

IN JOINT VENTURE



THE
ESTATE OFFICE
SHOREDITCH
LAND & BUILDINGS
SINCE 1966



540,000 SQ.FT OVERALL SCHEME

388,426 SQ.FT OF RESIDENTIAL SPACE

238,538 SQ.FT OF OFFICE SPACE

47,900 SQ.FT OF PUBLIC REALM

33,668 SQ.FT OF RETAIL SPACE

THE STAGE IN NUMBERS

16,500 SQ.FT OF RECREATIONAL SPACE

15,715 SQ.FT OF HERITAGE SPACE

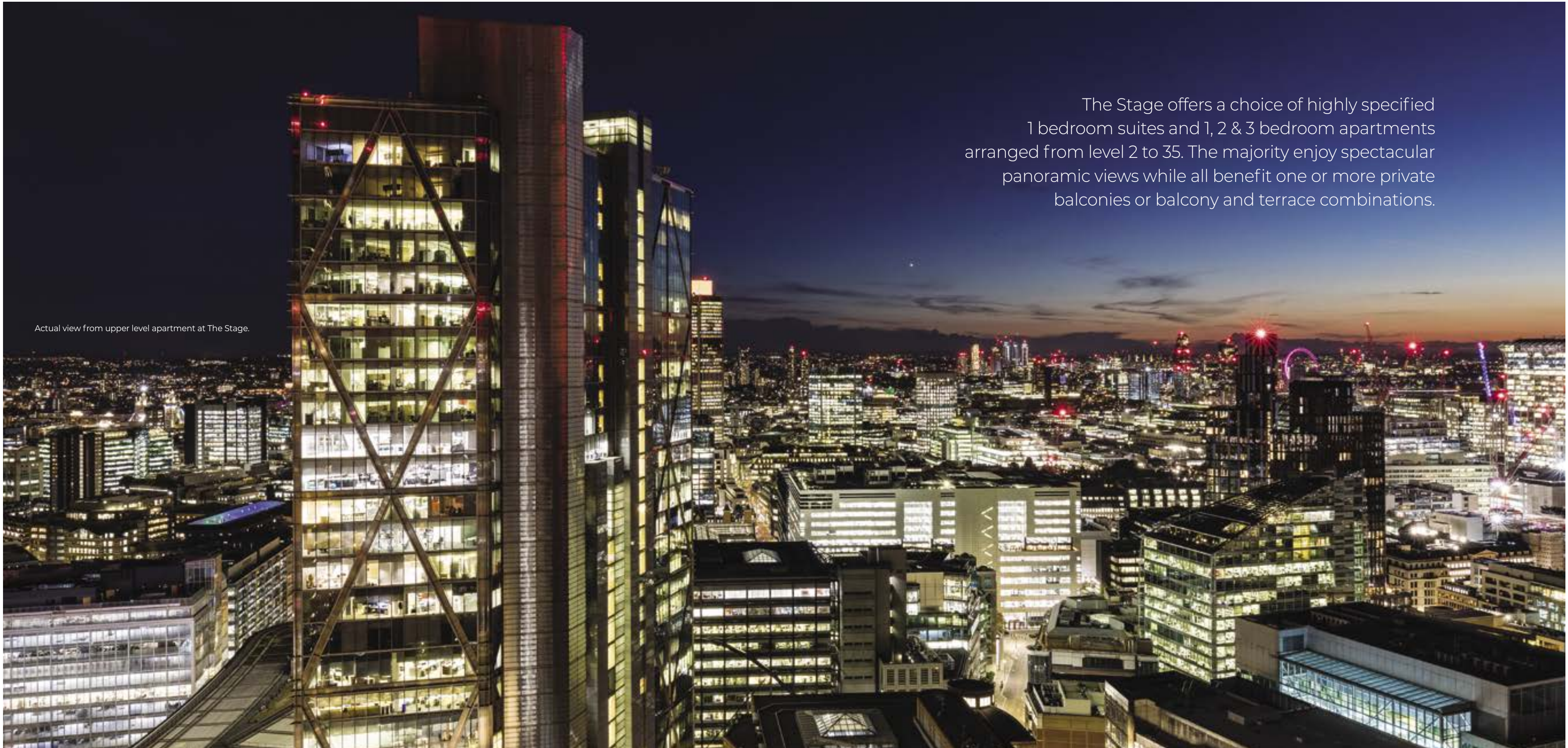
412 PRIVATE LUXURY APARTMENTS

37 APARTMENT FLOOR LEVELS

4 PRINCIPAL APARTMENT STYLES

3 SUPERLATIVE DUPLEX PENTHOUSES

**THE
STAGE.
EC2
SHOREDITCH**



Actual view from upper level apartment at The Stage.

The Stage offers a choice of highly specified 1 bedroom suites and 1, 2 & 3 bedroom apartments arranged from level 2 to 35. The majority enjoy spectacular panoramic views while all benefit one or more private balconies or balcony and terrace combinations.

THE
STAGE.
EC2
SHOREDITCH

The Apartments



Example 1 bedroom suite

There are 65 suites in this style arranged from level 2 up to level 25.

All internal areas are between 491 and 504 sq.ft.



1 Bedroom Suites



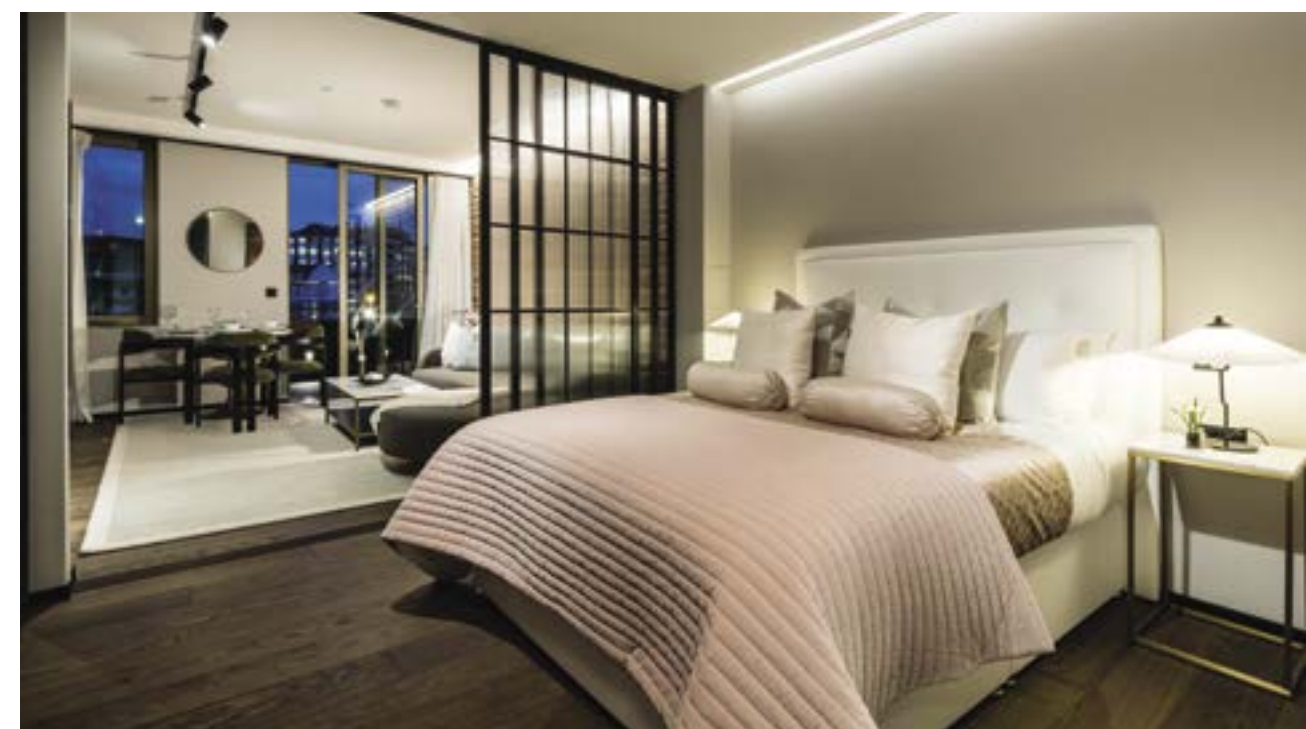
Highly sophisticated
and seamlessly configured
living space

The Stage incorporates 149 fabulous 1 bedroom suites with each featuring stylish crittall glass sliding screens forming a privacy partition between the living and bedroom area.

Suites offer living space from around 420 sq.ft to over 500 sq.ft with each having balcony access from the principal living room.



Enjoy open plan space
or privacy whenever it suits



The screens accentuate a
sense of open space while offering
privacy to the bedroom area.



Kitchen areas in a range of suites have innovative mirrored sliding screens enabling either functional use of the kitchen or to create a feature reflective wall space that forms part of the living area.



Suites have either open plan or concealed kitchen areas



Shower and bathrooms incorporate black crittall style screens and enclosures with finishes in a palette of Terrazzo, white stone, charcoal herringbone and antique bronze detailing with Tile Vision LED TV over the bath in the majority of suites and apartments.

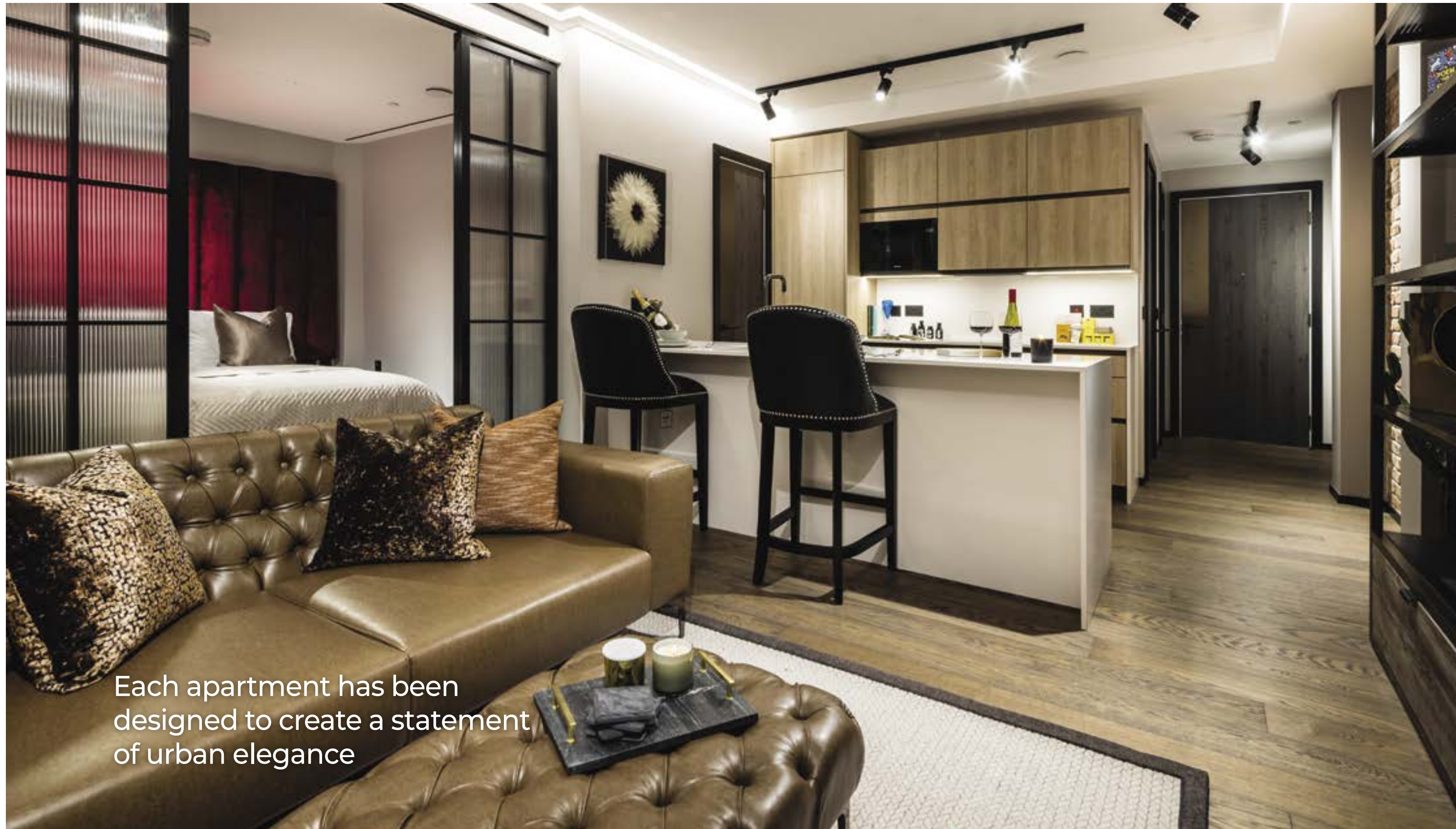


Example 1 bedroom apartment

The Stage offers 24 of this apartment style with differing balcony configurations. Internal areas are from 546 to 613 sq.ft.



1 Bedroom Apartments



Each apartment has been designed to create a statement of urban elegance

Whatever your choice of apartment style at The Stage, specifications are exacting, refined and thoughtfully designed to provide a seamless blend of sleek chic appeal and functionality.

The entire interior design palette of both apartments and communal areas has been initiated and inspired by internationally acclaimed designer Nicola Fontanella of Argent Design.





Space to relax,
space to entertain



Each luxuriously appointed bath and shower room is finished in Valentina Urban large format porcelain/ceramic wall tiling with Night Natural herringbone laid tiling to floors.

The principal bathroom features an illuminated recessed niche finished in Terrazzo Stone with glass shelving and vanity unit in lacquered Pasadina Pine with pure white stone top.

Above the vanity is an antique bronze framed demisting mirror with concealed backlighting.





Example 2 bedroom apartment

The Stage comprises 89 luxurious 2 bedroom apartments of which 24 are in this style with varying balcony/terrace configurations, internal areas are in excess of 970 sq.ft.



2 & 3 Bedroom Apartments



All apartments at The Stage are specified with a bespoke fitted entertainment unit incorporating steel framing in Nordic Bronze with mesh shelving and low level storage.

An LED Smart TV forms part of the unit together a Sonos Playbar sound system.

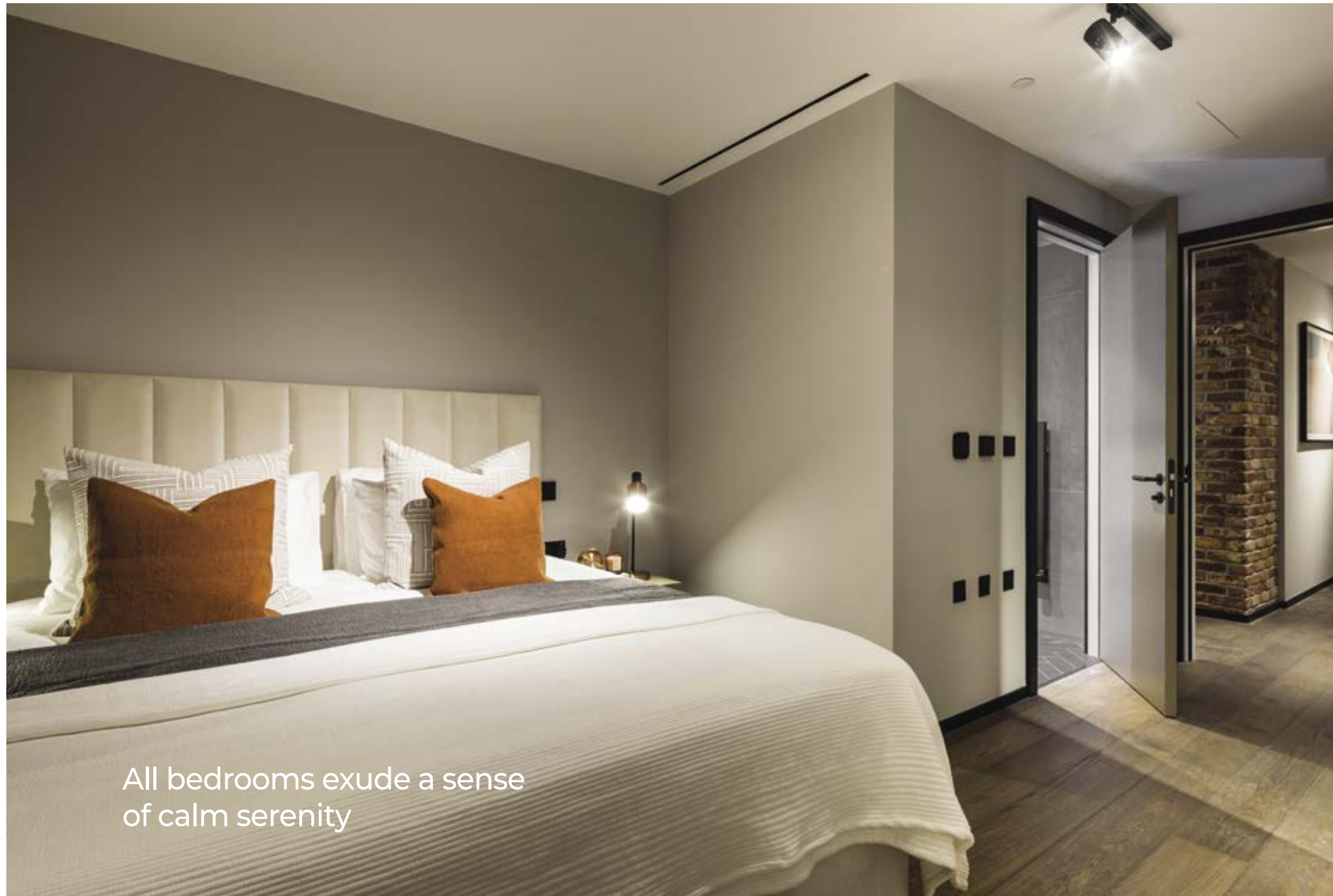
The principal living area also features a distinctive brick slip wall echoing the urban elegance of each apartment.

The rich, warm tonal palette of each apartment comprises matt grey wall finishes, matt black skirting and architraves, black switch and socket plates, natural oak hardwood engineered flooring and beige/grey timber lacquer finish to internal doors. Matt black/brushed antique bronze door furniture is specified throughout.



Programmable mood lighting is specified in all living rooms and bedrooms





All bedrooms exude a sense of calm serenity



Apartment bedrooms have a floor to ceiling fitted wardrobe, programmable mood lighting and comfort cooling/space heating.

Each 2 & 3 bedroom apartment incorporates an en-suite bathroom to principal bedroom. The majority of bedrooms also have balcony or terrace access.

The majority of suites and all apartments will feature a 22" Tile Vision LCD TV within the bathroom flush to the wall above the bath.

All bath and ensuite shower rooms incorporate electric underfloor warming and a heated towel rail with summertime control.





GENERAL SPECIFICATION

- Matt grey warm tone painted walls and brilliant white smooth ceilings.
- Matt black skirting.
- Natural oak one strip hardwood engineered flooring to kitchen, hallway, living/dining area and all bedrooms.
- Extended height beige/grey timber lacquer finish internal doors with bronze strip to lever side (also entrance door).
- Matt black finish architraves.
- Matt black/brushed antique bronze door furniture including lever door handles.
- Black coated switch and socket plates.
- USB socket outlet to all rooms.
- Programmable mood lighting to principal living area and all bedrooms.
- Black track lighting to living/dining area and kitchen.
- Recessed LED downlighting to bathrooms.
- Double glazing throughout.
- Sonos Play 1 wireless multi-room speaker (or equivalent future technology).
- Comfort cooling/space heating to living area and each bedroom of apartments (suites living area only).
- Superfast fibre broadband enabled and pre-installed to each suite and apartment.

LIVING/DINING ROOM

- Feature brick slip wall.
- Bespoke fitted entertainment unit incorporating steel framing in Nordic bronze with Pasadina Pine doors and Nordic bronze mesh shelving.
- 55-65" LED smart TV within entertainment unit.
- Sonos Playbar (or equivalent future technology) also within entertainment unit providing hi-fi quality sound and wireless music streaming (subject to subscription).
- TV socket set to living room (Sky+) subject to subscription. All TV socket sets to include digital radio and terrestrial sockets.
- Telephone socket to living/dining area.

- Suites and selected one bedroom apartments to incorporate crittall style sliding doors dividing living and bedroom areas. Track system in matt black, 3-4 sliding panels with fluted glass to both faces.

KITCHEN AREA

- Bespoke vertical grain oak faced base and wall units incorporating bronzed strip handleless doors, pure white composite/quartz stone worktops and splashbacks.
- Low energy wall unit under lighting.
- Selected suites to feature full height bronze framed sliding grey smoked mirrored doors concealing kitchen and appliances.
- Fully integrated stainless steel electric appliances to include:-
Miele single oven
Miele 4 ring induction hob (2 ring in suites)
Concealed telescopic cooker hood
Washer/dryer (freestanding if within utilitycupboard)
Miele dishwasher
Miele fridge/freezer (Siemens to selected suites).
- Integrated Miele microwave (or combi oven).
- Composite bowl under-mounted sink with graphite '3-in-1' hot, cold and boiling water tap.
- Centralised appliance isolator switch panel.

BEDROOM

- Bespoke floor to ceiling fitted wardrobe to master bedroom with antique bronze frame and detailing, Pasadina Pine doors with bronze inlay and grey smoked mirror to one door. (Second and third bedrooms Pasadina Pine doors only.)
- TV socket set to all bedrooms (Sky) subject to subscription. All TV socket sets to include digital radio and terrestrial sockets.
- Telephone extension socket to all bedrooms.

BATHROOM/SHOWER ROOM

- Night Natural small format porcelain/ceramic herringbone tiling to floors.
- Valentina Urban large format porcelain/ceramic wall tiling.
- Feature Terrazzo recessed niche to principal bathroom with glass shelving.
- Electric mat underfloor warming.
- Black steel shaver socket concealed in wall unit.
- White bathroom suite featuring shower or steel bath, Villeroy & Boch wall hung WC and undermount basin.
- Black basin mixer tap, bottle trap, cistern push plate, thermostatic bath filler/shower mixer diverter.
- Vanity base and wall unit in lacquered Pasadina Pine with antique bronze framing demisting integrated mirror and concealed lighting.
- Vanity top in composite pure white stone.
- Matt black glass bath panel.
- Black crittall style bath screen/shower enclosure.
- Concealed plumbing fixed matt black shower head over bath and in shower enclosure with low level matt black hose and handset.
- Black square profile heated towel rail with summertime control.
- 22 inch tile vision LCD TV to bathrooms over bath.

SECURITY

- Smoke detector to hallway.
- Audio/video entryphone system.
- Hotel style all on/off switch allowing quick shutdown of the apartment lighting and entertainment system upon leaving.

Note:
Suite kitchen may not incorporate a full complement of appliances or may not be fully integrated subject to layout.

**T H E
S T A
G E .
E C 2**
S H O R E D I T C H

**THE STAGE
SALES & MARKETING SUITE**

SHOW APARTMENTS OPEN FOR VIEWING BY APPOINTMENT

22 Curtain Road, London EC2A 3NG



thestageshoreditch.com



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