



**CITY  
ANGEL**  
250 CITY ROAD, EC1









*Shoreditch*



*City Basin*

# WHERE LIFE FEELS BALANCED

A striking collection of 100 studio and one-bedroom Shared Ownership 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, so living here you'll be tucked away in a sanctuary of calm but within easy reach of all the area has to offer.



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.







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.

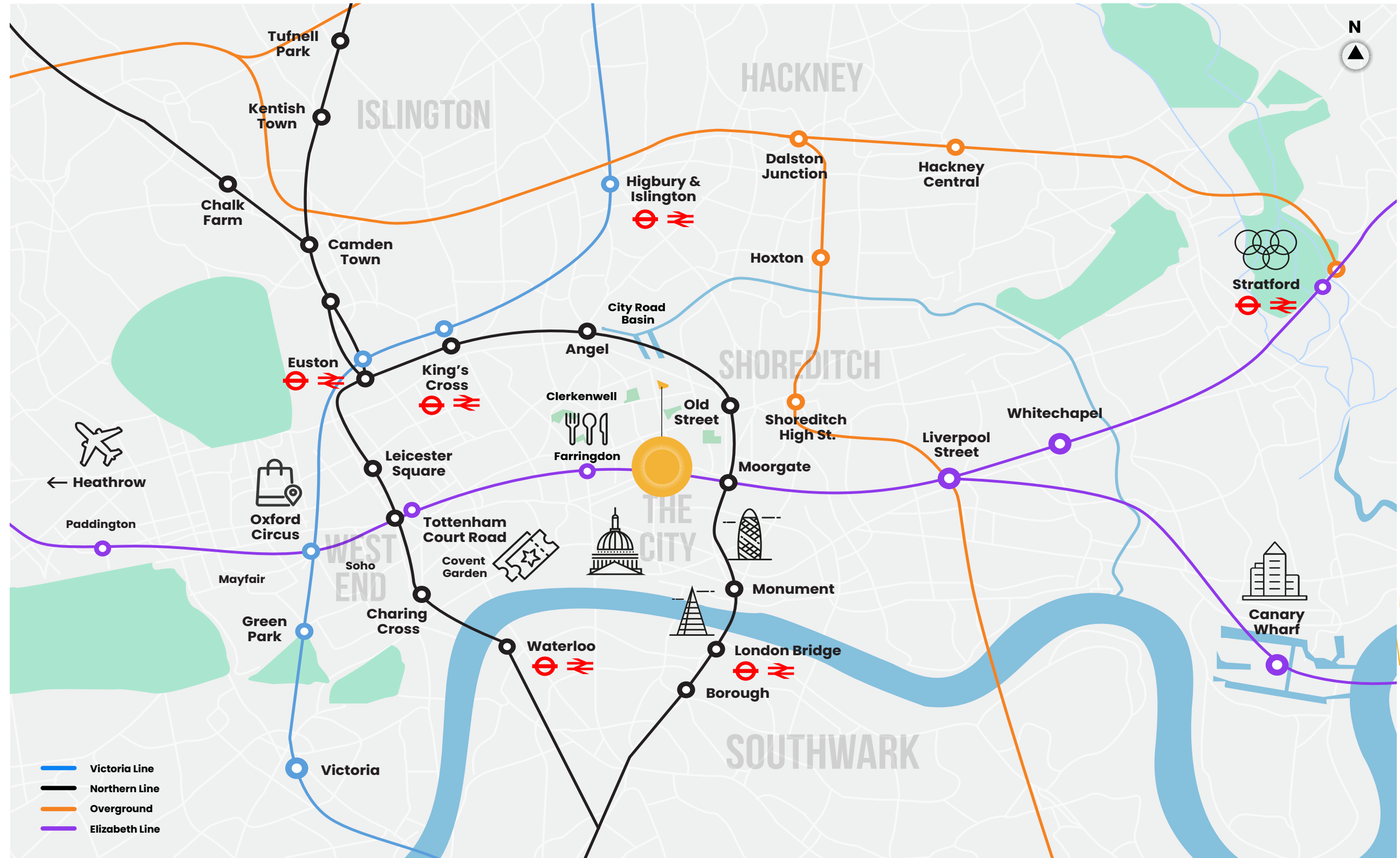
# GOING PLACES



# 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

**SURROUND  
YOURSELF**

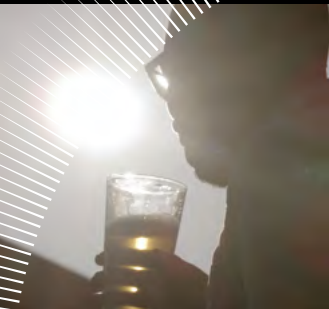
**WITH THE  
THINGS  
YOU LOVE**





# 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





Camden Passage



69 Coleridge



Regents Canal



The Old Queen's Head



## 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.

##### THE CRAFT BEER CO. 1.1 miles

If you’re a fan of beer then you won’t want to miss this pub. With 25 keg lines, eight cask pumps and an endless array of canned options available, it’s somewhere beer lovers unite.

# 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

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.





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



*One New Change**Broadgate*

# THE CITY

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 Gordon 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.





**MAKE  
YOURSELF  
AT HOME**



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.

# SURROUND YOURSELF WITH NATURE









# 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 >](#)



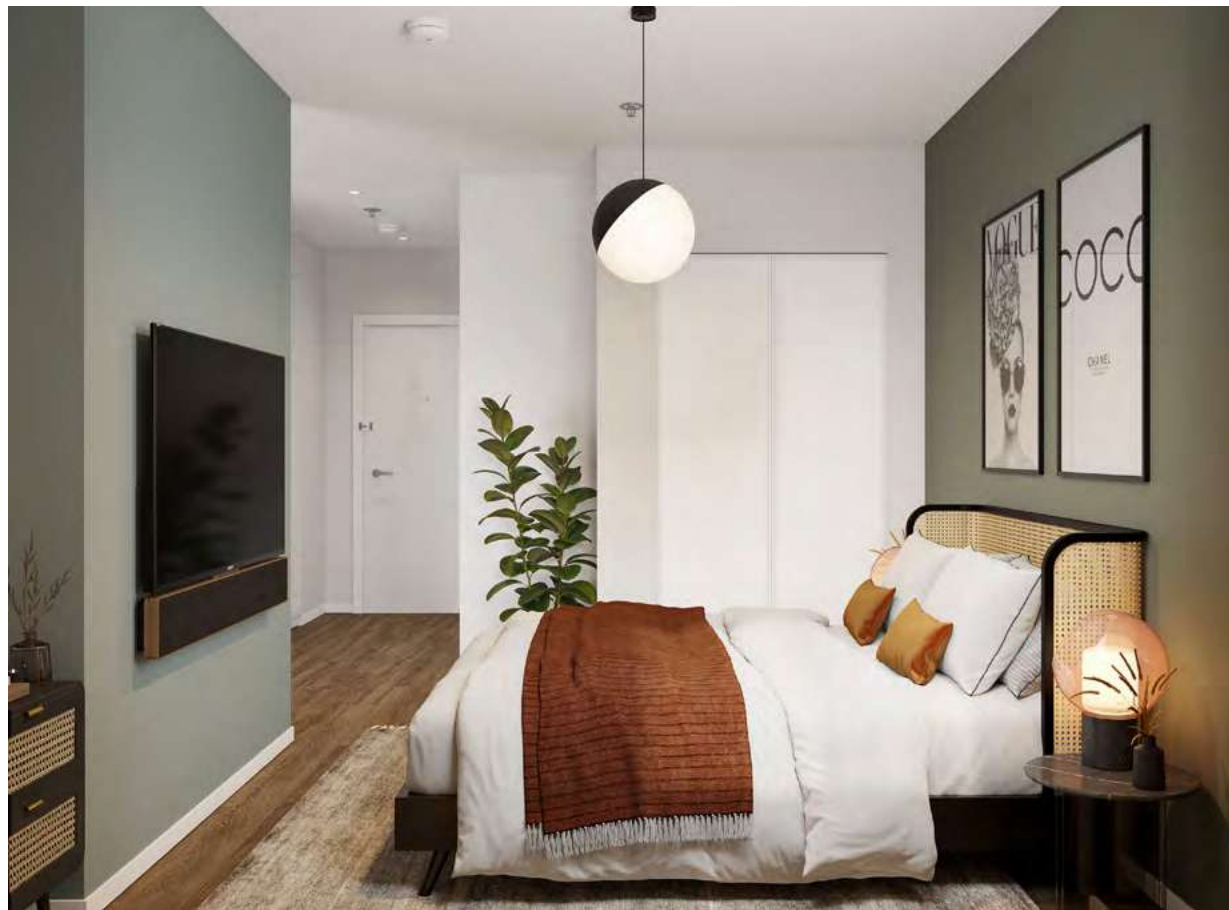
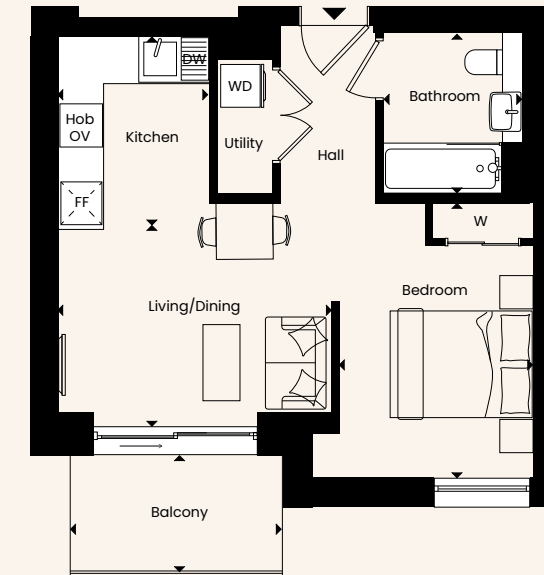
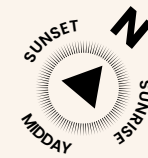




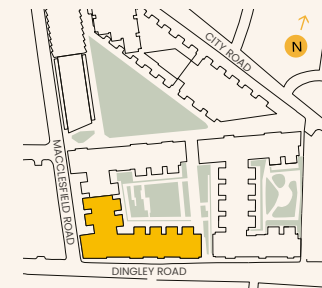
# STUDIO

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

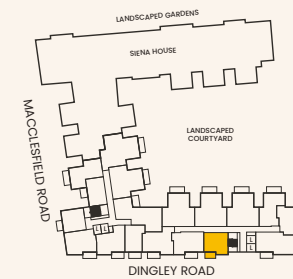
Gross Internal Floor Area	39.7m <sup>2</sup>	427ft <sup>2</sup>
External Floor Area	5.3m <sup>2</sup>	57ft <sup>2</sup>
Living/Dining	3.87m x 2.91m	12'8" x 9'7"
Bedroom Area	2.72m x 3.87m	8'11" x 12'8"
Kitchen	2.13m x 2.66m	7'0" x 8'9"
Bathroom	1.95m x 2.26m	6'5" x 7'5"
Balcony	2.95m x 1.61m	9'8" x 5'3"



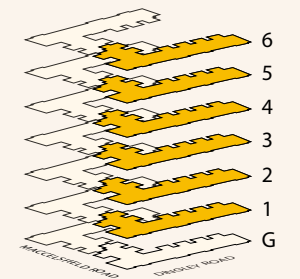
**SITE**



**PLOT**



**FLOOR**



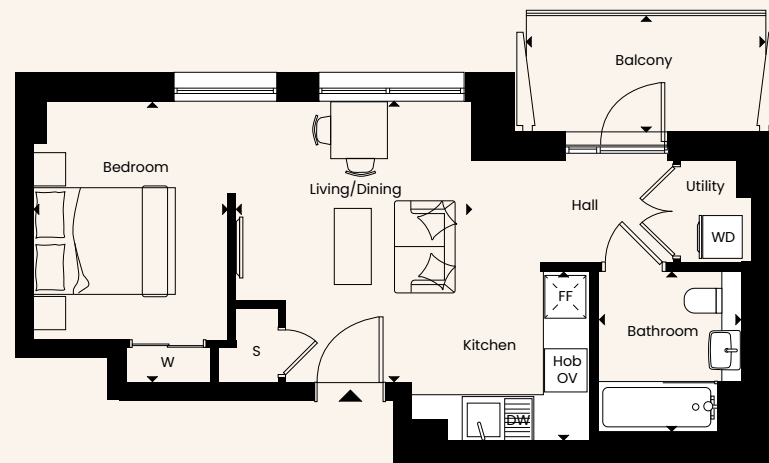
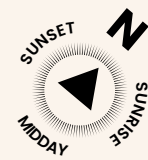
L - Lift | S - Storage | WM - Washing Machine | OV - Built-in oven | FF - Fridge/Freezer | DW - Dishwasher | W - Built-in wardrobe



# STUDIO

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

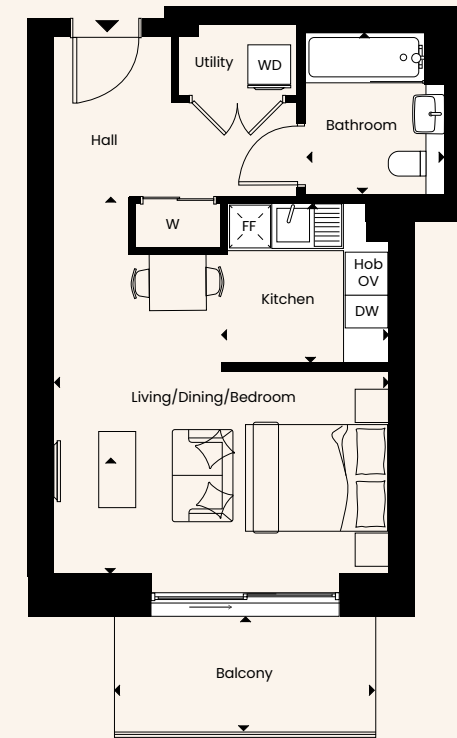
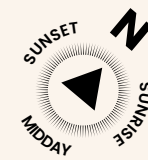
<b>Gross Internal Floor Area</b>	<b>40m<sup>2</sup></b>	<b>430ft<sup>2</sup></b>
<b>External Floor Area</b>	<b>5.7m<sup>2</sup></b>	<b>61ft<sup>2</sup></b>
Living/Dining	3.32m x 3.96m	10'11" x 13'0"
Bedroom Area	2.75m x 3.96m	9'0" x 13'0"
Kitchen	2.50m x 2.41m	8'2" x 7'11"
Bathroom	2.01m x 2.27m	6'7"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



# STUDIO

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

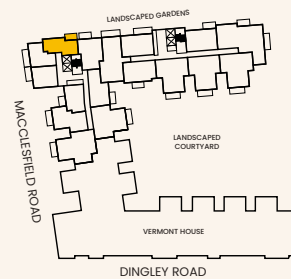
<b>Gross Internal Floor Area</b>	<b>39.3m<sup>2</sup></b>	<b>423ft<sup>2</sup></b>
<b>External Floor Area</b>	<b>6.4m<sup>2</sup></b>	<b>69ft<sup>2</sup></b>
Living/Dining/Bedroom	4.70m x 5.31m	15'5" x 17'5"
Kitchen	2.35m x 2.24m	7'9" x 7'4"
Bathroom	1.95m x 2.27m	6'5" x 7'5"
Balcony	3.66m x 1.61m	12'0" x 5'3"



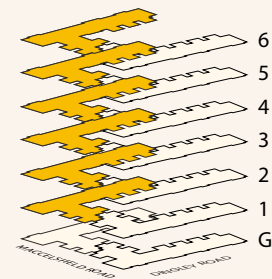
**SITE**



**PLOT**

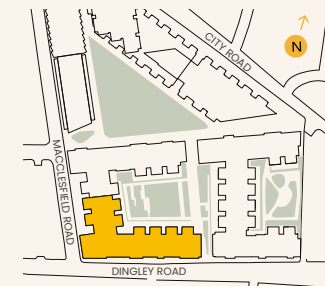


**FLOOR**

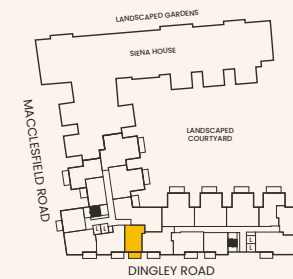


L - Lift | S - Storage | WM - Washing Machine | OV - Built-in oven | FF - Fridge/Freezer | DW - Dishwasher | W - Built-in wardrobe

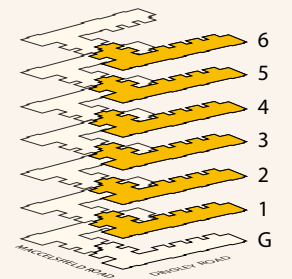
**SITE**



**PLOT**



**FLOOR**



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

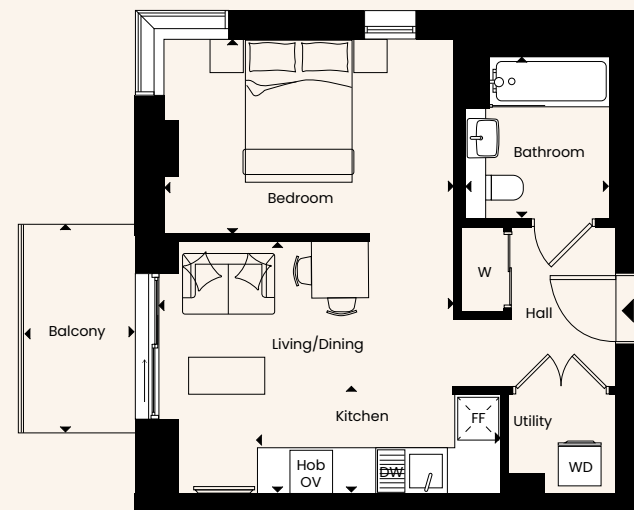
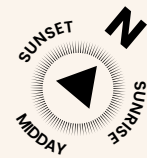


# STUDIO

## VERMONT HOUSE

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

Gross Internal Floor Area	40.8m <sup>2</sup>	439ft <sup>2</sup>
External Floor Area	5.3m <sup>2</sup>	57ft <sup>2</sup>
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"

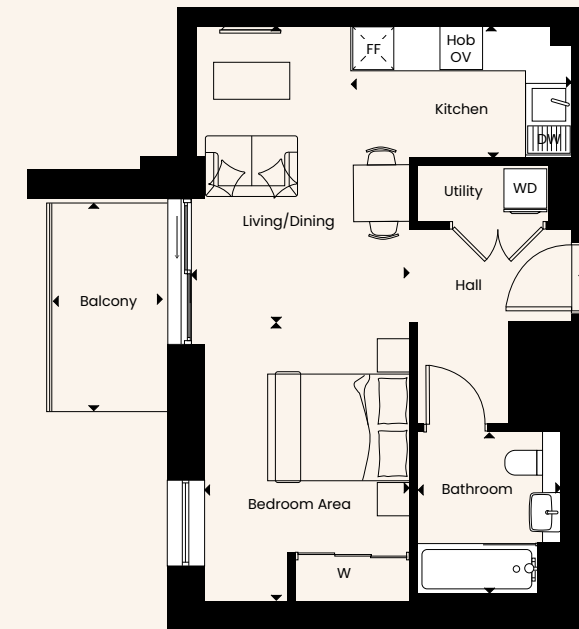
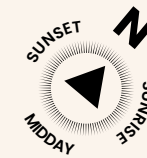


# STUDIO

## VERMONT HOUSE

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

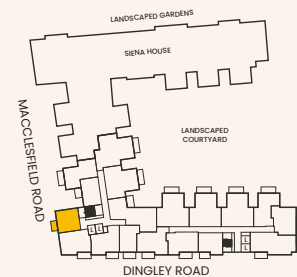
Gross Internal Floor Area	41.7m <sup>2</sup>	449ft <sup>2</sup>
External Floor Area	5.3m <sup>2</sup>	57ft <sup>2</sup>
Living/Dining	3.10m x 4.20m	10'2" x 13'9"
Bedroom Area	2.89m x 3.93m	9'6" x 12'11"
Kitchen	3.09m x 1.87m	10'2" x 6'2"
Bathroom	2.01m x 2.27m	6'7" x 7'5"
Balcony	1.64m x 2.96m	5'4" x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



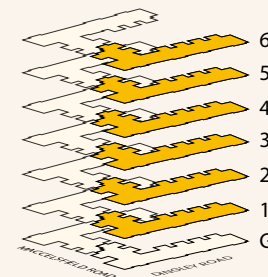
SITE



PLOT

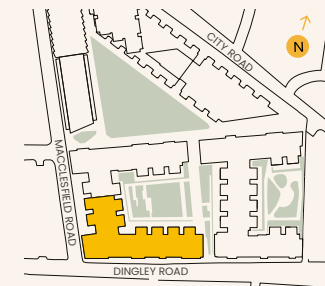


FLOOR

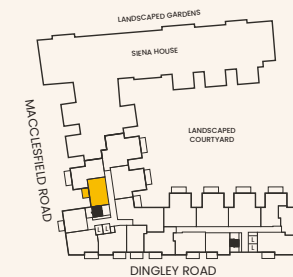


L - Lift | S - Storage | WM - Washing Machine | OV - Built-in oven | FF - Fridge/Freezer | DW - Dishwasher | W - Built-in wardrobe

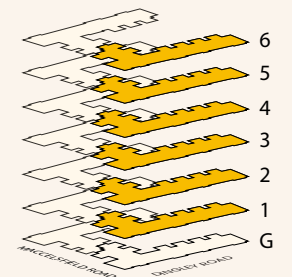
SITE



PLOT



FLOOR



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

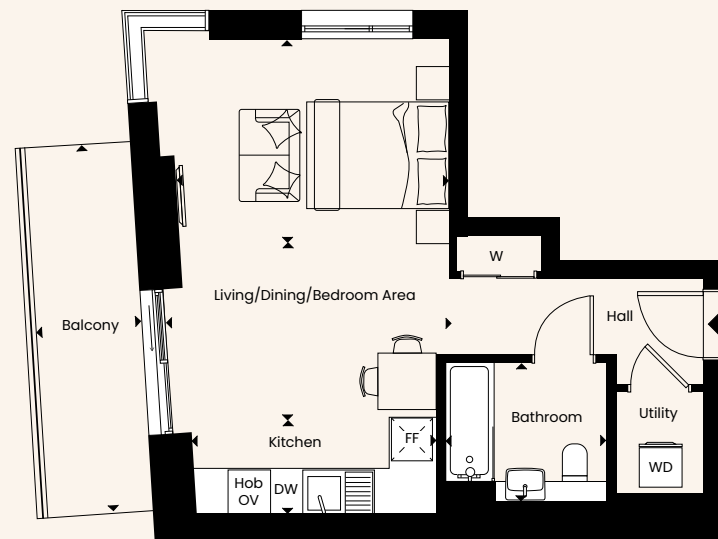
\*Tidy Dry installed above bath



# STUDIO

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

Gross Internal Floor Area	39.3m <sup>2</sup>	423ft <sup>2</sup>
External Floor Area	8.9m <sup>2</sup>	96ft <sup>2</sup>
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

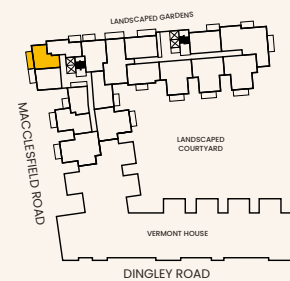
Gross Internal Floor Area	43.6m <sup>2</sup>	469ft <sup>2</sup>
External Floor Area	5m <sup>2</sup>	54ft <sup>2</sup>
Living/Dining	3.33m x 4.71m	10'11" x 15'5"
Bedroom Area	3.38m x 2.77m	11'1" x 9'1"
Kitchen	3.69m x 1.99m	12'1" x 6'6"
Bathroom	2.01m x 2.27m	6'7" x 7'5"
Balcony	1.82m x 2.75m	6'0" x 9'0"



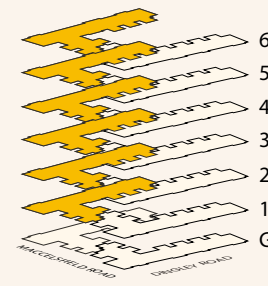
SITE



PLOT

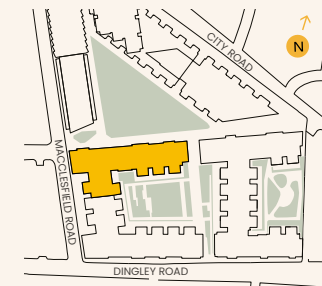


FLOOR

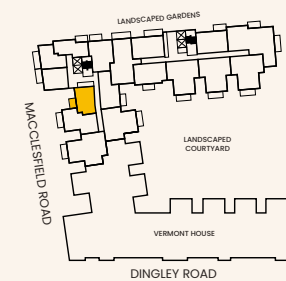


L - Lift | S - Storage | WM - Washing Machine | OV - Built-in oven | FF - Fridge/Freezer | DW - Dishwasher | W - Built-in wardrobe

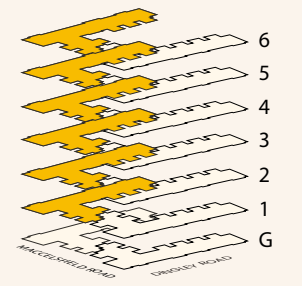
SITE



PLOT



FLOOR



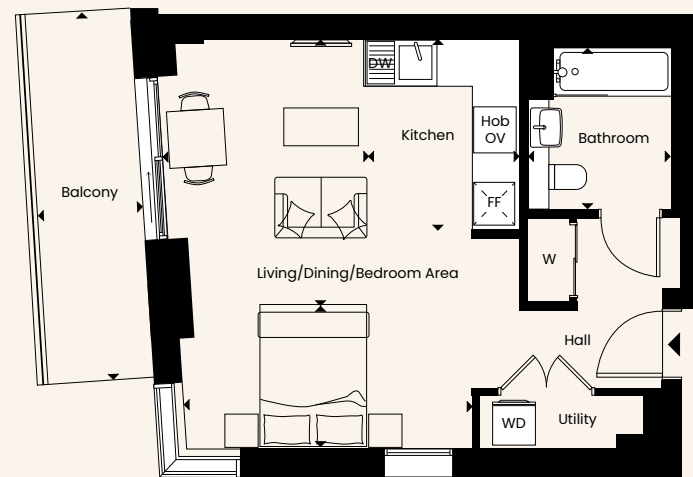
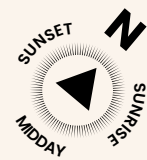
L - Lift | S - Storage | WM - Washing Machine | OV - Built-in oven | FF - Fridge/Freezer | DW - Dishwasher | W - Built-in wardrobe



# STUDIO

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

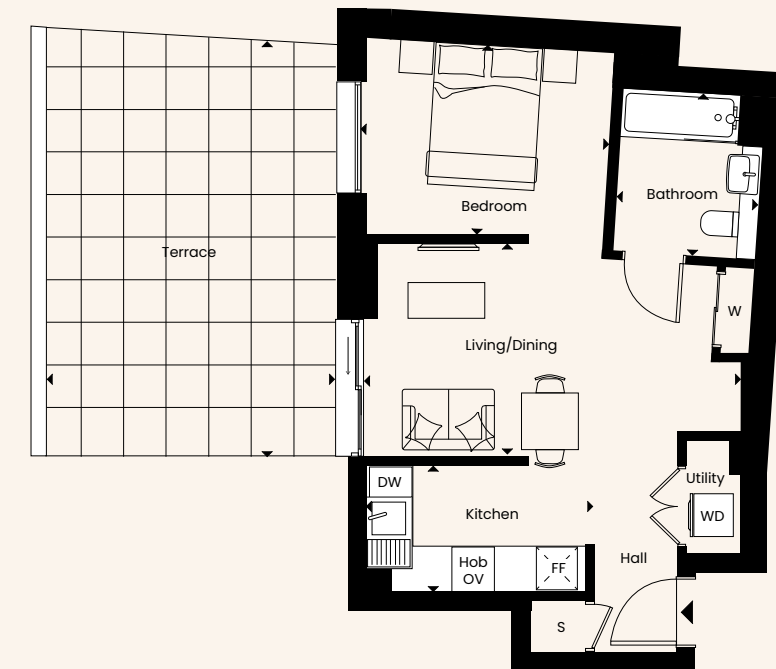
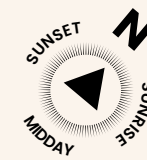
Gross Internal Floor Area	40.7m <sup>2</sup>	438ft <sup>2</sup>
External Floor Area	8.9m <sup>2</sup>	96ft <sup>2</sup>
Living/Dining	2.90m x 3.76m	9'6" x 12'4"
Bedroom Area	4.06m x 2.00m	13'4" x 6'6"
Kitchen	2.12m x 2.68m	7'0" x 8'10"
Bathroom	2.01m x 2.27m	6'7" x 7'5"
Balcony	1.49m x 5.17m	4'10" x 17'0"



# STUDIO

**SIENA HOUSE**  
Apartment 0.4

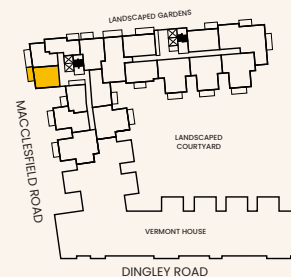
Gross Internal Floor Area	42.6m <sup>2</sup>	459ft <sup>2</sup>
External Floor Area	25.6m <sup>2</sup>	276ft <sup>2</sup>
Living/Dining	5.33m x 3.00m	17'6" x 9'10"
Bedroom Area	3.50m x 2.67m	11'6" x 8'9"
Kitchen	3.21m x 1.91m	10'6" x 6'3"
Bathroom	2.01m x 2.27m	6'7" x 7'5"
Terrace	4.10m x 5.85m	13'5"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



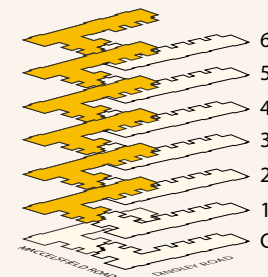
**SITE**



**PLOT**



**FLOOR**

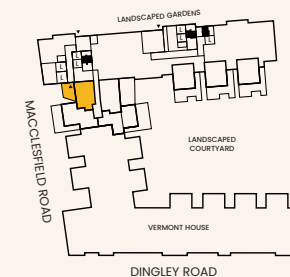


L - Lift | S - Storage | WM - Washing Machine | OV - Built-in oven | FF - Fridge/Freezer | DW - Dishwasher | W - Built-in wardrobe

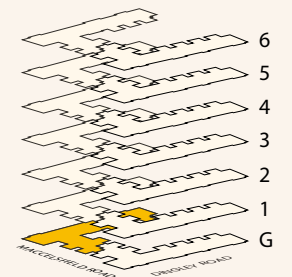
**SITE**



**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



# ONE BEDROOM APARTMENTS

Thoughtfully designed to enable you to make the most of your life, one bedroom apartments at City Angel create a calm, welcoming feeling throughout.

Living/Kitchen/Dining space provides a sociable place to chat, cook, eat, work or unwind on your own, with natural textures and materials giving a clean, beautiful finish to a warm and inviting home.

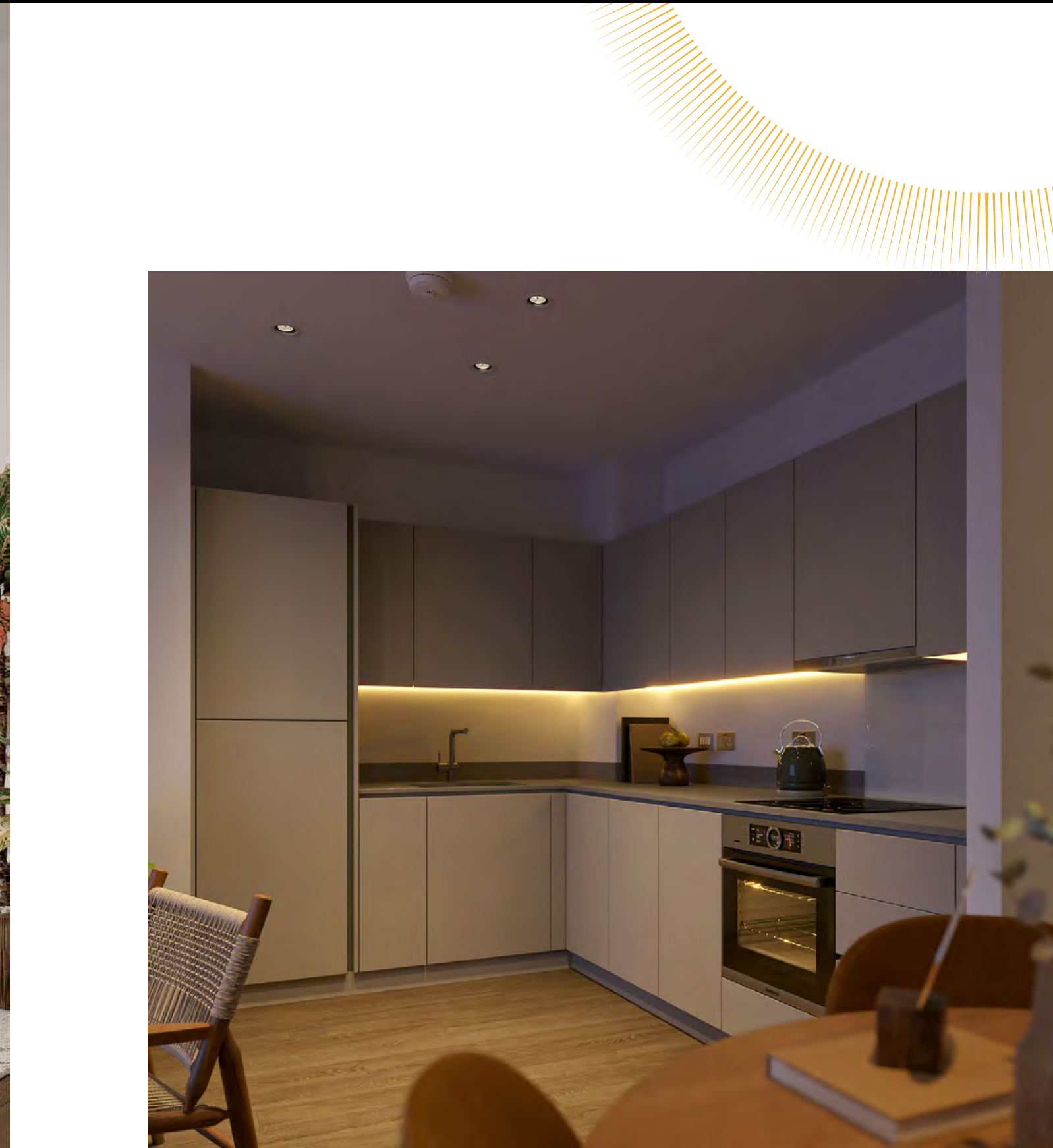
The bedroom features a built-in wardrobe, saving you space, and the windows fill the room with natural light..

The bathroom is beautifully fitted and finished, bringing together wall hung white sanitaryware, ceramic wall and floor tiles. All of this beauty is more than skin deep: the apartments are covered by a 12-year NHBC warranty, and are built to very high standards of sustainable design.

[CLICK HERE TO TAKE THE TOUR >](#)





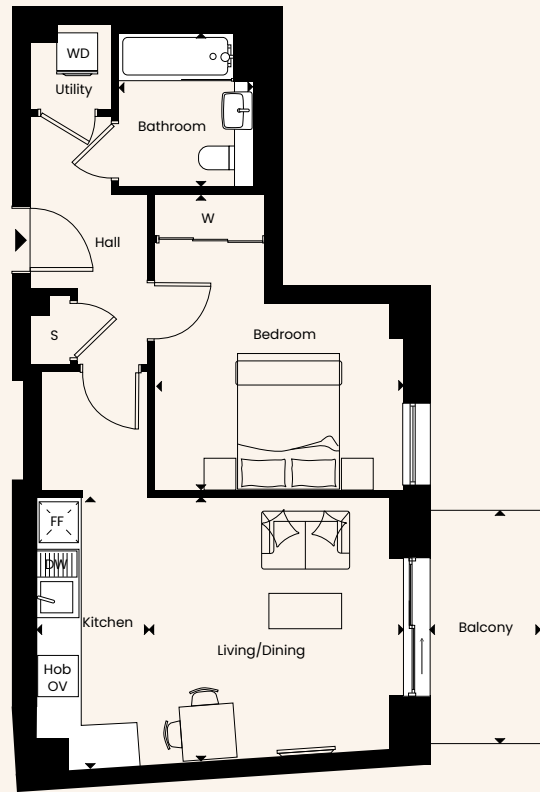




# ONE BED

**SIENA HOUSE**  
Apartments 1.2, 2.2, 3.2, 4.2, 5.2 & 6.2

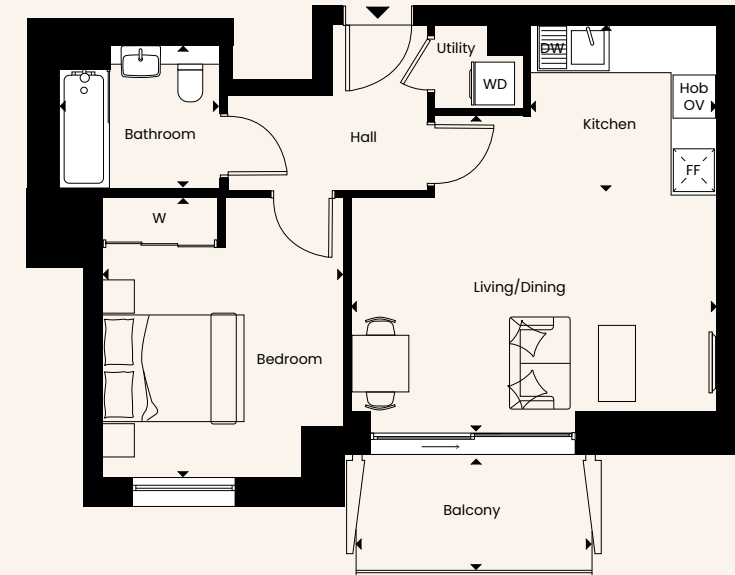
Gross Internal Floor Area	50.4m <sup>2</sup>	543ft <sup>2</sup>
External Floor Area	6.1m <sup>2</sup>	66ft <sup>2</sup>
Living/Dining	3.84m x 3.92m	12'7" x 12'10"
Bedroom	3.66m x 4.37m	12'0" x 14'4"
Kitchen	1.65m x 4.02m	5'5" x 13'2"
Bathroom	1.95m x 2.27m	6'5" x 7'5"
Balcony	1.63m x 3.41m	5'4" x 11'2"



# ONE BED

**VERMONT HOUSE**  
Apartments 1.11, 2.11, 3.11, 4.11, 5.11 & 6.11

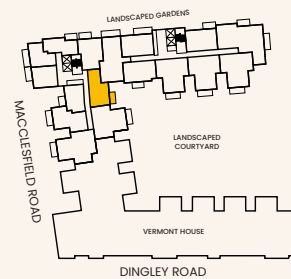
Gross Internal Floor Area	51.6m <sup>2</sup>	555ft <sup>2</sup>
External Floor Area	5.8m <sup>2</sup>	62ft <sup>2</sup>
Living/Dining	5.16m x 4.45m	16'11" x 14'7"
Bedroom	3.39m x 3.94m	11'2" x 12'11"
Kitchen	2.63m x 2.34m	8'7" x 7'8"
Bathroom	2.27m x 2.01m	7'5" x 6'7"
Balcony	3.26m x 1.61m	10'8" x 5'3"



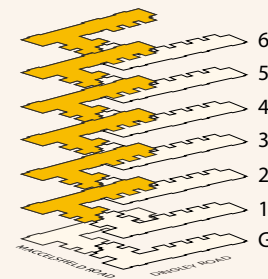
**SITE**



**PLOT**



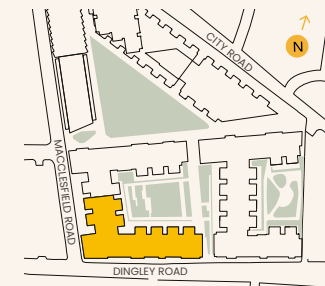
**FLOOR**



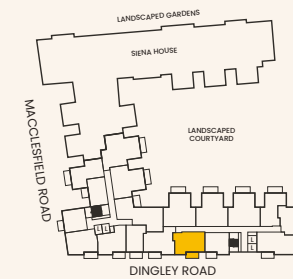
L - Lift | S - Storage | WM - Washing Machine | OV - Built-in oven | FF - Fridge/Freezer | DW - Dishwasher | W - Built-in wardrobe

\*Tidy Dry installed above bath

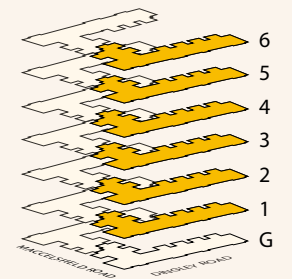
**SITE**



**PLOT**



**FLOOR**



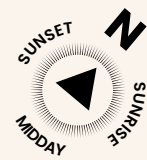
L - Lift | S - Storage | WM - Washing Machine | OV - Built-in oven | FF - Fridge/Freezer | DW - Dishwasher | W - Built-in wardrobe



# ONE BED

**VERMONT HOUSE**  
Apartments 1.9, 2.9, 3.9, 4.9, 5.9 & 6.9

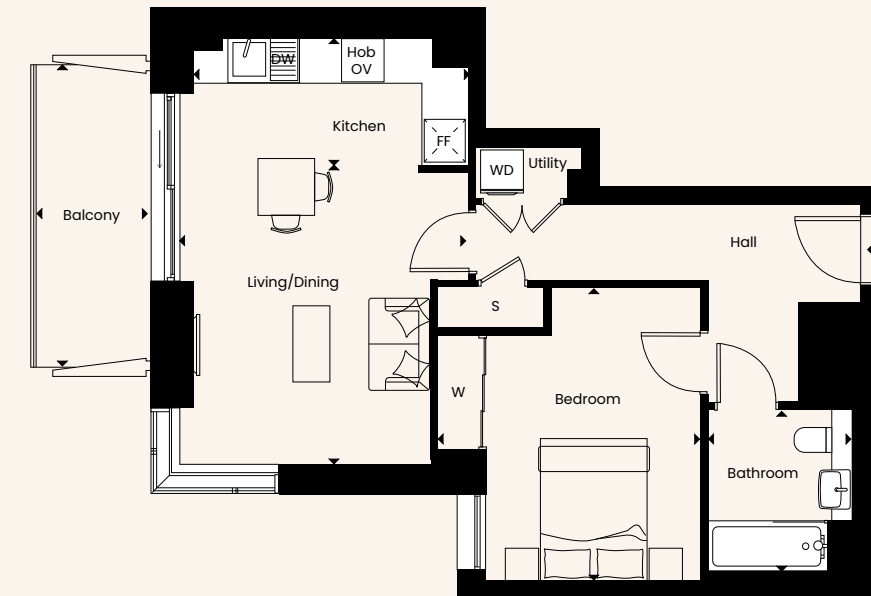
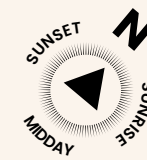
Gross Internal Floor Area	53.3m <sup>2</sup>	574ft <sup>2</sup>
External Floor Area	5.7m <sup>2</sup>	61ft <sup>2</sup>
Living/Dining	4.37m x 5.85m	14'4" x 19'2"
Bedroom	3.48m x 3.61m	11'5" x 11'10"
Kitchen	1.72m x 3.41m	5'8" x 11'2"
Bathroom	2.26m x 2.01m	7'5" x 6'7"
Balcony	3.26m x 1.61m	10'8" x 5'3"



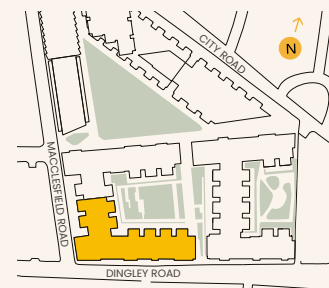
# ONE BED

**SIENA HOUSE**  
Apartments 1.5, 2.5, 3.5, 4.5, 5.5 & 6.5

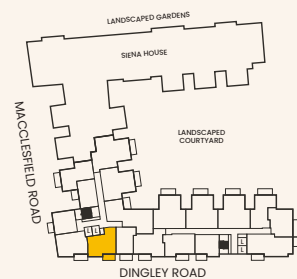
Gross Internal Floor Area	53.3m <sup>2</sup>	574ft <sup>2</sup>
External Floor Area	6.8m <sup>2</sup>	73ft <sup>2</sup>
Living/Dining	4.15m x 4.20m	13'7" x 13'9"
Bedroom	3.71m x 4.14m	12'2" x 13'7"
Kitchen	4.14m x 1.81m	13'7" x 5'11"
Bathroom	2.02m x 2.28m	6'7" x 7'6"
Balcony	1.64m x 4.24m	5'4" x 13'11"



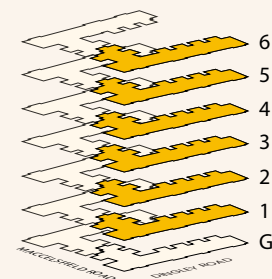
**SITE**



**PLOT**



**FLOOR**

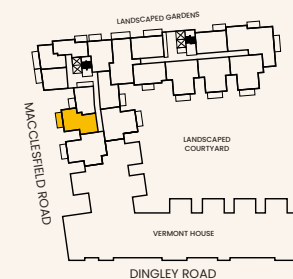


L - Lift | S - Storage | WM - Washing Machine | OV - Built-in oven | FF - Fridge/Freezer | DW - Dishwasher | W - Built-in wardrobe

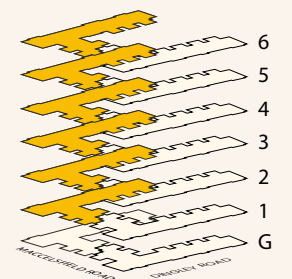
**SITE**



**PLOT**



**FLOOR**



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

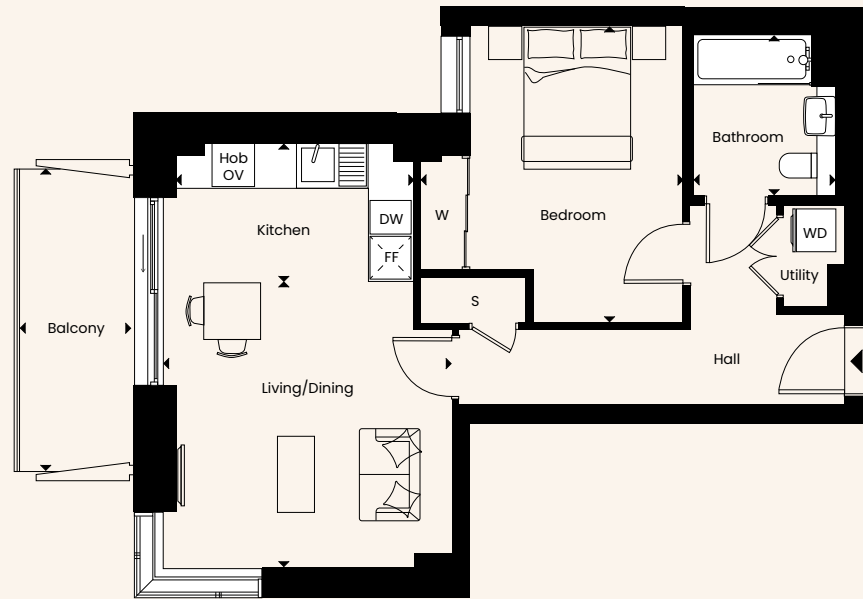


# ONE BED

## VERMONT HOUSE

Apartments 1.4, 2.4, 3.4, 4.4, 5.4 & 6.4

Gross Internal Floor Area	53.4m <sup>2</sup>	575ft <sup>2</sup>
External Floor Area	7.3m <sup>2</sup>	79ft <sup>2</sup>
Living/Dining	4.07m x 4.04m	13'4" x 13'3"
Bedroom	3.69m x 4.19m	12'1" x 13'9"
Kitchen	3.33m x 1.95m	10'11" x 6'5"
Bathroom	2.01m x 2.27m	6'7" x 7'5"
Balcony	1.64m x 4.24m	5'4" x 13'11"



# ONE BED

## SIENA HOUSE

Apartments 1.1, 2.1, 3.1, 4.1, 5.1 & 6.1

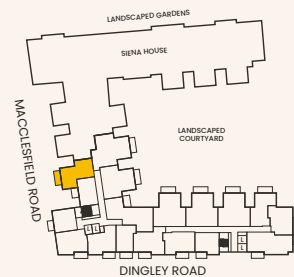
Gross Internal Floor Area	55m <sup>2</sup>	592ft <sup>2</sup>
External Floor Area	6.5m <sup>2</sup>	70ft <sup>2</sup>
Living/Dining	3.99m x 4.03m	13'1" x 13'3"
Bedroom	2.76m x 6.56m	9'1" x 21'6"
Kitchen	3.14m x 2.30m	10'4" x 7'6"
Bathroom	2.27m x 1.95m	7'5" x 6'5"
Balcony	3.66m x 1.63m	12'0" x 5'4"



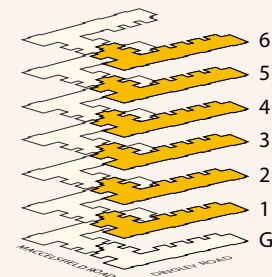
### SITE



### PLOT



### FLOOR

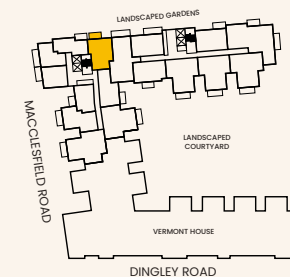


L - Lift | S - Storage | WM - Washing Machine | OV - Built-in oven | FF - Fridge/Freezer | DW - Dishwasher | W - Built-in wardrobe

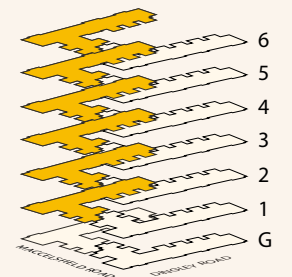
### SITE



### PLOT



### FLOOR



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

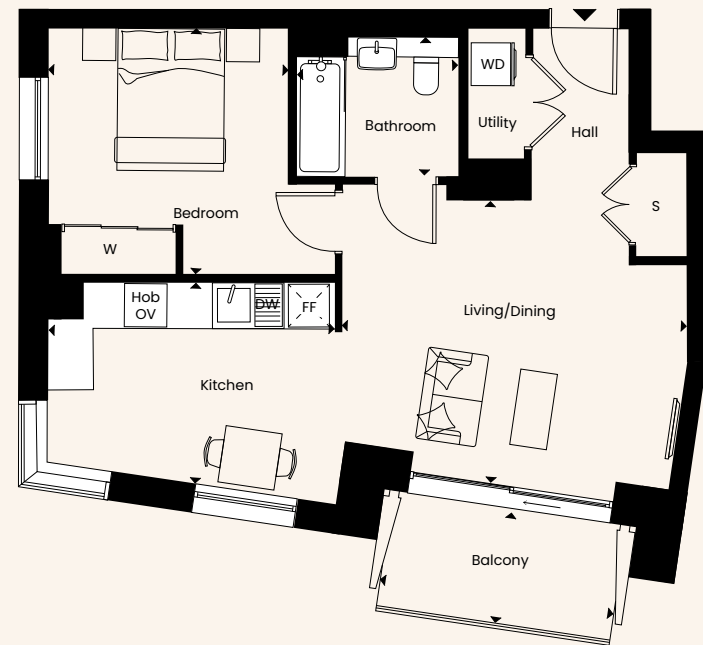


# ONE BED

## VERMONT HOUSE

Apartments 1.1, 2.1, 3.1, 4.1, 5.1 & 6.1

Gross Internal Floor Area	56.3m <sup>2</sup>	606ft <sup>2</sup>
External Floor Area	5.7m <sup>2</sup>	61ft <sup>2</sup>
Living/Dining	4.87m x 3.90m	16'0" x 12'10"
Bedroom	3.39m x 3.49m	11'1" x 11'5"
Kitchen	4.03m x 2.85m	13'3" x 9'4"
Bathroom	2.27m x 1.97m	7'5" x 6'5"
Balcony	3.25m x 1.56m	10'8" x 5'1"



# ONE BED

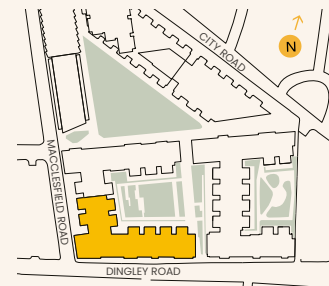
## VERMONT HOUSE

Apartments 1.12, 2.12, 3.12, 4.12, 5.12 & 6.12

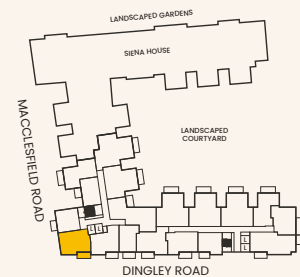
Gross Internal Floor Area	56.4m <sup>2</sup>	607ft <sup>2</sup>
External Floor Area	5.8m <sup>2</sup>	62ft <sup>2</sup>
Living/Dining	4.47m x 3.59m	14'8" x 11'9"
Bedroom	4.50m x 2.97m	14'9" x 9'9"
Kitchen	4.35m x 2.16m	14'3" x 7'1"
Bathroom	2.27m x 1.95m	7'5" x 6'5"
Balcony	3.26m x 1.61m	10'8" x 5'3"



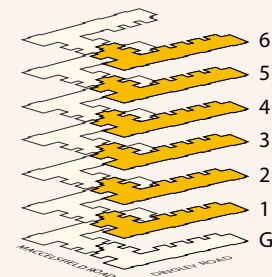
SITE



PLOT



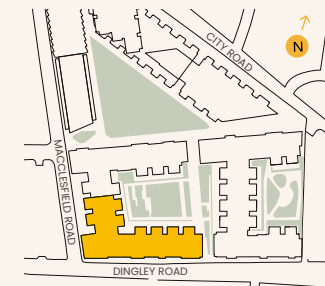
FLOOR



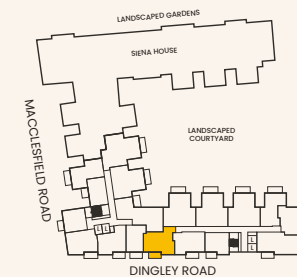
L - Lift | S - Storage | WM - Washing Machine | OV - Built-in oven | FF - Fridge/Freezer | DW - Dishwasher | W - Built-in wardrobe

\*Tidy Dry installed above bath

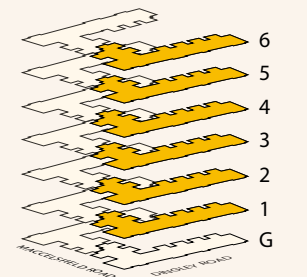
SITE



PLOT



FLOOR



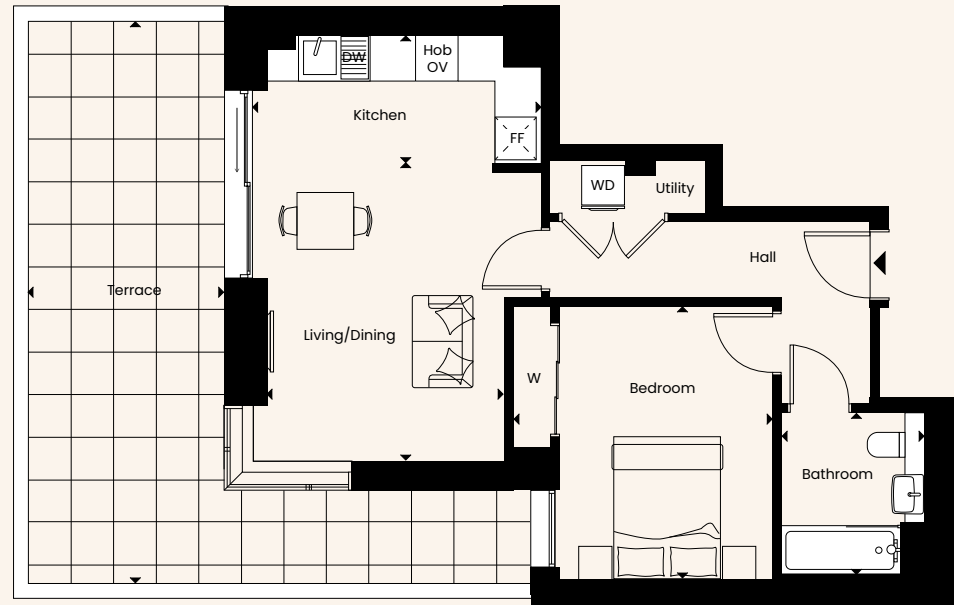
L - Lift | S - Storage | WM - Washing Machine | OV - Built-in oven | FF - Fridge/Freezer | DW - Dishwasher | W - Built-in wardrobe



# ONE BED

SIENA HOUSE  
Apartment 0.3

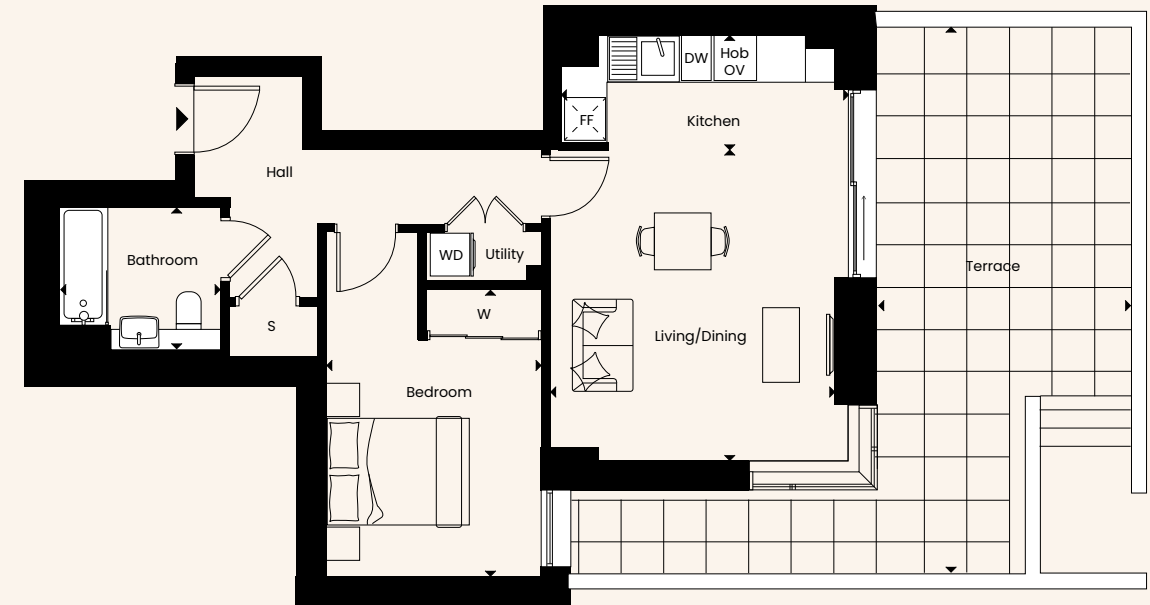
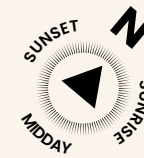
Gross Internal Floor Area	51m <sup>2</sup>	549ft <sup>2</sup>
External Floor Area	16.7m <sup>2</sup>	180ft <sup>2</sup>
Living/Dining	4.07m x 4.21m	13'4" x 13'9"
Bedroom	3.66m x 3.83m	12'0" x 12'7"
Kitchen	4.07m x 1.81m	13'4" x 5'11"
Bathroom	2.01m x 2.27m	6'7" x 7'5"
Terrace	2.76m x 7.93m	9'1" x 26'0"



# ONE BED

SIENA HOUSE  
Apartment 0.2

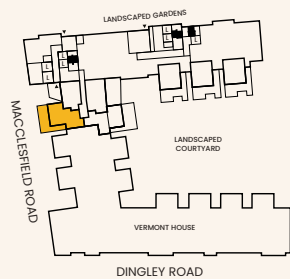
Gross Internal Floor Area	55.3m <sup>2</sup>	595ft <sup>2</sup>
External Floor Area	29m <sup>2</sup>	312ft <sup>2</sup>
Living/Dining	4.01m x 4.39m	13'2" x 14'5"
Bedroom	3.03m x 4.06m	9'11" x 13'4"
Kitchen	4.08m x 1.62m	13'4" x 5'4"
Bathroom	2.26m x 2.00m	7'5" x 6'7"
Terrace	3.60m x 7.69m	11'9" x 25'3"



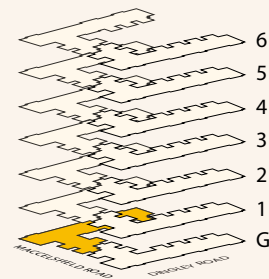
SITE



PLOT



FLOOR

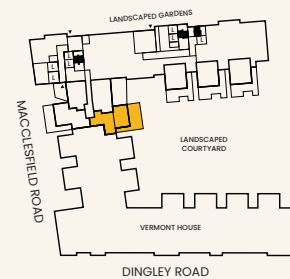


L - Lift | S - Storage | WM - Washing Machine | OV - Built-in oven | FF - Fridge/Freezer | DW - Dishwasher | W - Built-in wardrobe

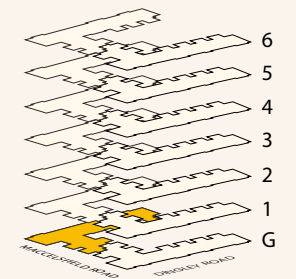
SITE



PLOT



FLOOR



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

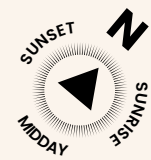
\*Tidy Dry installed above bath



# ONE BED

SIENA HOUSE  
Apartment 0.1

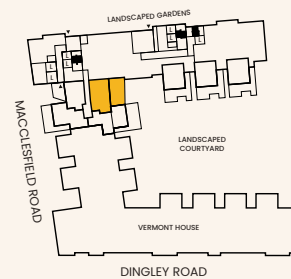
<b>Gross Internal Floor Area</b>	<b>52.2m<sup>2</sup></b>	<b>562ft<sup>2</sup></b>
<b>External Floor Area</b>	<b>32.3m<sup>2</sup></b>	<b>348ft<sup>2</sup></b>
Living/Dining	5.51m x 3.49m	18'1" x 11'5"
Bedroom	3.24m x 3.65m	10'8" x 12'0"
Kitchen	3.11m x 2.72m	10'2" x 8'11"
Bathroom	2.01m x 2.29m	6'7" x 7'6"
Terrace	4.17m x 7.79m	13'8" x 25'7"



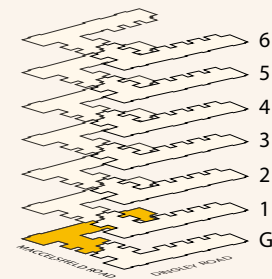
SITE



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





# SPECIFICATION

## INTERIOR FINISHES

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

Manually operated fabric roller blinds in graphite grey 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

## LIVING/KITCHEN/DINING

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

## BATHROOM

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

## BEDROOM

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

## COMMUNAL AREAS

Concierge service

Tiled entrance lobby

Wi-Fi enabled podium gardens

Secure bike storage

## ELECTRICAL

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

## SECURITY AND PEACE OF MIND

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

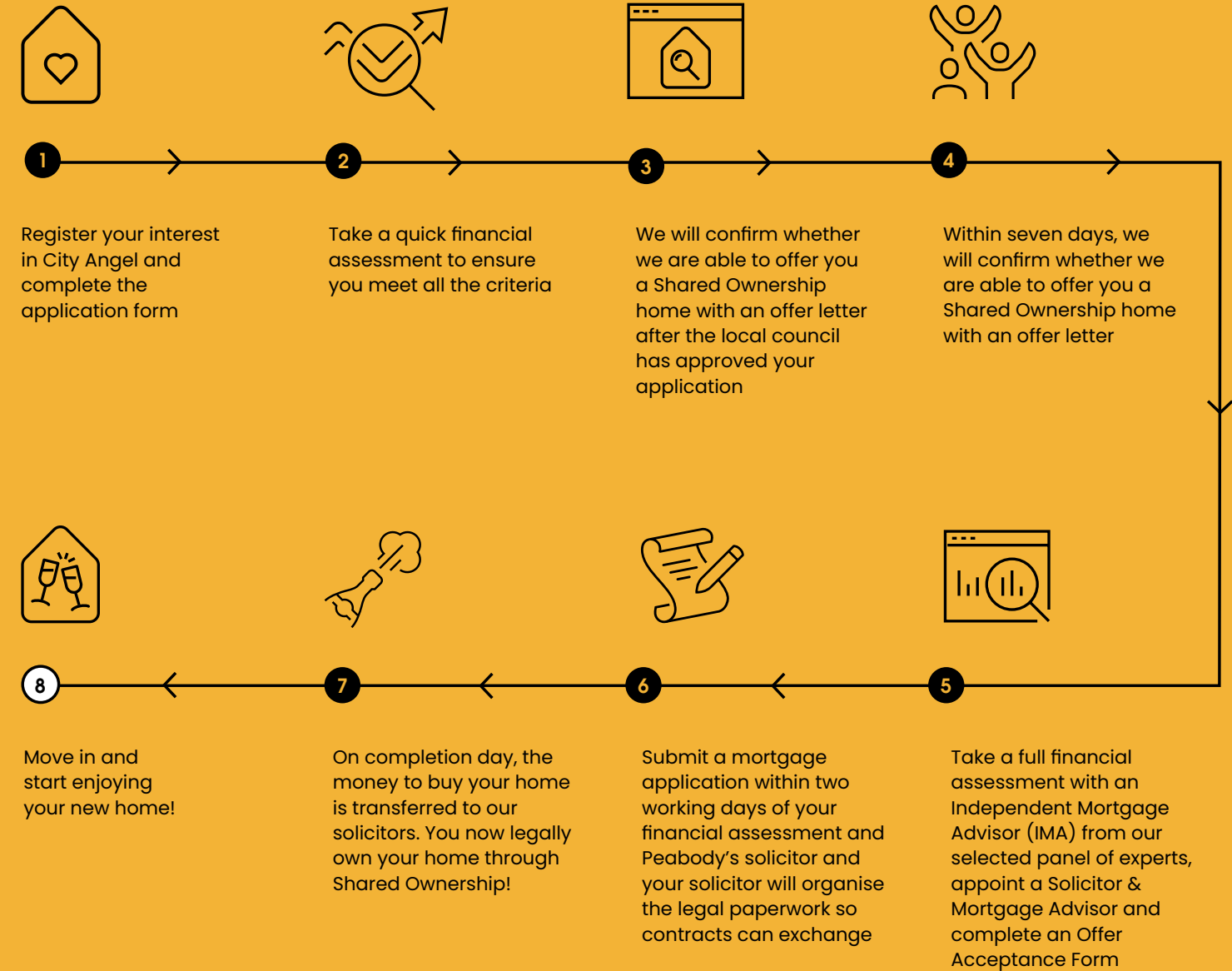
2-year defect warranty from practical completion date





# THE SHARED OWNERSHIP JOURNEY IS SIMPLE....

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# WHARF ROAD EC1

[CLICK HERE TO PLAY THE FILM >](#)

## RANI'S STORY

Wharf Road is just a stones-throw from City Angel, on the other side of City Road Basin. Since being built in 2019 by Peabody, it has become home to a new community of Londoners, old and new.

After living in Singapore for over 15 years and becoming accustomed to living in a spacious property, Rani was shocked at the difficulty she had when trying to find a home in London.

She had viewed over 30 homes until discovering Wharf Road: "I viewed the house on a Friday and knew immediately that it was the one, putting in an offer only three days later. After having lived in a spacious apartment in Singapore for over 15 years, a key feature I have sought throughout my first-time buyer process was recreating the same environment. I enjoy entertaining friends, so a large hosting space was key for me, and I also liked to have a variety of rooms for different purposes, which is what Wharf Road offers. From a logistical point of view, I also have sentimental furniture pieces so I needed the right space for them."

Initially, Rani was told to be more realistic when purchasing a sizeable property in London. However, when she visited Wharf Road, Rani knew the development was everything she was looking for, exceeding all her expectations: "When I saw the apartment for the first time, I felt excited because it fit my criteria perfectly. I definitely had a "this is it" moment. I'm the type of person who gets enthusiastic very quickly and from the layout of the property, I knew I could use the space in a variety of ways to entertain with friends and family. Another part of the development that I have loved is the easy access to social spaces, with rooftop terrace access providing amazing views across London."

The location of Rani's new home also played a crucial role in her search, as she commented further: "I previously rented property in South Kensington but I was unable to buy a home in that area. I was drawn to Islington because of the social buzz of nearby Angel and Shoreditch just down the road, with plenty of award-winning restaurants and fantastic bars on my doorstep. Barbican is also within walking distance, which is a place I go often to meet with friends, as many of them live in East London. I enjoy taking long leisurely walks and with the canal just across the road, I have a whole variety of activities for my weekends."





Peabody creates great places where people want to live, adding value by upholding high design standards, building sustainable, high-quality new homes that stand the test of time and making a positive difference through ongoing commitment to our communities. Our mission is to help people flourish.



#### BUILDING HISTORY

Formed 160 years ago by the American financier and philanthropist George Peabody, Peabody is one of the UK's oldest and largest housing associations. Together with Catalyst Housing who joined the Group in 2022, we are responsible for more than 104,000 homes across London and the Home Counties.



#### SOCIAL IMPACT

In line with our social purpose, Peabody re-invests its surplus to provide more homes and services. We deliver services to 220,000 residents, supporting customers and the wider communities in which we work. We focus on those who need our help the most, working with people and communities to build resilience and promote wellbeing. We invest around £11m each year through our Community Foundation, to support people to be healthier, wealthier and happier.



#### CUSTOMER FOCUS

Over 90% of customers said they would recommend Peabody. Our customers' feedback helps shape the design of our homes and community services based on the needs of each neighbourhood. We value our customers and listen to what they have to tell us. Peabody are proud to have achieved 'Gold' in the independent customer satisfaction awards three times in a row and strive for excellence in all that we do.



#### QUALITY DESIGN & SUSTAINABILITY

Peabody's reputation is one of the most respected in the housing industry, renowned for high quality, innovative design. We work with industry experts and continually monitor quality throughout the design, procurement and development process. We aim to make a positive impact on climate change for our residents, communities and the environment, with an ambition to achieve net zero carbon in our new and existing homes by 2050.



#### STRONG GROWTH

With a growing pipeline, Peabody continues to invest in building quality new homes with high design standards. We create homes in great locations which are safe, easy to maintain and long-lasting. Peabody delivers long-term returns on investment. With an asset base of £8.3bn, Peabody is well placed to build thousands more top quality, well-maintained homes each year.



#### AWARD WINNING

In recent years, Peabody has been recognised and awarded more than 60 prestigious awards, including the Sunday Times 'Homebuilder of the Year' and the Grand Prix award at the Evening Standard New Homes Awards. We also work with award winning partners who share our values, high design standards and focus on great customer experience.

NEW MANSION SQUARE, BATTERSEA POWER STATION



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a place to live





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