

A collection of exquisite new townhouses discreetly tucked away in a quiet gated mews off Chadwell Street, Islington. Thoughtfully designed for modern living with spectacular light and volume, these exclusive residences offer unparalleled levels of interior design and meticulous attention to detail.

SEVEN CRAFTED, CONTEMPORARY HOUSES IN A PRIZED CONSERVATION VILLAGE



WHERE HERITAGE AND MODERNITY MEET

Few London districts have the authentic village-like charm of the conservation area that wraps around Chadwell Street - a delightful small neighbourhood, almost a secret in the heart of the capital, lying between Clerkenwell, King's Cross and Angel.



Its architectural roots date back to the early 17th-century, when the New River, an artificial waterway, was cut from springs in Hertfordshire to convey fresh drinking water to the metropolis.

New River Head at Rosebery Avenue was its termination point, a site that much later became the magnificent headquarters of the Metropolitan Water Board, forerunner of Thames Water, and now a coveted enclave of flats. Being a significant landowner, New River Company laid out an estate of wide streets that has endured and gracefully evolved.



-Ottolenghi Islington

A CENTRAL LONDON LOCATION OF GENUINE CHARACTER



-River Street



- Myddelton Square

Alongside the elegant Georgiana are handsome Victorian garden squares and terraces, quaint cobbled mews, fine Edwardian tenements, artisan dwellings and splendid Art Deco design. Here too is renowned Sadler's Wells Theatre, the sixth on the site since 1683, plus listed Finsbury town hall, with its distinctive stained glass and wrought iron porch.

All in all, a central London location of genuine character with a family-friendly infrastructure - parish church, primary school, health centre and a collection of independent shops, bars and eateries - yet less than 20 minutes walk to King's Cross St Pancras and the Crossrail superhub being built at Farringdon.

-Sadler's Wells



Clerkenwell, a short stroll away, has more creative-sector businesses per square mile than anywhere else on the planet - over 200 architect firms, 60 furniture showrooms and homeware stores, a horde of advertising companies, new media agencies, graphic and interactive design studios. Exmouth Market is a quaint row of independent shops, well regarded restaurants, coffee shops and drinking holes. It's off the beaten track nestled between Angel and Farringdon, close to Sadler's Wells Theatre.

Bloomsbury, to the west, owes its existence to the nobility - the Southampton and Bedford families - who developed the area as one of the capital's first planned suburbs. Later it became famous for radicals and romantics, and a seat of learning, a history that endures with the presence of public school trusts, universities and hospitals.

AT THE HEART
OF LIFE



-Bloomsbury Square

-Exmouth Market



-Kings Cross Station

"Walk" to Paris, Lille or Brussels by boarding the Eurostar train at nearby St. Pancras alongside King's Cross Central, an awesome new district and cultural quarter which Google has chosen for its new European headquarters.

With the development of Crossrail and the Thameslink Programme, due for completion by 2023, Farringdon will become one of Britain's busiest stations, with 200 trains per hour passing through it - the single London terminus with integrated north-south (of the river) and east-west routes; the only one allowing passengers to board Crossrail, Thameslink and Tube trains. It will provide direct links to Gatwick, Heathrow, Luton and London City airports as well as Eurostar services at St. Pancras and Brighton on the south coast.

-N1 Centre



- Gails Bakery



EAT, DRINK, SHOP, BE ENTERTAINED AND EDUCATED :
CHADWELL MEWS HAS IT ALL, WITH NUMEROUS ENTICING
VENUES AND CULTURAL ATTRACTIONS - A UNIQUE AND
CONVIVIAL MIX, RIGHT ON THE DOORSTEP.

LOCAL GUIDE

1 AMWELL SREET

The neighbourhood's spine is the antithesis of a cloned high street. Lined with classic period houses and traditional shop fronts, its eclectic retail mixes includes specialist homeware and interiors stores, fashion boutiques, a florist, craft and antique shops and organic grocery - not one familiar chain store among them. Lloyd & Son at number 42 still sports its original sign - "High Class Dairy Produce" - while across the road is WC & K King Chemists, a pharmacy established in 1839.

2 MYDDELTON SQUARE

Built between 1824 and 1836, is the jewel in the crown of the original New River Estate. Graced by majestic St Mark's Church, the square is named after the engineer responsible for the creation of the New River. During its Victorian heyday it was a fashionable address for some of the capital's most elite residents - barristers, academics, luxury watchmakers and business tycoons - and has regained its cachet as a top location

3 SADLER'S WELLS

Internationally-acclaimed contemporary dance centre and studio, with a 1,500 seat auditorium and year-round programme celebrating dance of every kind: from ballet to Bollywood, hip hop to tango and flamenco.

4 EXMOUTH MARKET

Vibrant and colourful, the semi-pedestrianised street is lined on both sides by bars, cafés, restaurants, independent boutiques, book and gift shops. It is one of the rare London thoroughfares that offers a continental European 'sidewalk café' vibe.

5 UPPER SREET

Islington's main shopping parade and the heart of its famous 'chattering class' cafe society, with numerous high-quality neighbourhood restaurants and the original deli-diner owned by the celebrated chef Yotam Ottolenghi. No wonder it is know as Supper Street.

6 CHAPEL MARKET

A bustling and colourful daily street market selling fresh food essentials and bargain household goods. Here too is Islington Farmer's Market and a pared-down Japanese joint serving sushi, sashimi & kobe beef grilled on tableside stones, Hot Stone.

7 CAMDEN PASSAGE

World famous for its vintage shops and arcades, a preffered haunt of antique dealers, designers and collectors alike, with young and upcoming businesses staking their claim next to established traders.

8 SCREEN ON THE GREEN

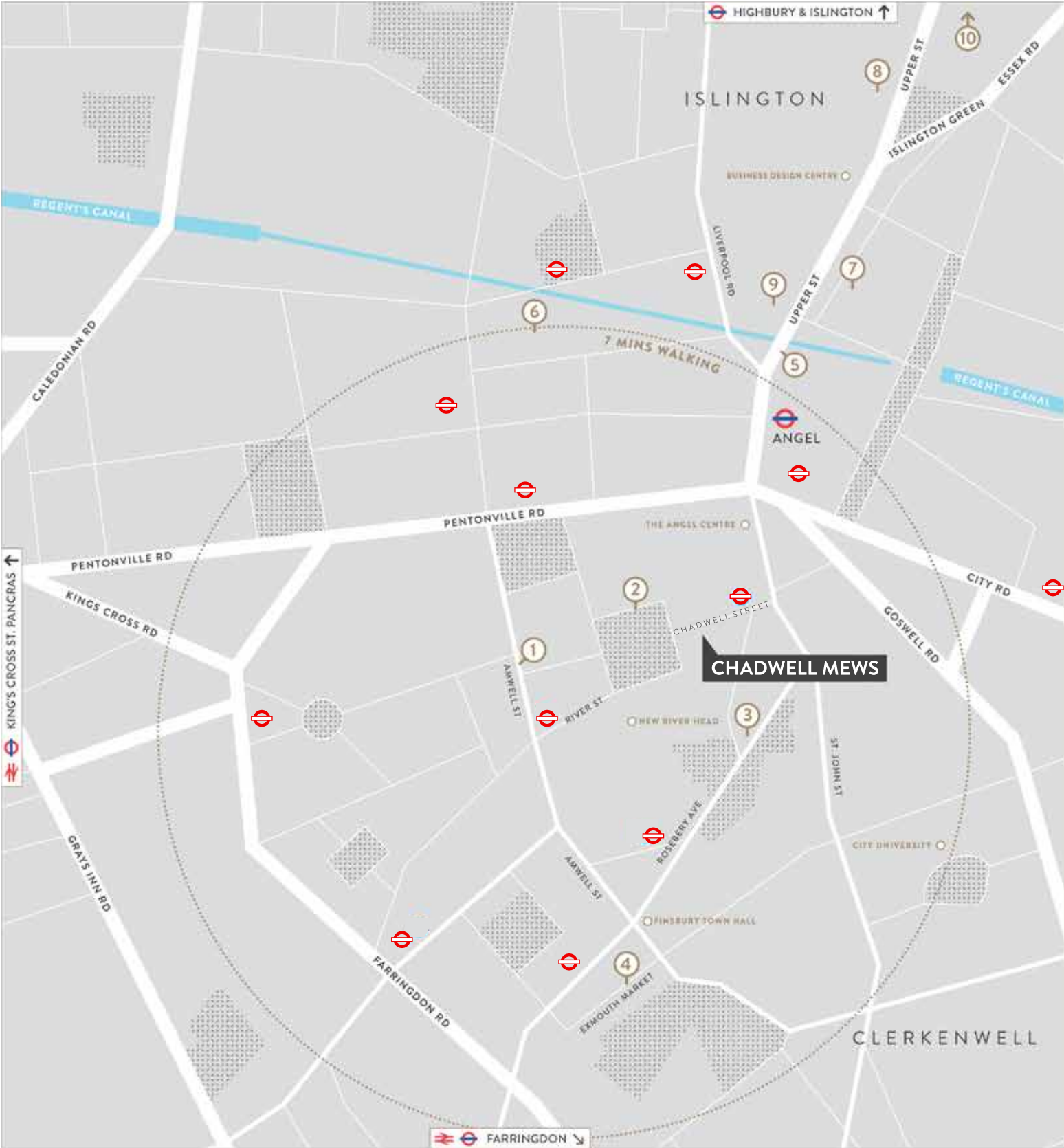
This rare single-screen cinema opened in 1913 and is an Islington institution, one of the oldest purpose-built continuously-running cinemas in the UK, with a eye-catching Art Deco facade and canopy outlined in dazzling red neon.

9 N1 ISLINGTON

A modern shopping mall for fashion, food, music and movies.

10 ALMEIDA THEATRE

A local 325-seat performance space with an international reputation and a lively cafe/bar plus restaurant with award-winning French influenced cuisine.



- 4 mins walking
ANGEL
 - 16 mins walking
KINGS CROSS ST.
PANCRAS
 - 18 mins walking
FARRINGDON
 - SANTANDER CYCLE
HIRE
- All travel times sourced from
Transport for London

- Former Metropolitan Water Board Headquarters



- Former Water Laboratory



In 1609, Sir High Myddelton, enterprising goldsmith and engineer, undertook the cutting of an artificial channel from springs at Amwell and Chadwell in Hertfordshire (where Chadwell Street gets its name from) to Clerkenwell on the fringe of the old Roman walled City of London, a distance of 64km.

King James took a half share in the project and in 1613, the New River, as it is still called, reached the New River Head at Rosebery Avenue, providing London's first organised supply of clean water.

To this day it remains an essential part of the capital's water supply, carrying up to 48 millions gallons daily, about eight per cent of London's daily consumption.



A LOCATION RICH
IN HISTORY

ARCHITECTURE THAT GOES BEYOND EXPECTATIONS

SEVEN EXQUISITE NEW TOWNHOUSES DISCREETLY TUCKED
AWAY IN A QUIET GATED MEWS - A GENUINE URBAN RETREAT.

Light-filled open-plan living spaces with minimalist yet textural
interiors compliment the peaceful outdoor spaces.

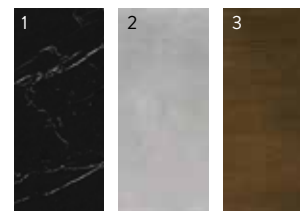


MAIN LIVING AREA

The main living areas are located at the lower level to maximise the connection with outside spaces which come with lush landscaped planters. Open plan layouts and floor to ceiling windows are complimented with minimalist yet textural interiors. Where practicality meets modern luxury.



SPECIFICATIONS



- 1 Stone storage bench
- 2 Polished concrete floor
- 3 Bronze sliding door frames

- Seamless connection with outdoor spaces
- Open plan living, dining and kitchen areas
- Smart lighting offers customised scene control
- Built-in stone bench with concealed television and data points
- Under stairs full height built-in cabinets offer abundance of storage
- Polished concrete floor with integrated underfloor heating
- Designer light fittings
- Recessed curtain tracks to basement windows

KITCHEN



Form and function meet in these beautifully conceived and sleekly finished kitchens - understated, free flowing spaces that effortlessly link with the main living areas and the outside.



SPECIFICATIONS



- 1 Composite stone quartz worktops
- 2 Polished concrete floor
- 3 Wood veneer and matt painted cupboards

- Bespoke crafted kitchens manufactured in Italy
- Large island units included in Houses 2-5 and 7
- High quality composite stone worktops
- Miele / Siemens integrated appliances
- Integrated full height larder fridge / freezers
- Integrated wine coolers
- Induction hob, built-in oven and steam oven
- High quality under-mounted stainless steel sink with instant Quooker boiling hot water tap to all kitchens. Option to install further sparkling and chilled water
- Mood lighting for creating different atmospheres within the kitchen / dining / living area

BATHROOM



Linger a little longer and relax in stylish, spa-like bathrooms that boast luxurious materials and warm tones in tune with the overall design aesthetic.



SPECIFICATIONS



- 1 Silver Grey Emperador marble / porcelain tiles
- 2 Built in mirror cabinets and bespoke joinery
- 3 Dark porcelain tiles to en-suite shower rooms

- Flush tiled walk-in showers
- Luxurious stone resin basins and free-standing baths
- Fitted Bette glazed titanium steel baths
- Coordinated stone/ceramic floor and full height wall tiling
- Brushed brass shower and bath fittings with thermostatic controls
- Matt black heated towel warmers and shower screens
- Mirror cabinets with built-in concealed storage and bespoke vanity joinery units
- Mood lighting for creating different atmospheres

EXTERIOR



Collectively the homes form a stunning architectural intervention. Beautiful brick detailing compliments the traditional Georgian buildings that enclose the site, while modern design elements such as large sliding doors with dark bronze frames are a crisp counterpoint to the masonry skin and add rhythm to the facade.

CREATIVE, COMFORTING AND CLASSY

Sympathetic and subtle architecture brings an exemplary new addition to the historic street plan. The design is purposely restrained, allowing scale and elegant proportions to shine through and make a lasting impression.
A timeless modern classic.

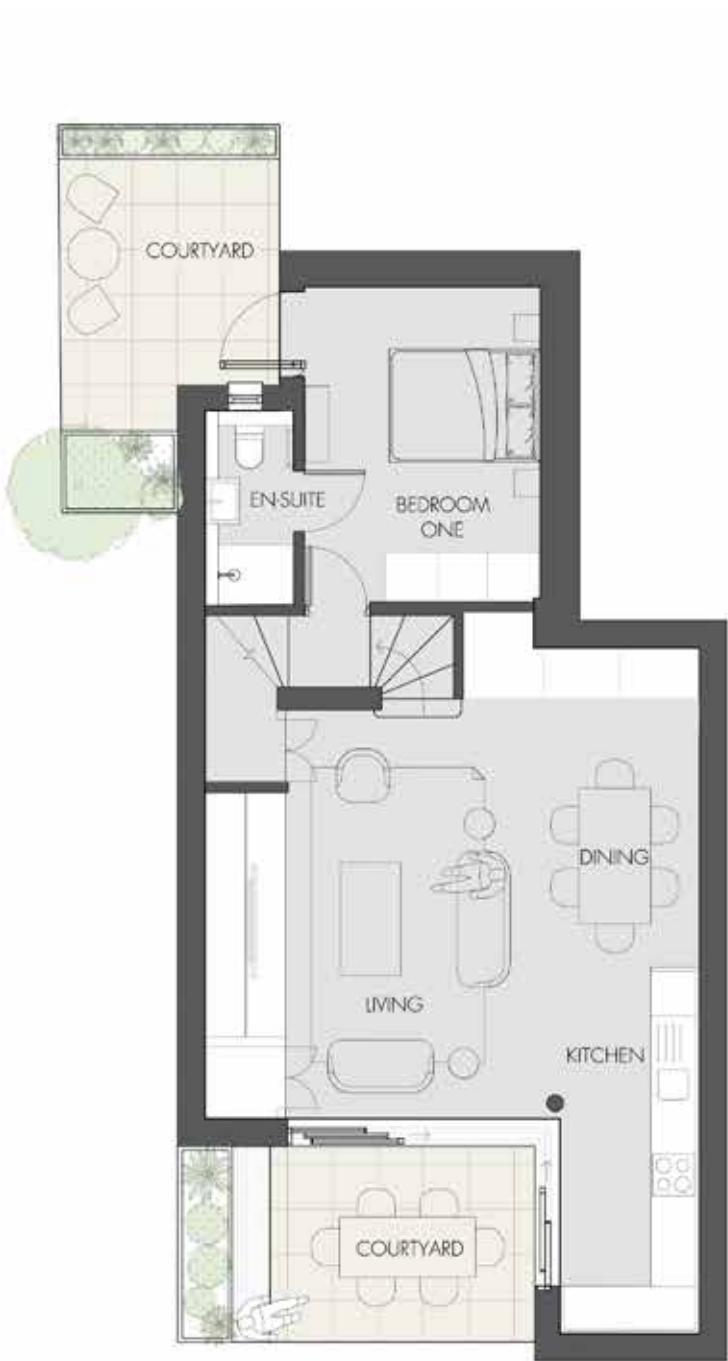
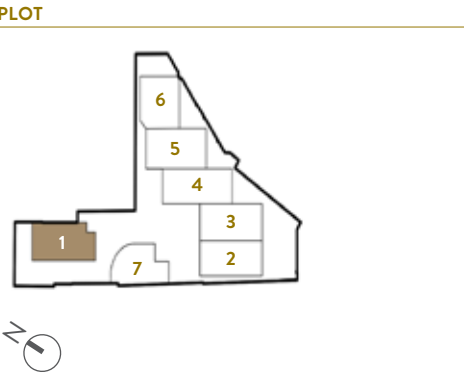
MASTERPLAN



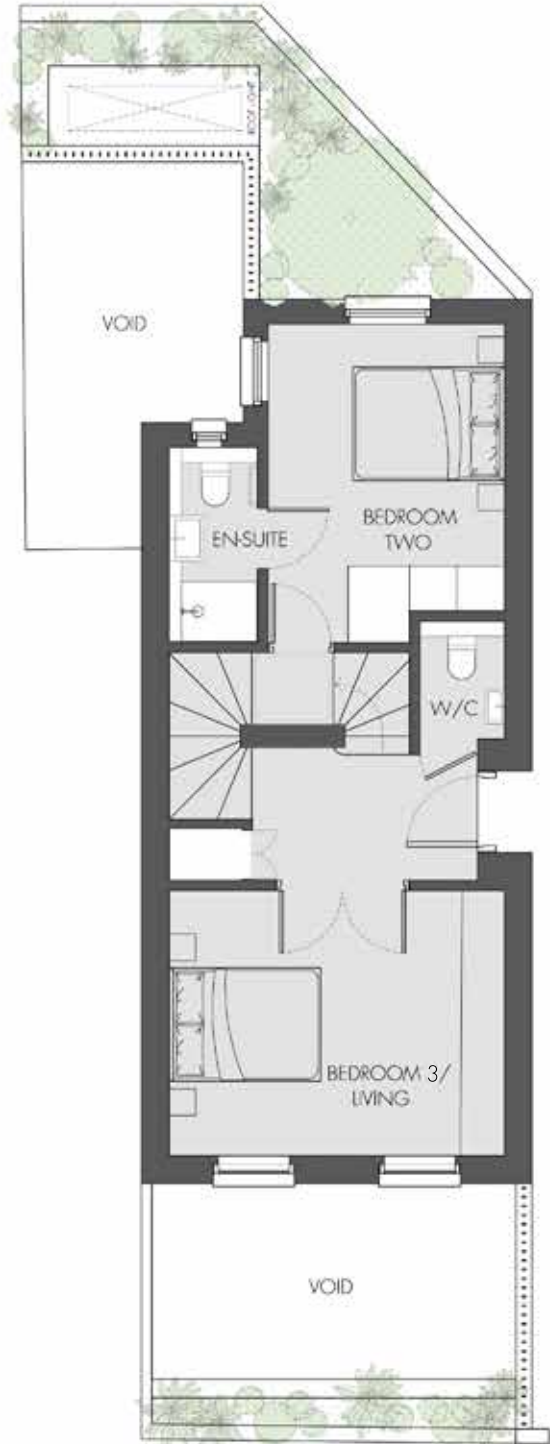
HOUSE
ONE

BASEMENT

ROOM DIMENSIONS	M ²	FT ²
KITCHEN/LIVING/DINING	47.9	516
BEDROOM ONE	13	140
BEDROOM TWO	12.5	135
BEDROOM / LIVING	15.3	165
HOUSE ONE TOTAL AREA	113.5	1222

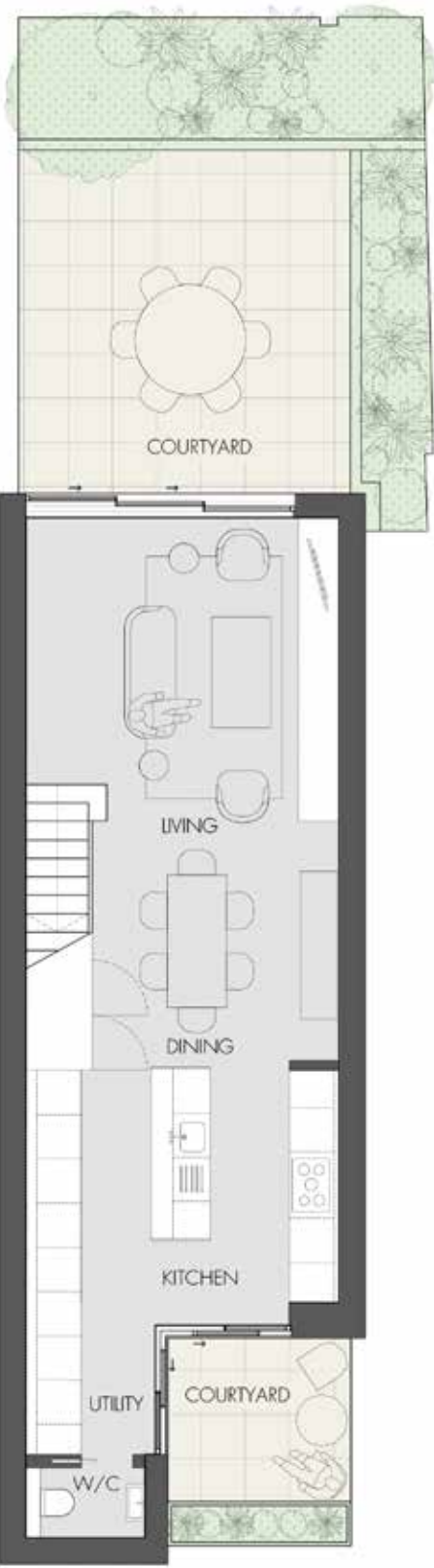


GROUND



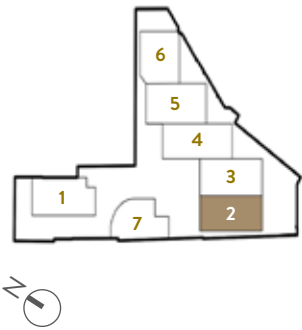
HOUSE TWO

BASEMENT

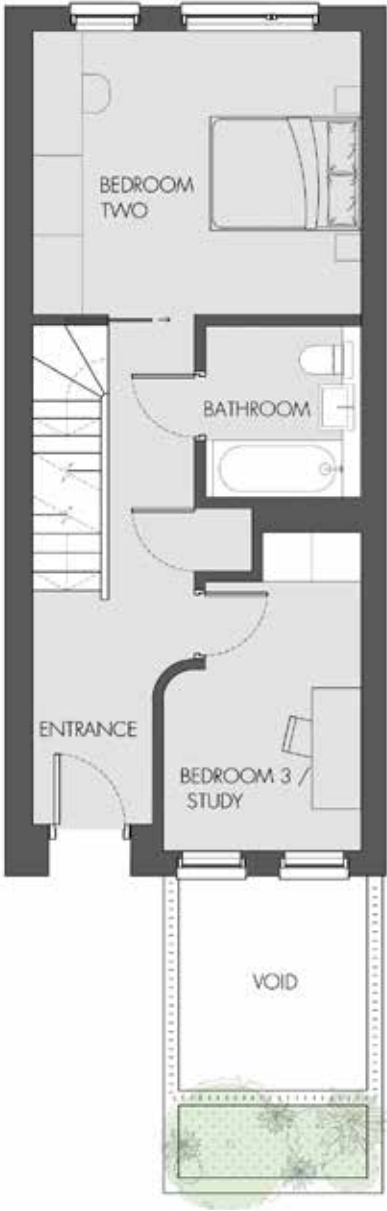


ROOM DIMENSIONS	M ²	FT ²
KITCHEN/LIVING/DINING	50	539
BEDROOM ONE	17	183
BEDROOM TWO	9.8	106
BEDROOM / LIVING	15.7	269
HOUSE TWO TOTAL AREA	127.3	1370

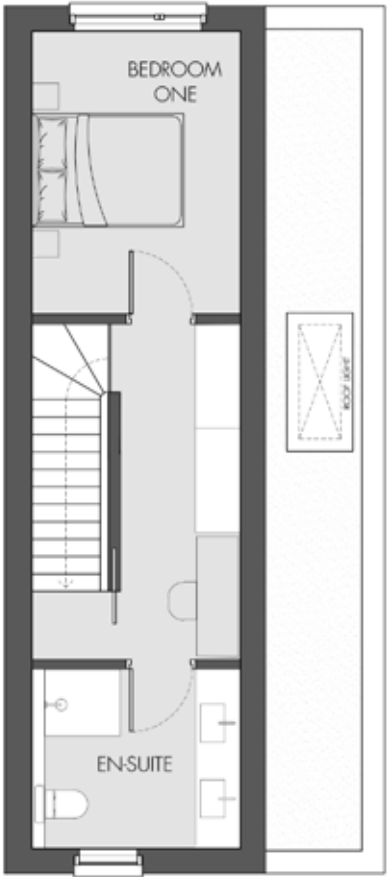
PLOT



GROUND



FIRST

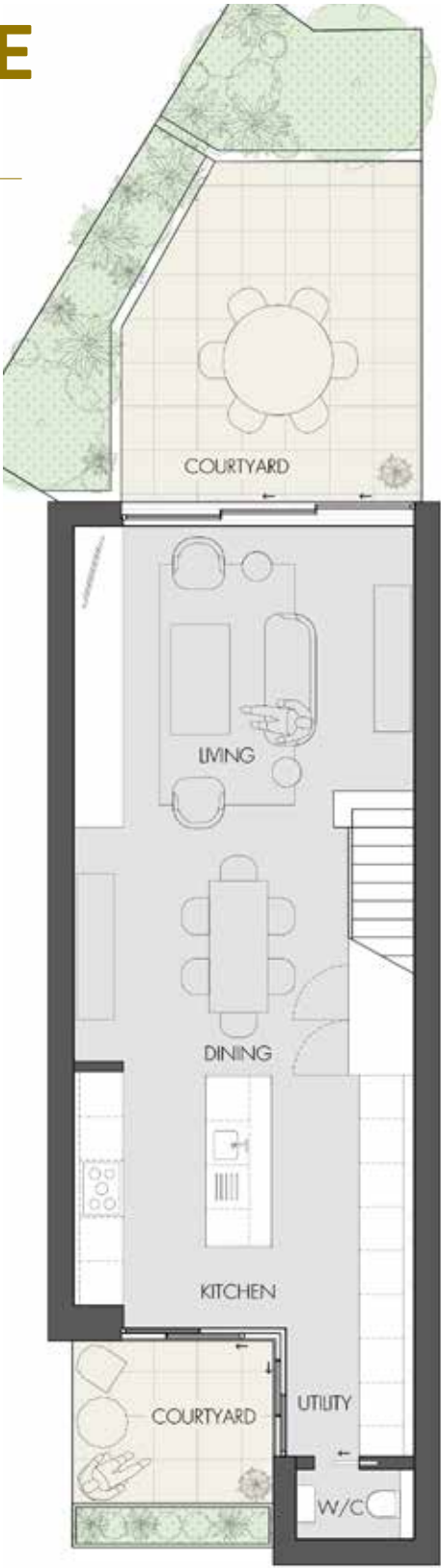
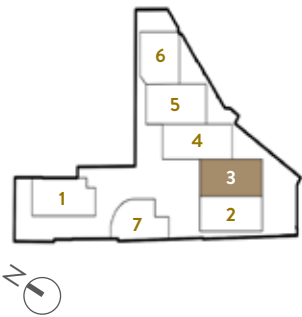


HOUSE THREE

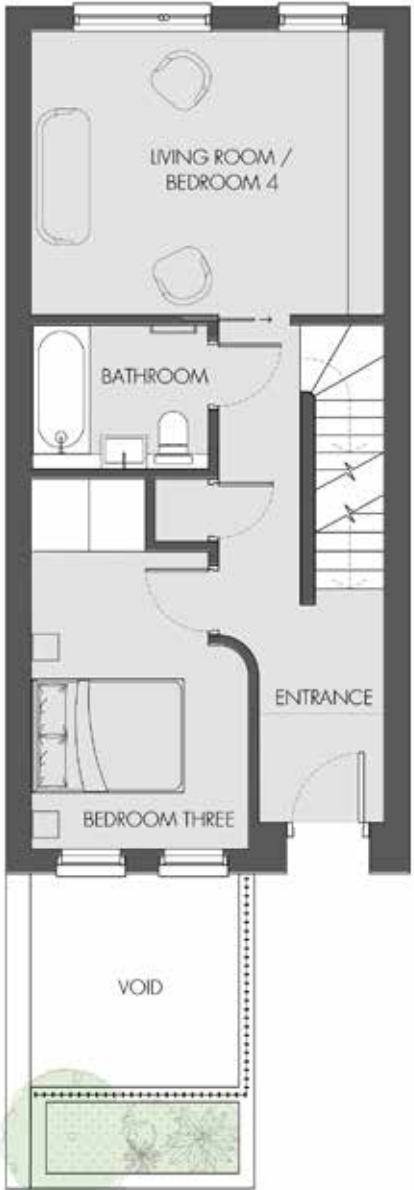
BASEMENT

ROOM DIMENSIONS	M ²	FT ²
KITCHEN/LIVING/DINING	56	602
BEDROOM ONE	17.4	189
BEDROOM TWO	13.7	148
BEDROOM THREE	12	130
BEDROOM / LIVING	16.8	180
HOUSE THREE TOTAL AREA	155.5	1674

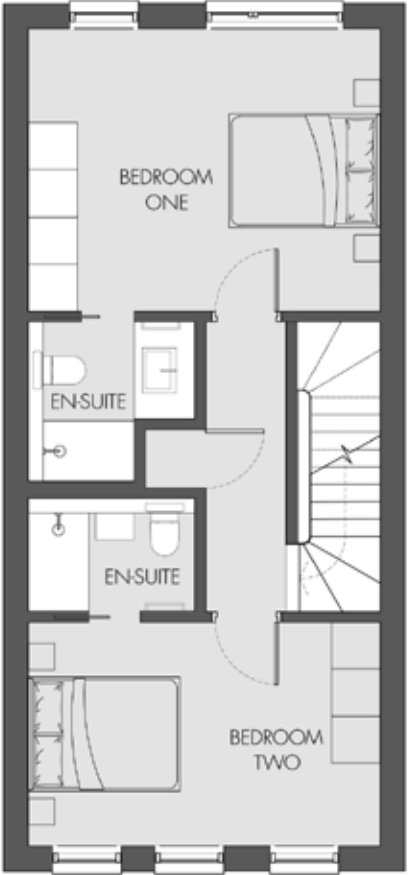
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GROUND



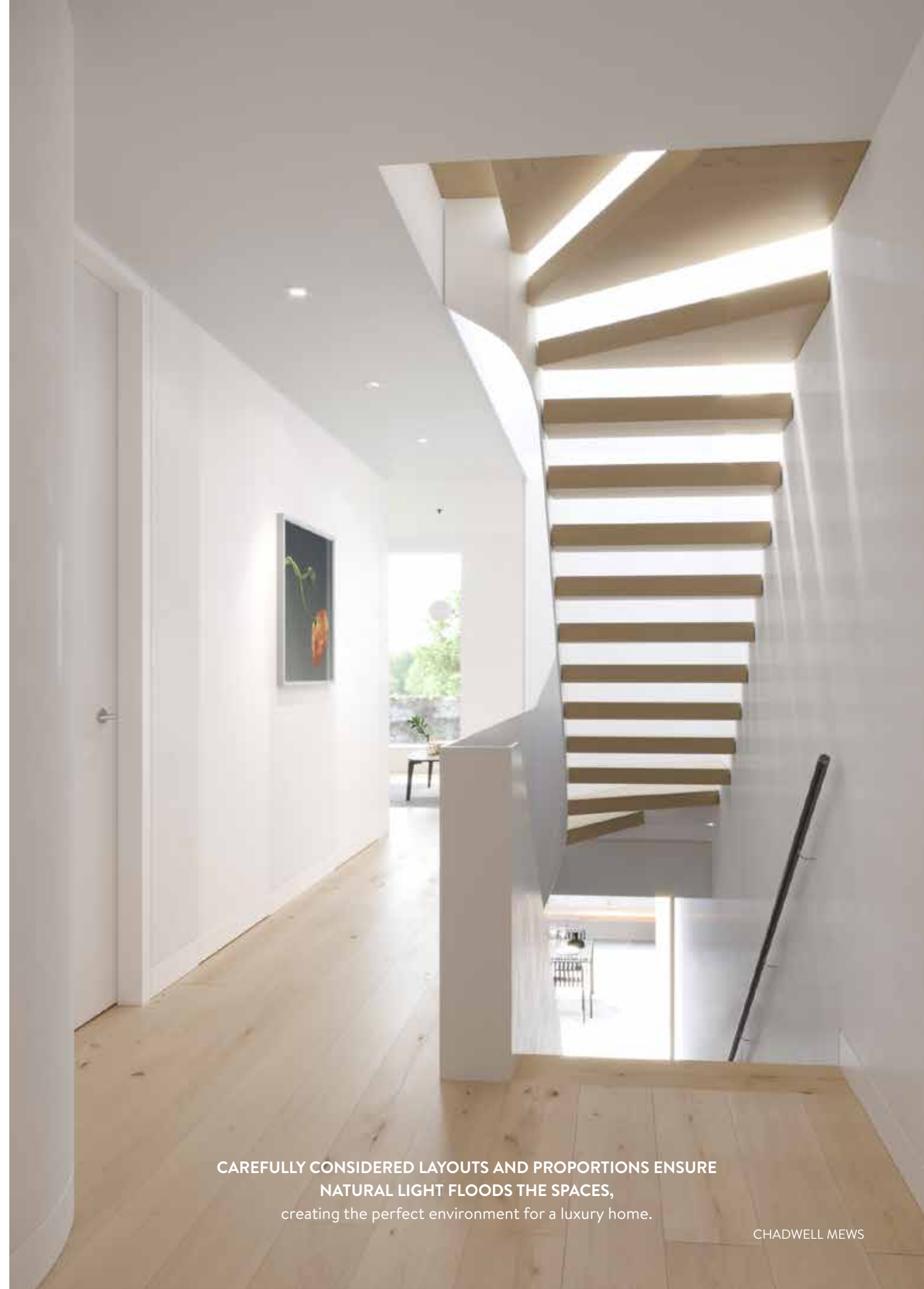
FIRST



HOMES ABUNDANT WITH LIGHT

Light-filled living spaces at ground floor level of the building are separated by sliding pocket doors which offer uninterrupted views when left open.

Minimalist yet textural interiors compliment the sculptural timber-clad staircase with a folded steel balustrade that weaves through the building and ties all the floors together. Underfloor heating runs throughout the houses, with carpets and engineered timber flooring to first floor bedrooms and engineered timber flooring to the rest of the areas, creating the perfect environment for a luxury home of sophistication and character.



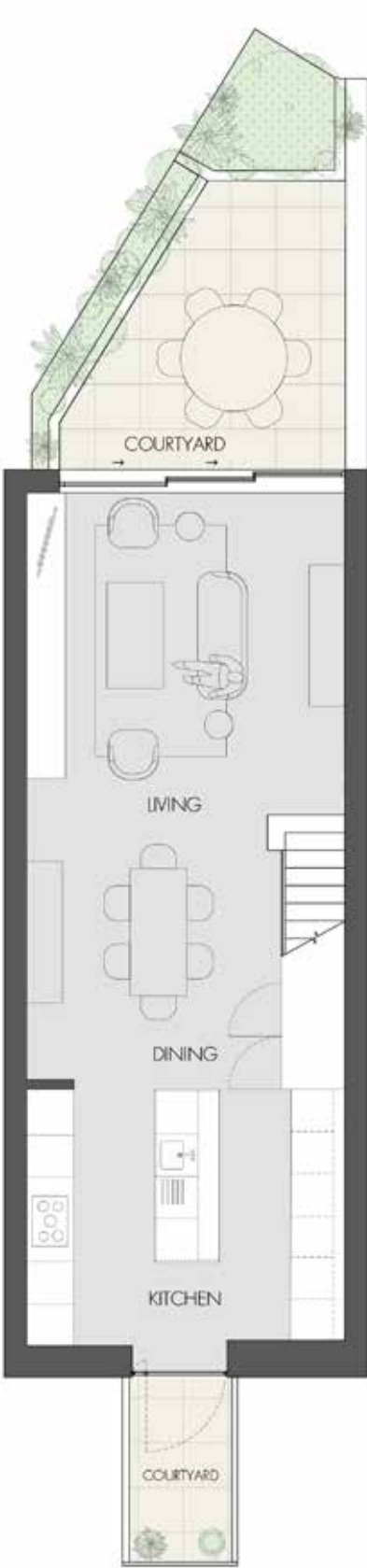
CAREFULLY CONSIDERED LAYOUTS AND PROPORTIONS ENSURE
NATURAL LIGHT FLOODS THE SPACES,
creating the perfect environment for a luxury home.

HOUSE FOUR

BASEMENT

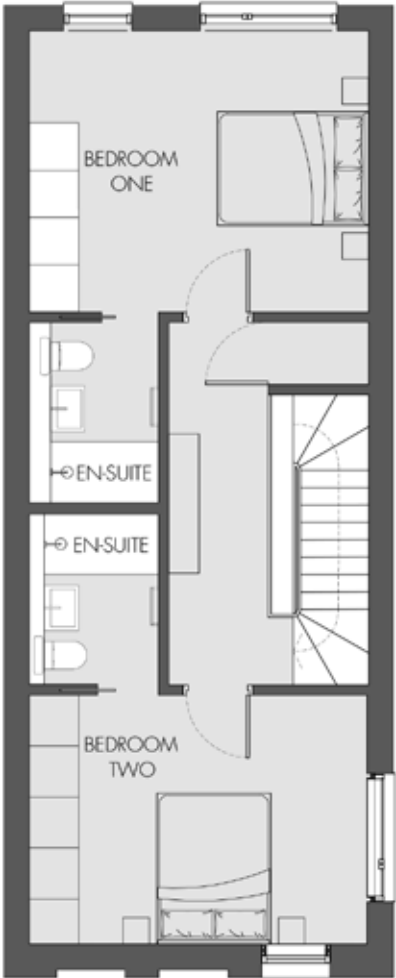
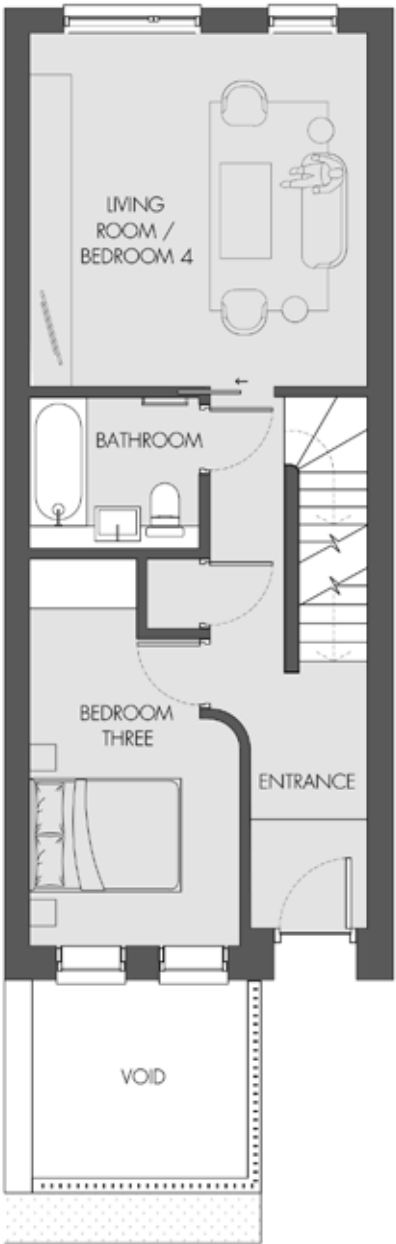
ROOM DIMENSIONS	M ²	FT ²
KITCHEN/LIVING/DINING	53.7	578
BEDROOM ONE	16.7	180
BEDROOM TWO	14.7	159
BEDROOM THREE	12.2	131
BEDROOM / LIVING	20.4	220
HOUSE FOUR TOTAL AREA	161.8	1742

PLOT



GROUND

FIRST

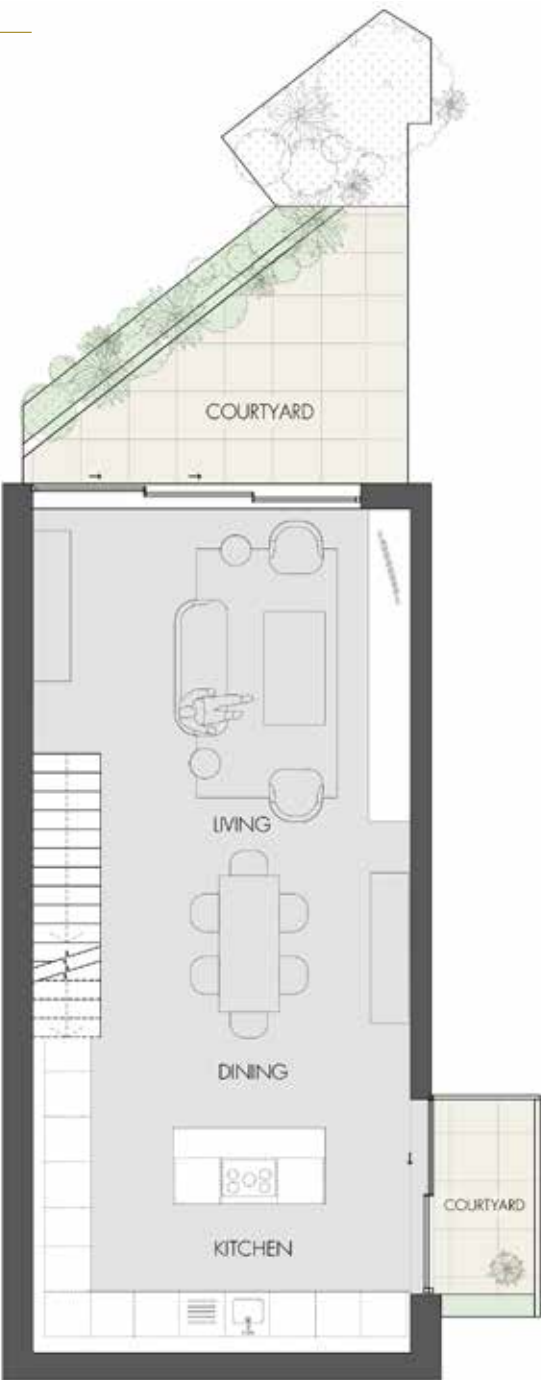


HOUSE FIVE

BASEMENT

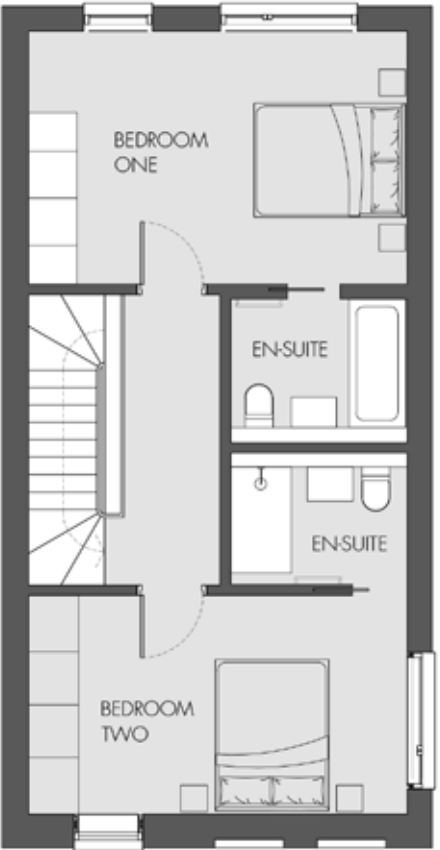
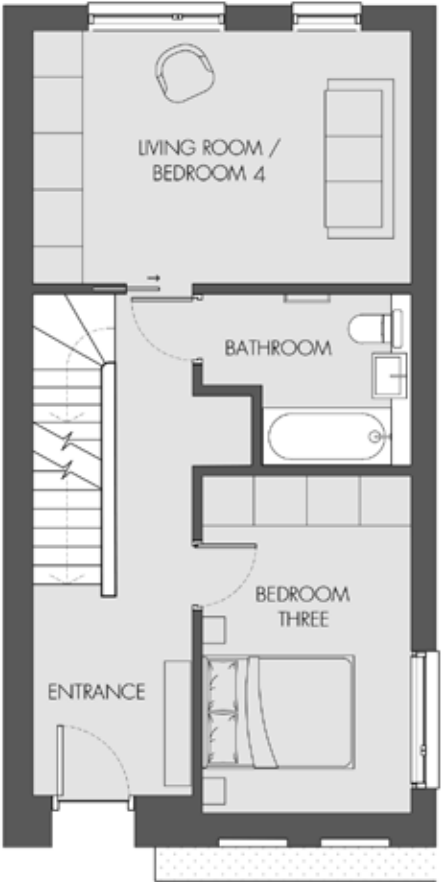
ROOM DIMENSIONS	M ²	FT ²
KITCHEN/LIVING/DINING	55.9	602
BEDROOM ONE	16.5	177
BEDROOM TWO	14.4	155
BEDROOM THREE	12.2	131
BEDROOM / LIVING	16.2	174
HOUSE FIVE TOTAL AREA	158.5	1706

PLOT



GROUND

FIRST

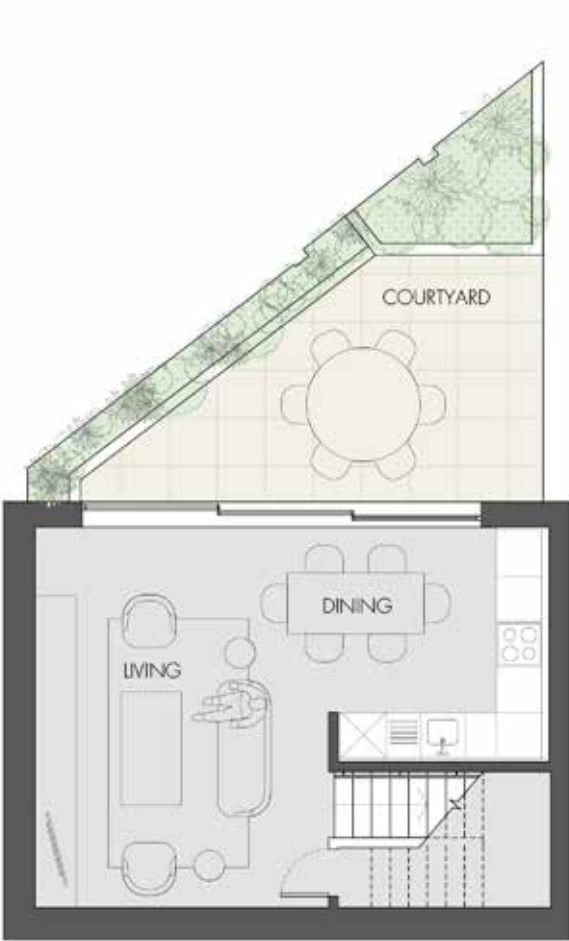


HOUSE
SIX

BASEMENT

ROOM DIMENSIONS	M ²	FT ²
KITCHEN/LIVING/DINING	28.5	307
BEDROOM ONE	13.8	149
BEDROOM TWO	11.2	121
BEDROOM / LIVING	13.6	146
HOUSE SIX TOTAL AREA	101.3	1090

PLOT



GROUND



FIRST

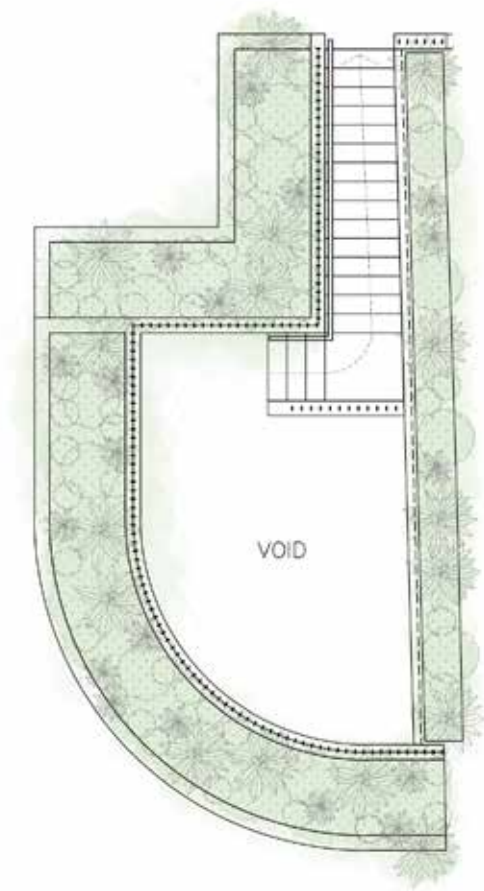


HOUSE SEVEN

GROUND

ROOM DIMENSIONS	M ²	FT ²
KITCHEN/LIVING/DINING	44.3	477
BEDROOM ONE	16	172
BEDROOM TWO	13.2	142
HOUSE SEVEN TOTAL AREA	99.6	1072

PLOT



BASEMENT



INTELLIGENT, INTUITIVE AND ENTERTAINING

Integrated, multi-room technology that is simple to operate and control. Security data, mood settings and audio visual creature comforts - all at your fingertips.

HOME TECHNOLOGY

Centralised home network and entertainment systems - telephone, broadband, TV and audiovisual cabling run throughout all properties, including:

- Wired telephone and broadband connection points to all living rooms and bedrooms.
- Wired TV outlets to all bedrooms and living areas, with cable provision for connection of TV screen to internet and future video distribution option.
- Digital TV, radio and satellite infrastructure, including roof level aerial and dish installation. Cable provision for Virgin TV services has been made to all properties.
- Audio cabling for in-ceiling speakers to open plan kitchen / dining / living areas, principal bedrooms and principal bedroom en-suites, offering full immersive audio experience.
- Surround sound speaker and sub-woofer connection points to basement living rooms.
- Lighting control system for basement kitchen / dining / living areas in all properties and hallways throughout the house.

HOME SECURITY

- Full colour video entry system with flat screen panels installed in the main living areas and near principal bedrooms. Option to install a further panel to ground floor in future.
- Integrated Automist sprinkler system to kitchen / dining / living areas. Whole house system to House 6.
- Future option: external CCTV cabling to all houses for future ability to view via TV system or remotely.
- Intruder alarms to all houses.

RIVER STREET MEWS



Just around the corner resides another recently completed Tasou Associates design, River Street Mews. Thoughtfully-designed for modern living, with spectacular light and volume, these elegant, individual homes are characterised by restrained and respectful architecture - a contemporary take on a Georgian terrace - and slot confidently into the historic neighbourhood.



TASOU ASSOCIATES

Tasou Associates are a Clerkenwell based firm of award winning Architects that have been responsible for numerous high quality contemporary residential schemes over the past 33 years. Their portfolio of work includes both new-build and refurbishment projects across London and in particular numerous schemes in Islington. The firm has always maintained a team of innovative young architects and has established a reputation for producing modern and beautifully detailed schemes over the years.

Previous awards have included the "Hackney Design Awards 2020 - Heritage & Restoration category" for renovation of Grade II listed Bishops Wood's Almshouses, "Architects Journal Shortlist for Small Projects & Retrofit Awards 2018" for their project at Jeffrey's Place, London Evening Standard New Homes Awards 2010 "Best Small Development" for their development at Noble Yard, and the 2001 Britannia Design Awards "Best New House of the Year" for their project at Lonsdale Place.

www.tasou.co.uk
@tasouassociates



Jeffrey's Place



Camden



Lonsdale Place



Noble Yard



Highbury New Park

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Floorplan Disclaimer :
Room dimensions are to be carefully considered prior to purchase of furniture and must not be used for the purchase of flooring or window treatments. All room measurements are approximate and may vary from those shown. Layouts of houses may vary from those shown.

Specification Disclaimer :
These particulars were prepared before the completion of properties. They may have been changed during construction and final finishes could vary. Whilst every effort has been given to ensure that the information here is correct, these particulars, together with any images that they contain, are intended only as guide and Tasou Associates reserve the right to amend the specification as necessary and without notice.

