

M. Y. LOFTS



-N16-

**8 BEAUTIFULLY FORMED LOFTS AND HOUSES
BASED IN STOKE NEWINGTON**



**A PRIVATE DEVELOPMENT
IN LONDON'S CREATIVE HUB**

An oasis of colour in leafy Stoke Newington,
at the edge of vibrant Dalston and London's
creative independent scene.

WELCOME

Matchbox Yard brings you into the hubbub
of London's hottest hot spot.

Now all you need to do is grow out that beard,
get a tattoo and you're home.

**MATCHBOX YARD,
BARRETT'S GROVE, N16 8AJ**

NB: Any CGIs depicted are an artist's concept of the completed building.



**YOUR SPACE TO LIVE, DISCOVER AND ENJOY
THE BEST OF EAST LONDON**



A STUNNING WAREHOUSE LOFT CONVERSION INTO 8 BEAUTIFULLY DEVELOPED FLATS & HOUSES JUST OFF STOKE NEWINGTON HIGH STREET



JUST A HOP, SKIP AND JUMP AWAY

| HIGHBURY & ISLINGTON | STRATFORD | OXFORD CIRCUS | MOORGATE | CANARY WHARF | LONDON CITY AIRPORT |
|----------------------|-----------|---------------|----------|--------------|---------------------|
| 11 | 14 | 19 | 22 | 22 | 33 |
| MINS | MINS | MINS | MINS | MINS | MINS |



Located in Stoke Newington, Hackney, Matchbox Yard Lofts is at the epicentre of London's coolest area.

Home to some of the most successful pop-up enterprises, Dalston boasts an ever-changing landscape of restaurants and bars that are bustling with everyone who's anyone.

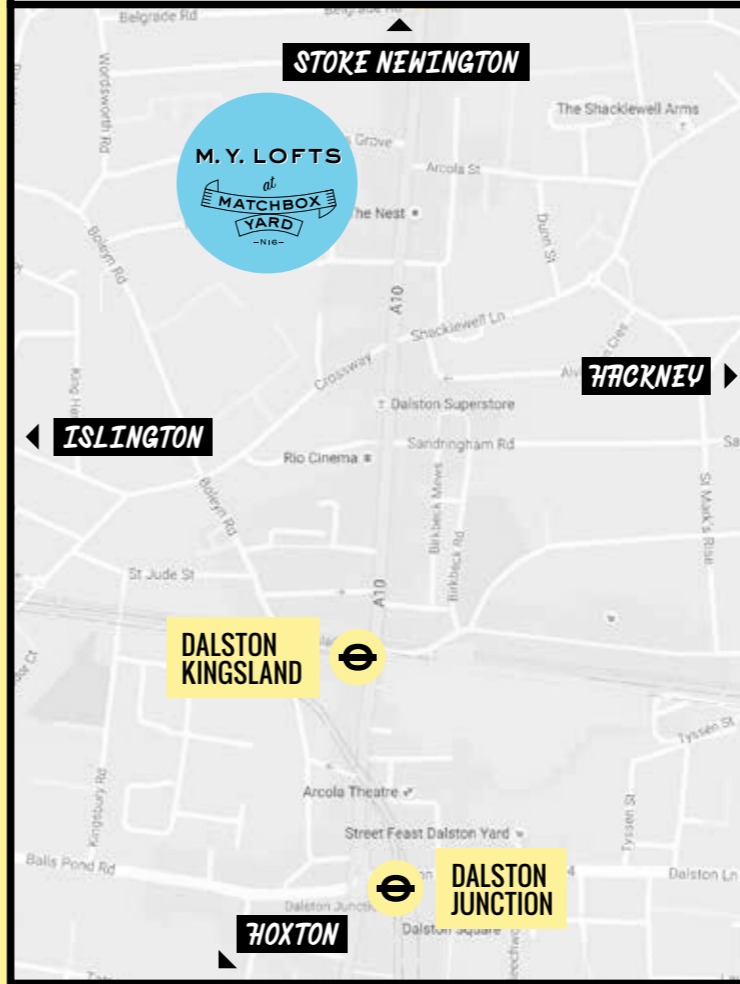
Close to home you'll find The Arcola, one of London's most adventurous fringe theatres and the independent Rio Cinema right on Kingsland High Street.



THE OPTION TO RIDE WITH THE DALSTON BUZZ...

When it comes to lifestyle, Dalston ups the ante, with stores selling clothes and accessories, furniture and bric-à-brac – always artfully arranged – whether classic tailored suits or on-trend vintage, rare vinyl records and more, often sourced from all over the world.

Matchbox Yard
32a-32c Barrett's Grove
London, N16 8AJ

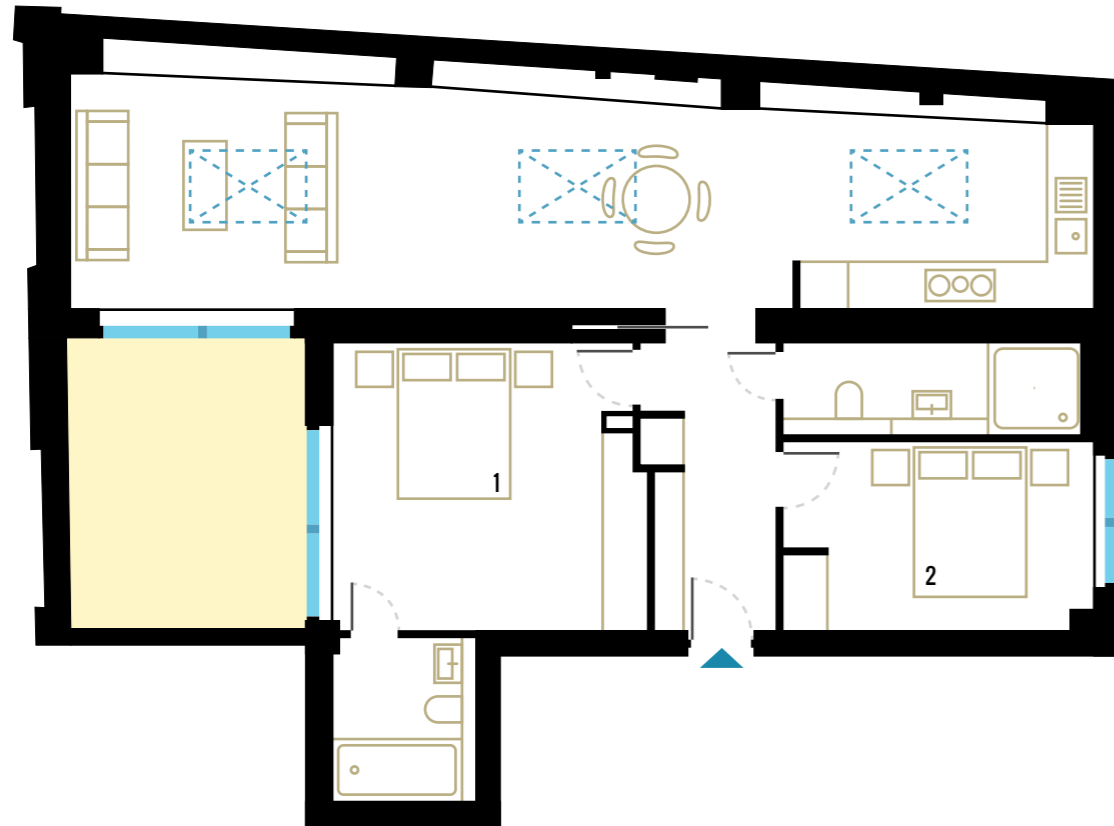
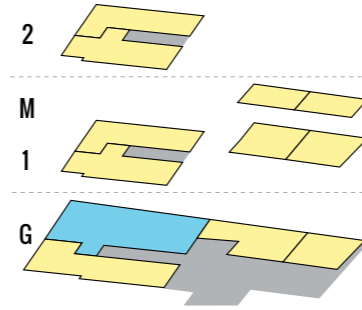


...OR GET AWAY FROM IT

The gorgeous Clissold Park is moments from Matchbox Yard. A place to lose sight of your urban locale and escape from it all. The Guardian recommended the Clissold Park to Abney Park round walk as one of the best in the city.

LOFT 1

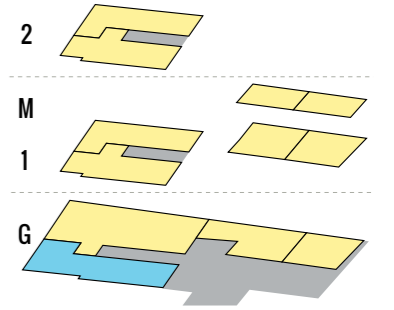
Ground Floor 95.0 sqm, 1023 sqft
 2 Beds, 2 Bathrooms
 Courtyard
 Bed 1: 3.8 x 3.5 m
 Bed 2: 4.0 x 2.5 m
 Kitchen/living: 12.9 x 3.1 m



NB: All measurements are approximate. Plans are drawn to scale at a design phase and may vary during build.

LOFT 2

Ground Floor 48.5 sqm, 522 sqft
 1 Bed, 1 Bathroom
 Courtyard
 Bedroom: 3.2 x 3.65 m
 Kitchen/living: 7.2 x 3.8 m



NB: All measurements are approximate. Plans are drawn to scale at a design phase and may vary during build.

LOFTS 3&5

Loft 3 – First floor

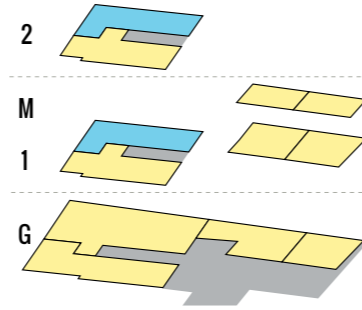
43.0 sqm, 463 sqft

Loft 5 – Second floor

Bedroom: 3.46 x 2.46 m

1 Bed, 1 Bathroom

Kitchen/living: 5.5 x 3.8 m



NB: All measurements are approximate. Plans are drawn to scale at a design phase and may vary during build.

LOFTS 4&6

Loft 4 – First floor

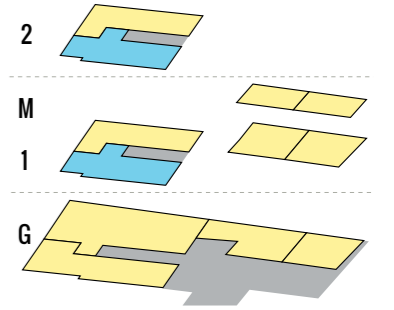
48.5 sqm, 522 sqft

Loft 6 – Second floor

Bedroom: 3.2 x 3.65 m

1 Bed, 1 Bathroom

Kitchen/living: 7.2 x 3.8 m



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HOUSE 1

Two Floors and Mezzanine

2 Beds, 1 Bathroom

70.4 sqm, 758 sqft

Reduced head height Mezzanine:

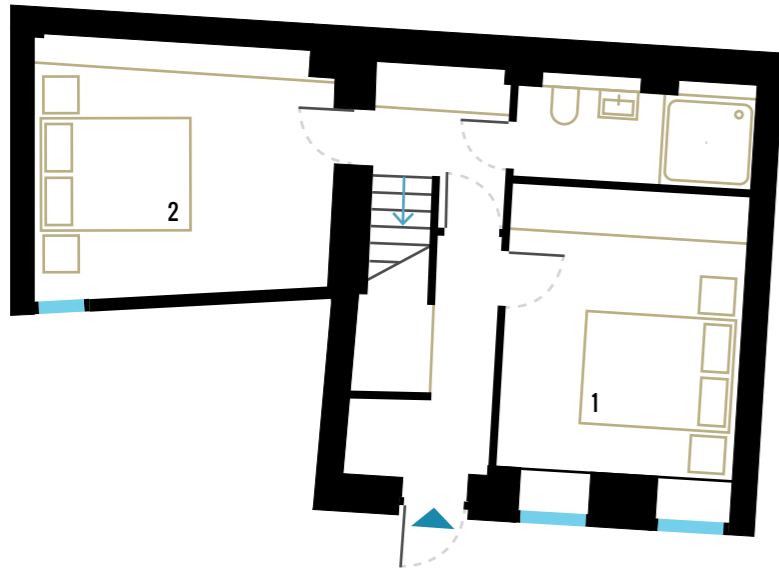
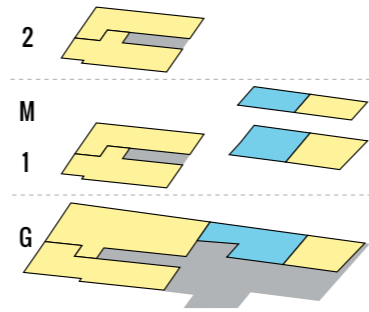
9.75 sqm, 105 sqft

Bed 1: 3.1 x 3.2 m

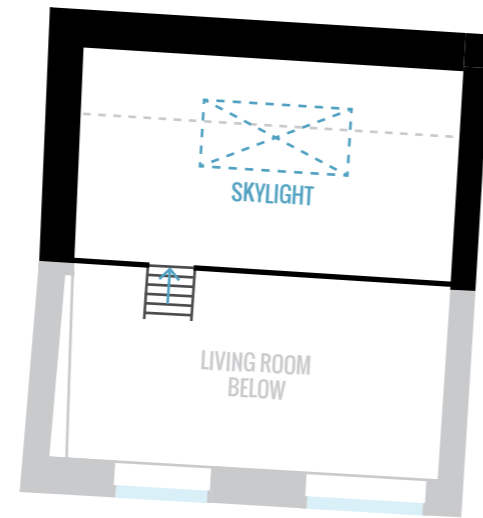
Bed 2: 3.95 x 2.7 m

Kitchen/living: 4.8 x 4.1 m

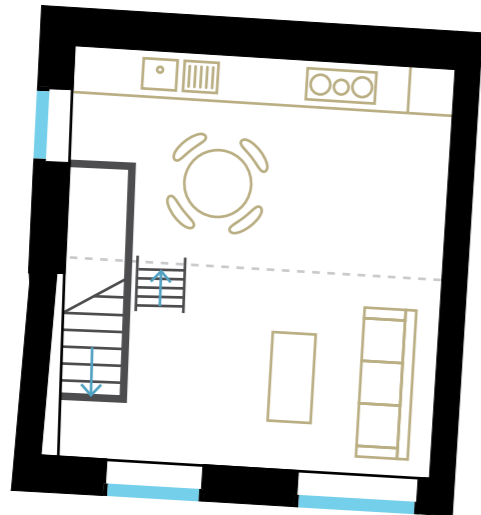
Mezzanine: 5.0 x 1.95 m



GROUND FLOOR



MEZZANINE LEVEL



FIRST FLOOR

NB: All measurements are approximate. Plans are drawn to scale at a design phase and may vary during build.

HOUSE 2

Two Floors and Mezzanine

1 Bed, 1 Bathroom

57.0 sqm, 614 sqft

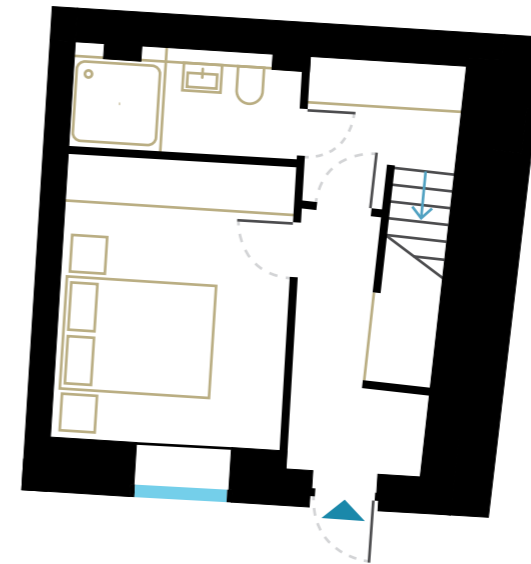
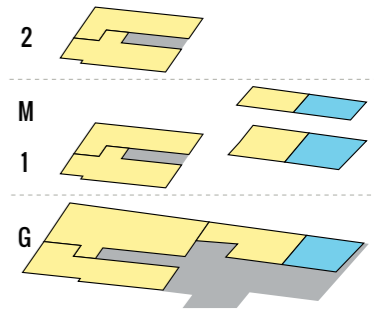
Reduced head height Mezzanine:

9.75 sqm, 105 sqft

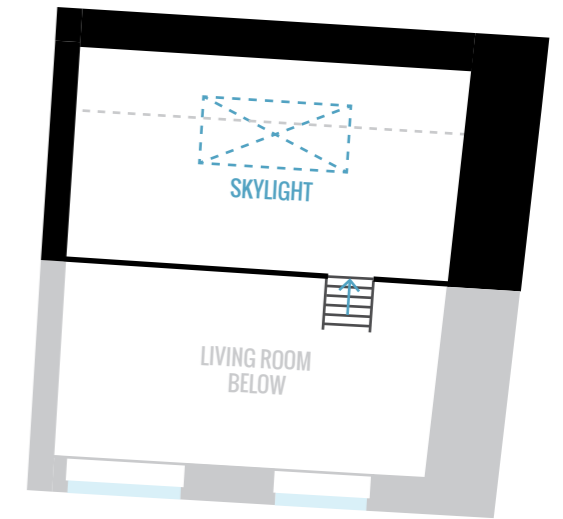
Bedroom: 3.15 x 3.0 m

Kitchen/living: 4.8 x 4.4 m

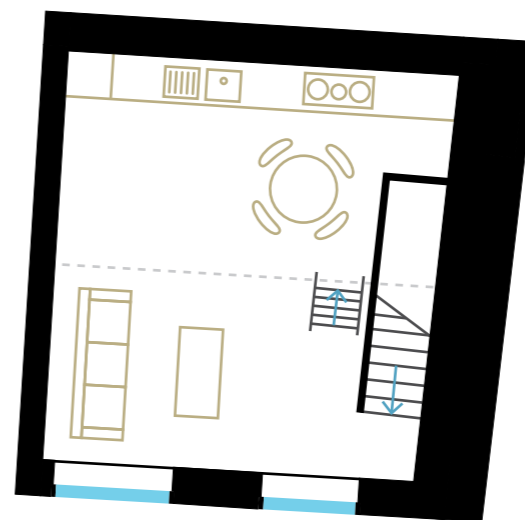
Mezzanine: 5.0 x 1.95 m



GROUND FLOOR



MEZZANINE LEVEL



FIRST FLOOR

NB: All measurements are approximate. Plans are drawn to scale at a design phase and may vary during build.

| COURTYARD AND COMMON AREAS | LOFTS COMMON AREAS | FLOOR FINISHES |
|--|--|--|
| <ul style="list-style-type: none"> Entrance gates to courtyard Hardscape Triton clay pavers in tumbled herringbone layout External lighting Cycle storage Bin store | <ul style="list-style-type: none"> Aluminium framed entrance door with powder coated timber infill Grey porcelain floor tiles Internal staircase Communal lighting with movement sensors Integrated aluminium postboxes | <ul style="list-style-type: none"> Living rooms, hallways, kitchens, bedrooms – Engineered distressed, oiled plank – Havwoods European Oak in Chalk TOTO Matt White Hexagon tiles to bathrooms floors Ensuite floors – TOTO matt white hexagon tiles |
| LOFTS EXTERNAL | HOUSES EXTERNAL | BEDROOMS |
| <ul style="list-style-type: none"> Paved terraces to Lofts 1 & 2 | <ul style="list-style-type: none"> Aluminium framed entrance doors with powder coated timber infill | <ul style="list-style-type: none"> Fitted wardrobes with shelf, hanging rail |
| INTERNAL GENERAL | KITCHENS | BATHROOMS |
| <ul style="list-style-type: none"> Switches / sockets – MK logic plus white with USB Telephone outlet sockets Connection points ready for Sky Plus/ Satellite BT/Terrestrial TV and radio in all living rooms with attendant telecom outlet Heating system Lofts – Olsberg Noblesse wall hung electric white radiators Heating system Houses – Individual combination boilers with Apollo Roma column radiators Astro Taro recessed downlights | <ul style="list-style-type: none"> Ikea Metod kitchen cabinets with matt white Ikea Veddinge doors Ikea Nodstra plinths Pelmet lighting Designer white Corian worktop with edge upstand Johnsons Prismatics gloss 'Rice' splashback Siemens black glass hob Siemens double oven Siemens fridge/freezer Siemens dishwasher Washer/dryer Elica Eliplane extractor Franks Kubus undermounted sink Grohe Minta chrome mixer tap Hafele LED under unit lights | <ul style="list-style-type: none"> Bathroom suites with chrome taps and mixers Bath with glazed screen and thermostatic mixer shower Bathroom extraction En-suite same spec as bathroom Mirrored cabinet above sink Heated stainless steel towel rail Contemporary tiling to walls – Johnson Prismatics matt white Low voltage, two pin power outlet (shavers/toothbrush charging) |
| PAINT FINISHES | SECURITY | INTERNAL DOORS |
| <ul style="list-style-type: none"> Walls – Dulux Matt Emulsion – Brilliant White Ceilings – Dulux Matt Emulsion – Brilliant White Woodwork – Dulux Satinwood – Brilliant White | <ul style="list-style-type: none"> Main entrance doors Audio door entry system to each Loft/House Fire doors Fully integrated smoke detectors and fire alarm system | <ul style="list-style-type: none"> Flush painted Dulux Eggshell – Pure Brilliant White Strada wedge lever handles |
| BUILDING STANDARDS & WARRANTY | NB: Specification may vary during build and according to availability | |
| <ul style="list-style-type: none"> 10 year warranty provided by BLP http://www.blpinsurance.com | | |

AGENT BRIDGE NEW HOMES

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. The 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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DEVELOPER SHOREPROP

Shoreprop are two guys from London who decided a few years ago to leave their jobs in the industry behind; and use their property degrees & experience to start up their own property development company - Shoreprop! It all started when they looked around and noticed that other developers were often disconnected from their buyers. They were, well, too corporate! They didn't want to be like them, so they set off to develop properties that they think are cool, fun to live in, and that they would love to call 'home' themselves.



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