

# FARRINGTON WALKS **WC1X**

A COLLECTION  
OF 1 & 2 BEDROOM  
APARTMENTS FOR  
SHARED OWNERSHIP

by **One Housing**

Part of  
**Riverside**

# FARRINGTON WALKS **WC1X**

Farringdon Walks offers the opportunity to own your own home in the heart of the City at an affordable price. Set between London's prestigious WC1 and WC2 postcodes, you don't get more central than this.

Embracing both the energetic, eclectic East and the iconic landmarks of the West End, this is the perfect mid-spot, the most connected area in the entire capital. The very best of London is all around you. Theatres, museums, restaurants, bars, music venues, even a world famous cathedral.

Wherever you work in London, from Soho to Shoreditch, from Barnet to Bankside, it's a simple, straightforward commute. Whenever you fancy a night on the town, the whole of London is at your disposal.

WELCOME TO THE NEXT  
CHAPTER OF THE NEW  
AND MOST CENTRAL  
NEIGHBOURHOOD LONDON  
HAS EVER KNOWN.

# KICK BACK & RELAX

Set in a contemporary building around a tranquil, landscaped courtyard, Farringdon Walks is built to the highest standards and offers everything you need for modern urban living. It's an oasis of calm in the midst of the buzzing city.

The building's design theme nods to the nearby Postal Museum. Every apartment is fitted to the highest standard, with generously sized windows to allow ample light. Your kitchen will be sleek and streamlined. Living areas are open plan creating a sense of space. And your bathroom will feature a powerful shower and bold, modern fittings.

Stylish and confident, this is a home you'll be proud to call your own.



Computer generated image represents private sale apartments and may vary to the shared ownership kitchen specification

# LONDON LIVING



# OUT AND ABOUT

So much of what's best about London will be within walking distance of your front door. The restaurants and bars of King's Cross are just down the road. So is Covent Garden and Leicester Square.

Or walk south and you soon reach St Paul's Cathedral. Cross the Millennium Bridge and you've arrived at Tate Modern and the trendy venues of Bankside. Stroll along the river and you've reached the London Eye and music venues along the South Bank.

When you fancy an afternoon's shopping in the King's Road or a trip to the theatre in Shaftesbury Avenue, it's easy to get there. Or maybe you're planning a night's clubbing in Shoreditch. It's an easy ride back.

London boasts some of the finest architecture, greatest galleries and finest restaurants in the world. Whether you're watching the football at the Emirates, exploring Borough Market or enjoying fine dining at the Shard, the very best of London is nearby.



# OUT AND ABOUT

When you live in the centre of London all roads (and rails) connect to you.

You're a few minutes' walk from Chancery Lane underground, with Central Line services to the City and West End, together with easy connections to the rest of the network.

The Elizabeth line can now be accessed from Farringdon station, making a trip to Westfield in Stratford, or Canary Wharf, simplicity itself.

King's Cross and St Pancras are also handy, with services across the country as well as Eurostar trains to Paris and Brussels.

London City is your nearest airport, while Crossrail will make it easier than ever to get to London Heathrow.

For everyday travel, bike is a great option. London's bike lanes are getting better all the time and, when you live right in the middle, everywhere is an easy cycle ride.



## BICYCLE

REGENT'S CANAL  
8 mins

THE BRUNSWICK CENTRE  
4 mins

THE BRITISH MUSEUM  
6 mins

ANGEL  
7 mins

SOMERSET HOUSE  
11 mins

REGENT'S PARK  
14 mins



## FARRINGDON

BOND STREET  
4 mins

LIVERPOOL STREET  
5 mins

CANARY WHARF  
8 mins

STRATFORD  
10 mins

TOWER BRIDGE  
17 mins

HEATHROW  
31 mins



## ON FOOT

EXMOUTH MARKET  
8 mins

FARRINGDON  
13 mins

KING'S CROSS  
21 mins

BARBICAN CENTRE  
25 mins

COVENT GARDEN  
26 mins

OXFORD STREET  
33 mins



# FARRINGDON SOCIAL

In the past twenty years Farringdon has become a magnet for all that's cool and fashionable. This is the home of Fabric and many more clubs and bars.

It's also a great place for a pint of craft ale. Or a quality chop. Or tapas. St Johns is well established as a local favourite and there are some great coffee shops to choose from.

You'll be surrounded by some of London's finest history. The Postal Museum is close by. And so is a museum dedicated to Charles Dickens.

Hatton Market and Leather Lane Market are great places to explore and so is Smithfields. It's planned that the historic market will become the new home to the Museum of London.

The Barbican is also close at hand with its striking architecture, famous theatre, concert hall and gallery. St Paul's Cathedral is, of course, a must visit – remember to try out the Whispering Gallery while you're there.

Although it's right in the centre of London Farringdon is surrounded by green spaces. Clerkenwell Green for example and the quiet lawns of Lincolns Inn Fields.





# LUXURY MODERN SPECIFICATION

## KITCHEN

- Contemporary matt lacquered or wood effect doors with handle-less profile
- Silestone composite work top
- Silestone upstand with full height behind hob
- LED under unit strip lighting
- Undermounted stainless steel sink
- Engineered timber plank flooring
- Single lever brushed satin finish mixer tap
- Beko Integrated fridge freezer
- Siemens single oven and induction hob
- Siemens telescopic extractor hood
- Beko integrated dishwasher

## BATHROOMS

- Large format wall tiling to wet walls and areas with sanitaryware
- Large format floor tiling
- Contemporary white sanitaryware with bath, semi-countertop basin, back to wall WC and dual chrome flush plate
- Mini Mono Basin Mixer
- Tiled bath panel
- Thermostatic shower mixer set
- Semi frameless double folding screen to bath
- Ladder heated towel rail
- Shaver socket
- Large mirror fitted to wall

## ENSUITES

- Full-height tiling to wet walls and areas with sanitaryware
- Large format floor tiling
- White shower tray with hinged glass shower screen
- Thermostatic shower mixer set with wall-mounted shower kit
- Semi-countertop basin
- Mini mono basin mixer tap
- Back to wall WC and dual chrome flush plate
- Ladder heated towel rail
- Wall mounted mirror cabinet with LED strip lighting

## GENERAL

- Flush solid core hardwood external doors with chrome door furniture
- Flush solid core white internal doors with satin chrome door furniture
- Blinds provided to windows and patio doors
- Engineered timber flooring to kitchen, hall and living room
- Carpet in all bedrooms
- Built-in wardrobes to master bedroom with mirror fronted doors
- Washer dryer located in hallway store
- Walls and ceilings painted in white matt emulsion
- Woodwork finished in white gloss and satinwood

## HEATING & ELECTRICAL

- CHP with HIU in each apartment
- White panelled radiators with thermostatic valves
- Recessed downlighting to living room, dining area, kitchen and hall
- LED downlights to kitchen, living, bedrooms and hall
- LED downlighting to utility cupboards
- Brushed stainless steel sockets in kitchen. White sockets elsewhere
- Master BT socket with digital/broadband capability to living room and all bedrooms
- TV and FM sockets with Sky+ satellite connection in living room and all bedrooms
- Smoke detectors throughout
- Heat detector in kitchen
- Exterior light to balcony

The specification is the anticipated specification but may be subject to change as necessary and without notice. Photograph is indicative of the quality and style of the specification. Specification is not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract.





# SPACE TO CHILL



# SITE PLAN

CALTHORPE STREET

FARRINGTON ROAD

PHOENIX PLACE

FARRINGTON  
12 MINS

BLOCK F

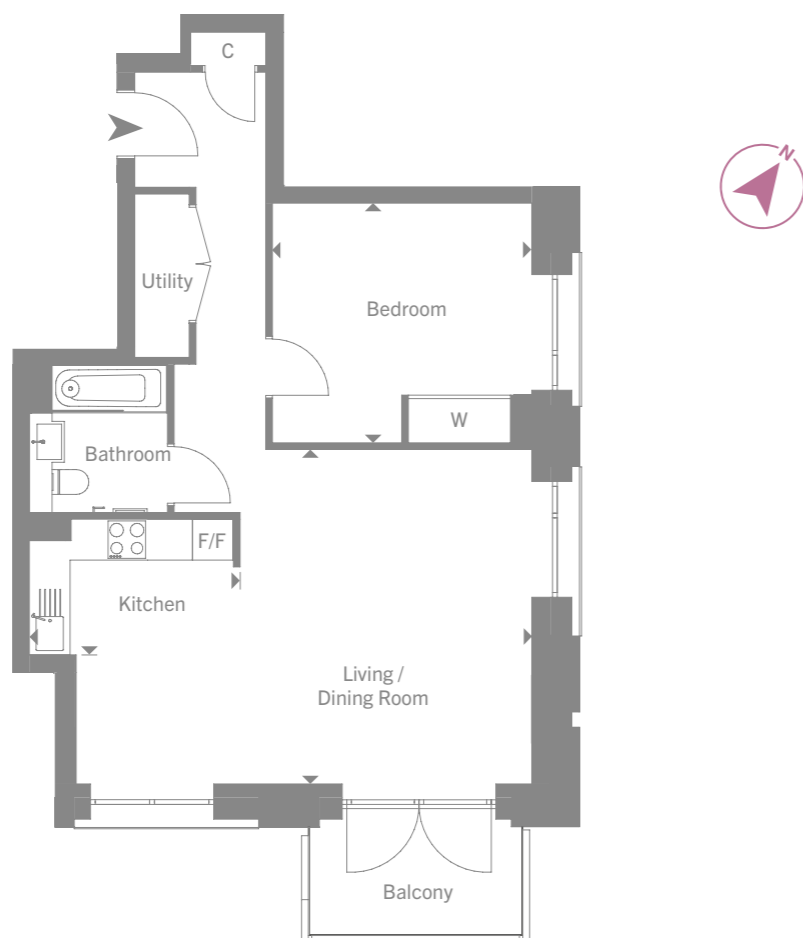
GREEN MEADOW ACOUSTIC ROOF  
OVER ROYAL MAIL GROUP  
SERVICE YARD





## ONE BEDROOM APARTMENT

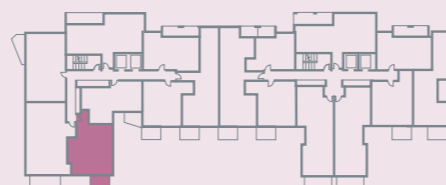
Block F | Plot 057 | 11 Dispatch House | 3rd Floor | 62 sq.m. | 667 sq.ft.



### DIMENSIONS

Living/Dining Room	6.60m x 4.85m	21' 8" x 15' 11"
Kitchen	3.00m x 1.95m	9' 10" x 6' 5"
Bedroom	3.75m x 3.45m	12' 4" x 11' 4"

**KEY**  
 F/F Fridge/Freezer  
 C Cupboard  
 B Boiler

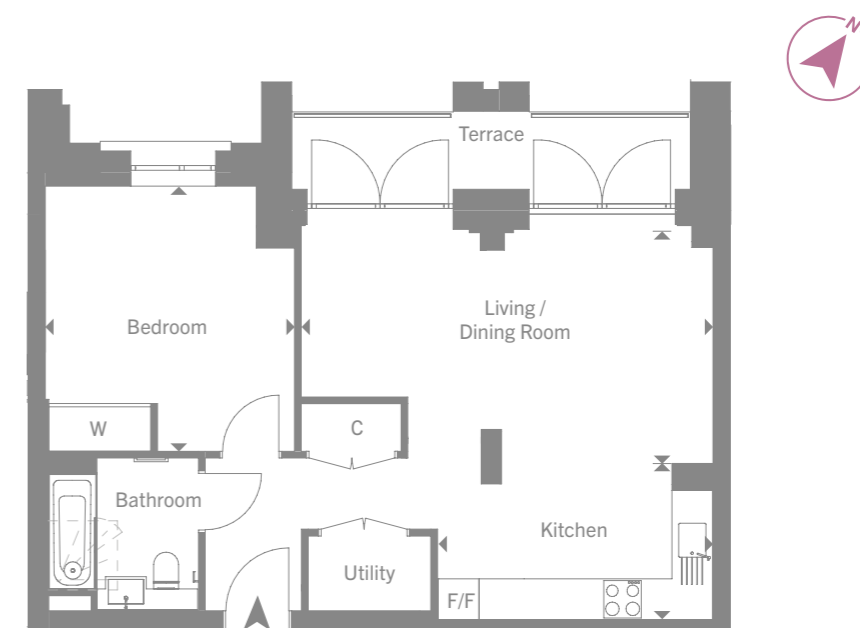


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## ONE BEDROOM APARTMENT

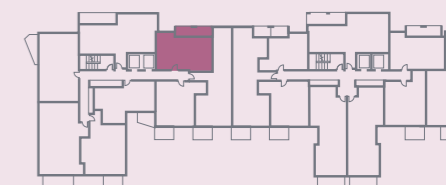
Block F | Plot 061 | 15 Dispatch House | 3rd Floor | 56 sq.m. | 603 sq.ft.



### DIMENSIONS

Living/Dining Room	6.00m x 3.40m	19' 8" x 11' 2"
Kitchen	4.00m x 2.25m	13' 1" x 7' 5"
Bedroom	3.85m x 3.65m	12' 8" x 11' 12"

**KEY**  
 F/F Fridge/Freezer  
 C Cupboard  
 B Boiler

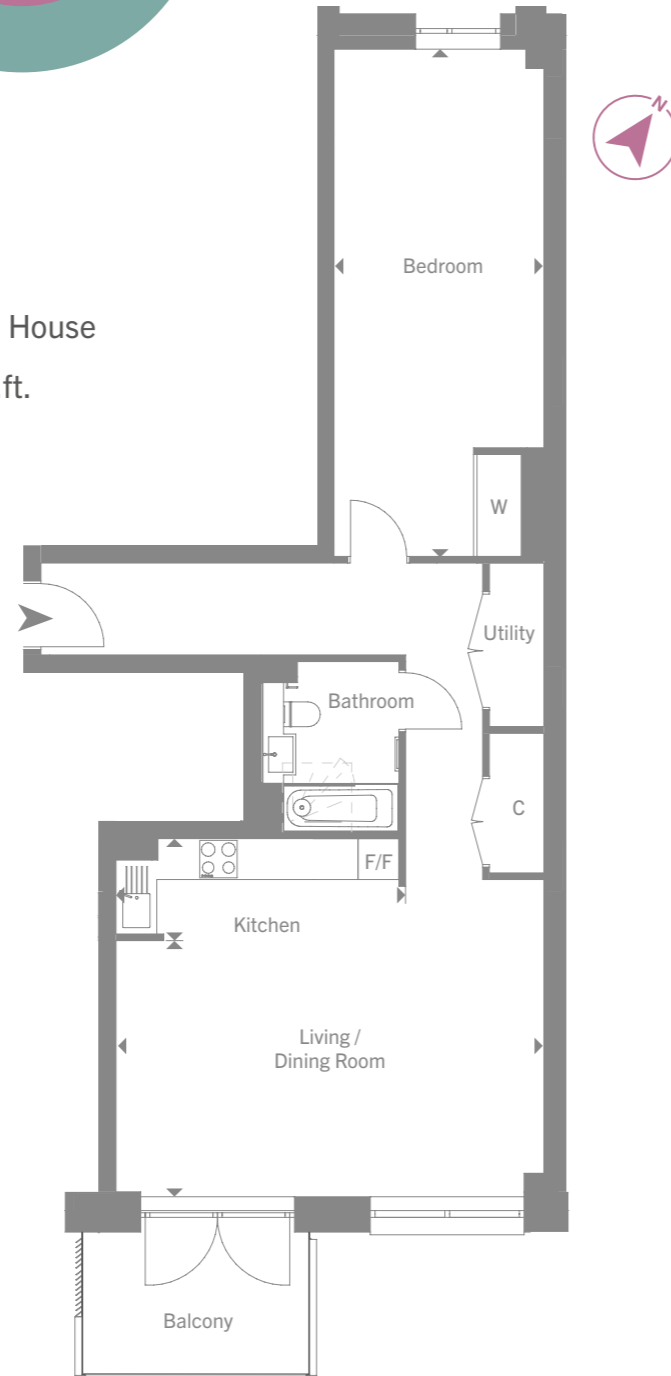


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## FLOOR PLANS

### ONE BEDROOM APARTMENTS

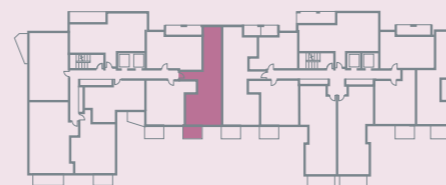
Block F | Plot 062 | 16 Dispatch House  
3rd Floor | 76 sq.m. | 818 sq.ft.



#### DIMENSIONS

Living/Dining Room	6.25m x 3.75m	20' 6" x 12' 4"
Kitchen	4.20m x 1.45m	13' 9" x 4' 9"
Bedroom	7.45m x 3.00m	24' 5" x 9' 10"

**KEY**  
F/F Fridge/Freezer  
C Cupboard  
B Boiler



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## FLOOR PLANS

### ONE BEDROOM APARTMENT

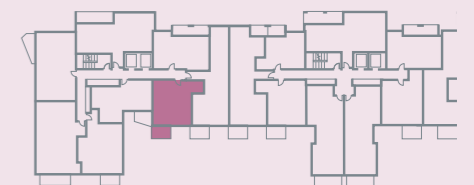
Block F | Plot 063 | 18 Dispatch House | 3rd Floor | 54 sq.m. | 581 sq.ft.



#### DIMENSIONS

Living/Dining Room	4.40m x 3.35m	14' 5" x 10' 12"
Kitchen	3.25m x 2.15m	10' 8" x 7' 1"
Bedroom	4.45m x 3.15m	14' 7" x 10' 4"

**KEY**  
F/F Fridge/Freezer  
C Cupboard  
B Boiler

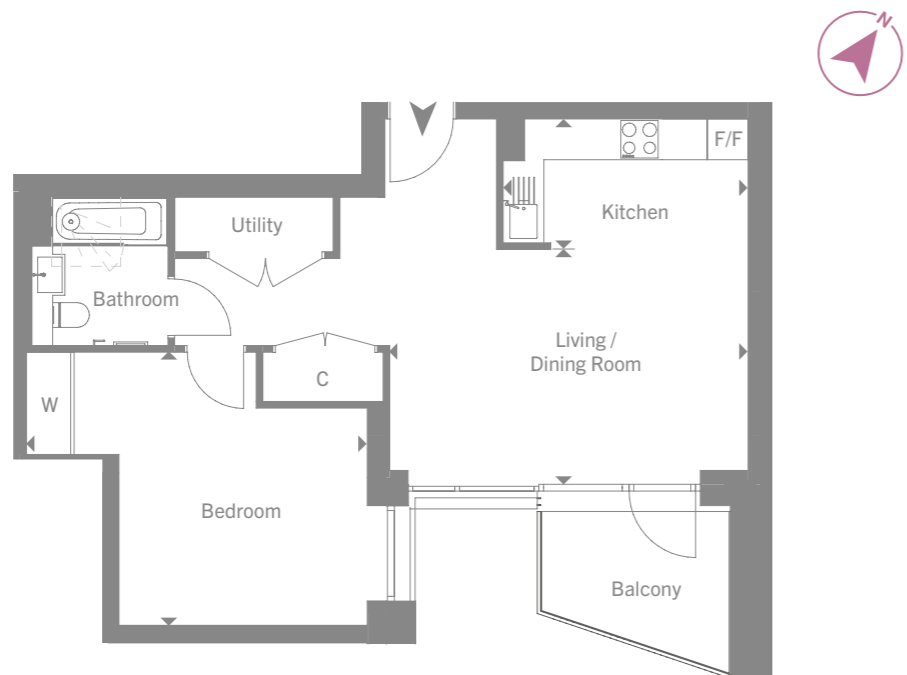


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# FLOOR PLANS

## ONE BEDROOM APARTMENT

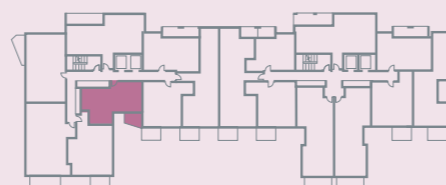
Block F | Plot 064 | 17 Dispatch House | 3rd Floor | 55 sq.m. | 595 sq.ft.



### DIMENSIONS

Living/Dining Room	5.25m x 3.20m	17' 3" x 10' 6"
Kitchen	3.60m x 1.90m	11' 10" x 6' 3"
Bedroom	4.00m x 3.60m	13' 1" x 11' 10"

- KEY**
- F/F Fridge/Freezer
  - C Cupboard
  - B Boiler

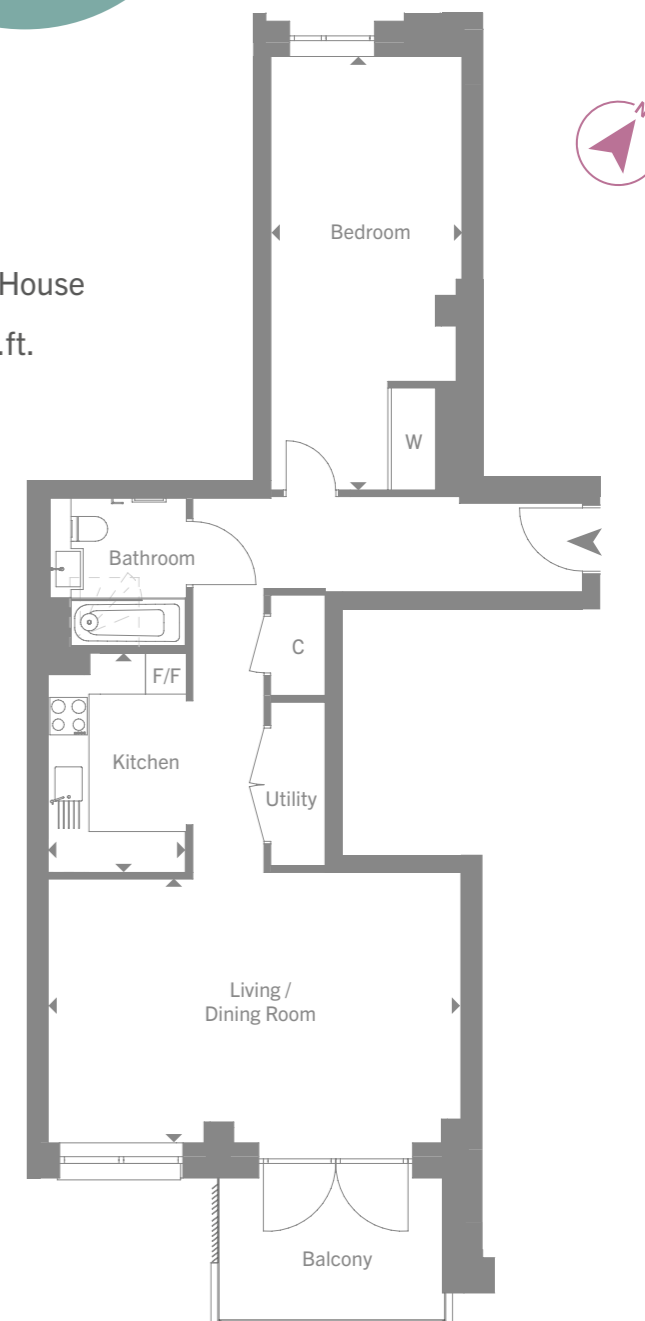


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# FLOOR PLANS

## ONE BEDROOM APARTMENT

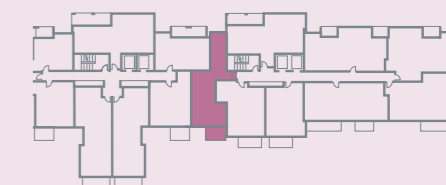
Block F | Plot 162 | 18 Myriad House | 3rd Floor | 68 sq.m. | 732 sq.ft.



### DIMENSIONS

Living/Dining Room	6.05m x 3.85m	19' 10" x 12' 8"
Kitchen	3.20m x 2.10m	10' 6" x 6' 11"
Bedroom	6.35m x 2.80m	20' 10" x 9' 2"

- KEY**
- F/F Fridge/Freezer
  - C Cupboard
  - B Boiler

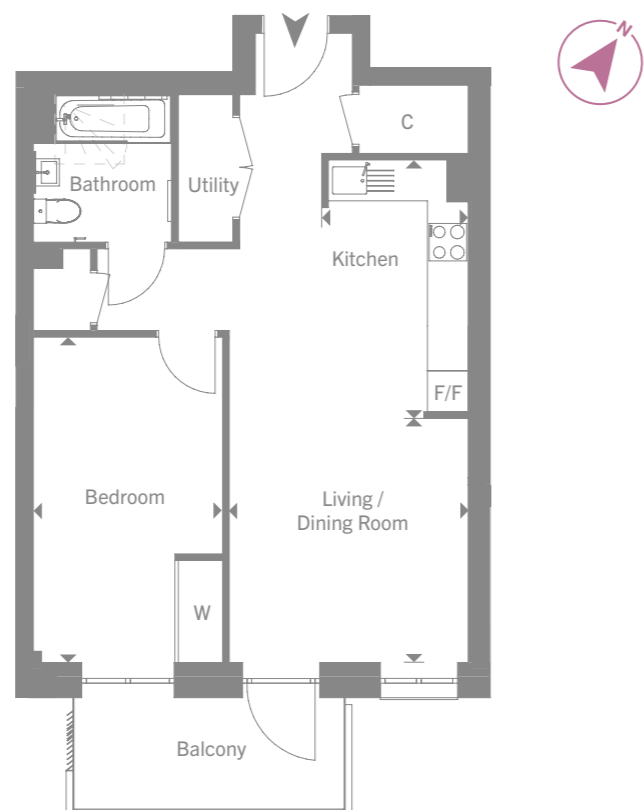


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## ONE BEDROOM APARTMENTS

Block F	Plot 176	31 Myriad House	5th Floor	53 sq.m.	570 sq.ft.
Block F	Plot 184	39 Myriad House	6th Floor	53 sq.m.	570 sq.ft.

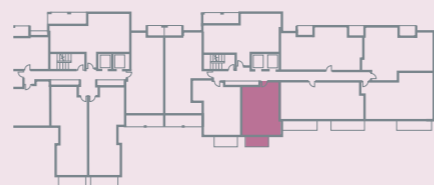


### DIMENSIONS

Living/Dining Room	3.80m x 3.50m	12' 6" x 11' 6"
Kitchen	3.55m x 2.15m	11' 8" x 7' 1"
Bedroom	4.75m x 2.75m	15' 7" x 9' 0"

**KEY**

F/F	Fridge/Freezer
C	Cupboard
B	Boiler

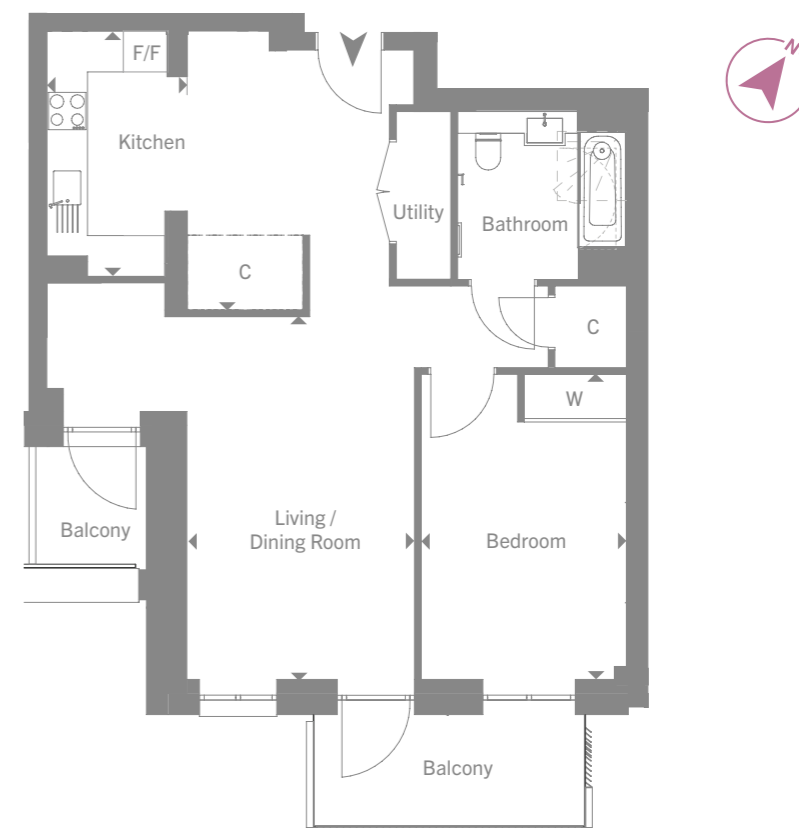


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## ONE BEDROOM APARTMENTS

Block F	Plot 177	32 Myriad House	5th Floor	66.5 sq.m.	716 sq.ft.
Block F	Plot 185	40 Myriad House	6th Floor	66.5 sq.m.	716 sq.ft.

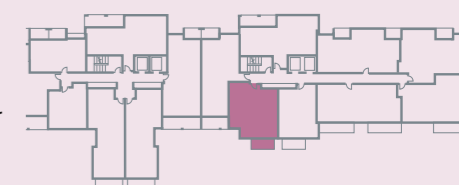


### DIMENSIONS

Living/Dining Room	5.30m x 5.15m	17' 5" x 16' 11"
Kitchen	3.60m x 2.5m	11' 10" x 6' 9"
Bedroom	4.45m x 3.00m	14' 7" x 9' 10"

**KEY**

F/F	Fridge/Freezer
C	Cupboard
B	Boiler



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## ONE BEDROOM APARTMENT

Block F | Plot 188 | 44 Myriad House | 7th Floor | 53 sq.m. | 570 sq.ft.



## ONE BEDROOM APARTMENT

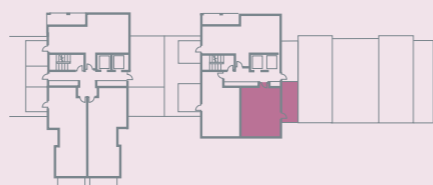
Block F | Plot 189 | 45 Myriad House | 7th Floor | 60 sq.m. | 646 sq.ft.



### DIMENSIONS

Living/Dining Room	4.05m x 3.35m	13' 3" x 11' 0"
Kitchen	3.25m x 1.70m	10' 8" x 5' 7"
Bedroom	4.45m x 2.95m	14' 7" x 9' 8"

**KEY**  
 F/F Fridge/Freezer  
 C Cupboard  
 B Boiler

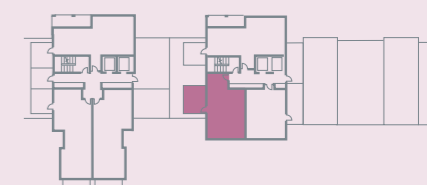


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### DIMENSIONS

Living/Dining Room	5.60m x 3.35m	18' 4" x 11' 0"
Kitchen	3.65m x 2.15m	12' 0" x 7' 1"
Bedroom	4.45m x 3.00m	14' 7" x 9' 10"

**KEY**  
 F/F Fridge/Freezer  
 C Cupboard  
 B Boiler

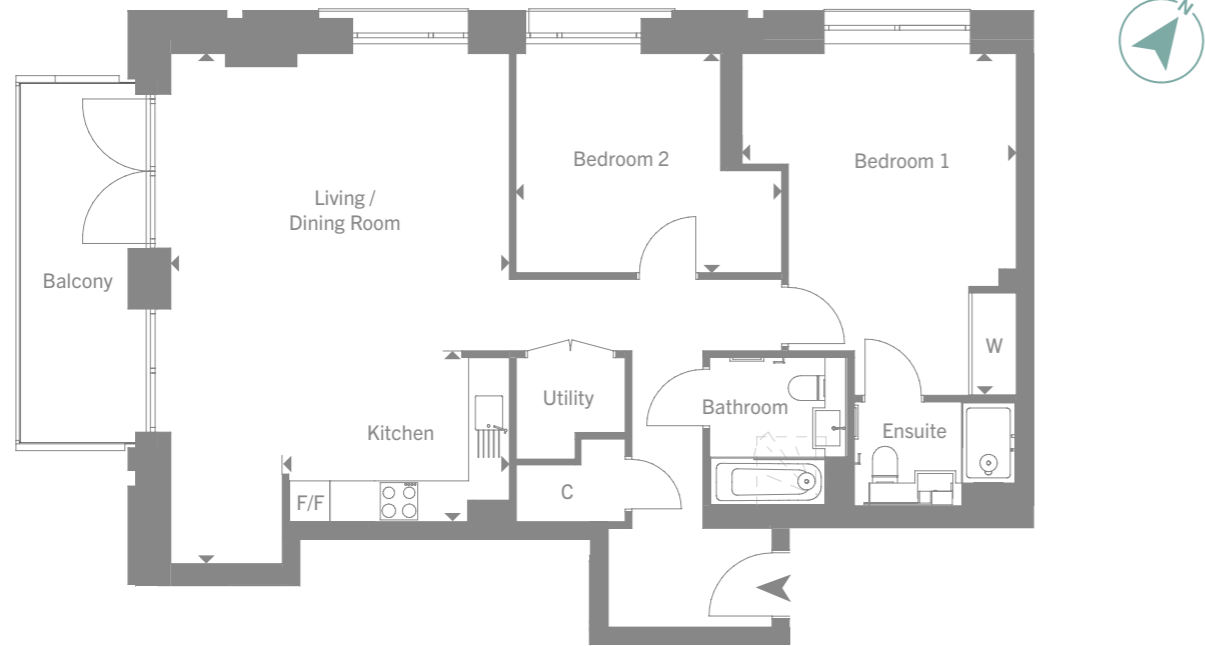


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## TWO BEDROOM APARTMENT

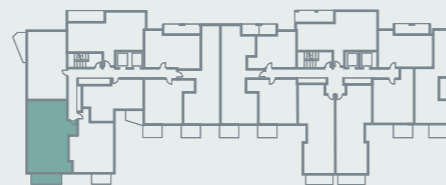
Block F | Plot 058 | 12 Dispatch House | 3rd Floor | 88 sq.m. | 947 sq.ft.



### DIMENSIONS

Living/Dining Room	7.40m x 4.90m	24' 3" x 16' 1"
Kitchen	3.30m x 2.45m	10' 10" x 8' 0"
Bedroom 1	5.00m x 4.00m	16' 5" x 13' 1"
Bedroom 2	3.15m x 3.00m	10' 4" x 9' 10"

**KEY**  
 F/F Fridge/Freezer  
 C Cupboard  
 B Boiler

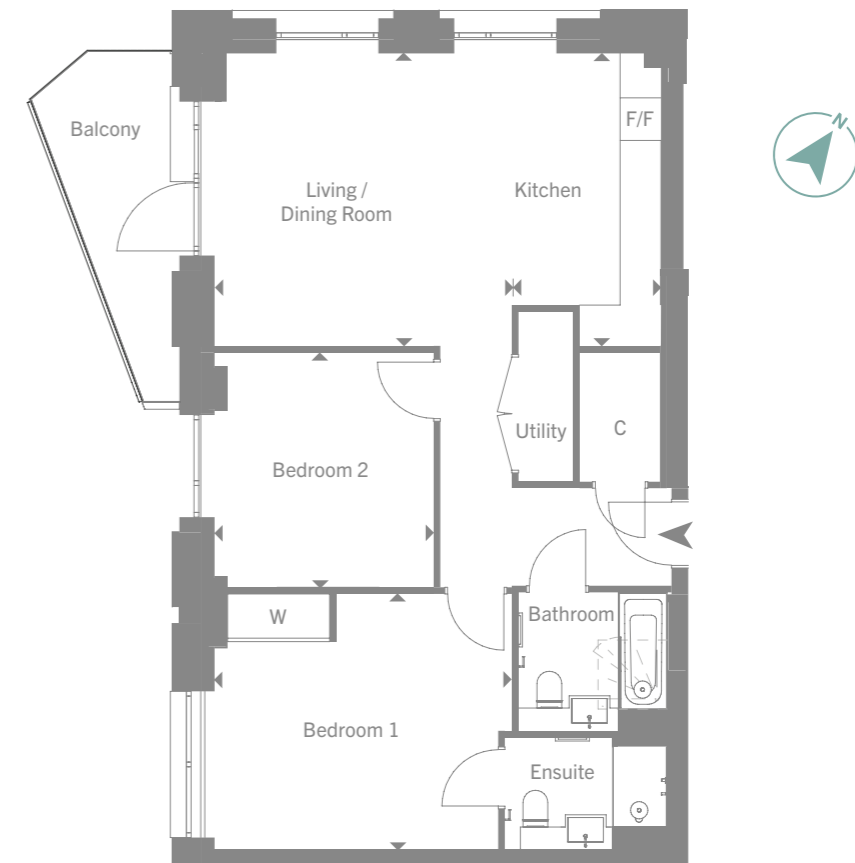


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## TWO BEDROOM APARTMENT

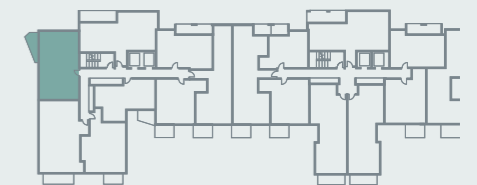
Block F | Plot 059 | 13 Dispatch House | 3rd Floor | 74 sq.m. | 797 sq.ft.



### DIMENSIONS

Living/Dining Room	4.30m x 4.20m	14' 1" x 13' 9"
Kitchen	4.20m x 2.10m	13' 9" x 6' 11"
Bedroom 1	4.30m x 3.70m	14' 1" x 12' 2"
Bedroom 2	3.40m x 3.15m	11' 2" x 10' 4"

**KEY**  
 F/F Fridge/Freezer  
 C Cupboard  
 B Boiler



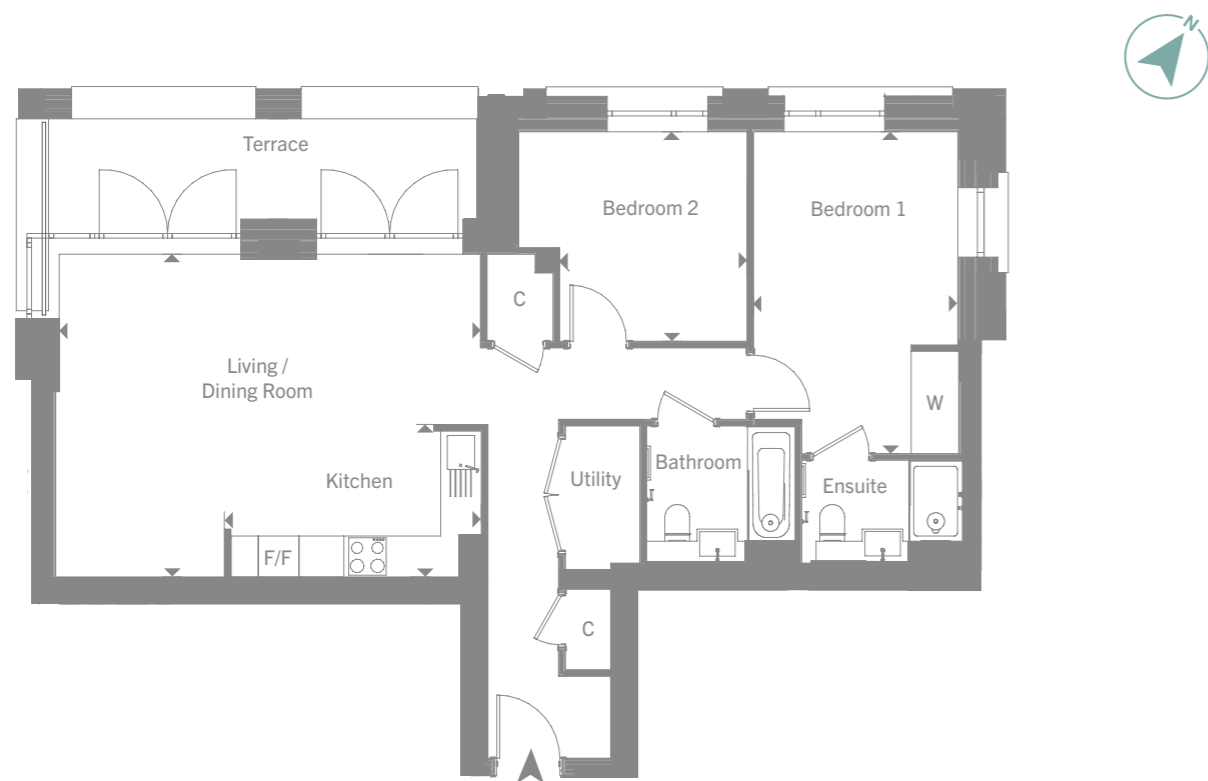
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## TWO BEDROOM APARTMENT

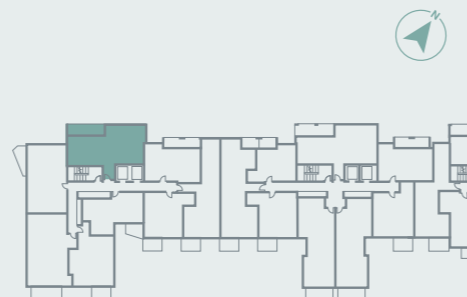
Block F | Plot 060 | 14 Dispatch House | 3rd Floor | 77.3 sq.m. | 832 sq.ft.



### DIMENSIONS

Living/Dining Room	6.10m x 4.70m	20' 0" x 15' 5"
Kitchen	3.70m x 2.20m	12' 2" x 7' 3"
Bedroom 1	4.65m x 2.85m	15' 3" x 9' 4"
Bedroom 2	3.00m x 2.70m	9' 10" x 8' 10"

**KEY**  
 F/F Fridge/Freezer  
 C Cupboard  
 B Boiler

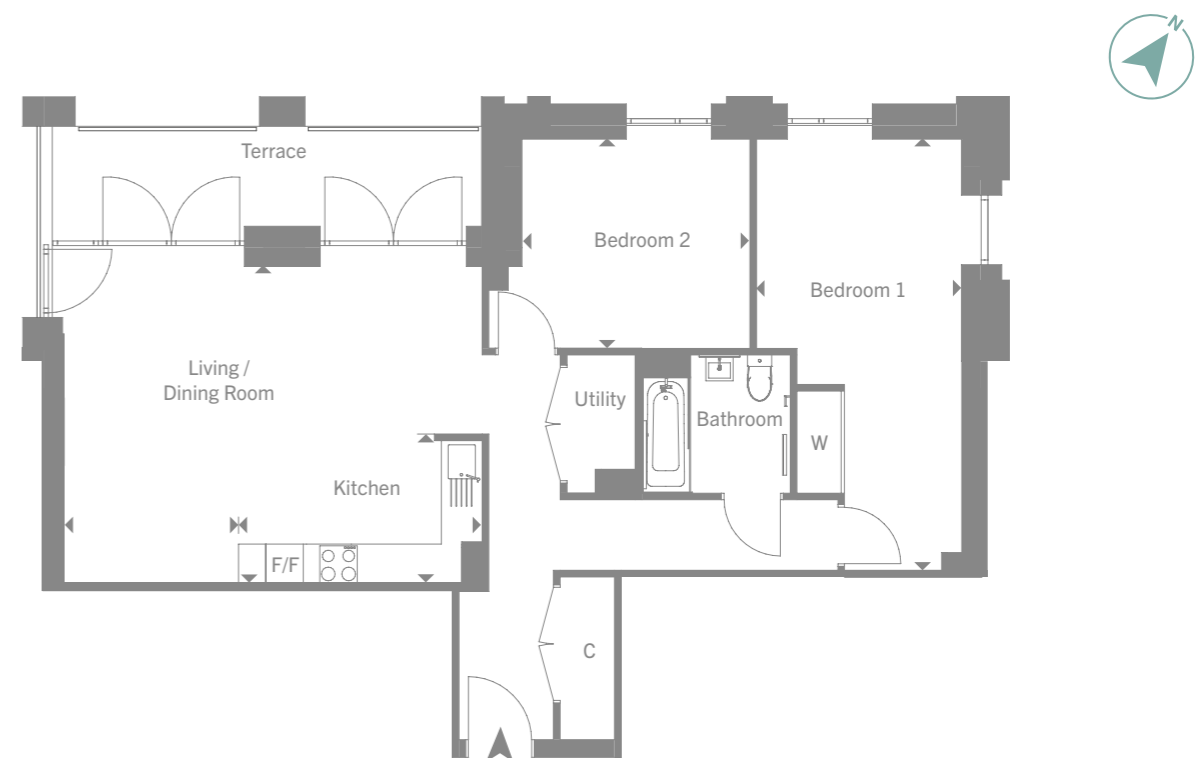


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## TWO BEDROOM APARTMENTS

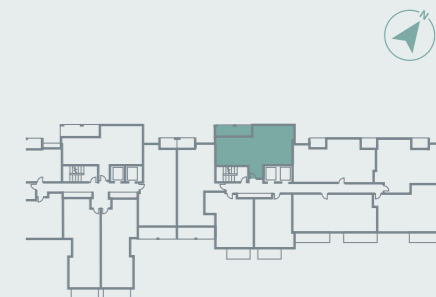
Block F | Plot 187 | 43 Myriad House | 7th Floor | 76.5 sq.m. | 823 sq.ft.  
 Block F | Plot 179 | 35 Myriad House | 6th Floor | 76.5 sq.m. | 823 sq.ft.  
 Block F | Plot 171 | 27 Myriad House | 5th Floor | 76.5 sq.m. | 823 sq.ft.



### DIMENSIONS

Living/Dining Room	6.15m x 4.65m	20' 2" x 15' 3"
Kitchen	3.65m x 2.10m	11' 12" x 6' 11"
Bedroom 1	6.30m x 3.00m	20' 8" x 9' 10"
Bedroom 2	3.30m x 3.05m	10' 10" x 10' 0"

**KEY**  
 F/F Fridge/Freezer  
 C Cupboard  
 B Boiler

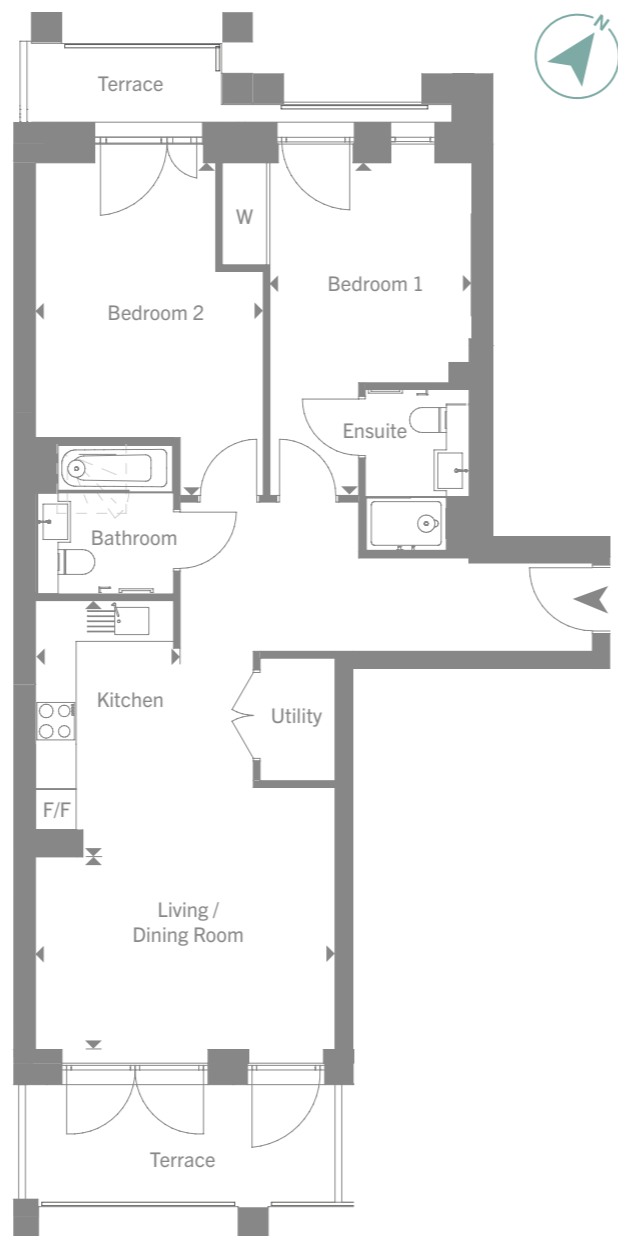


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# FLOOR PLANS

## TWO BEDROOM APARTMENTS

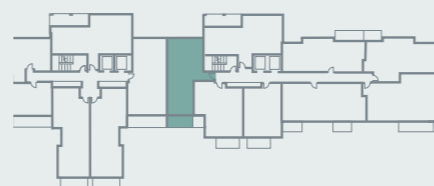
Block F 5th Floor	Plot 178 72.5 sq.m.	34 Myriad House 780 sq.ft.
Block F 6th Floor	Plot 186 72.5 sq.m.	42 Myriad House 780 sq.ft.



### DIMENSIONS

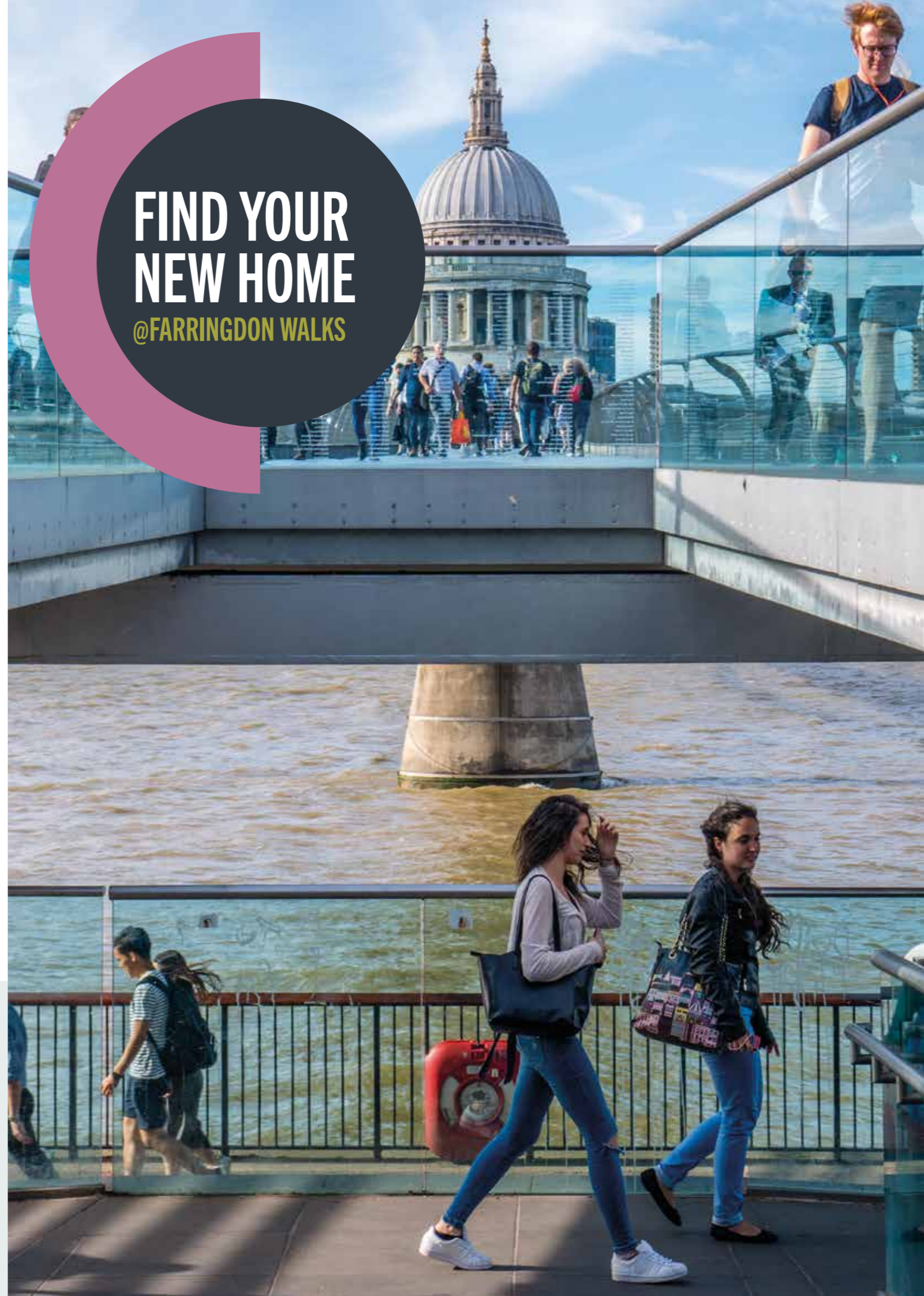
Living/Dining Room	4.40m x 3.85m	14' 5" x 12' 8"
Kitchen	3.75m x 2.10m	12' 4" x 6' 11"
Bedroom 1	4.85m x 2.95m	15' 11" x 9' 8"
Bedroom 2	4.00m x 3.35m	13' 1" x 11' 0"

**KEY**  
 F/F Fridge/Freezer  
 C Cupboard  
 B Boiler



Floor plans are not to scale and are indicative only. Location of windows, doors, kitchen units and appliances may differ. Doors may swing in the opposite direction to that shown on selected (apartments/houses). Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used to calculate space for items of furniture. Total areas are provided as gross internal areas and are subject to variance. Please speak to our Sales Consultant for further information.

**FIND YOUR  
NEW HOME**  
 @FARRINGTON WALKS





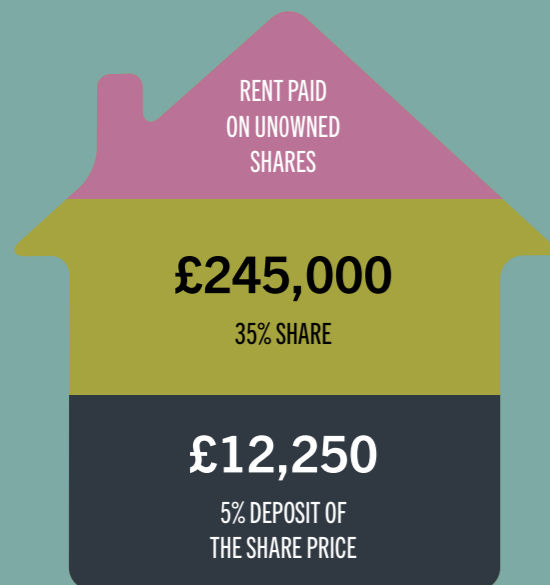
# BUYING WITH SHARED OWNERSHIP

## HOW THE ALLOCATION PROCESS WORKS

Please note that all customers will be required to complete an eligibility application form and financial assessment. Properties will be allocated via a selection allocation process to those with the highest priority.

## SHARED OWNERSHIP ACCESS

All residents have access to the podium. For our residents this will be via the street using access fobs. There is no concierge and SO residents cannot use the concierge in the neighbouring block. All residents in this block have access via stair well and lift.



1 BEDROOM APARTMENT STARTING FROM

**£700,000**

FULL MARKET VALUE

Indicative only

Shared Ownership lets you buy a percentage of your new home while you pay rent on the remainder.

This means that you only have to find a small deposit and a smaller mortgage compared to what you would have to pay if you were buying outright.

As time goes by, you can 'staircase' – increase your shares in the property – until the home is all yours.

Terms and conditions apply and subject to eligibility. Other monthly costs will be applicable. For more information visit: [www.gov.uk/shared-ownership-scheme](http://www.gov.uk/shared-ownership-scheme)

# FARRINGTON WALKS WC1X

MARKETING SUITE  
FLAT 34, MYRIAD HOUSE  
6 SALUTATION GARDENS  
LONDON WC1X 0EE

[onehousing.co.uk/FarringdonWalks](https://onehousing.co.uk/FarringdonWalks)

**One Housing**  Part of  
Riverside

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