

**CERAMIC  
WORKS**

**INSPIRED LIVING**  
**IN HACKNEY**



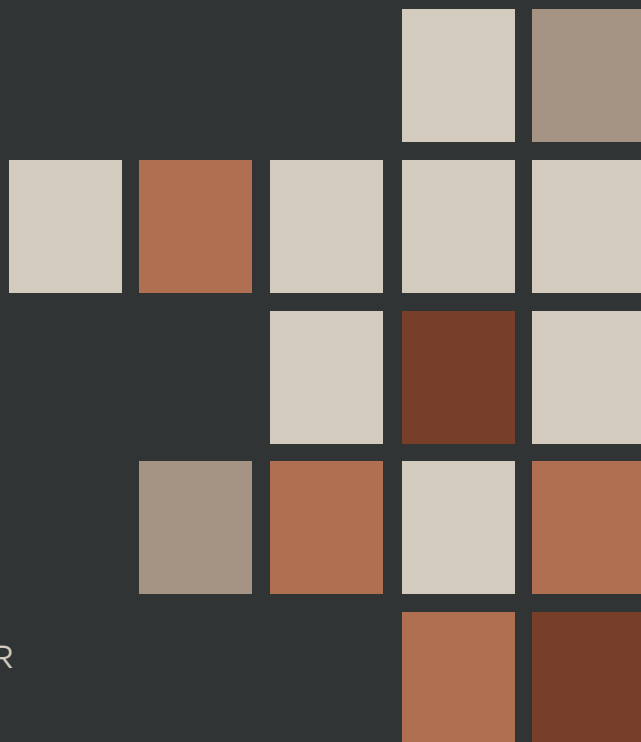
**INSPIRED LIVING  
IN HACKNEY  
ONE, TWO & THREE  
BED APARTMENTS  
9 CRESSET ROAD, E9**

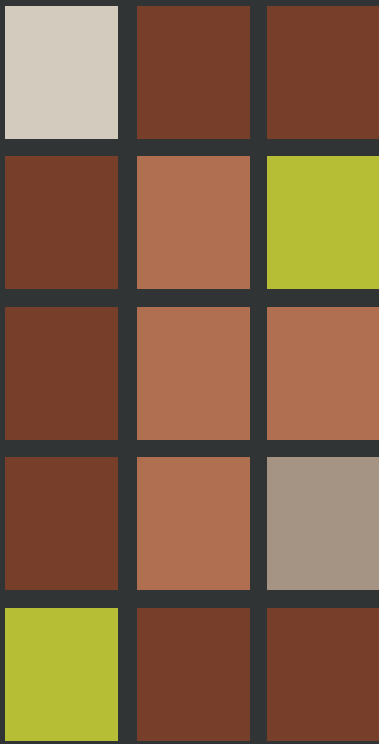




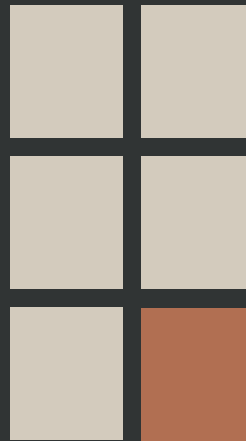
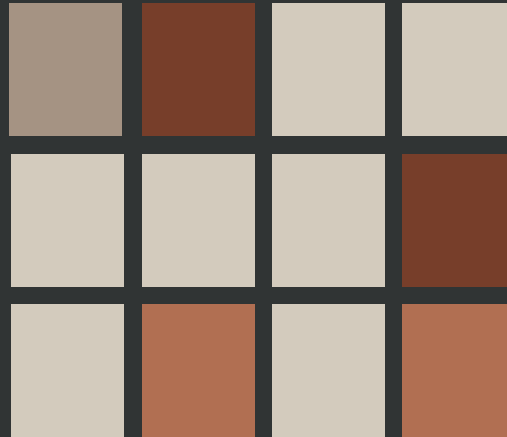
# WELCOME TO CERAMIC WORKS

CERAMIC WORKS IS AN ICONIC DEVELOPMENT OF 43 CONTEMPORARY APARTMENTS AND 4 STUNNING CONVERSIONS SET IN THE HEART OF HACKNEY. DEVISED PARTLY FROM THE ORIGINAL JAMES TAYLOR BUILDING, CERAMIC WORKS RETAINS THE ORIGINAL FAÇADE OF THIS FORMER VICTORIAN WAREHOUSE AND COMBINES IT WITH AN INSPIRED TILED EXTERIOR TO CREATE A UNIQUE COMBINATION OF PERIOD AND INNOVATIVE DESIGN.





# CERAMIC WORKS





# SURROUNDINGS

WITH THE VAST GREEN SPACES OF VICTORIA PARK, THE COSY WELCOME OF VICTORIA PARK VILLAGE, THE BUZZING ARTS OF HACKNEY CENTRAL AND THE SOCIAL SCENE OF LONDON FIELDS, YOU REALLY ARE SPOILT FOR CHOICE AT THE CERAMIC WORKS.



## London Fields

15 minutes from Cresset Road is the notable London Fields, which offers a whole host of leisure activities all year round – including an Olympic sized lido, a cricket pitch, tennis courts, table tennis, basketball courts, grass areas, cycle paths and a children's play area. It's no wonder London Fields is one of East London's most popular green spaces!



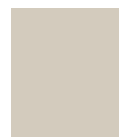
## Victoria Park

Victoria Park is the largest outdoor space in Tower Hamlets, serving the residential population easily without feeling overcrowded. Time Out magazine voted it London's best local park, due to the extensive activities and beautiful landscapes on offer. Set only 10 minutes walk from this historic park, Ceramic Works benefits from the wide range of sports, events and festivals that take place there throughout the year.



## Victoria Park Village

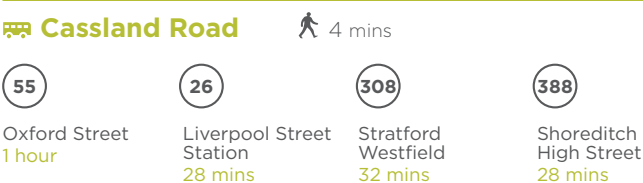
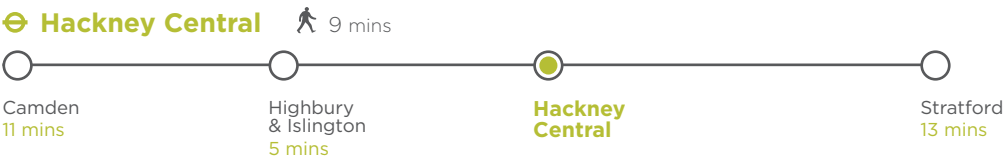
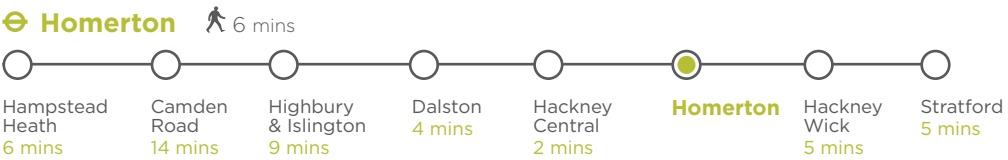
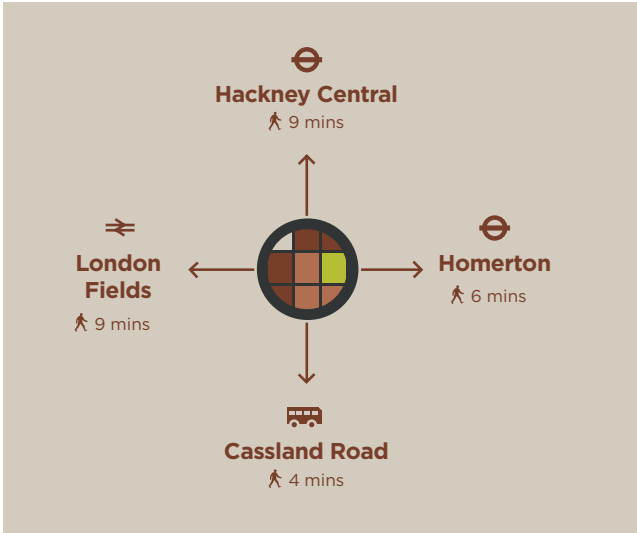
A short stroll through Victoria Park's landscape will bring you to Victoria Park Village, the nearest village to the Olympic Park. The village offers a vast array of boutiques, gift shops, exquisite restaurants and award winning bars. The influx of a fashionable crowd has made it a hotspot to have lunch and catch up with loved ones. Try the family-run Fish House for great locally-sourced produce or the Bottle Apostle, an independent wine shop which runs monthly wine and food tasting in its basement.



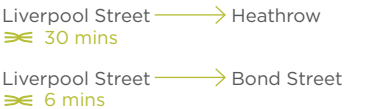
# TRANSPORT



Ceramic Works, 9 Cresset Road, London E9 6FS



**Crossrail 2 proposal**  
The Crossrail 2 is a proposed route across London, providing a 24 hour service through East to West, stopping at Dalston Junction, Hackney Central and Homerton. For passengers, this new route will deliver a vastly improved travelling experience, with up to 24 trains per hour, modern and sleek stations, new journeys and fast links between Central London and Heathrow. These new routes will entice anyone to explore all of what London has to offer, for example it's possible to travel from Hackney Central to Chelsea's King's Road in a matter of minutes.



# THINGS TO DO

CERAMIC WORKS IS IN AMONGST ONE OF THE MOST CULTURALLY VIBRANT AREAS OF EAST LONDON. HACKNEY IS BURSTING WITH ART EXHIBITIONS, POP-UP RESTAURANTS, MARKETS, ARTISAN CAFÉS, NOT TO MENTION THE INDEPENDENT CINEMA AND THE ACTIVITIES IN VICTORIA PARK. THERE IS AN ENDLESS SELECTION OF THINGS TO DO RIGHT ON YOUR DOORSTEP.



## ENTERTAINMENT & CULTURE

### Hackney

A seven minute walk from Cresset Road brings you to the heart of Hackney, where you'll find the Hackney Empire. This renown venue hosts a range of theatre, comedy and cultural events throughout the year for all age groups. Its Christmas Pantomime has a tremendous reputation for family fun starring familiar faces. Along Mare Street there are flavours to savour from lip-smacking restaurants to world class coffee houses; from quirky to sleek or luvvie, the vast selection of bars and pubs will suit every taste.

### London Fields

Just a stone's throw away from London Fields is Netil House, which was once a derelict warehouse but which now plays host to creative businesses, regular events and parties. With a roof terrace that offers 360° views of the city, it is the perfect place to spend a glorious sunny afternoon or watch the sun set over London. Most recently, this London Fields venue is lending its roof to the pop up cinema experience for a series of outdoor screenings, allowing you to watch some of your favourite films under the stars.





## SHOPPING

Set a short distance away from Cresset Road is a new and expanding fashion retail hub set on Morning Lane, which has been compared to Bicester Outlet Village. Designer fashion brands, artists, and small clothing manufacturers have made Hackney their home, drawing in eager shoppers from around the world.

### Burberry Outlet

This place represents a testament to how unpredictable living in Hackney can be; a six minute walk will bring you to the designer haven that is the Burberry outlet, the number one outlet store in London. This Hackney venue attracts over a million visitors from around the globe every year and is a must-visit, since stock is reduced by up to 50% and the quality is exceptional.

### Pringle Outlet

Hackney's Morning Lane has fast become East London's answer to Carnaby Street, and herein lays the Pringle of Scotland outlet, set in a former sports pub, adding East End charm to shoppers' experience. The outlet offers heritage fashion at up to a quarter of normal price, beautiful cashmere jumpers and leather goods are all on offer.

### Aqauscutum Outlet

Described as 'London's best designer outlet' by Time Out magazine, this iconic British brand has found a stylish home in the East. The site, converted from a former factory, now provides budding shoppers with the opportunity to buy excellent quality items with more palatable price tags. Sharp suits, classic macs and perfect knits at up to 30 per cent off.

## RESTAURANTS

### Hackney Central

Hackney's freshest venue, Raw Duck encompasses the stripped back 'raw' setting but it's certainly no ugly duckling. A trendy café vibe by day with buttery breakfast buns and organic coffee and a cosy wine bar by night with natural biodynamic wines. Don't miss the Kenton pub on Amhurst road, a locals' favourite with a candlelit interior full of antiques, serving delicious Sunday roasts. The Broadway Bar brings American decor and the fun of Manhattan to East London. If that is not enough, Hackney's shops and markets sell temptation by the truckload, from vintage clothes and antiques to rare meats and artisan breads.

### Hackney Wick

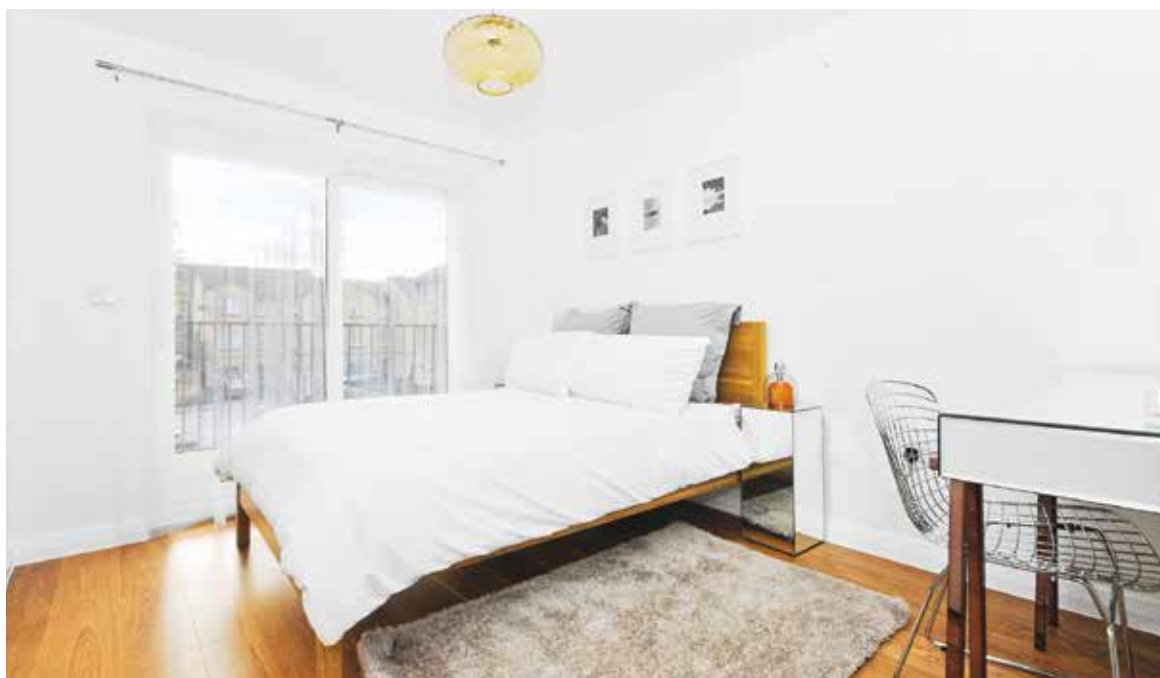
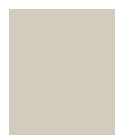
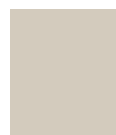
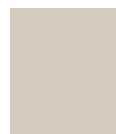
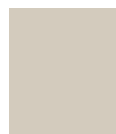
A short bus journey will bring you to Hackney Wick, which is one of East London's best kept secrets, set on a canal with an industrial urban backdrop. This thriving new area has benefited from having the highest concentration of London's artistic community, leading it to become a favoured destination to both live and play. To tickle your taste buds whilst exploring the Wick, Crate Brewery is definitely worth a visit. Its pizzeria is located in a former print factory set alongside the canal, offering unique and unusual combinations of stone baked pizzas.

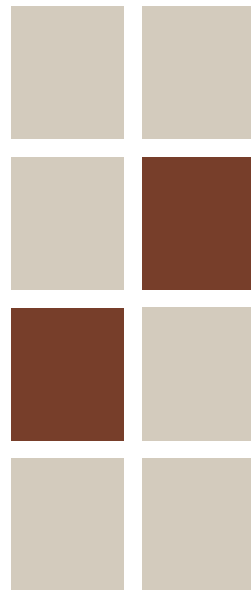
### London Fields

Amongst the greenery of London Fields you'll see the iconic Pub on the Park, which is one of the best spots in Hackney to have a drink. Perched right on the edge of London Fields, the pub has ample outdoor seating that is favoured even during the winter months. Just off the park lays Broadway Market. In existence since 1890, the famous Saturday market supplies local organic fresh food as well as vintage bargains, hand-made jewellery and art. With its boutique shops, cafés and pubs, the road is a great place to stroll down, thanks to the local shopkeepers and market traders who offer a friendly service.



# SHOW FLAT





# PLANS

- Communal Areas
- Apartments
- Bicycle Storage
- Commercial Area
- Refuse Stores

9



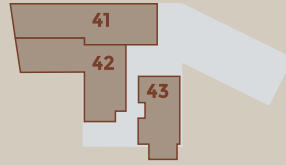
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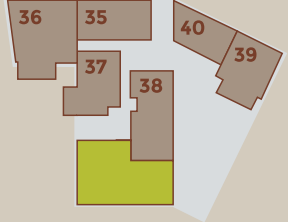
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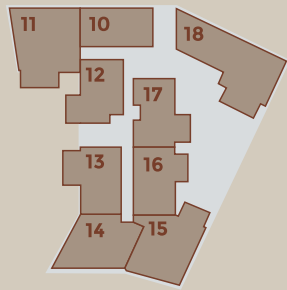
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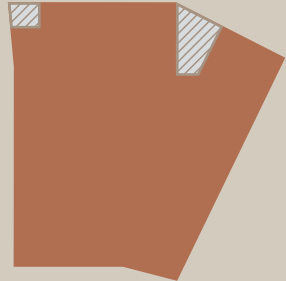
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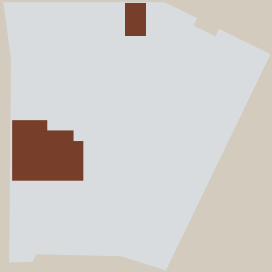
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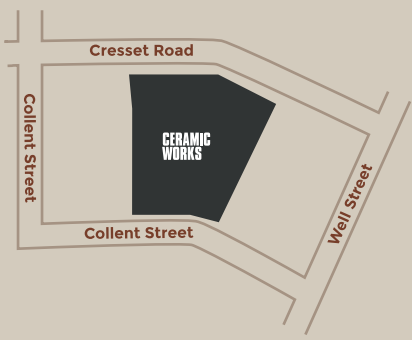
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-1



Location



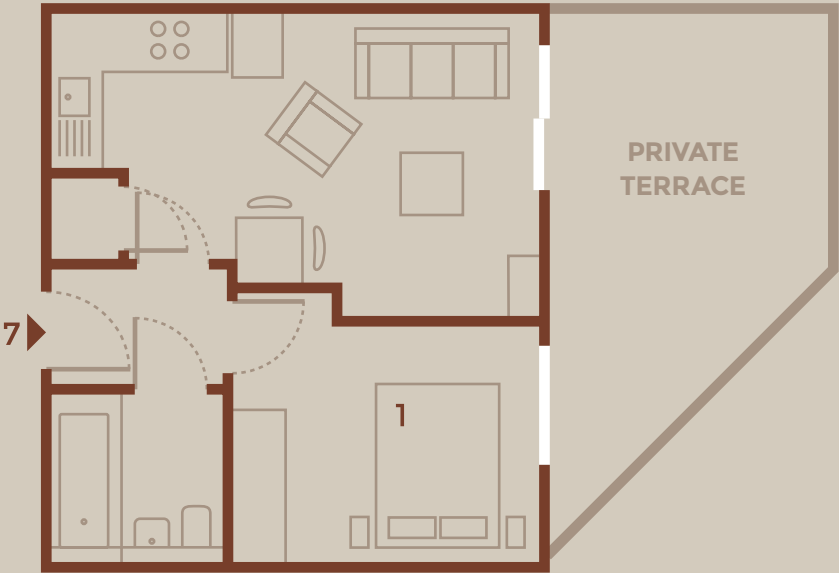


**BEDS**

# TYPE 5

1  
BED

APARTMENT 7  
1ST FLOOR  
1 BED/1 BATH  
37.2 sqm (400 sqft)  
TERRACE



|                                                |
|------------------------------------------------|
| Living / Kitchen: 5.7m x 3.5m (max) 1.8m (min) |
| Bed 1: 3.5m x 3.2m (max) 2.8m (min)            |
| Bathroom: 2.1m x 2.0m                          |

# TYPE 11



APARTMENTS 25/33/39  
3RD/4TH/5TH FLOOR  
1 BED/1 BATH  
48.6 sqm (523 sqft)  
BALCONY



Living / Kitchen: 3.6m x 6.8m  
Bed 1: 3.4m x 3.0m  
Bathroom: 2.1m x 2.0m

# TYPE 12



APARTMENTS 26/34/40  
3RD/4TH/5TH FLOOR  
1 BED/1 BATH  
43.7 sqm (470 sqft)



|                                     |
|-------------------------------------|
| Living / Kitchen: 6.5m (O/A) x 5.2m |
| Bed 1: 3.0m x 3.3m (max) 2.7m (min) |
| Bathroom: 2.1m x 2.0m               |

**2**

**BEDS**

# TYPE 2A

2  
BEDS

APARTMENTS 19/27/35  
3RD/4TH/5TH FLOOR  
2 BED/1 BATH  
54.9 sqm (591 sqft)



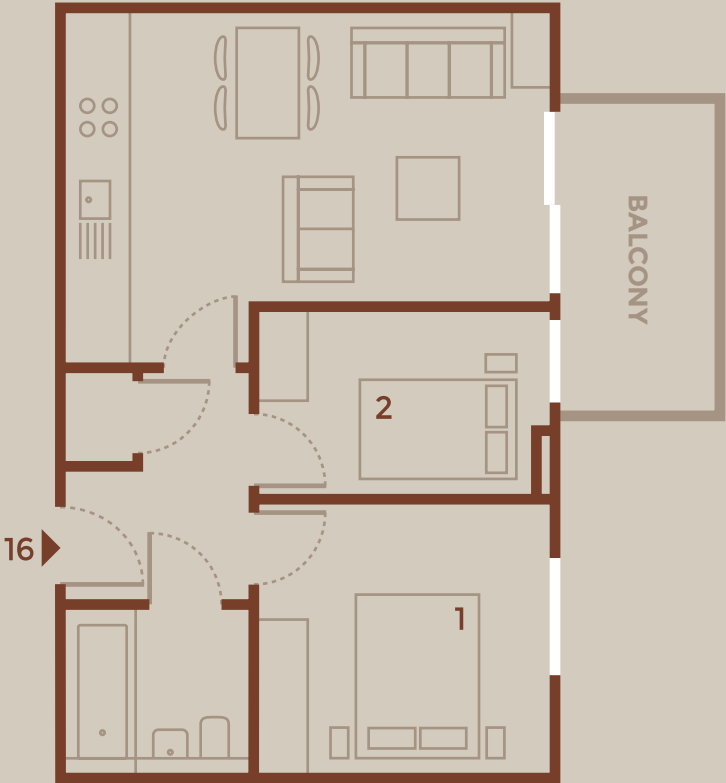
19, 27, 35

|                               |
|-------------------------------|
| Living / Kitchen: 4.3m x 5.4m |
| Bed 1: 3.3m x 3.2m            |
| Bed 2: 2.3m x 3.2m            |
| Bathroom: 2.0m x 2.1m         |

# TYPE 2B

2  
BEDS

APARTMENT 16  
2ND FLOOR  
2 BED/1 BATH  
52.0 sqm (560 sqft)  
BALCONY



|                                                |
|------------------------------------------------|
| Living / Kitchen: 5.7m x 4.2m (max) 3.4m (min) |
| Bed 1: 3.2m x 3.4m                             |
| Bed 2: 2.2m x 3.4m                             |
| Bathroom: 2.0m x 2.2m                          |

# TYPE 2C

2  
BEDS

APARTMENTS 17/24/32  
2ND/3RD/4TH FLOOR  
2 BED/1 BATH  
51.4 sqm (553 sqft)  
BALCONY



|                               |
|-------------------------------|
| Living / Kitchen: 3.4m x 5.7m |
| Bed 1: 3.4m x 3.5m            |
| Bed 2: 2.2m x 3.5m            |
| Bathroom: 2.1m x 2.1m         |

# TYPE 2D

2  
BEDS

APARTMENTS 38/43/46/49/52  
5TH/6TH/7TH/8TH/9TH FLOOR  
2 BED/1 BATH  
51.6 sqm (555 sqft)  
TERRACE/BALCONY



38, 43, 46, 49, 52

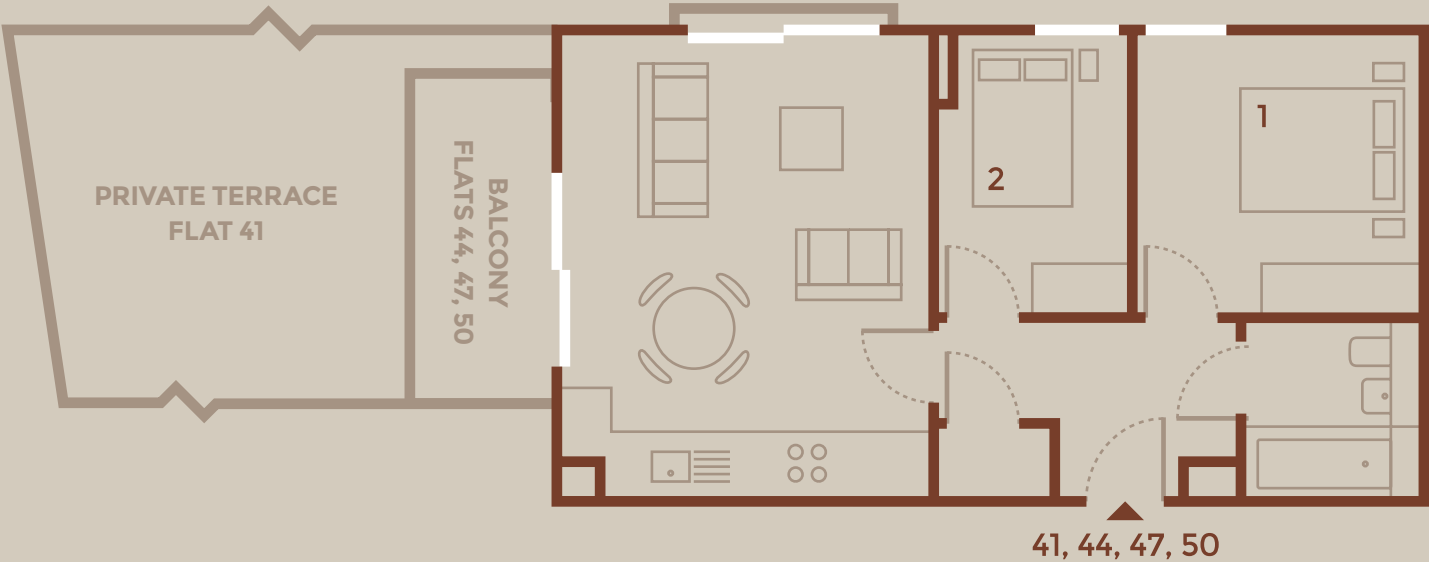


|                               |
|-------------------------------|
| Living / Kitchen: 3.5m x 5.7m |
| Bed 1: 3.5m x 3.5m            |
| Bed 2: 2.2m x 3.5m            |
| Bathroom: 2.1m x 2.1m         |

# TYPE 2E

2  
BEDS

APARTMENTS 41/44/47/50  
6TH/7TH/8TH/9TH FLOOR  
2 BED/1 BATH  
54.9 sqm (590 sqft)  
TERRACE/BALCONY

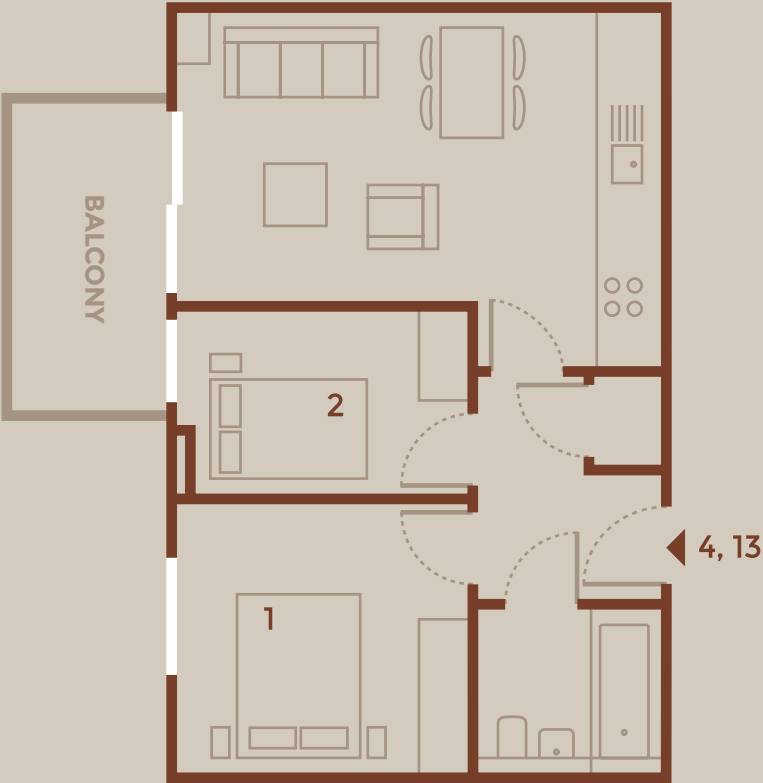


|                               |
|-------------------------------|
| Living / Kitchen: 4.3m x 5.4m |
| Bed 1: 3.3m x 3.2m            |
| Bed 2: 2.3m x 3.2m            |
| Bathroom: 2.0m x 2.1m         |

# TYPE 2G

2  
BEDS

APARTMENTS 4/13  
1ST/2ND FLOOR  
2 BED/1 BATH  
51.1 sqm (550 sqft)  
BALCONY

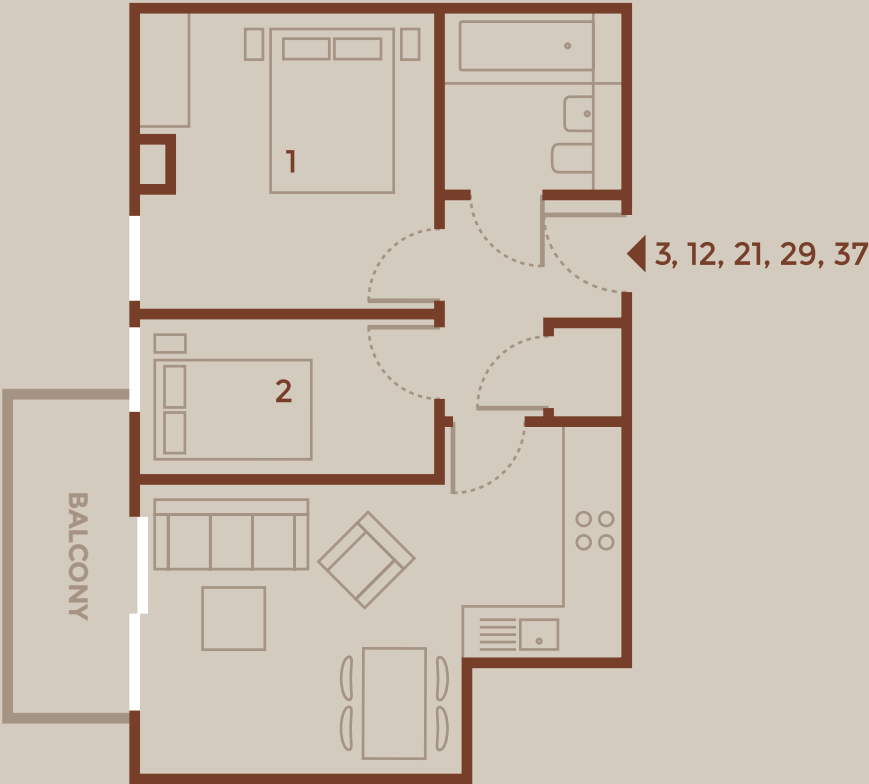


|                                               |
|-----------------------------------------------|
| Living / Kitchen: 5.5m x 4.1m (max) 3.4 (min) |
| Bed 1: 3.2m x 3.4m                            |
| Bed 2: 2.2m x 3.4m                            |
| Bathroom: 2.0m x 2.2m                         |

# TYPE 6



APARTMENTS 3/12/21/29/37  
1ST/2ND/3RD/4TH/5TH FLOOR  
2 BED/1 BATH  
49.6 sqm (534 sqft)  
BALCONY



|                                         |
|-----------------------------------------|
| Living / Kitchen: 5.7m (max) 3.8m (min) |
| x 3.5m (max) 2.8 (min)                  |
| Bed 1: 3.5m x 3.5m                      |
| Bed 2: 3.5m x 1.9m                      |
| Bathroom: 2.1m x 2.1m                   |

# TYPE 7

2  
BEDS

APARTMENT 5  
1ST FLOOR  
2 BED/1 BATH  
61.2 sqm (658 sqft)

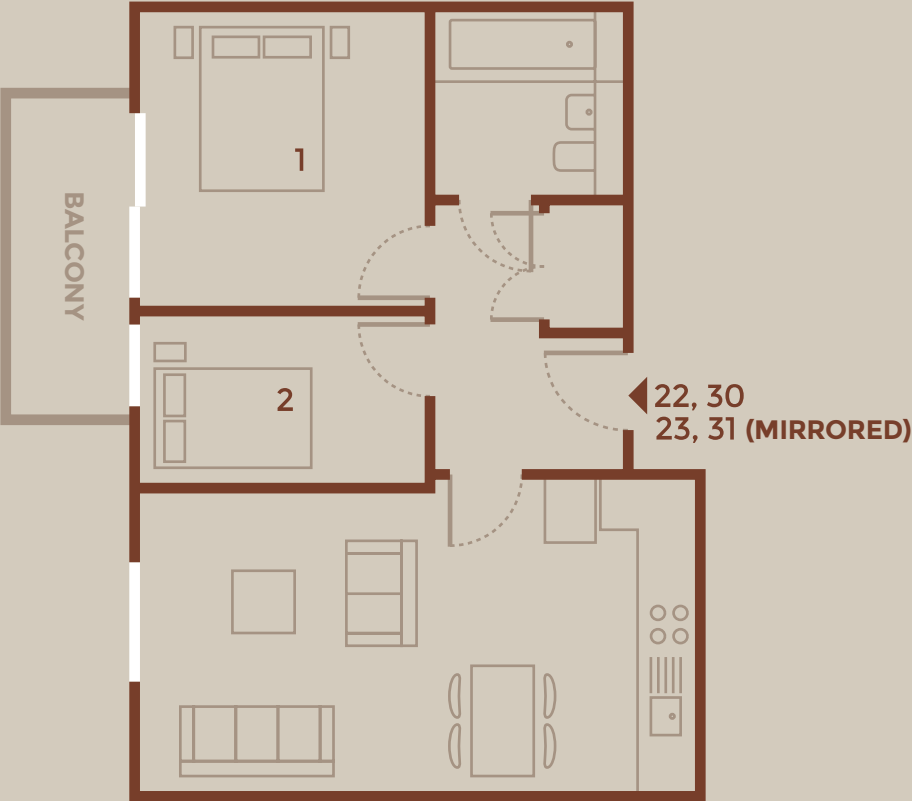


|                                               |
|-----------------------------------------------|
| Living / Kitchen: 4.7m x 5.9m (max) 4.0 (min) |
| Bed 1: 2.9m x 3.5m                            |
| Bed 2: 2.7m x 4.0m                            |
| Bathroom: 2.0m x 2.0m                         |

# TYPE 13

2  
BEDS

APARTMENTS 22/23/30/31  
3RD/4TH FLOOR  
2 BED/1 BATH  
54 sqm (581 sqft)  
BALCONY



|                               |
|-------------------------------|
| Living / Kitchen: 6.5m x 3.5m |
| Bed 1: 3.3m x 3.4m            |
| Bed 2: 3.3m x 2.0m            |
| Bathroom: 2.2m x 2.1m         |

# TYPE 14

2  
BEDS

APARTMENTS 42/45/48/51  
6TH/7TH/8TH/9TH FLOOR  
2 BED/1 BATH  
58.6 sqm (631 sqft)  
TERRACE/BALCONY



|                                                |
|------------------------------------------------|
| Living / Kitchen: 5.7m x 4.4m (max) 3.6m (min) |
| Bed 1: 3.4m x 4.7m (max) 3.2 (min)             |
| Bed 2: 2.8m x 3.4m (max) 2.2 (min)             |
| Bathroom: 2.2m x 2.0m                          |

3

**BEDS**

# TYPE 3



APARTMENTS 2/11/20/28/36  
1ST/2ND/3RD/4TH/5TH FLOOR  
3 BED/2 BATH  
83.8 SQM (902 SQFT)  
BALCONY



2, 11, 20,  
28, 36

|                                                |
|------------------------------------------------|
| Living / Kitchen: 9.0m x 3.5m (max) 2.5m (min) |
| Bed 1: 2.8m x 4.5m (max) 3.6 (min)             |
| Bed 2: 2.8m x 3.2m                             |
| Bed 3: 3.0m x 3.2m (max) 2.5 (min)             |
| Bathroom: 2.3m x 2.0m                          |
| En suite: 1.5m x 2.3m                          |

# TYPE 8

3  
BEDS

APARTMENT 6  
1ST FLOOR  
3 BED/2 BATH  
80.7 sqm (868 sqft)  
TERRACE



|                                                |
|------------------------------------------------|
| Living / Kitchen: 5.0m x 6.1m (max) 4.9m (min) |
| Bed 1: 2.8m x 4.4m (max) 3.4 (min)             |
| Bed 2: 2.7m x 3.8m                             |
| Bed 3: 3.6m x 1.9m                             |
| Bathroom: 2.5m x 2.2m                          |
| En suite: 2.3m x 1.7m                          |

# TYPE 9

3  
BEDS

APARTMENT 14  
2ND/3RD FLOOR  
3 BED/2 BATH  
98.2 sqm (1057 sqft)



|                                                |
|------------------------------------------------|
| Living / Kitchen: 4.8m x 5.7m (max) 4.8m (min) |
| Bed 1: 3.2m x 4.9m (max) 3.5 (min)             |
| Bed 2: 2.8m x 4.7m (max) 2.8m (min)            |
| Bed 3: 3.0m x 3.4m (max) 2.1m (min)            |
| Bathroom: 2.6m x 2.2m                          |
| En suite: 2.3m x 2.7m (max) 1.7m (min)         |

# TYPE 10

3  
BEDS

APARTMENT 15  
2ND/3RD FLOOR  
3 BED/2 BATH  
104.2 sqm (1146 sqft)  
BALCONY



|                                                |
|------------------------------------------------|
| Living / Kitchen: 7.9m x 4.7m (max) 3.4m (min) |
| Bed 1: 4.4m (max) 3.0m (min) x 3.7m            |
| Bed 2: 3.0m x 3.2m                             |
| Bed 3: 3.4m x 2.0m (max) 1.3m (min)            |
| Bathroom: 2.6m x 2.0m                          |
| En suite: 2.4m x 3.4m                          |

# SPECIFICATION

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## INTERNAL GENERAL

- Telephone and data outlet sockets
- TV connection points
- Central heating system for each flat with combi-boilers and thermostatically controlled radiators
- Recessed downlights
- White socket outlets and light switches

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## DOORS

- White painted apartment doors
- Ironmongery — chrome handles and door furniture

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## WALL FINISHES

- Living rooms/hallways/bedrooms — Dulux matt emulsion
- Bathrooms/en suites — ceramic tiles, Dulux vinyl silk emulsion
- Kitchen — Dulux matt emulsion with glass splashbacks
- Bathroom/en suite ceilings — Dulux Pure Brilliant White silk emulsion
- All other ceilings — Dulux Pure Brilliant White matt emulsion
- Skirtings and architraves — painted Dulux satin emulsion

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## FLOOR FINISHES

- Living rooms, halls, kitchens, bedrooms — Kährs Engineered Oak flooring with satin finish
- Bathrooms — Ceramic Bianco tiles

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## BEDROOMS

- Pendant lighting
- TV and telephone points
- Fitted sliding wardrobes with shelf and hanging rail and built in wardrobes in selected apartments

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## KITCHEN\*

- Italian handle-less lacquered gloss range by Essebi Cucine with under cabinet lighting
- Fully integrated Smeg appliances to include washer/dryer<sup>†</sup> and dishwasher, fridge/freezer<sup>\*\*</sup>, stainless steel oven and gas hob
- Grey quartz worktop and upstand
- Stainless steel under mounted sink
- Hansgrohe Focus chrome mixer tap
- Polished chrome switch and socket plates at countertop level

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## BATHROOM/EN SUITE

- Contemporary white sanitaryware with chrome plated taps
- Electric heated towel rails
- Semi-recessed hand basin with chrome monoblock mixer tap
- White dual flush floor mounted WC with concealed cistern
- Frameless bath screens with square edge
- Bauhaus illuminated mirrored cabinet with integrated shaver point
- White steel Kaldewei bath with wall mounted thermostatic bath and shower valve
- White shower tray with clear glass enclosures

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## SECURITY AND COMMON AREAS

- Double lift access serving all floors
- Carpeted communal entrance lobby and stairs
- Fob entry entrance door
- Video door entry system linked to each apartment
- Communal lighting with movement and daylight sensitive sensors
- Internal bin storage located on the ground floor
- Secure bicycle storage available for each apartment

---

## BUILDING STANDARDS AND WARRANTY

- Ten year warranty provided by Premier Guarantee

\* Kitchens vary, integrated Microwaves are provided in flats 14, 15, 42, 45, 28 and 51

\*\* Smeg Freestanding fridge/freezers provided in flats 6, 7, 22, 23, 26, 30, 31, 34 and 40

† Smeg Freestanding washer dryers provided in flats 7, 22, 23, 26, 30, 31, 34, 40, 42, 45, 48, 51  
Applicable to flats 2, 6, 11, 15, 20, 28, 36

# CREDENTIALS

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## AGENT BRIDGE NEW HOMES

Bridge New Homes are experts in new homes sales and marketing and have been based in East London for 20 years. We are located in Shoreditch, on the fringe of the City, and therefore attract an applicant base whose expectations are for high quality. We are delighted to be able to market stylish new homes on behalf of our trusted developers. We have a track record and reputation for swift sales of brand new developments at competitive prices and are able to guide our purchasers smoothly through exchange and completion. Our Lettings and Property Management department offers the highest level of service expected and constantly achieves top tier rental income and high calibre tenants.



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## DEVELOPMENT BY COLLENT PROPERTY LTD

The developers have vast residential experience in both complex conversions and new build contemporary homes. We are currently building over 80 new homes across 4 sites in London. Previous residential development projects include:

### **Eight Central, Central Street EC1**

8 individually designed luxury apartments and penthouses in the heart of the City.

### **Trinity Mews, Whitechapel E1**

28 new homes combining the sympathetic conversion of a Victorian villa and a striking, contemporary new-build apartment block, both set over a pretty landscaped courtyard.

### **The Roman Apartments**

**Silesia Buildings, Hackney E8**  
6 stylish new build apartments.

### **Village Apartments**

**The Broadway, Crouch End N8**  
14 converted apartments plus 4 new penthouses

### **Chapel Ford Lofts**

**Victoria Park, Bow E3**  
Fourteen 1, 2, 3 & 4 bed lofts, hewn from a former factory.

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## PROJECT ADVISOR SOND CONSTRUCTION

Sond Construction is a highly focused property construction and development company with an holistic approach to land and property development in the Greater London area.

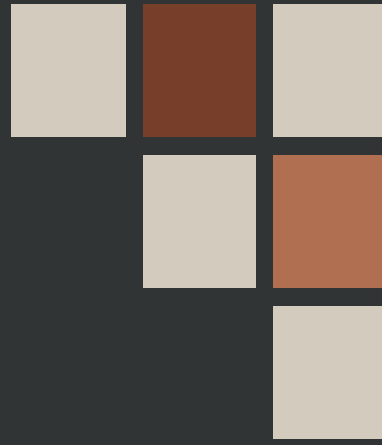
Drawing expertise from a talented team with backgrounds in construction, finance, investment, estate agency and development, Sond Construction has more than 25 years cumulative experience in all aspects of property investment, construction, development and management.



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## CONTRACTOR BOWMER & KIRKLAND

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.





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