

# THE ARC

EC ONE



## LIGHT *the* WAY

A new *collection* of studio, one, two & three bed City Road residences. A *home* for London's leading lights.

# The BUILDING

A 22-storey tower *rising* from a red brick podium building echoing the industrial spirit of its unique location, and *home* to 100 brand new City Road residences.



Fantastic indoor and outdoor amenities



Outside space with most apartments



Central London location



Great transport links



Close to top schools and universities



Living area in a two bed apartment

## THE ARCHITECTURE

- Designed by award winning architects, **Allford Hall Monaghan Morris**.
- The Arc's unmistakable, tiered form cuts a statuesque figure against the surrounding cityscape of Shoreditch and Old Street.
- An expansive landscaped roof terrace and lounge dominate the 7<sup>th</sup> floor.
- The lobby sits beside select retailers and an independent restaurant.
- Lifestyle gym and 332 secure cycle spaces for residential and commercial use.

## SUSTAINABLE DEVELOPMENT

- Ghelamco are market leaders in sustainable developments.
- All of Ghelamco's projects have been awarded either Outstanding or Excellent BREEAM certification.
- A fully electric building with 30% lower carbon emissions than its fuel-operated cousins.
- The London Plane tree has been preserved and seating added to provide a biophilic space for people to enjoy.

## THE RESIDENCES

- Award-winning **Bowler James Brindley** have curated The Arc's interiors to make the experience of coming home one that draws you into a place of sanctuary and reprieve.
- Living spaces are composed of cool stones, soft woods and beautifully finished fixtures and fittings.
- Private outside spaces in the form of winter gardens, terraces or balconies for most apartments.



Bedroom in a one bed apartment



Living area in a one bed apartment



7<sup>th</sup> floor lounge area

# The AMENITIES

Make the City and Shoreditch the *backdrop* to your evening with The Arc's 7<sup>th</sup> floor *terrace*, social spaces and *panoramic* views.

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100

Brand new City Road residences

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24-hour

Concierge service

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7<sup>th</sup> floor terrace

With panoramic views

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50 people

Bookable outdoor event space

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Screening room

With seating for 13

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Yoga studio

And treatment room

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Fitness suite

Fully equipped gym

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Communal lounge

To socialise and work

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Golf simulation room

Virtual courses

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Independent restaurant

Fine dining on your doorstep

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Shopping

On the ground floor

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Q1 2023

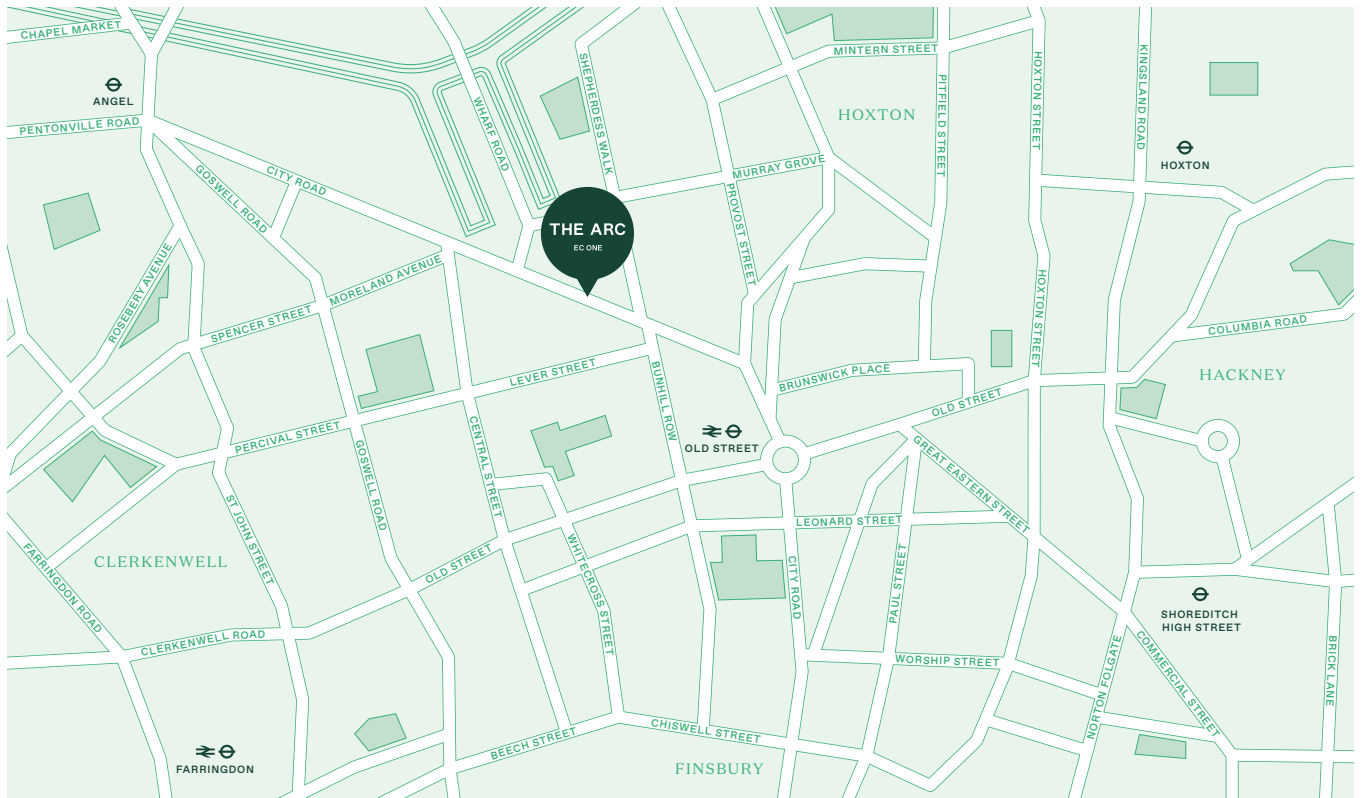
Practical completion

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# LOCAL AREA

A neighbourhood at the crossroads of five dynamic districts.  
Discover a place where many different worlds intersect.



- **10**  
Michelin star restaurants in the area
- **7**  
Coffee shops within a 5 minute walk
- **8**  
Pubs and bars within a 5 minute walk

## OLD STREET/SHOREDITCH

- Old Street Station**  
Northern Line  
*5 minute walk*
- Liverpool Street Station**  
Circle/Central/Hammersmith & City/Metropolitan Lines  
*19 minute walk/20 minute tube*
- The Bower**  
*5 minute walk*
- Boxpark Shoreditch**  
*17 minute walk*

## CLERKENWELL

- Farringdon Station**  
Circle/Hammersmith & City/Metropolitan Lines  
*20 minute walk/16 minute tube*
- The Barbican Estate**  
*16 minute walk/13 minute tube*  
*Old Street – Moorgate*
- St John's Square**  
*16 minute walk*
- Exmouth Market**  
*18 minute walk*

# SPECIFICATION

## KITCHEN

- Bespoke kitchen units, natural timber effect wall units and gloss lacquered finish to base units
- Low energy concealed LED under unit lighting
- Under-mounted stainless steel sink with mixer tap
- Composite stone worktop
- Marble effect large format splashback
- Fully integrated AEG appliances:
  - Multi-function electric oven
  - Microwave
  - Extractor hood
  - Induction hob
  - Downdraft to three bed apartment island
  - Fridge/freezer
  - Dishwasher
  - Washer/dryer
  - Wine fridge

## BATHROOM & EN-SUITE

- Marble effect porcelain and ceramic brick tiles to wall areas
- Concrete effect floor tiles
- Walk-in shower with concrete effect tile flooring
- Chrome mixer tap
- Marble effect composite stone vanity counter top with white porcelain basin
- Storage cupboard with metallic finish below
- Vanity unit with mirror-face and metallic finish, complete with integrated shelving, demister pad and shaver socket
- Metal framed shower screens. Reeded glass to select apartments
- Chrome rain shower with chrome wall mounted hand shower
- Wall hung WC with concealed cistern
- White enamel under-mounted bath with marble effect composite stone surround
- Heated towel rail

## BEDROOM

- Hardwood oak timber floors
- Bespoke fitted wardrobes with shelf, hanging rail and concealed LED light
- LED spot lights
- Provision for pendant lighting
- Provisions for curtains
- Brushed metal sockets
- Timber skirting and architraves in satin finish

## LIVING ROOM

- Hardwood oak timber flooring
- Painted walls
- Timber skirting and architraves in satin finish
- LED ceiling lights
- Provisions for pendant lighting
- Provisions for curtains
- Brushed metal sockets and TV points

## INTERIOR FINISHES

- High quality engineered oak flooring throughout the living room, kitchen and bedrooms
- Full height timber entrance door
- Full height painted timber doors throughout
- Double glazing to all window aspects
- Contemporary brass ironmongery throughout
- 2.7m typical floor to ceiling height

## LIGHTING & ELECTRICALS

- LED downlights to living rooms, kitchens, bathrooms and dressing areas
- Provisions for feature pendant lighting to selected locations
- Signature bathroom wall lights over vanity units
- 5 amp lighting and 13 amp power circuits brushed metal sockets or similar high quality fixtures

## HEATING & COOLING

- Hot and cold underfloor heating and cooling throughout all apartments
- Mechanical fresh air supply to living rooms and bedrooms

## TV & DATA

- Sky Q connections to living room
- High speed internet connectivity
- Phone lines to master bedroom and living room

## SAFETY & SECURITY

- All apartments fitted with sprinkler systems
- Highly secure 3 point door locking system in all apartments with key access
- 24-hour concierge
- CCTV throughout all communal areas

## LIFTS

- Two dedicated lifts serving all residential floors

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## GROUND RENTS

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|----------------------|---------|
| • Studio             | £400 PA |
| • One Bed            | £500 PA |
| • Two Bed (3 person) | £550 PA |
| • Two Bed (4 person) | £600 PA |
| • Three Bed          | £700 PA |

## LEASE

- 999 years



Visit our Marketing Suite at:  
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