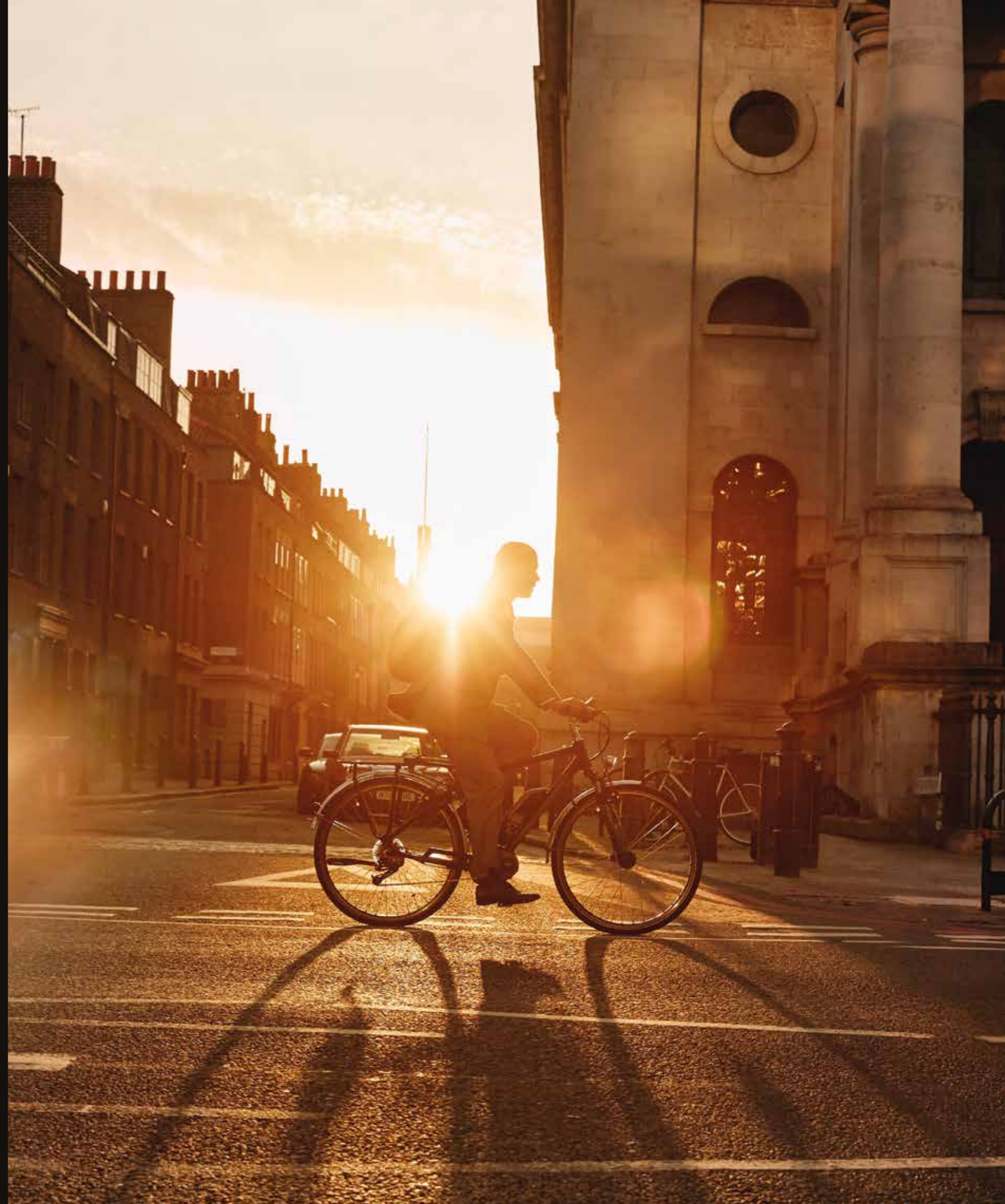


ONE CROWN

PLACE









THE RESIDENCES

ONE CROWN PLACE

EC2 RESIDENCES | OFFICES | RETAIL | CLUBHOUSE



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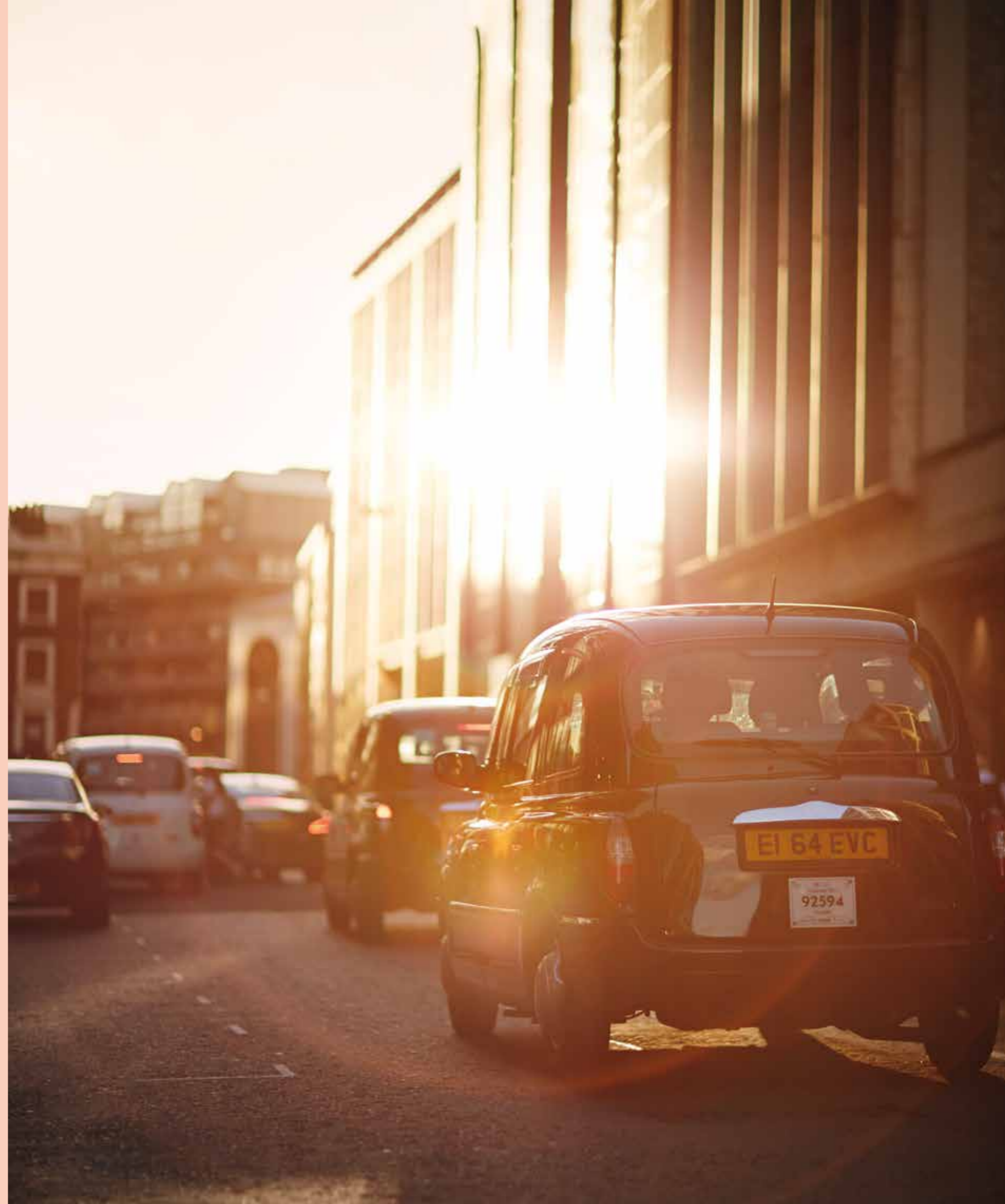


THE VISION

See the City in a new light

10

Inspired by its past yet looking confidently towards the future, One Crown Place is writing a new chapter in the City's fascinating tale. Discover a place where individuality is celebrated and a new heritage is taking shape, with residences offering a contemporary vision for urban living. A complete destination that is crafting a new tradition. Same City, different world.





ONE CROWN
PLACE

The shape of things to come

14

One Crown Place is a dramatic, gleaming new addition to this iconic skyline. This is a building that challenges the perception of what the City stands for today, radiating confidence from its warm glow and geometric silhouette and offering a welcome antidote to ubiquitous concrete and glass towers. Here a new generation of contemporary influencers are invited to make their home within sight of the City's iconic boundaries.







THE CITY

The central life

20

There is much more to this square mile of historic London than big business. Look closer and you'll find a fast-growing and round-the-clock social and cultural scene. Today the City is emerging as a district where Londoners long to live and visitors journey to experience an authentic taste of the capital.



TO THE SOUTH

City of London

TO THE NORTH

Old Street

TO THE EAST

Shoreditch



Getting around

From One Crown Place’s prime location, navigating London’s most exciting neighbourhoods couldn’t be simpler. Just a few minutes from Liverpool Street Station, and with Shoreditch and Old Street a short walk away, there’s plenty to explore in the local area. The rest of London, from the West End to Canary Wharf, is within a Tube journey, plus there are quick connections to all London’s airports. What’s more, with Crossrail services scheduled to begin at Liverpool Street Station in 2018, travelling both east and west will be even faster and more efficient.

24



Liverpool Street

3 MINUTES



Old Street

8 MINUTES



Shoreditch High Street

12 MINUTES



Bank

13 MINUTES



Tottenham Court Road

4 MINUTES



Canary Wharf

6 MINUTES



London Bridge

7 MINUTES



Waterloo

7 MINUTES



King’s Cross St Pancras

8 MINUTES



Stratford

8 MINUTES



Paddington

10 MINUTES



Victoria

14 MINUTES

25



Heathrow Airport

35 MINUTES



Gatwick Airport

40 MINUTES



Stansted Airport

45 MINUTES



Luton Airport

50 MINUTES



TO THE SOUTH

City of London



These are exciting times for London's most historic district. Joining the traditional 'establishment' are cool new bars and dining concepts, boutique fitness studios and pop-ups, inspiring a new mood, where creativity rubs shoulders with commerce. This new chapter for the City ensures that, as well as being the world's financial centre, it's now also a place where people come to relax and have fun.



TO THE NORTH

Old Street



Something of a contradiction, this ancient artery linking east and west is now a byword for all that's fresh and ground-breaking in East London's influential tech scene. Global tech company HQs have brought a buzzing social scene to the streets whose gallery spaces, studios and bars originally made Old Street a draw for creatives and start-ups.



TO THE EAST

Shoreditch



Once up and coming, now undoubtedly a destination that's here to stay, the edge that put Shoreditch on the map now comes with a dash of glamour and gloss. Wander through its myriad of streets, amongst former warehouses and you'll find an irresistible mix of smart Michelin-starred restaurants and independent designer boutiques, artists' studios and cool under-the-radar bars.





THE DEVELOPMENT

A building with character

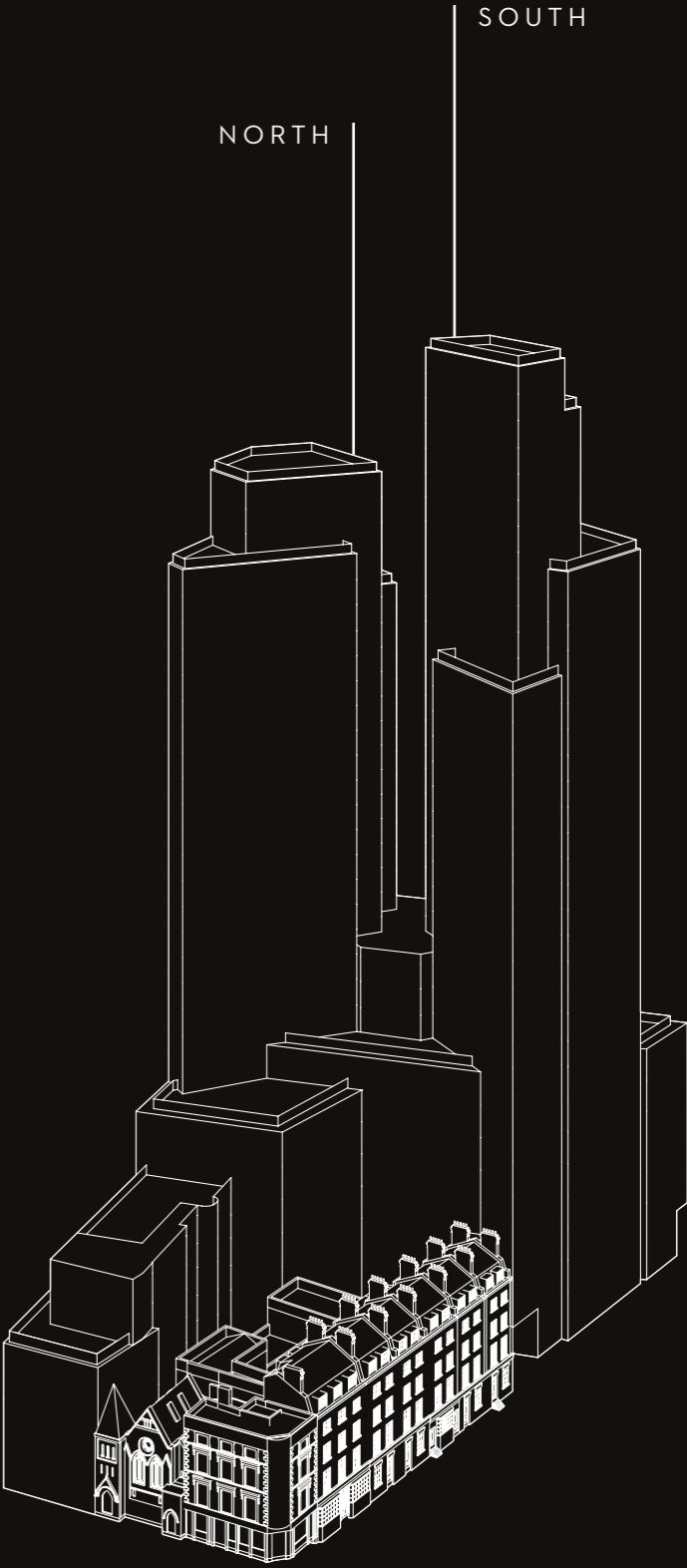
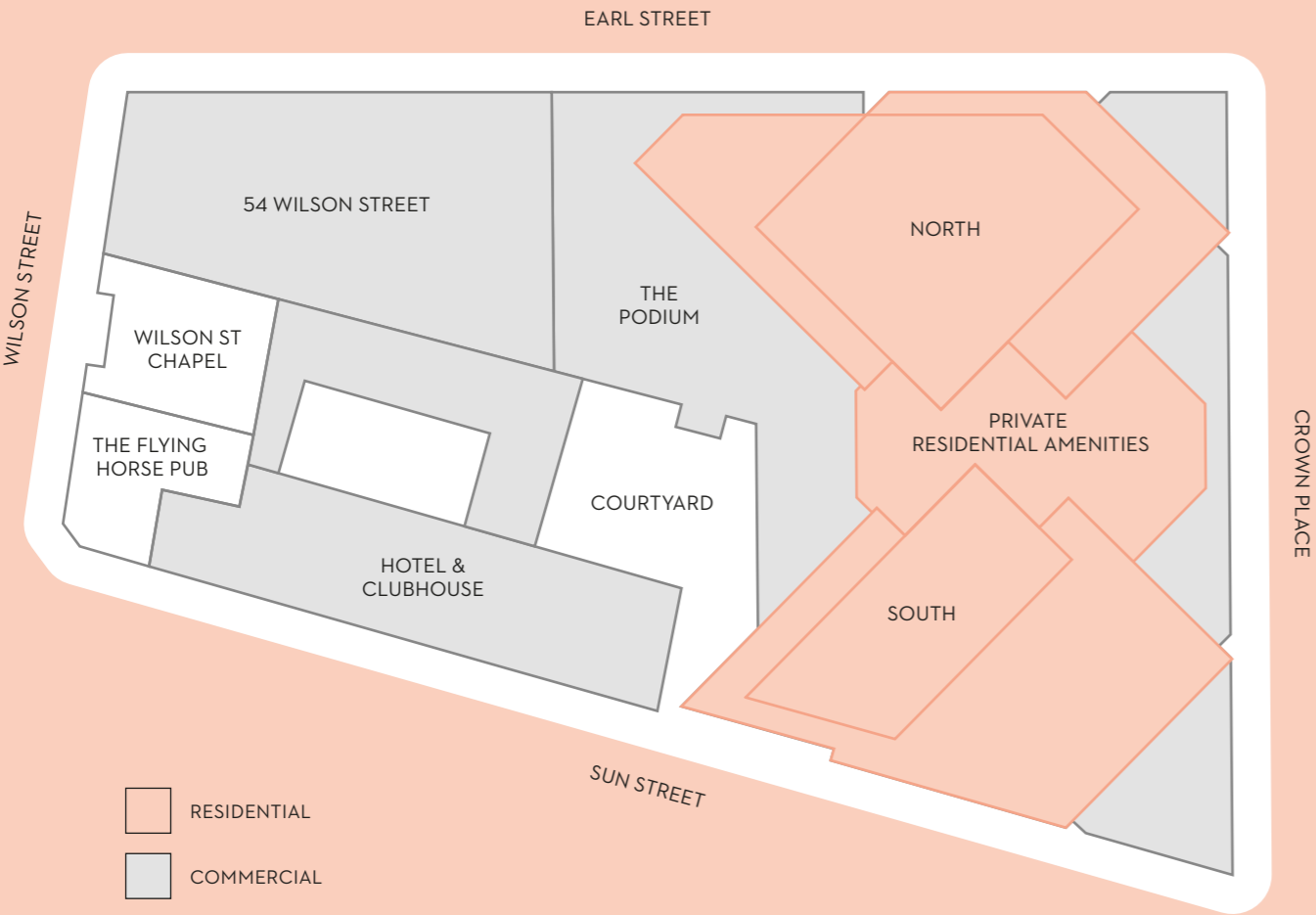
36

Reflecting the old-meets-new character of the City and Hackney, One Crown Place comprises existing period buildings with two new residential towers offering 246 apartments. The six-floor podium features 15,500sqm of high-quality office space, with a variety of retail space at ground level. The boutique hotel and members' club occupy the elegant row of Georgian terraces on Sun Street.





Masterplan



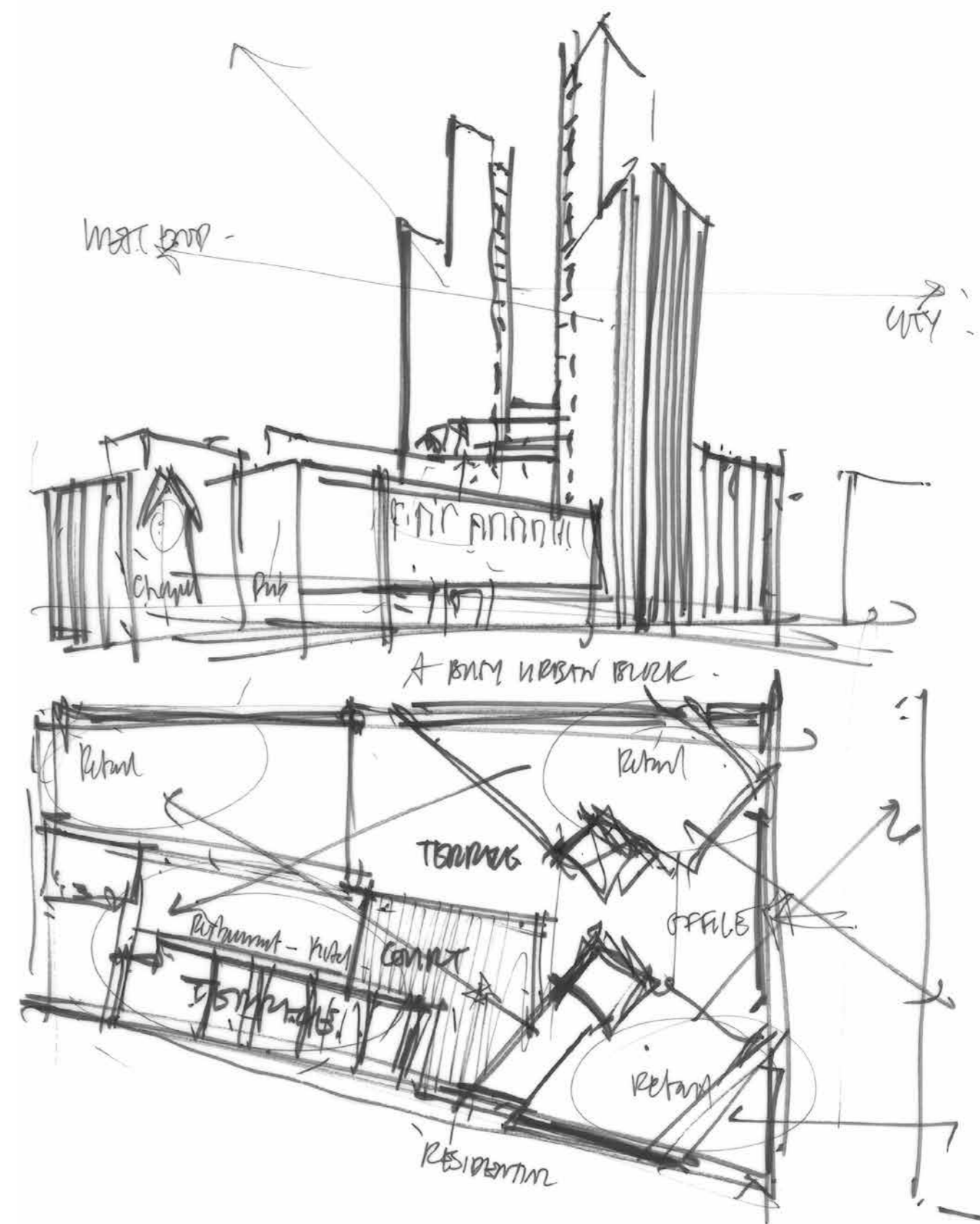
ARCHITECTURE BY

KPF

42

London- and New York-based architecture practice KPF were tasked with creating a building that reflected its unique City surroundings.

With a portfolio of high-profile projects in countries as far-flung as Brazil and Shanghai, KPF brings an international perspective to each of its projects, taking inspiration from trends and architectural styles around the world, in doing so creating one-off designs rather than a signature 'house style'. For One Crown Place, the vision was: to create a building combining both imagination and efficiency. In practice, the team tested hundreds of options for the angles of the two towers, to ensure that the prism-like silhouette maximises the views for those inside, it is also designed to have minimal impact on its surroundings, allowing as much natural light as possible to reach the streets below.



43





THE RESIDENCES

Light & space

48

The residences' living spaces define modern-day elegance. Quietly luxurious, carefully sourced materials from across the globe sit side by side with details influenced by their eclectic surroundings, while clever zoning creates flexible living and entertaining areas. The result is a beautifully designed building with light-filled spaces that are warm but contemporary, industrial yet glamorous.





Kitchens

With its dramatic, dark lacquered finish, the bespoke kitchen creates a fitting focal point for the heart of the home. Elsewhere in the space, the finest natural materials meet considered detailing, with worktops in beautiful yet practical engineered stone, and glass-fronted cabinets allowing just a subtle glimpse of what lies inside. Selected apartments also offer an extra incentive to linger over a morning coffee – perfectly framed city views from the breakfast bar.







Bathrooms

In the apartments' subtly opulent bathrooms, cool white tiling is juxtaposed with warm-hued fittings and accents, referencing the building's exterior. Even the finest details, such as reeded glass shower screens and brickwork porcelain tiling, have been chosen to reflect the nearby buildings of East London. These are inviting, indulgent spaces in which to retreat.





INTERIOR DESIGN BY

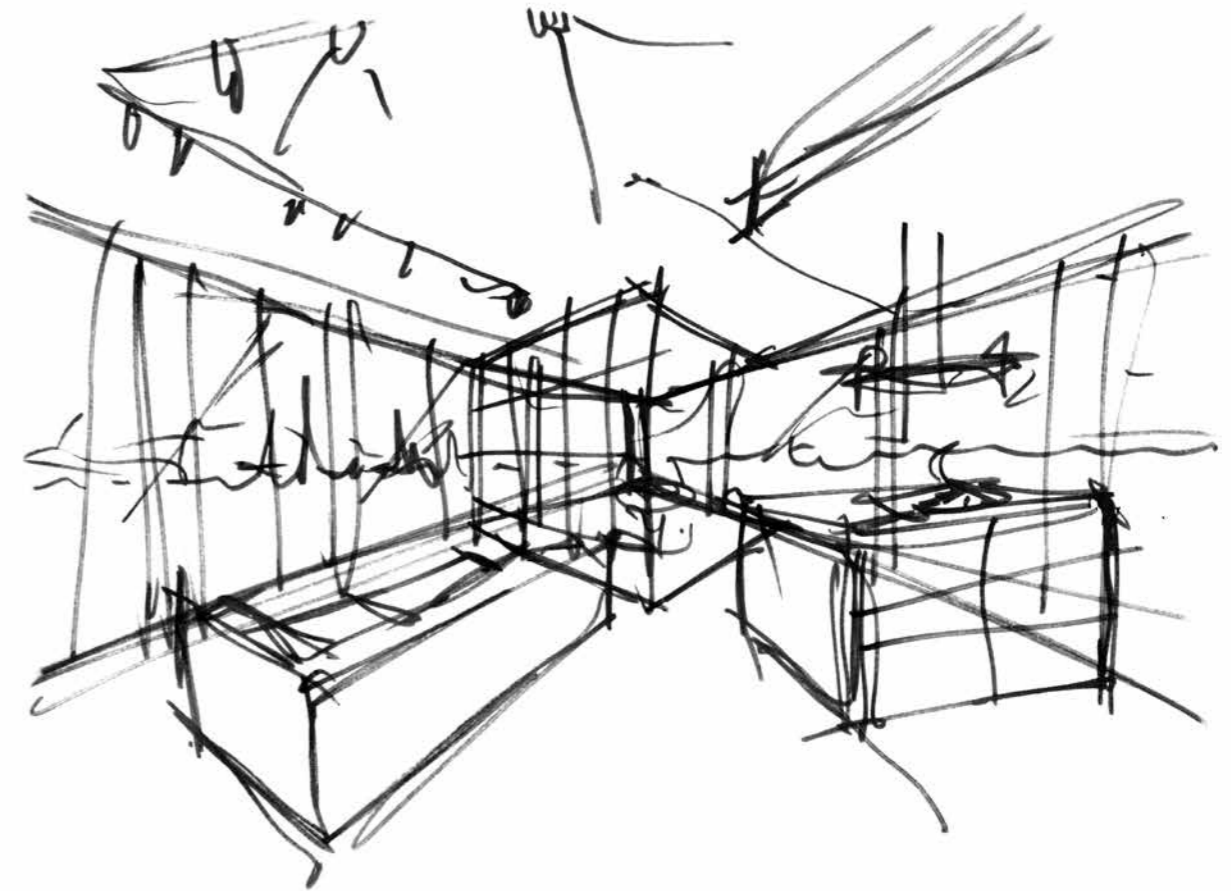
Bowler James Brindley

62

The buildings of the City and East London have provided rich inspiration for Bowler James Brindley, an interior architecture and design studio established in 2014 by Stephen Crawley, Ian Bayliss and Lucy Southall.

Throughout One Crown Place, you'll find an eclectic mix of carefully curated textures and materials. Oak herringbone floors are a nod to the elegant Georgian terraces which form part of the original site. Brickwork tiles are reminiscent of the area's industrial heritage, yet when combined with marble take on an understated, opulent feel.

Glass room dividers and cabinets paired with graphite metalwork are a subtle homage to the handsome warehouses of Shoreditch. Warm metallic hues are integral to the interiors, providing a harmonious link between inside and out.



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The view

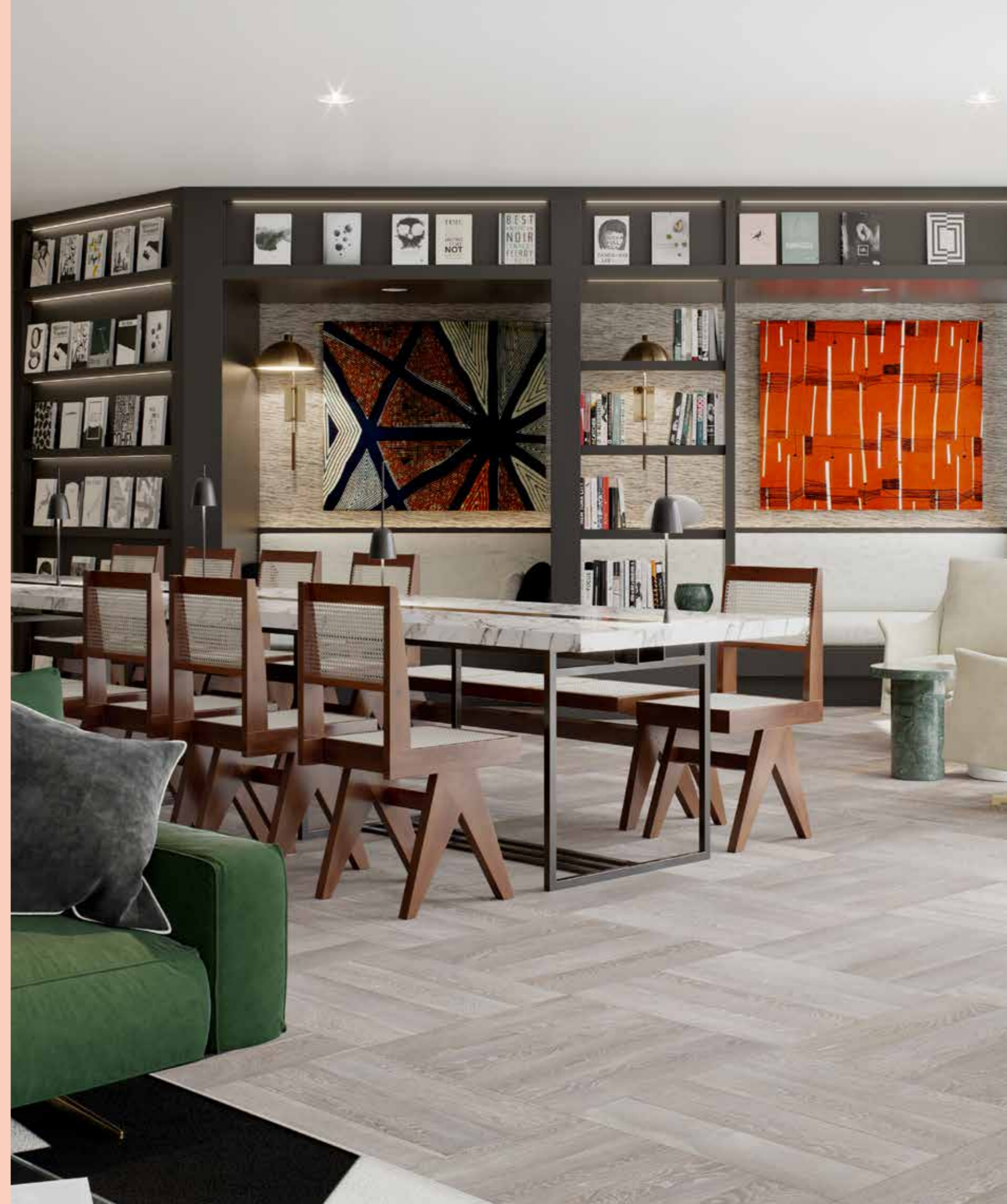




THE AMENITIES

An experience shared

Discover communal living areas you'll long to spend time in. These are shared spaces conceived to foster a sense of community among its residents, where interaction and collaboration are encouraged. Here you are invited to linger, meet and make yourself at home.





The residents' lobby

From the moment you enter the One Crown Place lobby, the tone is set for the rest of the building. You'll find a concierge on hand day and night, while the space itself offers an abundance of natural light flooding in through the warehouse-style windows. Book-filled cabinets line the walls, and furniture pieces are stylish yet welcoming; immediately inviting residents to feel comfortable. The mood is warm and serene – a perfect 'welcome home'.

The Seventh Floor

72

Think of the seventh floor as an extension of your home. The central living room includes furniture carefully chosen to promote sharing and a sense of community, alongside more private spaces for downtime.

The gym has the state-of-the-art equipment you'd expect, with playful touches you might not, while the intimate screening room takes its design cues from the golden age of cinema with Art Deco-style lighting and furniture. The private dining room, meanwhile, is the perfect venue for hosting a large gathering of friends.

When business calls, the workhub offers a quiet spot to focus, with dedicated individual desks, as well as larger spaces for communal work. Outside on the terrace, residents can enjoy a variety of peaceful spaces in which to take a break from the hum of city life below. The sensory garden, with its variety of flora, invites you to immerse yourself in nature through its fragrance, colour and wildlife. Elsewhere on the terrace enjoy a pristine lawn and quiet walkways leading to secluded corners and fantastic views.



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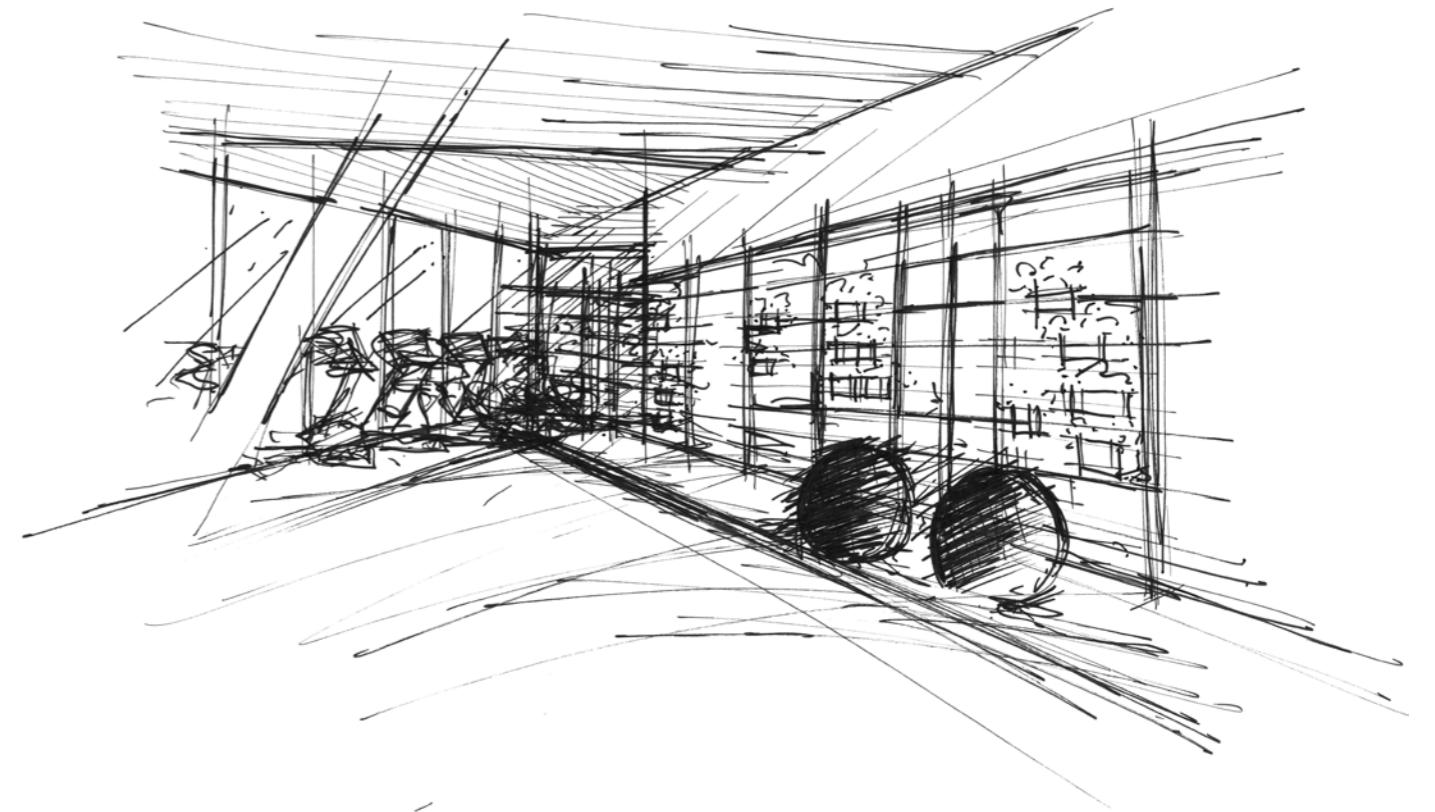
AMENITIES DESIGN BY

Studio Ashby

78

Studio Ashby creates spaces with a unique identity. Ashby's aim is to bring authenticity to each project, not only in the selection of furniture, lighting and art but in its use of a natural palette of materials and textures. Unswayed by the passing dictates of fashion, Ashby draws on her love of antiques, colour, contemporary 'world art', modernist furniture, photography and her latest discoveries to deliver an eclectic richness to each interior.

Studio Ashby's relationships with artisans and craftsmen, extensive resources and continual foraging play an integral role in developing each project. Humour and a love of objects with an explicit narrative result in a carefully balanced body of work that creates cohesive spaces with a sense of honesty.



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SPECIFICATION

Specification

8 2

KITCHEN

- Bespoke kitchen with a lacquered finish in a light or dark palette
- Reeded glass fronts to wall units with concealed LED lighting below
- Composite stone worktop
- Under-mounted stainless steel sink with single lever mixer tap
- Natural stone tiled splashback
- Integrated appliances (Siemens or similar)
 - Multi-function electric oven
 - Microwave
 - Induction hob
 - Fridge/freezer
 - Dishwasher
 - Washer/dryer

BATHROOM & EN-SUITE

- Porcelain satin white floor tiles
- White ceramic brick patterned tiles to wall areas
- Glass block mosaic tiling to shower areas
- Natural marble counter top with under-mounted basin and open storage below
- Chrome mixer tap
- Mirror-faced vanity unit, integrated shelving, shaver socket and demister pad
- Metal framed reeded glass shower screens
- Chrome wall mounted shower with hand shower
- Wall hung WC with concealed cistern, soft close seat and dual flush plate
- White enamel top mounted bath
- Towel rail with heated wall panel
- Accessories include robe hook and toilet roll holder

FLOORS

- High quality engineered oak herringbone flooring to hallway, living room, kitchen and master bedroom
- Wool carpet to guest bedrooms

DOORS

- Full height timber entrance door
- Full height timber veneered doors throughout
- Metal framed concertina doors to winter gardens

WARDROBES

- Fitted wardrobes with timber veneer doors and internal fittings to include a high level shelf, hanging rail and lighting
- Feature display unit to selected apartments

LIGHTING & ELECTRICAL

- Feature track lighting to living rooms and bedrooms
- LED downlights to kitchens, dressing areas and bathrooms
- Pendant lighting above breakfast bar in selected apartments
- Signature bathroom pendant light in selected apartments
- 5 amp lighting and 13 amp power circuits
- Sockets and lighting switch plates finished in brushed metal or similar high quality finish
- Data and TV points in all living rooms and master bedrooms
- All apartments will have immediate access to fast fibre data networks

HEATING & COOLING

- Underfloor heating throughout all apartments
- Comfort cooling to reception rooms and bedrooms

SECURITY

- 24 hour Onsite Security with CCTV Monitoring
- Access control to all building entrances

RESIDENTS AMENITIES

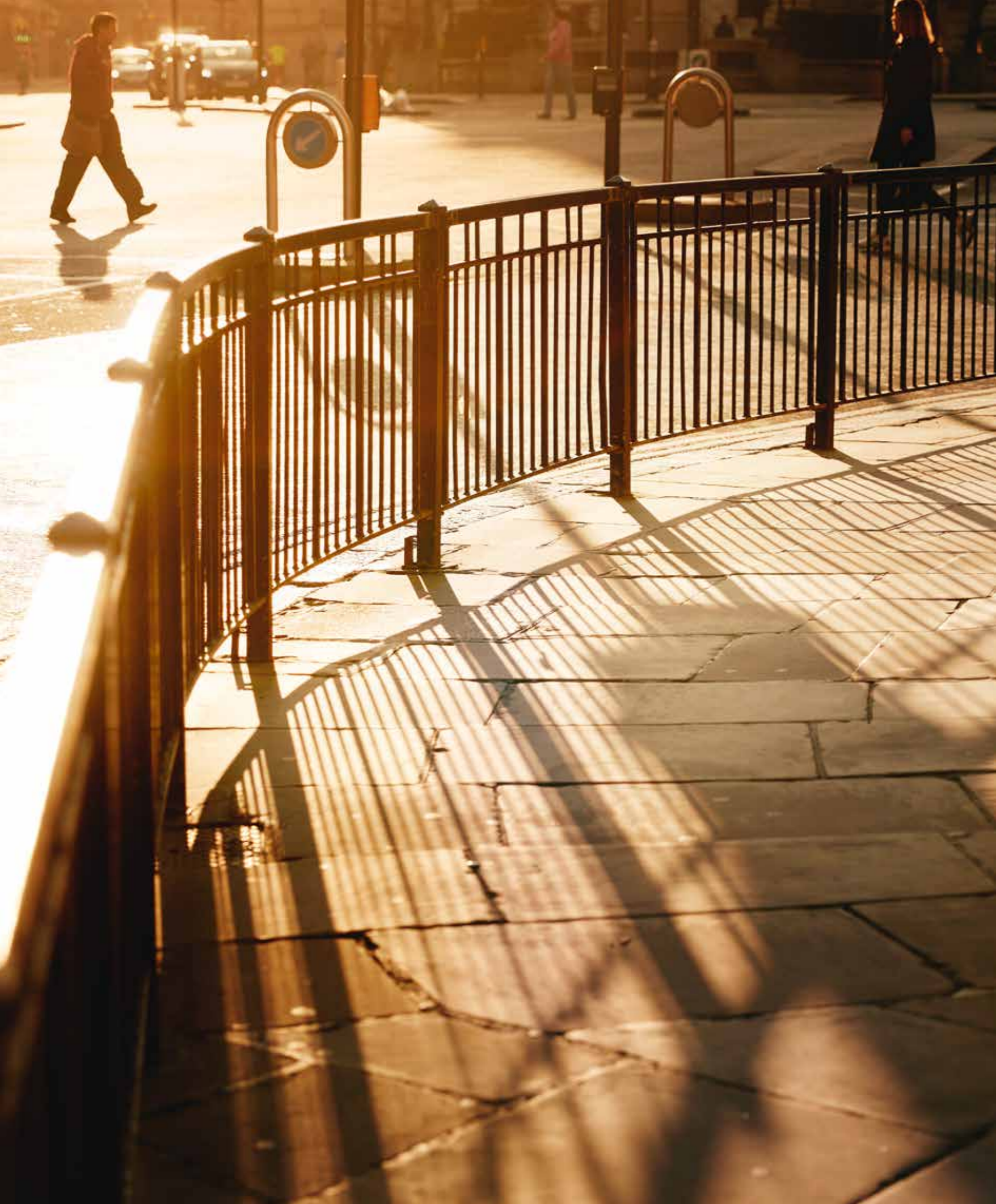
- 24 hour concierge and full range of residents amenities including residents lounge, screening room, work hub, gym, private dining room, treatment room and communal terrace

8 3

Variances to washer/dryer location may occur between apartment types. Please refer to a sales consultant for specific apartment information. Specification provided is for standard apartments only. For details on the proposed specification of premier apartments and penthouses please refer to a sales consultant.



THE DEVELOPMENT TEAM



DEVELOPED BY

AlloyMtd

AlloyMtd Group is a multinational infrastructure-based company headquartered in Kuala Lumpur, Malaysia. It is active in 15 countries with investment portfolios in properties & real estate, civil engineering & construction, manufacturing of precast related products, infrastructure concessions (ranging from tolled highways, ports to IPP), and operations & maintenance.

AlloyMtd’s Real Estate & Property Division develops and sells large integrated housing and community projects and high-end residential projects both locally and overseas.

ADVISED BY

CBRE

CBRE Group, Inc. (NYSE:CBG), a Fortune 500 and S&P 500 company headquartered in Los Angeles, is the world’s largest commercial real estate services and investment firm (based on 2015 revenue). CBRE offers a broad range of integrated services, including facilities, transaction and project management; property management; investment management; appraisal and valuation; property leasing; strategic consulting; property sales; mortgage services and development services.

CBRE’s London based team is uniquely placed to provide clients with expertise covering every sector of the property market. They are able to combine their global network with local knowledge and specialist skills to deliver exceptional projects and developments.

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AlloyMtd

Advised by

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made by me&dave

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