



TC
E5

TOWER
COURT
E5

HACKNEY SALES

 **Hackney**

SAY HELLO TO YOUR HACKNEY

Hackney is London's cultural heartland – a thriving hub for creativity and diversity, seen in its street food and start-ups, its independent businesses and iconic venues, its historic buildings and high street landmarks.

And while Hackney's reputation as London's best borough is well established, Stamford Hill is its hidden gem, Hackney at its most authentic.

Just a stone's throw away from the village-feel of Stoke Newington Church Street and the cutting-edge cool of Clapton, it's a London destination in its own right, grand houses and tree-lined streets, against the backdrop of the River Lea and green space in abundance.

Long-known for being home to Europe's largest Haredi Jewish community, Stamford Hill is also a place for everyone, standing out from the crowd even within a borough known for doing things differently.

If that sounds up your street, Tower Court is for you.



Hackney is buzzing with galleries, museums, theatres, historic buildings and street festivals. The independent shops, delis, cafes and restaurants of Stoke Newington are just moments away, including the fabulous organic farmers market every Saturday.



**YOUR
CHOICE**



Head down Upper Clapton Road for gastro dining and waterside pubs, eclectic nightlife and one of London's best foodie scenes. Not to mention Chatsworth Road and its famous Sunday market, selling organic free range meat, handmade pies, artisan breads and cheeses.



Or keep even closer to home for independent shops and high street staples serving the local community. Everything you need is right here in Stamford Hill.



Located right on Clapton Common, it's no surprise that Tower Court gives you unrivalled access to tranquil waterways and wide open spaces in a part of the capital that boasts more parkland than any other.



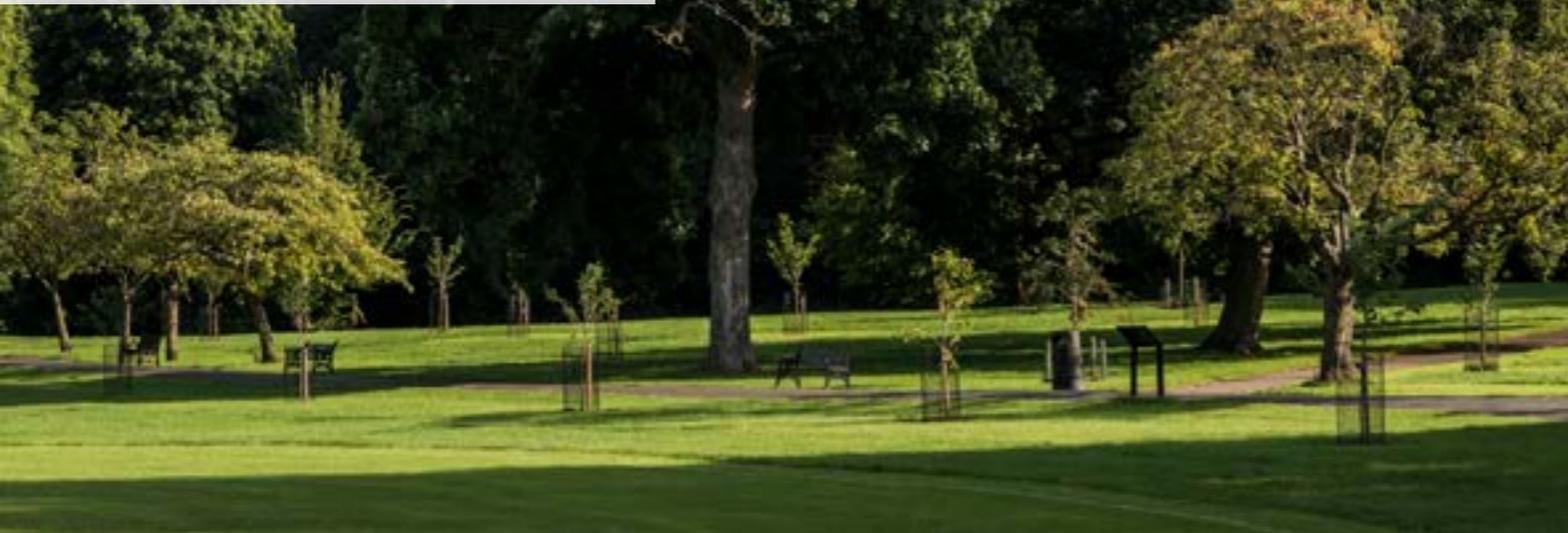
Stroll through the Victorian backstreets to Stoke Newington's famous Clissold Park and go back in time to the historic 'magnificent seven' Abney Park Cemetery.

Step out into the Green Flag-winning Springfield Park through to the leafy towpaths of the River Lea and the vast Hackney Marshes and Walthamstow Marshes beyond, where you can escape the city without even leaving London.



Or enjoy the acres of parkland and open water swimming among majestic green landscaping at the Woodberry Wetlands, boasting one of the capital's best nature reserves and two reservoirs recently made accessible to the public for the first time. At Tower Court, you're spoilt for choice.

YOUR DOORSTEP



STOKE NEWINGTON

(0.5 miles)

More refined than its near neighbour Dalston and more relaxed than Shoreditch, Stoke Newington is loved for its down-to-earth creativity.

A ten-minute stroll along Church Street will show off the unique independent shops, bars, exciting eateries and a farmers' market every Sunday, while Clissold Park is a charming open space boasting an 18th-century mansion house, an adventure playground, tennis courts, an animal sanctuary and an aviary.



HACKNEY MARSHES

(1.2 miles)

Nature lovers amongst you will love the green flag-awarded Hackney Marshes, with its myriad of cycle paths to explore, snaking through woodland, past nature reserves and along waterways.

A whole host of Premier League greats were first spotted down in Hackney Marshes, such as David Beckham and Ian Wright. Here, you'll find an abundance of facilities, including 82 football, rugby and cricket pitches on North and South Marsh and Mabley Green.



CLAPTON

(0.8 miles)

Boasting two high streets, three parks and riverside walks down the River Lea, Clapton is a day out in itself just down the road.

Whether it's a Michelin starred meal, authentic Thai street food, or vegan patisserie at the Chatsworth Market, budding gastronomes will be spoiled for choice, and make sure to check out the electric array of events at the Grade II listed Round Chapel.



FINSBURY PARK

(1.7 miles)

A major hub on Hackney's border with two tube lines and direct routes to the City, the West End and across London in minutes, Finsbury Park isn't just a step on a journey – it's a destination in its own right.

Go there for the growing range of independent cafes and hip restaurants, the famous 100-acre park, and the summer festivals, hosting the biggest UK bands and major international artists.

Hackney's superb transport links and cycle routes mean Tower Court couldn't be better connected. Less than 10 minutes away, London Overground links at Stamford Hill station put East London on your doorstep and provide a direct route into Liverpool Street in minutes.

Ample bus links across Hackney make getting about easy, and a ten minute hop to Manor House Zone 2 tube station means the whole of the capital is your oyster. More Hackney residents cycle than in any other part of London – choose the quiet back routes through Hackney's neighbourhoods to get into central London, or use scenic canal paths to reach Stratford and the Olympic Park.

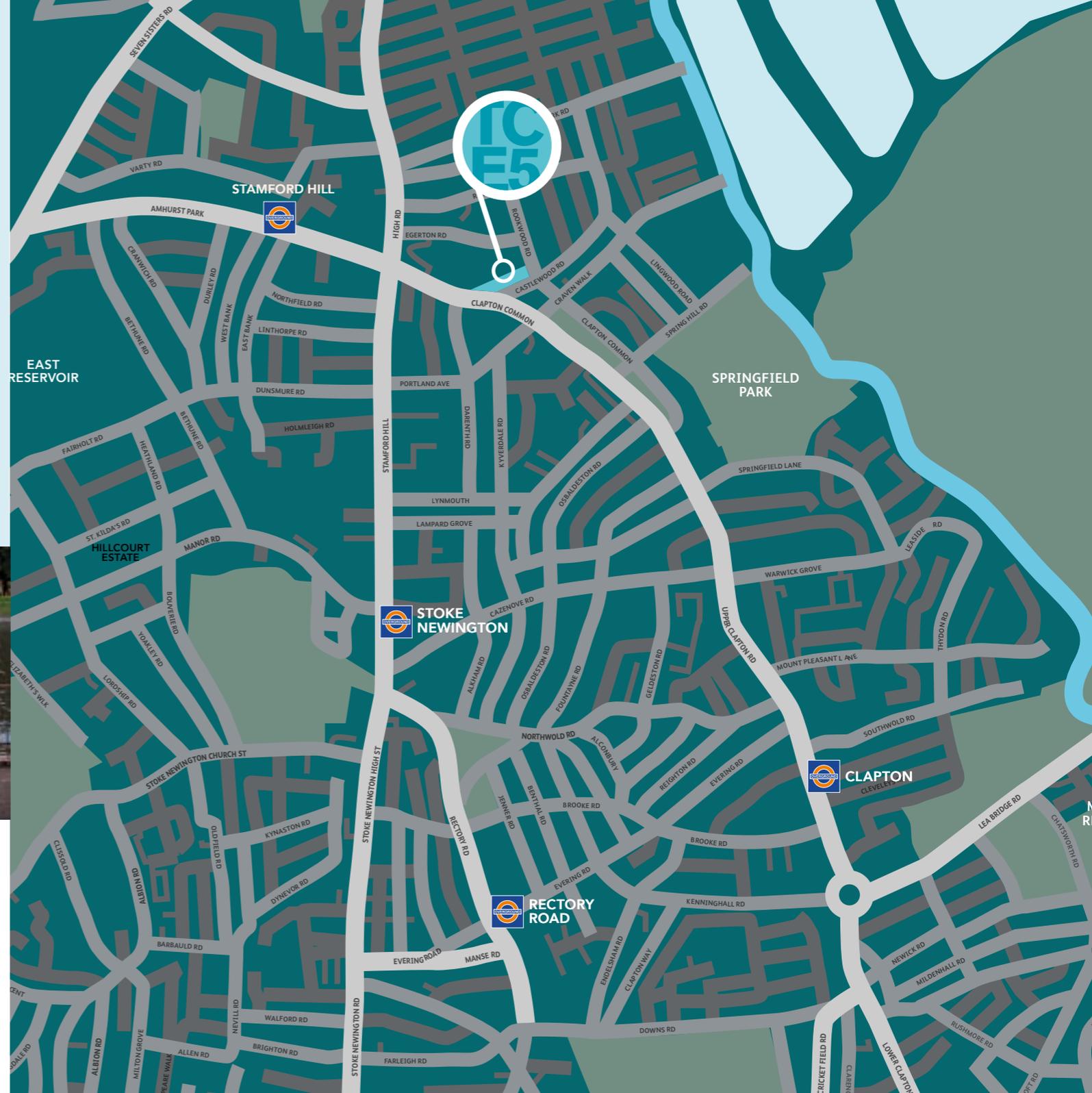
Schools

When it comes to local schools, you can rest easy. Hackney has fantastic schools – ranking above the national average and consistently in the top 25% in the country – with a range of options for everyone in Stamford Hill's diverse community in your neighbourhood.

There are various options for 'Good' and 'Outstanding' Ofsted-rated primary, secondary and sixth form schools in the area – most notably the outstanding Kingsmead Primary School, the outstanding Clapton Girls Academy and good Our Lady's Catholic Primary School, and the outstanding Gladesmore Community School.



YOUR CONNECTIONS





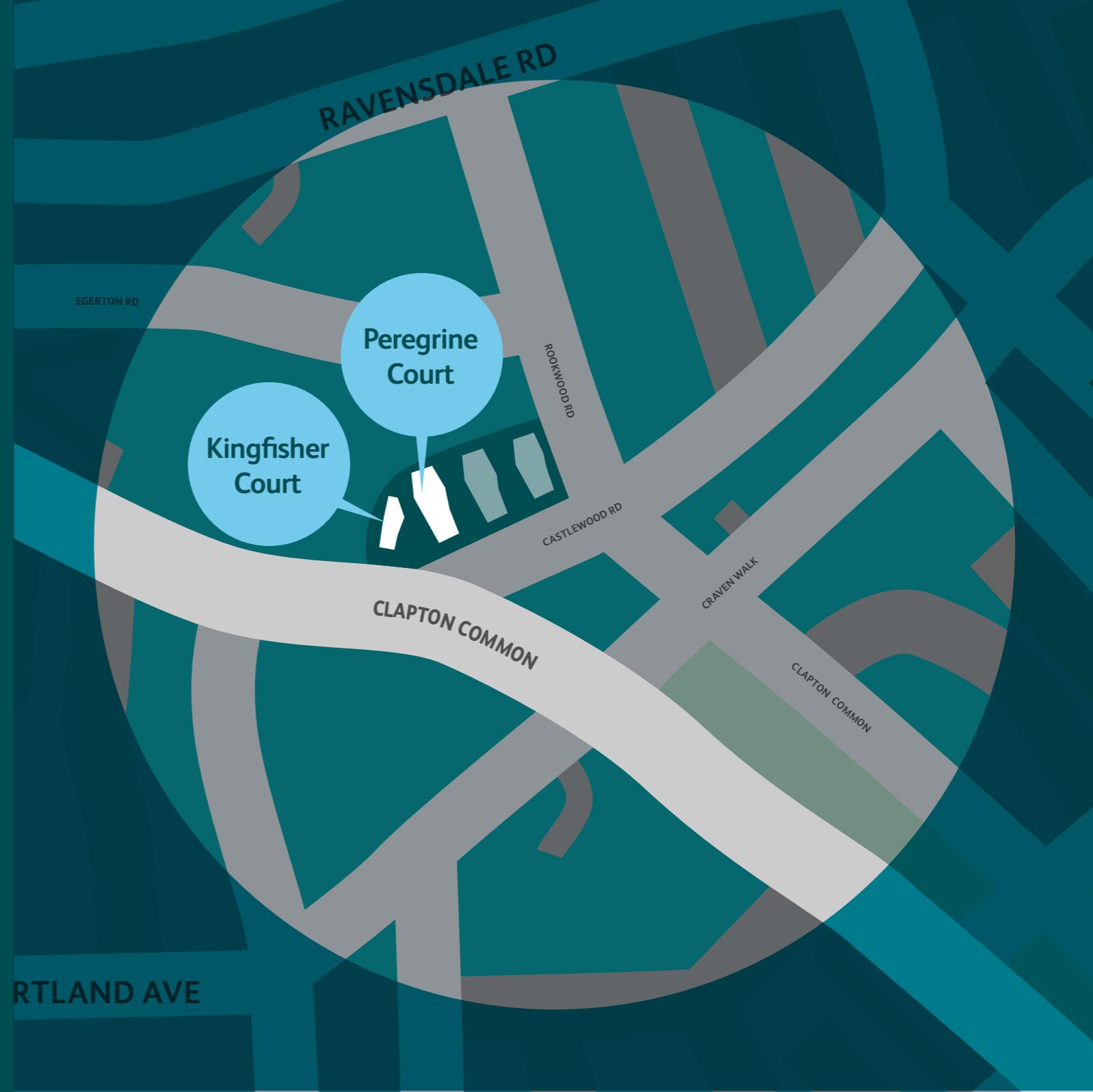
TOWER COURT E5



Every last inch of detail has been considered in the design. Kitchens are fully fitted with integrated fridge freezers, double ovens and ceramic hobs; sparkling chrome fixtures in the bathrooms and blinds fitted in all windows.

Given the location within an area with a large Haredi community, the homes at Tower Court have been built to be suitable for everyone. That means that many balconies and courtyards have been specially designed so that they can be used during the Jewish festival of Sukkot, lifts have been designed to be operable during the Sabbath, and kitchens can be easily adapted by residents to install a second sink for Kosher-friendly food preparation.

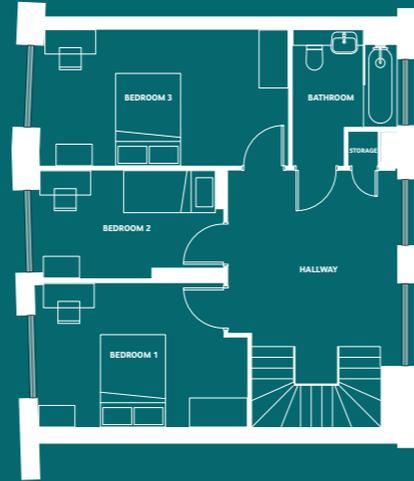
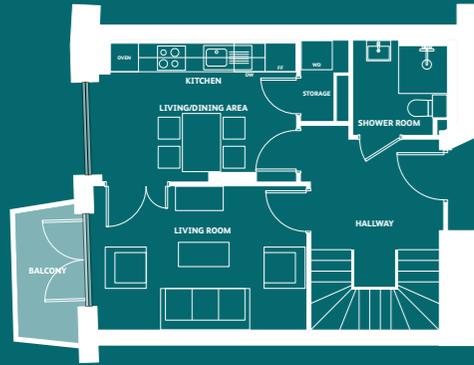
YOUR HOME



Plot 2

3 bedroom duplex

FF=Fridge freezer
WD=Washer/dryer
DW=Dishwasher



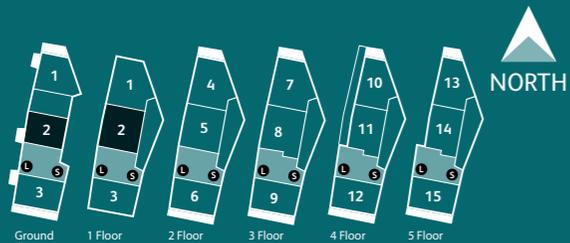
Ground Floor

Kitchen/Living/Dining Room	2.8m x 4m
Living Room	2.9m x 4.3m
Bath/Shower Room	1.6m x 4.3m
Total	59m² (472 ft²)

First Floor

Bedroom 1	2.9m x 4.1m
Bedroom 2	2.2m x 4m
Bedroom 3	2.8m x 5.1m
Bathroom	2.8m x 2.1m
Total	44m² (630 ft²)

All dimensions are approximate



Kingfisher Court

L=Lift
S=Stairs

Plots 4 & 7

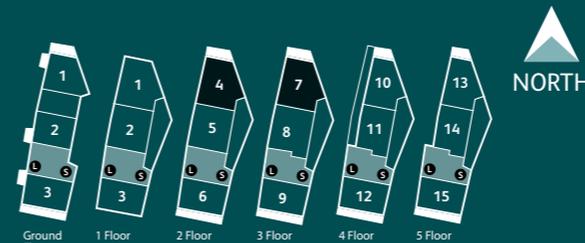
2 bedroom apartment



2nd and 3rd Floor

Kitchen/Living/Dining Room	3.7m x 5m
Bedroom 1	2.7m x 4.9m
Bedroom 2	2.1m x 3.6m
Bathroom	1.9m x 2.1m
Total	64m² (687 ft²)

All dimensions are approximate

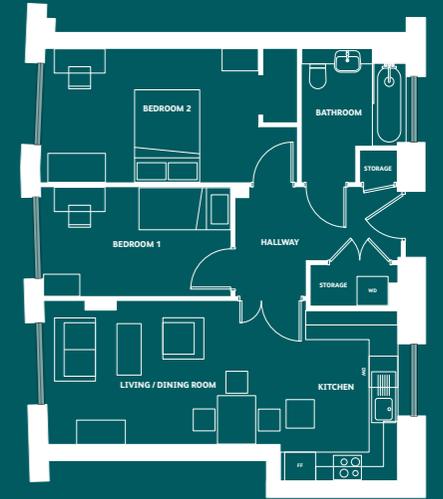


Kingfisher Court

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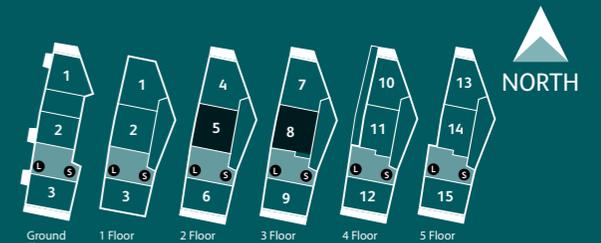
Plots 5 & 8

2 bedroom apartment



2nd and 3rd Floor

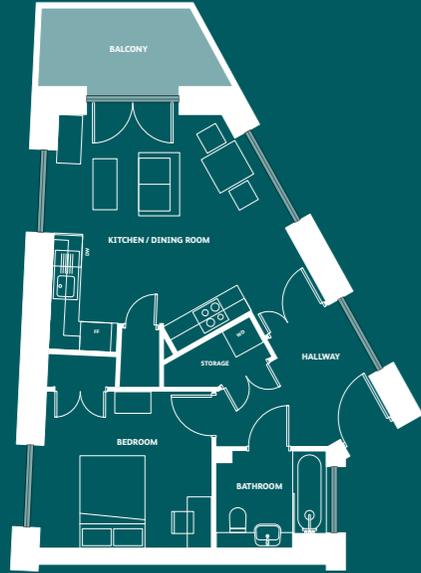
Living/Dining Room	4.8m x 3m
Kitchen	3.5m x 2.4m
Bedroom 1	4.4m x 2.7m
Bedroom 2	4m x 2.2m
Bathroom	2.75m x 2.2m
Total	62m² (669 ft²)



Kingfisher Court

Plot 10

1 bedroom apartment

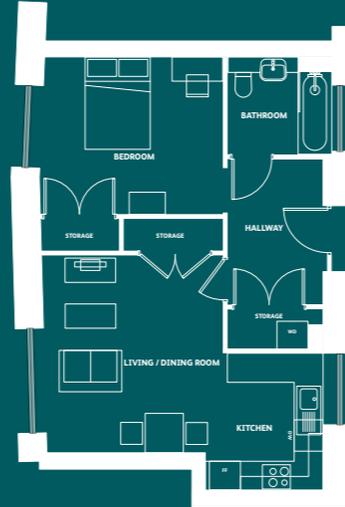


4th Floor

Kitchen/Living/Dining Room	4.8m x 5.2m
Bedroom	2.3m x 1.7m
Bathroom	2.3m x 1.7m
Total	51m² (550 ft²)

Plots 11 & 14

1 bedroom apartment



4th and 5th Floor

Living/Dining Room	4m x 3.3m
Kitchen	2.8m x 2.4m
Bedroom	3.7m x 3.2m
Bathroom	2m x 2m
Total	51m² (544 ft²)

Plot 23

1 bedroom apartment

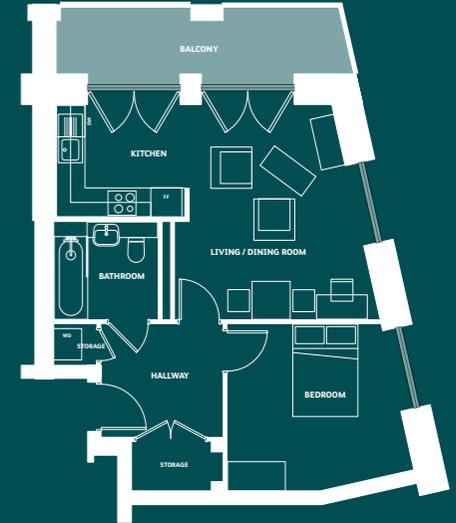


2nd Floor

Living/Dining Room	4.3m x 4.2m
Kitchen	2.2m x 1.9m
Bedroom	3.4m x 3.4m
Bathroom	2m x 2m
Total	51m² (550 ft²)

Plot 24

1 bedroom apartment



2nd Floor

Living/Dining Room	4.2m x 4.4m
Kitchen	2.3m x 1.9m
Bedroom	3.5m x 3.8m
Bathroom	2m x 2m
Total	51m² (546 ft²)

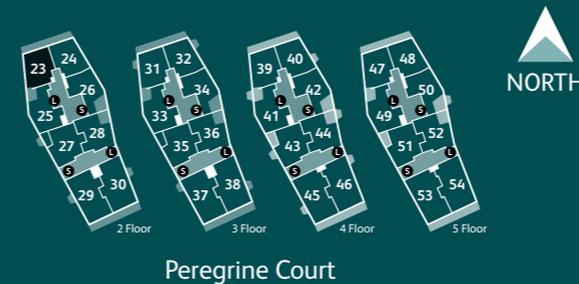
All dimensions are approximate



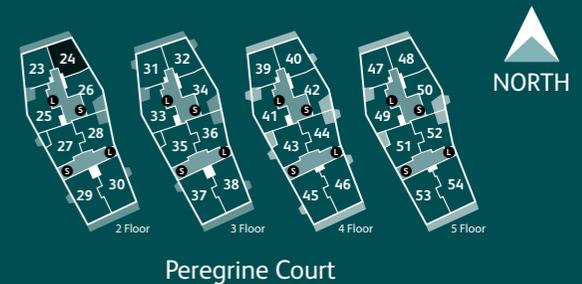
L=Lift
S=Stairs



All dimensions are approximate

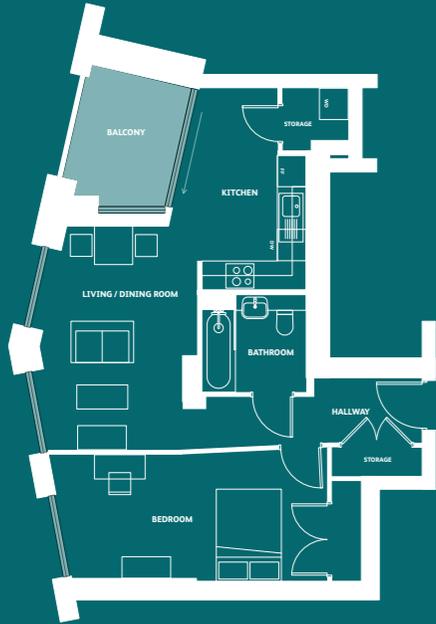


L=Lift
S=Stairs



Plot 25

1 bedroom apartment

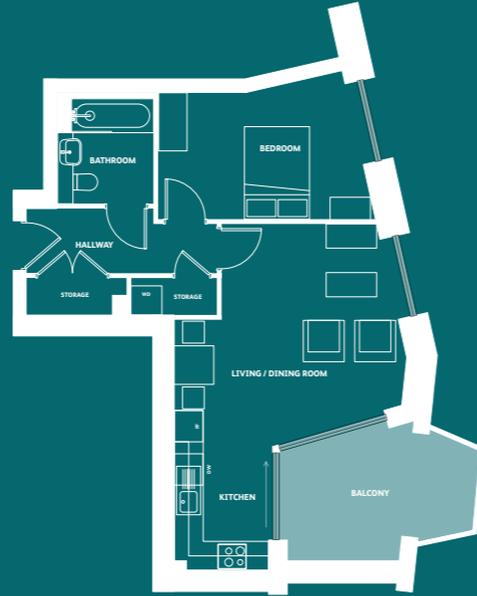


2nd Floor

Living/Dining Room	4.6m x 2.5m
Kitchen	4.5m x 2m
Bedroom	5.3m x 2.4m
Bathroom	2m x 2m
Total	54m² (584 ft²)

Plot 26

1 bedroom apartment



2nd Floor

Kitchen/Living/Dining Room	6.5m x 3m
Bedroom	4m x 2.6m
Bathroom	2m x 2m
Total	48m² (525 ft²)

Plot 27

2 bedroom apartment



2nd Floor

Kitchen/Living/Dining Room	6m x 3.4m
Bedroom 1	4.4m x 2.6m
Bedroom 2	4.4m x 2.2m
Bathroom	2m x 2m
Total	58m² (623 ft²)

Plot 43

2 bedroom apartment



4th Floor

Kitchen/Living/Dining Room	6m x 3.4m
Bedroom 1	4.4m x 2.6m
Bedroom 2	4.4m x 2.2m
Bathroom	2m x 2m
Total	58m² (623 ft²)

All dimensions are approximate



Peregrine Court

L=Lift
S=Stairs



Peregrine Court

All dimensions are approximate



Peregrine Court

L=Lift
S=Stairs



Peregrine Court

Plot 35 & 51

2 bedroom apartment



3rd and 5th Floor

Kitchen/Living/Dining Room	6m x 3.4m
Bathroom	2m x 2m
Bedroom 1	4.4m x 2.6m
Bedroom 2	4.4m x 2.2m
Total	57m² (610 ft²)

All dimensions are approximate



Peregrine Court

L=Lift
S=Stairs



SPECIFICATION



KITCHEN

- Handleless super matt units in light grey
- White Quartzstone worktop
- Integrated double oven, hob, dishwasher and fridge freezer
- Washer dryer
- Extractor hood
- Recessed LED downlights
- White matt finish tiles on walls
- timber engineered flooring

GENERAL

- Blackout blinds to bedrooms in grey
- Dim out blinds to other rooms in grey
- Walls are finished in Dulux White - Vinyl Matt
- Pendant light in living/dining area and bedroom
- Timber engineered flooring throughout excluding wet rooms

BATHROOM

- Mirrored cabinet
- Brick coloured matt floor tile
- Part tiled wall in white matt finish
- Chrome towel rail
- White bathroom suite
- Thermostatic bath mixer tap with shower over
- Frameless glass shower screen
- Recessed LED downlights

ENSUITE (IF APPLICABLE)

- White suite, including shower unit
- Mirrored cabinet
- Brick coloured matt floor tile
- Part tiled wall in white matt finish

HEATING AND ELECTRICAL

- Underfloor heating
- Sycous heating system

OTHER

- Lifts will operate on Shabbat mode i.e. runs automatically during/on the Sabbath
- Plumbing in the kitchen has been included to allow for easy installation of a second sink if required.
- Plumbing in the hallway has been included to allow for easy installation of a sink if required.
- Throughout the development, many balconies (where specified on the plan) have been carefully considered in order to allow as many as possible to meet the requirements of a Sukka

YOU'RE HOME

Hackney's dramatic transformation over the last 15 years has created better transport links, first-class schools and great public facilities, without losing the ethos that makes this part of London something special.

With Hackney Sales, your home is firmly rooted within Hackney's community, a Council-led Sales team working on developments that aren't just creating the new homes the borough needs, but are breathing new life into these areas and creating opportunities for Hackney people.

We're building, selling and managing our new homes, and because Hackney Council already provides many of the local services which make our borough tick, buying from us means that you won't just be buying a home, you'll be buying into the Hackney community.

To find out more visit

 www.hackneysales.org

 [hackneysales](https://www.instagram.com/hackneysales)

Hackney is building

At Hackney Sales, we know Hackney. We're part of Hackney Council's pioneering and award-winning house building programme, delivering high quality new homes for the people that need them most.

This means genuinely affordable Council homes for local families, shared ownership homes to get people living and working in the borough onto the property ladder and outright sale homes for local buyers; these homes helping to fund it all and keep Hackney the place for everyone it is today.

Find out more about how our unique approach is helping us tackle Hackney's housing crisis where we're building genuinely affordable homes for local people near you, and how we're working with communities in Hackney to ensure the homes we build go to the people who need them most.

 hackney.gov.uk/building



TOWER COURT E5

Contact the Hackney Sales team today for
more information:

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020 8356 3840