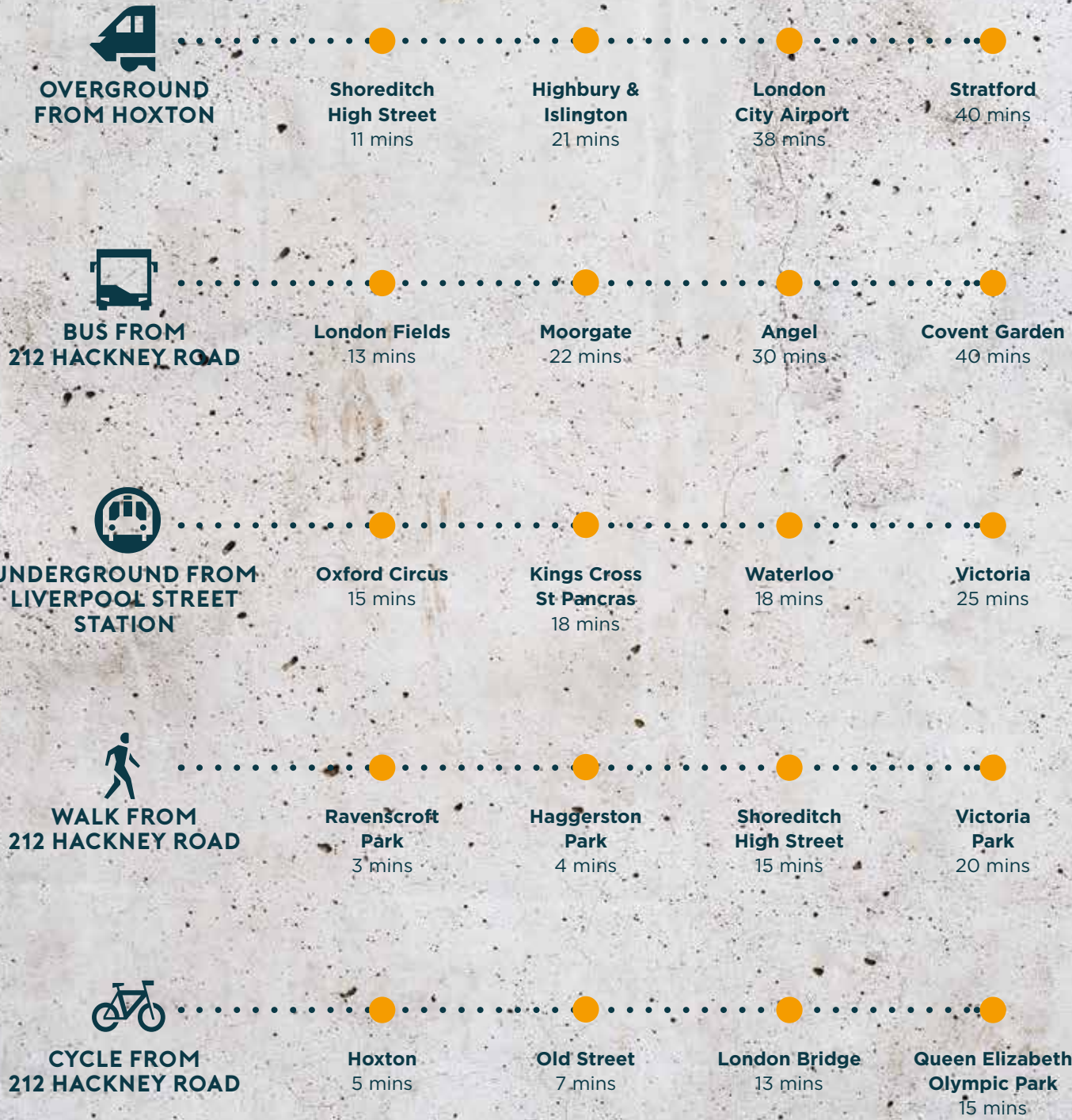
GETTING AROUND

Getting around London is made easy, with two bus stops a few metres away on Hackney Road. Buses travel east, further into Hackney and East London or west to the city and the West End.

For those who want to venture further afield, a number of great transport links are accessible on foot or by bike including Hoxton Overground Station only a five minute walk from the development or Shoreditch High Street Station a 15 minute stroll away.

Liverpool Street, Bethnal Green and Old Street are all within a 30 minute stroll for getting on board either the Central or Northern Lines and cycling is promoted through the National Cycle Network routes along Hackney Road.

Having some of London's top universities on your doorstep will appeal to our residents, with nine of London's top universities within 45 minutes of 212 Hackney Road including **QUEEN MARY UNIVERSITY, CITY UNIVERSITY LONDON** and **CASS BUSINESS SCHOOL**.

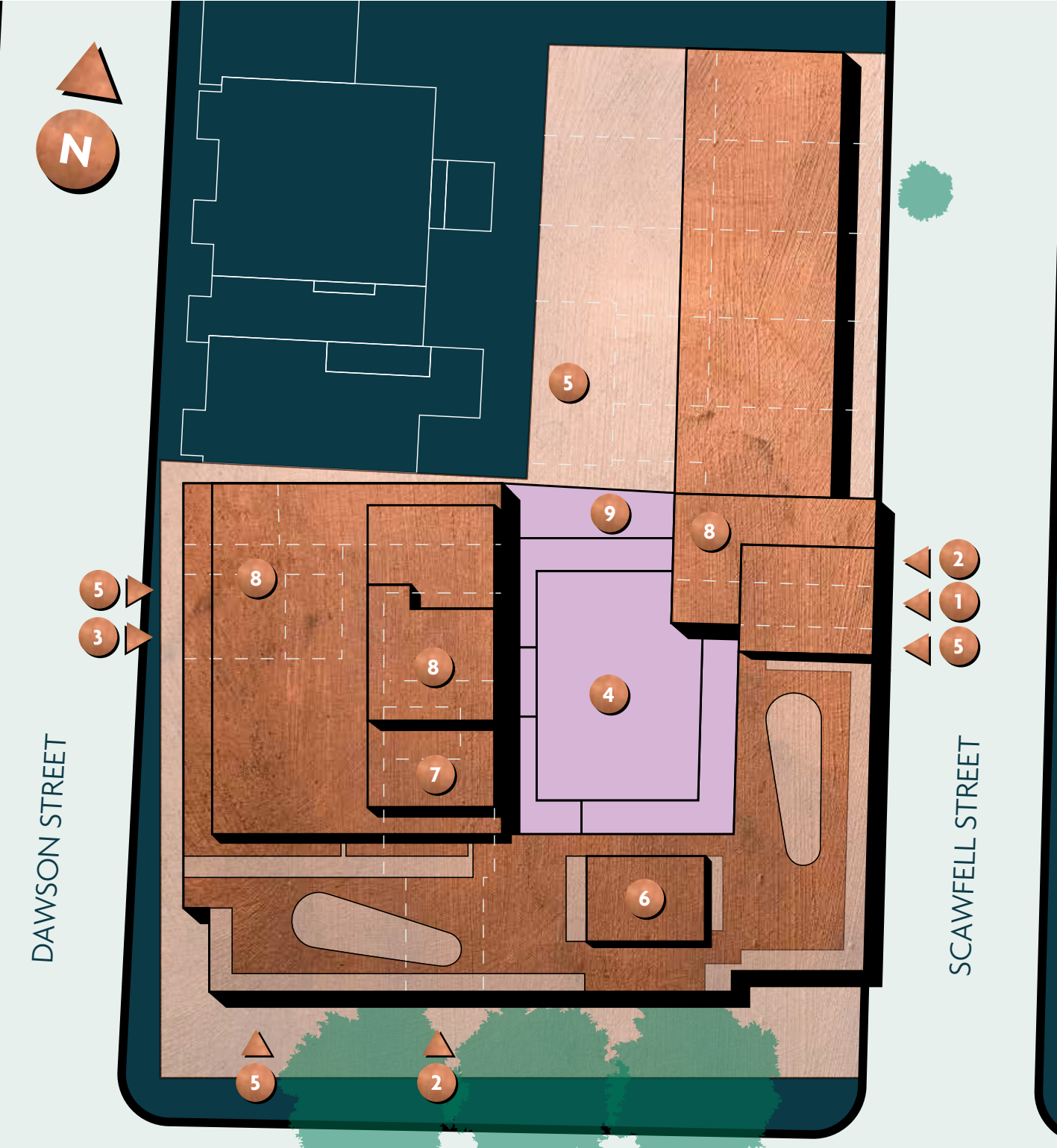


Distances and travel times are approximate only and correct at time of print. Journey times taken from Google Maps and TfL.gov.uk.



HACKNEY ROAD

Map not to scale



SCAWFELL STREET

HACKNEY ROAD

- 1 Residential Entrance
- 2 Communal Entrance
- 3 Goods Entrance
- 4 Podium & Communal Garden
- 5 Cycle Store
- 6 Residents Pavilion
- 7 Concierge
- 8 Communal Areas
- 9 Commercial Courtyard (Below)

THE APARTMENTS



SPECIFICATION

The apartments at 212 Hackney Road offer a high specification, with luxurious fittings and finishes.

KITCHEN

- Premium white kitchen units in white gloss with inset handles and white silestone counter tops
- Chalk white glass splashback behind hob
- Stainless steel inset homestyle sink
- Victoria Plumbing modern black kitchen mixer tap
- Zanussi appliances including:
 - Washer/Dryer
 - Fridge Freezer
 - Dishwasher
 - Wall built microwave
- Bosch integrated cooker, hob and extract hood

BATHROOM

- Porcelain tiles in silver shimmer to floors and walls
- Idealform water saving bath in white with clear glass shower screen
- Hansgrohe chrome thermostatic wall-mounted bath and shower mixer tap with matching shower attachment
- Toilet Roll Holder in Polished Stainless Steel Finish
- Ideal Standard back-to-wall WC with concealed cistern and chrome Flush Plate
- Chrome heated towel rail

BEDROOMS

- Clarendon Shoreditch 100% wool carpet in clam

ELECTRICAL

- White switches and sockets throughout
- LED downlighters in white to internal areas

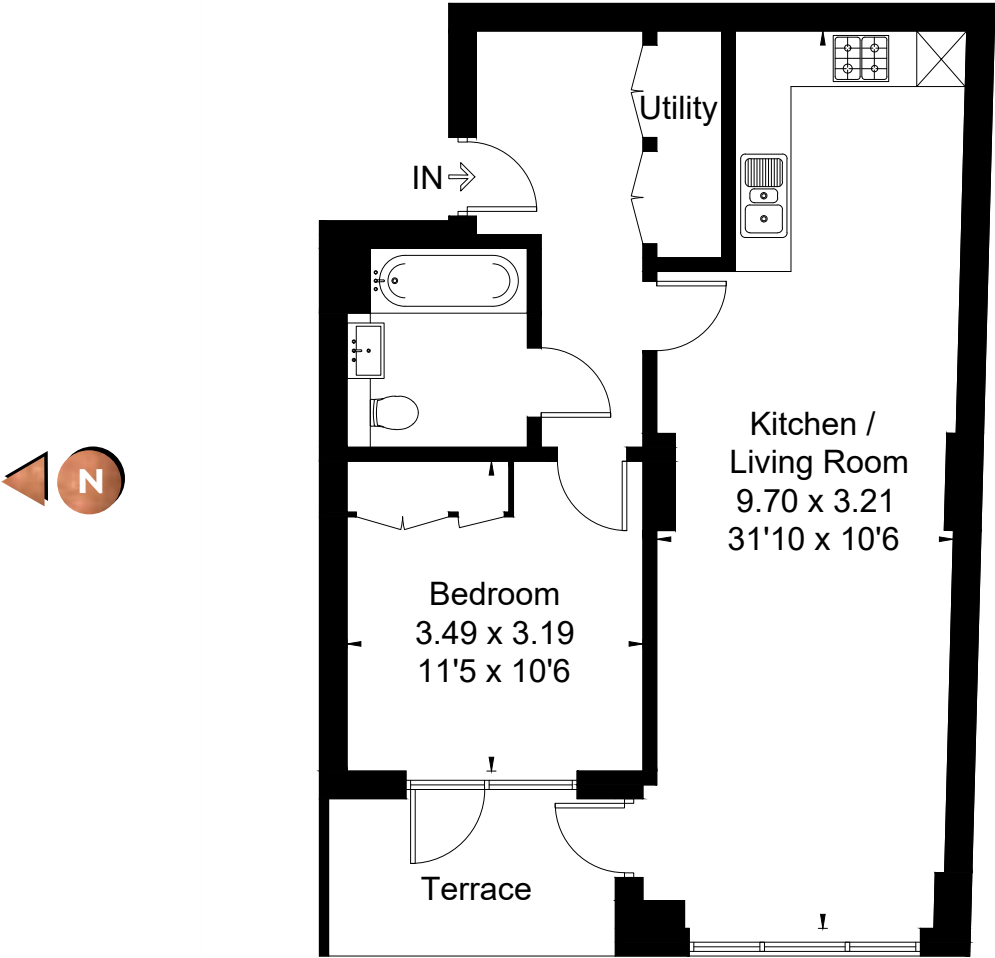
INTERIOR FINISHES

- Amtico flooring in sun bleached oak to hallway, kitchen, cupboards and living rooms
- Italvision Hinged/Sliding Wardrobe Doors in white
- Black ironmongery throughout
- White skirting boards and architraves
- Matt emulsion paint finish in brilliant white to walls and ceilings throughout
- Moisture resistant paint to be applied to bathrooms and kitchens
- Dulux Trade Gloss finish woodwork & window sills

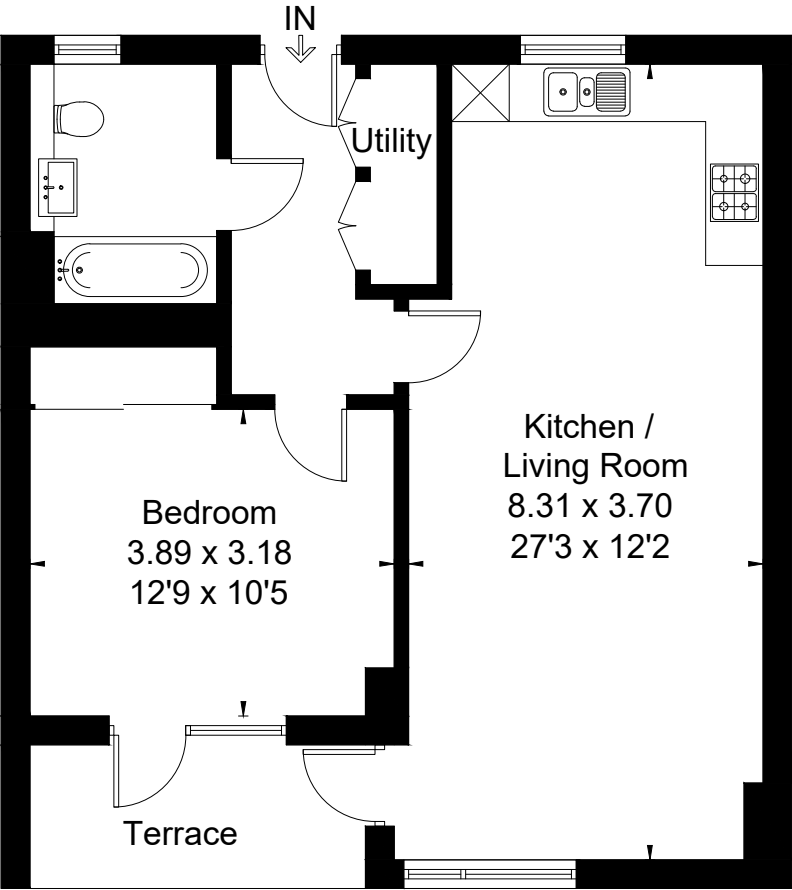
SECURITY AND PEACE OF MIND

- Front door with multi-point locking system and stainless steel ironmongery
- Video/phone entry system
- Double glazed windows



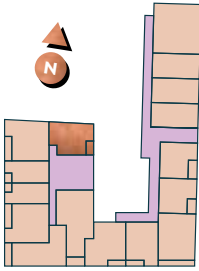


APARTMENT 1
ONE BEDROOM



APARTMENT 4
ONE BEDROOM

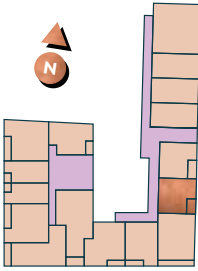
KITCHEN / LIVING ROOM	9.70m x 3.21m	31'10" x 10'6"
BEDROOM	3.49m x 3.19m	11'5" x 10'6"
GROSS INTERNAL AREA	55.6 sq m	598 sq ft



FIRST FLOOR

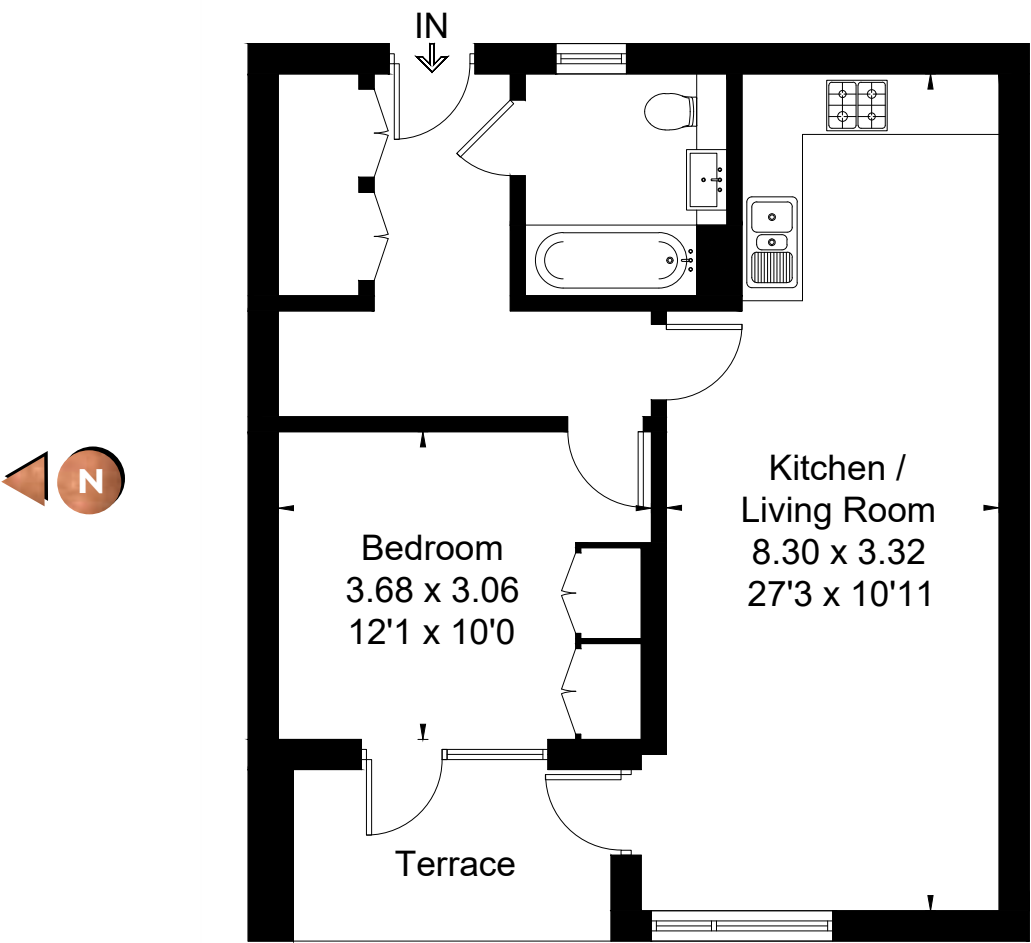
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KITCHEN / LIVING ROOM	8.31m x 3.70m	27'3" x 12'2"
BEDROOM	3.89m x 3.18m	12'9" x 10'5"
GROSS INTERNAL AREA	58.4 sq m	629 sq ft



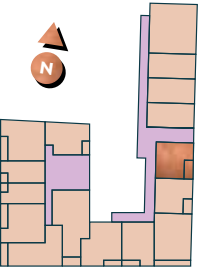
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APARTMENT 5
ONE BEDROOM

KITCHEN / LIVING ROOM	8.30m x 3.32m	27'3" x 10'11"
BEDROOM	3.68m x 3.06m	12'1" x 10'0"
GROSS INTERNAL AREA	53.9 sq m	580 sq ft



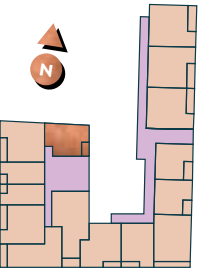
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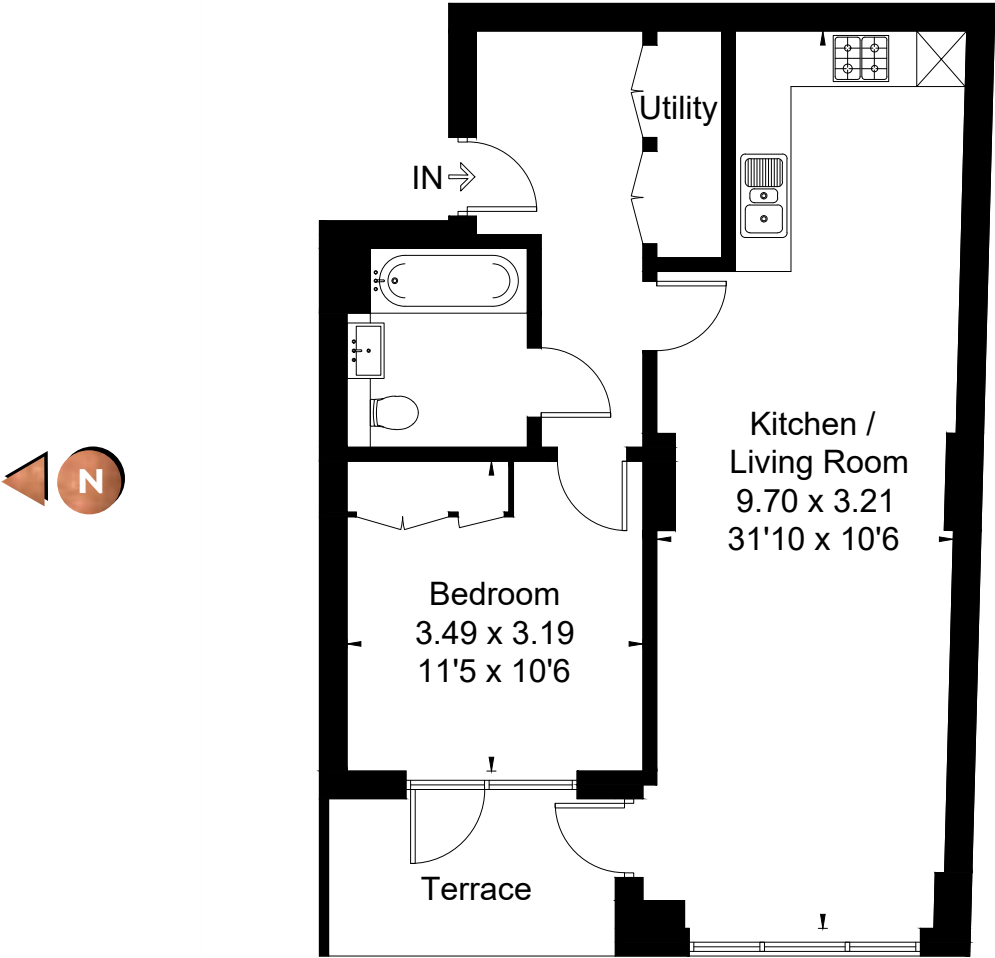
APARTMENT 8
ONE BEDROOM

KITCHEN / LIVING ROOM	9.70m x 3.21m	31'10" x 10'6"
BEDROOM	3.49m x 3.19m	11'5" x 10'6"
GROSS INTERNAL AREA	55.6 sq m	598 sq ft



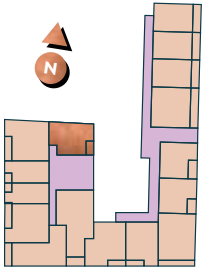
SECOND FLOOR

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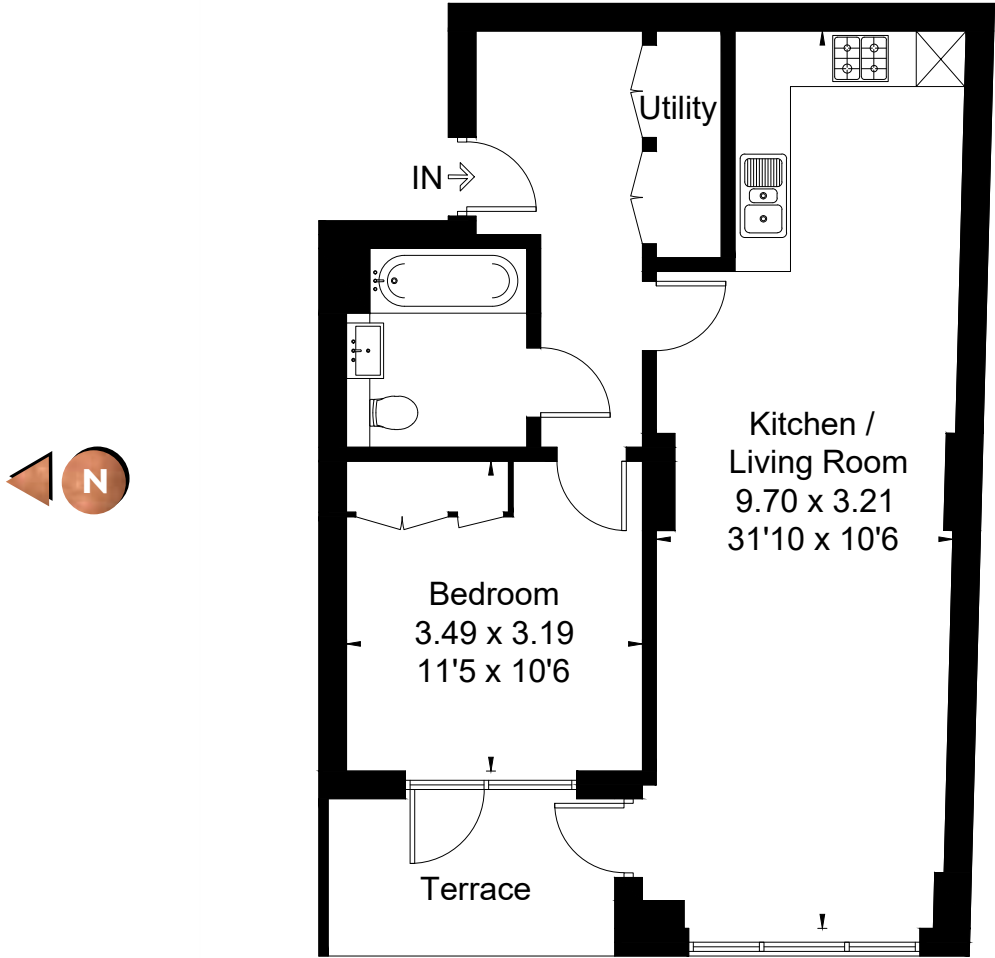
APARTMENT 15
ONE BEDROOM

KITCHEN / LIVING ROOM	9.70m x 3.21m	31'10" x 10'6"
BEDROOM	3.49m x 3.19m	11'5" x 10'6"
GROSS INTERNAL AREA	55.6 sq m	598 sq ft



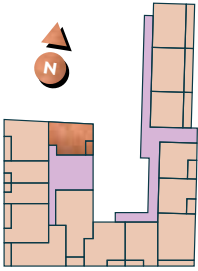
THIRD FLOOR

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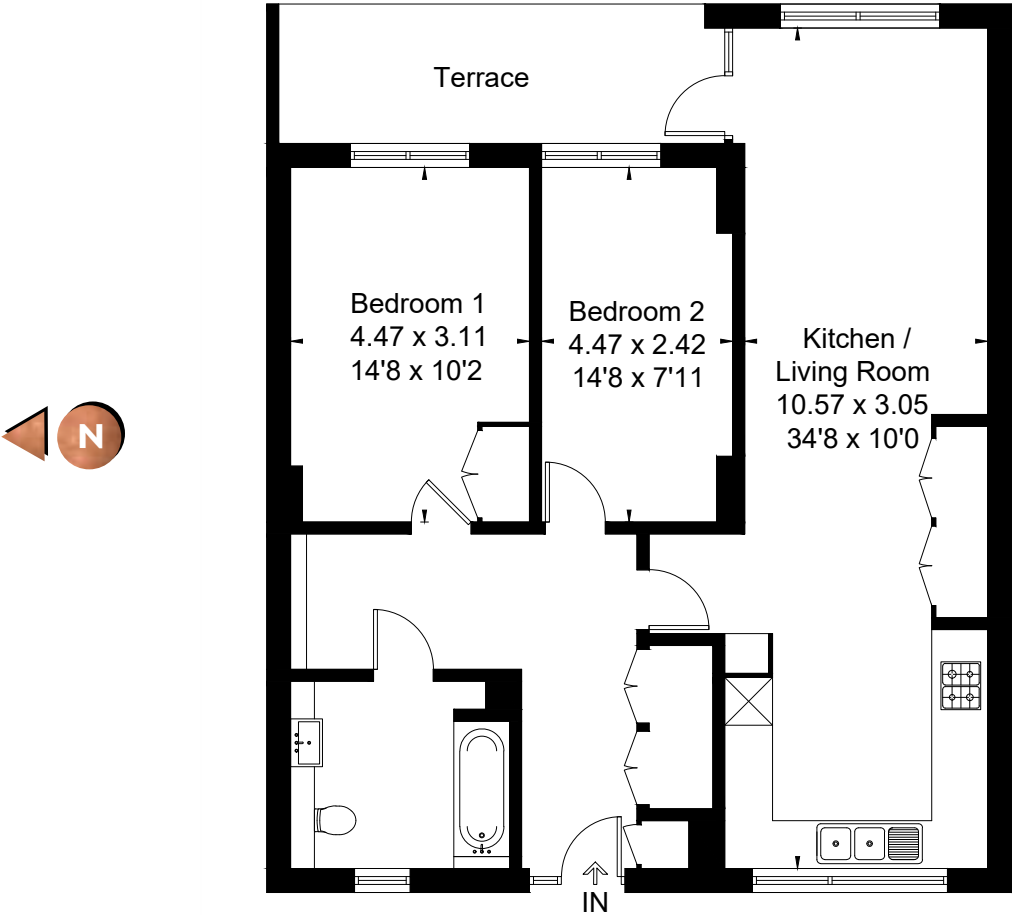
APARTMENT 22
ONE BEDROOM

KITCHEN / LIVING ROOM	9.70m x 3.21m	31'10" x 10'6"
BEDROOM	3.49m x 3.19m	11'5" x 10'6"
GROSS INTERNAL AREA	55.6 sq m	598 sq ft



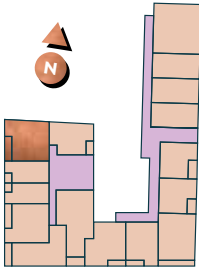
FOURTH FLOOR

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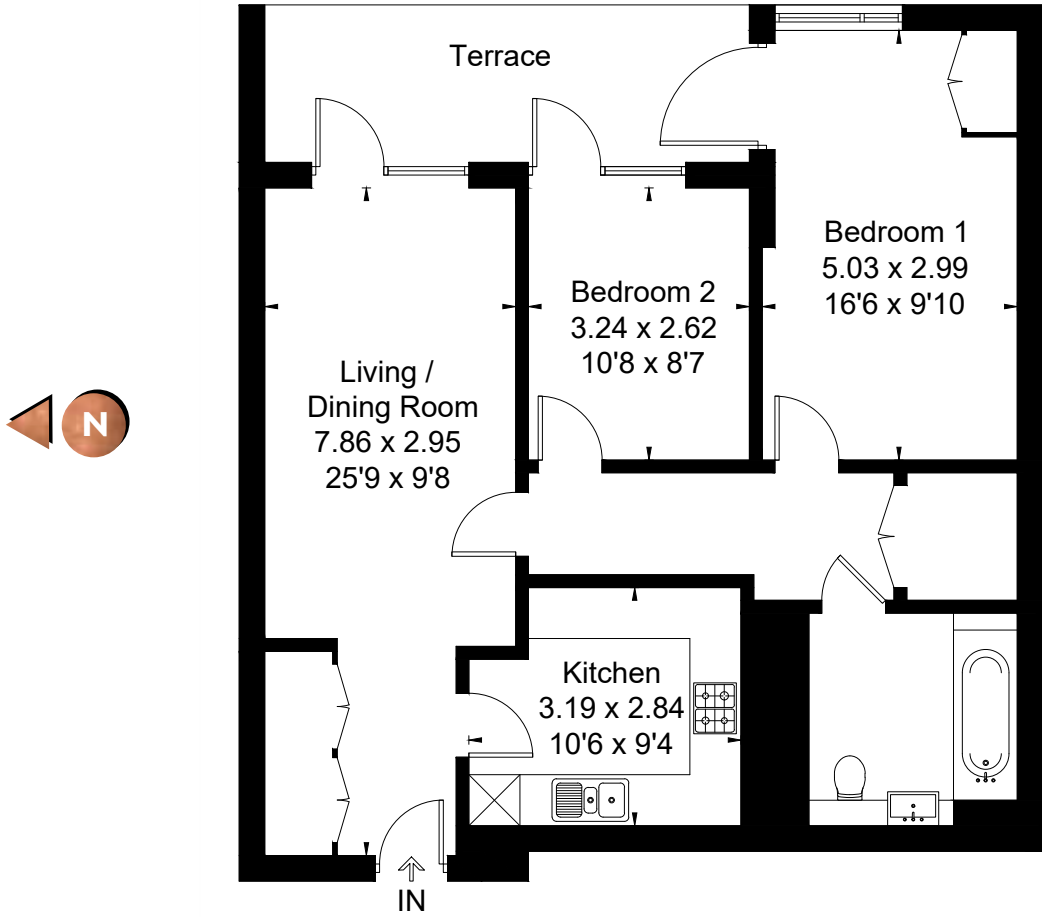
APARTMENT 2
TWO BEDROOM

KITCHEN	3.19m x 2.84m	10'6" x 9'4"
LIVING / DINING ROOM	7.86m x 2.95m	25'9" x 9'8"
BEDROOM 1	5.03m x 2.99m	16'6" x 9'10"
BEDROOM 2	3.24m x 2.62m	10'8" x 8'7"
GROSS INTERNAL AREA	73.2 sq m	788 sq ft



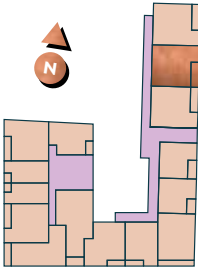
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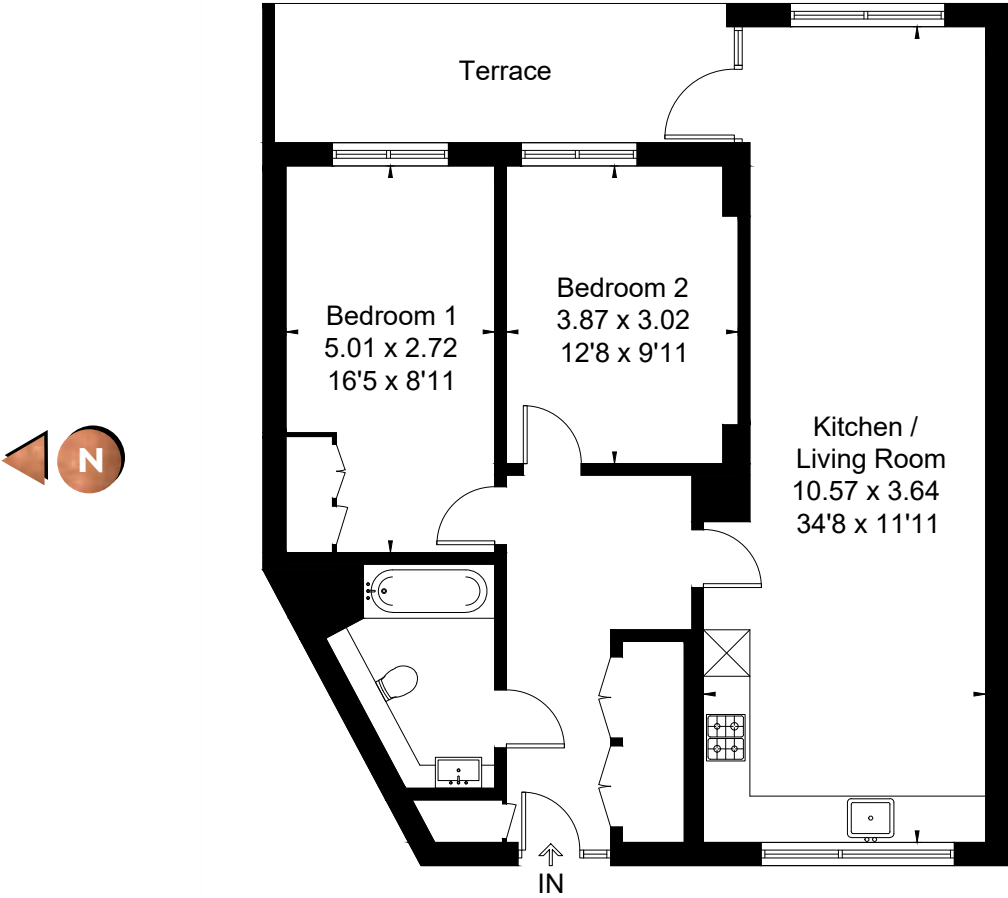
APARTMENT 12
TWO BEDROOM

KITCHEN / LIVING ROOM	10.57m x 3.05m	34'8" x 10'0"
BEDROOM 1	4.47m x 3.11m	14'8" x 10'2"
BEDROOM 2	4.47m x 2.42m	14'8" x 7'11"
GROSS INTERNAL AREA	83.5 sq m	899 sq ft



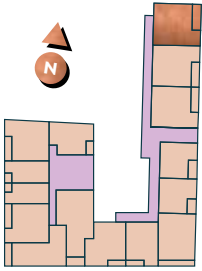
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APARTMENT 13
TWO BEDROOM

KITCHEN / LIVING ROOM	10.57m x 3.64m	34'8" x 11'11"
BEDROOM 1	5.01m x 2.72m	16'5" x 8'11"
BEDROOM 2	3.87m x 3.02m	12'8" x 9'11"
GROSS INTERNAL AREA	82.2 sq m	885 sq ft



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ABOUT SHARED OWNERSHIP



Shared ownership is a government-backed scheme for people who are unable to afford to buy a home at full market value and has helped many first time buyers get onto the property ladder.

It's a part buy/part rent scheme where you buy a share in the property and pay rent on the share you don't own. The home can either be a new build or an existing shared ownership home that you're looking to purchase through the resale programme from Gateway or any other housing association. You initially purchase between 25% and 75% of the property's value and pay a subsidised rent on the remaining share that you don't own. You can purchase more shares at a later date, through a process called Staircasing which will reduce the amount of rent you pay.

When you buy a shared ownership home you become a leaseholder and Gateway Housing is your landlord.

Your lease is a legal document that proves you own part of your home and you have the same rights and responsibilities as a full owner-occupier. You take out a mortgage for a share of the home's purchase price and then pay a subsidised rent on the share you don't buy. Typically there will also be a monthly service charge payable.

If you decide to buy the remaining shares of your home, you will then own outright. If your property is a house, you may be able to purchase your freehold. If so, your solicitor will arrange for the freehold to be transferred to you like any other house owner. If you own an apartment,

you'll remain a leaseholder like any other apartment owner. This is because your home is in a block of apartments and your lease sets out responsibilities for use and maintenance of all shared areas.

If you become a full owner of an apartment you will still be responsible for the ground rent and service charge, which includes the buildings insurance.

If you become a full owner of a house you may still be required to pay an estate charge if you are living in a development with shared maintenance areas. You will also need to arrange your own buildings insurance, as this will not be covered by the service charge.



ABOUT GATEWAY

GATEWAY HOUSING HAS BEEN SUPPORTING COMMUNITIES TO THRIVE SINCE 1926.

Gateway Housing Association is an ambitious housing association with 3,000 homes in the heart of London's East End.

We operate mostly in the London Borough of Tower Hamlets but we have some properties in Hackney and Newham.

These are made up of social rented homes, shared ownership homes and sheltered housing.

Our focus is on 'supporting communities to thrive'. That's why we invest so much in community projects for our resident groups and young people each year, making us so much more than a landlord.

