



THE FUSION

CYGNET STREET LONDON E1

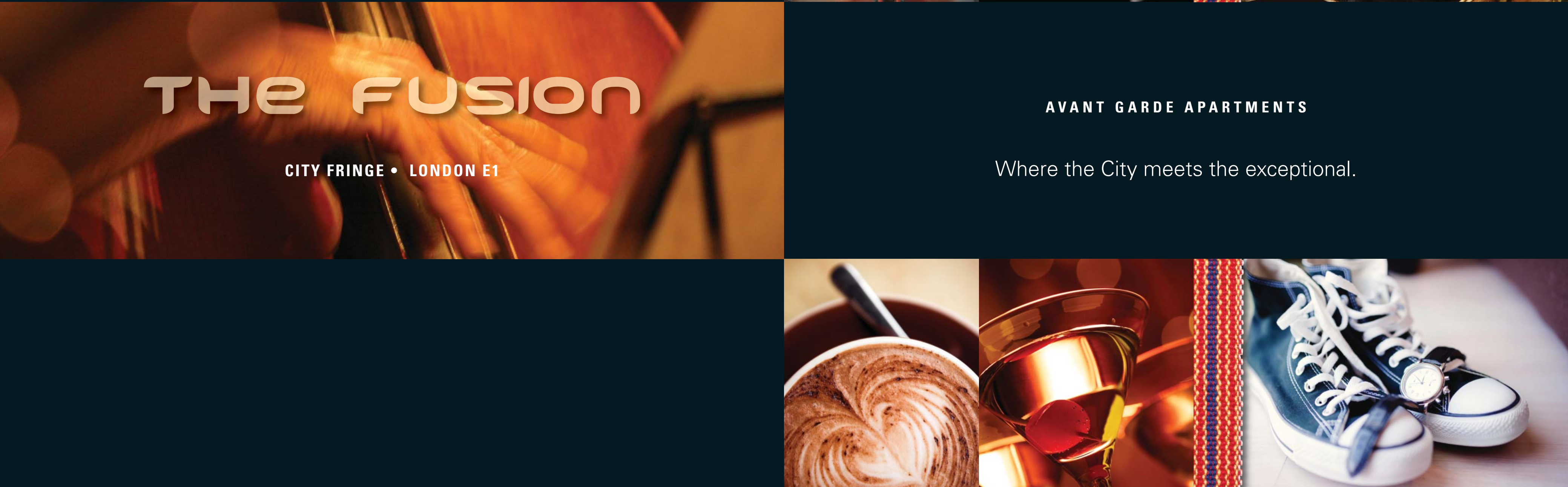


THE FUSION

CITY FRINGE • LONDON E1

AVANT GARDE APARTMENTS

Where the City meets the exceptional.

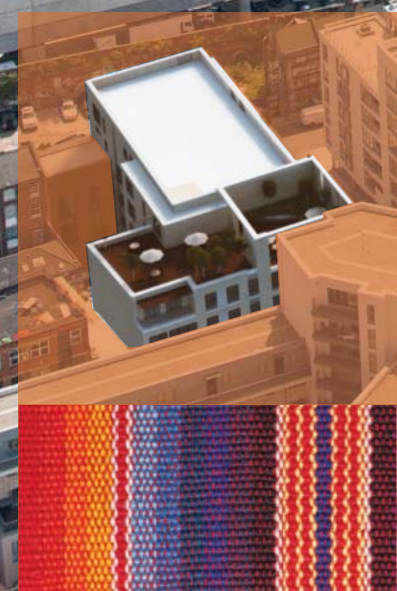




Minutes from
the City
and
Square Mile

heart

THE
land
OF
commerce and
finance





Minutes from
Shoreditch
and
Hoxton



THE
land
OF
fashion and
style



THE FUSION

Exclusivity
in
perfect harmony
with the
London lifestyle


Galliard
Homes



under

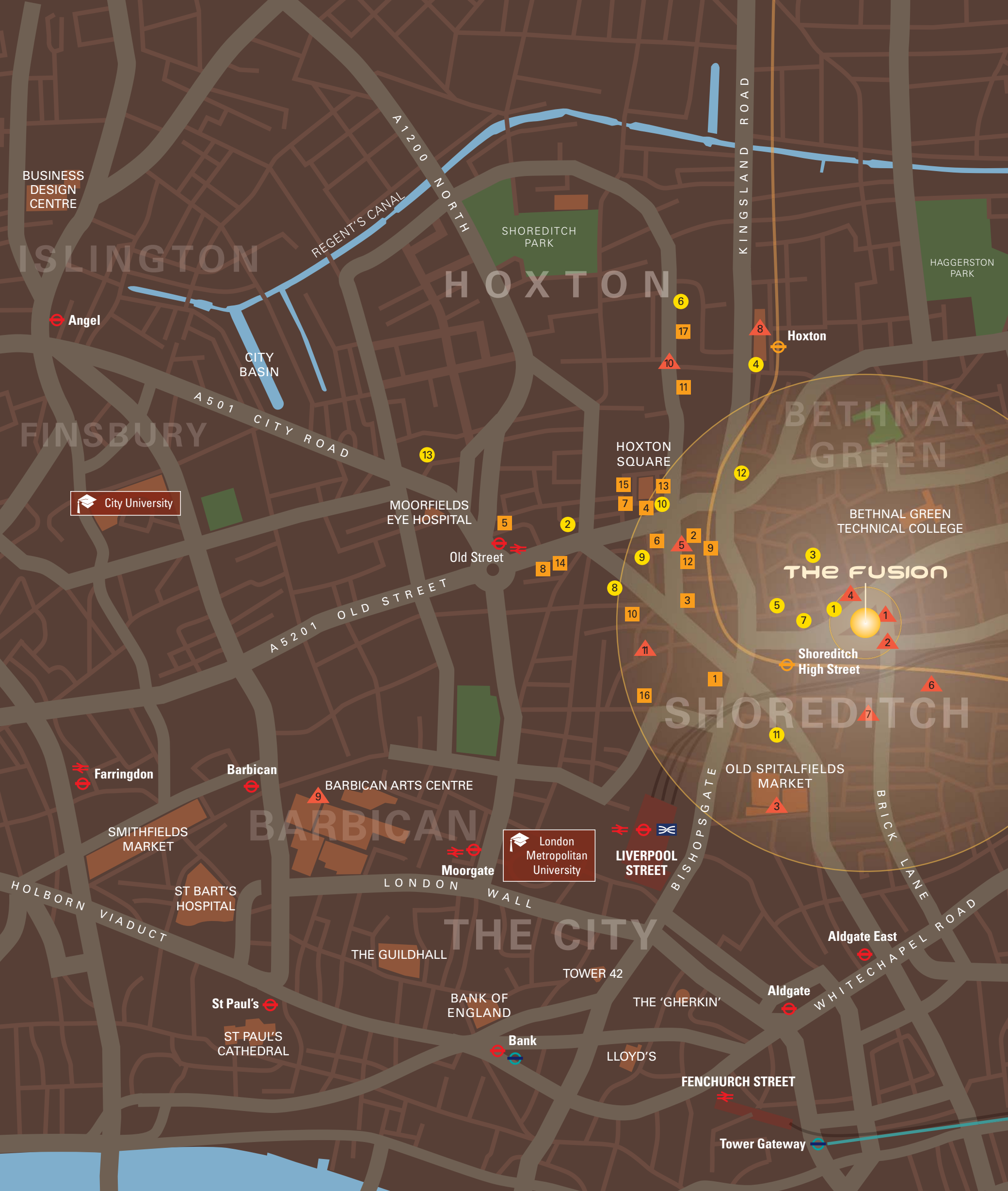
& over



Average journey times from Shoreditch High Street:		Average journey times from Liverpool Street:	
Hoxton	2 mins	Bank	1 min
Whitechapel	2 mins	Barbican	3 mins
Shadwell (DLR)	8 mins	King's Cross	8 mins
Canada Water (Jubilee Line)	9 mins	St Pancras	8 mins
Tower Hill	11 mins	London Bridge	9 mins
Canary Wharf	15 mins	Oxford Circus	9 mins
		Westminster	16 mins

All journey times are approximate, source tfl.gov.uk. Walking times taken from googlemaps.com. Crossrail scheduled for service 2018.

- Nearest Overground Station:
 - SHOREDITCH HIGH ST 2 mins
- Nearest Underground Stations:
 - LIVERPOOL STREET 15 mins
 - ALDGATE EAST 15 mins
 - WHITECHAPEL 16 mins
- Nearest Mainline Stations:
 - BETHNAL GREEN 12 mins
 - LIVERPOOL STREET 15 mins
- Nearest Crossrail Interchanges:
 - LIVERPOOL STREET 15 mins
 - WHITECHAPEL 16 mins



where to eat

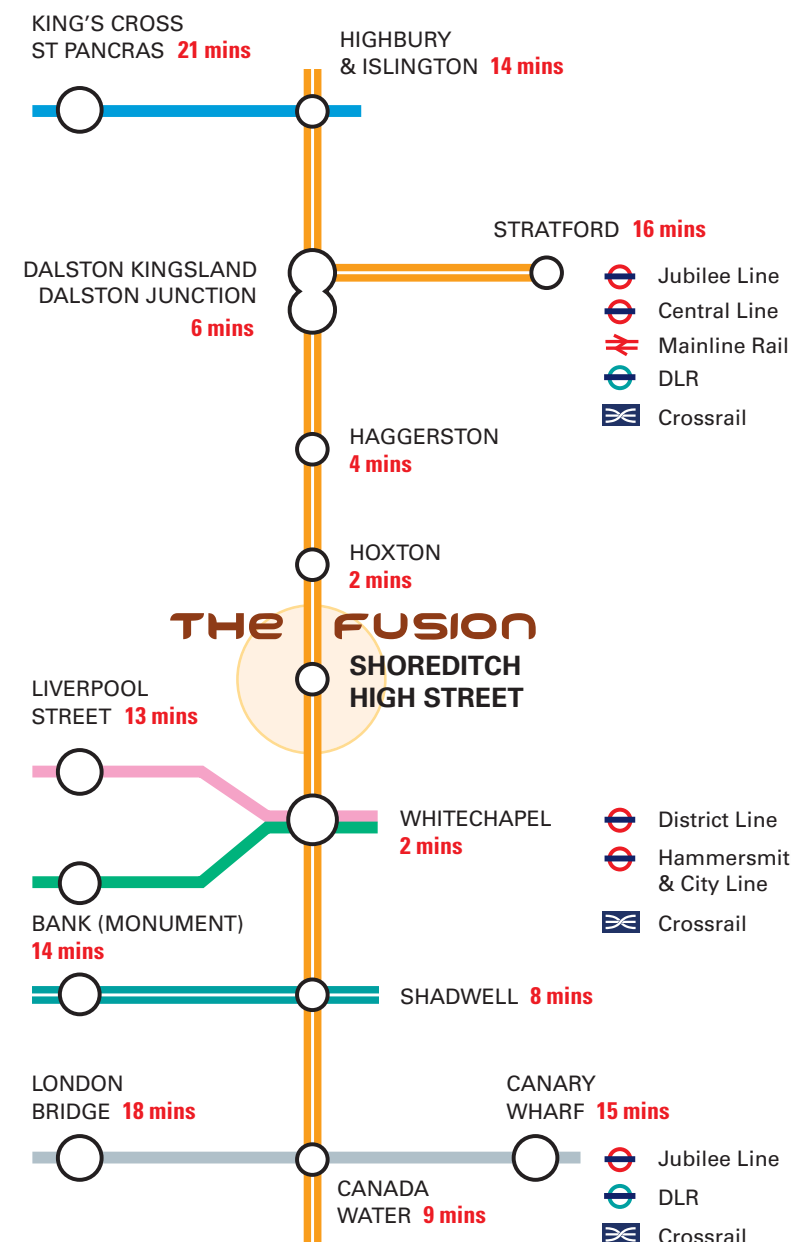
- | | |
|-------------------------|---------------------------|
| 1 Beach Blanket Babylon | 8 Hoxton Grill |
| 2 Big Apple Hot Dogs | 9 Rivington Grill Bar |
| 3 Rochelle | 10 Red Dog Saloon |
| 4 Sông Qué Café | 11 Hawksmoor Spitalfields |
| 5 Albion Café | 12 Amici Mieì |
| 6 F Cooke Pie & Mash | 13 Fifteen |
| 7 Les Trois Garçons | |

where to be

- | | |
|--------------------------------|---------------------------|
| 1 The Drunken Monkey | 10 The Book Club |
| 2 Comedy Café | 11 The MacBeth |
| 3 The Old Blue Last | 12 The Hoxton Pony |
| 4 KK Outlet | 13 Electric Showrooms |
| 5 Nightjar | 14 Club Aquarium |
| 6 Plastic People | 15 Zigfrid Von Underbelly |
| 7 Hoxton Square Bar & Kitchen | 16 The Queen of Hoxton |
| 8 XoYo and Shoreditch Butchery | 17 Hoxton Hall |
| 9 Cargo | |

where to go

- | | |
|---------------------------|----------------------------|
| 1 Brick Lane Gallery | 7 All Star Lanes |
| 2 Brick Lane Market | 8 The Geffrye Museum |
| 3 Old Spitalfields Market | 9 The Barbican Arts Centre |
| 4 Rich Mix | 10 Hoxton Street Market |
| 5 Rivington Place | 11 Hoxton Art Projects |
| 6 Spitalfields City Farm | |



All journey times stated are from Shoreditch High Street, source tfl.gov.uk.

city

GETTING AROUND
fringe



The Fusion offers an exclusive and highly refined luxury lifestyle, located amid some of London's most fashionable streets alive with nightlife, gastro eateries, bars, markets, festivals and galleries - a mecca for vibrant street life and the catalyst for the cultural phenomenon that has elevated East London's status to that of Camden, Chelsea and the likes.

Residents at The Fusion will not only be a few minutes stroll from the renowned aromatic cuisine of Brick Lane, but will be within close proximity of Spitalfields and the host of trend defying establishments that have defined this niche pocket of London as the 'City Fringe'.

SHOREDITCH HIGH STREET

BRICK LANE

OLD SPITALFIELDS MARKET

JAMIE OLIVER'S FIFTEEN • HOXTON SQUARE



THE FUSION
be there



From
the
City Fringe

to the

focus

the
powerhouse
on
your doorstep



CITY OF LONDON

whether you jog, cycle or take a 'one stop hop' from Liverpool Street, the heart of the City is minutes away.



- Over 300,000 people commute to, and work in the City.
- London remains the world's largest foreign exchange market.
- The City's financial sectors lie within 1500 metres of The Fusion apartments.
- London is the world's busiest international gateway with over 7 million business visitors a year.
- Over 500 banks have offices in the City.
- 75% of the world's top 500 companies also have offices in London.



The heart of London's financial quarter 'The Square Mile' lies just 1500 metres from The Fusion.

This vast concentration of high end employees and executives that turn the wheels of international commerce and banking will also provide an exceptional catchment of corporate rentals seeking luxurious new living space so deceptively close to the City's ever expanding spectacle of office towers and headquarter buildings.





With over 300 languages spoken in the Capital, diversity and world class culture are showcased for all to experience - from theatreland, Soho, Covent Garden and Leicester Square to the Palace of Westminster, the South Bank and the Royal Parks - exhilaration, recreation and entertainment are second to none.

While the Capital's shopping streets remain the most prized in the world and Bond Street the most expensive retail location in Europe, the entire metropolis exudes distinction, prestige, heritage and fabulous style.



THE FUSION

- The West End is home to over 45 theatres.
- Covent Garden has 13 theatres alone, with over 60 pubs and gastro eateries.
- The Royal Opera House is the most prolific and major performing arts venue of the West End.
- The South Bank is home to the largest concentration of arts, media and entertainment in Europe.
- The Houses of Parliament remains the most iconic landmark in the Capital and amongst the most visited along with Horseguards Parade and Westminster Abbey.



A NEW west side story

LIVERPOOL STREET TO TOTTENHAM COURT ROAD
AND THE HEART OF LONDON'S WEST END IN 8 MINUTES





Principal universities within convenient proximity are listed opposite, with journey times from Liverpool Street station to the nearest tube or mainline rail station.

The Capital has a student population in excess of 400,000 and is home to one of the largest concentrations of selective universities and higher educational institutions in the world.

	London Metropolitan University, Moorgate Campus nearest tube Moorgate	2 mins
	London Metropolitan University, Aldgate Campus nearest tube Aldgate East	4 mins
	Queen Mary University of London nearest tube Mile End	4 mins
	London School of Economics nearest tube Holborn	6 mins
	University of East London, Stratford Campus nearest station Stratford	7 mins
	Central St Martins University of the Arts nearest tube King's Cross St Pancras	8 mins
	King's College London, Guys Campus nearest tube London Bridge	9 mins
	University of Westminster nearest tube Oxford Circus	9 mins
	King's College London, Strand Campus nearest tube Temple	12 mins
	University College London nearest tube Euston Square	11 mins
	City University nearest tube Angel	12 mins
	University of London nearest tube Goodge Street	14 mins



MORE LONDON

LONDON BRIDGE QUARTER

20 FENCHURCH ST (THE WALKIE TALKIE)

30 ST MARY AXE (THE GHERKIN)

LEADENHALL BUILDING

HERON TOWER

TOWER 42

TATE MODERN

SOUTH BANK

LONDON EYE

ST PAUL'S CATHEDRAL

BUCKINGHAM PALACE

THE SAVOY

COVENT GARDEN

THE WEST END

MAYFAIR

BRITISH MUSEUM

LIVERPOOL STREET

OLD SPITALFIELDS

COMMERCIAL STREET

BISHOPSGATE

SHOREDITCH HIGH STREET

BOXPARK

SHOREDITCH HIGH STREET

BRICK LANE



THE FUSION

CYGNET STREET • LONDON E1



unique by design



- Choice of 1, 2 & 3 bedroom apartment types.
- All with balcony or terrace.
- Residents' private landscaped roof garden with over 1,250 sqft of communal space.
- Stunning views across the City skyline from upper level south facing apartments.
- Two lifts serving each apartment level.
- High quality specifications throughout including Smeg kitchen appliances, integrated ceiling speakers to master bedrooms and provision for surround sound technology.
- Underfloor warming to bathrooms and en-suites.
- Secure cycle store adjacent to entrance reception.
- Video entryphone security to each apartment.

The apartments

This authentic upper level view clearly portrays the close proximity of the City.



The Fusion comprises of 26 luxurious apartments arranged from first to fifth floor level with a private roof garden occupying the northern end of the building.

Each apartment features a balcony or terrace with full height glazed doors and surrounds accentuating the expanse of natural light and sense of space.

The majority of upper level apartments will enjoy far reaching skyline views.



PRIVATE RESIDENTIAL
ENTRANCE
LIFT LOBBY
SECURE CYCLE STORE

105 2 BED 935 sqft
106 1 BED 556 sqft
107 1 BED 547 sqft
108 2 BED 792 sqft
109 2 BED 828 sqft

204 1 BED 591 sqft
205 2 BED 935 sqft
206 1 BED 556 sqft
207 1 BED 547 sqft
208 2 BED 792 sqft
209 2 BED 828 sqft

304 1 BED 591 sqft
305 2 BED 935 sqft
306 1 BED 556 sqft
307 1 BED 547 sqft
308 2 BED 781 sqft
309 2 BED 755 sqft

404 1 BED 591 sqft
405 2 BED 935 sqft
406 1 BED 556 sqft
407 1 BED 547 sqft
408 3 BED 1014 sqft

501 1 BED 575 sqft
502 2 BED 826 sqft
503 2 BED 800 sqft
504 2 BED 841 sqft

All areas shown above are gross internal with a +/- 2.5% tolerance.

Yours from dawn to dusk

The spectacle of the City skyline, rising in drama from apartments 308, 309 to 408 and penthouse apartment 504.



Apartment 408

Looking east towards Canary Wharf and the Royal London Hospital.



Apartment 501

Looking south east from Canary Wharf to the distinctive Truman Chimney of Brick Lane's market and food hall.



Apartments 308 309

Looking south across the City.



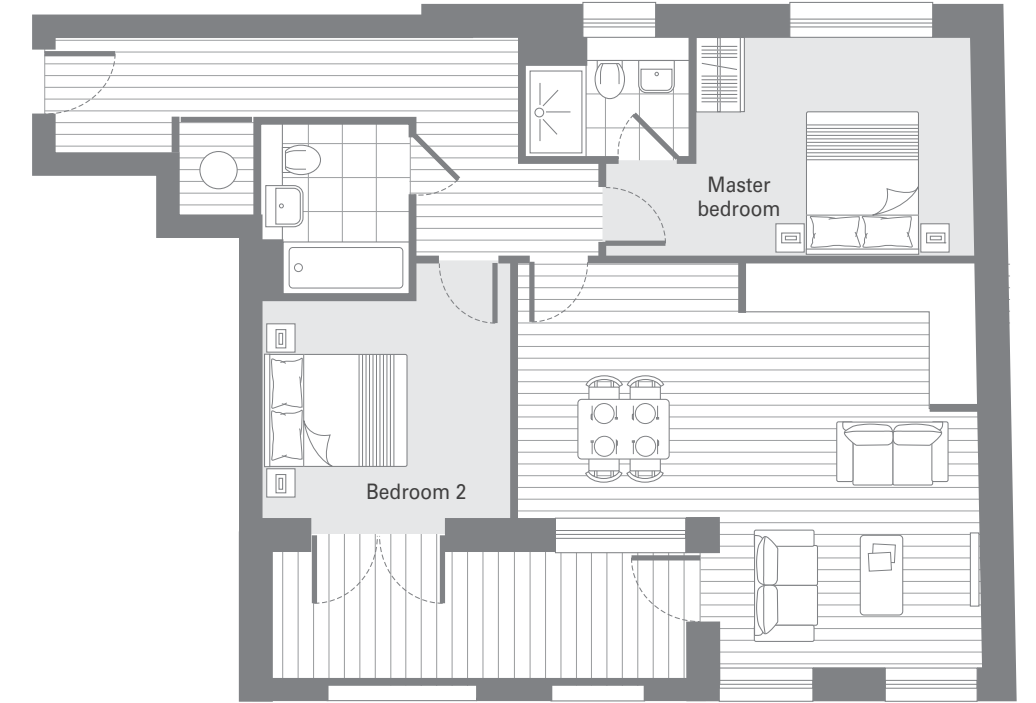
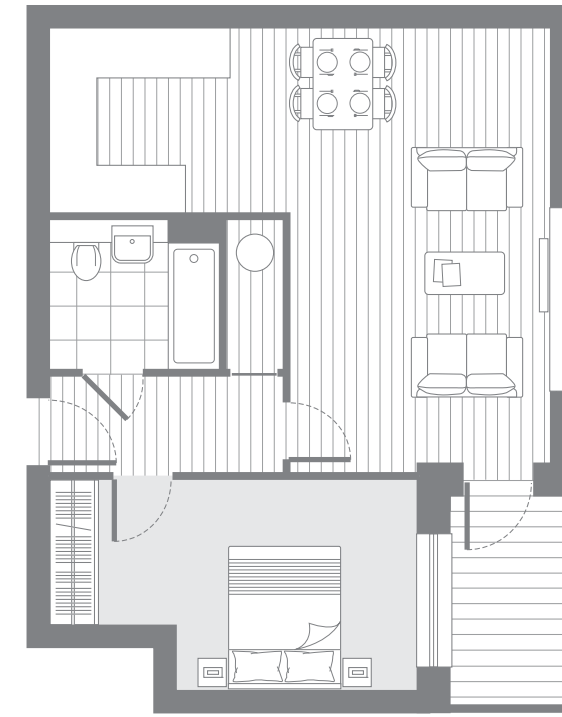
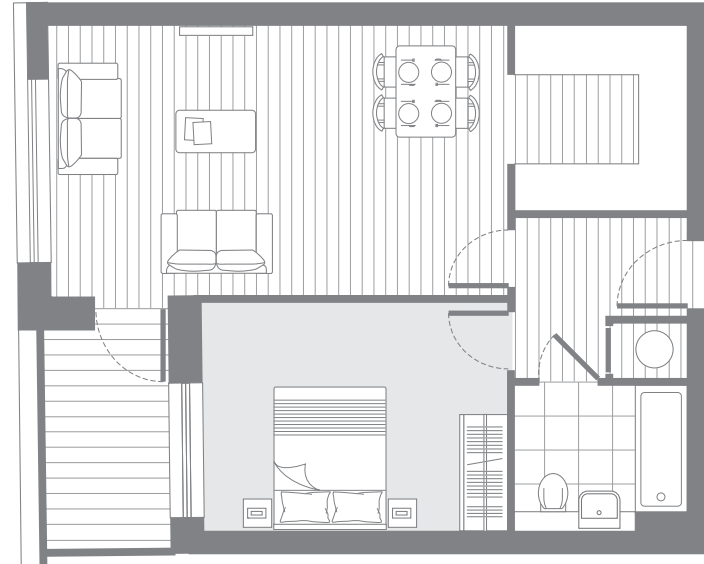
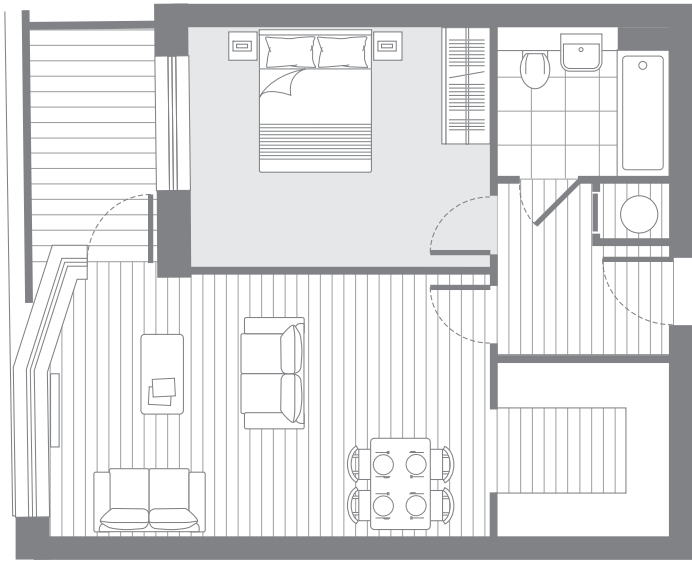
Apartment 407

Looking south east towards Shoreditch.



Image is computer generated, details may vary, view is authentic to this penthouse apartment (504).





107 207 307 407

1 bed apartment

Living/dining	6.0 x 3.5m	19'7" x 11'6"
Kitchen area	2.3 x 2.3m	7'6" x 7'6"
Bedroom	4.1 x 3.2m	13'4" x 10'5"

Internal area	50.8 sq.m.	547 sq.ft.
External area	5.7 sq.m.	61 sq.ft.

Apartments 307 and 407 do not have angled window wall feature.

106 206 306 406

1 bed apartment

Living/dining	6.2 x 3.6m	20'3" x 11'10"
Kitchen area	2.3 x 2.4m	7'6" x 7'10"
Bedroom	4.1 x 3.1m	13'4" x 10'2"

Internal area	51.7 sq.m.	556 sq.ft.
External area	5.5 sq.m.	59 sq.ft.

204 304 404 501

1 bed apartment

Living/dining	6.0 x 4.3m	19'7" x 14'0"
Kitchen area	2.5 x 2.5m	8'2" x 8'2"
Bedroom	5.0 x 2.8m	16'4" x 9'2"

204 304 404

Internal area	54.9 sq.m.	591 sq.ft.
External area	5.0 sq.m.	54 sq.ft.

501

Internal area	53.4 sq.m.	575 sq.ft.
External area	5.0 sq.m.	54 sq.ft.

109 209

2 bed apartment

Living/dining inc kitchen	6.2 x 5.4m	20'3" x 17'7"
Master bedroom	4.9 x 2.9m	16'0" x 9'6"
Bedroom 2	3.4 x 3.3m	11'2" x 10'9"

Internal area	77.0 sq.m.	828 sq.ft.
External area	7.0 sq.m.	75 sq.ft.

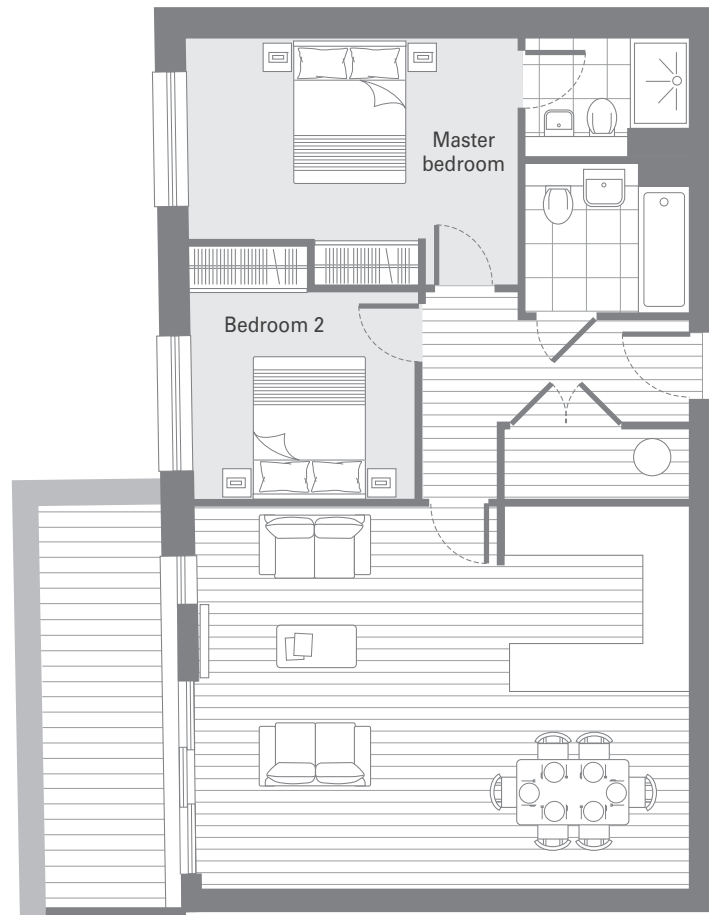


Each apartment features a recessed balcony, terrace or winter garden style external space.

1 & 2 bed apartments

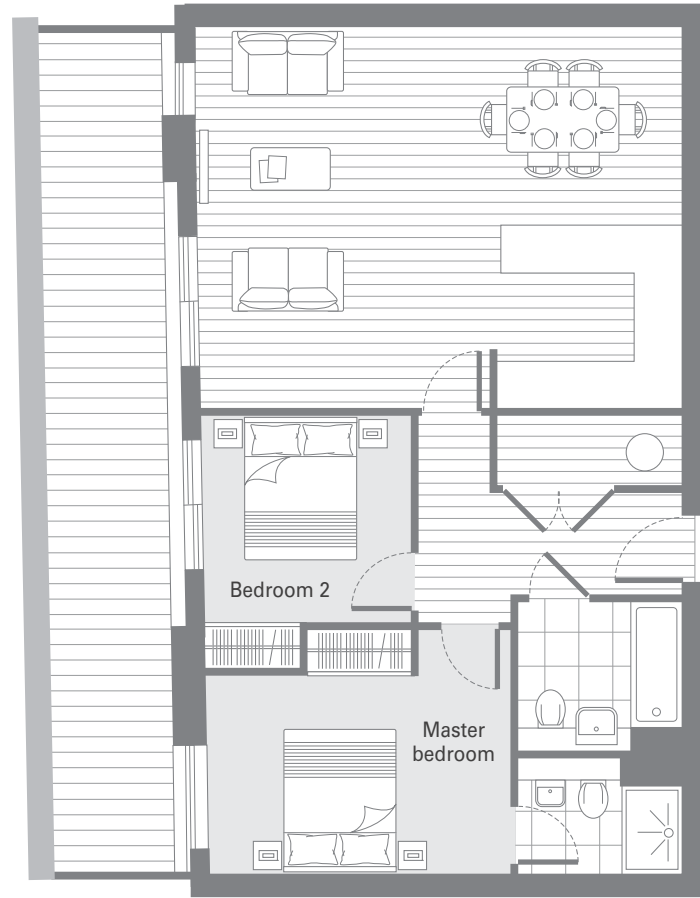
Apartment layouts are intended to be correct, precise details may vary during architectural finalisation. Room dimensions are approximate, total areas are accurate to within 5%.





502

Living/dining inc kitchen	6.7 x 5.1m	21'10" x 16'7"
Master bedroom	4.5 x 3.2m	14'8" x 10'5"
Bedroom 2	3.3 x 3.0m	10'9" x 9'9"
Internal area	76.7 sq.m.	826 sq.ft.
External area	8.8 sq.m.	95 sq.ft.



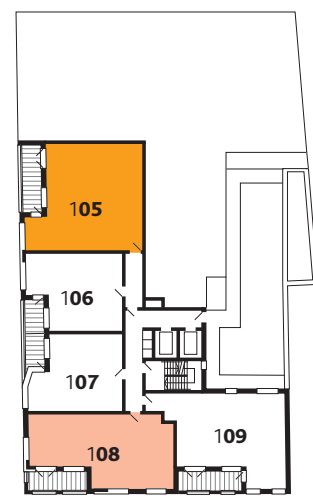
503

Living/dining inc kitchen	6.6 x 5.1m	21'6" x 16'7"
Master bedroom	4.1 x 3.2m	13'4" x 10'5"
Bedroom 2	3.3 x 2.8m	10'9" x 9'2"
Internal area	74.3 sq.m.	800 sq.ft.
External area	19.2 sq.m.	207 sq.ft.

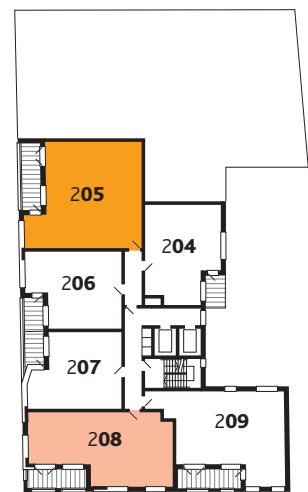


105 205 305 405

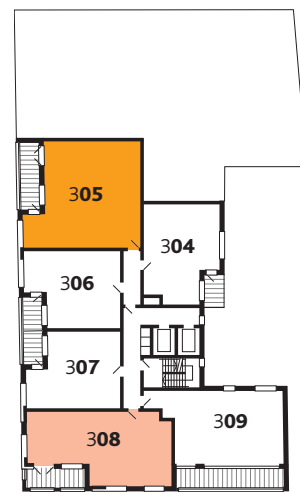
Living/dining	6.7 x 3.4m	21'10" x 11'2"
Kitchen area	3.4 x 1.8m	11'2" x 5'10"
Master bedroom	6.6 x 3.0m	21'6" x 9'9"
Bedroom 2	3.9 x 2.3m	12'8" x 7'6"
Internal area	86.9 sq.m.	935 sq.ft.
External area	11.5 sq.m.	124 sq.ft.



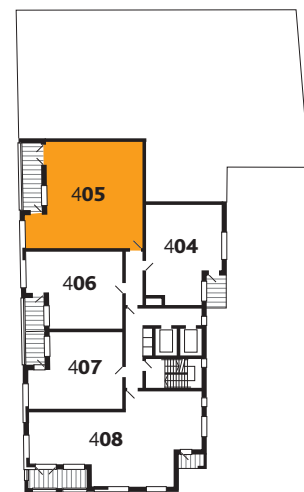
1ST



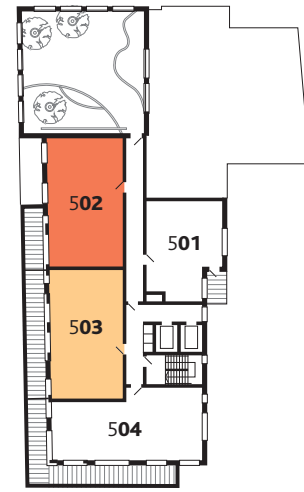
2ND



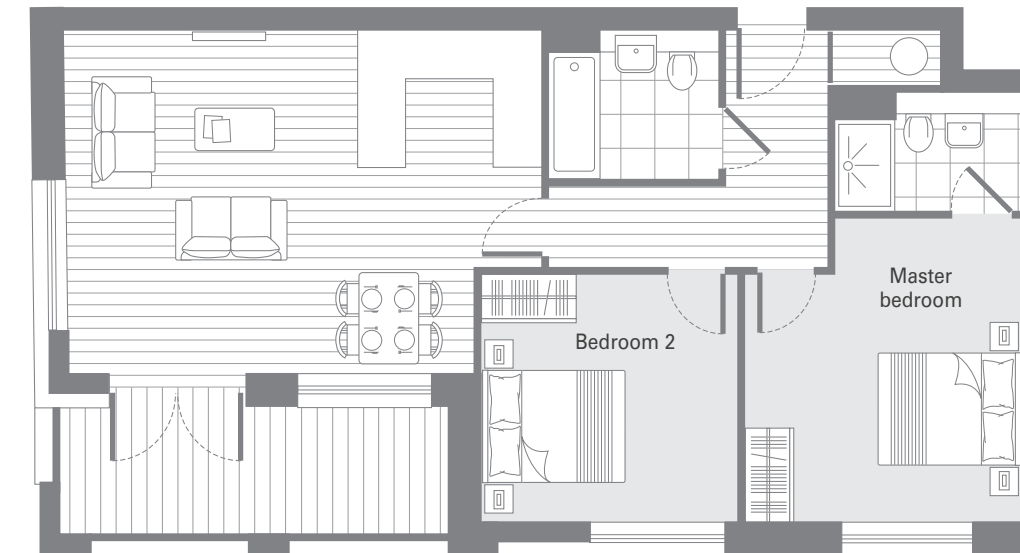
3RD



4TH



5TH



108 208 308

Living/dining inc kitchen	6.5 x 4.6m	21'2" x 15'0"
Master bedroom	4.0 x 3.7m	13'0" x 12'2"
Bedroom 2	3.4 x 3.3m	11'2" x 10'9"

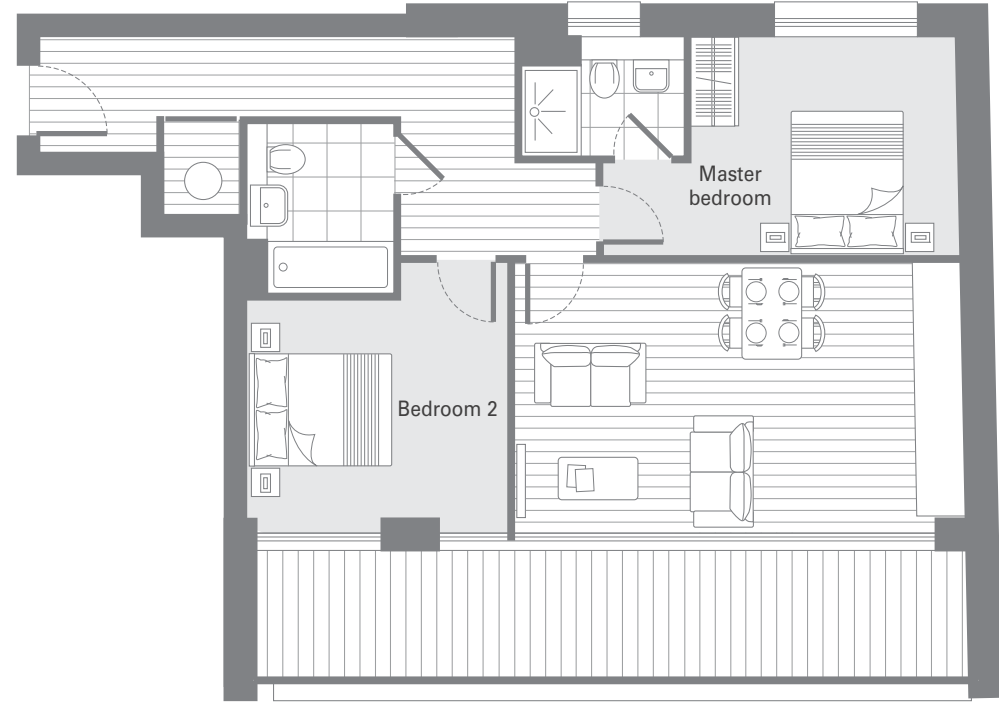
108 208

Internal area	73.5 sq.m.	792 sq.ft.
External area	9.9 sq.m.	107 sq.ft.

308

Internal area	73.5 sq.m.	792 sq.ft.
External area	9.9 sq.m.	107 sq.ft.

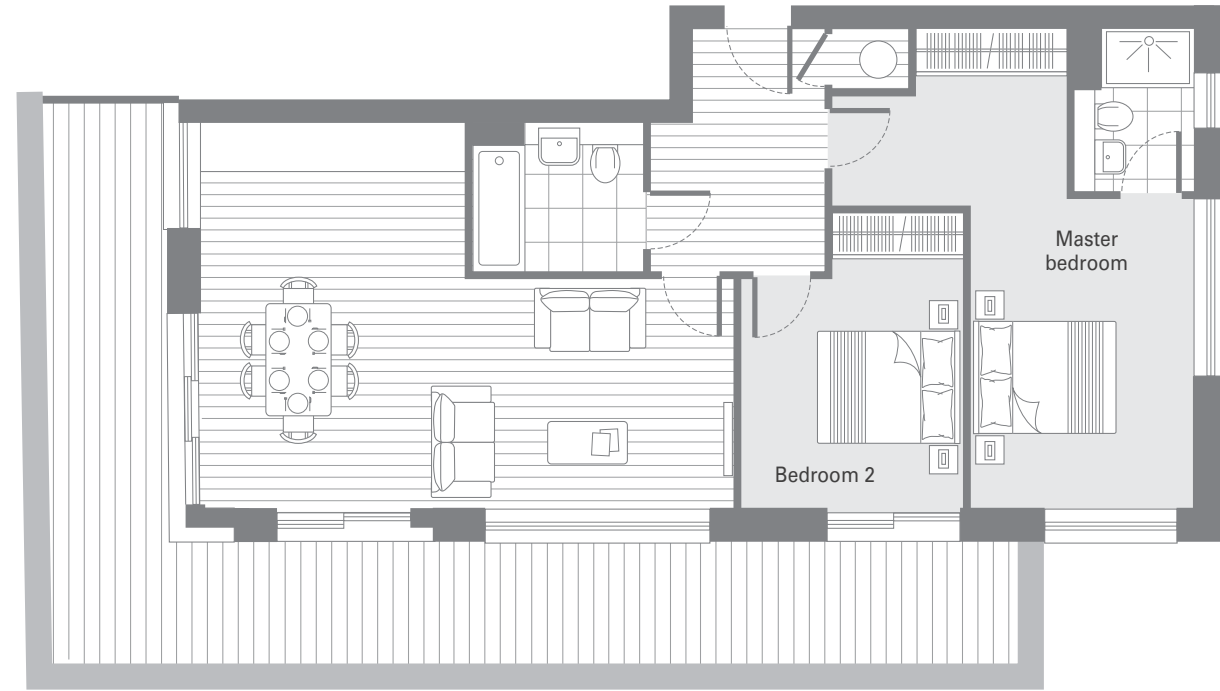
2 bed apartments



309

2 bed apartment

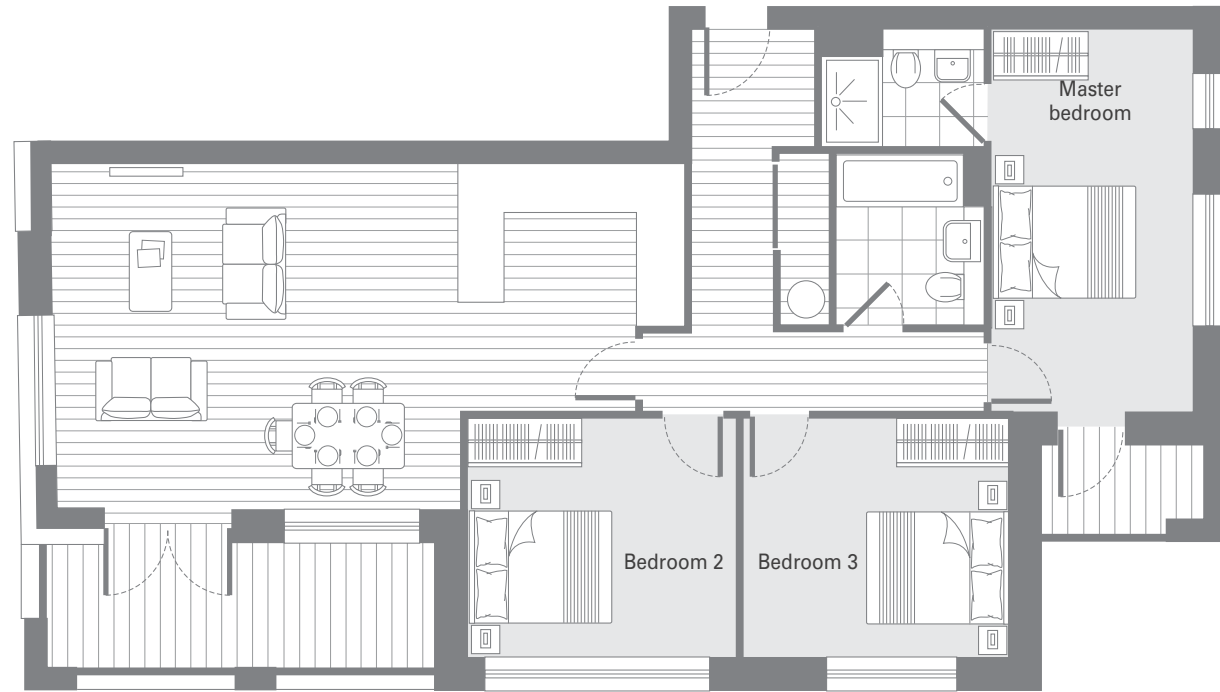
Living/dining inc kitchen	6.0 x 3.6m	19'7" x 11'9"
Master bedroom	4.8 x 2.9m	15'8" x 9'6"
Bedroom 2	3.6 x 3.5m	11'9" x 11'5"
Internal area	70.1 sq.m.	755 sq.ft.
External area	14.7 sq.m.	158 sq.ft.



504

2 bed apartment

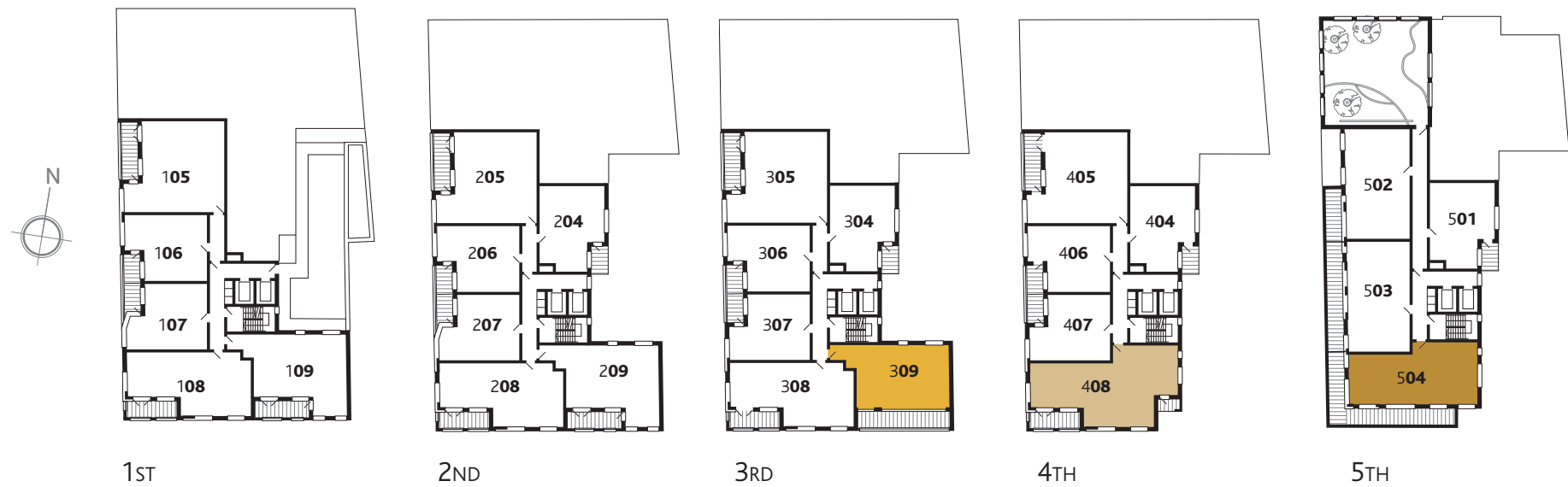
Living/dining inc kitchen	7.2 x 5.1m	23'6" x 16'7"
Master bedroom	4.9 x 6.4m	16'0" x 21'0"
Bedroom 2	4.0 x 3.0m	13'0" x 9'9"
Internal area	78.1 sq.m.	841 sq.ft.
External area	30.9 sq.m.	333 sq.ft.



408

3 bed apartment

Living/dining inc kitchen	8.5 x 4.6m	27'10" x 15'0"
Master bedroom	5.1 x 2.7m	16'7" x 8'10"
Bedroom 2	3.6 x 3.2m	11'9" x 10'5"
Bedroom 3	3.5 x 3.2m	11'5" x 10'5"
Internal area	94.2 sq.m.	1014 sq.ft.
External area	15.6 sq.m.	168 sq.ft.



2 & 3 bed apartments

Apartment layouts are intended to be correct, precise details may vary during architectural finalisation. Room dimensions are approximate, total areas are accurate to within 5%.



General Specification

- Walls & ceilings in brilliant white matt finish.
- Solid natural oak door linings, skirtings and architraves.
- One strip solid natural oak engineered flooring to principal rooms (living/dining, hall & lounge).
- Oak veneer internal doors, with glazed aperture to living room door.
- Polished chrome door furniture.
- Brushed metal finish switch & socket plates.
- Four surround sound ceiling speakers connected to input socket at TV location to living room to assist resident in installing a fully integrated surround sound system.
- Recessed LED low energy downlighting.
- TV sockets to living room and all bedrooms comprising Sky, terrestrial/digital TV and FM radio (Sky+ to living rooms, Sky to Bedrooms).
- Telephone extension sockets to living room and all bedrooms.
- All aerial sockets connected to receive terrestrial and digital channels.
- Dimmer switches to living room and all bedroom lighting.
- Double glazing throughout.

Kitchen

- One strip solid natural oak engineered flooring.
- Dark grey matt finish to base units with white matt to upper units, all with concealed handles.
- Smoke grey honed quartz worktop with white glass splashbacks.
- Smeg integrated appliances to include:
 - single low level oven.
 - built in microwave.
 - 5 ring ceramic hob with hood.
 - Washer/dryer, dishwasher & fridge/freezer.*
- Low energy underlighting to wall units.
- Stainless steel 1½ bowl undermounted sink, with square profile tap and grooved worktop drainer.
- Centralised appliance switch panel.

Bedrooms

- Quality oatmeal fully fitted carpets with underlay.
- Fully integrated full height wardrobes to all bedrooms.
- Integrated ceiling speakers to master bedroom.

Family Bathroom & Cloakroom

- Large format mid brown porcelain floor and fully tiled walls to family bathroom, part tiled to cloakroom.

Master En-Suite

- Large format brown natural stone floor and fully tiled walls.

General Bathroom & En-Suite

- White bathroom suite featuring steel bath, back to wall WC and square profiled wall mounted basin.
- Under floor warming.
- Clear glass frameless bath screen and/or shower enclosure.
- Concealed plumbing with reconstituted stone vanity top.
- Oak finished cabinetry with mirrored doors and LED strip feature lighting.
- Polished metal shaver socket.
- Chrome plated square profile taps, dual flush cistern plate, thermostatic bath filler/shower mixer, shower rail and handset.
- Chrome plated electric heated towel rail.

Security

- Video entry phone system.

Communal

- Private landscaped roof garden.
- Stone tiled entrance lobby.
- Carpeted lift lobbies.
- Two lifts serving each apartment level.
- Low energy wall lighting.
- Secure communal cycle storage.

* Washer/dryer may be free standing in services cupboard, subject to apartment layout.



Galliard Homes official letting and management agents

LIFE Residential are Galliard Homes' official letting and management agents offering a comprehensive range of services for both UK and overseas landlords with some 8000 tenancies to date. LIFE Residential have offices in London and Hong Kong.

www.liferesidential.co.uk
+44(0) 208 896 9990

new CONCEPT INTERIORS

Galliard Homes furniture solution specialists

New Concept Interiors can provide furniture packs for all apartment styles with free delivery and installation included in each package.

The company specialise in cost - efficient hassle free furnishing for UK and overseas owner / occupiers and buy to let investors.

www.newconceptinteriors.com
+44(0) 208 502 3308

THE FUSION

AVANT GARDE APARTMENTS

AN EXCLUSIVE DEVELOPMENT BY

**Galliard
Homes**

THE FUSION

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