



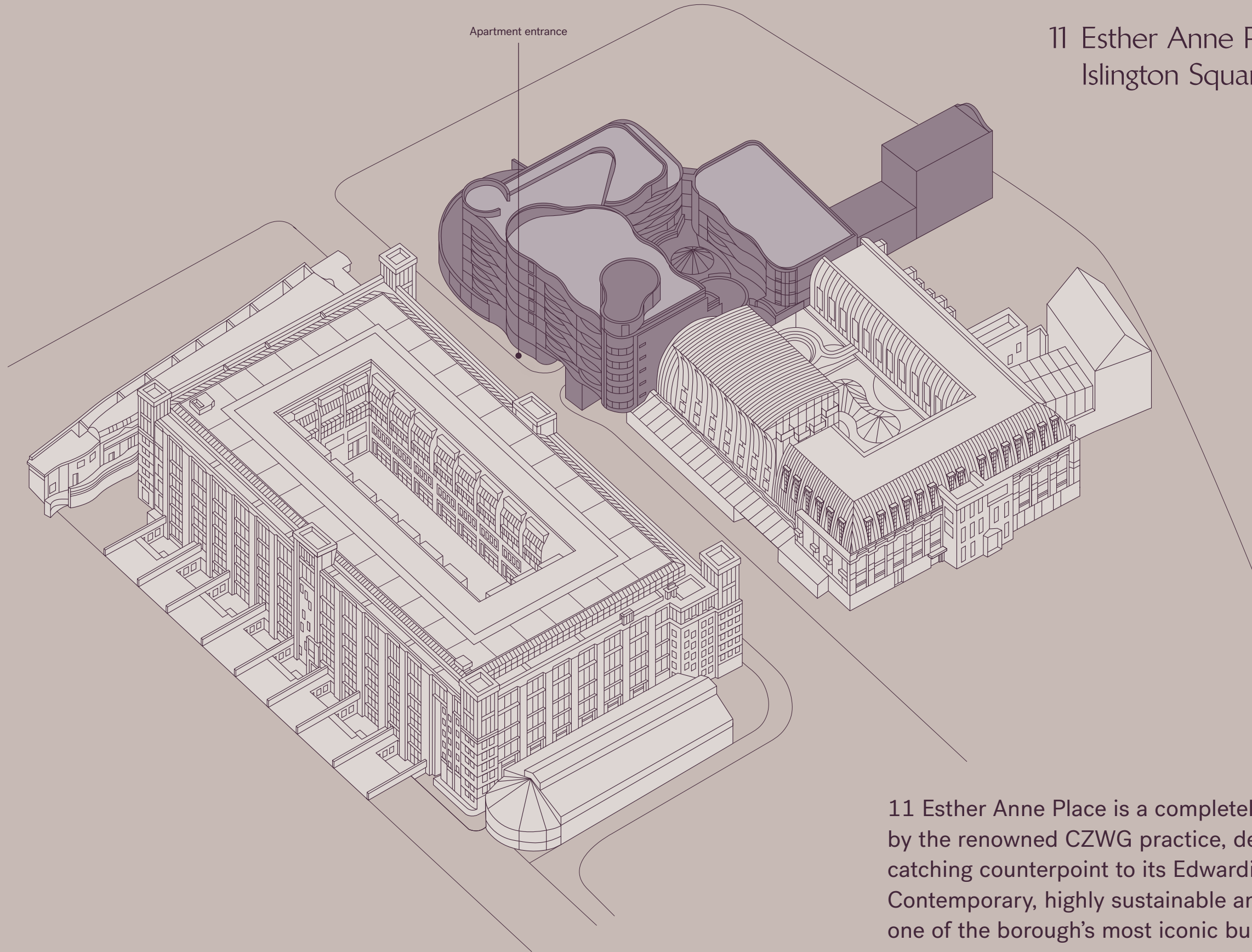


Islington Square is a new development in the heart of the borough. The architecture takes as its inspiration the rich heritage of the area, creating well-designed luxury homes that both reflect Islington's history yet offer sophisticated living for a modern lifestyle.

The Square is centred around three main buildings: a converted warehouse, a new build with Edwardian ground floor, and an entirely new design by leading UK architects.

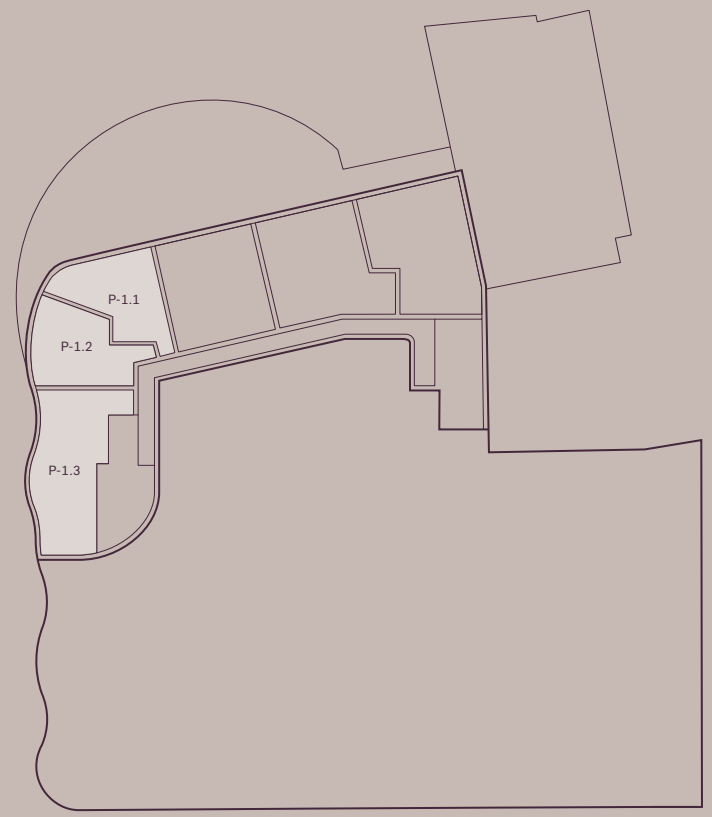
## 11 Esther Anne Place Islington Square

Apartment entrance

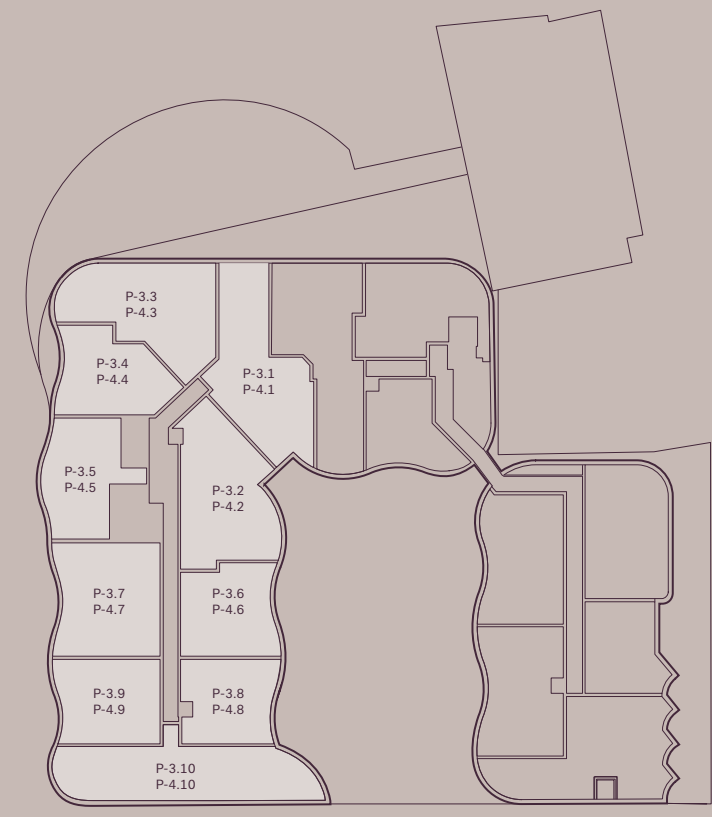


11 Esther Anne Place is a completely original piece by the renowned CZWG practice, designed as an eye-catching counterpoint to its Edwardian neighbours. Contemporary, highly sustainable and destined to be one of the borough's most iconic buildings.

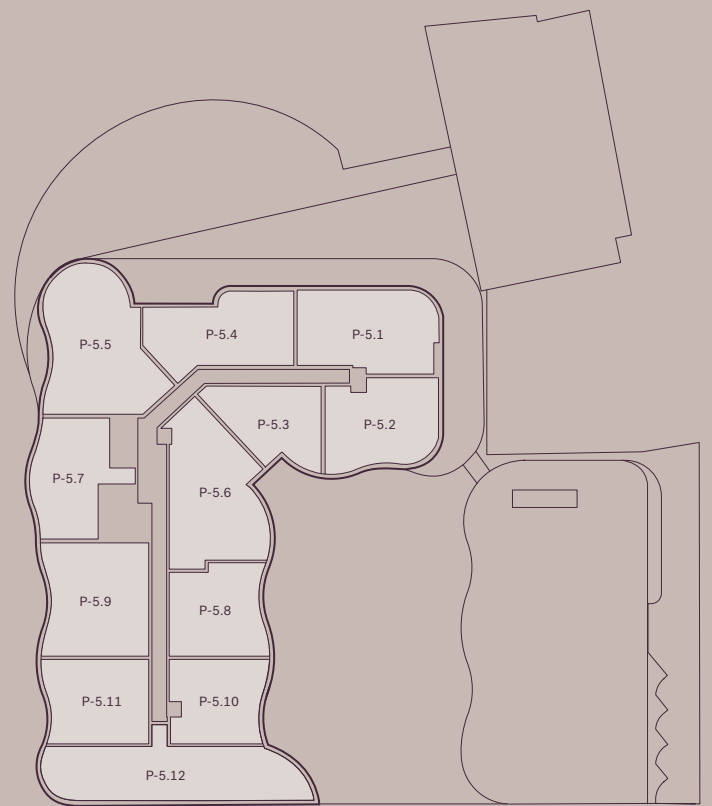
Floor 1



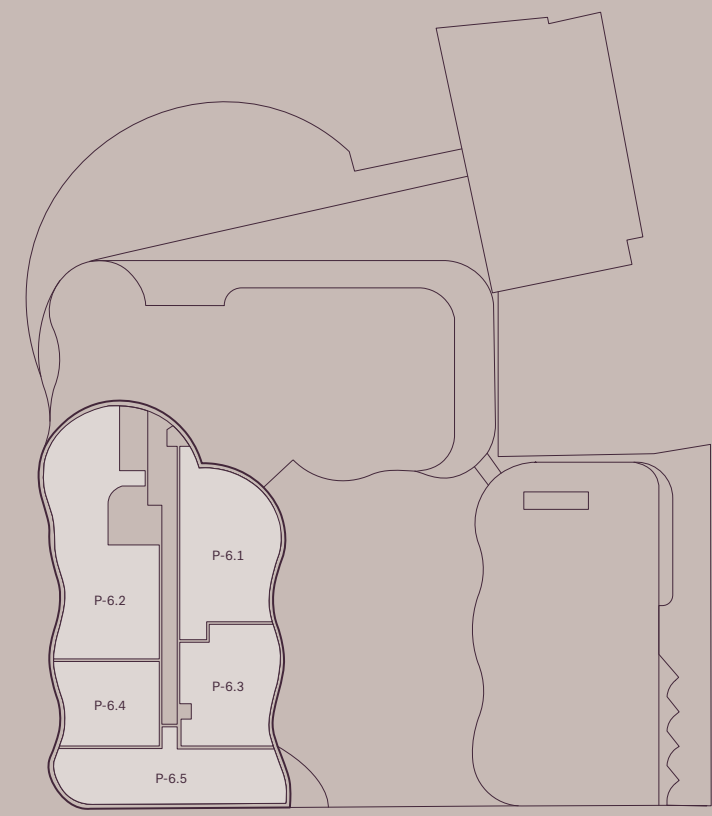
Floor 3 & 4



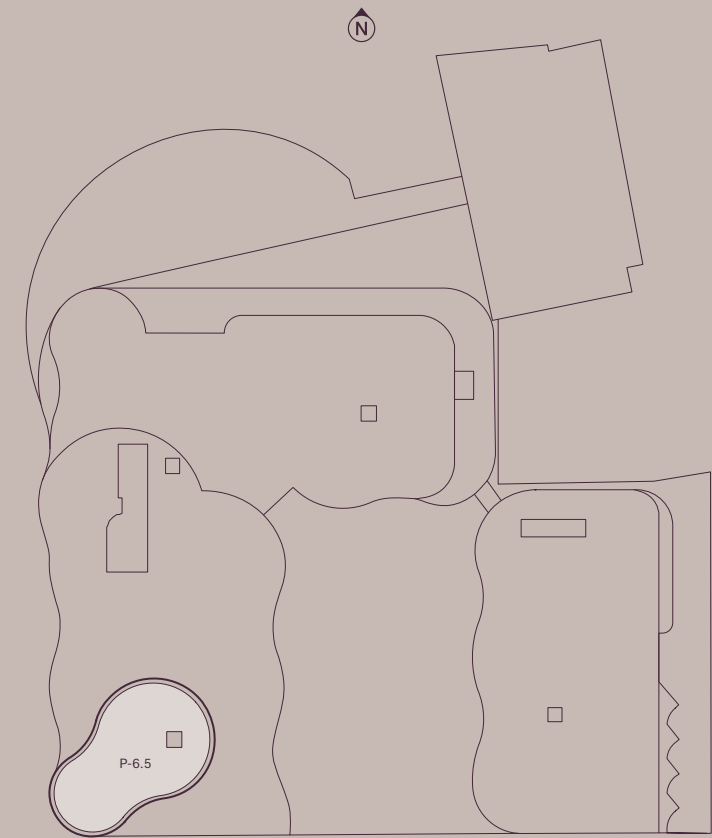
Floor 5



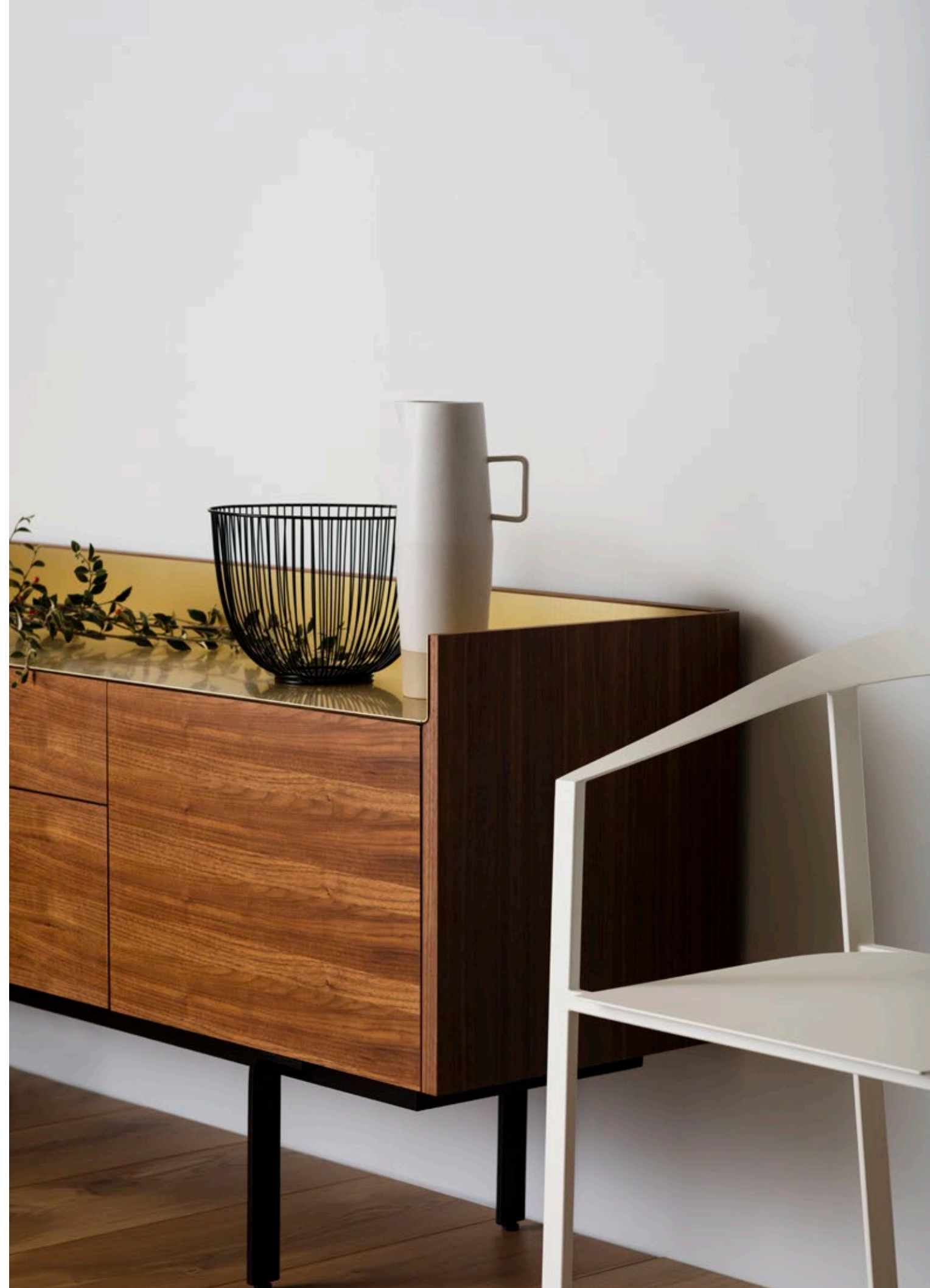
Floor 6



Floor 7











## Specifications

### KITCHENS

1. Individually-designed coordinated layouts
2. Contemporary wall and base units with matt-lacquered/high gloss finish
3. Stone composite worktops with integral upstand to walls
4. High quality under-mounted stainless steel sink with luxury mixer taps
5. Concealed multi-gang appliance panel
6. Stone/ceramic/wood floor finish as appropriate
7. Wall units with under-lighting
8. Integrated fridge and freezer
9. Built-in microwave and oven
10. Inset touch-control induction hob
11. Re-circulating integrated extractor or variable height stainless steel island extractor
12. Integrated dishwasher
13. Freestanding washer dryer
14. All appliances are 'A'-rated

### MASTER BATHROOMS

1. Coordinated bathrooms and shower rooms
2. Wall-to-wall mirror with built-in concealed storage and shelving over vanity unit
3. Vanity units in stone/composite finish
4. Coordinated stone/ceramic floor and full height wall tiling
5. Steel baths with white finish and built-in bath shower mixer with diverter and deck-mounted slim shower set
6. Wall hung white ceramic WCs with concealed system
7. Semi-recessed hand wash basins with a single mixer mono-block lever tap with pop up waste
8. Wall mounted basins (where applicable) with a single mixer mono-block lever tap with pop up waste
9. White integrated shower trays with steel gully
10. Glass shower surrounds and doors
11. Shower fittings with thermostatic controls all with stainless steel finish
12. Heated chrome finish towel rails
13. Integrated shaver socket

### WARDROBES

1. Apartments have coordinated wardrobe with fitted shelf, drawer and rail

### APARTMENT FINISHES

1. Hallways, reception, and bedrooms have engineered timber floor with an oak finish, laid over an acoustic separation layer

2. Bathrooms and shower areas are finished in stone/ceramic tiling with full height wall tiling
3. Internal doors are bespoke flush composite, extended height, with quality paint finish
4. Quality steel ironmongery throughout
5. Feature sliding doors in selected apartments

### HEATING AND COOLING (WHERE APPLICABLE)

1. Heating and hot water from a communal system utilises ground sourced water and heat pumps to provide a modern, sustainable energy solution
2. Underfloor heating
3. Heated towel rails to bathrooms and shower rooms

### ELECTRICS

1. Recessed down-lighters in kitchens and bathrooms
2. Television points (terrestrial and satellite) to reception rooms and principle bedrooms
3. Telephone and data points to reception and principle bedrooms
4. Dimmer light controls where applicable (rocker switches where energy efficient lights are used)

### HOME TECHNOLOGY

1. A fully integrated cable structure that allows for a range of advanced home automation features

### SECURITY AND CONCIERGE

1. 24/7 concierge service controlling access to apartments
2. Multi-point locking and spy hole to apartment entrance doors
3. CCTV security system to communal areas linked in to the central management system
4. Daily refuse collection

### CAR AND BICYCLE PARKING

1. Secure private underground parking and bicycle storage areas subject to availability

### ARCHITECT-DESIGNED ENTRANCE FOYER

1. Reception area with bespoke features including stone floor
2. Individual mail boxes adjacent to concierge station
3. Bespoke concierge desk
4. Feature lighting

### LIFTS

1. Passenger lifts serve all residential levels

### OUTSIDE SPACE

1. Access to communal landscaped garden
2. Individual balconies to selected apartments
3. All external areas have lighting and a 13-amp power point
4. Watering points provided

### GUARANTEE

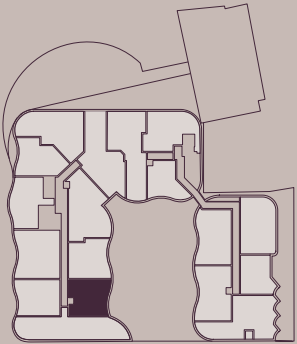
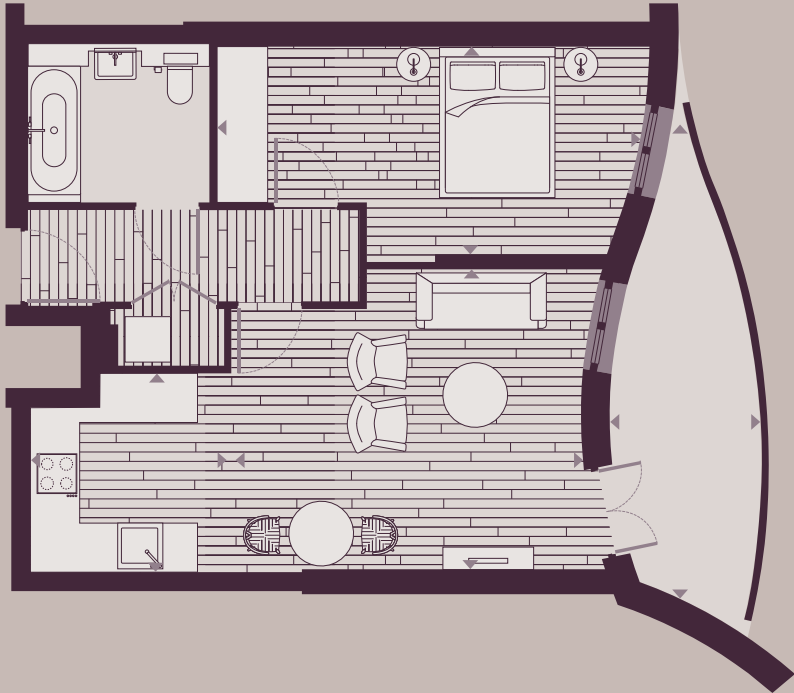
1. 10-year build warranty

Please note that these details may vary between apartments.

# Apartment Floor Plans

A range of distinctive apartment layouts cater for every kind of tenant, from single professionals to families with children.

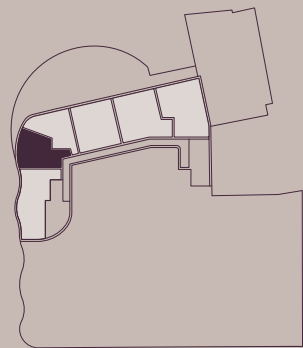
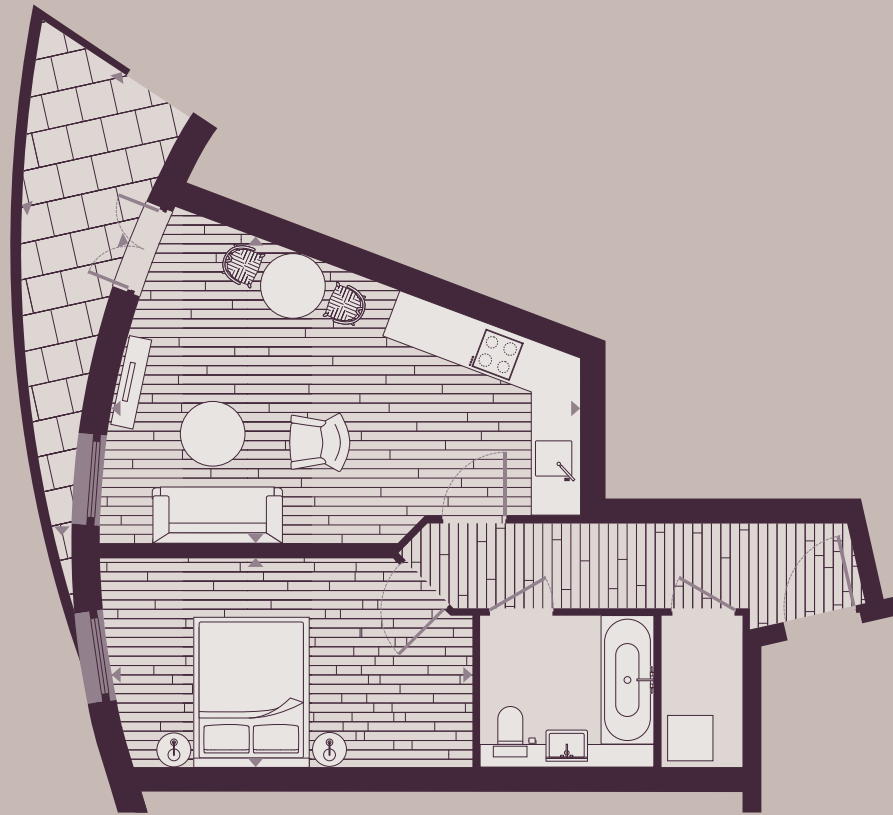
TYPE P 100  
1 Bed Apartment



	m	ft
Living / Dining	4.66 × 3.96	15.29 × 12.99
Kitchen	2.66 × 2.63	8.73 × 8.63
Bedroom	5.60 × 2.75	18.37 × 9.02
<b>Total</b>	<b>51.8 sqm</b>	<b>557.6 sqft</b>
Balcony	1.91 × 6.46	6.27 × 21.19

Floor 3 — P-3.8  
 Floor 4 — P-4.8  
 Floor 5 — P-5.10

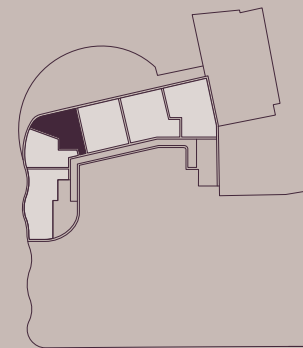
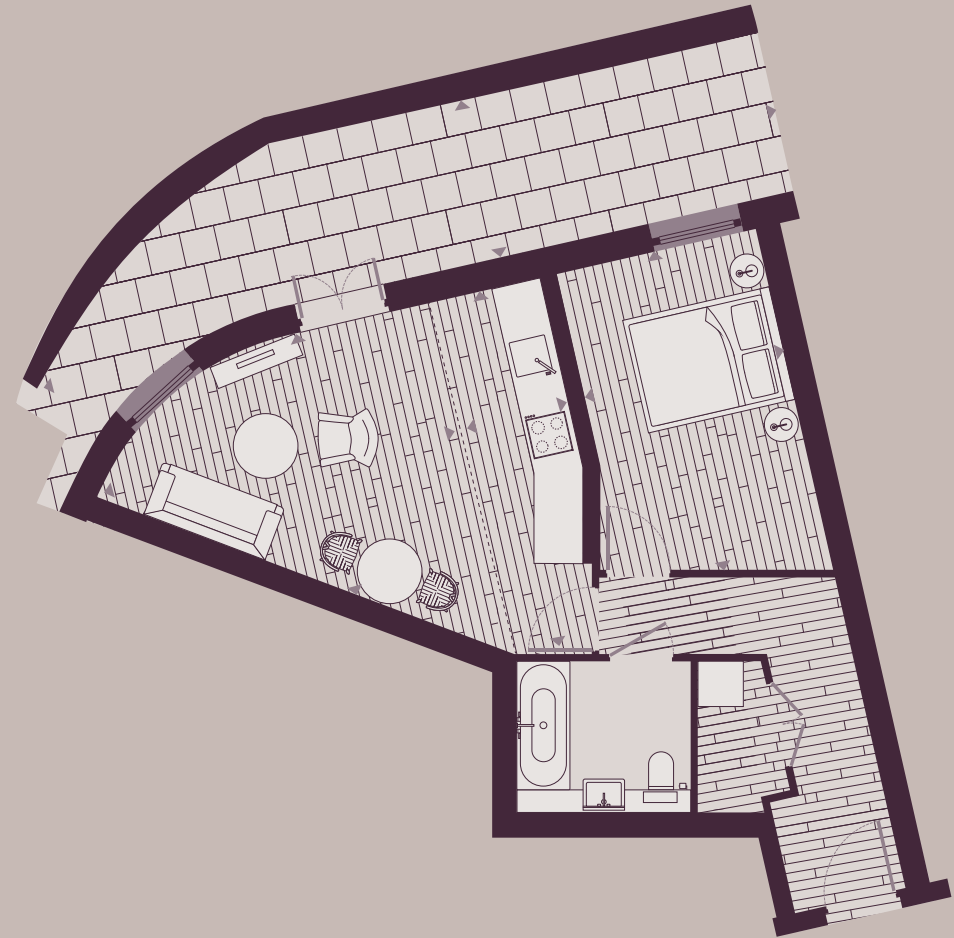
**TYPE P 101**  
1 Bed Apartment



Floor 1 — P-1.2

	m	ft
Living / Dining	3.92 × 3.59	12.86 × 11.78
Kitchen	2.47 × 2.62	8.10 × 8.60
Bedroom	4.84 × 2.75	15.88 × 9.02
<b>Total</b>	<b>48.6 sqm</b>	<b>523.1 sqft</b>
Terrace	1.37 × 4.72	4.49 × 15.49

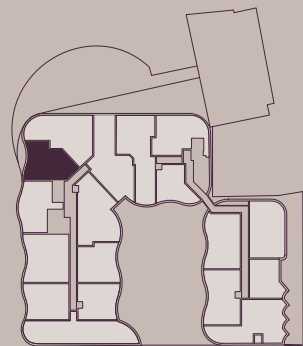
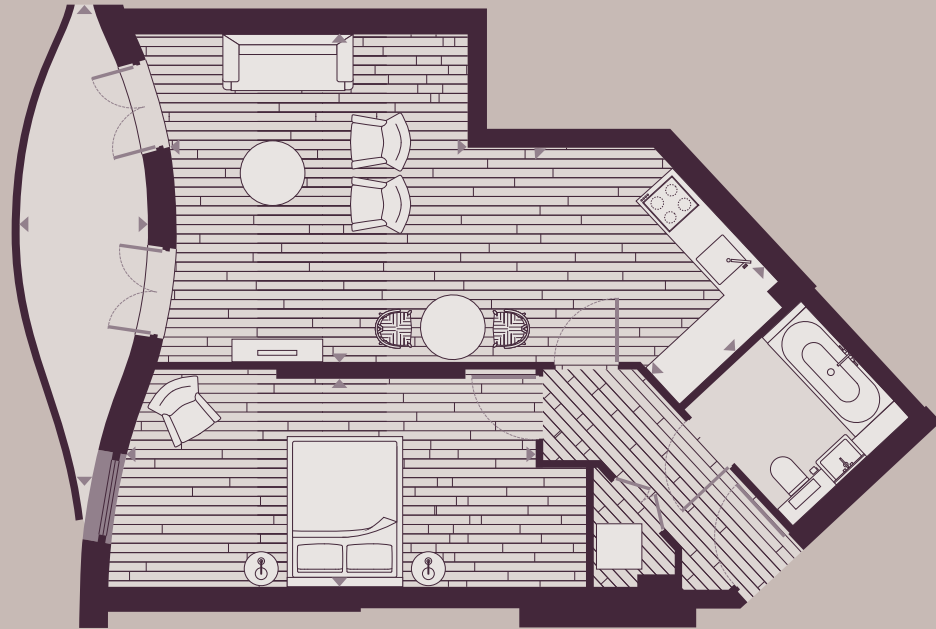
**TYPE P 102**  
1 Bed Apartment



Floor 1 — P-1.1

	m	ft
Living / Dining	5.06 × 3.47	16.60 × 11.38
Kitchen	4.90 × 1.36	16.08 × 4.46
Bedroom	4.31 × 2.70	14.14 × 8.86
<b>Total</b>	<b>48.6 sqm</b>	<b>523.1 sqft</b>
Terrace	1.84 × 8.09	6.04 × 26.54

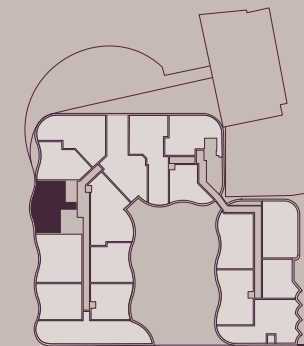
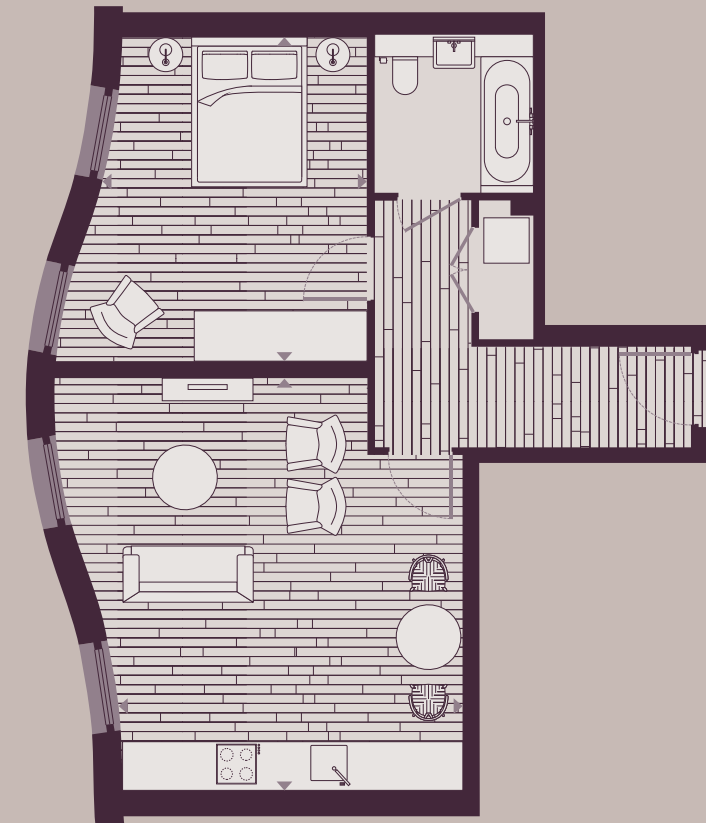
**TYPE P 103**  
1 Bed Apartment



Floor 3 — P-3.4  
Floor 4 — P-4.4

	m	ft
Living / Dining	3.94 × 4.35	12.93 × 14.27
Kitchen	3.32 × 2.06	10.89 × 6.76
Bedroom	5.41 × 2.75	17.75 × 9.02
<b>Total</b>	<b>56 sqm</b>	<b>602.8 sqft</b>
Balcony	1.69 × 6.97	5.54 × 22.87

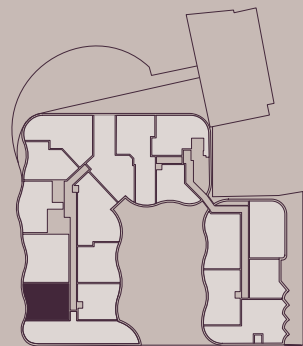
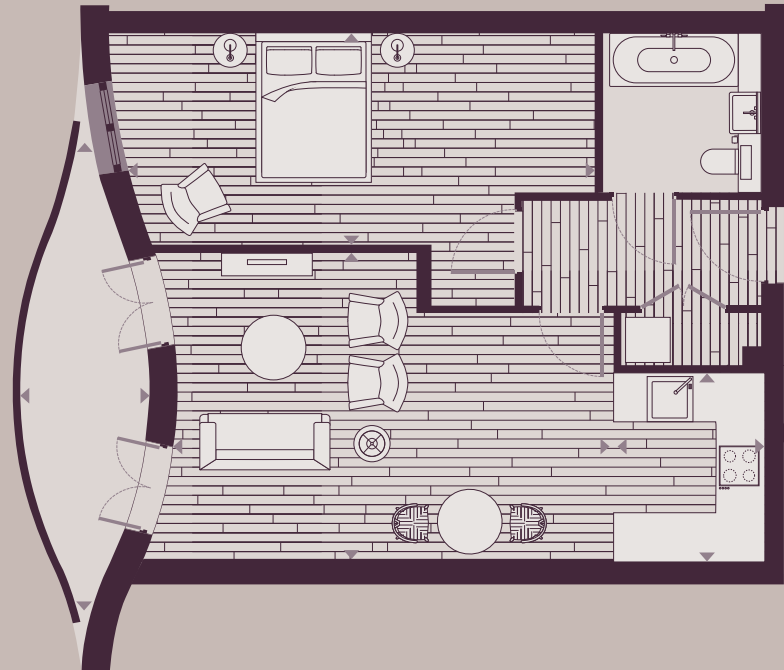
**TYPE P 104**  
1 Bed Apartment



Floor 3 — P-3.5  
Floor 4 — P-4.5  
Floor 5 — P-5.7

	m	ft
Living / Dining (inc. kitchen)	5.45 × 4.70	17.88 × 15.42
Bedroom	3.50 × 4.30	11.48 × 14.11
<b>Total</b>	<b>56.9 sqm</b>	<b>612.5 sqft</b>

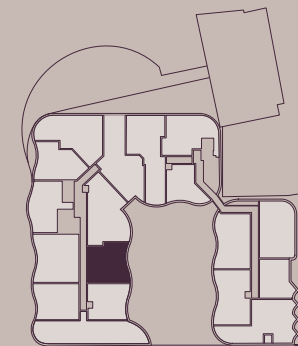
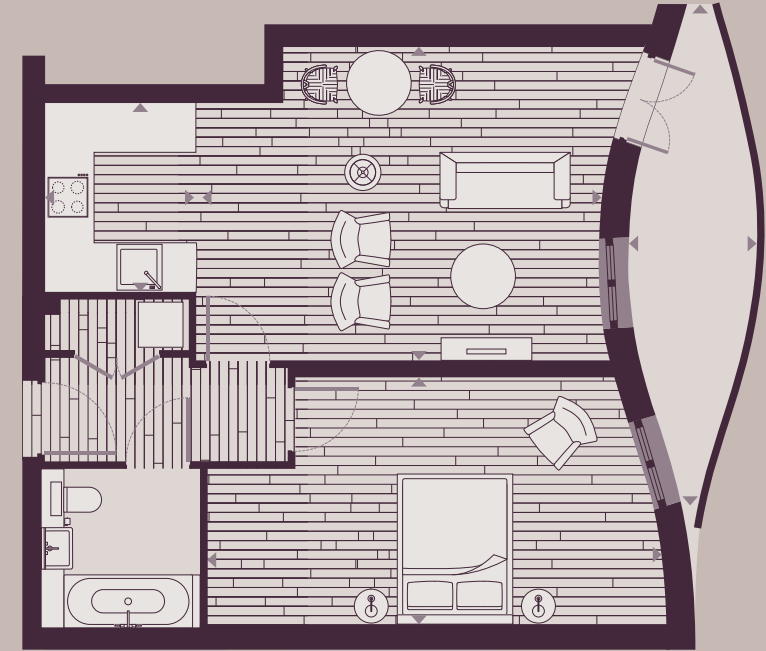
**TYPE P 105**  
1 Bed Apartment



Floor 3 — P-3.9  
Floor 4 — P-4.9  
Floor 5 — P-5.11  
Floor 6 — P-6.4

	m	ft
Living / Dining	5.79 × 4.06	19.00 × 13.32
Kitchen	2.50 × 2.00	8.20 × 6.56
Bedroom	6.08 × 2.75	19.95 × 9.02
<b>Total</b>	<b>56.1 sqm</b>	<b>603.9 sqft</b>
Balcony	1.70 × 6.60	5.58 × 21.65

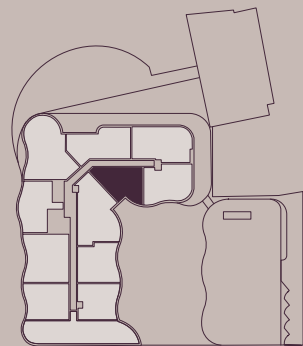
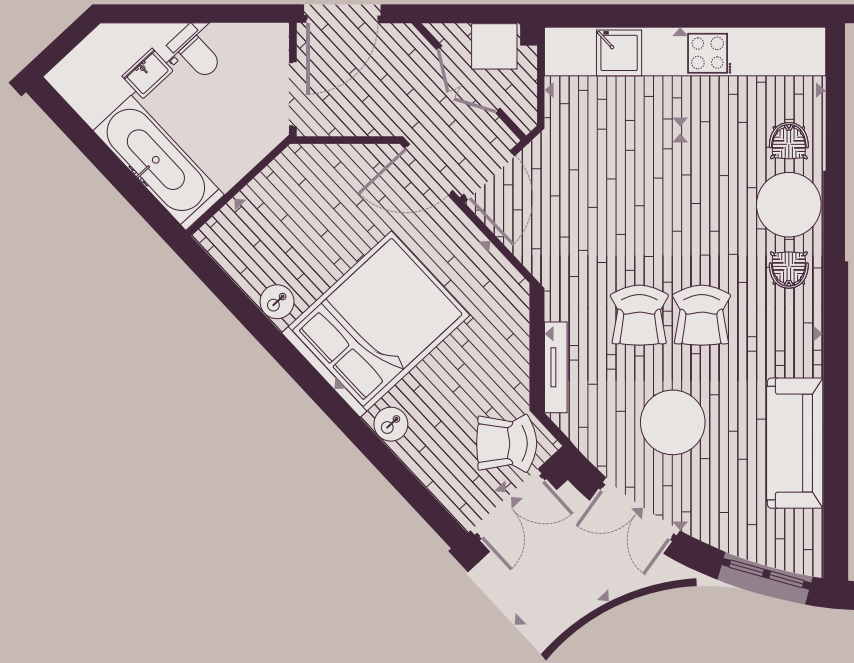
**TYPE P 106**  
1 Bed Apartment



Floor 3 — P-3.6  
Floor 4 — P-4.6  
Floor 5 — P-5.8

	m	ft
Living / Dining	5.49 × 4.15	18.01 × 13.62
Kitchen	2.50 × 2.00	8.20 × 6.56
Bedroom	5.90 × 3.27	19.36 × 10.73
<b>Total</b>	<b>56.5 sqm</b>	<b>608.2 sqft</b>

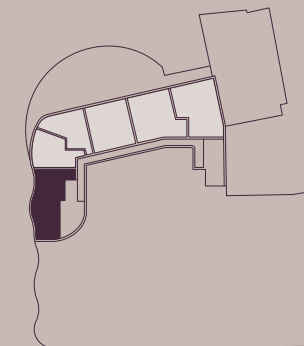
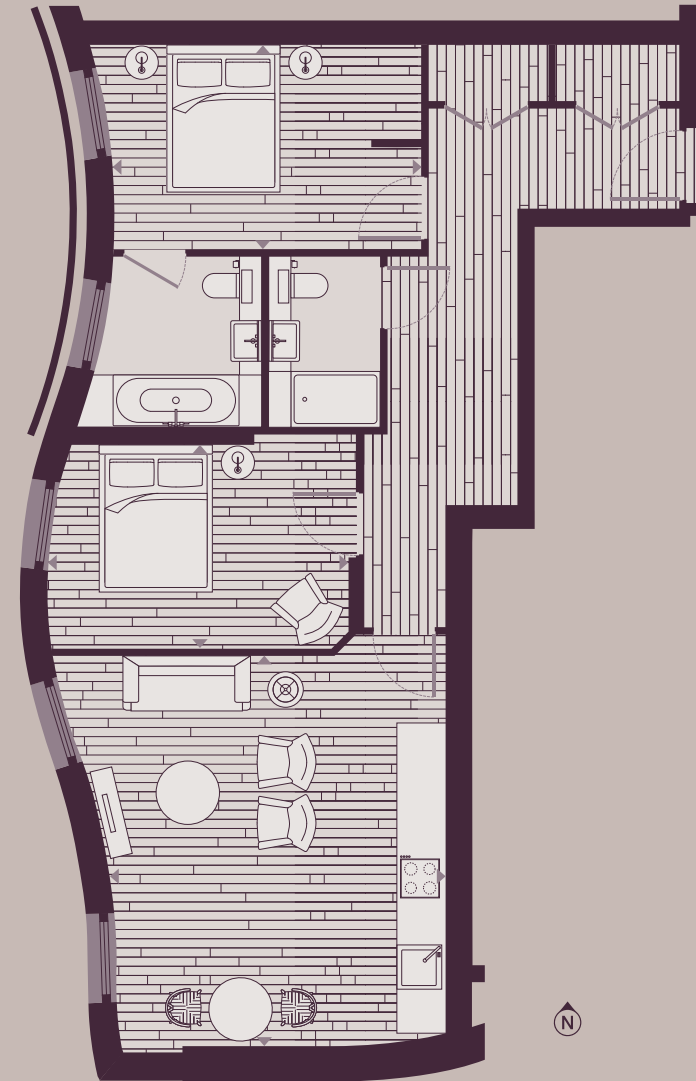
**TYPE P 107**  
1 Bed Apartment



Floor 5 — P-5.3

	m	ft
Living / Dining	5.34 × 3.68	17.52 × 12.07
Kitchen	3.72 × 1.35	12.20 × 4.43
Bedroom	5.37 × 2.85	17.62 × 9.35
<b>Total</b>	<b>51.2 sqm</b>	<b>551.1 sqft</b>
Balcony	1.52 × 1.69	4.99 × 5.54

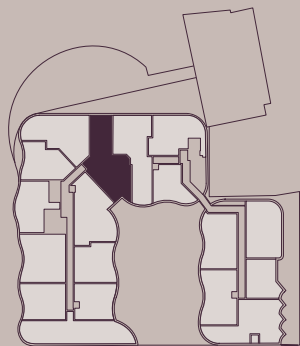
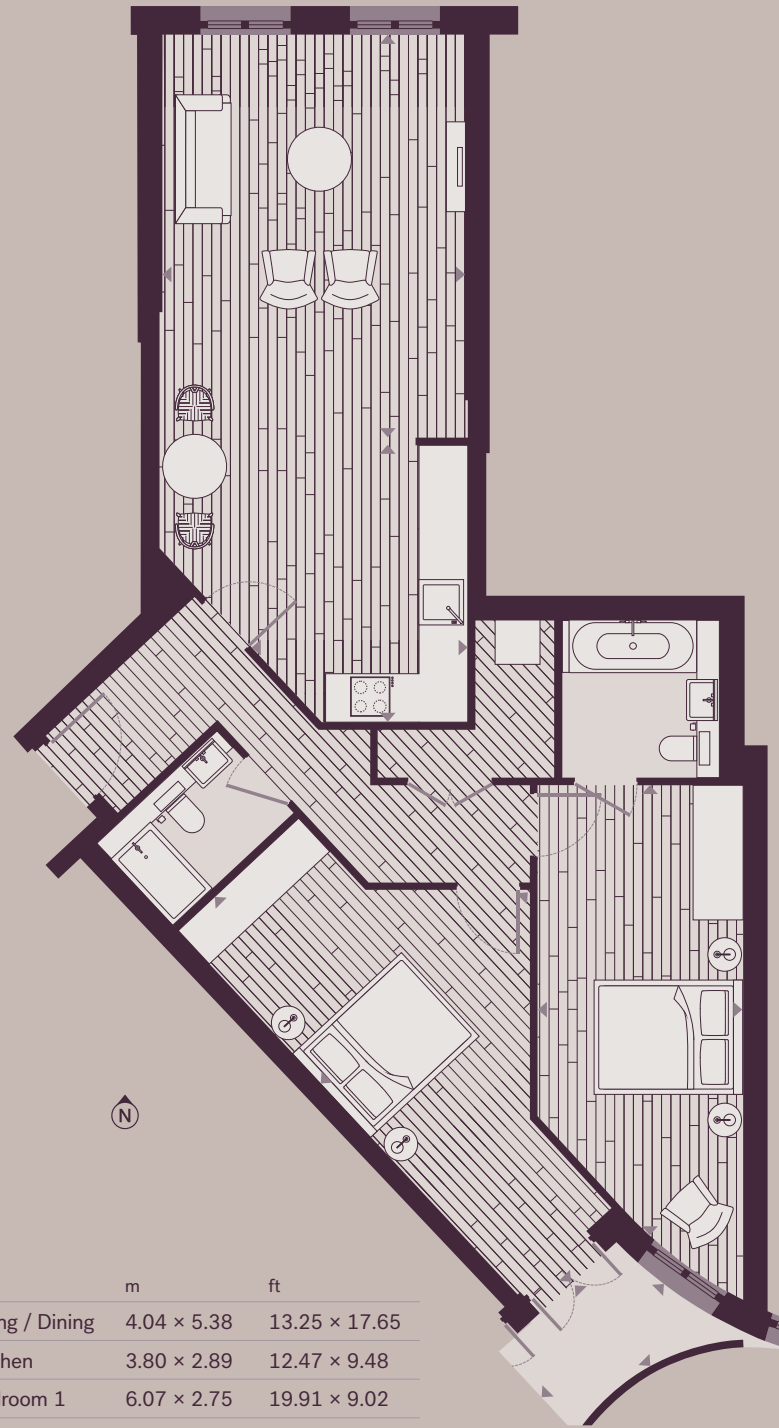
**TYPE P 201**  
2 Bed Apartment



Floor 1 — P-1.3

	m	ft
Living / Dining (inc. kitchen)	5.45 × 4.70	17.88 × 15.42
Bedroom 1	4.17 × 2.76	13.68 × 9.06
Bedroom 2	4.05 × 2.75	13.28 × 9.02
<b>Total</b>	<b>75.6 sqm</b>	<b>813.8 sqft</b>

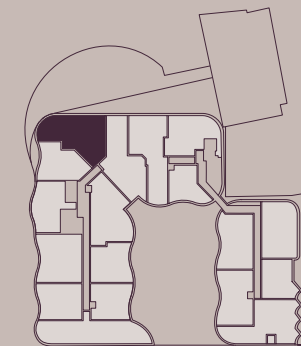
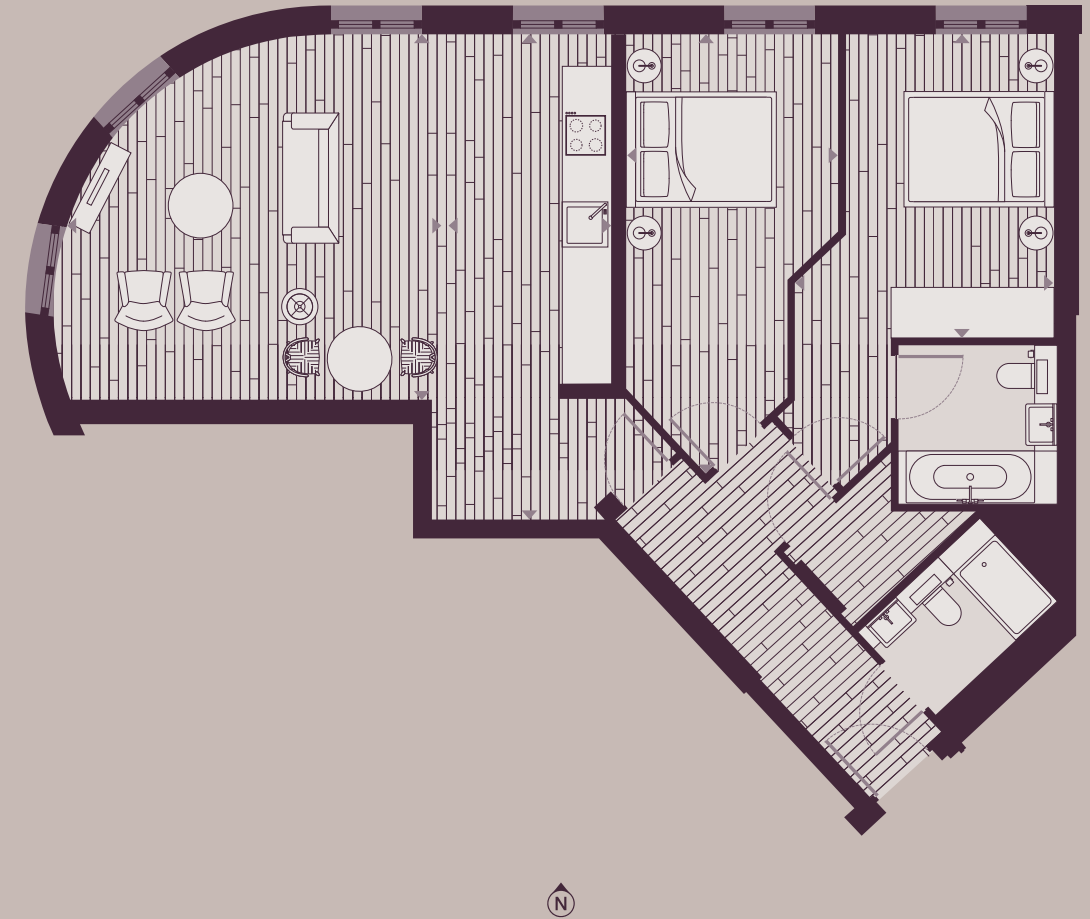
TYPE P 202  
2 Bed Apartment



	m	ft
Living / Dining	4.04 × 5.38	13.25 × 17.65
Kitchen	3.80 × 2.89	12.47 × 9.48
Bedroom 1	6.07 × 2.75	19.91 × 9.02
Bedroom 2	6.65 × 3.45	21.82 × 11.32
<b>Total</b>	<b>90.2 sqm</b>	<b>970.9 sqft</b>

Floor 3 — P-3.1  
Floor 4 — P-4.1

TYPE P 203  
2 Bed Apartment

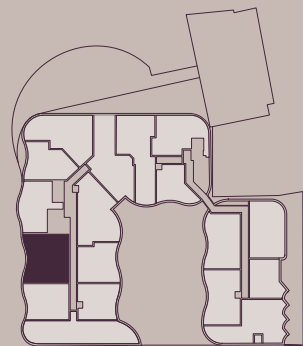


	m	ft
Living / Dining	3.44 × 5.92	11.29 × 19.42
Kitchen	6.42 × 2.37	21.06 × 7.78
Bedroom 1	4.01 × 3.42	13.16 × 11.22
Bedroom 2	5.81 × 2.81	19.06 × 9.22
<b>Total</b>	<b>86.5 sqm</b>	<b>931.1 sqft</b>

Floor 3 — P-3.3  
Floor 4 — P-4.3



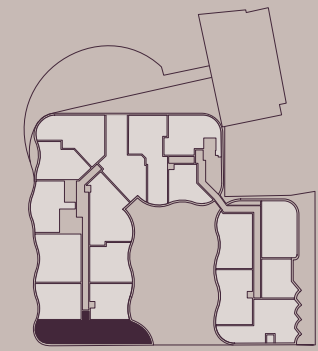
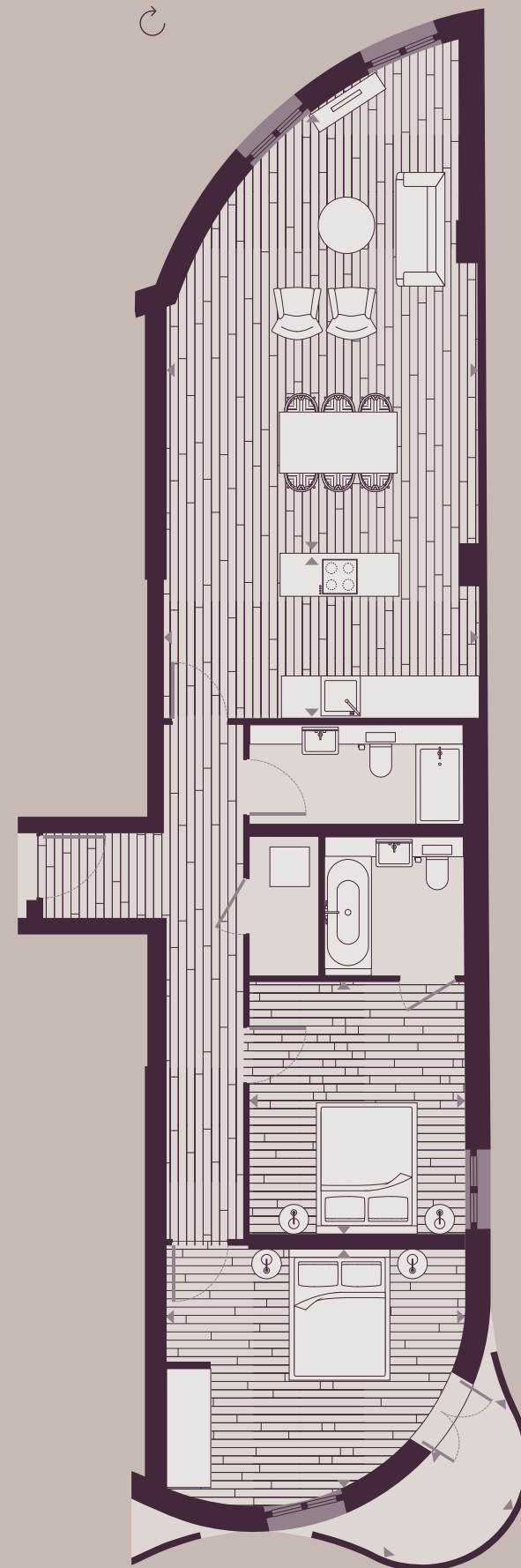
**TYPE P 204**  
2 Bed Apartment



Floor 3 — P-3.7  
Floor 4 — P-4.7  
Floor 5 — P-5.9

	m	ft
Living / Dining	3.44 × 5.92	11.29 × 19.42
Kitchen	3.44 × 2.22	11.29 × 7.28
Bedroom 1	6.02 × 2.75	19.75 × 9.02
Bedroom 2	4.18 × 2.93	13.71 × 9.61
<b>Total</b>	<b>76.2 sqm</b>	<b>820.2 sqft</b>
Balcony	1.70 × 7.46	5.58 × 24.48

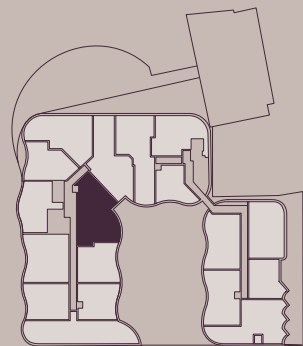
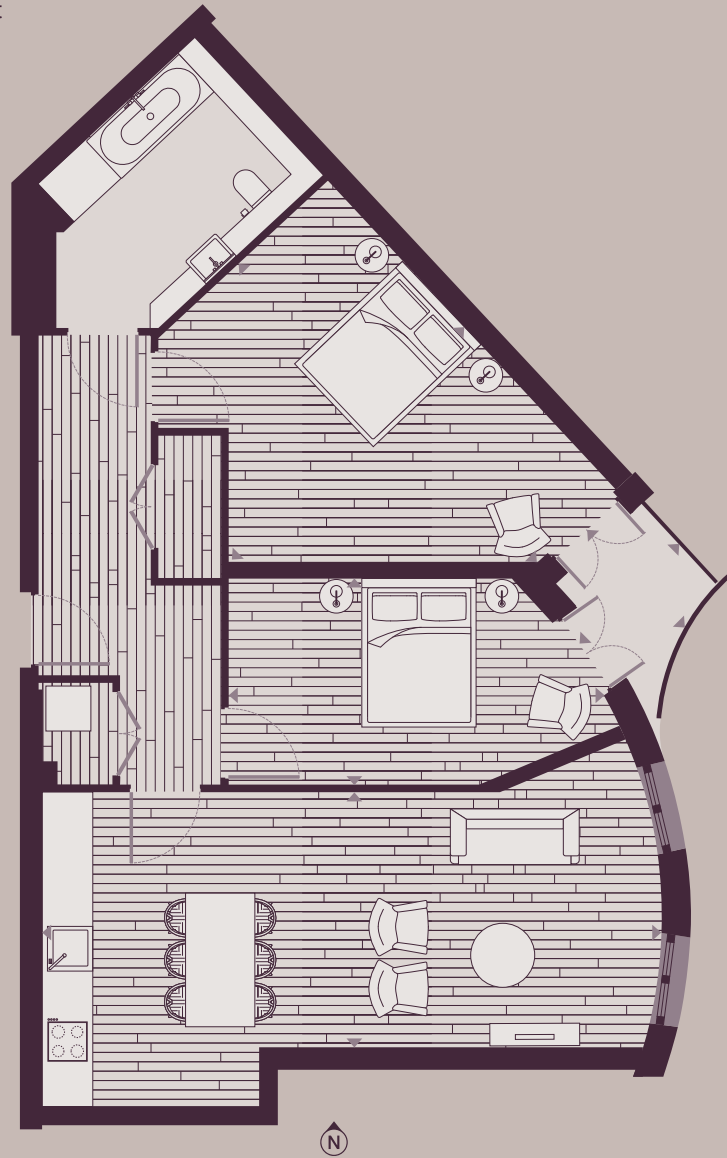
**TYPE P 205**  
2 Bed Apartment



Floor 3 — P-3.10  
Floor 4 — P-4.10

	m	ft
Living / Dining	6.67 × 4.78	21.88 × 15.68
Kitchen	4.78 × 2.50	15.68 × 8.20
Bedroom 1	3.82 × 3.25	12.53 × 10.66
Bedroom 2	3.63 × 4.32	11.91 × 14.17
<b>Total</b>	<b>93.8 sqm</b>	<b>1009.7 sqft</b>
Balcony	1.55 × 3.00	5.09 × 9.84

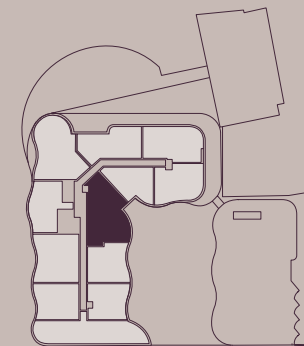
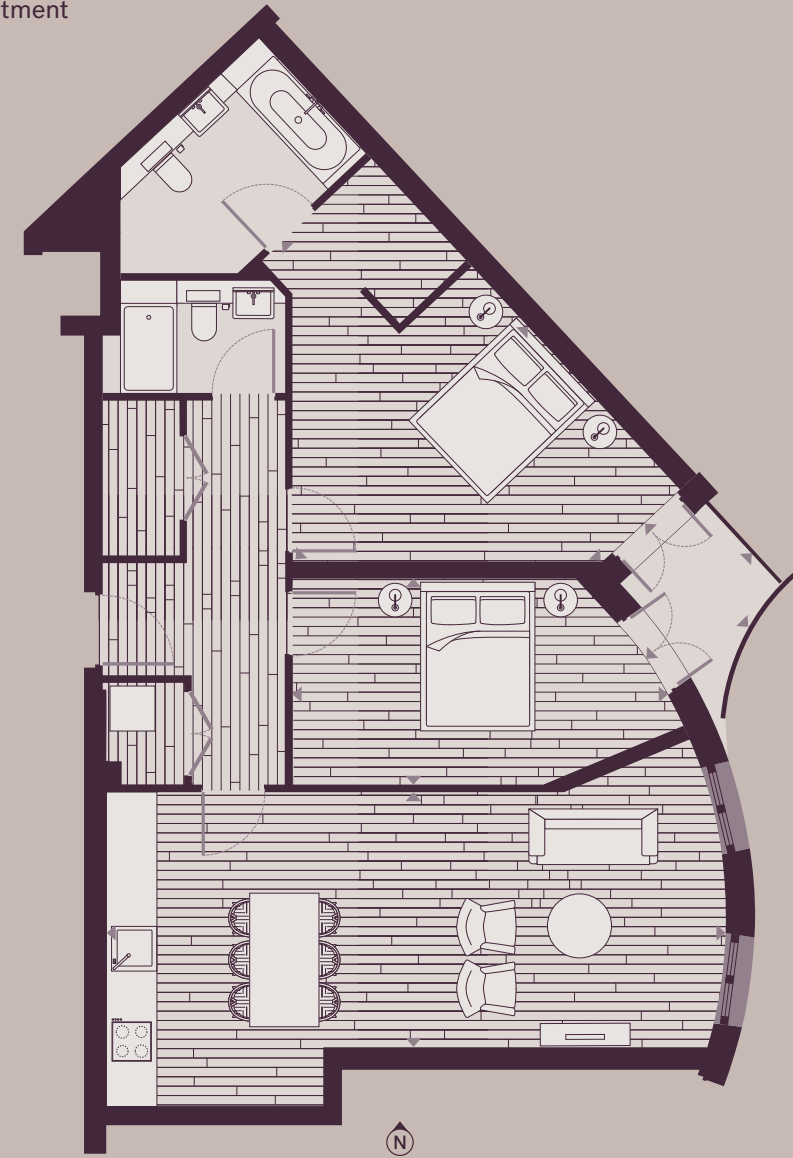
TYPE P 206  
2 Bed Apartment



Floor 3 — P-3.2  
Floor 4 — P-4.2

	m	ft
Living / Dining (inc. kitchen)	8.26 × 3.41	27.10 × 11.19
Bedroom 1	5.64 × 4.44	18.50 × 14.57
Bedroom 2	5.03 × 2.75	16.50 × 9.02
<b>Total</b>	<b>86.8 sqm</b>	<b>934.3 sqft</b>
Balcony	1.61 × 1.61	5.28 × 5.28

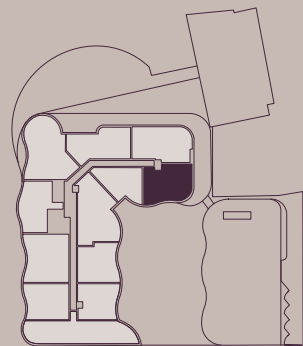
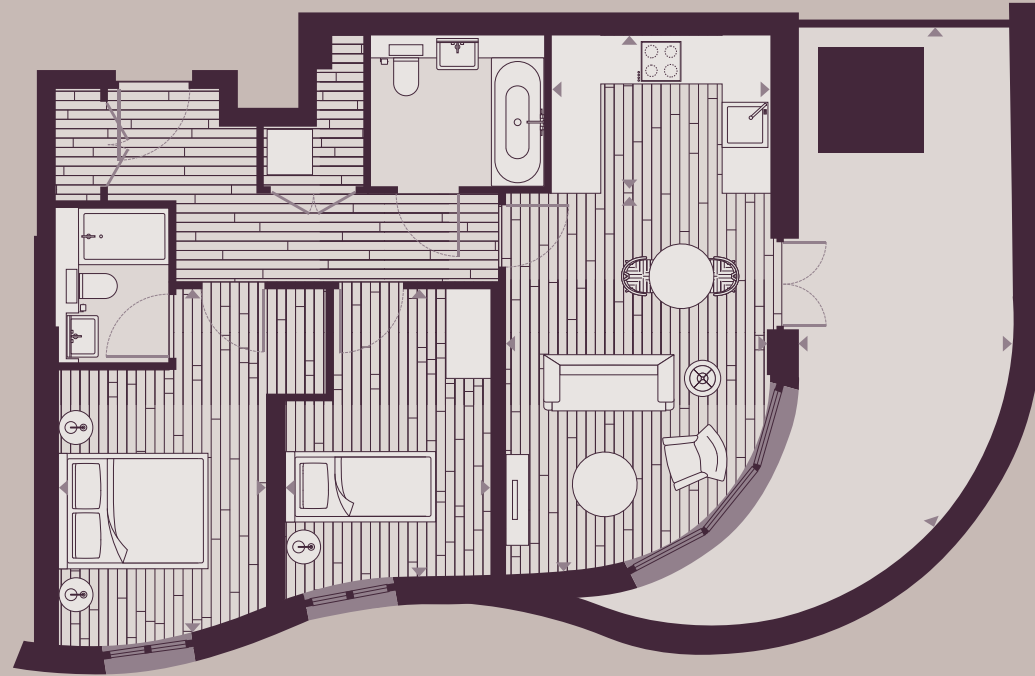
TYPE P 207  
2 Bed Apartment



Floor 5 — P-5.6

	m	ft
Living / Dining (inc. kitchen)	8.26 × 3.41	27.10 × 11.19
Bedroom 1	6.04 × 4.44	19.82 × 14.57
Bedroom 2	4.68 × 2.75	15.35 × 9.02
<b>Total</b>	<b>86.5 sqm</b>	<b>931.1 sqft</b>
Balcony	1.61 × 1.61	5.28 × 5.28

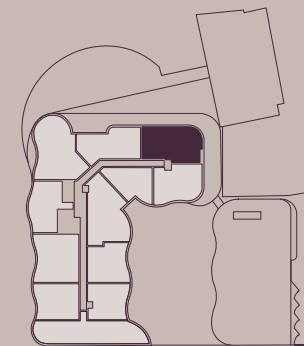
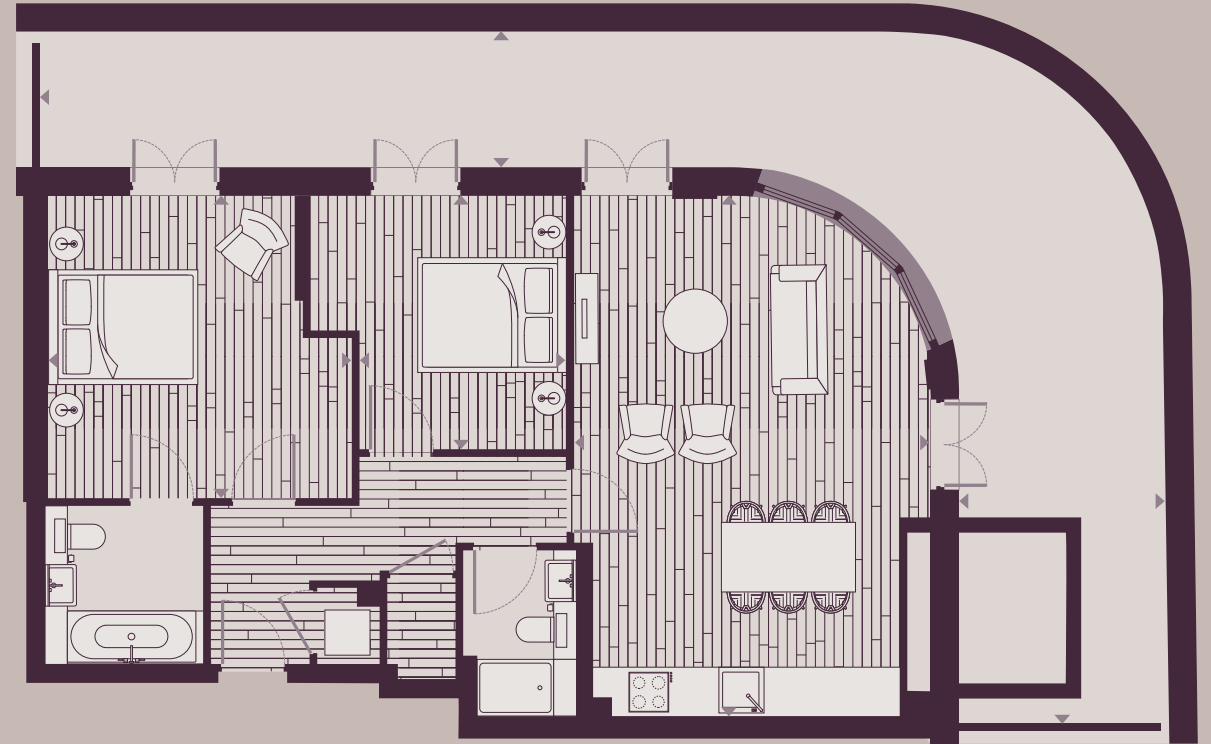
TYPE P 208  
2 Bed Apartment



Floor 5 — P-5.2

	m	ft
Living / Dining	4.99 × 3.51	16.37 × 11.52
Kitchen	2.90 × 2.09	9.51 × 6.86
Bedroom 1	4.56 × 2.75	14.96 × 9.02
Bedroom 2	3.80 × 2.75	12.47 × 9.02
<b>Total</b>	<b>65.4 sqm</b>	<b>704 sqft</b>
Terrace	6.83 × 2.71	22.41 × 8.89

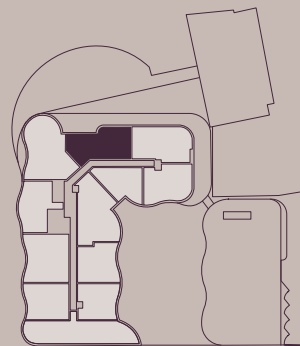
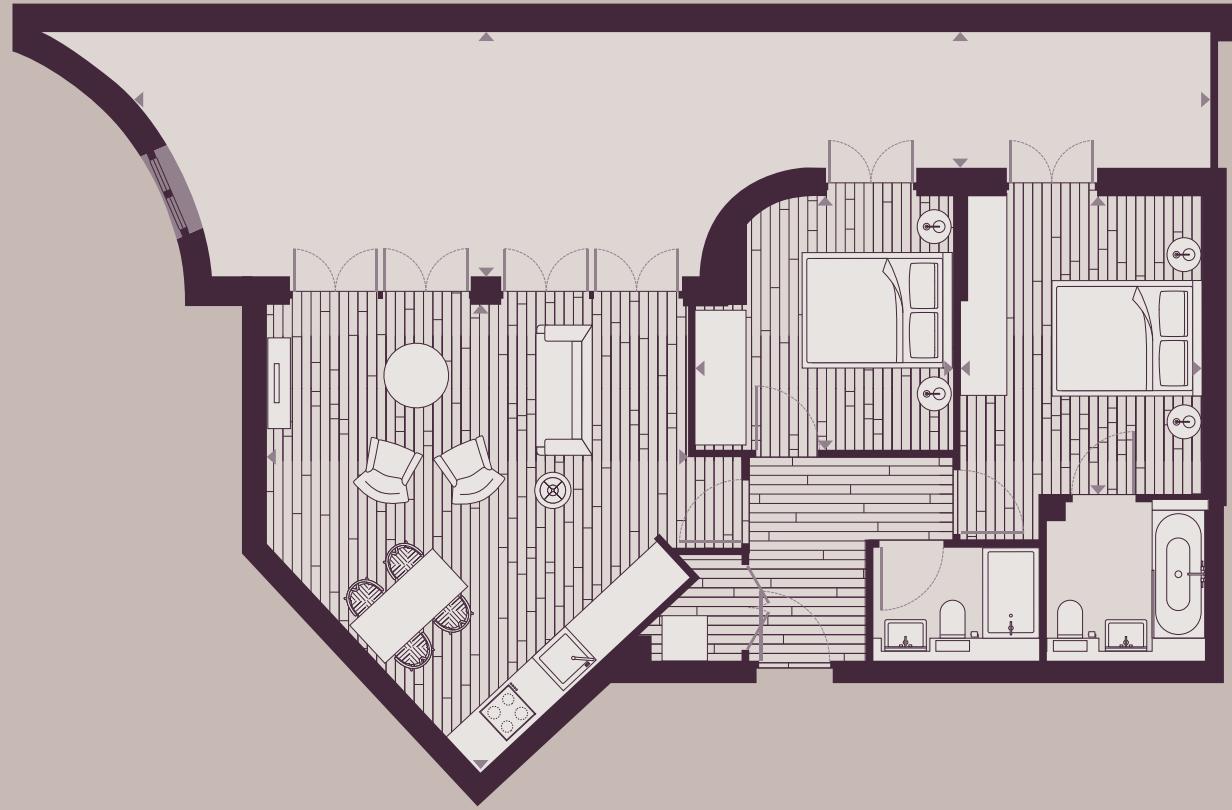
TYPE P 209  
2 Bed Apartment



Floor 5 — P-5.1

	m	ft
Living / Dining (inc. kitchen)	6.90 × 4.72	22.64 × 15.49
Bedroom 1	4.03 × 4.01	13.22 × 13.16
Bedroom 2	3.42 × 3.36	11.22 × 11.02
<b>Total</b>	<b>74.5 sqm</b>	<b>802 sqft</b>
Terrace	20.6 × 2.67, 1.68	67.59 × 8.76, 5.51

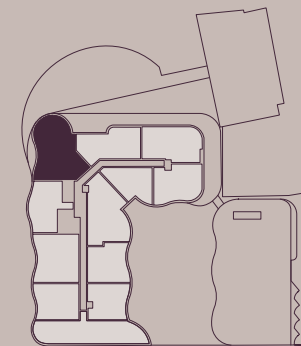
TYPE P 210  
2 Bed Apartment



Floor 5 — P-5.4

	m	ft
Living / Dining (inc. kitchen)	5.59 × 5.89	18.34 × 19.32
Bedroom 1	3.21 × 3.96	10.53 × 12.99
Bedroom 2	3.35 × 3.39	10.99 × 11.12
<b>Total</b>	<b>68.5 sqm</b>	<b>737.3 sqft</b>
Terrace	12.63 × 3.12, 1.66	41.44 × 10.24, 5.45

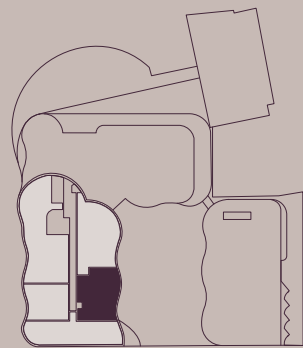
TYPE P 211  
2 Bed Apartment



Floor 5 — P-5.5

	m	ft
Living / Dining (inc. kitchen)	6.07 × 7.24	19.91 × 23.75
Bedroom 1	3.46 × 5.12	11.35 × 16.80
Bedroom 2	5.72 × 2.76	18.77 × 9.06
<b>Total</b>	<b>95.9 sqm</b>	<b>1032.3 sqft</b>
Balcony	7.03 × 1.70	23.06 × 5.58

TYPE P 212  
2 Bed Apartment

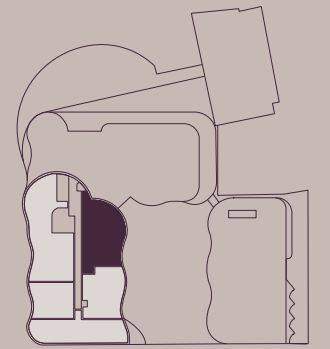
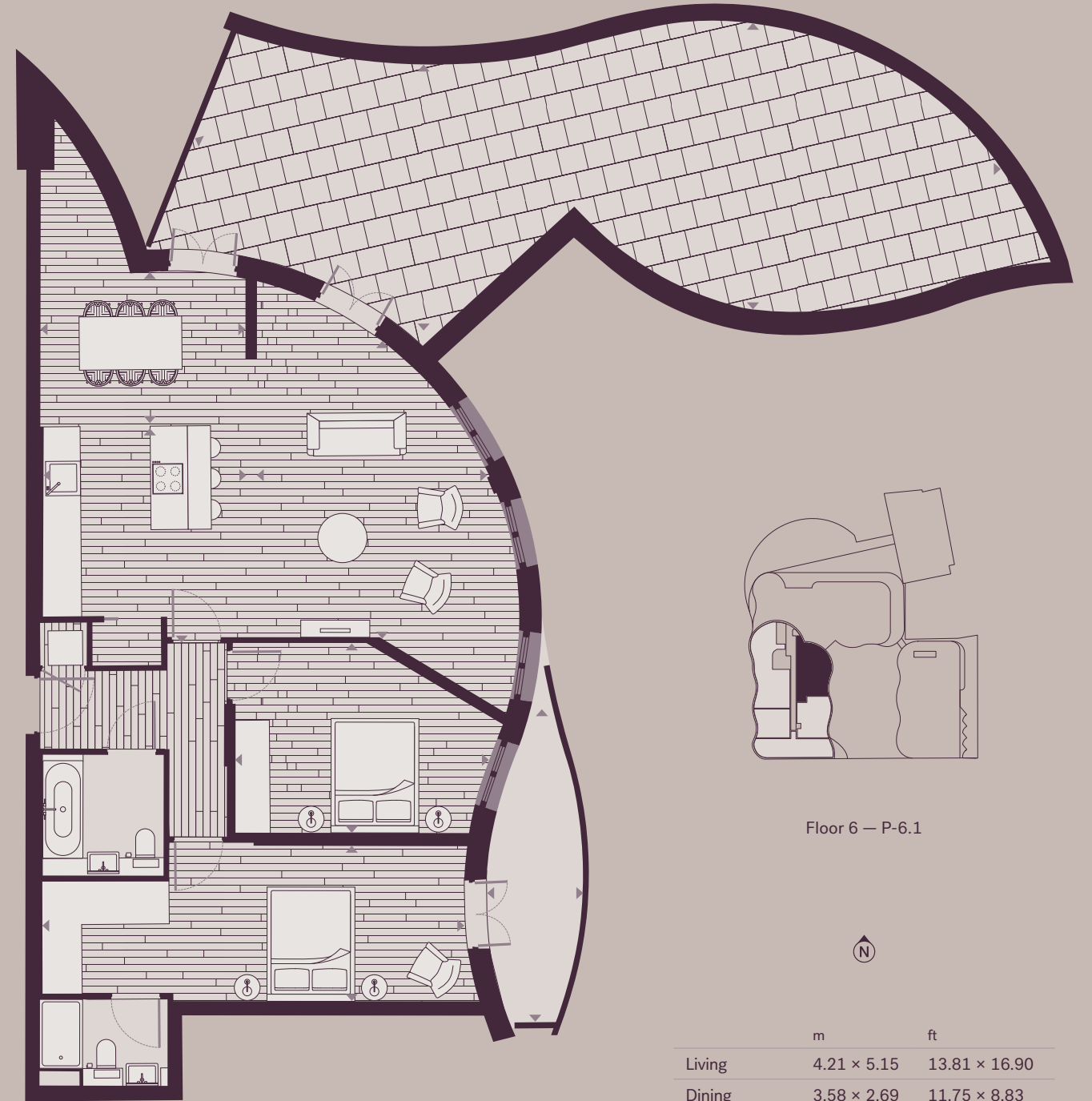


Floor 6 — P-6.3



	m	ft
Living / Dining	4.93 × 4.15	16.17 × 13.62
Kitchen	2.63 × 2.36	8.63 × 7.74
Bedroom 1	2.75 × 5.92	9.02 × 19.42
Bedroom 2	2.68 × 4.51	8.79 × 14.80
<b>Total</b>	<b>73 sqm</b>	<b>785.8 sqft</b>
Balcony	6.85 × 1.90	22.47 × 6.23

TYPE P 213  
2 Bed Apartment

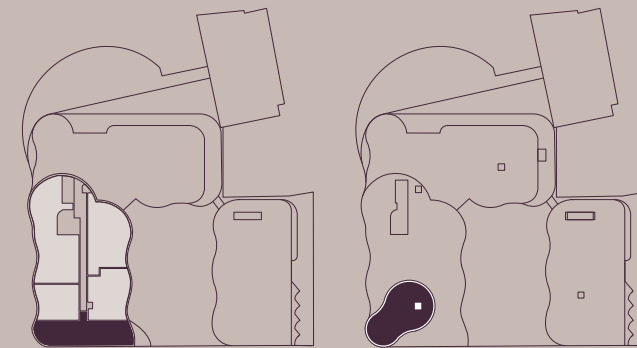
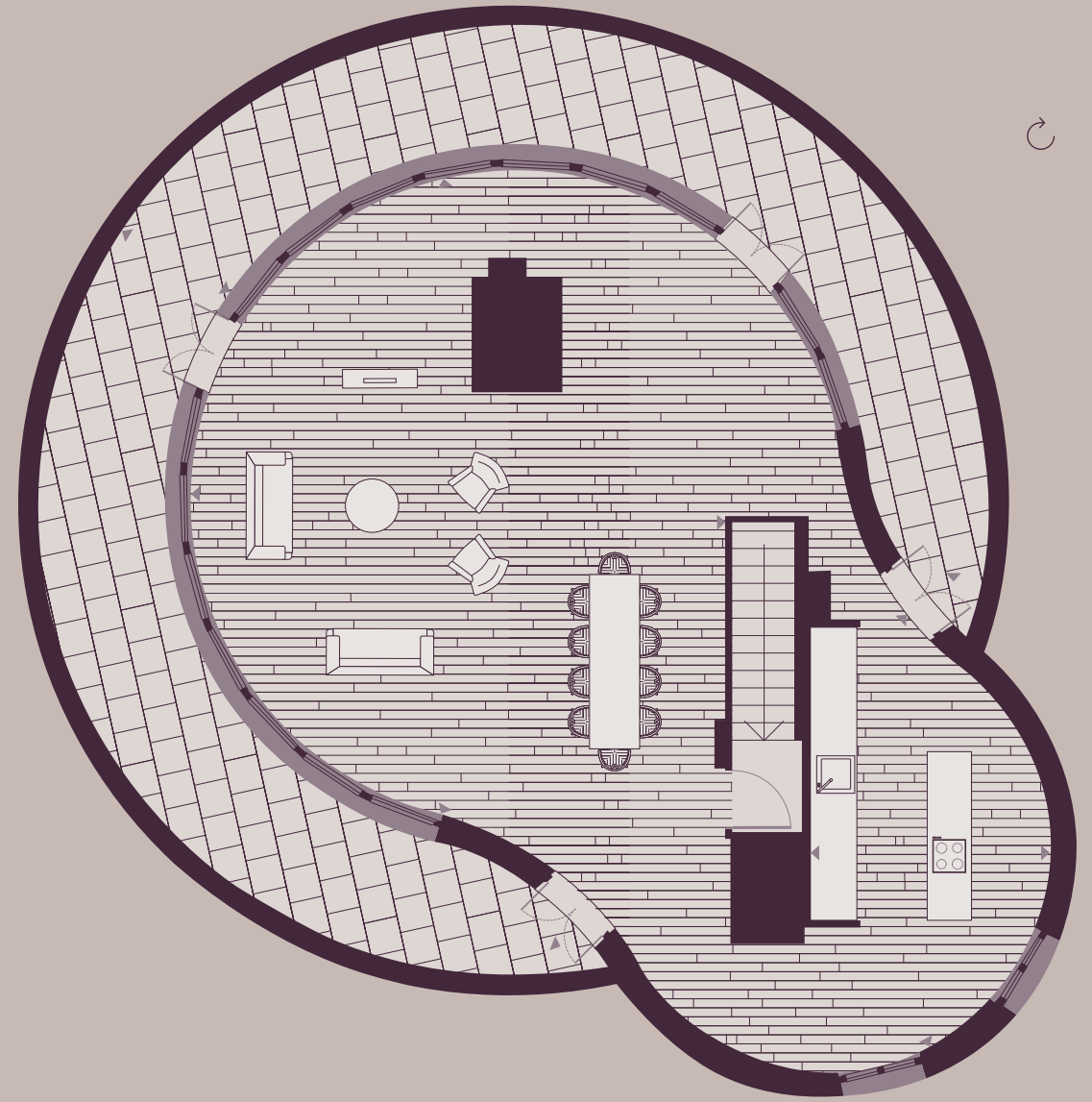
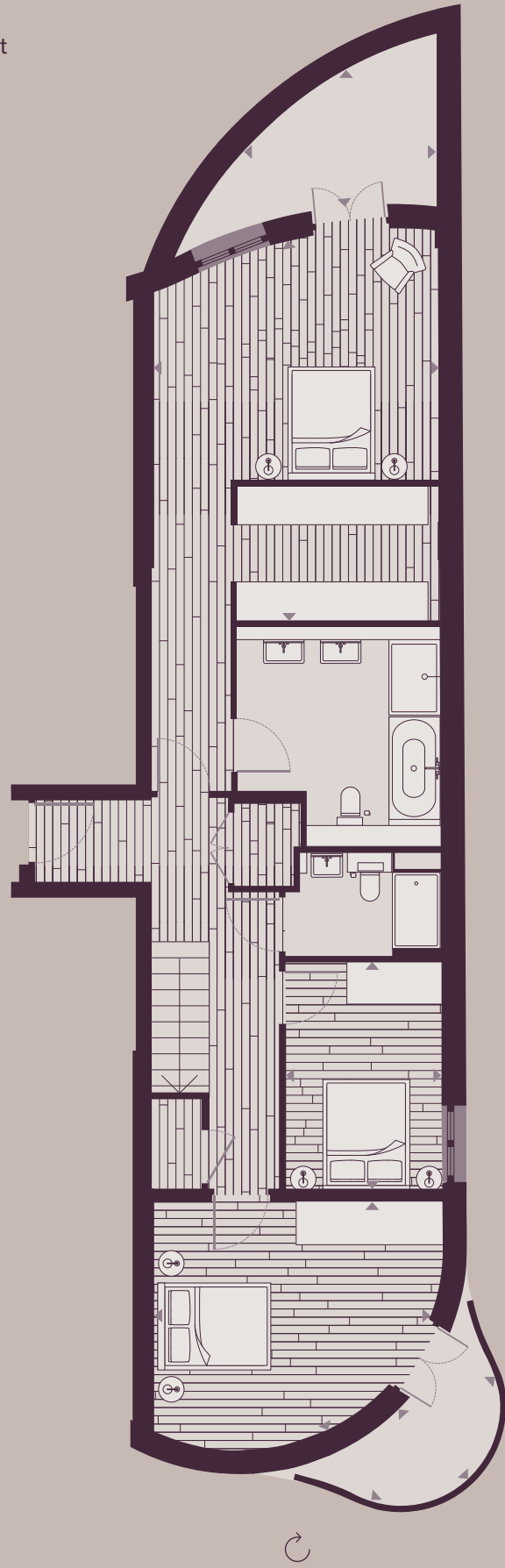


Floor 6 — P-6.1



	m	ft
Living	4.21 × 5.15	13.81 × 16.90
Dining	3.58 × 2.69	11.75 × 8.83
Kitchen	3.53 × 3.68	11.58 × 12.07
Bedroom 1	7.35 × 2.71	24.11 × 8.89
Bedroom 2	4.38 × 3.28	14.37 × 10.76
<b>Total</b>	<b>99.3 sqm</b>	<b>1168.9 sqft</b>
Balcony	6.19 × 1.69	20.31 × 5.54
Terrace	13.7 × 4.77, 4.91	44.95 × 15.65, 16.11

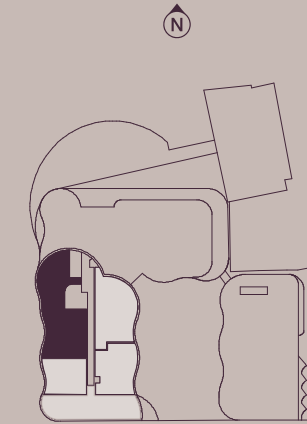
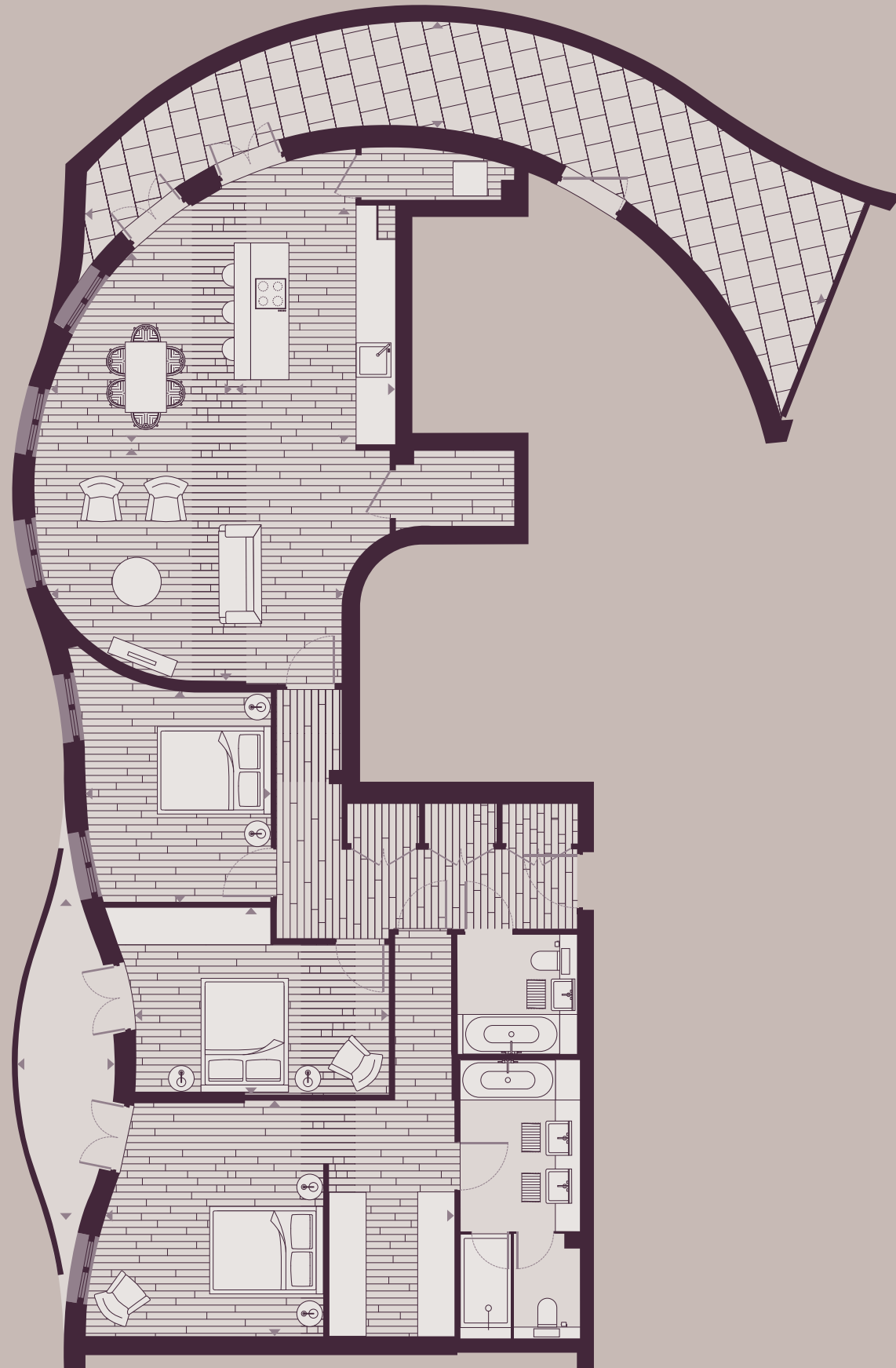
TYPE P 301  
3 Bed Apartment



Floor 6 & 7 – P-6.5

	m	ft
Living / Dining	7.65 × 9.12	25.10 × 29.92
Kitchen	3.51 × 6.18	11.51 × 20.28
Bedroom 1	5.88 × 4.46	19.29 × 14.63
Bedroom 2	4.28 × 3.77	14.04 × 12.37
Bedroom 3	3.56 × 2.45	11.68 × 8.04
<b>Total</b>	<b>185.4 sqm</b>	<b>1995.6 sqft</b>
Balcony	2.16 × 8.20	7.09 × 26.90
	3.06 × 1.56	10.04 × 5.12
Terrace	1.77 × 28.1	5.81 × 92.19

TYPE P 303  
3 Bed Apartment



Floor 6 – P-6.2

	m	ft
Living	4.05 × 5.19	13.29 × 17.03
Dining	3.38 × 3.05	11.09 × 10.0
Kitchen	4.40 × 2.71	14.44 × 8.89
Bedroom 1	6.09 × 4.24	19.99 × 13.91
Bedroom 2	3.30 × 4.45	10.82 × 14.60
Bedroom 3	3.68 × 3.25	12.07 × 10.66
<b>Total</b>	<b>138.8 sqm</b>	<b>1494.0 sqft</b>
Balcony	7.46 × 1.69	24.28 × 5.54
Terrace	1.90 × 14.97	6.23 × 49.11

## Developers



Sager Group



CAIN HOY

Cain Hoy Enterprises

## Project Team



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Amos & Amos



Mbok



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Design: Campbell Hay

