

4 DUPLEXES, 5 FLATS, LONDON E2



4 DUPLLEXES 5 FLATS

48 VYNER STREET

Modern and stylish living in London's fashionable East End.

This boutique development houses nine well-appointed 1, 2 and 3 bed homes in the hub of one of London's most creative and desirable neighbourhoods.





TACTILE PRACTICALITY

Interiors have been designed with style, modernity and durability in mind. A carefully crafted contemporary palette is set off by a feature brick wall to create a tactile environment for entertaining or relaxing.

In the kitchen, Compac Absolute white work tops set over Astral grey units handleless cabinets with advanced soft touch doors are complimented by the engineered oak floors and the clean lines of the integrated Bosch appliances throughout.



QUIET ELEGANCE

An oasis of calm has been created in the bedrooms, bathrooms and en suites, to provide the perfect antidote to the busy metropolis outside. Practicality and luxury fit hand in glove, allowing you to slip away to your own private space.

INDUSTRIAL CHIC

First impression count, so the entrance area to the building has been designed to impress, with an industrial pairing of wall tiles and a shadow-gap ceiling underpinned a sand-in-resin floor which leads to feature step lights in the staircase.



GETTING TO VYNER

BY

TUBE:
BETHNAL GREEN STATION

The easiest way to travel to 48 Vyner Street is by tube. On the Central Line, Bethnal Green tube station is a straight three minute walk from the development. The Central Line has routes to Notting Hill Gate, Oxford Circus, Bank, Liverpool Street and Stratford.

BY

BUS:

Vyner Street is located on a major bus route at Bethnal Green Road. You are able to access The City, right through to the West End, 24 hours a day, via the Number 8 bus, with stops a minute from the front door.

BY

TRAIN:
BETHNAL GREEN STATION

The closest National Rail train station to 48 Vyner Street is Bethnal Green Train Station situated on Tapp Street. The National Rail train has routes to Liverpool Street and Chingford.

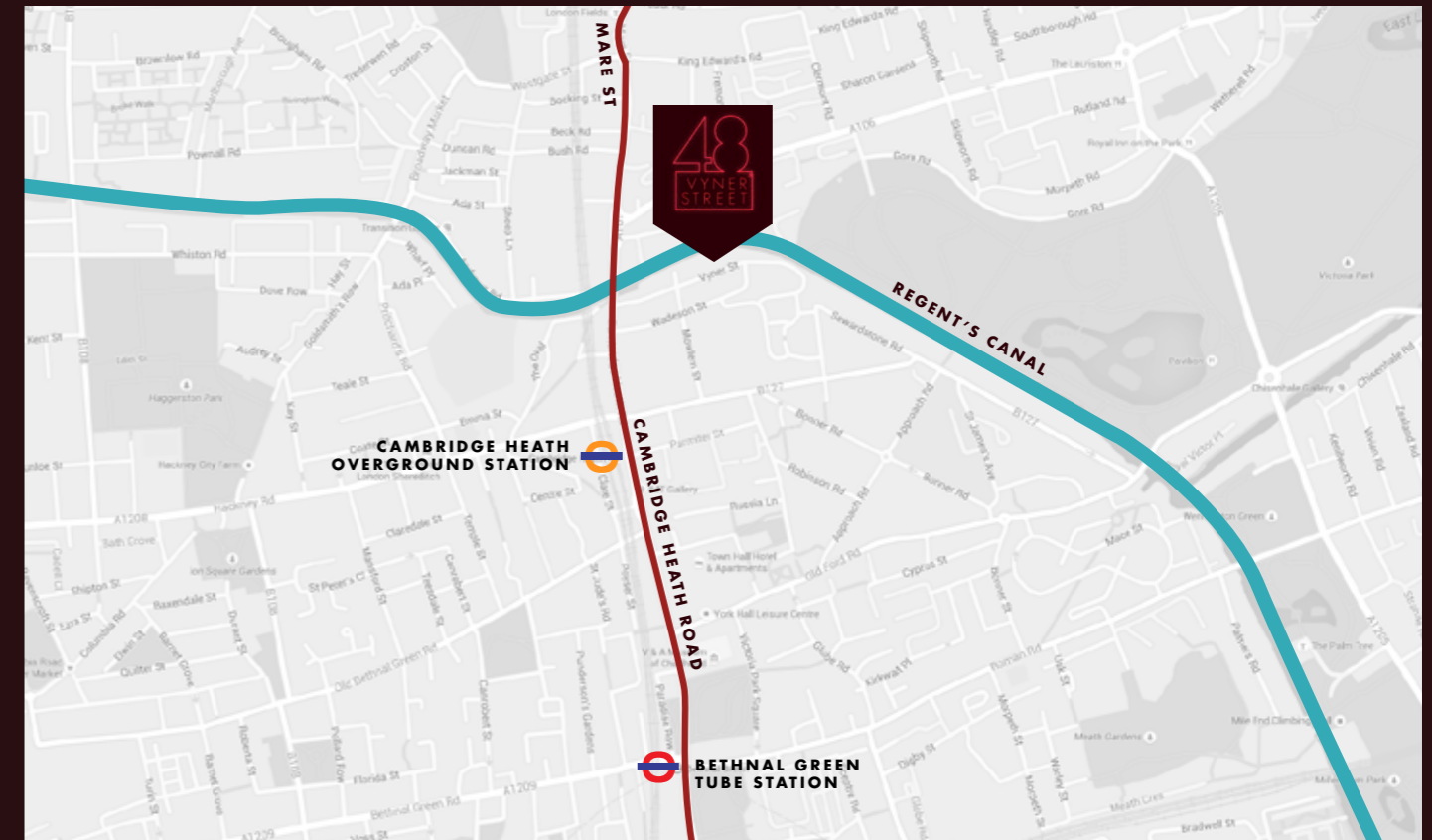
BY

SHOREDITCH HIGH STREET
OVERGROUND

GROUND:

The London Overground train station is at Shoreditch High Street, on Bethnal Green Road. From this station it is simple to walk down Bethnal Green Road to Vyner Street. Alternatively, the bus stop directly outside the station takes you to the development.

ON THE MOVE



48 VYNER STREET, LONDON E2



BETHNAL GREEN TUBE STATION

12 minutes' walk
For Central Line



BETHNAL GREEN TRAIN STATION

19 minutes walk
For the London Overground



BUS STOPS Q&P

~3 minutes walk
For bus routes 26, 48, 55, 106, 254, 388, D6, N26, N55 & N253



SANTANDER CYCLE STATION

The closest docking station is on Victoria Park Road

WORD ON THE STREET

LIVE

One of the things East London is most well known for is its colourful street scene, including everything from pop-up food stands, street markets, open air art installations and the popular flower market. You would certainly never be bored living at Vyner Street.



SHOP

As well as the more established local shopping areas of Brick Lane, Columbia Road, and Broadway Market, all within a few minutes' walk, living at Vyner Street will probably see you visiting the pop-up mall Boxpark on Bethnal Green Road, as well as the lifestyle boutiques of Aēsop, Murdock and T2 on Redchurch Street, House of Hackney and for interior style and cutting edge Tokyo Bike for the latest in pedal power.

BRING ON THE NIGHT

GO RETRO

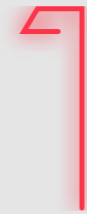
Bethnal Green, Hackney and Shoreditch are full of vintage shops and thrift stores to satisfy even the most discerning of hipsters. Paper Dress, Absolute Vintage, Blitz, Rokit, The Vintage Emporium, to name just a few.



EAT/DRINK

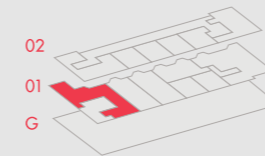
Being in the heart of prime East London, there are approximately 300 places to grab a decent pint or meal within a few minutes of Vyner Street. A few worth mentioning; Far Rockaway on Curtain Road; The Old Shoreditch, Kingsland Road; Albion, Boundary Street; and The Well & Bucket, Bethnal Green Road (for awesome Oysters and amazing Ales); one of the stunning restaurants at The Town Hall Hotel, Patriot Square; and Bistrotheque, Wadeson Street.

FLOOR PLANS



FIRST FLOOR

APARTMENT ONE 2 BED / 1 BATH

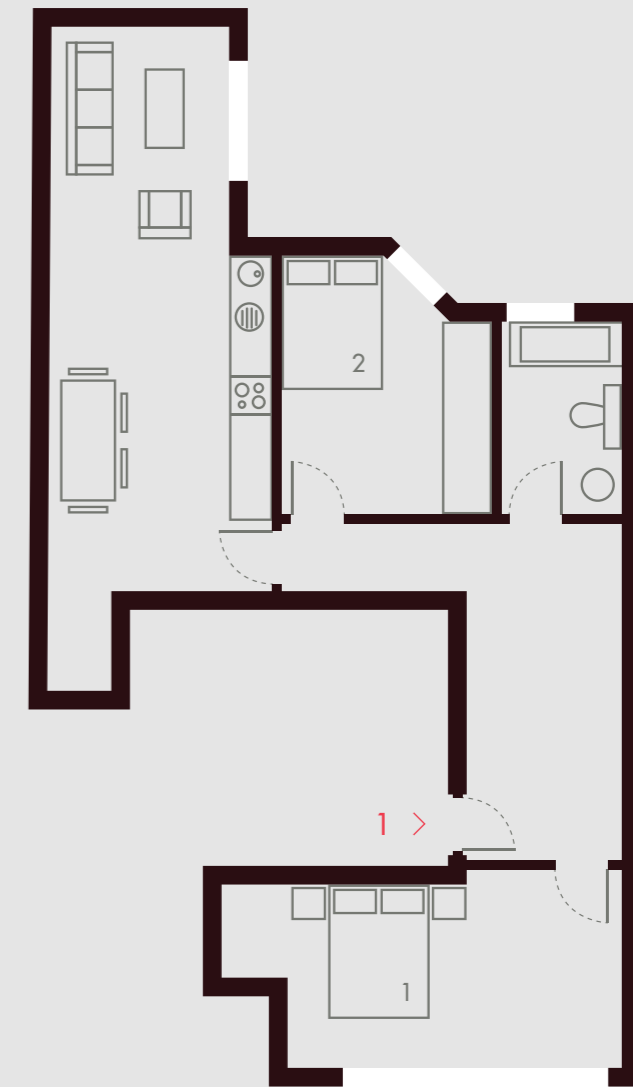


TOTAL AREA
74sqm

KITCHEN/LIVING/DINING
2.7m x 8.5m

BEDROOM 1
6.0m x 3.0m

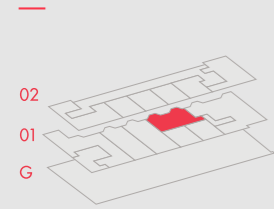
BEDROOM 2
3.2m x 3.9m



2

FIRST FLOOR

APARTMENT TWO
1 BED / 1 BATH



TOTAL AREA
40.8sqm

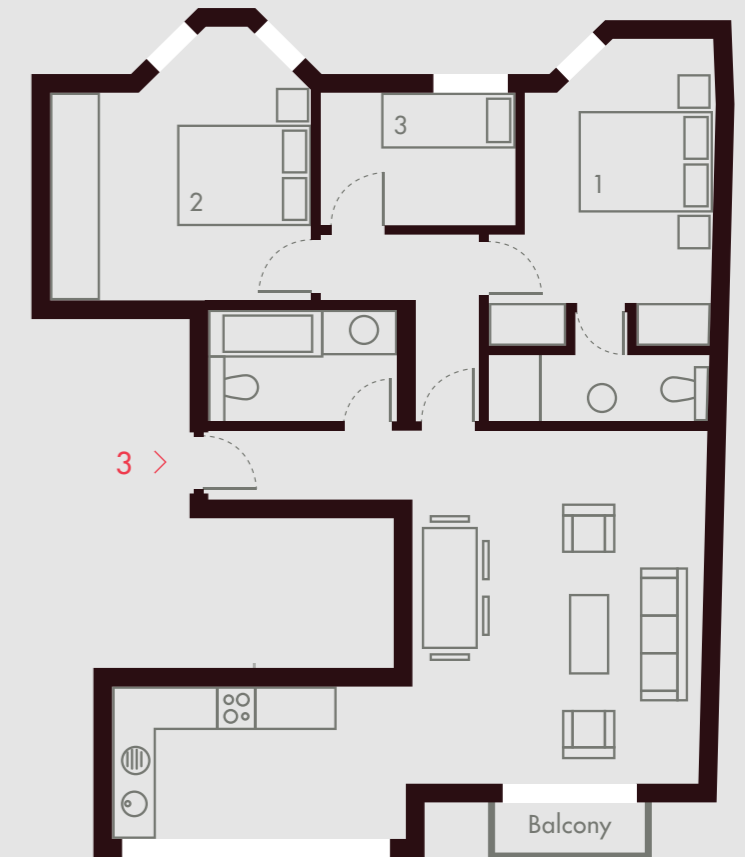
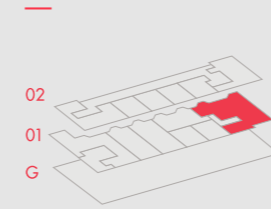
KITCHEN/LIVING/DINING
5.0m x 3.8m

BEDROOM 1
2.8m x 4.5m

3

FIRST FLOOR

APARTMENT THREE
3 BED / 2 BATH



TOTAL AREA
85.6sqm

KITCHEN/LIVING/DINING
8.9m (max) x 5.3m

BEDROOM 1
2.9m x 4.0m

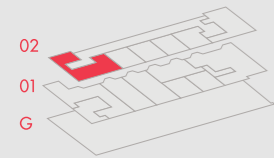
BEDROOM 2
3.9m x 4.1m

BEDROOM 3
3.0m x 2.0m

4

SECOND FLOOR

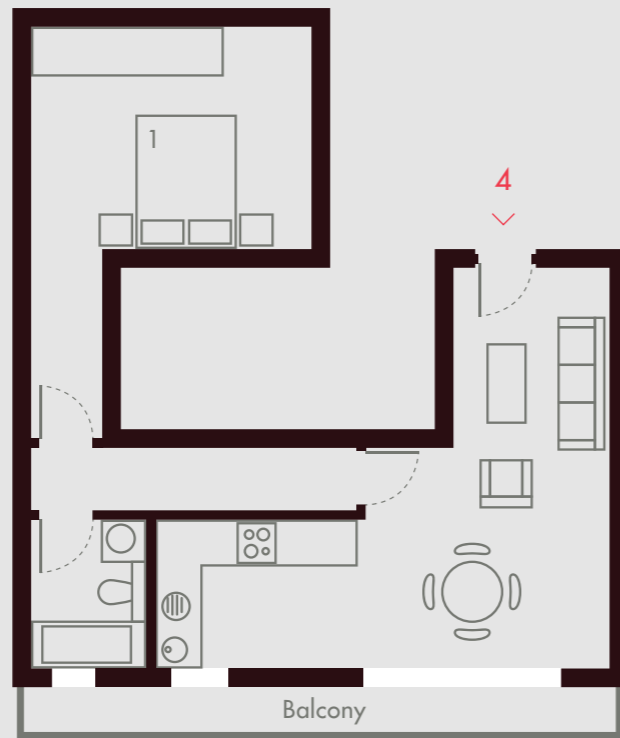
APARTMENT FOUR
1 BED / 1 BATH



TOTAL AREA
51sqm

KITCHEN/LIVING/DINING
7.0m x 6.0m

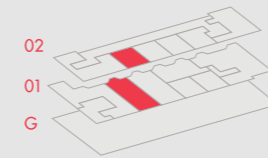
BEDROOM 1
4.1m x 3.3m



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FIRST AND SECOND FLOORS

APARTMENT FIVE
2 BED / 1 BATH

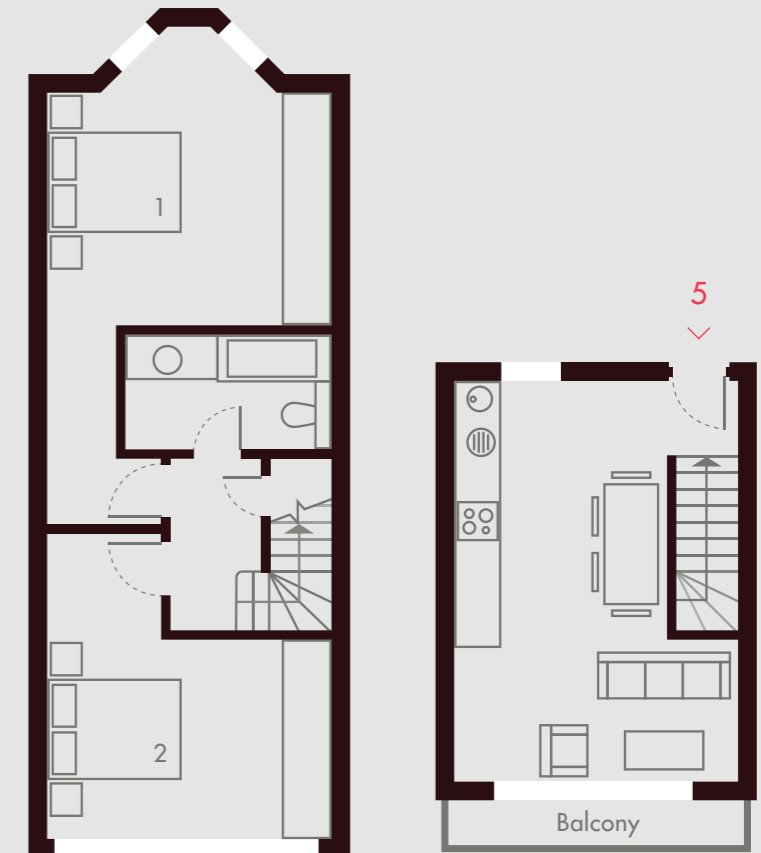


TOTAL AREA
72sqm

KITCHEN/LIVING/DINING
4.2m x 6.0m

BEDROOM 1
4.2m x 4.5m

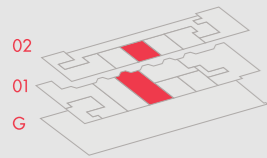
BEDROOM 2
4.2m x 4.6m



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FIRST AND SECOND FLOORS

APARTMENT SIX
2 BED / 1 BATH

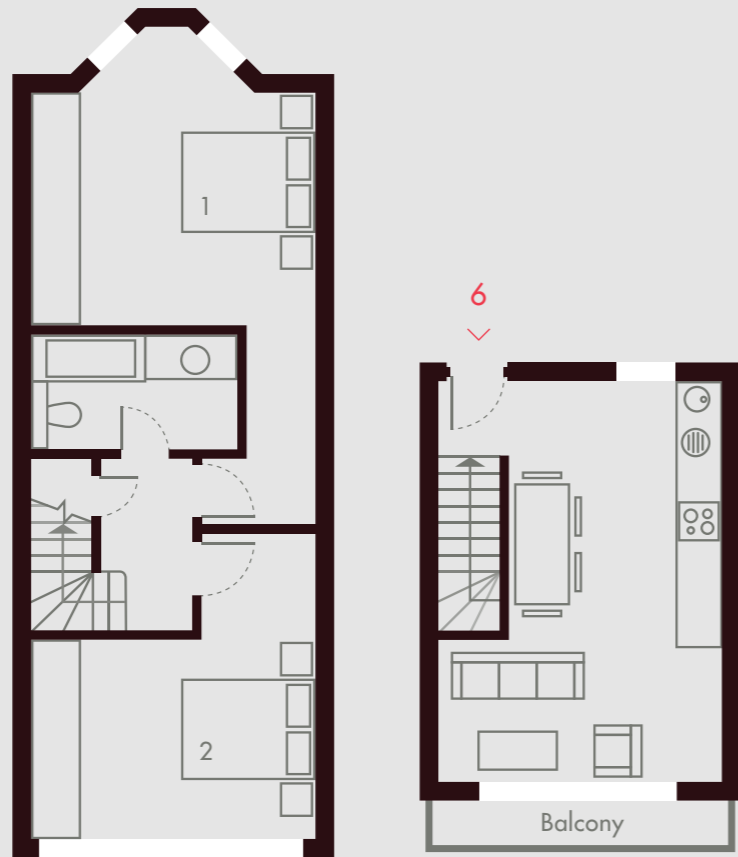


TOTAL AREA
72sqm

KITCHEN/LIVING/DINING
4.2m x 6.0m

BEDROOM 1
4.2 x 3.5m

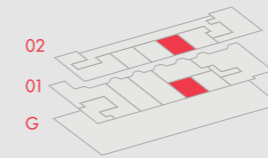
FRONT TERRACE
4.2m x 4.4m



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FIRST AND SECOND FLOORS

APARTMENT SEVEN
1 BED / 1 BATH

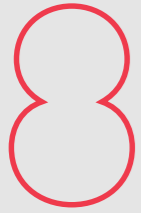


TOTAL AREA
49sqm

KITCHEN/LIVING/DINING
4.2m x 6.0m

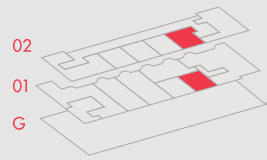
BEDROOM 1
4.2m x 4.3m





FIRST AND SECOND FLOORS

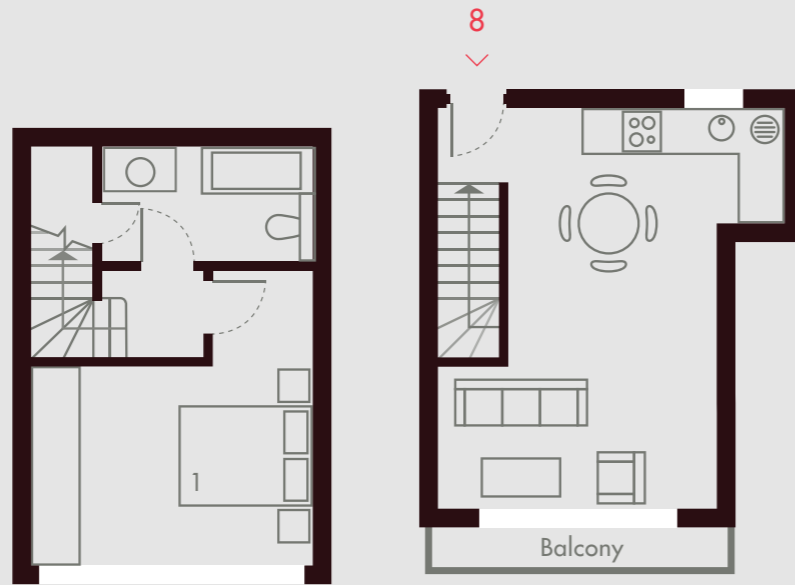
APARTMENT EIGHT
1 BED / 1 BATH



TOTAL AREA
50sqm

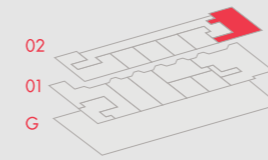
KITCHEN/LIVING/DINING
4.2m x 6.0m

BEDROOM 1
4.2m x 4.4m



SECOND FLOOR

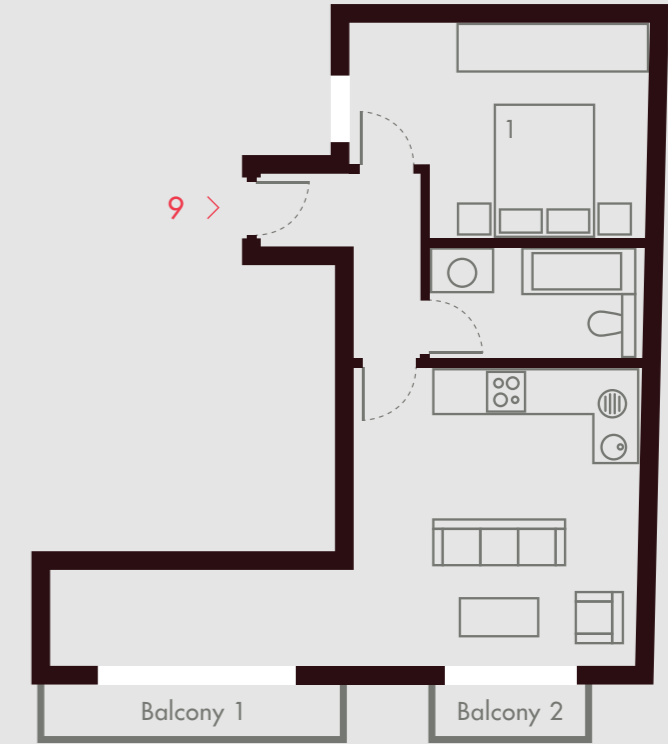
APARTMENT NINE
1 BED / 1 BATH



TOTAL AREA
49.8sqm

KITCHEN/LIVING/DINING
8.8m (max) x 4.5m

BEDROOM 1
4.5m x 3.2m



GENERAL

— All woodwork Dulux White Emulsion.

— All door furniture to be Stainless steel.

— Stainless steel sockets and switches.

— LED Lights under kitchen units and Mirror cabinet in bathrooms.

FINISHES

— All interior finishes to doors, architraves, skirting, walls and ceilings will be Dulux White Emulsion.

— Engineered wooden flooring Galleria Legacy Golden Antique Distressed oak.

— Brick Cladding feature wall in all living areas, Casa Brick Slip.

KITCHENS

— Astral grey units.

— Soft close drawers and doors.

— Appliances: All integrated Bosch.

— Kitchen worktop and upstand Compac Absolute white.

BATHROOMS

— Contemporary sanitary ware.

— Modern taps, fittings and shower valves.

— Crossover Argento Ceramic tiles on bathroom walls and floors.

— Pompei Grey Ceramic tiles on en suites walls and floors.

— Recessed Mirror cabinet in bathrooms.

COMMON AREAS

— Main entrance and stair case area Zamora Grey Tiles (industrial look) on main staircase.

— Resin floor topping floor from sand granules in clear acrylic resin binder in existing entrance and stair case.

— Dropped ceiling in entrance area.

— Feature step lights in communal stair cases.

— Modern Wall lights.

— Door entry system.

WARRANTY

— Ten year warranty provided by CRL.



IPE Developments was pioneered through our vision for developing high quality sustainable residential developments in London. Our team has identified important attributes within prime locations in London and has acquired, refurbished, expanded, and sold undervalued properties.

What makes IPE Developments unique is the approach that we have to our projects; our real estate experts identify properties and we then use our expertise to scrutinise and recognise key selling points within developments. Thereafter, we carefully construct a financial plan and relate the appropriate finishes to our luxury interior designers.



Bridge New Homes are experts in new homes sales and marketing and have been selling across London for 25 years. We have our head office in Shoreditch, on the fringe of the City, and through our multiple new home developments across a wide area attract an applicant base whose expectations are for high quality. As development consultants we work closely with our clients to provide a complete service for developers, housing associations and private individuals alike.

With our extensive experience in residential-led and mixed use developments, we can take projects from planning right through to handover and beyond. We are delighted to be able to market and help create stylish new homes on behalf of our trusted developers and are able to guide our purchasers smoothly through exchange and completion with a high repeat buy record. The Bridge Lettings and Property Management department offers the highest level of service and constantly achieves top tier rental income and high calibre tenants. Our Commercial and Land Teams work hard to find that next project for our clients and sell or acquire multiple sites across London every week.

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