



ISLINGTON SQUARE

The Maisonettes

8 Esther Anne Place

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The Place to Live The Place that Lives

Islington has a fascinating and diverse history. An exciting mix of coffee shops and eateries, independent boutiques and cultural venues makes it one of London's most celebrated areas.

In the heart of the borough is Islington Square, a vibrant development that builds on the richness of this neighbourhood. At the centre of the stunning designs by CZWG Architects is an Edwardian former Royal Mail sorting office, beautifully restored to its former grandeur. Amongst grand new buildings, high arcades, a tree-lined boulevard and a new landmark public art commission, they have created warehouse-style apartments and family homes.

Spend your whole day in this relaxed community set back from the bustle of Upper Street, from relaxing in its landscaped courtyards, meeting neighbours for coffee, to browsing the shops. A luxury cinema, The Lounge by Odeon, and a 40,000 sq ft Third Space family health club will ensure everyone is kept entertained. It is a city within a city.



At the heart of CZWG Architects' stunning designs for Islington Square is the lovingly restored Edwardian former sorting office building.

A Home for All Seasons

CZWG Architects are renowned for their outstanding schemes that astound and inspire. They describe their dynamic vision for Islington Square as “a love letter to the original great post office buildings”, and it is this Edwardian architecture that has inspired design-led luxury homes that not only reflect Islington’s history, but also reinvent it for a modern lifestyle.

CZWG have collaborated with Wish London, to create beautiful, practical interiors for eight maisonettes. Housed within the lovingly restored former mail sorting office buildings, they encapsulate the spirit of Islington Square. The building’s unique architecture allows for a generosity of space over the two levels of each home, while private terraces and three bedrooms combine in unique floor plans to create a considered, contemporary living space. It will be an oasis of calm, while still playing host to a vibrant culture. The best of London living, encapsulated in a modern family home.



The living space flows into the outside terrace; a haven of tranquility in the heart of a vibrant community.

In and Around Islington Square

London is famously a city of squares, natural meeting points for the communities around them.

Islington Square will be no different. Sheltered from the traffic on Upper Street, it will be a fresh and lively locality with premium facilities. Amenities range from the Third Space family health club with its 25m pool to the luxury cinema, The Lounge by Odeon, which will host films from blockbusters to art productions, while neighbourhood bars, coffee shops and flagship restaurants make it a destination in its own right.

Two covered retail arcades provide a wealth of shops, where you can discover the latest in fashion, childrenswear and interiors. They link Islington Square to Upper Street, home to more independent retailers, renowned restaurants and the cultural landmarks such as the Almeida Theatre and Sadler's Wells Theatre that give Islington its acclaimed reputation. Islington Square will be the centre of a community with everything on its doorstep, exemplifying the best of London.



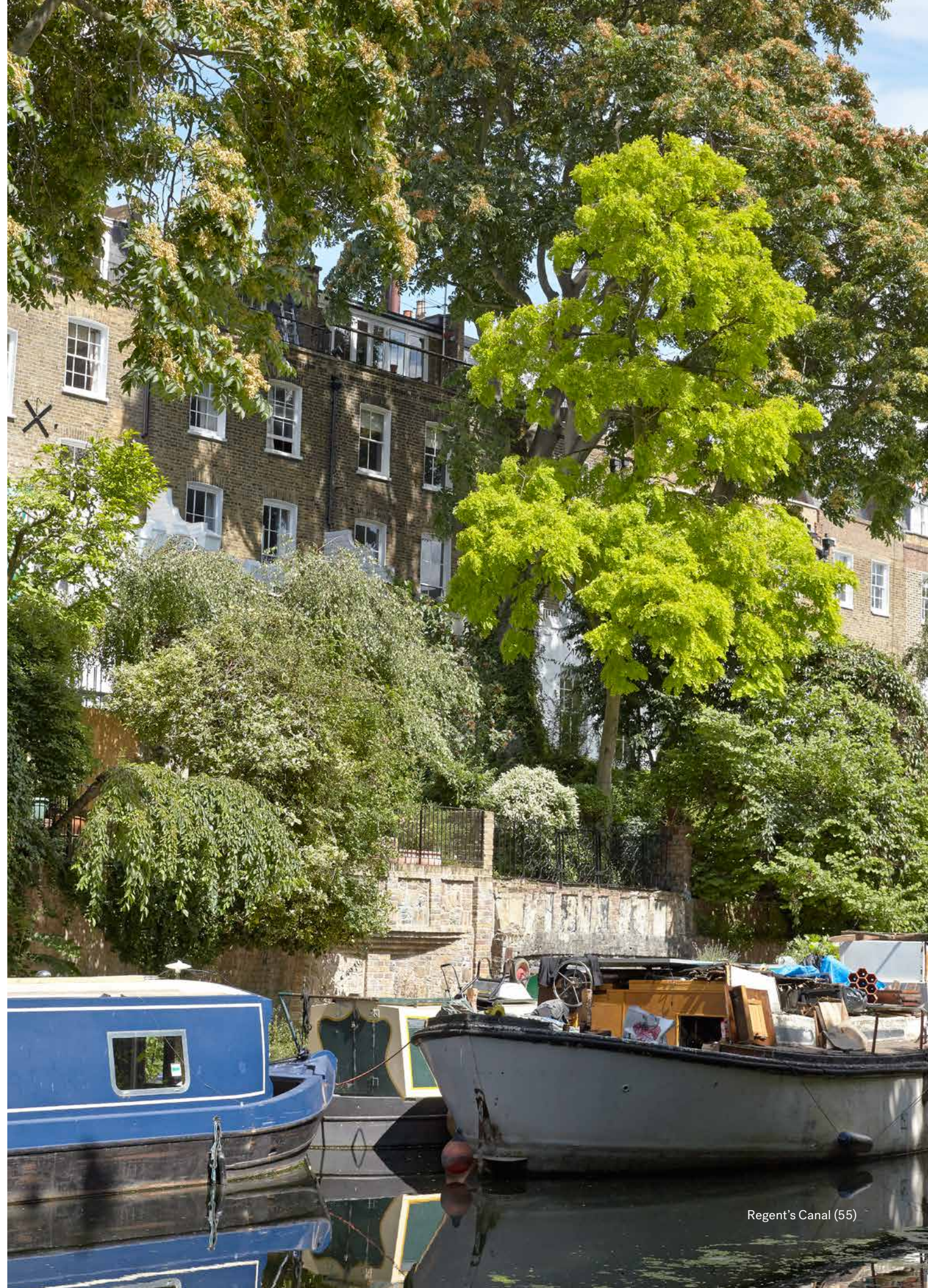
"Upper Street is filled with wonderful restaurants and shops. I love having Kiehl's, Aēsop and Reiss close. In the evening, the area really comes alive. Take a walk off the main roads and discover some great pubs and restaurants."

Scott Laurie, Manager, Bellanger Restaurant (20)



"Islington maintains a strong community feel within its vibrant culture — there's really something for everyone. Head to a show at Sadler's Wells or Almeida Theatre, dinner at Oldroyd and a nightcap at 69 Colebrooke Row cocktail bar."

Tom Oldroyd, Owner, Oldroyd Restaurant (35)





"There's such a creative buzz — people live, work and play together here. Breakfast at a canal-side café, stroll along Camden Passage, stop for a pint of ale at the Camden Head pub, and round it off with a gig."

Pete Stapleton, Venue Manager, Union Chapel (46)(53)



"Have a great breakfast with us, then take a little stroll down Camden Passage for a little bargain or just a curious discovery. I love to have coffee in Kipferl there."

Hulya Rousseau, Owner, Belle Epoque Patisserie (36)



"The thing I love most about Islington is the diverse population and the sense of community that exists. It manages to retain an element of the village lifestyle while being a cosmopolitan, vibrant place."

Marco Wouters, Director, Angel Flowers (17)



"We're spoilt for choice in restaurants and you've got everything you need shopping-wise, whether for wife, kids, home or menswear. But it's the people that make Islington — you get the feeling that everyone is happy to be here."

Matt Segal, Manager, Frederick's (27)

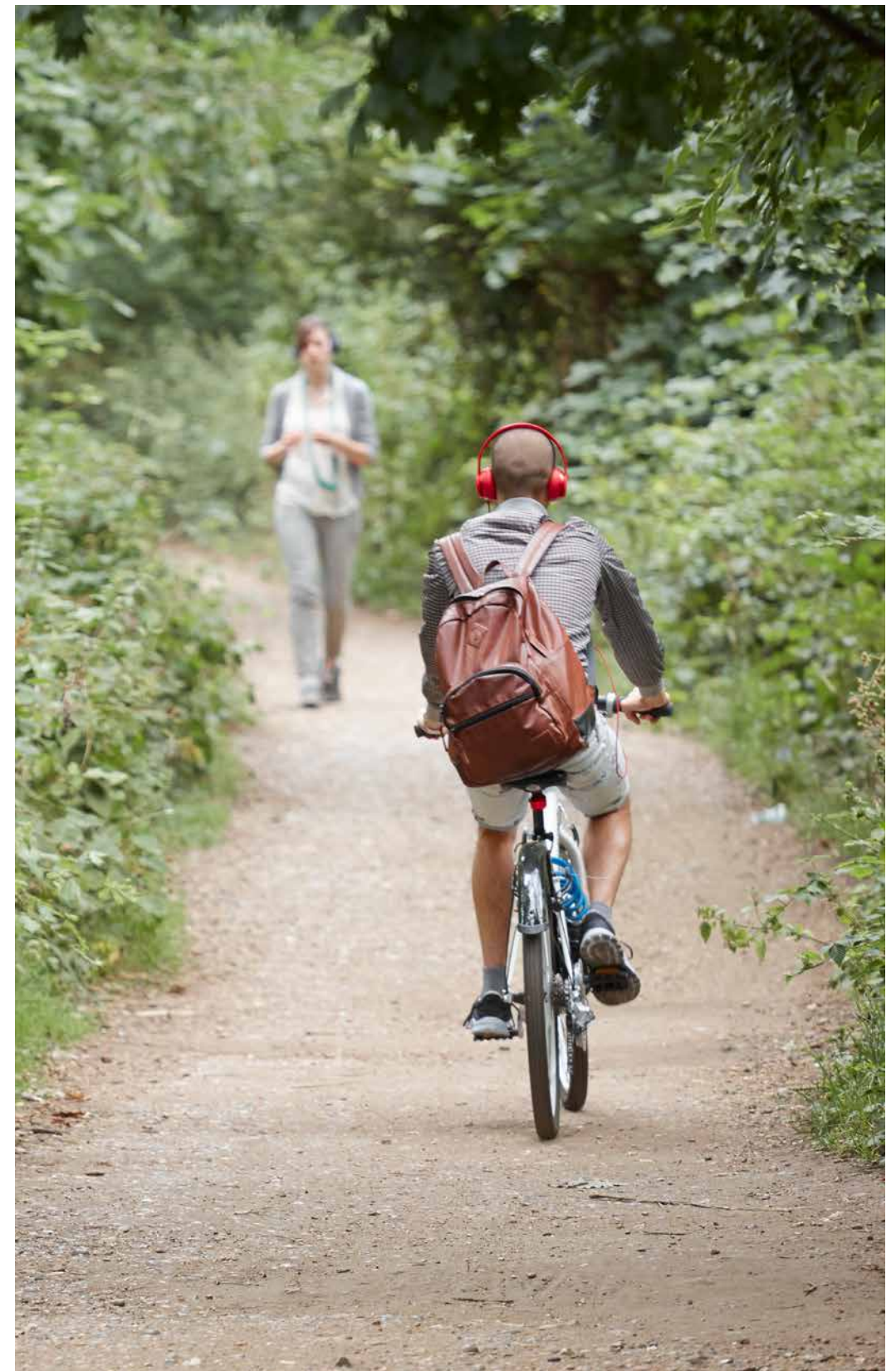


"Islington offers a great mix of food, shopping and culture. Go food shopping through Chapel market and see what's on at the Estorick Collection. Eating out isn't a problem — more a conundrum as to what and where to eat!"

Simon Alderson, Co-founder, Twentytwentyone (14)



New River Walk (52)



Parkland Walk (56)



King's Head Theatre Pub (48)

Shops

- 1 Aēsop
- 2 After Noah
- 3 Aria
- 4 Camden Passage
- 5 Cass Art
- 6 Charlie Allen Bespoke
- 7 D & A Binder
- 8 Flashback Records
- 9 Farrow&Ball
- 10 Gill Wing Cook Shop
- 11 Kiehl's
- 12 L'Occitane
- 13 Reiss
- 14 Twentytwentyone
- 15 Waitrose
- 16 Lost Property of London
- 17 Angel Flowers

Food and Drink

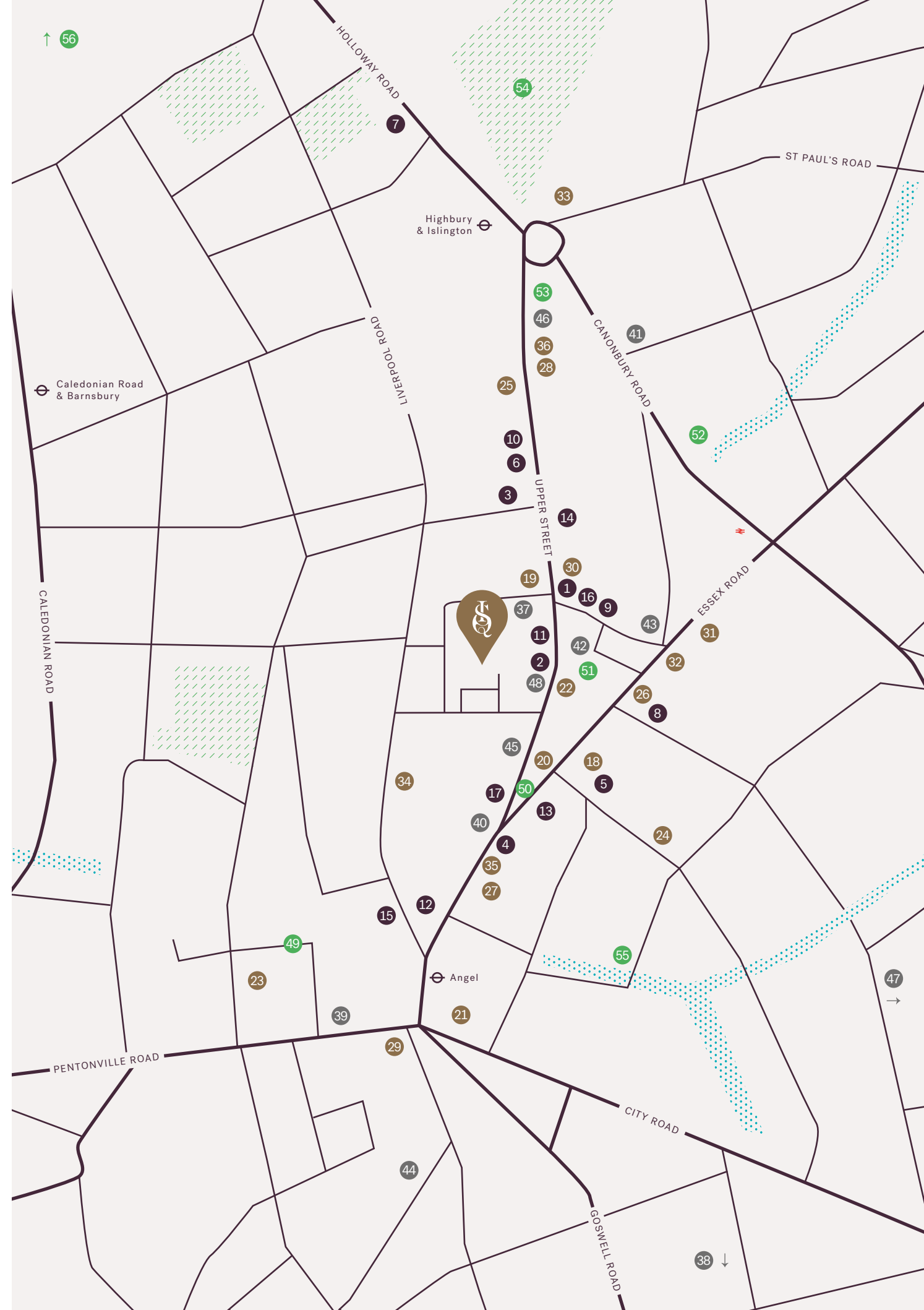
- 18 69 Colebrooke Row
- 19 Almeida
- 20 Bellanger
- 21 Candid Cafe
- 22 Carluccio's
- 23 The Craft Beer Co.
- 24 The Duke of Cambridge
- 25 Euphorium Bakery
- 26 Food Lab
- 27 Frederick's
- 28 Gem Restaurant
- 29 Jamie's Italian
- 30 Ottolenghi
- 31 Raab's the Bakers
- 32 Steve Hatt, Fishmonger
- 33 Trullo
- 34 Yipin China
- 35 Oldroyd
- 36 Belle Epoque Patisserie

Art & Culture

- 37 Almeida Theatre
- 38 Contemporary Art Society
- 39 The Craft Council
- 40 Business Design Centre
- 41 Estorick Collection of Modern Italian Art
- 42 Little Angel Theatre
- 43 Tintype Gallery
- 44 Sadler's Wells Theatre
- 45 Screen on the Green
- 46 Union Chapel Concert Hall
- 47 Waterside Contemporary
- 48 King's Head Theatre Pub

Parks & Amenities

- 49 Chapel Market
- 50 Islington Green
- 51 St Mary's Church Gardens
- 52 New River Walk
- 53 Union Chapel
- 54 Highbury Fields
- 55 Regent's Canal
- 56 Parkland Walk

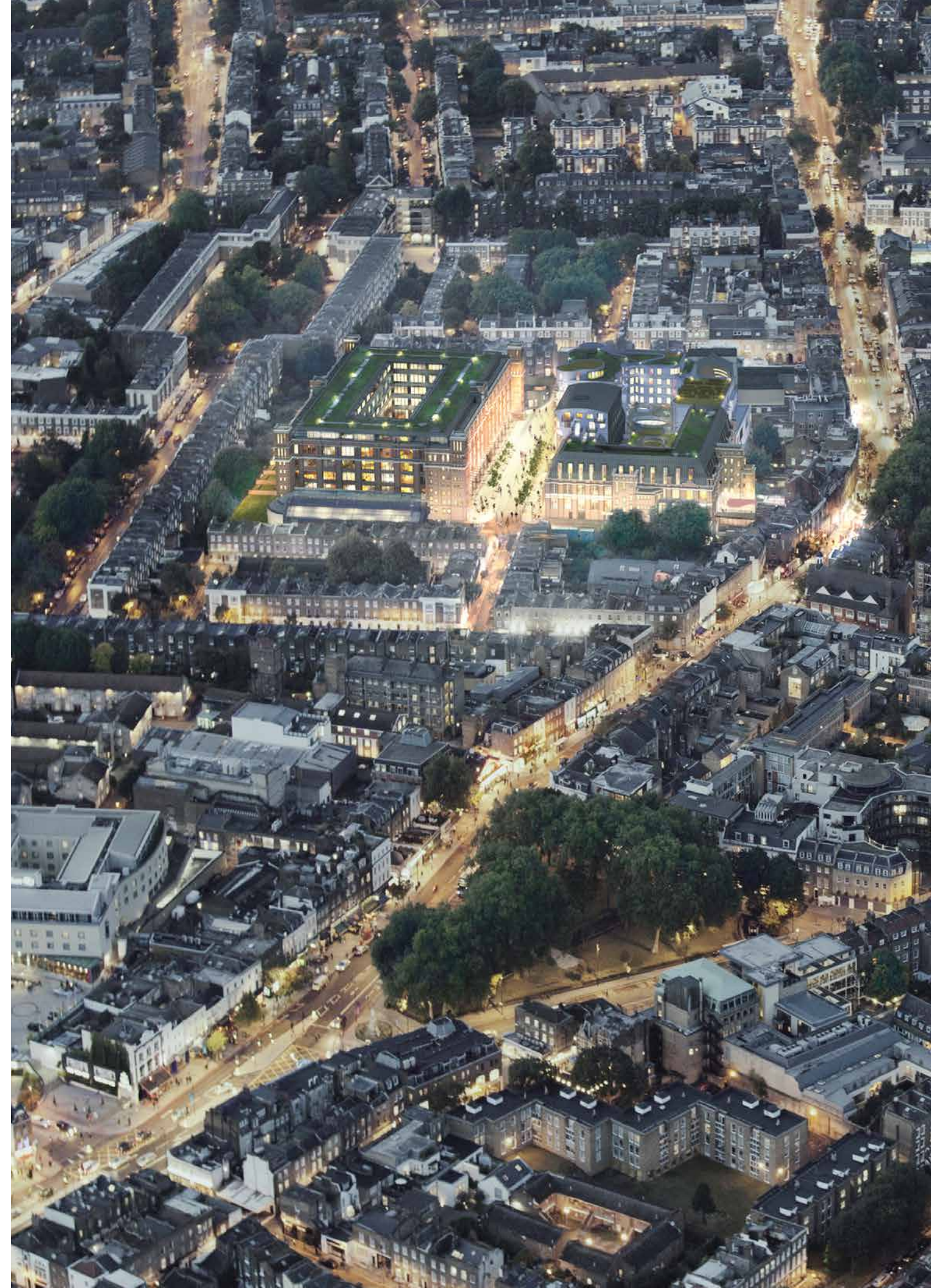


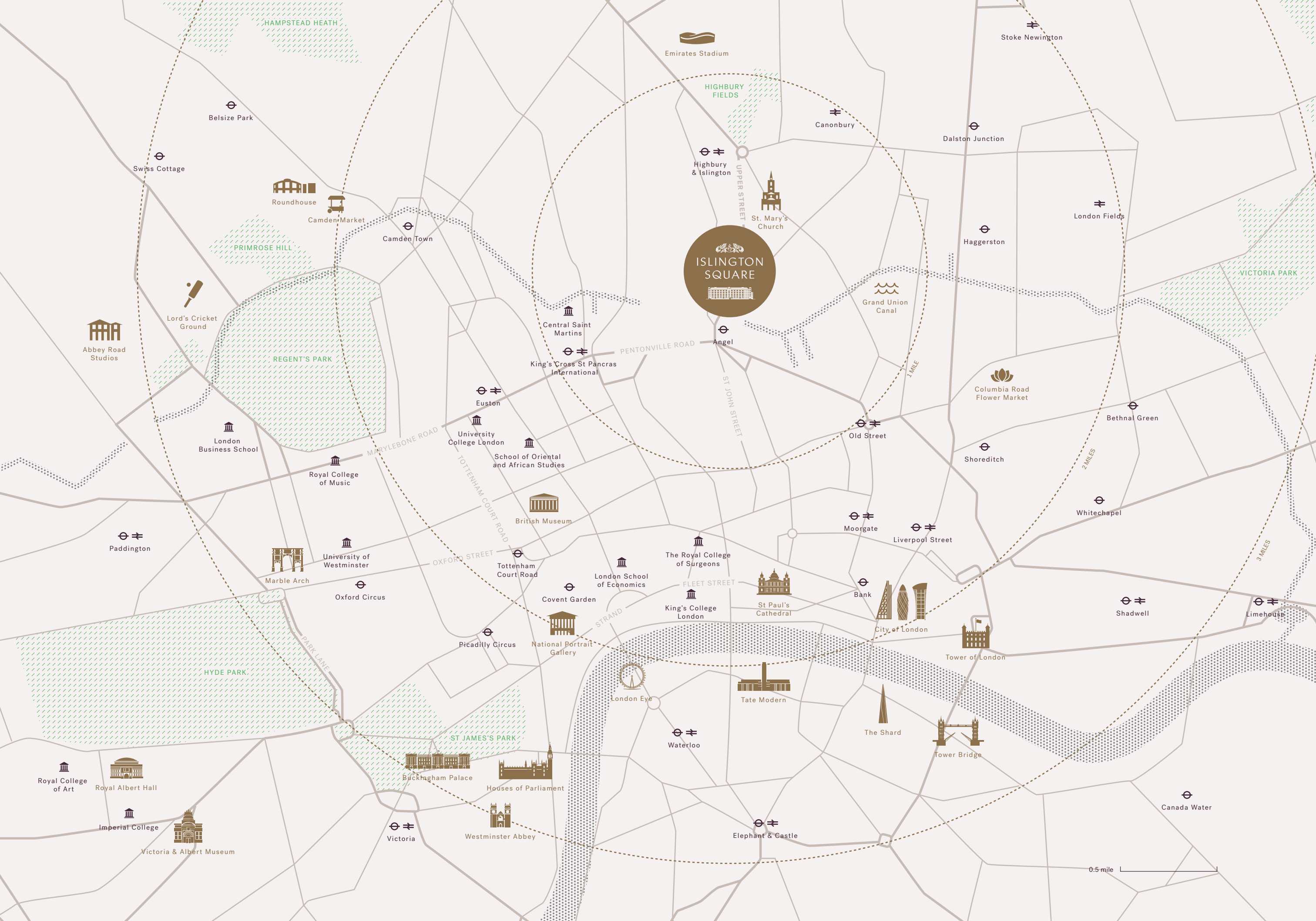
The Centre of Things

Islington Square puts you in the heart of this bustling borough. Within a few minutes from your doorstep, you can be enjoying the café culture or browsing the latest fashion on Upper Street. Exploring its leafy squares and historic backstreets, you'll be inspired, as have so many before you.

As well as being one of London's most celebrated creative hotspots, the neighbourhood benefits from excellent schools such as Highbury Grove and William Tyndale, with prestigious educational establishments, including the likes of South Hampstead School, Highgate School and Camden School for Girls, also close by.

From the moment you step out from your front door, you are in the midst of London life. Islington is the perfect starting point for experiencing the best of the capital, surrounded by the kinds of museums, galleries and shopping destinations that people fly halfway round the world to see.





ISLINGTON SQUARE

HAMPSTEAD HEATH

HIGHBURY FIELDS

PRIMROSE HILL

REGENT'S PARK

VICTORIA PARK

HYDE PARK

ST JAMES'S PARK

Emirates Stadium

Stoke Newington

Belsize Park

Canonbury

Dalston Junction

Swiss Cottage

Roundhouse

Camden Market

Highbury & Islington

St. Mary's Church

London Fields

Camden Town

Haggerston

Abbey Road Studios

Lord's Cricket Ground

Grand Union Canal

VICTORIA PARK

London Business School

Central Saint Martins

King's Cross St Pancras International

Angel

Columbia Road Flower Market

Bethnal Green

Royal College of Music

Euston

University College London

School of Oriental and African Studies

Old Street

Shoreditch

Whitechapel

Paddington

Marble Arch

University of Westminster

British Museum

Moorgate

Liverpool Street

Oxford Circus

Tottenham Court Road

London School of Economics

The Royal College of Surgeons

Bank

Shadwell

Limehouse

Oxford Street

Tottenham Court Road

Covent Garden

London School of Economics

The Royal College of Surgeons

King's College London

St Paul's Cathedral

Bank

City of London

Tower of London

HYDE PARK

Piccadilly Circus

National Portrait Gallery

Strand

King's College London

St Paul's Cathedral

City of London

Tower of London

London Eye

Tate Modern

The Shard

Tower Bridge

Royal College of Art

Royal Albert Hall

Buckingham Palace

Houses of Parliament

London Eye

Tate Modern

The Shard

Tower Bridge

Waterloo

Elephant & Castle

Canada Water

Imperial College

Victoria & Albert Museum

Victoria

Westminster Abbey

0.5 mile

Explore the Whole of London

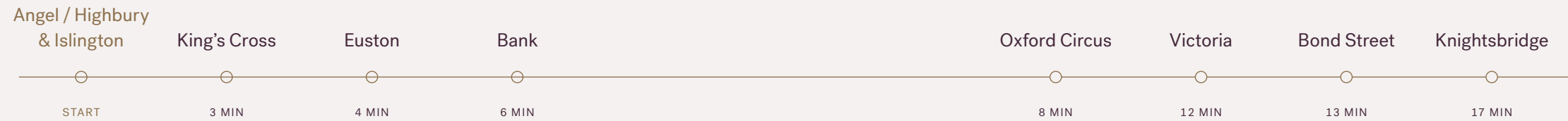
From Islington, excellent transportation links mean the whole of London is at your feet. With both Highbury & Islington and Angel tube stations only a short stroll away, world famous shopping districts including Bond Street and Knightsbridge can be reached in less than twenty minutes and it is an easy escape to the green spaces of Regent's Park and Hampstead Heath, or to take the family to Kew Gardens for the day. What is more is that from Islington, Eurostar is only a hop away, meaning Europe — as well as the full sweep of London — is waiting outside your front door, ready to be explored.



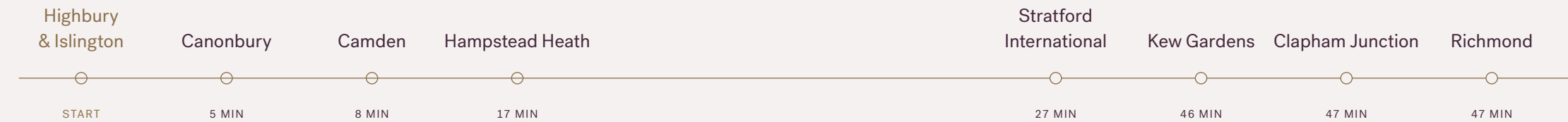
Transport Links



UNDERGROUND

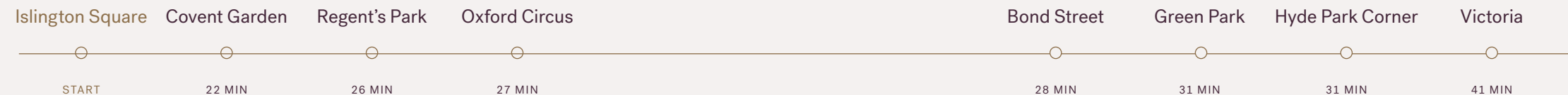


OVERGROUND

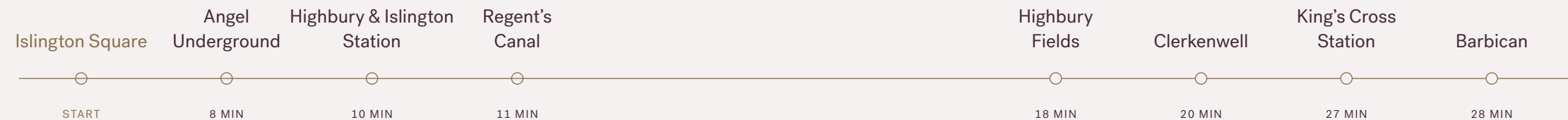


CYCLING

Closest cycling docking station is 4 min away



WALKING

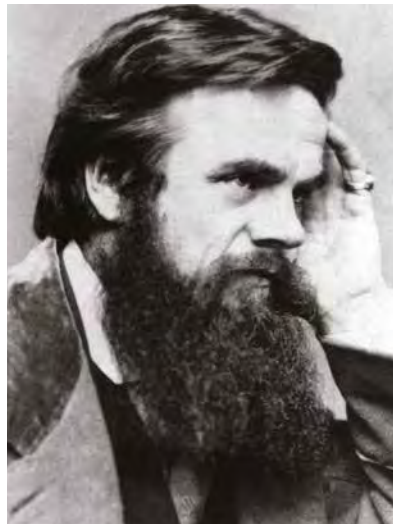


All times are approximate
Source: Citymapper and TfL

Historical Ambassadors

Set up home in Islington and you will be choosing the same neighbourhood as some of London's most celebrated creative figures in the fields of literature, art, music, film and theatre, politics and philosophy.

Founding member of the Pre-Raphaelites artistic movement William Holman Hunt painted here in the mid-19th century, a century later Benjamin Britten composed classical scores in the borough, and in the surrounding years, many more Islington residents have made their name as pioneers in the fields of art, music, politics and philosophy.



William Holman Hunt
2 Apr 1827 - 7 Sep 1910

"The door of the human heart, can only be opened from the inside."



Benjamin Britten
22 Nov 1913 - 4 Dec 1976

"Composing is like driving down a foggy road toward a house. Slowly you see more details of the house-the color of the slates and bricks, the shape of the windows. The notes are the bricks and the mortar of the house."

A Home at the Heart of Things

The maisonettes are contemporary family homes situated within a vibrant community hub. Thoughtfully created in keeping with the architecture's original grandeur, these are considered living spaces that can change and adapt with your needs.

Seamlessly blending inside and outside, the maisonettes are havens of privacy, yet still benefit from all the facilities of this exciting development. Inviting interiors address the requirements of modern family life to create exquisite homes of 21st-century comfort.







With a generous floor plan that flows from kitchen through to terrace, the maisonette offers abundant space for living.



Corian worktops and a marble splashback create the kitchen's clean lines, with the breakfast bar providing a place to gather.



Sliding doors blur the boundaries between inside and out, creating a truly flexible living space.





With their private terrace, the master bedrooms are cocoons of peace.
Concrete feature walls and bespoke wardrobes create a feel of modern luxury.





The bedrooms are rooms that can adapt according to a child's needs, with space to play and space to grow.



Stairs to the lower ground floor integrate the garden fully with the home.

The Kitchen, Living Space and Bedrooms



A warm mix of modern materials, with bespoke concrete and reclaimed brick feature walls balanced with aluminium and bronze details, and the lavish marble, dark oak and clean lines of the kitchen's Corian worktops. The bedrooms are calming retreats defined by a palette of oak, concrete and matt lacquer with stainless steel, natural wool and lavish silk touches.



The Master Bathroom and Ensuite Bathrooms



An elegant pairing of heritage materials and contemporary craftsmanship, created with luxurious, durable materials. Designed tiles, marble features, glass shelving and brass detailing, complemented by decorative mirrors, lacquered vanity units and stainless steel fittings, enhance the feel of modern luxury.



Specifications

KITCHENS

1. Individually-designed coordinated layouts
2. Contemporary wall and base units with matt-lacquered/high gloss finish
3. Corian worktops with integral upstaged to walls
4. High quality under-mounted stainless steel sink with luxury mixer taps
5. Concealed multi-gang appliance panel
6. Oak floor finish
7. Wall unit 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 located in a dedicated utility zone
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 desk-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 level 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

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. Bespoke sliding doors to master bedroom wardrobe with fitted rail, shelf and drawers
4. Internal doors are bespoke flush composite, extended height with quality paint finish

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
4. Comfort cooling system

ELECTRICAL FITTINGS

1. Coordinated lighting scheme includes feature ceiling coffers in selected locations
2. Recessed down-lighters in selected locations
3. Recessed wallwashers in corridor and master bedroom
4. Television points (terrestrial and satellite) to reception rooms and principal bedrooms
5. Telephone and data points to reception and principal bedrooms
6. 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 including keypads to replace light switches and Cat 6 cabling for AV, telephone and data systems

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

DROP-OFF AREA

1. A covered area is provided under a canopy at the entrance to the building

ARCHITECT-DESIGNED ENTRANCE FOYER

1. Spacious reception area with bespoke features including stone floor, ceiling and panelling to walls
2. Comfortable and elegantly furnished seating area for residents

3. Secure mail room adjacent to concierge station
4. Bespoke concierge desk with security monitors serving all addresses
5. Feature lighting

LIFTS

1. Passenger lifts serve all residential levels and underground parking

OUTSIDE SPACE

1. Private gardens and patio areas accessed from raised ground and lower ground levels
2. Access to communal landscaped gardens
3. All external areas have lighting and 13-amp power point
4. Watering points provided

AMENITIES

1. Access to the unique wellness centre created by Third Space

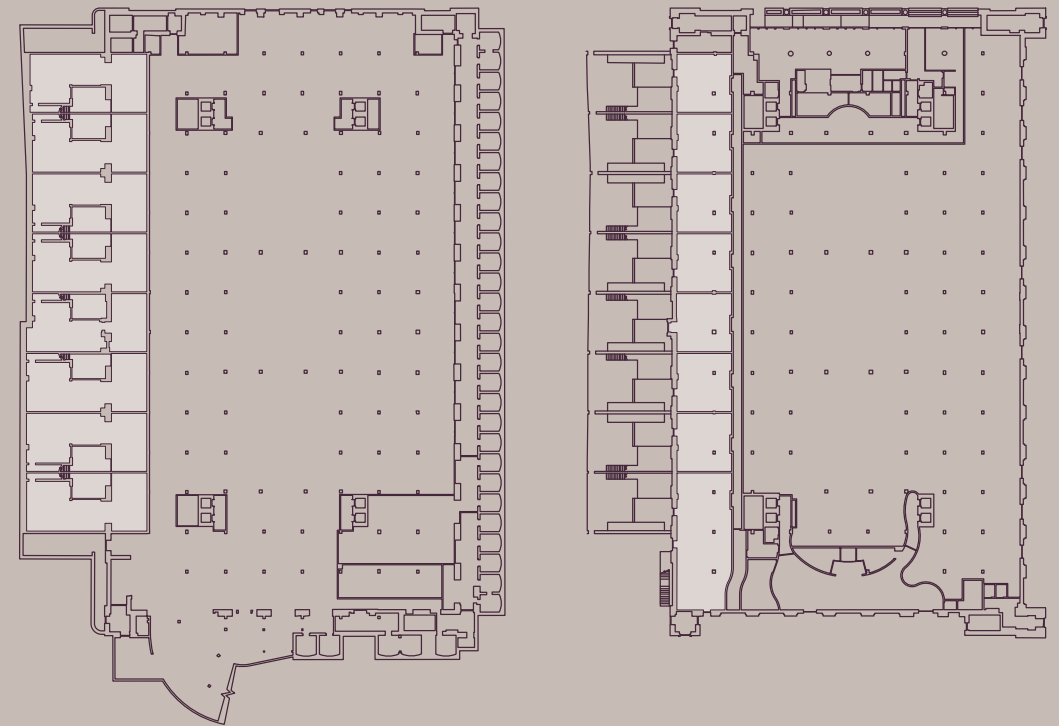
GUARANTEE

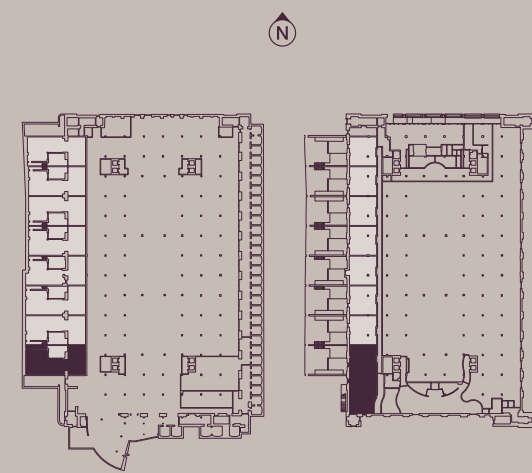
1. 10-year build warranty

Please note that these details may vary between apartments.

The Space to Live The Space to Grow

Inspired by the grand proportions of the former sorting office, the maisonettes are defined by their light and spacious interiors. These individually designed family homes benefit from expansive open plan living areas, private terraces and three generous bedrooms, split over two levels. A canvas that can be adapted to your family's needs. Somewhere you can be inspired to truly make your own.



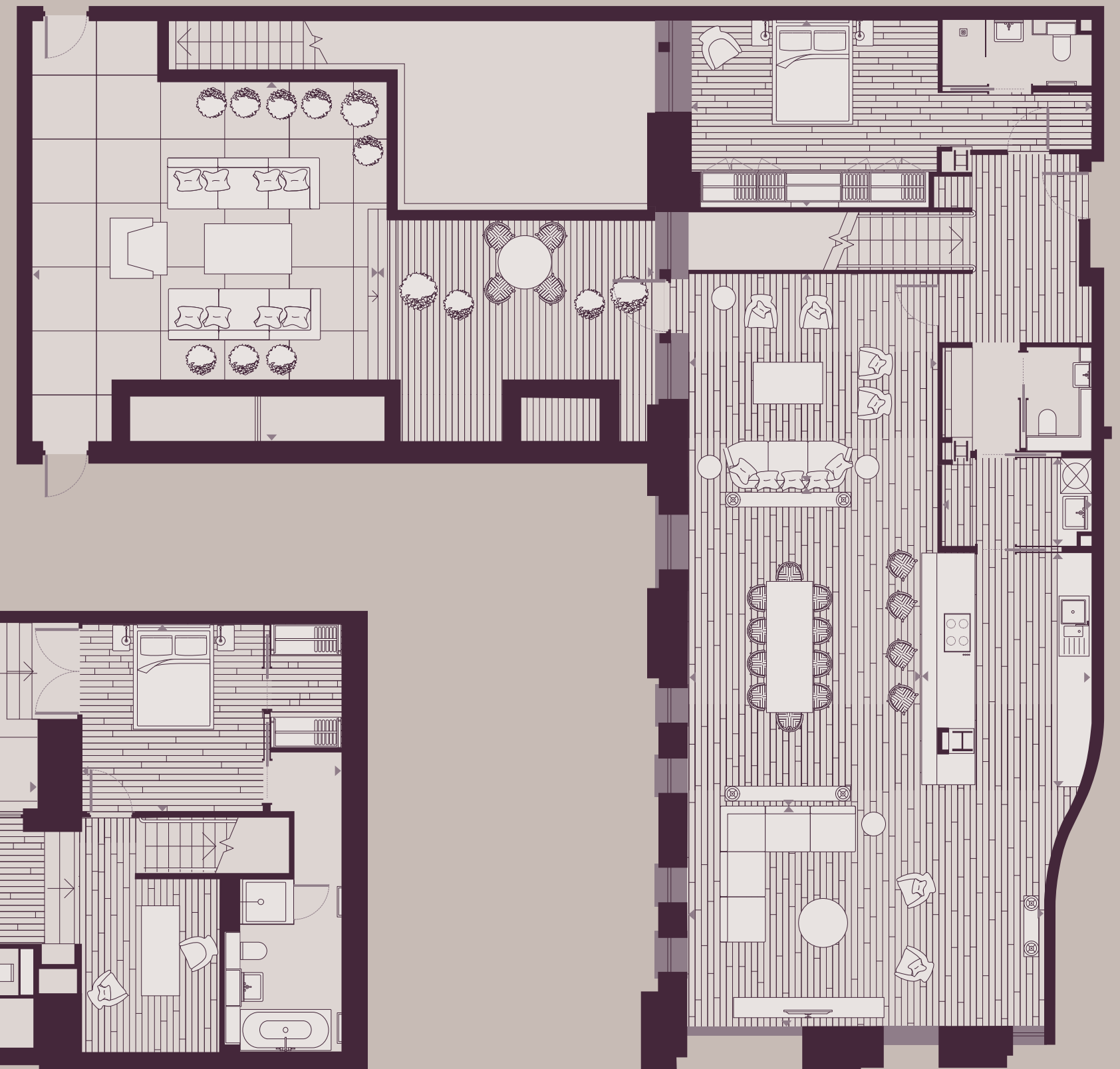


Floor G — P-G.1

	m	ft
Living Room 1	7.00 × 4.28	22.97 × 14.04
Living Room 2	4.88 × 4.26	16.01 × 13.98
Dining Room	4.58 × 6.32	15.03 × 20.73
Kitchen 1	3.35 × 4.65	10.99 × 15.26
Kitchen 2	2.95 × 1.74	9.68 × 5.71
Bedroom 1	6.44 × 7.13	21.13 × 23.39
Bedroom 2	5.12 × 3.70	16.80 × 12.14
Bedroom 3	7.93 × 3.70	26.02 × 12.14
Total	273.10 sqm	2939.62 sqft
Terrace	5.56 × 4.38	18.24 × 14.37
	6.85 × 7.16	22.47 × 23.49

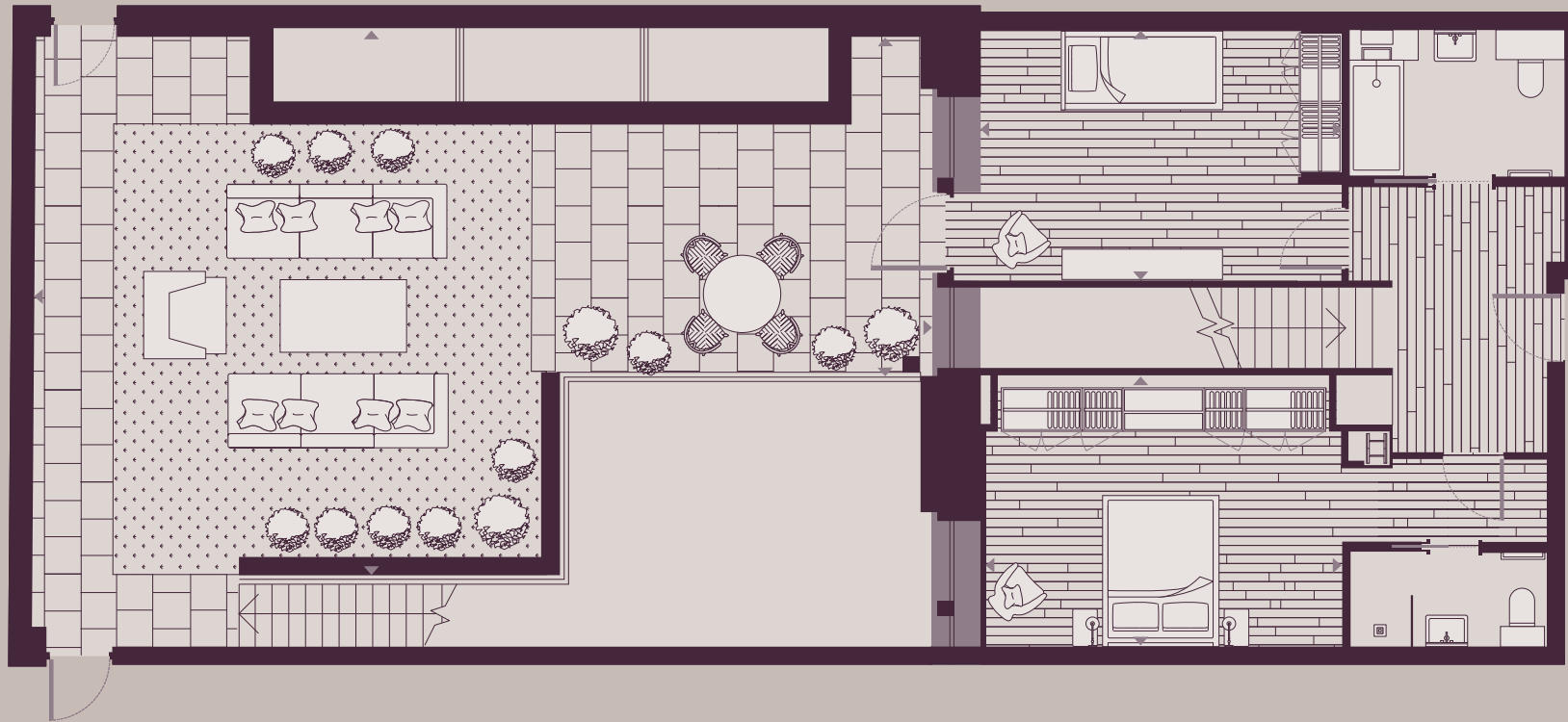


Lower Ground Floor

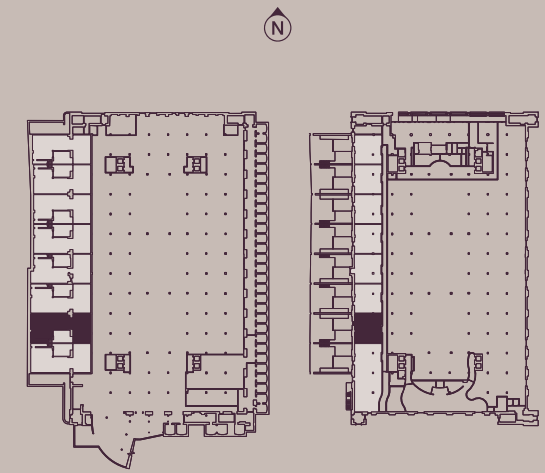


Ground Floor

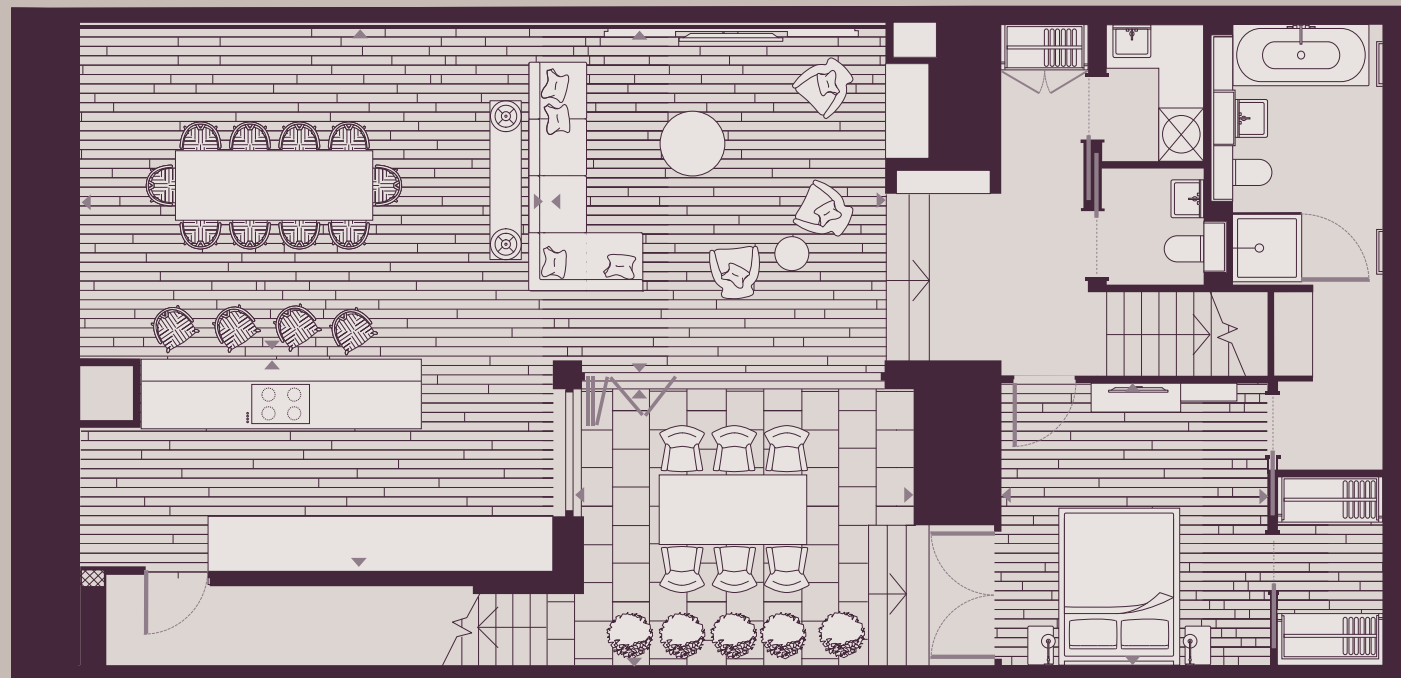
MAISONNETTE 302



Ground Floor



Floor G — P-G.2



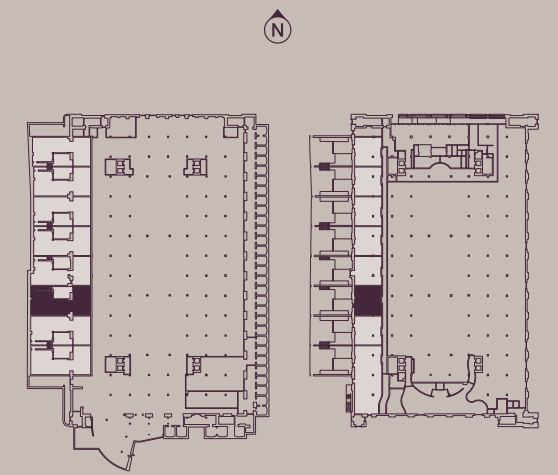
Lower Ground Floor

	m	ft
Living Room	4.41 × 4.54	14.47 × 14.90
Dining Room	4.28 × 6.24	14.04 × 20.47
Kitchen	2.78 × 6.40	9.12 × 21.00
Bedroom 1	3.72 × 5.12	12.20 × 16.80
Bedroom 2	4.88 × 3.69	16.01 × 12.11
Bedroom 3	4.88 × 3.43	16.01 × 11.25
Total	181.50 sqm	1953.65 sqft
Terrace	12.00 × 7.54	39.37 × 24.74
	3.64 × 4.80	11.94 × 15.75

MAISONETTE 303



Ground Floor



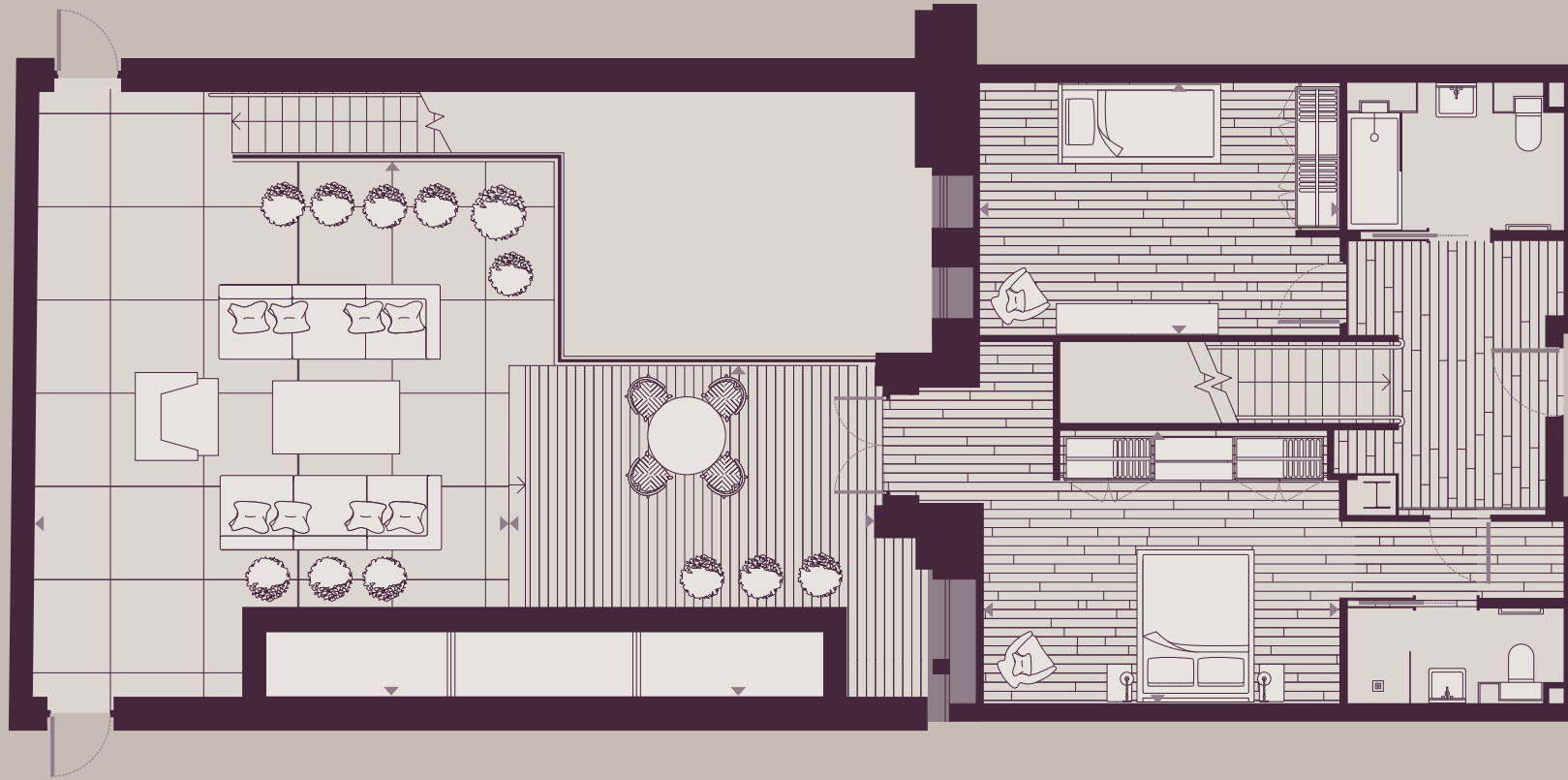
Floor G — P-G.3



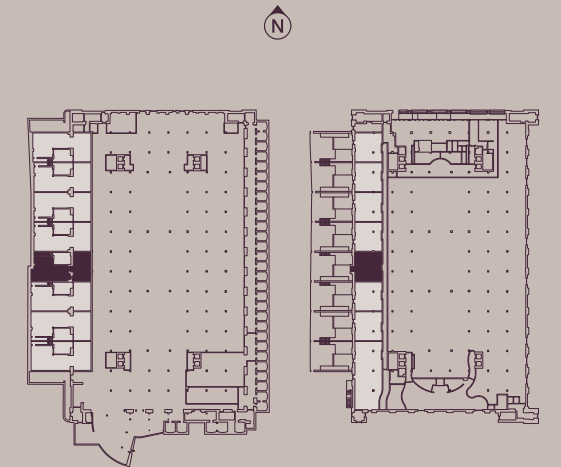
Lower Ground Floor

	m	ft
Living Room	4.51 × 4.54	14.80 × 14.90
Dining Room	4.52 × 6.24	14.83 × 20.47
Kitchen	2.78 × 6.24	9.12 × 20.47
Bedroom 1	3.72 × 5.12	12.20 × 16.80
Bedroom 2	4.87 × 3.73	15.98 × 12.24
Bedroom 3	4.88 × 3.42	16.01 × 11.22
Total	181.00 sqm	1948.27 sqft
Terrace	12.00 × 7.54	39.37 × 24.74
	3.64 × 4.80	11.94 × 15.75

MAISONETTE 304



Ground Floor



Floor G — P-G.4



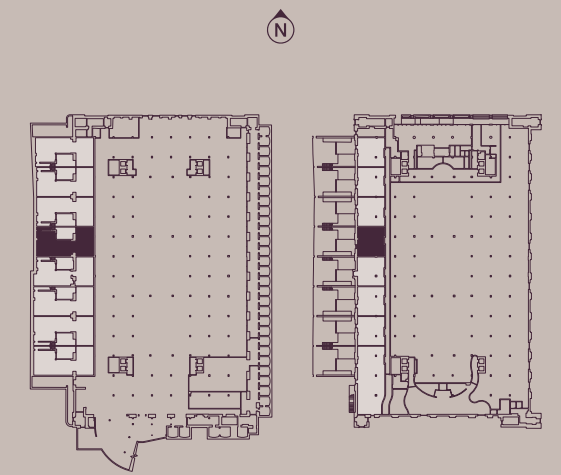
Lower Ground Floor

	m	ft
Living Room	4.51 × 4.55	14.80 × 14.93
Dining Room	4.35 × 6.24	14.27 × 20.47
Kitchen	2.55 × 5.53	8.37 × 18.14
Bedroom 1	3.72 × 5.17	12.20 × 16.96
Bedroom 2	4.88 × 3.67	16.01 × 12.04
Bedroom 3	4.95 × 3.43	16.24 × 11.25
Total	177.00 sqm	1905.21 sqft
Terrace	12.00 × 7.54	39.37 × 24.74
	3.64 × 5.01	11.94 × 16.44

MAISONETTE 305



Ground Floor



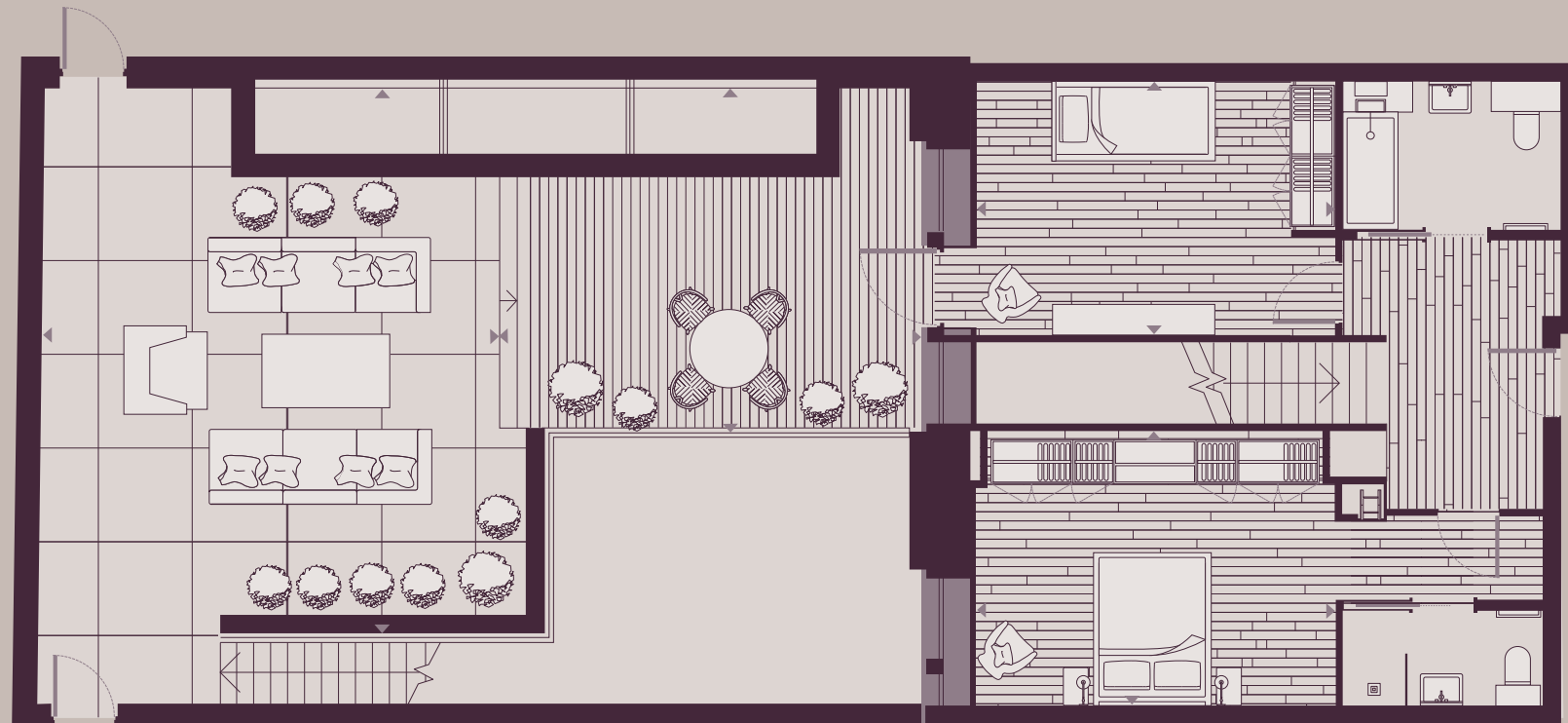
Floor G — P-G.5



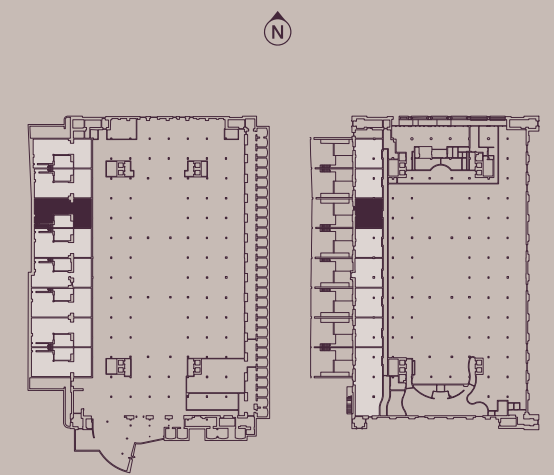
Lower Ground Floor

	m	ft
Living Room	4.57 × 4.54	14.99 × 14.90
Dining Room	4.56 × 5.37	14.96 × 17.62
Kitchen	2.63 × 5.55	8.63 × 18.21
Bedroom 1	3.72 × 5.12	12.20 × 16.80
Bedroom 2	4.87 × 3.78	15.98 × 12.40
Bedroom 3	4.87 × 3.37	15.98 × 11.06
Total	174.50 sqm	1953.65 sqft
Terrace	12.00 × 7.54	39.37 × 24.74
	3.64 × 4.80	11.94 × 15.75

MAISONETTE 306



Ground Floor



Floor G — P-G.6



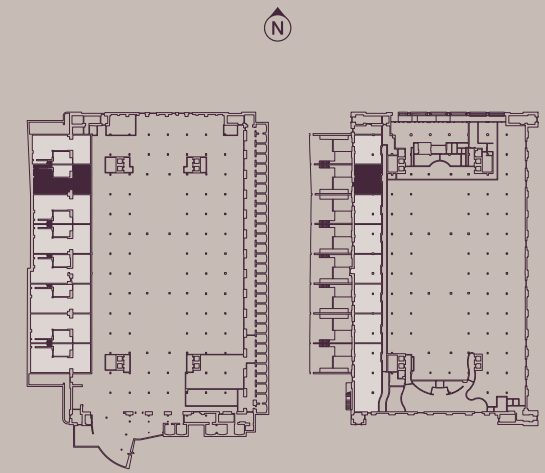
Lower Ground Floor

	m	ft
Living Room	4.57 × 4.54	14.99 × 14.90
Dining Room	4.64 × 5.37	15.22 × 17.62
Kitchen	2.56 × 5.51	8.40 × 18.08
Bedroom 1	3.72 × 5.12	12.20 × 16.80
Bedroom 2	4.87 × 3.69	15.98 × 12.11
Bedroom 3	4.87 × 3.45	15.98 × 11.32
Total	174.50 sqm	1953.65 sqft
Terrace	12.00 × 7.54	39.37 × 24.74
	3.67 × 4.80	12.04 × 15.75

MAISONETTE 307



Ground Floor



Floor G — P-G.7



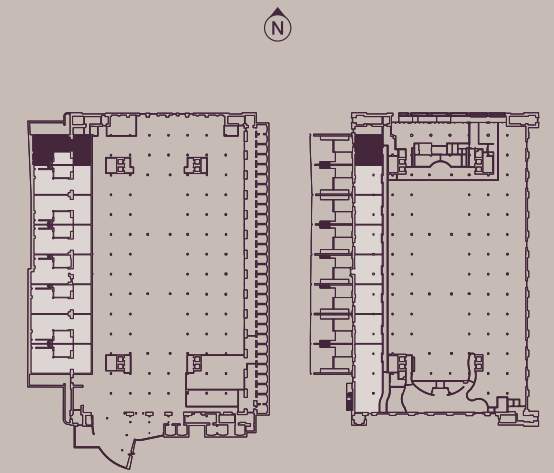
Lower Ground Floor

	m	ft
Living Room	4.57 × 4.60	14.99 × 15.09
Dining Room	4.51 × 5.37	14.80 × 17.62
Kitchen	2.68 × 5.53	8.79 × 18.14
Bedroom 1	3.72 × 5.12	12.20 × 16.80
Bedroom 2	4.87 × 3.74	15.98 × 12.27
Bedroom 3	4.87 × 3.41	15.98 × 11.19
Total	174.50 sqm	1953.65 sqft
Terrace	12.00 × 7.54	39.37 × 24.74
	3.64 × 4.95	11.94 × 16.24

MAISONETTE 308



Ground Floor



Floor G — P-G.8



Lower Ground Floor

	m	ft
Living Room	4.54 × 4.58	14.90 × 15.03
Dining Room	4.51 × 5.76	14.80 × 17.62
Kitchen	2.65 × 5.90	8.69 × 19.36
Bedroom 1	3.72 × 5.10	12.20 × 16.73
Bedroom 2	4.88 × 3.70	16.01 × 12.14
Bedroom 3	4.87 × 3.45	15.98 × 11.32
Total	178.00 sqm	1915.98 sqft
Terrace	12.00 × 7.54	39.37 × 24.74
	3.67 × 4.83	12.04 × 15.85

I'll Meet You in the Square

Contact us to experience Islington Square for yourself. We'd love to introduce you to everything it can offer and to help you get the very best from this exciting development. Please speak to us to discuss your requirements.



Developers



Sager Group



CAIN HOY

Cain Hoy Enterprises

Project Team



CZWG Architects LLP



Amos & Amos



Mbok



Bruce Shaw



John Noad



Robinson Low Francis



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Design: Campbell Hay

CGI Visualisations: Recent Spaces

