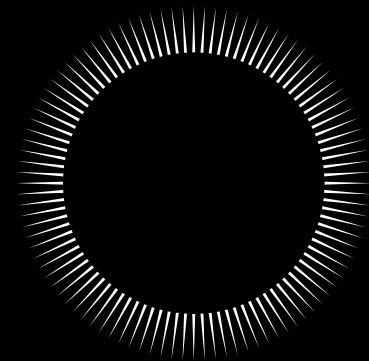




THE STUDIO COLLECTION

CITY ANGEL • EC1





WHERE LIFE FEELS BALANCED

A striking collection of Shared Ownership Studio apartments, perfectly placed in London's most exciting part of town.

In the beating heart of Zone 1, City Road is a buzzing superhighway connecting leafy, lively Islington with the tech start-ups, bars and restaurants of Old Street. You'll find City Angel just a stone's throw from both the high street and the picturesque waterways of Regent's Canal.

Make your home your sanctuary and enjoy the most enviable amenities exclusive to residents; an expansive gym, residents' lounge, games room, yoga studio, private screening and reading room and stunning 20-metre pool and spa facilities provide the perfect private setting in which to relax.

The Studio Collection at City Angel is part of 250 City Road, a new landmark development from Berkeley Homes.

This thriving quarter, designed by Foster + Partners, has been thoughtfully planned around 1.9 acres of green space and secluded courtyards, bringing a bit of tranquility to city living. You'll have everything you need here, with the central plaza set to include a range of cafés, restaurants, shops and creative workspaces.

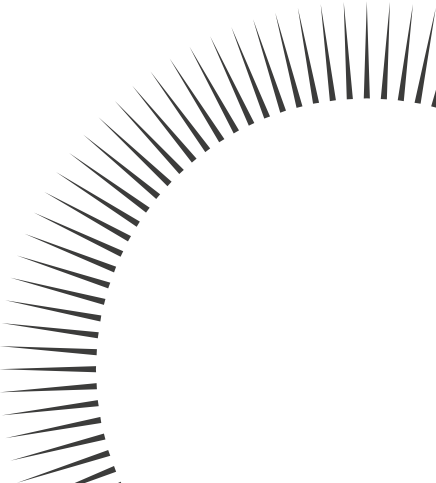




GOING PLACES

The Studio Collection at City Angel is all about convenience, so you can spend less time commuting and more time exploring.

With so much on your doorstep, this is calm, connected, contemporary living at its best. Located minutes from Angel and Old Street tube stations, you can easily make your way around town. And if you'd rather swap the tube for your bike or a stroll, Islington, the City, Clerkenwell, Hoxton and Shoreditch are all nearby.



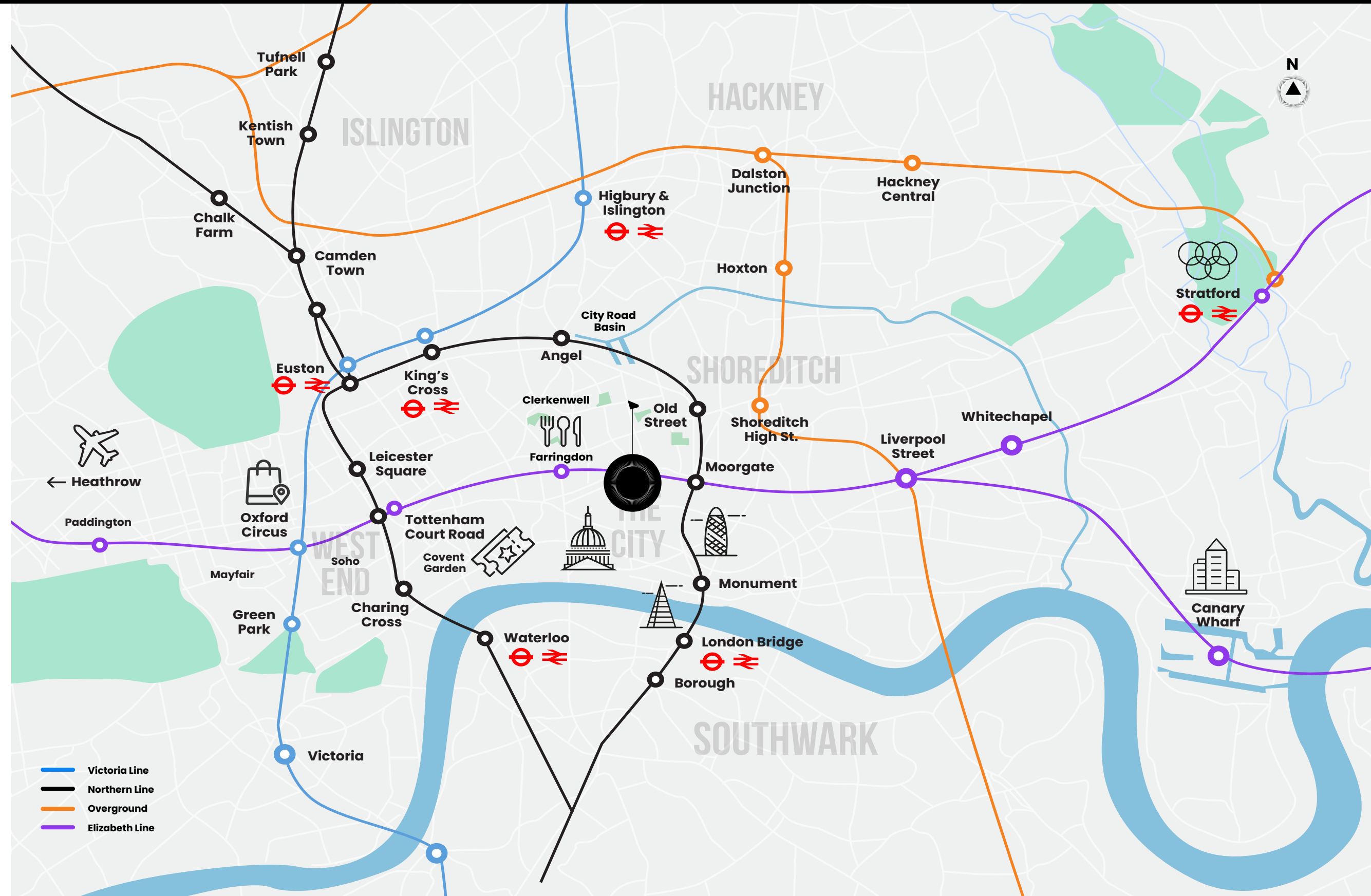
WITHIN REACH

Everything you need is on your doorstep.

The UK's biggest rail hubs, King's Cross St Pancras International and Euston, are just one or two stops away where you can catch trains to almost anywhere in the UK as well as the Eurostar to Paris and Brussels. A 21-minute walk or short Uber to Farringdon gets you to Heathrow in as little as 36 minutes on the Elizabeth Line.

A few stops away and you're at London Bridge where you'll find some of the city's biggest attractions including The Shard and foodie haven, Borough Market. The bars and theatres of Soho and the West End are also just two miles west, while the same distance south takes you to the South Bank with an array of art hubs and museums to explore, from the Tate Modern to the BFI and the National.

Travel times are approximate and taken from TfL.



GETTING AROUND



WALK

- City Road Basin
4 mins
- Old Street
10 mins
- Angel
11 mins
- Clerkenwell Green
12 mins
- Shoreditch High Street
20 mins
- Farringdon (Elizabeth Line)
21 mins
- Moorgate
22 mins
- The City
31 mins



CYCLE

- City Road Basin
1 min
- Old Street
3 mins
- Angel
5 mins
- Clerkenwell Green
6 mins
- Barbican
6 mins
- Shoreditch High Street
6 mins
- Moorgate
7 mins
- The City
9 mins



TUBE

- FROM ANGEL
King's Cross
2 mins
- Camden Town
6 mins
- Euston
7 mins
- Chalk Farm
8 mins
- Leicester Square
15 mins
- Charing Cross
17 mins
- Waterloo
21 mins
- FROM OLD STREET
Moorgate
2 mins
- Monument
5 mins
- London Bridge
6 mins

Travel times are approximate and taken from Google Maps



LIVE LIKE A LOCAL

Andy Commons



It's been great working with Peabody capturing the environment and culture around City Angel.



I've lived in the area for a very long time. You couldn't really want for much more in an area. You've got everything from great bars, restaurants, coffee shops, arts, culture, museums and galleries. There's always something to do at any time of the day and night. It's easy to get somewhere, whether that's on my bike or jumping on a Tube. You're never too far from the action.



Even when I do drift from the area, I'm always drawn back. There's nothing that inspires me more than London.



[Click here to play the film >](#)



Buns From Home

Considered one of London’s most aspirational neighbourhoods, Angel has a vibrant social scene that’s unlike anywhere else. From Upper Street and its hub of foodie hangouts to Camden Passage and its eclectic mix of antique and vintage boutiques; this is a place that’s bursting with character.

FAMOUS PLACES & HIDDEN GEMS



DESTINATION

CAMDEN PASSAGE **0.6 miles**

Tucked away down a hidden walkway just off Islington’s Upper Street, Camden Passage is arguably one of the most picturesque streets in London.

With a mix of antique stores, modern boutiques, art galleries and chic cafés to explore, it’s a destination that delivers all year-round. To make the most of your time, try visiting on a Wednesday or Saturday (the main market days).



FOOD & DRINK

THE OLD RED LION **0.5 miles**

Dating back to the 15th century, the Old Red Lion is one of London’s oldest pubs. As well as an eclectic history, the pub has a 60-seat theatre above it and regularly showcases local productions. The perfect place to relax with a drink and spot up-and-coming talent.

69 COLEBROOKE ROW **0.5 miles**

Known as ‘the bar with no name’, this quirky venue is perfect for after-work drinks. Located just off the main road, the bar serves up a variety of cocktails and aperitifs, which you can enjoy while moving your feet to a live jazz performance.

BUNS FROM HOME **0.6 miles**

Start the day by treating your taste buds to freshly baked pastries. Hand-rolled croissants accompanied by artisan coffee – delicious. Just don’t forget to pick up a side of their famous cinnamon bun boxes.

TRAMPOLINE **0.6 miles**

Make a positive difference with your morning brew. As well as serving up delicious small-batch London coffee and speciality teas, Trampoline also supports the local community by providing training and employment to refugees to help shape their future.

ANGEL



FOOD & DRINK

CHAPEL MARKET 0.7 miles

From fresh fruit and veg to flowers and trinkets, Chapel Market is ideal for your weekly shop and more. The traditional street market has been part of the community for over 150 years and is open most of the week. And on Sundays, the Islington Farmers Market comes to town where you can stock up on local and organic produce.

THE OLD QUEEN'S HEAD 0.7 miles

Saturday nights are sorted. Grab your favourite people, warm up your vocal chords and head down to the Old Queen's Head. As well as offering everything you'd expect from a pub, the venue also has a karaoke room and regularly plays host to top DJs and live bands.

**THE CAMDEN HEAD,
0.7 miles**
Overlooking Camden Passage, this pub is surrounded by bustling market stalls and is a firm favourite with locals. Established in the 19th century, it's bursting with old-fashioned charm but has a modern beer and food menu that's full of choice.

OTTOLENGHI 0.9 miles

Open for breakfast, lunch or dinner, you could easily spend an entire day here. Both a deli and a restaurant, you can try an array of cuisines - from Danish pastries at dawn to light salads at dusk; there's something for every palate.

THE ALBION 1.1 miles

If you're looking for a place to spend a Sunday afternoon with all the family then this is it. The Albion is a traditional pub serving up contemporary food, with a seasonal menu and an enviable wine list. So sit back and indulge in good food and good conversation; the perfect way to while-away a day.



HEALTH & WELLBEING

1 REBEL ANGEL 0.5 miles

Push your mind and body to another level with a workout class at this infamous gym. Renowned for their reshape and reformer sessions, you'll be buzzing with energy as soon as you step into the building.



CULTURE

SCREEN ON THE GREEN 0.8 miles

Located on Upper Street, this is a must-visit for any movie fan. Part of the Everyman phenomenon, this one-screen cinema serves up a host of indie and blockbuster screenings alongside cocktails and pizza.

UNION CHAPEL 1.3 miles

An entertainment venue like no other, Union Chapel is one of the most unique places in London to catch a live show. With regular performances, concerts and workshops, there's always something happening. And what's more, profits from the events go towards charitable causes and supporting the local community.

ALMEIDA THEATRE 1.0 mile

This theatre and music venue is all about promoting the next generation of British artists on a global stage. So gather your friends and head down to watch a show or two - you never know, you might be part of launching the next big act.

ANGEL



With its established art scene and up-and-coming tech hotspot status, Old Street is a mesmerising medley of old and new. Made famous by notable graffiti artists (Banksy and Jef Aérosol), the area is now dubbed ‘Silicon Roundabout’ with high-profile companies and ambitious start-ups flocking here. All surrounded by artisanal cafés, restaurants and bars, so it’s not all work and no play.

FAMOUS PLACES & HIDDEN GEMS



FOOD & DRINK

THE EAGLE 0.2 miles

If you’re looking for a laid-back pub atmosphere to soak up with family and friends then look no further – the Eagle is just down the road and offers a mix of drinks (including an impressive lineup of craft beer) and hearty pub grub.

SIMMONS BAR 0.7 miles

A late-night cocktail bar serving up a selection of famous serves alongside funky disco beats. And with happy hour on a Friday, it’s the perfect post-work pit stop to unwind after a busy week.

THE CLOVE CLUB 0.8 miles

Experience fine dining in an ancient setting. Located in the Grade II listed Shoreditch Town Hall, this is a truly special place to enjoy dinner. With two Michelin stars, a seasonal menu and exquisite wine list, it’s the perfect spot to celebrate a special occasion.

BOUNCE 0.8 miles

If you love games then you’ll love Bounce. This quirky venue is not only home to a bar with live DJ sets, it also has a wide selection of entertainment to keep you and your friends busy including ping pong and shuffle board. Good vibes guaranteed.

FLIGHT CLUB 0.7 miles

Old-fashioned pub meets fairground fun – Flight Club puts a spin on the traditional night out down the local. With two bars and plenty of dartboards to test your skills, it’s the perfect place to challenge your besties to some friendly competition over a drink and good food.

OLD STREET



LIVE MUSIC

NIGHTJAR 0.4 miles

Known for bringing old school glamour to Shoreditch, this speakeasy nightclub is brimming with 1920s sophistication. You'll instantly feel like you've stepped back in time; the candlelit tables and cocktail-laden bar are perfectly framed by a dramatic setting and a live jazz soundtrack.

XOYO 0.6 miles

Set over two floors, XOYO is at the heart of Old Street's buzzing nightlife. Attracting some of the biggest names in music to its DJ stage, you can party the night away to everything from house and dance music to garage and hip-hop.

OLD STREET RECORDS 0.8 miles

Playing live music pretty much all week, Old Street Records is popular with local musicians, and anyone who likes a dance. With happy hour happening 5-8pm every day, an eclectic lineup, and tasty pizza menu with a warehouse-style setting as its backdrop; this is one of the area's most loved entertainment venues.



CULTURE

PURE EVIL GALLERY 0.9 miles

Don't let the name put you off - this is the place to be if you have an appreciation for good art. A pioneering force in contemporary street art, this well-loved gallery plays host to local and international artists as well as eclectic film nights and live music sessions.

RIVINGTON PLACE 1.1 miles

Opening its doors back in 2007, the Institute of International Visual Arts is a must-visit for art lovers. Spend an afternoon admiring an exhibition, immerse yourself in one of the local events or learn and connect with other artists.

RICH MIX 1.3 miles

Showcasing creativity in all its forms - live music, theatre, poetry, film, art, design and drawing. Since taking over the former clothing factory on Bethnal Green Road, Rich Mix has put on many free exhibitions, screenings and concerts.



HEALTH & WELLBEING

FLOAT HUB 0.9 miles

Relax and let your worries float away in one of London's premium floatation centres. Each float pod is filled with Epsom salts and has no light or sound to make it a fully immersive experience; rejuvenating for the mind, body and soul.



FASHION & RETAIL

HOUSE OF VINTAGE 1.0 mile

For over a decade, House of Vintage has brought rare and unique vintage fashion to the high street. Whether you're attending a retro event or you simply love the style of the 1920s through to the 80s, this is the perfect pit stop if you're on a shopping spree.

OLD STREET



Shoreditch is a place you can't resist returning to again and again. The area has changed a lot over the years but its distinctive character has been a constant. From bustling boutiques to craft beer bars, there's so much to see and do here; wander around the flower market in search of fresh blooms, stroll through the vintage stores on Brick Lane or head to the high street and treat your taste buds to some delicious street food. Life here is never dull.

FAMOUS PLACES & HIDDEN GEMS



DESTINATION

COLUMBIA ROAD FLOWER MARKET 1.5 miles

Fill your home with fresh blooms and pick up some tasty pastries for your pantry – this popular street is packed with independent businesses, and plays host to the infamous flower market every Sunday. You can pick up everything from small flower pots to 10-foot banana trees.

BOXPARK SHOREDITCH 1.4 miles

A staple of the East London scene, BXPARK is a pop-up destination that offers everything you need for a day or night out. Browse independent boutiques before stopping for a bite to eat and sampling some of London's best street food.



CULTURE

MUSEUM OF THE HOME 1.2 miles

Located in a striking Grade I listed building, this fascinating gallery offers the chance to step back in time with its collection of rooms and gardens spanning over 400 years of domestic life.



FASHION & RETAIL

LABOUR & WAIT 1.4 miles

A one-stop shop for everyday homeware. You'll find a wide selection of household goods alongside interior accessories, kitchen essentials and a carefully curated selection of books sure to give you new home inspo.



FOOD & DRINK

SHOREDITCH HOUSE 1.3 miles

This private members' club is located in the iconic Tea Building and has been carefully crafted for creatives, with an enviable art collection display and an exclusive event space, The Library, for supper clubs and social gatherings. As well as a daily programme of events, members can enjoy dining in the restaurants, working out in the gym, and relaxing in the spa and rooftop pool with panoramic views of the city.

SHOREDITCH



Home to creative start-ups, fascinating historic buildings and a mix of gastro pubs and Michelin star grub, Clerkenwell is the perfect place to soak up London's best bits. There are plenty of reasons why people visit - Leather Lane and its foodie delights, and Exmouth Market's entrepreneurial spirit are just some of the things that draw people in.

FAMOUS PLACES & HIDDEN GEMS



DESTINATION

LEATHER LANE
0.8 miles

Home to one of London's largest and oldest surviving street markets, Leather Lane has been a staple of the community for close to 400 years. Ever-evolving, it has an eclectic mix of market stalls selling everything from delicious street food to fresh fruit and veg. What's more, it's home to some of the best hipster coffee joints you're likely to find anywhere in London.



FOOD & DRINK

MORO
0.6 miles

A mainstay of the community around Exmouth Market, Moro has been serving up creative North African & Spanish dishes since 1997. The late 90s interior decor and option to dine alfresco add to the charm (but it's the moreish food that will keep you coming back).

THE EAGLE
0.8 miles

A well-loved gastropub that's been welcoming people through its doors for over 30 years. With a menu that's chalked up twice daily and Mediterranean food cooked to order, you can expect great food and drink in a relaxed and friendly environment.

ST JOHN
0.8 miles

With an emphasis on zero-fuss, high-quality dining, this Michelin Star restaurant is renowned for its mouth-watering food. Celebrate a special occasion or simply sit back and relax for a bite to eat in the bar area, the choice is yours.

SMITHS OF SMITHFIELD
0.9 miles

Set over four floors of a Grade II listed building, this is one of the areas most well-loved locations for locally-sourced grilled meats and prime cuts. You can enjoy great wine pairings with your meal, all served in a stylish and relaxed setting with views of St Paul's.

CLERKENWELL



Known as the ‘Square Mile’, the City is the capital’s bustling financial district. There’s a constant buzz in the air as thousands of people hop off the tube here every day and head to the office. But it’s more than a place to work; covering Temple, Chancery Lane, Holborn and the Barbican, it’s within striking distance of some of London’s biggest attractions including the Tower of London, St Paul’s Cathedral, and the world-famous markets of Spitalfields and Billingsgate.

FAMOUS PLACES & HIDDEN GEMS



DESTINATION

ONE NEW CHANGE
1.2 miles

Located in the historical centre of London and overlooking St Paul’s Cathedral, One New Change embraces both the old and the new. With over sixty shops and restaurants across five floors and regular events and celebrity chefs like Gordan Ramsay setting up shop here, there’s something for everyone.

BROADGATE
1.1 miles

From world-class restaurants and simple street food to state-of-the-art gyms and wellness facilities; Broadgate has it all. It’s also home to boutique cinema chain, Everyman. So whether you’re looking for an exercise class first thing, a quick bite after work, or a night in front of the latest blockbuster movie, this area has you covered.



FOOD & DRINK

ONE LOMBARD STREET
1.4 miles

Enjoy exquisite food in beautiful surroundings in this Grade II listed former bank building, which now serves up modern European dishes and experimental seasonal cocktails. Its impressive glass cupola skylight and dome bar make this a special place to head for high-end food and a dining experience you won’t forget.

EATALY LONDON
1.4 miles

Home to London’s largest Italian food market, Eataly boasts takeaway eateries and outdoor dining and shopping all set across 42,000 square feet. It’s the ideal place to taste and share authentic Italian dishes, and there are also a number of cooking workshops available if you want to brush up on your culinary skills before hosting your next dinner party at home.

BOB BOB RICARD
1.7 miles

With a ‘press for champagne button’ at every table, bespoke chandeliers and all-booth dining, this quirky venue offers jaw-dropping exuberance at every turn. With a menu that reinvents classic European dishes in a formal setting and dining areas that can seat up to 18, it’s ideal for social gatherings with friends.



CULTURE

THE BARBICAN THEATRE
0.8 miles

The world renowned Barbican is the largest performing arts centre in Europe. From contemporary music concerts and theatre performances to film screenings and art exhibitions, there’s a packed schedule all day, every day, so there’s always something to see and do.

THE CITY



LUXE LIVING IN THE CITY



Every detail has been carefully curated to elevate your every day, with exclusive access to The Regents Club at no extra cost to nourish your mind, body and spirit.





Residents' & Business Lounges

Step away from your sofa and work from home in style in the exclusive residents' lounge, which comes complete with fast broadband, photocopying and printing. You can even book meetings via the concierge team. And for those times you need a little extra space, you'll find the business lounge on the seventh floor.

Business Lounge



Residents' Lounge





Games Room

Discover the perfect balance between work and play. Whether it's hosting a family get together or catching up with friends, the games room is a welcome break after a busy day in the city, providing you with everything you need to keep everyone entertained.





Reading Room

Unwind, focus and recharge. Indulge in your favourite book, catch up on the latest podcasts or simply sit in silence. However you want to spend your time, enjoy retreating to this tranquil space just a few steps from your front door.





Gym & Studio Space

Boost your endorphins and feel energised. Located on the seventh floor, this state-of-the-art fitness space is the ideal place to train for your next PB. It features the latest Technogym equipment, shower facilities (in the spa), and a private studio with access to gym instructors (bookable at an additional cost).





Yoga Studio

Find your flow, move and be mindful. Whether you're stretching out with the sunrise or settling into your warrior pose at sunset, you'll have all the space you need here to focus on both your physical and mental wellbeing.

Swimming Pool & Spa

Feel relaxed and reinvigorated with a spa experience on your doorstep. Featuring a heated 20m swimming pool, sauna and steam room that's open seven days a week, this is your very own wellness sanctuary to escape the hustle and bustle of city life. Dive into your day with a dip in the pool, relieve your muscles with a soak, or enjoy a moment of zen with a spa treatment (bookable at an additional cost and can be enjoyed from the comfort of your own home). For more information, contact the Gym and Spa staff.

Opening hours:

Monday - Friday 6am - 10pm

Saturday & Sunday 8am - 9pm



Please note the management company reserve the right to close during quiet hours. Please also be advised this is not a fully manned facility and persons under the age of 16 are not permitted without adult supervision.

SURROUND YOURSELF WITH NATURE

Living here, you'll instantly feel connected to nature because it's all around you. Many of the apartments overlook the landscaped communal podium garden - the ideal view to take in with your morning coffee.

You'll also have full access to the shared outdoor spaces including tree-lined parkland and intimate garden squares bordered with soft water features and wildflower beds. And they all have Wi-Fi too, so you can check emails alfresco.





FIND YOUR PERFECT PLACE



STUDIO APARTMENTS

Contemporary yet comfortable,
open-plan but with plenty of storage
- the interiors have been designed for
convenient modern living.

All homes feature contemporary kitchens, modern
fixtures and fittings along with underfloor heating
throughout. Fully integrated kitchens and bathrooms
complete the sleek and stylish space and make this
a place you'll be proud to call your own.

[Click here to take the tour >](#)



THE WARM ONE

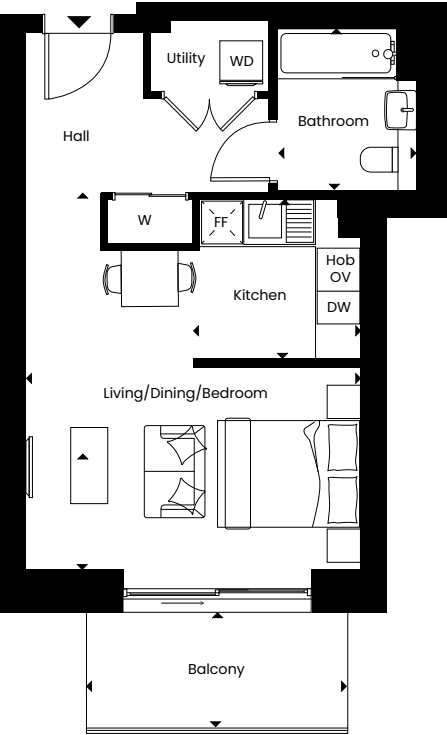
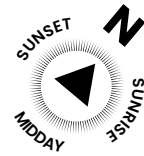




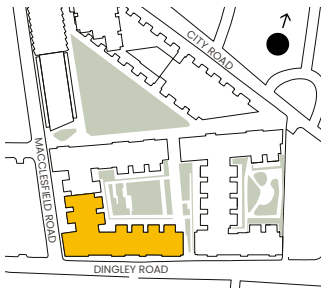
STUDIO

VERMONT HOUSE
Apartments 1.8, 2.8, 3.8, 4.8, 5.8 & 6.8

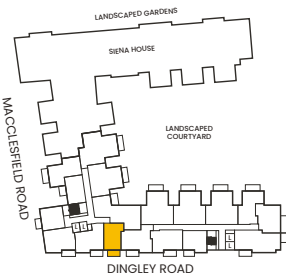
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External Floor Area	6.4m ²	69ft ²
Living/Dining/Bedroom	4.70m x 5.31m	15'5" x 17'5"
Kitchen	2.35m x 2.24m	7'9" x 7'4"
Bathroom	1.95m x 2.27m	6'5" x 7'5"
Balcony	3.66m x 1.61m	12'0" x 5'3"



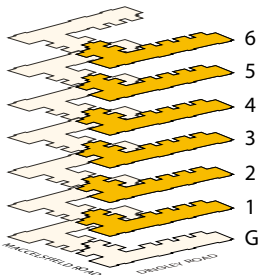
SITE



PLOT



FLOOR

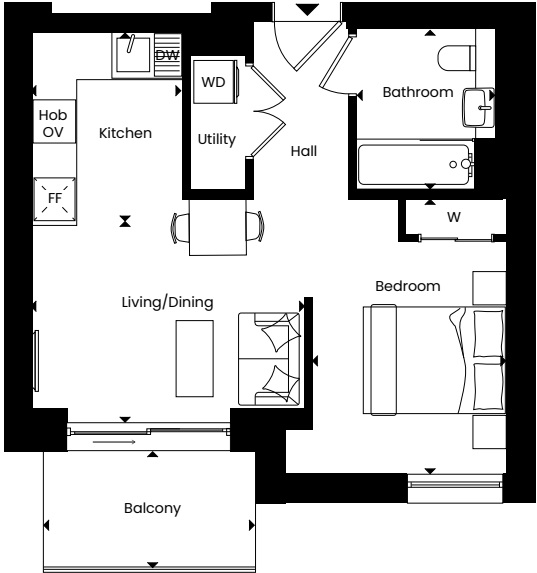


L - Lift | S - Storage | WM - Washing Machine | OV - Built-in oven | FF - Fridge/Freezer | DW - Dishwasher | W - Built-in wardrobe

STUDIO

VERMONT HOUSE
Apartments 1.10, 2.10, 3.10, 4.10, 5.10 & 6.10

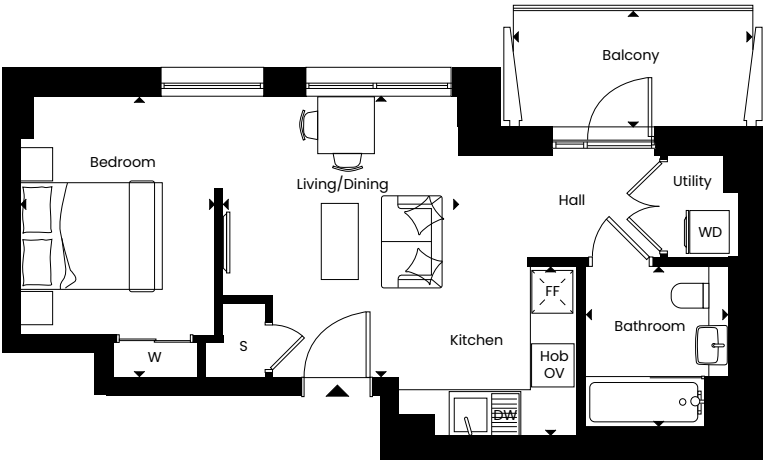
Gross Internal Floor Area	39.7m ²	427ft ²
External Floor Area	5.3m ²	57ft ²
Living/Dining	3.87m x 2.91m	12'8" x 9'7"
Bedroom Area	2.72m x 3.87m	8'11" x 12'8"
Kitchen	2.13m x 2.66m	7'0" x 8'9"
Bathroom	1.95m x 2.26m	6'5" x 7'5"
Balcony	2.95m x 1.61m	9'8" x 5'3"



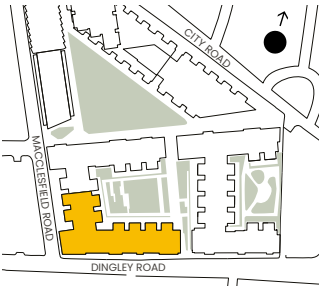
STUDIO

SIENA HOUSE
Apartments 1.9, 2.9, 3.9, 4.9, 5.9 & 6.9

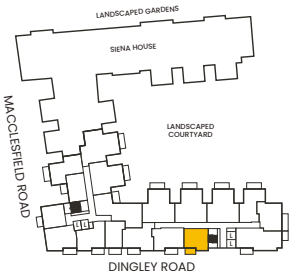
Gross Internal Floor Area	40m ²	430ft ²
External Floor Area	5.7m ²	61ft ²
Living/Dining	3.32m x 3.96m	10'11" x 13'0"
Bedroom Area	2.75m x 3.96m	9'0" x 13'0"
Kitchen	2.50m x 2.41m	8'2" x 7'11"
Bathroom	2.01m x 2.27m	6'7" x 7'5"
Balcony	3.35m x 1.64m	11'0" x 5'4"



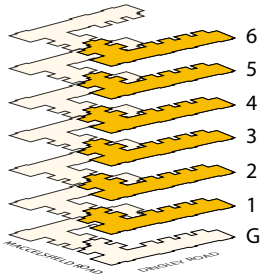
SITE



PLOT

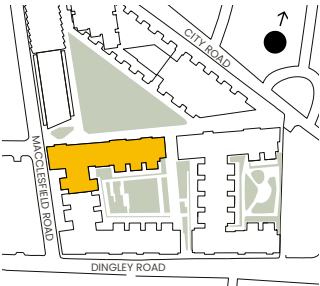


FLOOR

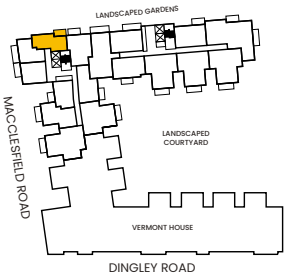


L - Lift | S - Storage | WM - Washing Machine | OV - Built-in oven | FF - Fridge/Freezer | DW - Dishwasher | W - Built-in wardrobe

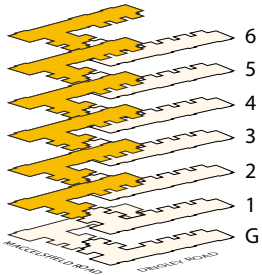
SITE



PLOT



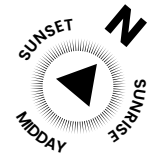
FLOOR



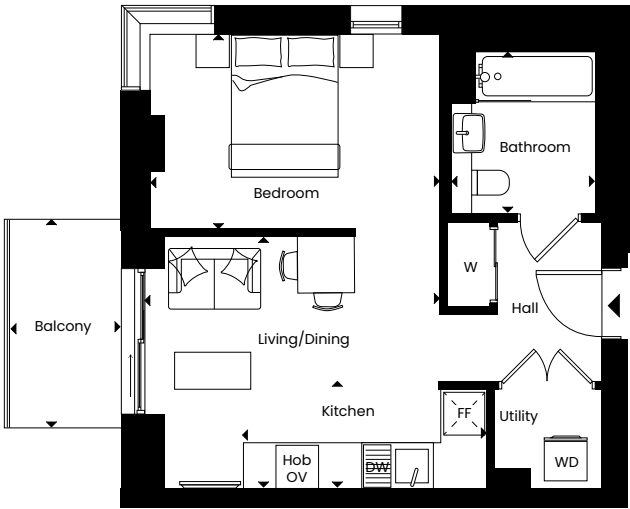
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STUDIO

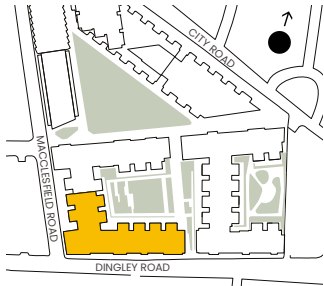
VERMONT HOUSE
Apartments 1.2, 2.2, 3.2, 4.2, 5.2 & 6.2



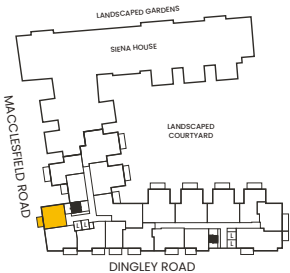
Gross Internal Floor Area	40.8m ²	439ft ²
External Floor Area	5.3m ²	57ft ²
Living/Dining	4.18m x 3.56m	13'8" x 11'8"
Bedroom Area	4.09m x 2.75m	13'5" x 9'0"
Kitchen	3.43m x 1.52m	11'3" x 5'0"
Bathroom	2.01m x 2.27m	6'7" x 7'5"
Balcony	1.54m x 2.88m	5'0" x 9'5"



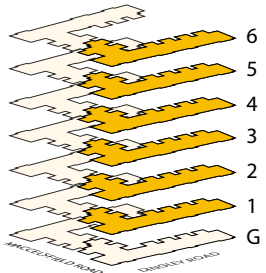
SITE



PLOT



FLOOR



L - Lift | S - Storage | WM - Washing Machine | OV - Built-in oven | FF - Fridge/Freezer | DW - Dishwasher | W - Built-in wardrobe

THE SERENE ONE



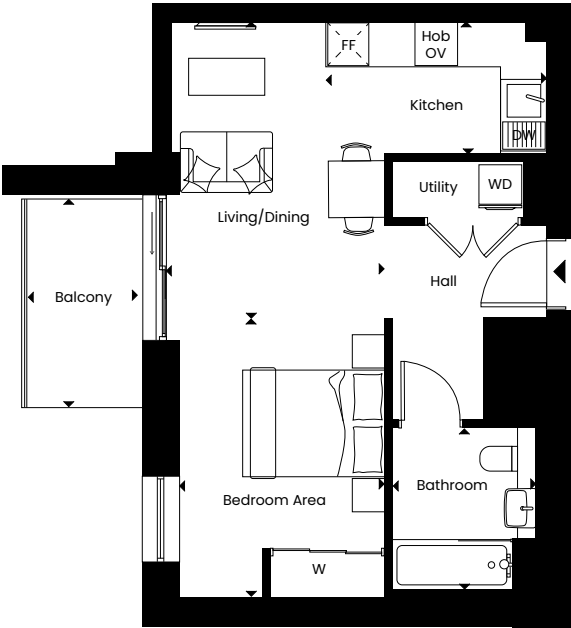




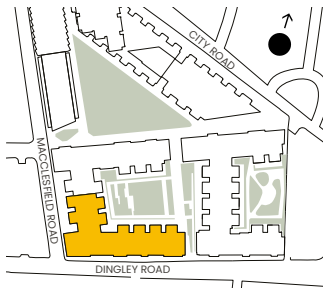
STUDIO

VERMONT HOUSE
Apartments 1.3, 2.3, 3.3, 4.3, 5.3 & 6.3

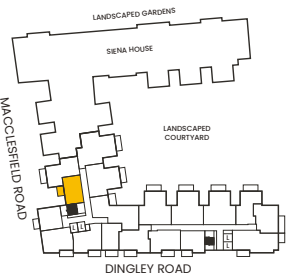
Gross Internal Floor Area	41.7m ²	449ft ²
External Floor Area	5.3m ²	57ft ²
Living/Dining	3.10m x 4.20m	10'2" x 13'9"
Bedroom Area	2.89m x 3.93m	9'6" x 12'11"
Kitchen	3.09m x 1.87m	10'2" x 6'2"
Bathroom	2.01m x 2.27m	6'7" x 7'5"
Balcony	1.64m x 2.96m	5'4" x 9'8"



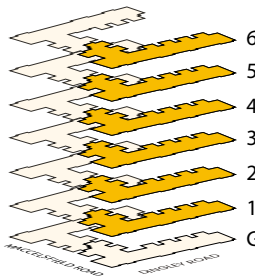
SITE



PLOT



FLOOR



L - Lift | S - Storage | WM - Washing Machine | OV - Built-in oven | FF - Fridge/Freezer | DW - Dishwasher | W - Built-in wardrobe
*Tidy Dry installed above bath



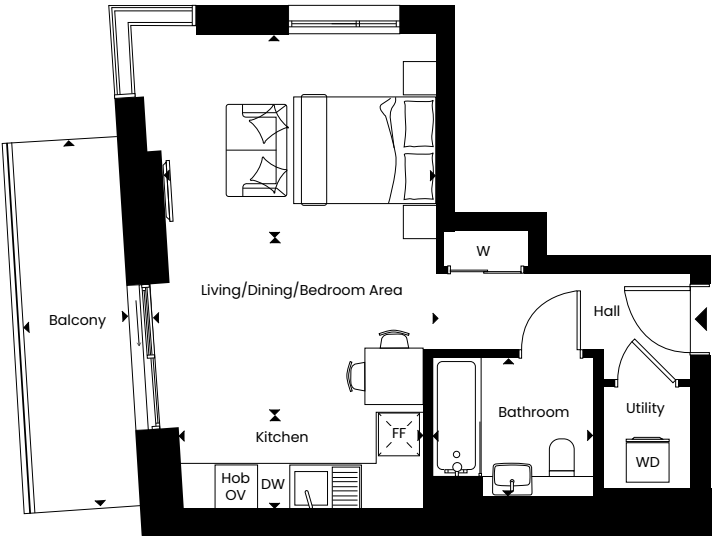
THE CLEVER ONE



STUDIO

SIENA HOUSE
Apartments 1.8, 2.8, 3.8, 4.8, 5.8 & 6.8

Gross Internal Floor Area	39.3m ²	423ft ²
External Floor Area	8.9m ²	96ft ²
Living/Dining	4.04m x 2.50m	13'3" x 8'2"
Bedroom Area	3.87m x 2.88m	12'8" x 9'5"
Kitchen	3.44m x 1.31m	11'3" x 4'4"
Bathroom	2.26m x 1.95m	7'5" x 6'5"
Balcony	1.49m x 5.17m	4'10" x 17'0"



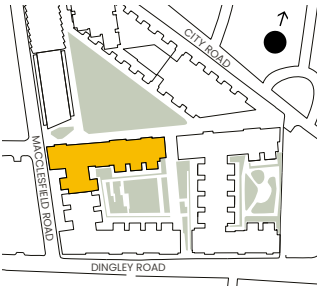
STUDIO

SIENA HOUSE
Apartments 1.6, 2.6, 3.6, 4.6, 5.6 & 6.6

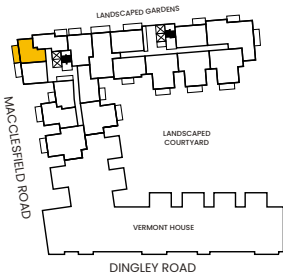
Gross Internal Floor Area	43.6m ²	469ft ²
External Floor Area	5m ²	54ft ²
Living/Dining	3.33m x 4.71m	10'11" x 15'5"
Bedroom Area	3.38m x 2.77m	11'1" x 9'1"
Kitchen	3.69m x 1.99m	12'1" x 6'6"
Bathroom	2.01m x 2.27m	6'7" x 7'5"
Balcony	1.82m x 2.75m	6'0" x 9'0"



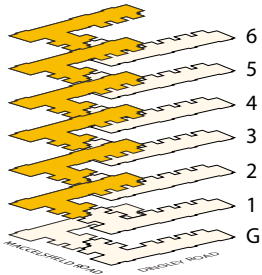
SITE



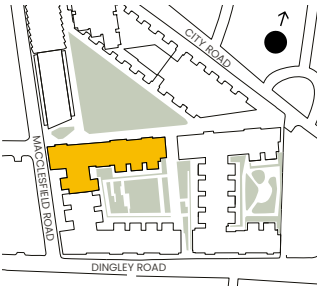
PLOT



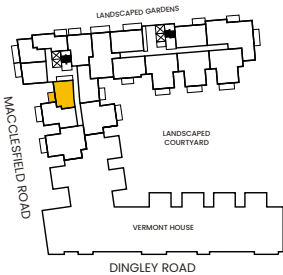
FLOOR



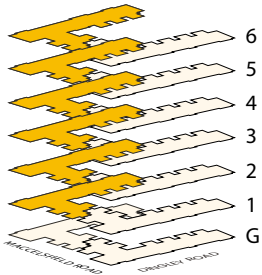
SITE



PLOT

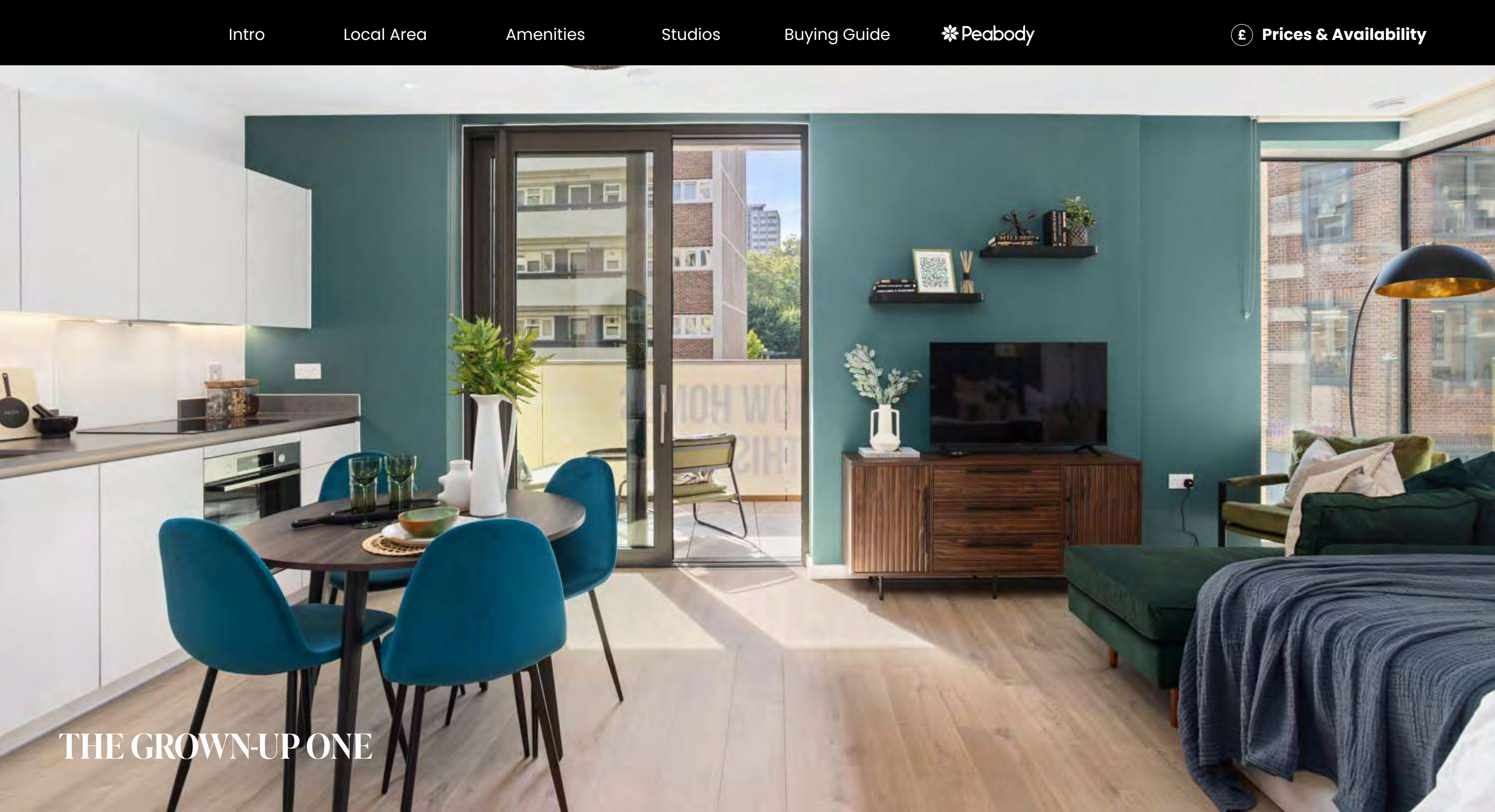


FLOOR



L - Lift | S - Storage | WM - Washing Machine | OV - Built-in oven | FF - Fridge/Freezer | DW - Dishwasher | W - Built-in wardrobe

L - Lift | S - Storage | WM - Washing Machine | OV - Built-in oven | FF - Fridge/Freezer | DW - Dishwasher | W - Built-in wardrobe



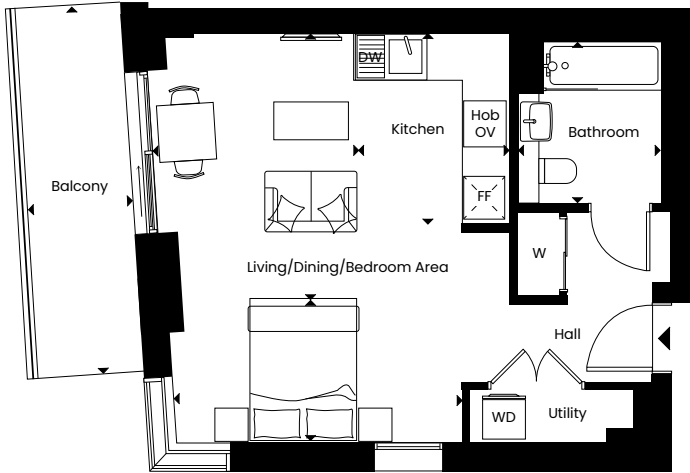
THE GROWN-UP ONE



STUDIO

SIENA HOUSE
Apartments 1.7, 2.7, 3.7, 4.7, 5.7 & 6.7

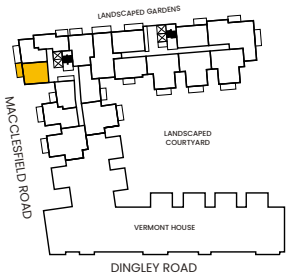
Gross Internal Floor Area	40.7m²	438ft²
External Floor Area	8.9m²	96ft²
Living/Dining	2.90m x 3.76m	9'6" x 12'4"
Bedroom Area	4.06m x 2.00m	13'4" x 6'6"
Kitchen	2.12m x 2.68m	7'0" x 8'10"
Bathroom	2.01m x 2.27m	6'7" x 7'5"
Balcony	1.49m x 5.17m	4'10" x 17'0"



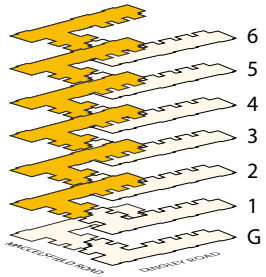
SITE



PLOT



FLOOR

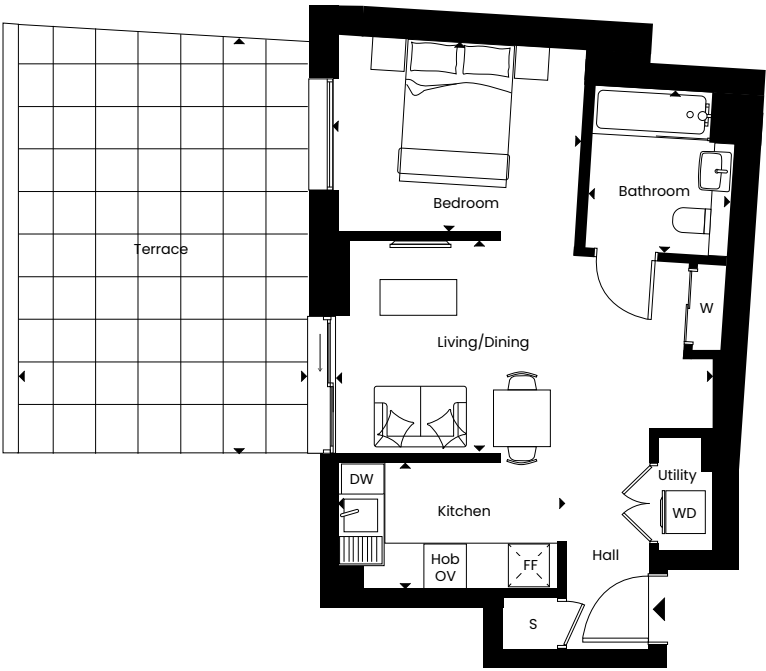


L - Lift | S - Storage | WM - Washing Machine | OV - Built-in oven | FF - Fridge/Freezer | DW - Dishwasher | W - Built-in wardrobe

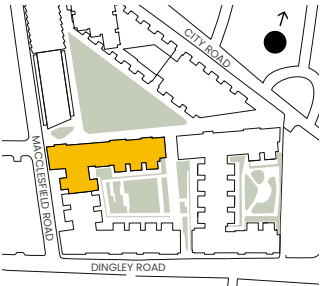
STUDIO

SIENA HOUSE
Apartment 0.4

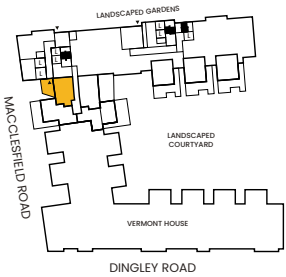
Gross Internal Floor Area	42.6m²	459ft²
External Floor Area	25.6m²	276ft²
Living/Dining	5.33m x 3.00m	17'6" x 9'10"
Bedroom Area	3.50m x 2.67m	11'6" x 8'9"
Kitchen	3.21m x 1.91m	10'6" x 6'3"
Bathroom	2.01m x 2.27m	6'7" x 7'5"
Terrace	4.10m x 5.85m	13'5" x 19'2"



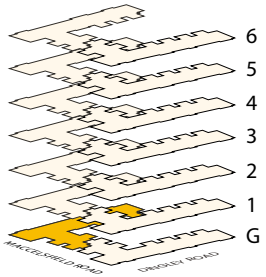
SITE



PLOT



FLOOR



L - Lift | S - Storage | WM - Washing Machine | OV - Built-in oven | FF - Fridge/Freezer | DW - Dishwasher | W - Built-in wardrobe

*Tidy Dry installed above bath



THE ELEGANT ONE



SPECIFICATION

Light brown oak laminate flooring to hallways, kitchen/living/dining room and bedrooms

Manually operated fabric roller blinds to all windows

Polished chrome ironmongery
Painted white wooden doors

White satinwood finish to woodwork and skirting

White paint finish to walls and ceilings throughout

Contemporary high gloss
Euro Cucina handleless kitchen

Composite stone worktops in grey with matching upstand & splashback

Stainless steel undermounted sink
Single lever chrome mixer tap

Zanussi integrated electric glass ceramic hob

Bosch built-in single oven
Elica extractor hood

Zanussi Integrated fridge freezer with 267 litre capacity

Beko 10-place settings slimline fully integrated dishwasher

30 litre triple recycling bin

Large format Porcelanosa stone floor and wall tiles with stainless steel trims

Inset white bath with removable bath panel and part fixed shower screen

Hansgrohe polished chrome dual control mixer tap

Hansgrohe chrome wall mounted shower head with adjustable bar

Twyford WC with soft close seat and concealed cistern

Twyford square semi-recessed hand basin with polished chrome mixer tap and pop-up waste

Fixed over bath clothes drier
Chrome electric heated towel rail

Tidy Dry rack in select bathrooms

Built-in wardrobe to main bedroom with matt white sliding soft close doors, full-width chrome hanging rail and LED strip lighting

Concierge service
Tiled entrance lobby
Wi-Fi enabled podium gardens
Secure bike storage

BEKO Washer Dryer located in storage cupboard

Recessed low energy LED downlighters in white in kitchen, bathroom and hallway

Pendant lighting to bedrooms and living rooms

Under cabinet LED strip lighting to kitchen wall units

White switches and sockets

TV connection points to living room and bedroom/sleeping area

Pre-wired for Virgin media and Sky Q

Hyperoptic internet connection
MVHR system

Solid entrance door with multi-point lock

Access to apartments via audio visual door entry system

Mains operated smoke detectors

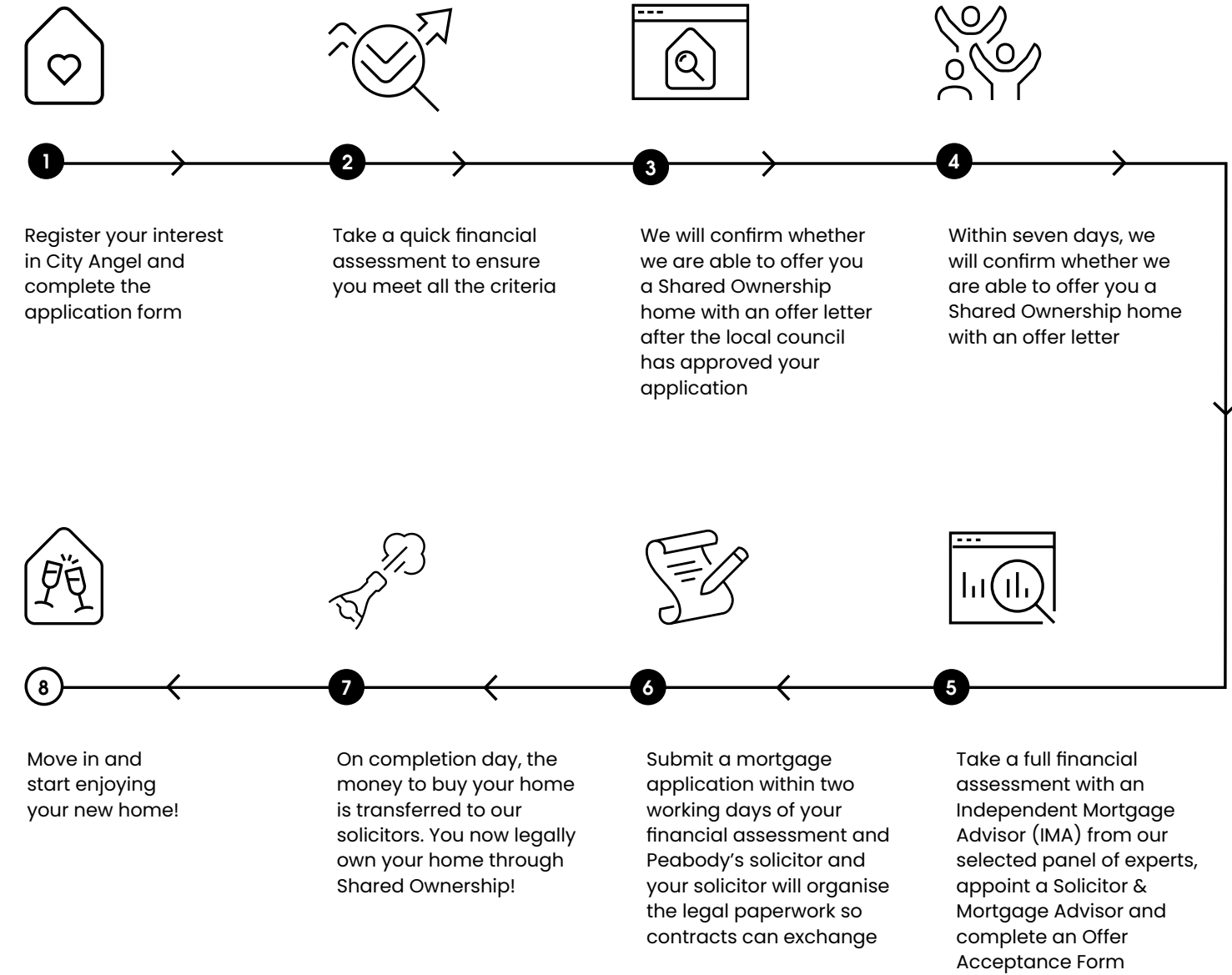
12-year NHBC warranty cover

2-year defect warranty from practical completion date



THE SHARED OWNERSHIP JOURNEY IS SIMPLE...

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OSMAN’S STORY

For Osman, a 40-year-old digital designer for a finance company, finding a home that truly catered to both his work and passions felt like a distant dream—until he discovered Peabody New Homes Shared Ownership scheme at City Angel. After 15 years of renting in West London and struggling with long commutes, Osman found the perfect blend of location, luxury, and affordability in his new one-bedroom flat.

A year before moving to City Angel, Osman began working in Liverpool Street. At the time, he was living in East Acton and enduring a tiring 45-minute to an hour commute. “The commute was killing me,” he says. “Now, with just a 10-minute journey, City Angel was the clear and perfect choice.”

With help from family and ten years of savings, Osman purchased a 30% share in his one-bedroom flat. “It feels amazing to pay my own mortgage instead of someone else’s,” he shares. “I plan to staircase in the future. Never in my wildest dreams did I think I’d own such an incredible home in such a perfect location.”

He moved in on April 31st, 2024. “It was a no-brainer—it offers the best of both worlds: location and comfort,” he says. After viewing six other Peabody properties, City Angel stood out immediately—it was also the first one he saw.

The apartment’s design adds to the appeal. “The specification is outstanding. Everything feels luxurious—even the hallways remind me of a five-star hotel. The high ceilings and large windows flood the space with light—it’s beautiful.”

City Angel’s on-site amenities are a dream for Osman, a self-described fitness enthusiast. “The gym, spa, swimming pool, yoga studio, library, concierge—I use it all. The exercise classes are amazing and a great way to meet neighbours.”

For Osman, City Angel isn’t just a home—it’s a lifestyle.



More than just a place to live

We at Peabody have a proud legacy of helping generations of homebuyers and residents find their place in thriving neighbourhoods, communities and homes for over 160 years.

The team at Peabody New Homes is dedicated to finding you a home that is more than just a place to live. A place you can call your own. A place to belong. A place that you're proud to call home.

Find @PeabodyNewHomes on



BUILDING HISTORY

Formed over 160 years ago by the American financier and philanthropist George Peabody, Peabody is one of the UK's oldest and largest housing associations responsible for more than 107,000 homes and around 220,000 residents across London and the Home Counties.



CUSTOMER FOCUS

Whether it's your first or forever home, we know that buying a new place can be a demanding time. Our sales team is committed to guiding you through the process and helping you every step of the way. Rated "Excellent" on Trustpilot, we're proud to offer you a service that makes a difference.



QUALITY, DESIGN & SUSTAINABILITY

Peabody's reputation is one of the most respected in the housing industry renowned for quality, multi-award-winning and innovative design. We work with industry experts and continually monitor quality throughout the building process to reduce our impact on climate change, lessen our carbon footprint and create properties people are proud to call home.

Our Greener Homes Programme is our commitment to the environment and will aim to minimise our impact on the planet and support thriving neighbourhoods.

[Find out more >](#)

SOCIAL IMPACT

Our social purpose is why we exist. We re-invest the surplus made from the sale of our homes to provide more homes and services to those who need it most. We deliver services that support customers and the wider communities that we work in, and invest in local projects through our Community Foundation.

[Find out more >](#)

*2022/23 Annual Report





**250 City Road
London
EC1V 8AS**

city-angel.com

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Apartment layouts provide approximate measurements only. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Measurements are rounded down and we work towards 5% tolerance. Apartment areas are provided as gross internal areas and may vary. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. Ceiling height may vary within select apartments. All balcony/terrace dimensions and areas are approximate and may vary. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only. Please speak to the sales team for more information. Information correct as of June 2023.