



Twelve brand new apartments
in London's East End



DOXI

making time.

142

144

144

TERRACOTTA

144

The East London Effect

Twelve apartments located in London's lively East End, perfectly positioned for the best of living in the capital and a quick commute to the City and beyond.

Sphere Apartments
23 St Paul's Way
Mile End
London, E3 4YE



Living East in Mile End

Sphere Apartments has fantastic access to the City and all of the amenities of Central London, paired with the green, tranquil and creative spaces of the east.







Home Sweet Home

Eating and Drinking

E3 has much to offer in terms of fantastic dining. Shoreditch and the surrounding areas are as close as you will get to a New York scene, with interesting industrial buildings converted into lofts, bars and restaurants positioned between classic Victorian houses and high-rise blocks. East London is home to the most diverse range of restaurants in the entire capital, from Vietnamese to traditional British cuisine, as well as Britain's oldest salmon curers, H. Forman & Son.

Close to Sphere Apartments is the ever popular Morgan Arms and The Lord Tredegar, two excellent pubs with great reputations. Slightly further afield is the acclaimed Greedy Cow, for excellent steak and burgers. Another firm favourite is the Palm Tree, located on the edge of Mile End Park.

Local Culture

London is a city rich in culture, and the East is no exception. In fact it's one of the capital's best areas for art galleries, small theatre venues and interesting museums. Galleries very close to Sphere apartments include the Whitechapel, the White Cube, Matt's Gallery and the Wapping project, all of which are within a stone's throw for an easy Sunday culture fix.

Museums include the V&A Museum of Childhood in Bethnal Green, the Museum of London Docklands and The Geffrye Museum, which is dedicated to the history of interiors. There's also the Ragged School Museum—where you can experience how Victorian children were taught—and the Sweet Tea House, which is dedicated to promoting Tibetan art.

Park Life

One of the best things about East London is its abundance of green spaces. What's more, spending the day exploring the myriad of majestic parks is absolutely free. You're sure to find the perfect spot, whether you're up for a wander or a picnic, want to burn some calories or simply kick back and let nature revitalise you.

Right nearby Sphere Apartments is the beautiful and vast Mile End Park – perfect for a Sunday stroll or a bite to eat in the surrounding pubs. It was created as a result of a 'plan for London' in the 1940s, which envisaged green spaces connecting different areas of London to the River Thames. As a result the park has been created from land brought into park use over 50 years – much of it formerly housing and industrial buildings.



Being surrounded by the green spaces, rich culture and creative hustle and bustle of East London, means that you'll never be short of something to do.

Shop, shop, shop

Over the past decade, Shoreditch has grown into a shopping destination to rival the traditional spending mecca of the West End. Big brands, designer boutiques, indie labels and quirky gift shops are muddled together providing hours of endless retail fun.

Nearby Bow is home to a number of independent art shops and boutiques, notably Snap, a colourful little shop where graphic design nuts can pick up books, stationery, prints, gifts and plenty more besides.

A Theatrical Past

Nowadays, London's theatre scene is more vibrant than ever, with venues and shows of all sizes. You can find many theatrical treats in the city's unconventional performance spaces. East London is home to Theatre Royal Stratford, the Hackney Empire and the Arcola Theatre, all brilliant for catching a brand new, creative show.

East for Art

With more than 180 galleries in the area, and street art on every corner, London's East End is a great place to visit for art. On the First Thursday of every month, over 150 galleries in East London come together and run free events, exhibitions, talks, workshops, and private views during a special late opening.



By Tube or Crossrail

Sphere Apartments is a ten minute stroll from Mile End station, and a Central Line train into the City. Also close by are Devon's Road and Stepney Green, for the DLR and District Line services to other areas of the capital. Sphere is also located near to the Whitechapel Crossrail site, launching in late 2018.

By Bus or Bike

Routes include the 309, 25, 205, 277 D6 and D7. There's also a Santander Cycle stand on Burdett Road with 18 bikes to choose from.

By Road or Taxi

With the M11 close by, Sphere Apartments is superbly placed to access the motorway network surrounding London, including excellent links to Stansted Airport or the M25.

Walking

Mile End Station

(Central Line)

10 minutes

Devon's Road Station

(DLR)

16 minutes

Whitechapel Station

(District, Hammersmith & City, Overground Lines)

25 minutes

Limehouse Station

(Overground Lines)

11 minutes

Mile End Station

Liverpool Street

7 minutes

Westfield

6 minutes

The City

13 minutes

Bond Street

18 minutes

Notting Hill

33 minutes

Devon's Road Station

Canary Wharf

12 minutes

Bank

23 minutes

Stratford International

5 minutes

Tower Hill

22 minutes

Whitechapel Station

Liverpool Street

2 minutes

Farringdon

6 minutes

Tower Hill

10 minutes

Heathrow

38 minutes

Apt. 1

Ground / Lower Ground Duplex
2 Bed with Study and Terrace
97 sqm (1044.1 sqft)



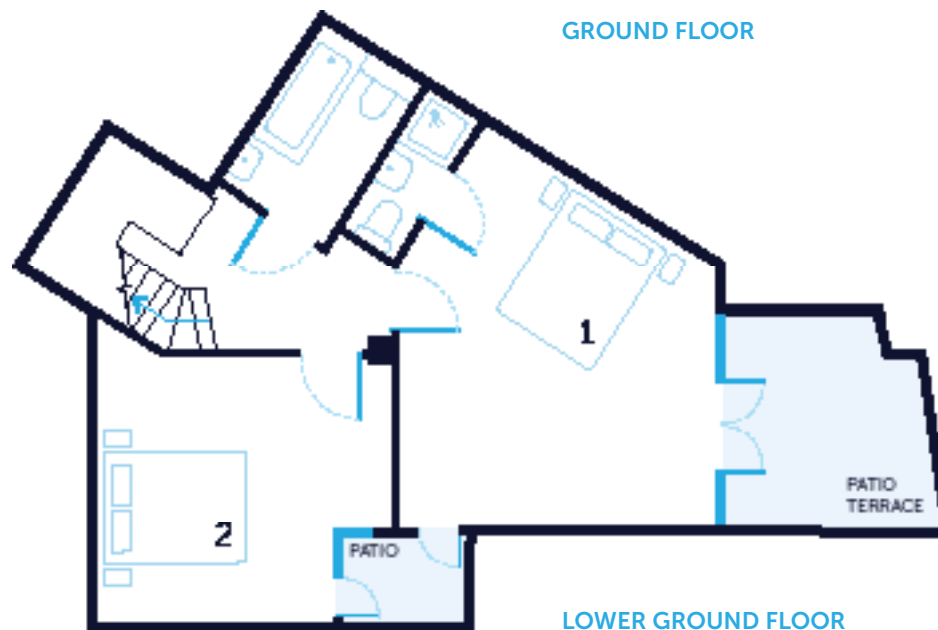
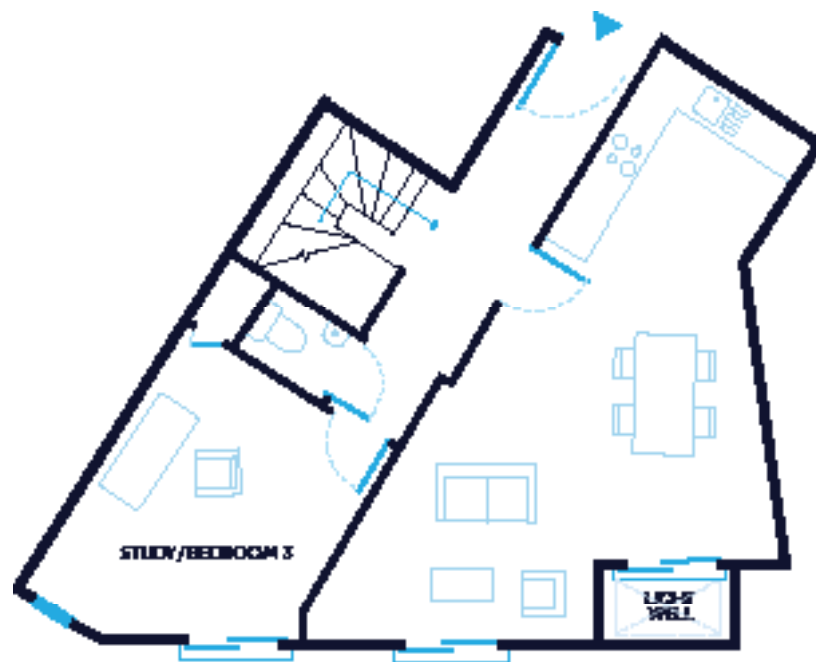
Kitchen / Living / Dining
7.90 x 3.80 m

Bedroom 1
4.59 x 3.77 m

Bedroom 2
3.26 x 4.22 m

Study
5.60 x 2.46 m

Terrace
2.99 x 3.17 m



Apt. 2

Ground / Lower Ground
2 Bed with Study & Terrace
93 sqm (1001.04 sqft)



Kitchen / Living / Dining
7.50 x 2.70 m

Bedroom 1
6.05 x 2.72 m

Bedroom 2
4.01 x 2.90 m

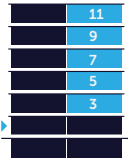
Study
3.27 x 3.15 m

Rear Terrace
2.18 x 2.45 m



Apts. 3, 5, 7, 9, 11

First / Second / Third / Fourth / Fifth Floors
1 Bed with Study & Terrace
59 sqm (635.07 sqft)

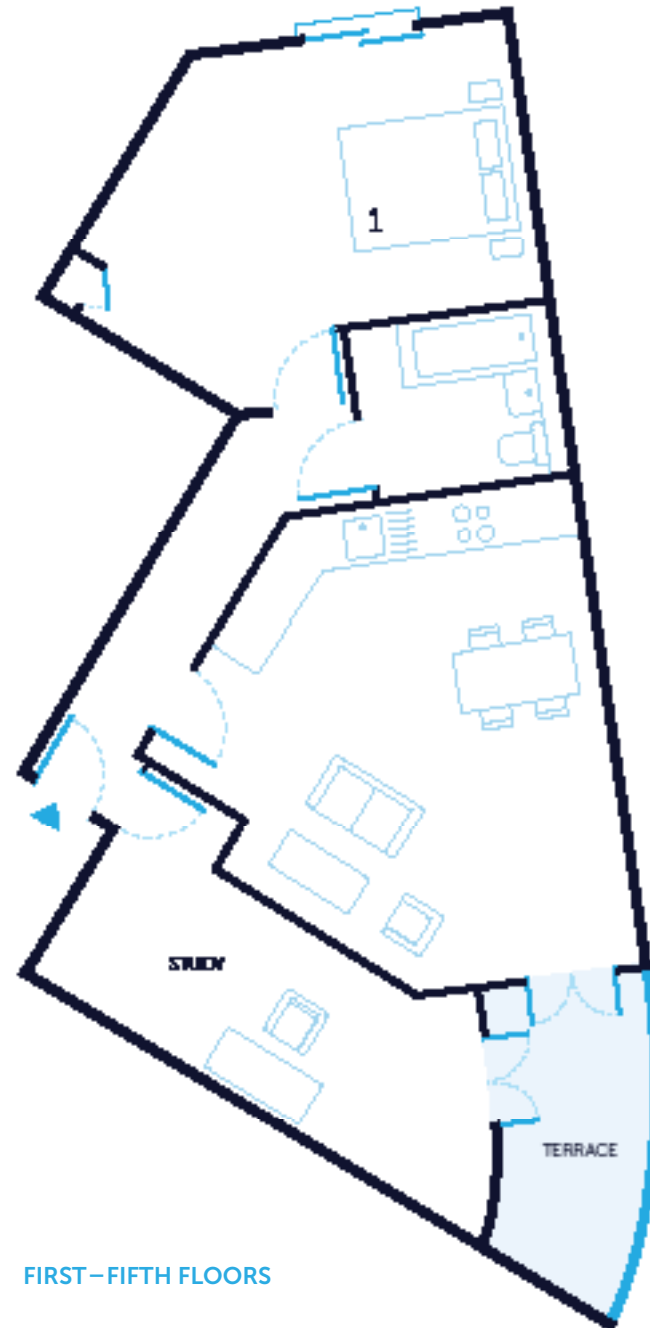


Kitchen / Living / Dining
5.59 x 3.03 m

Bedroom 1
3.05 x 3.23 m

Study
5.87 x 2.76 m

Terrace
5.5 sqm

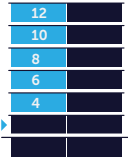


FIRST-FIFTH FLOORS



Apts. 4, 6, 8, 10, 12

First / Second / Third / Fourth / Fifth Floors
2 Bed with Terrace
62 sqm (667.362 sqft)

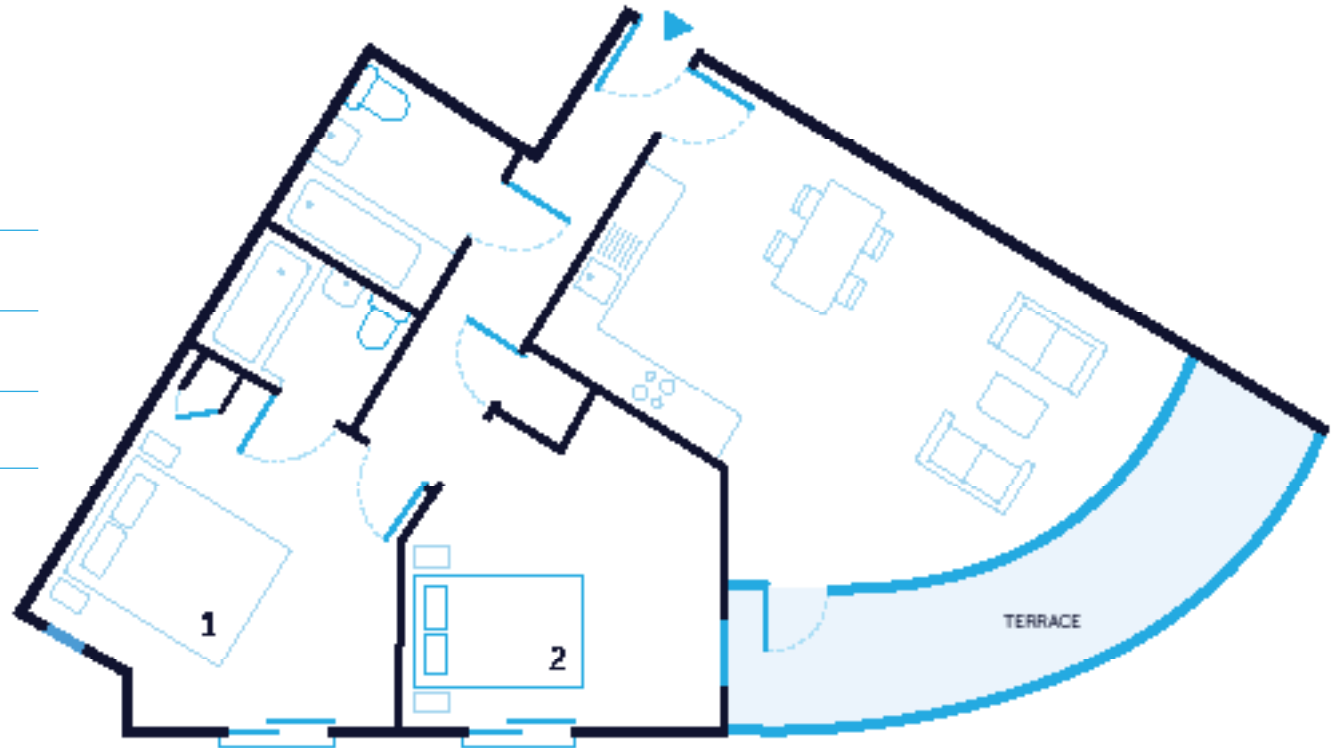


Kitchen / Living / Dining
6.41 x 3.78 m

Bedroom 1
3.41 x 3.15 m

Bedroom 2
3.65 x 2.88 m

Terrace
7.5 sqm



FIRST-FIFTH FLOORS



It's all in the details...

COMMON AREAS

- Ground floor lobby: durable tiles
- Communal corridors and stairs: durable carpet
- Secure cycle storage, bin storage on ground floor

SECURITY

- Secure video (main) entry system
- Entry system to each apartment
- Fire doors
- Fully integrated smoke detectors and fire alarm system to all apartments

FLATS EXTERNAL

- Balconies/patio terrace to apartments: timber decking
- Ceiling mounted lighting on balconies/terraces

INTERNAL GENERAL

- Power sockets – stainless steel plaque
- Light switches – stainless steel plaque
- Downlights
- Gas central heating with individual boilers
- Radiators in living and bedroom areas
- Electric towel radiator

PAINT FINISHES

- Walls – white matt
- Ceilings – white matt
- Skirting and architrave – white satin

FLOOR FINISHES

- Living rooms, hallways and kitchens – Barlinek Decor Engineered European Ash Flooring Platinum Multi
- Bedrooms – Barlinek Decor Engineered European Ash Flooring Platinum Multi
- Bathrooms porcelain tiles
- Ensuites porcelain tiles

BATHROOMS

- Bathroom suites with chrome taps
- Bath glazed screen and modern shower
- Shower enclosure to ensuites with glazed screen
- Heated towel rail

INTERNAL DOORS

- White internal doors
- Stainless steel handles and door furniture

KITCHENS

- Handless white matt unit cabinets
- Soft close drawers and doors
- LED Lighting under cabinet lighting to kitchen cabinets
- Absolute white Compac worktop
- AEG appliances
- Stainless steel sink

BUILDING STANDARDS AND WARRANTY

- BLP 10 year warranty
- www.blpinsurance.com

DISCLAIMER

All details contained within this sales information are correct at the time of production. However, in the interest of continuous improvement and to meet market conditions, the builder reserves the right to modify plans, exteriors, specifications, and products without notice or obligation. Actual usable floor space may vary from stated floor area. Any CGIs depicted are an artist's concept of the completed building and/or its interiors only. The content contained within these particulars may not be current and can change at any time without notice.

Another boutique development by...

Developer:



Since we were established, it has been our mission to develop high quality sustainable residential developments throughout London and we have built up a solid track record in this area. Our experienced team of industry experts understands the residential property market inside out, and we have the knowledge and ability to create spacious comfortable homes within highly successful developments. We pride ourselves on a meticulous attention to detail from inception to completion and beyond. For further information on IPE Developments, please visit ipe-developments.com.

4th floor,
73 New Bond Street
Mayfair,
London W1S 1RS

ipe-developments.com
020 7048 0150
info@ipe-developments.com

Agent:



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.

98a Curtain Road
Shoreditch
London EC2A 3AA

bridge.co.uk/new-homes
020 7749 1380
sales@bridge.co.uk

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.



Sphere
Apartments

— E3 —

