



GLACIER POINT

BETHNAL GREEN | E2





GLACIER POINT

—

64 INCREDIBLE
NEW PROPERTIES
IN A LANDMARK
DEVELOPMENT AT
THE HEART OF E2

—



Computer Generated Image: For illustrative purposes only



GLACIER POINT

—

Glacier Point, Glacier Place, is Bethnal Green's coolest new address. The fantastic apartments, duplexes and penthouses are split between two striking buildings, bringing together old and new in glacial harmony. The icy glass cladding and balconies of Margerie Court complements the stylish new penthouse floors of Moreno House and the matching elegant brick facias gracefully unite the two buildings creating stunning new homes.

“Positioned brilliantly
for the perfect
life/work balance”

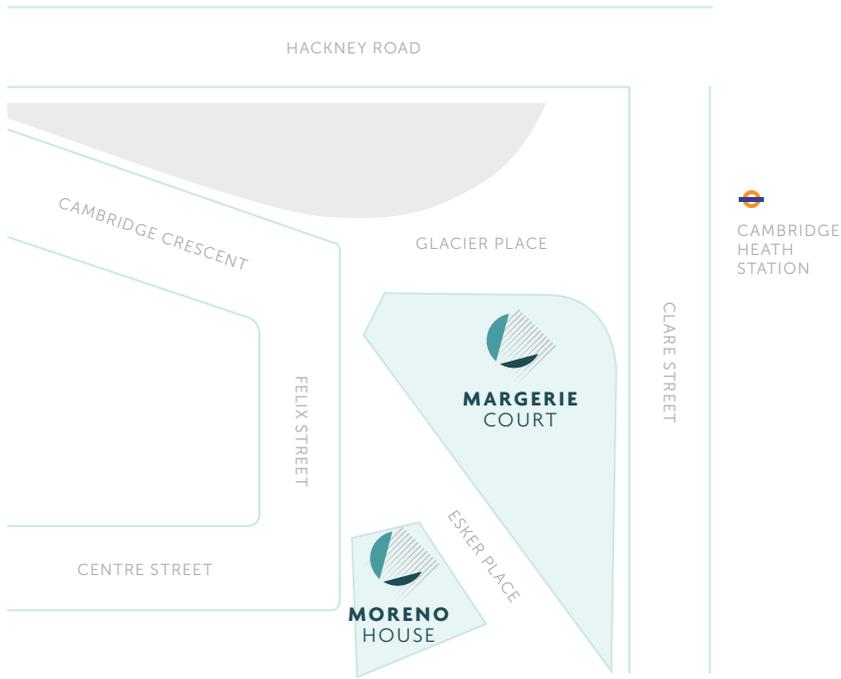


Computer Generated Image: For illustrative purposes only

MARGERIE COURT

—
3 PENTHOUSES
55 APARTMENTS

A collection of high
specification homes in a
striking landmark building



Computer Generated Image: For illustrative purposes only

MORENO HOUSE

4 DUPLEXES
2 APARTMENTS

A beautiful conversion
of a former Victorian
public house



Computer Generated Image: For illustrative purposes only



Rising into the sky, reaching nine floors, Margerie Court is the striking new tower of Glacier Point. With a contrasting brick façade, featuring impressive glass cladding, winter gardens, impressive penthouses and large balconies, the new apartment block looks as good from the exterior as the apartments do on the interior. From the upper floors, Margerie Court provides incredible far reaching views across London – The City to the West, Canary Wharf to the South and the Olympic Stadium to the East. The stunning penthouses feature fantastic terraces, and the apartments in the upper floors feature part panelled glass ceilings for that immense feeling of light and space.

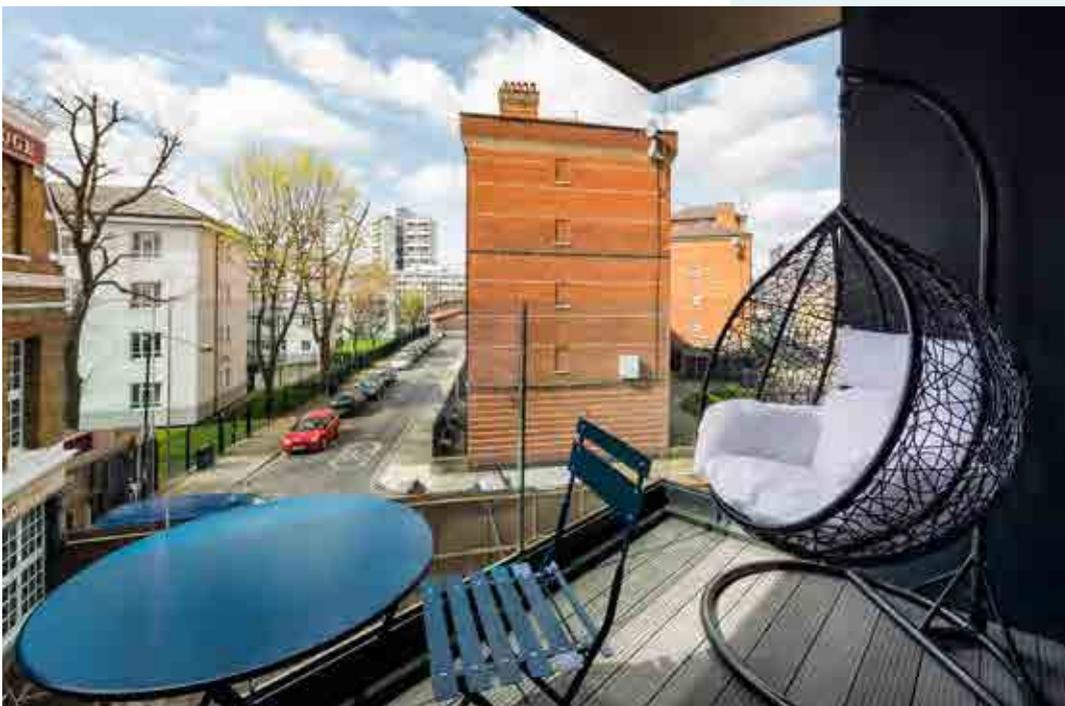
MARGERIE COURT

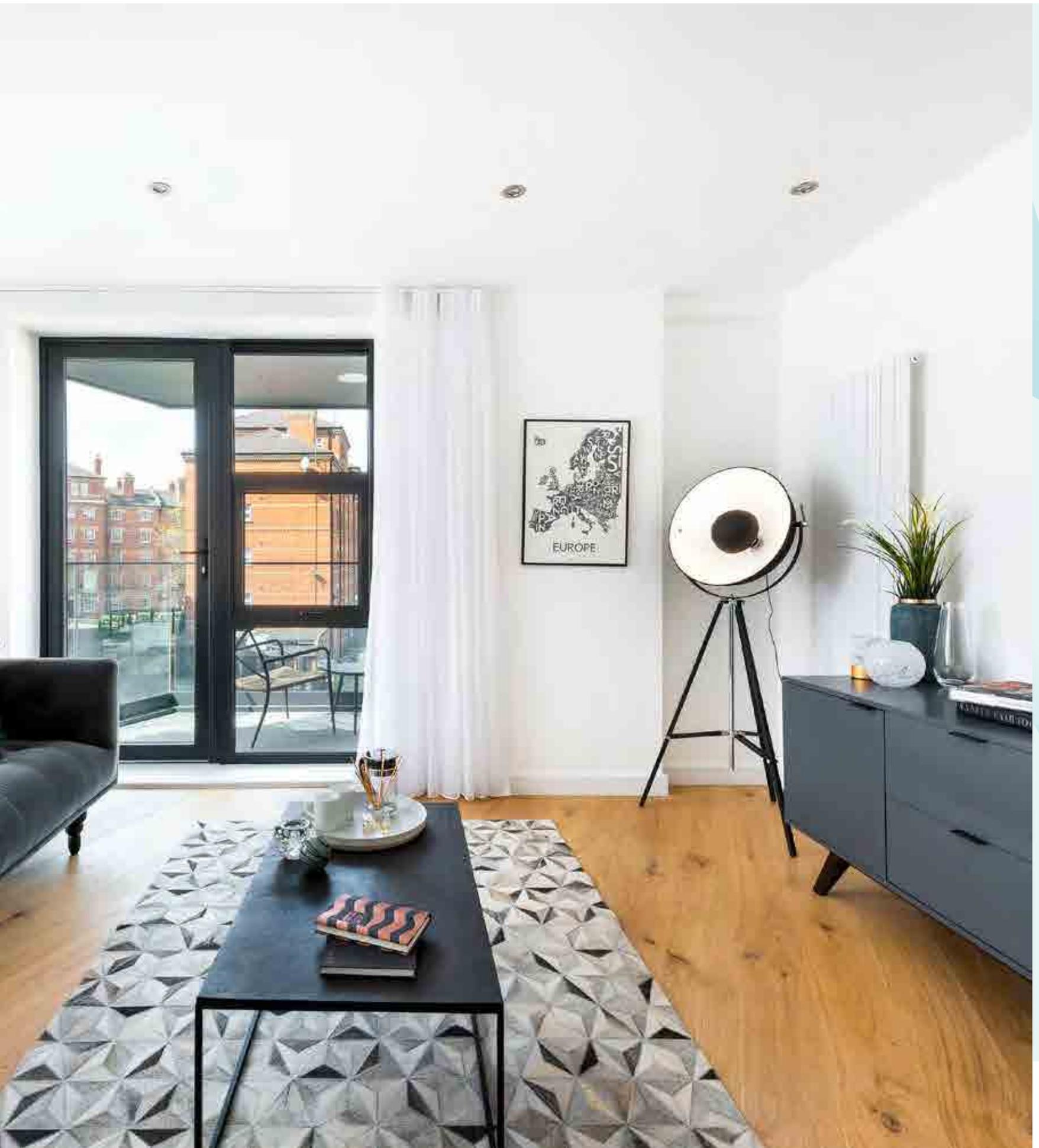
**3 PENTHOUSES
55 APARTMENTS**

A collection of high specification homes in a striking landmark building

Scandinavian feeling of cool

With every apartment in Margerie Court featuring a spacious balcony or a stylish winter garden, you really get that feeling of outside in at Glacier Point. The oak flooring throughout the apartments gives a Scandinavian feeling of cool, complimented perfectly by the contemporary colour palette of the exterior and interior finishes.





Contemporary kitchens

The contemporary kitchens at Glacier Point come fully fitted – ready for you to cook up a storm. With the latest appliances from Miele, Bosch and SMEG, the kitchen has a cool colour palette with matt-white wall and base units, grey shark-nose silestone worktops, grey glass splashbacks and open shelving to compliment the design.







Spacious bedrooms

The large floor to ceiling windows at Margerie Court give you a great vista of your cool surroundings, whilst the quality double glazing and superior aluminium frames provides you with a peaceful enclave in which to relax. The spacious bedrooms feature wooden flooring and have fitted wardrobes as standard.



SPECIFICATION

KITCHENS

- Handleless kitchens, with soft close cabinets, in matt white
- 20 mm Silestone Morenga worktop, shark nose edge with 100 mm upstand
- Miele ceramic hob
- Miele Contourline oven
- Miele Contourline microwave
- Bosch fridge/freezer
- Bosch dishwasher
- Smeg washer/dryer
- Elica Stone extractor with carbon filters
- UN502 Supra 500-U sink
- Blanco Max Quarter Turn mixer tap
- LED lights under cabinets
- 6 mm splashback in toughened glass, grey
- Wine fridges in duplex penthouses

BEDROOMS

- Fitted wardrobes with sliding doors

BATHROOMS

- Neostile Silver 600 x 300 mm tiles to floor and walls
- Bathroom suites with chrome taps and mixers. Vitra Nuo square edge basin and Vitra Sento wall hung WC
- Bath with glazed screen and thermostatic mixer shower
- Mirrored cabinet unit above sink
- Heated stainless steel towel rail
- Low voltage, two pin power outlet (shavers/toothbrush charging)

EN SUITES

- Shower enclosure to en suites, bespoke full height glass panel
- Neostile Silver 600 x 300 mm tiles to floor and walls
- Heated stainless steel towel rail
- Contemporary ceramic tiling
- Low voltage, two pin power outlet (shavers/toothbrush charging)
- Mirror

INTERNAL GENERAL

- Screwless double power sockets in brushed stainless steel
- Screwless flat plate light switch in brushed stainless steel
- Telephone outlet sockets
- USB sockets
- Connection points ready for Sky +/- Satellite/BT/Terrestrial TV and radio in all living rooms
- Heat exchange unit to each flat powered by communal gas boiler
- Stelrad/Koratherm Vertical radiators
- Spot lighting throughout

PAINT FINISHES

- Walls: Dulux matt emulsion, Brilliant White
- Ceilings: Dulux matt emulsion, Brilliant White
- Skirting and architraves: Dulux eggshell, Pure Brilliant White

FLOOR FINISHES

- Bathrooms and ensuites: Porcelain tiles, Neostile Silver 600 x 300 mm
- Living rooms, hallways, kitchens and bedrooms: engineered wood flooring, Rustic Oak Brushed & UV Oiled

INTERNAL DOORS

- Grooved doors painted Dulux eggshell, Pure Brilliant White
- Polished stainless steel handles and door furniture

MAIN ENTRANCE AND COMMON AREAS

- Communal lighting with movement sensors
- Secure cycle storage, bin storage on ground & basement floors

SECURITY

- Colour video door entry system to each apartment
- CCTV system covering main entrance
- Private lift with pin code system
- Stairwells on fob and audio entry control
- Fire doors
- Fully integrated smoke detectors and fire alarm system to all apartments
- External lighting to building

FLATS EXTERNAL

- Private balconies or winter gardens to all apartments
- Lighting on balconies
- Decking to balconies

BUILDING STANDARDS AND WARRANTY

- 10 year warranty provided by CRL

DISCLAIMER: All details contained within this sales information are correct at the time of production. However, in the interest of continuous improvement and to meet market conditions, the builder reserves the right to modify plans, exteriors, specifications and products without notice or obligation. Actual usable floor space may vary from stated floor area. Any CGIs depicted are an artist's concept of the completed building and/or its interiors only. The content contained within these particulars may not be current and can change at any time without notice.

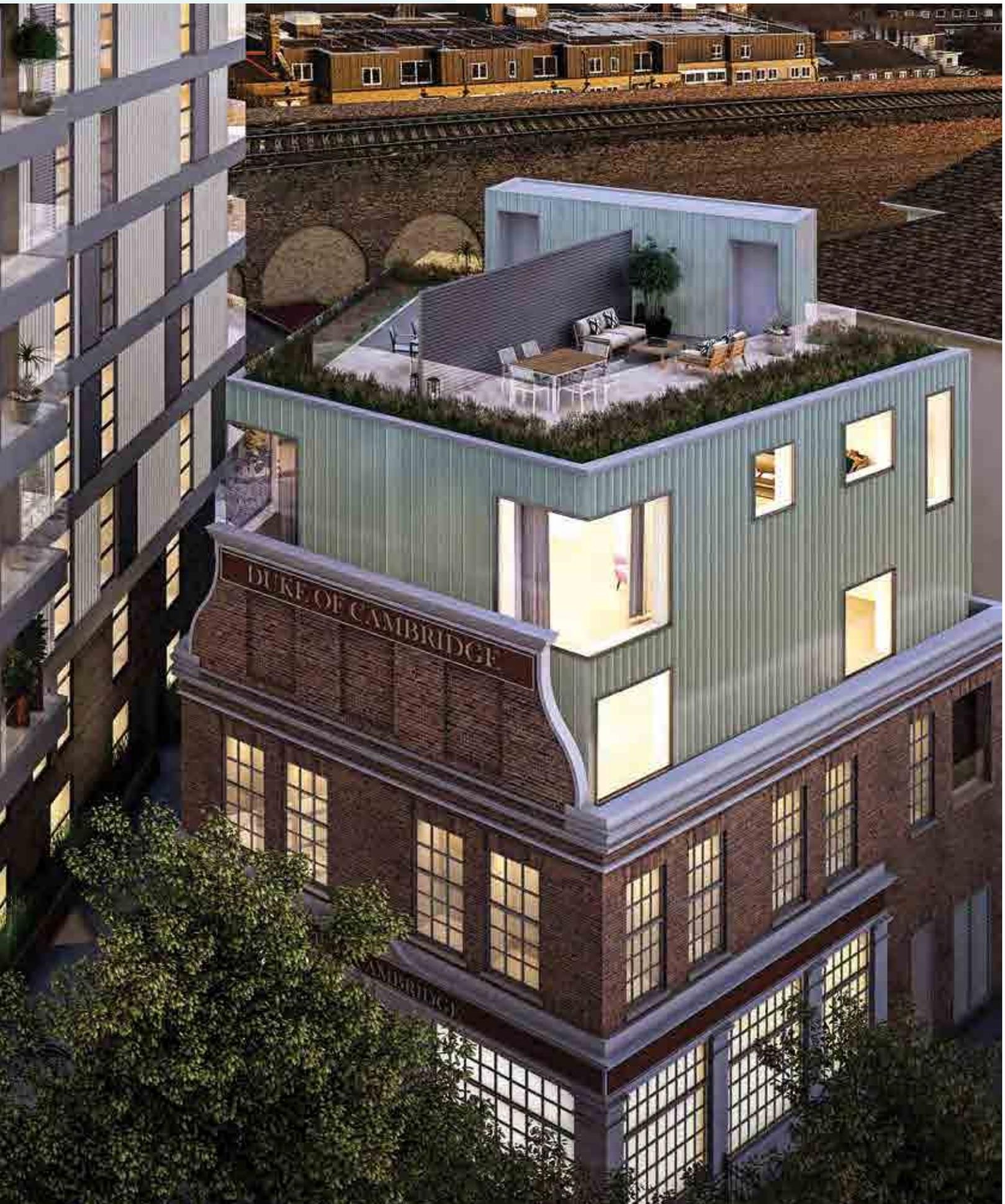
With its huge windows and generous ceiling heights, Moreno House is a perfect mix of old and new. Its Victorian exterior contrasts with that of Margerie Court, yet holds a beautiful and stylish collection of new homes. The cool palette of neutral colours includes stunning grey oak flooring, matt white kitchens and high specification fittings. The duplex penthouses in Moreno House have large roof terraces spanning the line of the building and all apartments feature outside space – patios, enclosed balconies or terraces.

MORENO HOUSE

**4 DUPLEXES
2 APARTMENTS**

A beautiful conversion
of former Victorian
public house





Computer Generated Image: For illustrative purposes only

The large Crittall style windows of Moreno House illuminate the rooms giving an airy and spacious feeling, the perfect place to relax and unwind after a long day at work; your inner sanctuary.

Your inner sanctuary





Computer Generated Image: Interior of Moreno House. For illustrative purposes only

Showflat photo from Margerie Court apartment. Floor colour for Moreno House varies. For illustrative purposes only



A tactile experience

A sense of calm is created by the clean lines and cool colours used throughout the interiors. The quality of the materials used provides a tactile experience for the occupants as well as enhancing the aesthetic of the stunning new homes.

SPECIFICATION



KITCHENS

— Handleless kitchens, with soft close cabinets, in matt white

— 20 mm Silestone Morenga worktop, shark nose edge with 100 mm upstand

— Miele ceramic hob

— Miele Contourline oven

— Miele Contourline microwave

— Bosch fridge/freezer

— Bosch dishwasher

— Smeg washer/dryer

— Elica Stone extractor with carbon filters

— UND502 Supra 500-U sink

— Blanco Max Quarter Turn mixer tap

— LED lights under cabinets

— 6mm splashback in toughened glass, grey behind hob

— Wine fridges in duplex penthouses

BEDROOMS

— Fitted wardrobes with sliding doors

BATHROOMS

— Neostile Silver 600 x 300 mm tiles to floor and walls

— Bathroom suites with chrome taps and mixers

— Bath with glazed screen and thermostatic mixer shower

— Mirrored cabinet unit above sink

— Heated stainless steel towel rail

— Low voltage, two pin power outlet (shavers/toothbrush charging)

EN SUITES

— Shower enclosure to en suites, bespoke full height glass panel

— Neostile Silver 600 x 300 mm tiles to floor and walls

— Heated stainless steel towel rail

— Low voltage, two pin power outlet (shavers/toothbrush charging)

— Mirror

INTERNAL GENERAL

— Screwless double power sockets in brushed stainless steel

— Screwless flat plate light switch in brushed stainless steel

— Telephone outlet sockets

— USB sockets

— Connection points ready for Sky +/Satellite/BT/Terrestrial TV and radio in all living rooms

— Individual gas boilers

— Stelrad/Koratherm Vertical radiators

— Spot lighting throughout

PAINT FINISHES

— Walls: Dulux matt emulsion, Brilliant White

— Ceilings: Dulux matt emulsion, Brilliant White

— Skirting and architraves: Dulux eggshell, Pure Brilliant White

FLOOR FINISHES

— Bathrooms and en suites: Porcelain tiles, Neostile Silver 600 x 300 mm

— Living rooms, hallways, kitchens and bedrooms: Grey engineered wood flooring

INTERNAL DOORS

— Grooved doors painted Dulux eggshell, Pure Brilliant White

— Polished stainless steel handles and door furniture

MAIN ENTRANCE AND COMMON AREAS

— Communal lighting with movement sensors

— Secure cycle storage, bin storage on ground floor

SECURITY

— Colour video door entry system to each apartment

— CCTV system covering main entrance

— Fire doors

— Fully integrated smoke detectors and fire alarm system to all apartments

FLATS EXTERNAL

— Private balconies, patios or terraces to all apartments

— Lighting on balconies

— Decking to balconies

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LOCATION

LIFESTYLE



LONDON'S MOST LIVEABLE BOROUGH

TOWER HAMLETS HAS RECENTLY BEEN DESCRIBED AS LONDON'S MOST LIVEABLE BOROUGH, AND WITH AS MANY ADVANTAGES AS THIS IT'S EASY TO SEE WHY

LIVING EAST

The Glacier Point apartments provide nothing but the best location in the heart of London's trendiest district. Living just off Hackney Road, you'll be surrounded by the best restaurants and bars East London has to offer, fantastic transport links and a plethora of activities to while away the weekends, not forgetting all the amenities essential for twenty first century London living. Spend a Sunday perusing the famous Columbia Road Flower market before brunch at local favourite Bistrottheque, followed by a stroll along the picturesque canal up to quirky shops and eateries on Broadway Market, before stretching out on London Fields and absorbing the best of East London atmosphere.

A LOCATION FOR ALL SEASONS

Conveniently located just two minutes walk from Cambridge Heath Station, Glacier Point is perfectly positioned for a city commute, with direct trains to Liverpool Street departing every few minutes.

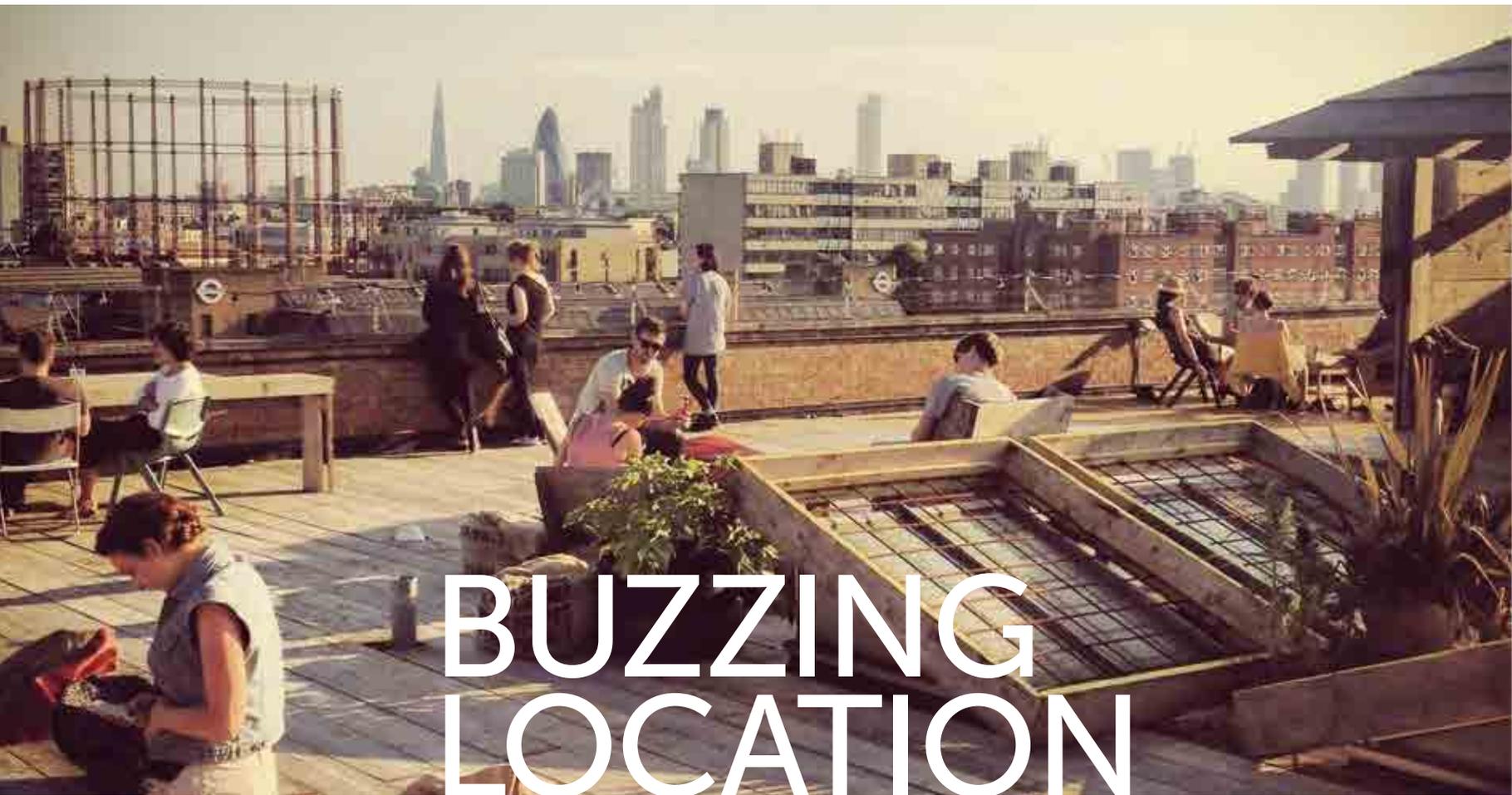
East London has seen extensive regeneration over the past few decades, making it now one of the most desirable places to move to within the capital. Known for pushing the boundaries of food, art, tech and fashion, East London has long since been the edgy counterpart to the polished West End. Hackney Road is no exception and you'll soon feel at home amongst its countless charms.

HACKNEY ROAD, THE HEART OF EAST LONDON'S EVER EVOLVING FASHION, ART AND TECHNOLOGY SCENE

The face of Hackney Road has evolved dramatically over the last three centuries. From the bourgeois paradise of the eighteenth century to the vivid neon signage lighting the sky years later, the Hackney Road's transformation to become the heart of London's fashionable East has been utterly fascinating.



BOURGEOIS PARADISE



BUZZING LOCATION

LOCATED IN THE VERY HEART OF EAST LONDON, GLACIER POINT APARTMENTS ARE A PERFECT FUSION OF EVERYTHING THE DISTRICT HAS TO OFFER. A BLEND OF OLD AND NEW, YOU'LL NEVER BE SHORT OF THINGS TO DO IN THIS BUZZING LOCATION.

Absorb some of the rich local culture and pay a visit to the V&A Museum of Childhood, located just a few minutes walk from Glacier Point. Founded in 1982, the museum is a cornerstone of Bethnal Green's fascinating history and regularly runs free events. Close by is also Hackney City Farm, a reassuringly rural retreat of this urban area of London where you can pick up some fresh eggs for breakfast. And if it's art and design you'd prefer, head over to East End Prints or the famous Whitechapel Gallery for your daily dose of the most cutting edge art the East End has to offer. Or if it's a relaxing day of pampering you're after, take a trip to nearby York Hall, home to the East End's only luxury spa and health club, or Glasshouse Salon, which prides itself on only using Vegan hair products.

Of course, East London would be nothing without its independent boutiques and quirky shops. Pop into Broadway Market for sustainable bespoke items of clothing, beautifully designed leather shoes, sought after books and even a spontaneous yoga class. Or if it's something more mainstream you're after, Hackney Walk is a short bus ride away, offering the best designer outlet offers on brands from Nike to Aquascutum.



1

HIDDEN GEMS

Sager + Wilde is a beacon of cool in Hackney Road. A destination wine bar for wine lovers, also approachable to anyone who fancies a decent glass in a relaxed atmosphere. Be sure to book your table for a post Columbia Road market drink.



2

RELEASE YOUR INNER KID

Absorb some of the rich local culture and pay a visit to the V&A Museum of Childhood, located just a few minutes walk from Glacier Point.



3

GOOD HAIR DAYS ALL ROUND

Glasshouse Salon is part of the creative community at Netil House, by Broadway Market. They use Organic Colour Systems in order to create beautiful colours without damaging hair in the way other products can.



4

ONE STOP FOR RELAXATION

York Hall Day Spa is an affordable luxury day spa in Bethnal Green and the finest spa of its kind in London's East End.

LOCATION

Once you've explored everything on offer, you'll certainly be hungry. The Marksman on Hackney Road has just been named Michelin pub of the year 2017. Visit the Typing Room for their exquisite tasting menu of local produce, or sample the sophisticated menu at firm favourite Bistrottheque. If something more casual is your preference, grab East London's best Japanese food at BYOB Hurwundeki. They also double as an event space and barber shop, or a stone baked pizza at your new local The Florist Arms. And for after dinner fun and games, Satan's Whiskers is locally regarded as the cocktail bar of choice. Moreover, The Sebright Arms promises live music and craft ales all night long.



RICH LOCAL CULTURE



6

FANCY A NOT SO LAZY SUNDAY?

And if after all that it's time to stretch your legs, head over to yoga studio Stretch on Broadway Market. They'll help you counterbalance the stresses that come with London's hectic pace.

5

21ST CENTURY EAST LONDON CUISINE

Typing Room is located in East London's Town Hall Hotel, built in 1910. The tasting menu, served up by head chef Lee Westcott, is nothing short of amazing.



LOCATION

PARK LIFE

ESCAPISM



SURROUNDED BY GREENERY, IT IS DIFFICULT TO STROLL IN ANY DIRECTION WITHOUT STUMBLING UPON A PARK IN WHICH TO ESCAPE THE URBAN HUSTLE AND BUSTLE.

The highlight of the green spaces is the stunning Victoria Park, just a 10 minute walk east from Glacier Point. Encompassing 86 hectares of beautiful park life, lakes and fountains, Victoria Park also has tennis courts, cricket pitches, and an outdoor gym. It is superb for kids with the V&A Playground.

Each year, two of the biggest music festivals in London – Lovebox and Field Day – and some of the most innovative acts in the world grace the grass of Victoria Park.





3 QUEEN ELIZABETH OLYMPIC PARK

A little further east of Glacier Point is, of course, the epic Queen Elizabeth Olympic Park, which also hosts events such as the Picnic In The Park Festival, Invictus Games, as well as the Four Nations Rugby League.

1 FESTIVAL FEVER

With its boutique mix of DJs, electronic acts and live bands, as well as a mesmerising range of performance, art and dance acts, Lovebox is known as one of the highlights of the summer.

Field Day also has a consistently excellent line up, made up of the world's best alternative acts, ranging from weird pop and indie rock to underground dance producers and folk musicians – not to be missed.



2 WINTERVILLE

Winterville, a Christmas festival, now descends upon the park in December, and is set to rival Hyde Park's Winter Wonderland. The rather fabulous festival includes an ice rink, ferris wheel, roller disco, pop-up pantomime, mini-nightclub, the chance to ride horse-drawn carriages around the park, and much more besides.

LOCATION
—

SHOPPING —



GLACIER POINT PLACES
THE FASHIONISTAS RIGHT
AT THE HEART OF STYLE.

Nearby Bethnal Green and Shoreditch have a whole host of quirky boutiques, such as Tatty Devine's flagship store, showcasing innovative fashion and jewellery, as well as second-hand and vintage shops aplenty.



1

BOXPARK

Right next to Shoreditch High Street Overground station, is a pop-up mall constructed of stripped-out and refitted shipping containers. It is filled with an eclectic mix of mainstream and off-beat fashion and lifestyle brands, galleries, cafés and restaurants.



2

WESTFIELD

In nearby Stratford is Europe's biggest shopping mall, and housing well known names such as John Lewis, Waitrose, Marks & Spencer, a 17-screen Vue Cinema, as well as virtually every high street brand imaginable.

3

CANARY WHARF

With a mix of high street and high end, Canary Wharf offers everything from Gap to Montblanc, while Bond Street, just a short journey away, offers the world's most luxurious brands. Here Burberry, Gucci and Prada can be found alongside other sought after designers.

TRANSPORT



BETHNAL GREEN AND BEYOND

18

MINS TO OXFORD STREET

18

MINS TO CANARY WHARF

8

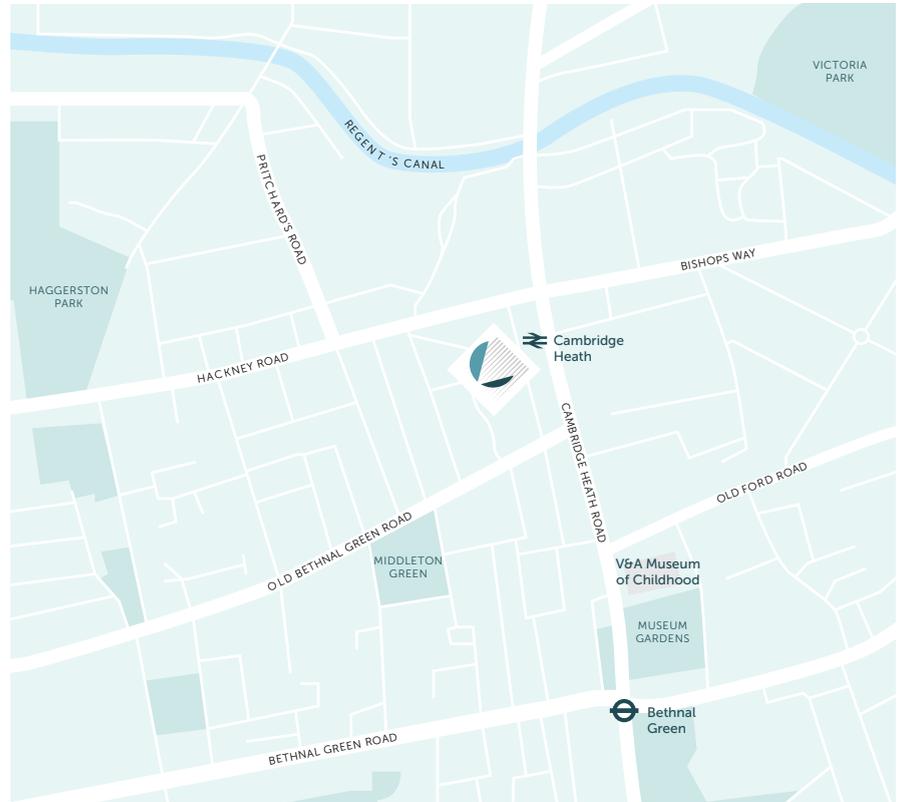
MINS TO STRATFORD

3

MINS TO LIVERPOOL STREET



ON THE DOORSTEP OF CAMBRIDGE HEATH STATION, GLACIER POINT IS PERFECTLY POSITIONED FOR CITY COMMUTERS. A SHORT WALK TO BETHNAL GREEN PROVIDES DIRECT ACCESS TO THE CENTRAL LINE AND ALL OTHER AREAS OF THE CAPITAL.



Glacier Point:

Margerie Court,
5 Esker Place,
London, E2 9FH

Moreno House,
8 Esker Place,
London, E2 9FG



Glacier Point has all of the benefits of East London living, with the convenience of great access to transport by tube, bus and bike.

Just one minute walk from Glacier Point are buses 26, 55 and 48, all of which provide swift access to the West End and London Bridge.

You can hire an ever popular Santander bike from the stop just down the road, and take it for a spin through Victoria park. If you're a keen commuter cyclist, you're also just moments away from the brand new cycle superhighway.

CREDENTIALS



HEATH HOLDINGS LTD.

Bridge New Homes are experts in new homes sales and marketing and have been selling across London for 25 years. We have our head office in Shoreditch, on the fringe of the City, and through our multiple new home developments across a wide area, attract an applicant base whose expectations are for high quality. As development consultants we work closely with our clients to provide a complete service for developers, housing associations and private individuals alike.

With our extensive experience in residential led and mixed use developments we can take projects from planning right through to handover and beyond. We are delighted to be able to market and help create stylish new homes on behalf of our trusted developers and are able to guide our purchasers smoothly through exchange and completion with a high repeat buy record. Bridge Lettings and Property Management department offers the highest level of service and constantly achieves top tier rental income and high calibre tenants. Our commercial and land teams work hard to find that next project for our clients and sell or acquire multiple sites across London every week.

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London EC2A 3AA

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Heath Holdings is one of a several associated companies, which have completed many successful and popular new build and conversion schemes in East London over the past 15 years. We are currently working on five residential schemes locally for more than 250 apartments. Recently completed schemes by the same developer group include:

HATCHAM WORKS SE14

Three beautifully restored Victorian warehouses in the Hatcham Park conservation area.

CERAMIC WORKS E9

An iconic development of fifty two new homes in the heart of Hackney.

CHAPEL FORD LOFTS E3

Fourteen beautifully converted lofts hewn from a former Victorian factory.

EIGHT CENTRAL: CENTRAL STREET EC1

Eight individually designed luxury apartments and penthouses in the heart of the City.

LONGITUDE WHARF: PRIME MERIDIAN WALK E14

Twenty three spectacular apartments overlooking the River Thames.

DAMIEN COURT E1

Eight new luxury duplex penthouses added to an existing block of flats.

ALFRED STREET E3

A charming former commercial building converted and extended to seventeen flats.



GLACIERPOINT-E2.CO.UK

