ONE CROWN
PLACE
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.

See the City in a new light
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.
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.
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.
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.
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 Global tech company HQs have brought a buzzing social scene to the streets whose gallery spaces, studios and bars originally made Old Street a draw for creatives and start-ups.
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.
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

- Crown/space.lining
- Sun/space.lining
- Wilson/space.lining
- Earl/space.lining
- North
- South
- Hotel/space.lining
- & Clubhouse Courtyard
- The Podium
- The Flying Horse Pub
- Private Residential Amenities
- Chapel
- Residential
- Commercial
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.
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.
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.
The view
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.
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 residents’ lobby
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.
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.
Specification

**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

**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

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.
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