

LOFTS · APARTMENTS · PENTHOUSES



Long
w&terson
MADE IN SHOREDITCH



One Waterson is one-of-a-kind

A uniquely spacious three-bedroom apartment with private outside space that truly brings the outdoors in – *One Waterson* is the height of luxury at L&W.

Award-winning architects and interior designers, ODA, have brought to life this unique dwelling by weaving intricate features into every aspect of its design.

Tucked away on a quiet backstreet of Shoreditch, *One Waterson* is unique amongst the apartments at L&W. Located on the ground floor of the newly built Waterson Building overlooking the Alexandra Steed-landscaped resident's garden, this light and spacious one-of-a-kind home is your sanctuary away from the hustle and bustle of city life; a private oasis of calm carefully designed to reflect the urban cool of Shoreditch that so many have come to love.

The combined open-plan kitchen, dining room and living room provides the perfect environment for peaceful relaxation or stylish entertaining. Full touch-screen/app smart-home integration allows you to set the mood at the touch of a button. The entire south facade of the apartment benefits from floor-to-ceiling windows, and the 3-metre ceiling height in the living area lightens and

elevates the space. The room opens onto a private patio terrace, planted with trees and shrubs for stunning all-year round displays. There's also a secondary secure entrance from the communal courtyard which permits access without entering the main building. Carefully placed seating gives residents room to relax in the sun or shade.

The kitchen, with its fully integrated Miele multi-function appliances and sizeable island, has clean simple lines that creates a stylish yet intuitive space. Everything one needs is enclosed in bespoke Italian Poliform wall units with Caesarstone quartz worktops for a contemporary contrast of finishes.

The bedrooms are grand yet intimate spaces that blend comfort and practicality – two of the three bedrooms benefit from en-suite bathrooms. All the bathrooms are wall-tiled in marble mosaic; the master en-suite comes with 'his & hers' sinks. Both of the bedrooms with en-suites also have access to the private patio at the rear of the apartment. [®]



*“Revealing Shoreditch’s
unique inner-city character,
the design is inspired by
the industrial past and a
renewed residential chic.
Comfortable yet edgy, the
design is effortlessly cool,
quintessentially urban”*

ALEXANDRA STEED
Landscape Architect, Alexandra Steed URBAN

CGI of The Waterson
Building with views down
the courtyard



Birds-eye view CGI of the site. One Waterson is located on the ground floor of the Waterson Building.

The main entry to Long & Waterson provides a dynamic gateway experience. Lush planting greets residents and visitors, while the living wall of climbers ascends the building leading towards the lobby. The landscaped gardens and outdoor spaces span four levels, including ground, sunken garden, podium deck and upper sundeck.

Waterson Street

1-3 LONG STREET

One Waterson
(ground floor)

Lobby

THE WATERSON BUILDING

Sunken garden

Private garden

Private garden

Sundeck

Podium

Courtyard

Main entrance

5-9 LONG STREET

Long Street

CGI of One Waterson
living area for illustrative
purposes only.



One Waterson

APARTMENT NUMBER

01
Ground Floor

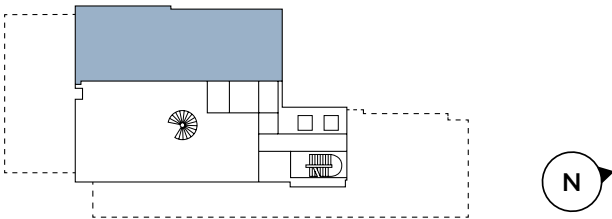
TOTAL AREA

Excluding Winter Garden 1,204 sq ft | 111.9 sq m
Including Winter Garden 1,315 sq ft | 122.2 sq m



	ft	m
Living/Kitchen	23'5" x 22'4"	7.1 x 6.8
Master Bedroom	15'9" x 10'4"	4.8 x 3.1
Second bedroom	14'1" x 10'1"	4.3 x 3.1
Third bedroom	10'0" x 9'11"	3.0 x 3.0
Winter Garden*	4'11" x 21'2"	1.5 x 6.4
Private Garden	612 sq ft	56.9 sq m

* Dashed line on plan denotes Winter Garden
* Greyed out section denotes communal space





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CGI of master bedroom in
a Waterson apartment for
illustrative purposes only.



“ We wanted to create an apartment that maximised both the indoor and outdoor spaces; one that has light spacious interiors, high-quality finishes and a style that is specifically designed to reflect the urban cool synonymous with Shoreditch. One Waterson is unique and the pinnacle of luxury at Long & Waterson.”

THE L&W TEAM

Specification

The interiors in One Waterson boast unique features, carefully selected by an international team of designers

KITCHEN

- Bespoke Italian kitchens by Poliform Varenna with Spessart oak veneered doors-to-base units and bronzed glass doors-to-wall units featuring a soft close function to doors and drawers and complemented by under cabinet lighting
- Caesarstone quartz worktops and splashback
- Integrated Miele appliances including:
 - Induction hob
 - Extractor for hob
 - Microwave and oven
 - Fridge/freezer
 - Dishwasher
- Under mounted stainless steel sink with Waterworks mixer tap
- Washer/dryer in utility cupboard (please speak to a member of the sales team to confirm the location)

BATHROOMS

- Natural Basaltina stone floors tiles in dark grey
- Wall tiled in unique bespoke marble mosaic
- Wall-mounted WC with concealed cistern
- Glazed steel Alape washbasin with dark stained oak vanity unit
- Feature light above vanity unit
- Mirror wall with demisting function and dark stained oak vanity unit with shaving point
- Waterworks taps and mixers

- White acrylic bath
- Waterworks overhead drench shower and separate hand shower to bath and shower rooms
- Electric underfloor heating with wall-mounted thermostat
- Towel rail
- Low-level night mode lighting on sensor switch

INTERIOR FINISH

- Walls and ceilings finished in white emulsion
- Satin painted architraves and skirtings
- High quality stained oak engineered hardwood timber floor throughout
- Stained veneered solid core apartment entry door
- High quality satin stainless steel ironmongery to all doors
- Bespoke lacquered fitted wardrobes featuring interior lighting and drawers by Poliform in master bedrooms only

WINTER GARDENS

- Frameless sliding folding top-hung doors

PRIVATE GARDENS

- Private gardens finished in timber decking (where applicable)
- In-ground planting with designed planters for privacy (where applicable)

ELECTRICAL

- Full smarthome integration via touchscreen panel (or smartphone app) providing control over:
 - Lighting fully programmable with scene setting option
 - Heating
 - Cooling
 - Future provision (or curtain) control in living room
- Lighting control with energy efficient LED downlighters throughout
- 5 amp lighting sockets to bedroom and living room areas
- Media connection hub to living room and bedrooms enabled for:
 - Digital HD TV/DAB and/or Sky Plus HD (multiroom)
 - Wired data networking
 - Telephone points (BT or Virgin)
- Brushed stainless steel switches and sockets
- Multimedia service ready:
 - High-speed fibre optic connection infrastructure directly into each apartment for data/telephone
 - Sky Plus HD/Sky Q ready
 - Virgin Media ready

HEATING & COOLING

- Wet underfloor heating system with wall-mounted thermostat to all areas except bathrooms
- Electric underfloor heating to bathrooms with wall-mounted thermostat
- Integrated comfort cooling with wall-mounted controller to living room and bedrooms
- High efficiency hot water system supplied from a centralised boiler system with a combined heat and power (CHP) unit individually metered to each apartment

SECURITY & PEACE OF MIND

- 24-hour concierge service
- Access to One Waterson via video entry phone system with direct link to concierge
- Entry to building via key entry fob
- Mains supply operated smoke and heat detectors with battery backup to apartment and communal areas
- Apartment comes with integrated alarm system
- Individual sprinkler system
- 24-hour CCTV coverage to communal areas
- 10-year Checkmate building warranty cover

AMENITIES

- Internal amenities designed by ODA
- Resident and guest entrance lobby and lounge/library
- Fully equipped residents only gym with adjoining male and female changing facilities
- Residents only treatment room
- Residents only steam and sauna facility with adjacent feature shower
- Residents only cinema room
- Secure ground floor cycle parking
- Secure undercover car parking (available for purchase by separate negotiation)
- Residents only gardens and sundeck designed by Alexandra Steed URBAN

Project team

DEVELOPER

Izaki Group Investments

ARCHITECTS

BuckleyGrayYeoman

Fletcher Priest

ODA

LANDSCAPE ARCHITECT

Alexandra Steed URBAN

INTERIOR DESIGN

ODA

SALES

Knight Frank

DESIGN, ARTWORK & MARKETING

Ignite

CGIs

V1

CONTACT

For further information
visit longandwaterson.com
or call [+44 \(0\)20 7613 9988](tel:+442076139988)

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Dimensions and sizes are approximate only and indicate maximum achievable areas. Apartment areas have been rounded to one decimal place. The dimensions and size for areas that feature a winter garden have the area of the winter garden included within the total area. The winter garden area has also been shown as a separate figure for reference. All sales remain subject to contract and terms and conditions apply to the contracts (details of which can be obtained from the Sellers solicitors). The information contained in this brochure is believed to be correct but its accuracy cannot be guaranteed and no such information forms part of any contract. Neither the seller nor their Agents nor any person in their employ has any authority to make or give any representation or warranty or guarantee (whether written or oral) in respect of or in relation to the development (or any parts thereof), unless such statement has been confirmed as being correct by the Sellers solicitors to the buyers solicitors in writing. All names used are marketing names only and final postal address's may be different. The Seller reserves the right to alter the specification design and layout of the flats as referred to in this brochure without prior notice. All interior photographs contained within this brochure are typical show suites and actual finishes may vary. May 2017. Design by ignitetv.com



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