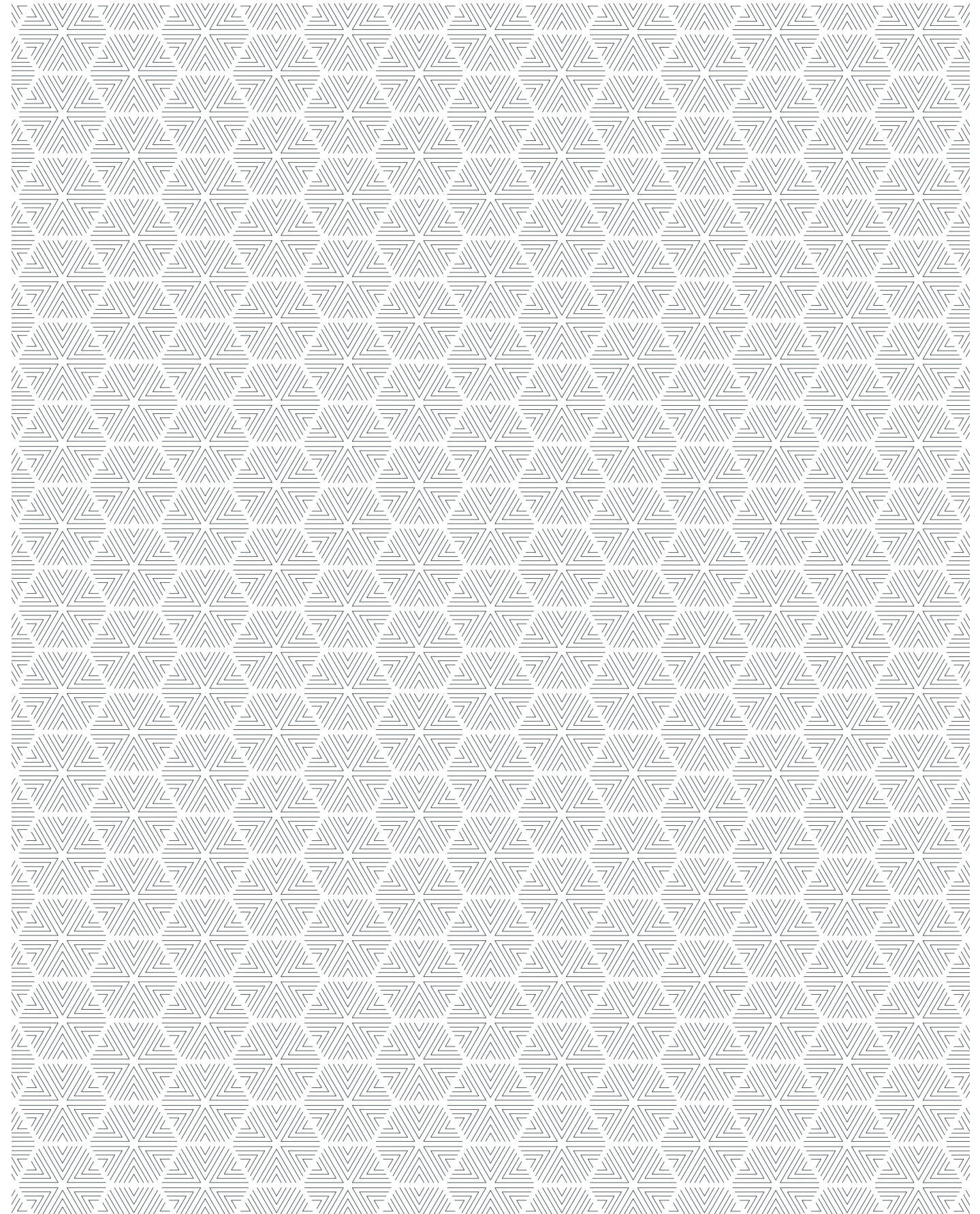




DE BEAUVOIR
APARTMENTS

LINTON

LIVE IN THE HERE
AND NOW



DE BEAUVOIR

HERE AND NOW

Where the new energy of East London is at its peak. Where Islington's gentile residential enclave of De Beauvoir Town meets the burgeoning creative hotbed of modern Dalston. Where you can walk to the City, Shoreditch, Hoxton, Upper Street and Regent's Canal. Where your local overground lines connect you to the heart of the capital. Where cultural and social inspiration are never far away.

Here is a classically reconstructed terraced building, comprising ten beautifully designed 1, 2 and 3-bedroom apartments. Here is a winning lifestyle for those who live and love London to the full. Here are De Beauvoir Apartments.



Computer generated image for indicative purposes only

STAMFORD ROAD

WELCOME

Residents can relax, knowing they live in a secure environment with a community vibe. Access to all apartments is via the main entrance on Stamford Road, controlled by personal key fobs and a colour video entryphone system. Once inside, there's a communal lobby area where a lift provides speedy access to every floor. And for cyclists, a 19-space secure indoor bicycle storage facility awaits.





THE LIVING AREA

INFORMAL ELEGANCE

These are bright, contemporary spaces, characterised by clean lines and an easy ambience. The building's classically proportioned windows invite abundant daylight, and most open onto a private outdoor terrace or balcony. Inside, soft neutrals and dark natural materials are balanced by rich ochre highlights and metallic details. The engineered oak flooring brings an underlying sense of warmth to the experience.

THE KITCHEN

BEAUTIFUL FUNCTIONALITY

The stunning German-engineered kitchens feature soft-close handleless cabinetry and under-cabinet lighting. The units are complemented by worktops and splashbacks made from pristine Silestone quartz, renowned for its extraordinary resilience. Fully integrated Zanussi appliances and contemporary Hansgrohe brassware complete this picture of perfection.





THE BEDROOM

MELLOW SANCTUARY

In the bedrooms, soft carpet takes over from timber, soft fabrics and a palette of muted colours enhance the pervading sense of calm. The master bedroom boasts large fitted wardrobes, while luxurious underfloor heating, which runs throughout the entire apartment, ensures nocturnal bliss.

THE BATHROOM

DESIGN INDULGENCE

The main bathrooms and en-suites are meticulously designed spaces, featuring beautiful porcelain floor and wall tiles, Duravit ceramics and a polished chrome basin mixer and rain shower by Crosswater. For complete comfort, underfloor heating and a heated towel rail gently warm the rooms.





DE BEAUVOIR
APARTMENTS

DALSTON

THE NON-STOP CULTURE HUB

If diversity and the downright different is your thing, this is your natural London habitat. Dalston's continually evolving community is a magnet for the capital's most creative creatures. The best of art, music, fashion and food is happening right here, right now. Take Dalston Roof Park – you wouldn't find such a perfectly offbeat venue anywhere else. And eating out is always an adventure. From authentic Vietnamese and Turkish cuisines to the carefully curated flavours of The De Beauvoir Deli Co, you can explore a world of dining experiences in just a few square miles.

And don't forget you're surrounded by the equally vibrant districts of Islington, Stoke Newington, Hackney, Hoxton and Shoreditch, all within easy reach. With independent shops, buzzing markets, cutting-edge galleries, theatres and cinemas, hot-ticket clubs, characterful bars and pubs, sprawling parks, and sports facilities all around you, your evenings and weekends need never be dull.

- 1. Dalston Junction Station
- 2. Canary Wharf
- 3. Kingsland High Street
- 4. The Thames
- 5. Haggerston Station
- 6. De Beauvoir Square
- 7. Hoxton Station
- 8. Kingsland Basin
- 9. Shoreditch High Street Station
- 10. The Gherkin
- 11. The City
- 12. The Shard

ACCESS ALL AREAS HERE AND NOW

With the opening of the new East London line extension, the area finally boasts the comprehensive connections it deserves. A three-minute walk takes you to Dalston Junction, which is just three stops from Shoreditch High Street. And from nearby Dalston Kingsland station, you can reach Liverpool Street in 20 minutes.

While the Overground train network is your prime transport artery, no fewer than ten bus services serve your neighbourhood, linking you to central London, nearby areas and every conceivable corner of the capital.

Food & Drink

- 1. Chick n Sours
- 2. De La Panza
- 3. Beauvoir Deli
- 4. Tramshed by Mark Hix
- 5. Pizza East
- 6. HKK
- 7. Angler
- 8. Caravaggio
- 9. Hawksmoor
- 10. The Hunter S
- 11. Hops & Glory
- 12. The Lord Clyde
- 13. The Scolt Head
- 14. The Fox Craft Beer House
- 15. The Pembury Tavern
- 16. Shoreditch House
- 17. Dalston Jazz Bar

Education

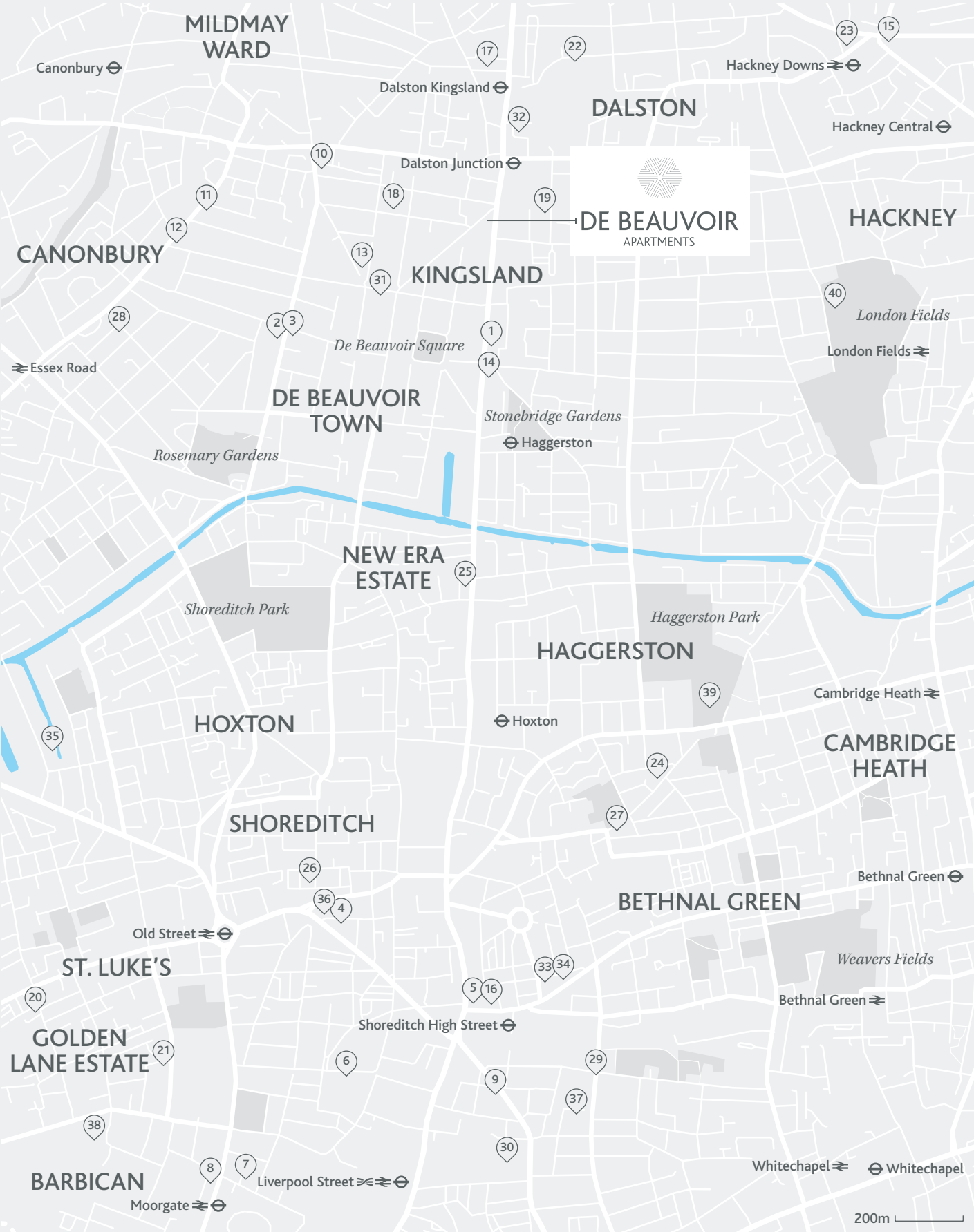
- 18. Our Lady & St Joseph School
- 19. Holy Trinity C of E School
- 20. University of the Arts London
- 21. Cass Business School

Shopping

- 22. Ridley Road Market
- 23. Proper Old Antiques
- 24. Columbia Road Flower Market
- 25. La Vie Organique
- 26. Bookart Bookshop
- 27. Vintage Heaven
- 28. Canonbury Arts Ltd
- 29. Brick Lane
- 30. Spitalfields Market
- 31. N1 Garden Centre

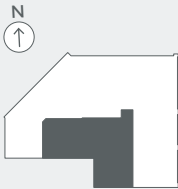
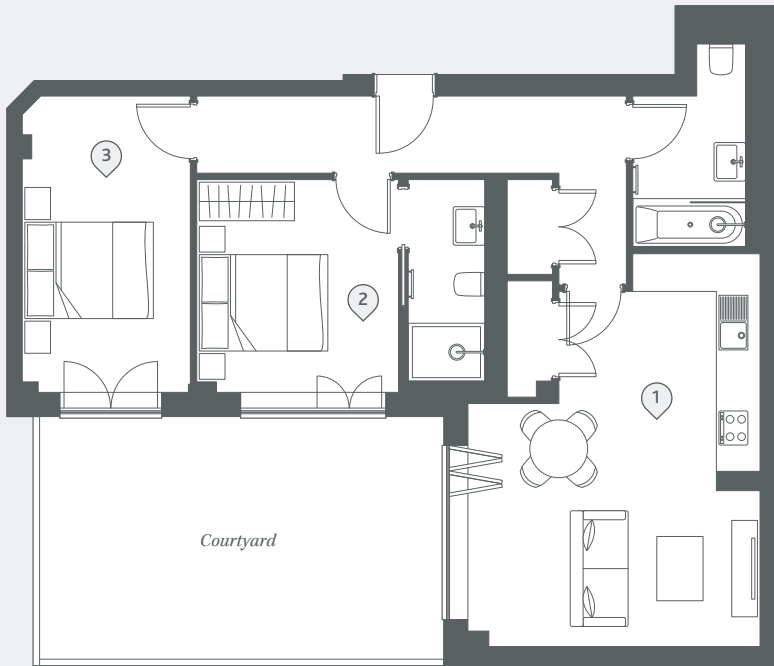
Culture

- 32. Arcola Theatre
- 33. Electric Cinema
- 34. Rich Mix
- 35. Victoria Miro
- 36. Red Gallery
- 37. Old Truman Brewery
- 38. Barbican Centre
- 39. Hackney City Farm
- 40. London Fields Lido



APARTMENT ONE

GROUND FLOOR



2 BEDROOM

Internal Area
73.1 sq m / 787 sq ft

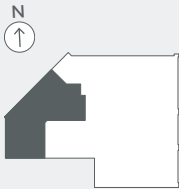
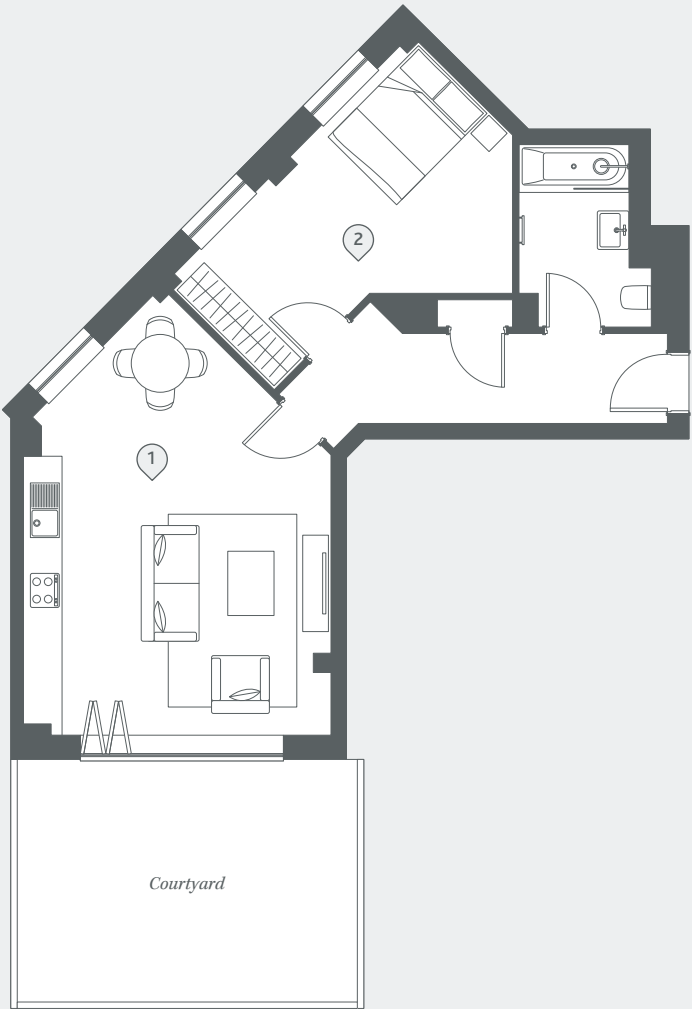
1. Kitchen / Living
4.54m x 5.92m / 14'10" x 19'5"

2. Master Bedroom
3.14m x 3.30m / 10'3" x 10'9"

3. Bedroom 2
2.75m x 5.17m / 9'0" x 16'11"

APARTMENT TWO

GROUND FLOOR



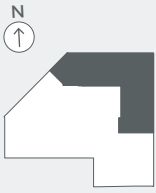
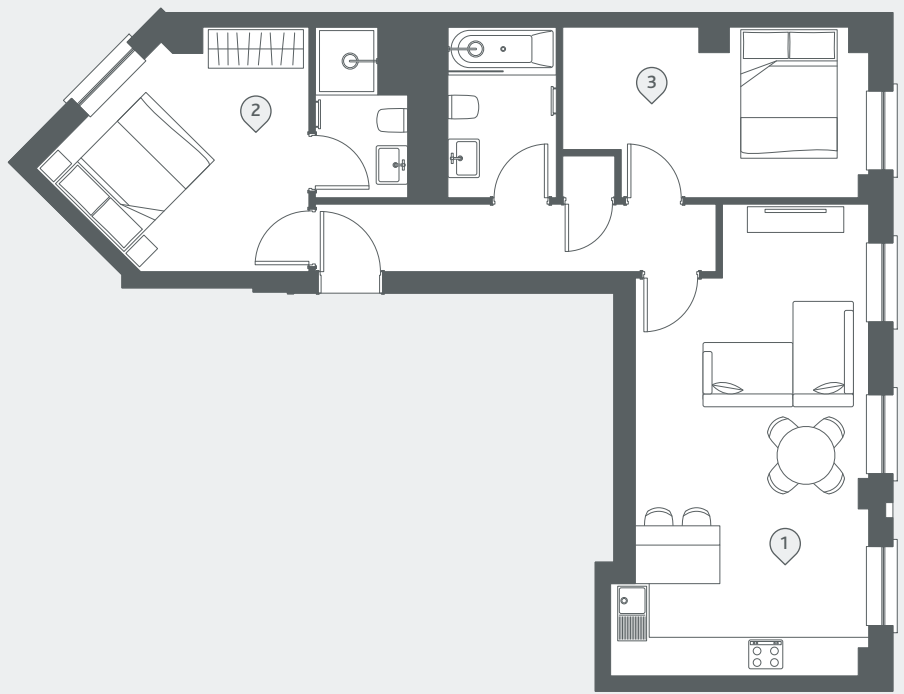
1 BEDROOM

Internal Area
59.8 sq m / 644 sq ft

1. Kitchen / Living
4.78m x 6.84m / 15'8" x 22'5"

2. Master Bedroom
3.96m x 5.42m / 12'11" x 17'9"

APARTMENT THREE
FIRST FLOOR

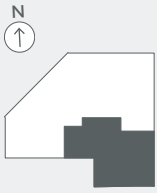
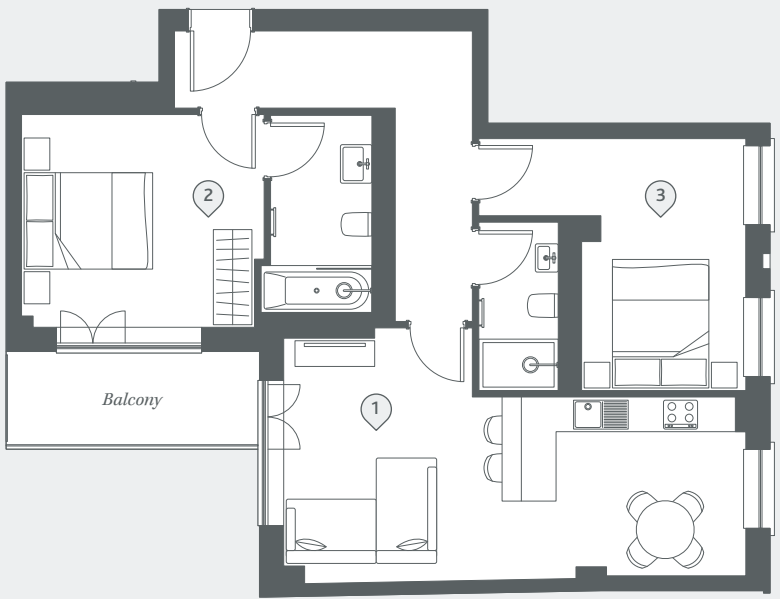


2 BEDROOM

Internal Area
67.2 sq m / 723 sq ft

- 1. Kitchen / Living
3.63m x 7.32m / 11'10" x 24'0"
- 2. Master Bedroom
4.24m x 3.66m / 13'10" x 12'0"
- 3. Bedroom 2
4.76m x 2.61m / 15'7" x 8'6"

APARTMENT FOUR
FIRST FLOOR

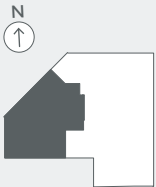
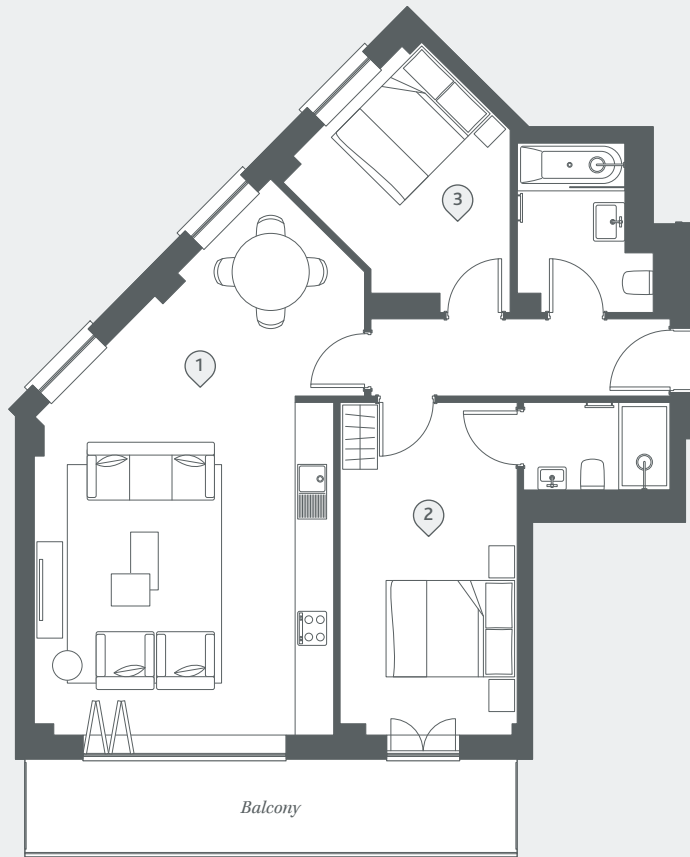


2 BEDROOM

Internal Area
69.9 sq m / 752 sq ft

- 1. Kitchen / Living
7.41m x 4.00m / 24'3" x 13'1"
- 2. Master Bedroom
3.77m x 3.31m / 12'4" x 10'10"
- 3. Bedroom 2
4.12m x 3.92m / 13'6" x 12'10"

APARTMENT FIVE FIRST FLOOR



2 BEDROOM

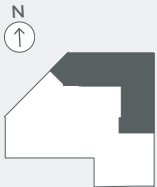
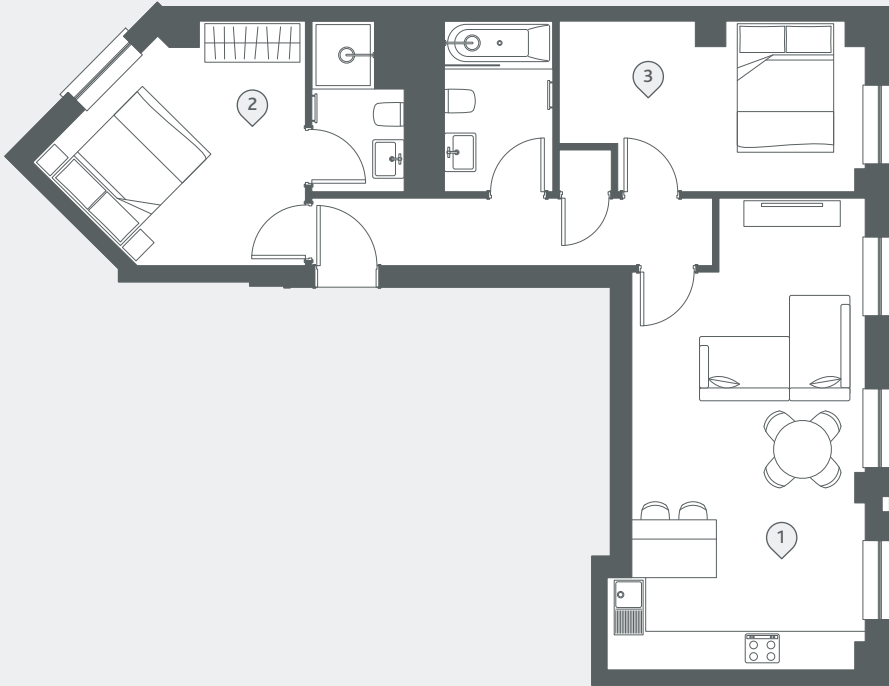
Internal Area
76.3 sq m / 821 sq ft

1. Kitchen / Living
4.65m x 8.66m / 15'3" x 28'4"

2. Master Bedroom
2.75m x 5.17m / 9'0" x 16'11"

3. Bedroom 2
3.06m x 4.10m / 10'0" x 13'5"

APARTMENT SIX SECOND FLOOR



2 BEDROOM

Internal Area
68.3 sq m / 735 sq ft

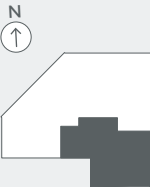
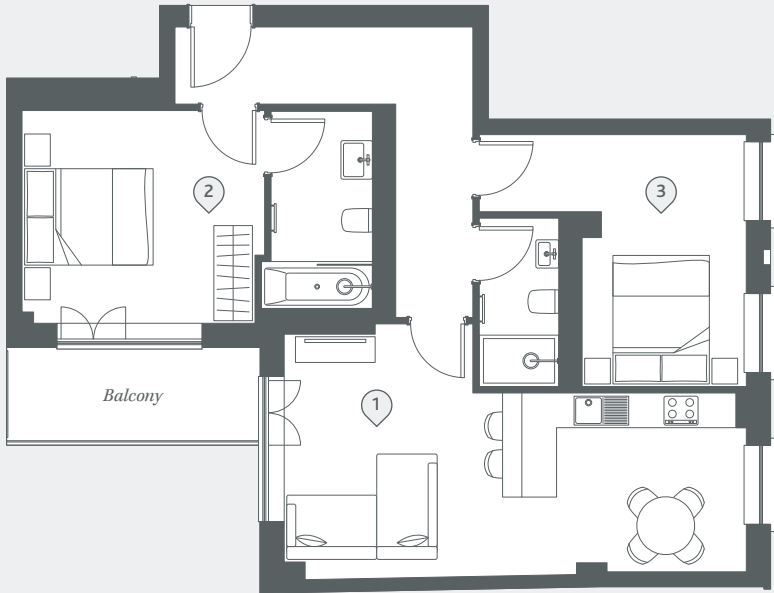
1. Kitchen / Living
3.63m x 7.32m / 11'10" x 24'0"

2. Master Bedroom
4.24m x 3.66m / 13'10" x 12'0"

3. Bedroom 2
4.76m x 2.61m / 15'7" x 8'6"

APARTMENT SEVEN

SECOND FLOOR



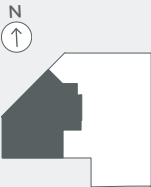
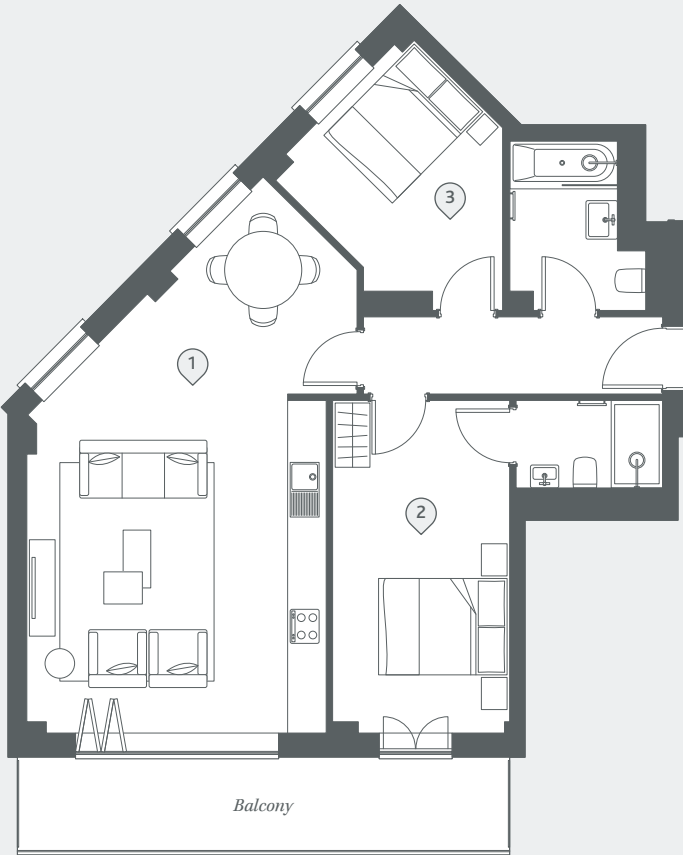
2 BEDROOM

Internal Area
70.0 sq m / 753 sq ft

1. Kitchen / Living
7.41m x 4.00m / 24'3" x 13'1"
2. Master Bedroom
3.77m x 3.31m / 12'4" x 10'10"
3. Bedroom 2
4.12m x 3.92m / 13'6" x 12'10"

APARTMENT EIGHT

SECOND FLOOR

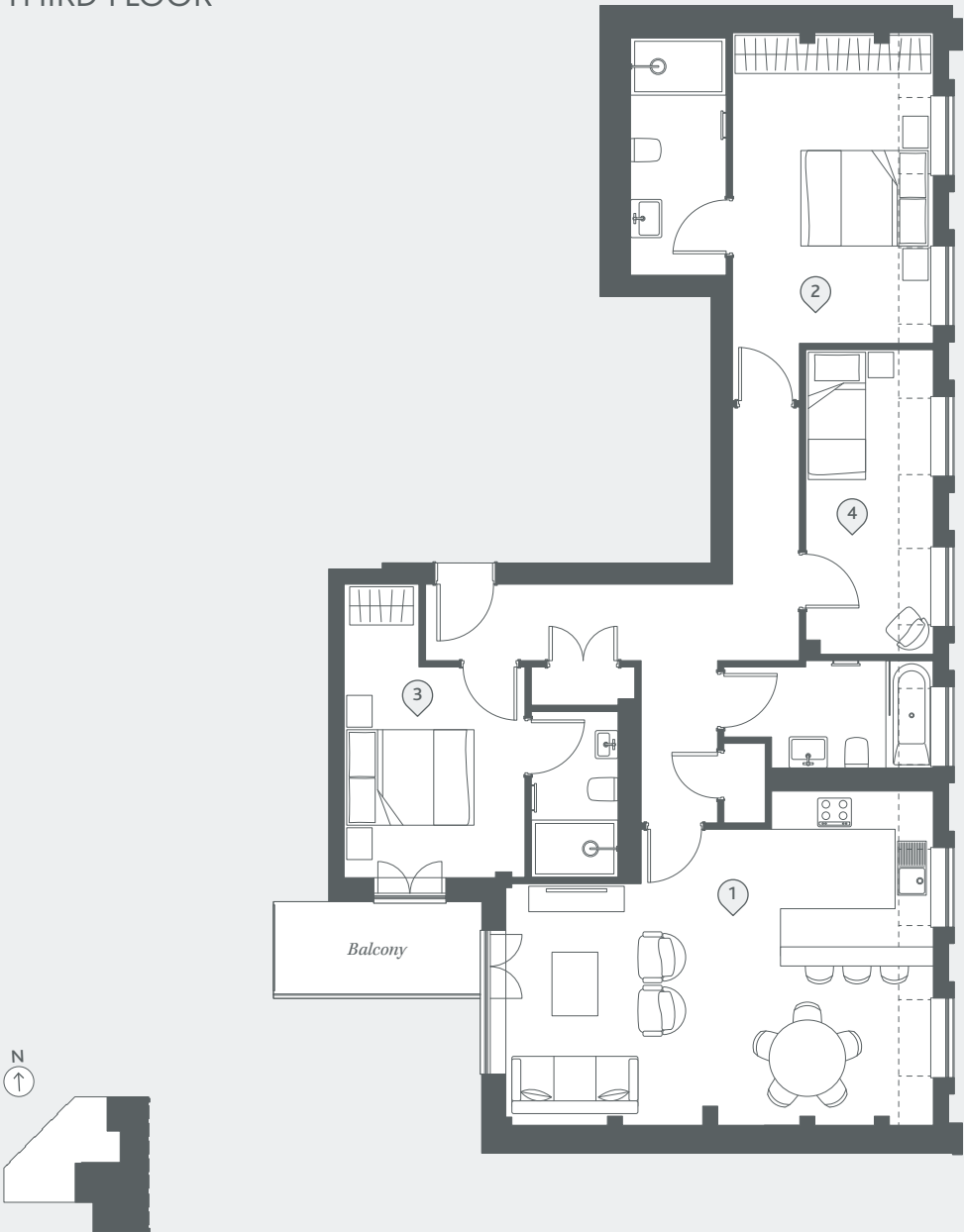


2 BEDROOM

Internal Area
76.3 sq m / 821 sq ft

1. Kitchen / Living
4.65m x 8.66m / 15'3" x 28'4"
2. Master Bedroom
2.75m x 5.17m / 9'0" x 16'11"
3. Bedroom 2
3.06m x 4.10m / 10'0" x 13'5"

APARTMENT NINE THIRD FLOOR



3 BEDROOM

Internal Area
103.6 sq m / 1,115 sq ft

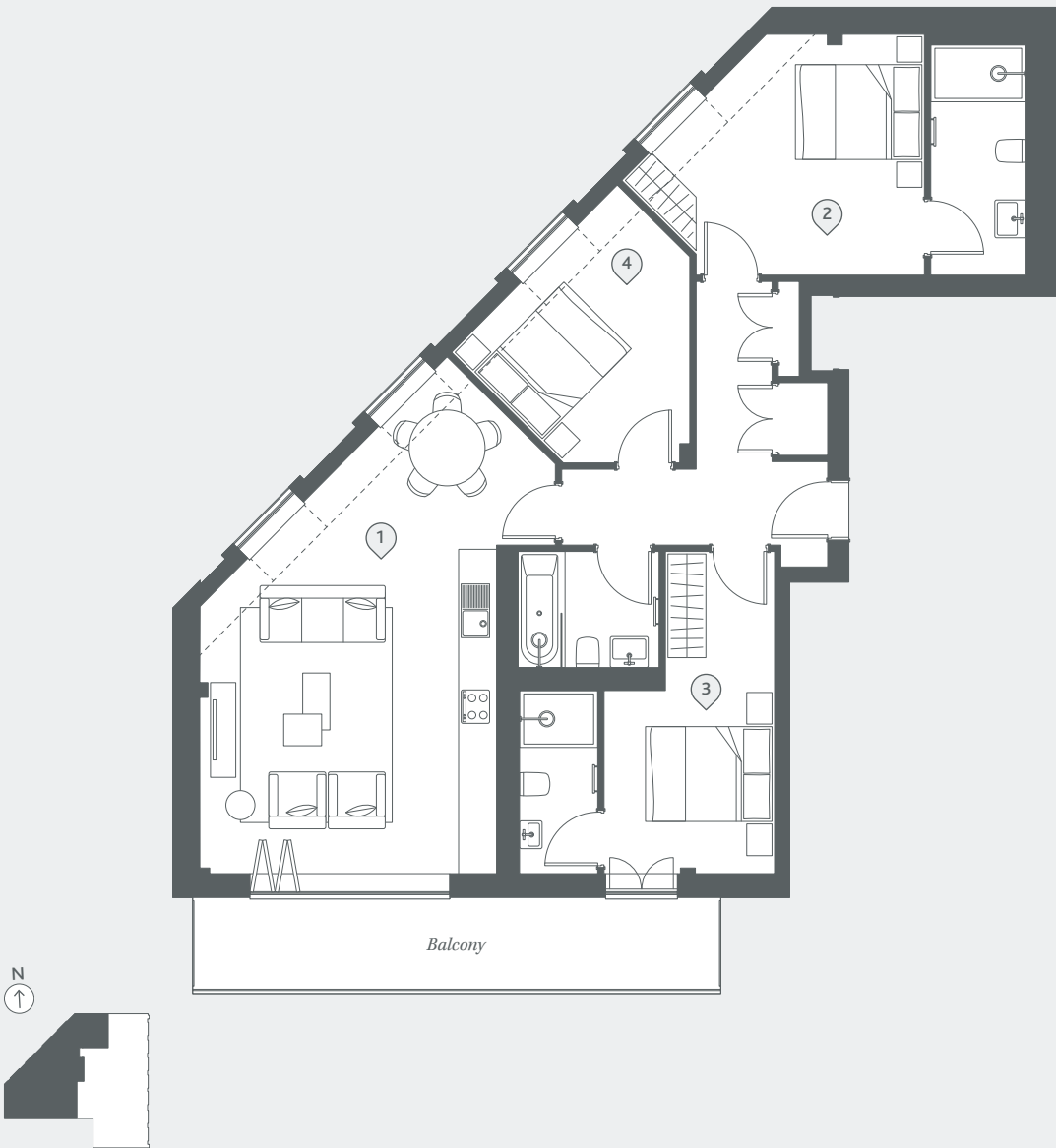
1. Kitchen / Living
6.98m x 5.21m / 22'10" x 17'1"

2. Master Bedroom
3.14m x 5.78m / 10'3" x 18'11"

3. Bedroom 2
2.84m x 4.61m / 9'3" x 15'1"

4. Bedroom 3
2.00m x 4.78m / 6'6" x 15'8"

APARTMENT TEN THIRD FLOOR



3 BEDROOM

Internal Area
100.1 sq m / 1,077 sq ft

1. Kitchen / Living
4.69m x 8.17m / 15'4" x 26'9"

2. Master Bedroom
4.78m x 3.81m / 15'8" x 12'6"

3. Bedroom 2
2.69m x 5.09m / 8'9" x 16'8"

4. Bedroom 3
3.72m x 3.79m / 12'2" x 12'5"

SPECIFICATION

- General*
- Engineered oak wood flooring to living/kitchen areas and hallways
 - White painted internal timber doors with stainless steel handles
 - Square edge skirting and architraves

- Kitchens*
- German engineered kitchens by Nobilia with soft close handleless cabinetry and under cabinet lighting
 - Silestone quartz worktop
 - Full height Silestone quartz splashback
 - Zanussi fully integrated fridge/freezer
 - Zanussi oven
 - Zanussi induction hob
 - Zanussi dishwasher
 - Zanussi combination washer / dryer
 - Compartmentalised waste storage
 - Contemporary Hansgrohe tap

- Bedrooms*
- Carpets to all bedrooms
 - Fitted wardrobes to master bedroom

- Bathrooms/Ensuites*
- Mirrored cabinet with LED lighting
 - Porcelain tiles to floor and selected walls
 - Enamelled steel bath
 - Low profile shower tray
 - Glazed bath and shower screens
 - Duravit basins
 - Duravit WC with soft-close seat and dual push button flush plate
 - Crosswater overhead rainshower, handshower and basin mixer
 - White heated towel rail

- Electrical Fittings*
- Recessed down-lights throughout
 - Telephone data and TV points to reception rooms and bedrooms

- Security*
- Fob access control to residential building entrance and into ground floor lift lobby
 - Colour video entry phone system
 - Hard-wired smoke and heat detectors

- Lighting, AV & Electrics*
- Telephone and data points to living areas
 - HD enabled TV points to living area and master bedrooms
 - Low energy recessed downlights and provision for pendant lighting

- Heating, Cooling & Hot Water*
- Combi-boilers fitted to each apartment
 - Under floor heating throughout all apartments
 - Programmable heating controls
 - Double glazed windows

- Communal Spaces*
- Decorative tiled entrance lobby
 - Carpet to communal corridors
 - Lift serving all residential floors
 - Secure cycle storage

- Sustainability*
- Each apartment meets the standard Building Regulation requirements for sustainability
 - Lifetime Homes compliant

- Warranty*
- Each apartment benefits from a 10-year building defects warranty from BLP Insurance

THE TEAM

Linton
As developers, investors, property managers and design-devotees, Linton Group work towards one goal – to raise prime residential standards in London.

Privately-owned and led by Gary Linton, the team combine their expertise in identifying location opportunities, creating exceptional residences and providing meaningful, dedicated support services.

A long-term partnership with interior design practice, Gordon-Duff & Linton ensures that Linton’s developments are distinguished by design.

www.thelintongroup.co.uk

LINTON

Clive Sall Architects
CSA are a dynamic, design-oriented architecture practice based in East London, with offices in Glasgow, Manchester and St Vincent. We are committed to delivering successful and high quality design solutions.

The Linton Group began with a vision for Stamford Road which we have helped them to construct as an example of contemporary East London urban living. The new building now responds and emphasises the character of the surrounding area through carefully chosen materials. The apartments feature high specification finishes and large timber sash windows to create light and elegant rooms.

www.clivesallarchitecture.com



Lyons O’Neill
Lyons O’Neill is an award-winning, independent provider of Civil and Structural design services to the construction industry. A young and dynamic company with a diverse team and a wide range of experience, we have a proven track record in delivering high quality projects across the UK and Europe.

With director input on all projects we are committed to understanding the client’s needs and exceeding expectations. Our combination of being a design led practice with transparent communication and creative flair – along with our innovative approach to problem solving – delivers outstanding value for our clients.

www.lyonsoneill.co.uk



OTHER LINTON SCHEMES

The Maple Building

An exquisite collection of fifty apartments and seven penthouses in a transformed, red brick furniture factory in the heart of Kentish Town.



Parker House

A collection of 19 apartments in a refurbished Victorian building in Paddington, W2.



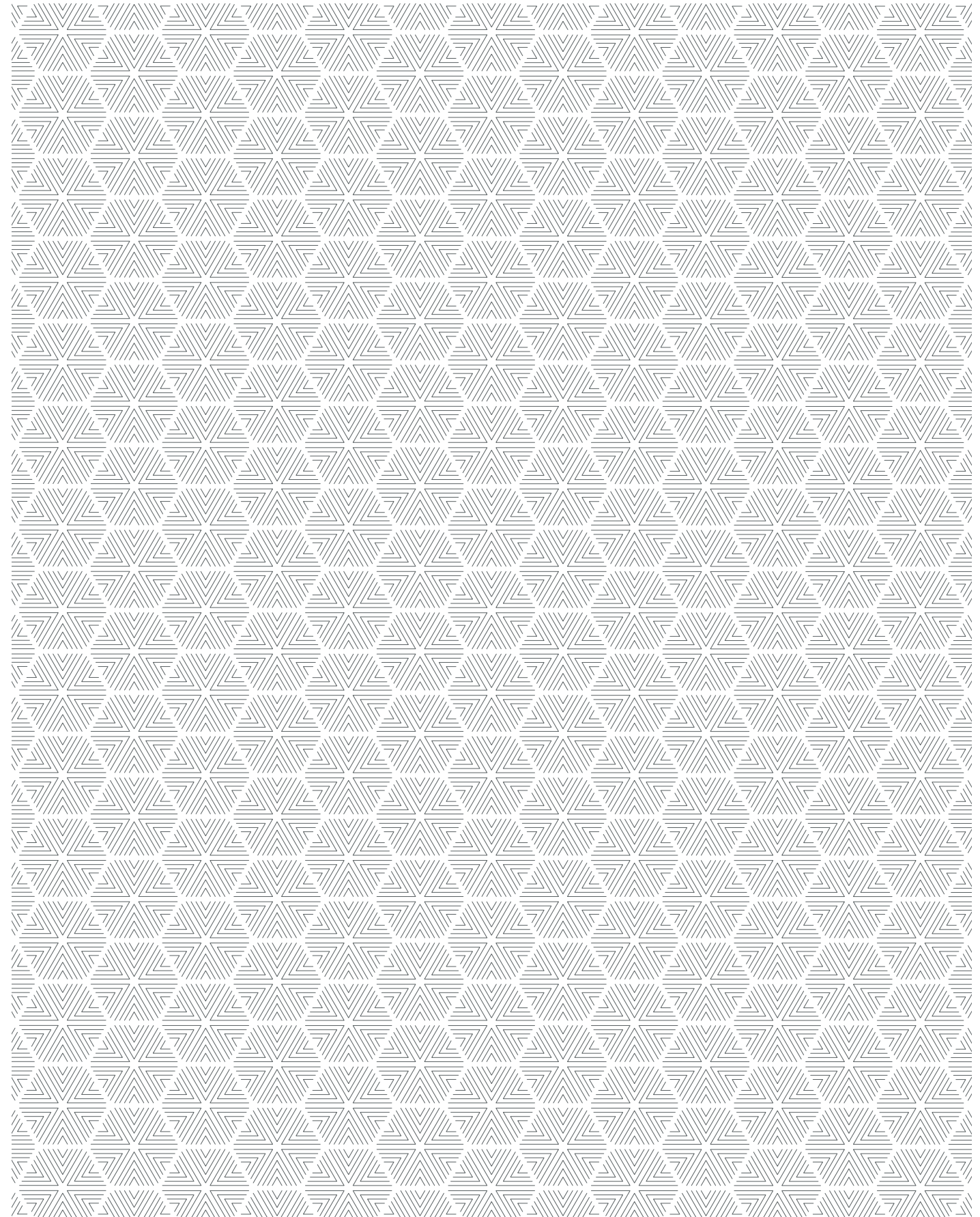
St Edmund's Terrace

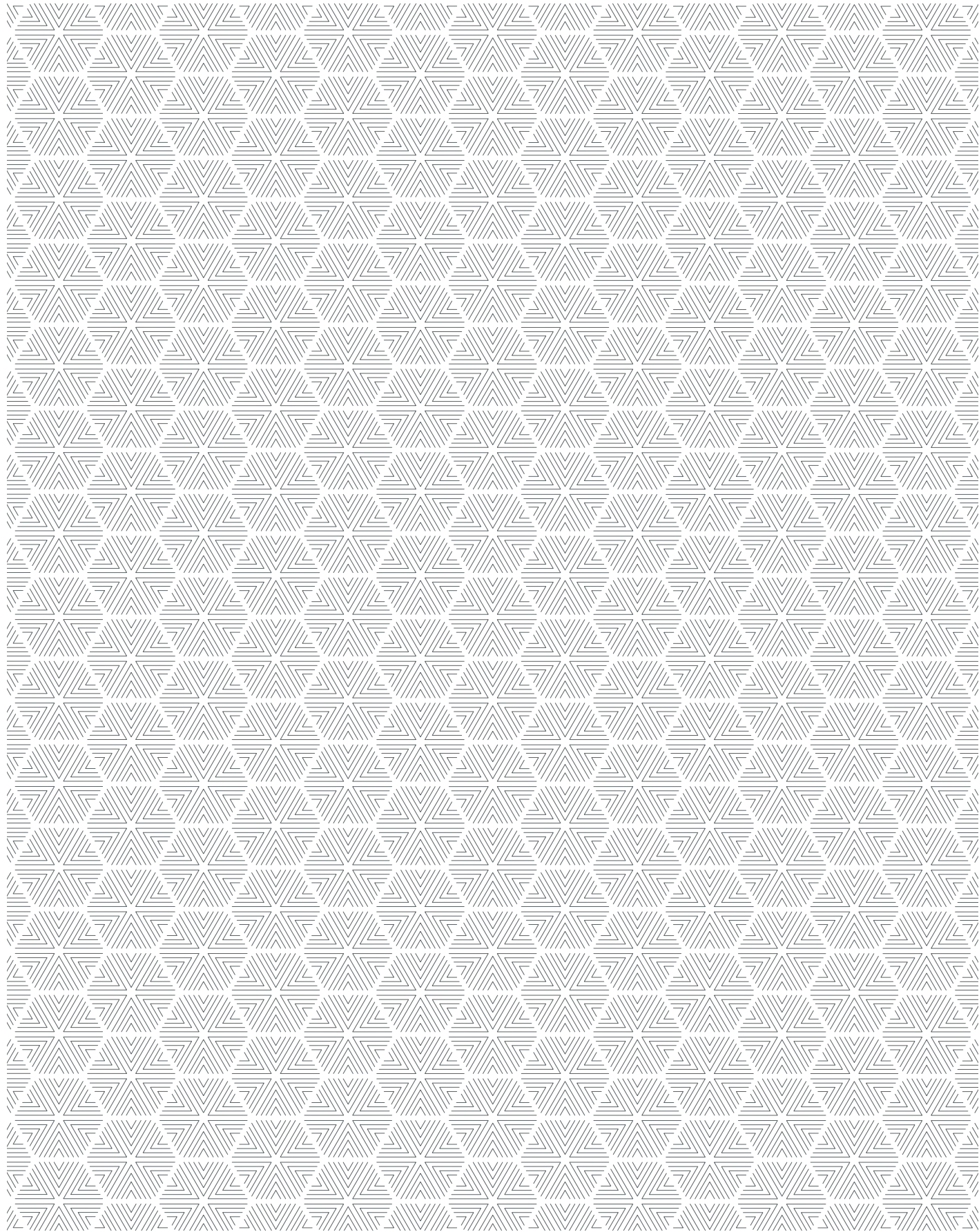
A collection of seven luxury apartments and one penthouse in St John's Wood, offering the best of both worlds – a prime position with ample connectivity whilst surrounded by the tranquillity of Primrose Hill and Regent's Park.



Novel House

In an elevated position in Hampstead Village, just moments from Hampstead Heath, contemporary design and British craftsmanship shine in Novel House's seventeen gated apartments.





LIVE IN THE HERE
AND NOW



DE BEAUVOIR
APARTMENTS

LINTON