

Nº9

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PEMBERTON  
PLACE





## Welcome to Hackney

Pemberton Place offers a rare opportunity to enjoy the very best of contemporary urban living. From expansive green spaces to the coolest East London bars and restaurants, these modern apartments are perfectly situated for you to make the most of it all. The building is approached from the tranquil Pemberton Place, a leafy cul-de-sac just off bustling Mare Street and within easy reach of London Fields. So whether you want to wander through Columbia Road flower market on a Sunday morning or socialise in one of London's coolest independent bars, Pemberton Place offers it all.



## Specification

### Kitchens:

- White gloss kitchen fronts
- Bosch oven
- Bosch microwave
- Bosch hob
- Bosch washer/dryer located in utility room where possible
- Integrated dishwasher
- Integrated fridge freezer
- Granite worktop
- Undermounted sink
- Splashback

### Balconies:

- Decked balconies
- Wall light

### Bathrooms:

- Wall hung toilet
- Concealed cistern
- Shower
- Semi-recessed basin
- Heated towel rail
- Vanity mirror

### Bedrooms:

- Fitted wardrobes

### Heating:

- Individual boilers with thermostats
- Under floor heating throughout

### Interior finishes:

- Wood effect floor throughout hallways, living room, kitchen, dining areas
- Carpet to bedrooms
- Tiled bathroom floors & wet areas
- Painted walls and ceilings
- Contemporary brushed stainless steel switches & sockets
- Stainless steel door ironmongery

### Lighting:

- LED down lighting throughout

### Audio Visual:

- Satellite television wiring
- BT telephone and internet points
- Secure video entry system

### Communal areas:

- Passenger lift to all floors
- Bike storage
- Secure post boxes to each apartment



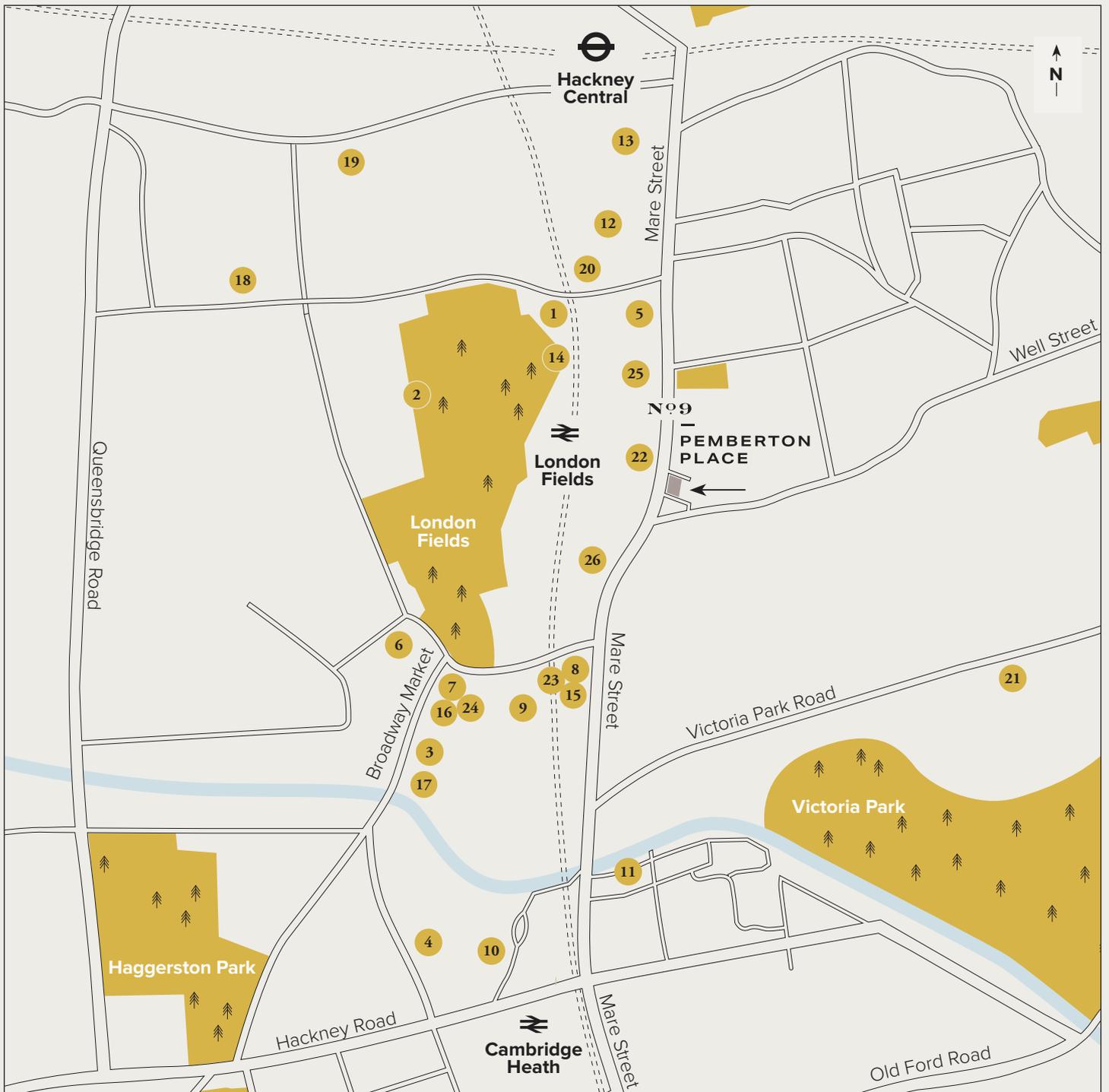
**Second floor**

<p><b>Apartment 1</b> 74 sq m / 801 sq ft</p> <p>Kitchen / living 7.2m x 4.4m Bedroom 1 4m x 4m Bedroom 2 2.5m x 3.6m</p>	<p><b>Apartment 4</b> 70 sq m / 757 sq ft</p> <p>Kitchen / living 5.9m x 4.3m Bedroom 1 4.1m x 3.1m Bedroom 2 4.4m x 3.1m Terrace 5.4m x 1.5m</p>
<p><b>Apartment 2</b> 64 sq m / 689 sq ft</p> <p>Kitchen / living 6.8m x 3.4m Bedroom 1 5.7m x 2.8m Bedroom 2 5.7m x 2.1m</p>	<p><b>Apartment 5</b> 86 sq m / 926 sq ft</p> <p>Kitchen / living 5.5m x 4m Bedroom 1 4.7m x 4m Bedroom 2 3.5m x 2.3m Bedroom 3 5.4m x 2.9m Terrace 9.5m x 6.3m</p>
<p><b>Apartment 3</b> 50 sq m / 540 sq ft</p> <p>Kitchen / living 8m x 5.6m Bedroom 5.2m x 3.3m Terrace 2.5m x 1.9m</p>	



**Third floor**

<p><b>Apartment 6</b> 39 sq m / 422 sq ft</p> <p>Kitchen / living 6.1m x 3.5m Bedroom 3.9m x 3.3m Terrace 6.3m x 1.4m</p>	<p><b>Apartment 8</b> 89 sq m / 953 sq ft</p> <p>Kitchen / living 6.8m x 5.6m Bedroom 1 4.7m x 3.4m Bedroom 2 4.5m x 2.2m Bedroom 3 4.5m x 3.4m Terrace 1 1.4m x 5.8m Terrace 2 1.5m x 2.7m</p>
<p><b>Apartment 7</b> 96 sq m / 1,035 sq ft</p> <p>Kitchen / living 4.7m x 6.3m Bedroom 1 3.9m x 3.2m Bedroom 2 4.4m x 3.5m Bedroom 3 5.6m x 2.8m Terrace 5.9m x 1.4m</p>	<p><b>Apartment 9</b> 66 sq m / 708 sq ft</p> <p>Kitchen / living 8m x 3.9m Bedroom 1 4.6m x 2.1m Bedroom 2 4.6m x 3.3m Terrace 8.0m x 1.9m</p>



## Local area

### Fitness:

1. FieldWorks Dance
2. London Fields Lido
3. Stretch Yoga
4. Fightzone London

### Shopping:

5. London Starlight
6. Fin & Flouncer
7. London Fields Sunday Market
8. Mare Street Market
9. Netil Market

### Culture:

10. Oval Space
11. The Lime Wharf
12. Hackney Museum
13. Hackney Empire

### Food & drink:

14. Pub on the Park
15. Netil360
16. Hill & Szrok
17. Market Café
18. The Prince Arthur
19. Footnote
20. LARDO
21. The Hemingway
22. Green Papaya
23. Bright
24. The Dove
25. Plant Hub
26. Martello Hall