

AN EXCLUSIVE LIFESTYLE **OPPORTUNITY WITHIN EASTCHEAP CONSERVATION AREA** IN THE FINANCIAL HEART OF

THE CITY OF LONDON

PRESENTED BY

Galliard

HURLINGTON

PROPERTY



AN INCOME IN

LONDON EC3



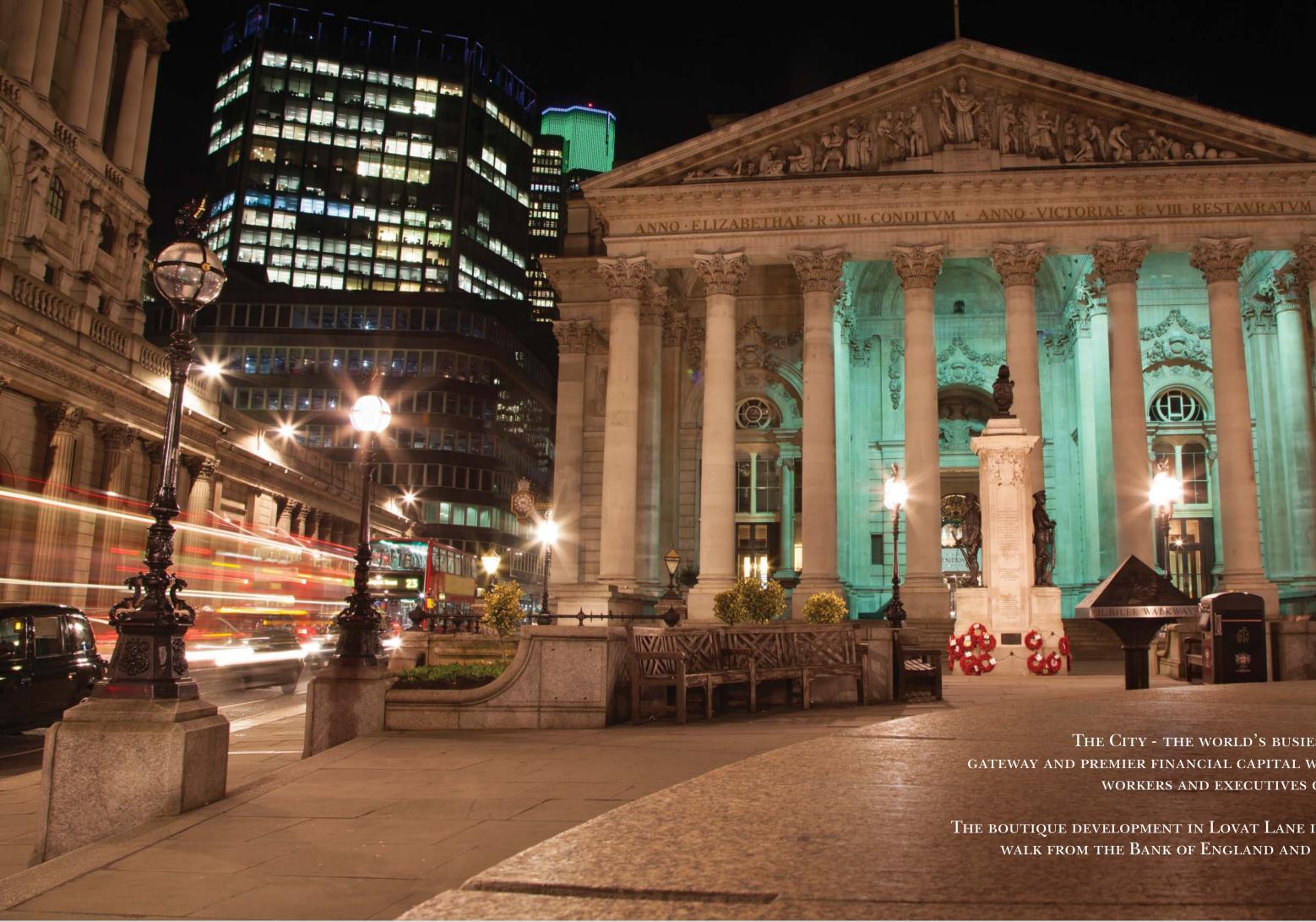
JUST 7 HIGHLY REFINED 1 & 2 BEDROOM APARTMENTS AND A SINGLE SUPERLATIVE TERRACED PENTHOUSE WITHIN

A SELECT BOUTIQUE DEVELOPMENT

NESTLED ALONG ONE OF THE CAPITAL'S MOST CHARACTERISTIC AND NOTABLE COBBLED LANES BORDERED BY EASTCHEAP AND MONUMENT STREET



21-22 LOVAT LANE LONDON EC3 T



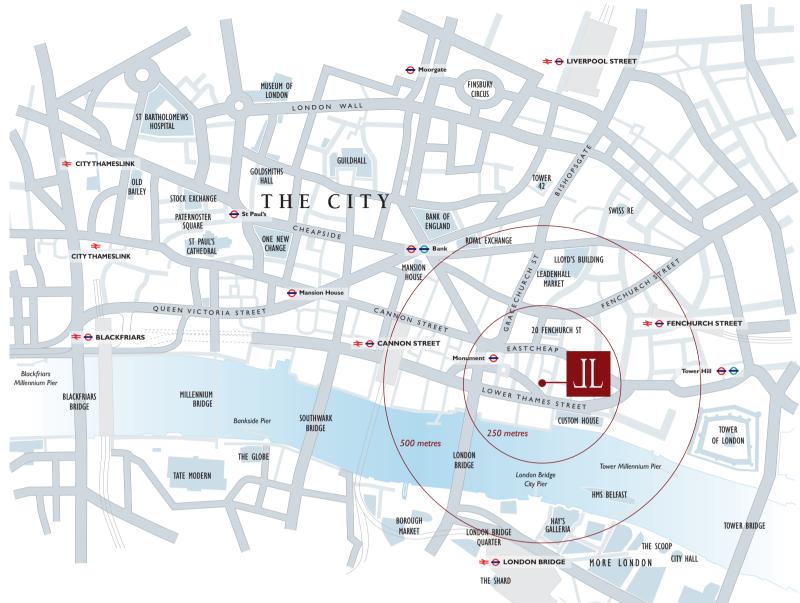
CITY LIVING SECOND TO NONE

No. Co-

THE CITY - THE WORLD'S BUSIEST INTERNATIONAL GATEWAY AND PREMIER FINANCIAL CAPITAL WITH OVER 300,000 WORKERS AND EXECUTIVES COMMUTING DAILY.

THE BOUTIQUE DEVELOPMENT IN LOVAT LANE IS JUST 10 MINUTES WALK FROM THE BANK OF ENGLAND AND ROYAL EXCHANGE.

> 21-22 LOVAT LANE LONDON EC3



A NICHE POCKET OF LONDON MINUTES FROM ZONE 1 CONNECTIONS, WORLD CLASS LANDMARKS, COMMERCE AND FINANCIAL POWERHOUSES

Residents at Lovat Lane will be within a few minutes walk of the Capital's tube network at Monument - which interlinking to Bank provides District, Circle, Northern and Central line services together with the DLR.

In addition, a 3 minute tube hop or 6 minute stroll to London Bridge will provide Jubilee Line and mainline connections from what is now the fourth busiest transport hub in the country.

Average journey times from Monument/Bank:

London Bridge	3 mins
Moorgate	4 mins
Temple	5 mins
Liverpool Street	6 mins
Westminster	9 mins
Tottenham Court Road	12 mins
Green Park	15 mins
Canary Wharf	15 mins
London City Airport	23 mins

Within a 250 metre radius of Lovatt Lane:

- The Monument
- Old Billingsgate Market
- Monument Underground +
- London Bridge
- 20 Fenchurch Street (The Walkie Talkie)

Within a 500 metre radius of Lovatt Lane:

- The Tower of London
- Fenchurch Street 嵀
- Cannon Street **₹** €
- Leadenhall Market
- Lloyds Building
- Royal Exchange
- Hay's Galleria
- More London
- HMS Belfast
- London Bridge City Pier 🚔
- Tower Millennium Pier ⇒









21-22 LOVAT LANE London ec3



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CITY LIVING SECOND TO NONE



The Capital on your doorstep

21-22 LOVAT LANE LONDON EC3 T

London Bridge Quarter

Situated immediately across London Bridge and a little over 5 minutes walk from Lovat Lane lies the iconic regeneration masterpiece of The Shard - a vertical city itself, shimmering above a dynamic new fusion of offices, public piazzas and one of the Capital's most prolific transport hubs.

Adjacent to the quarter and stretching from London Bridge downstream to Tower Bridge is some 13 acres of equally stunning architecture enveloped in More London.

Within 20 minutes walk:

- Borough Market
- London Bridge transport hub
- The Shard and The Place
- Hay's Galleria
- More London
- The Scoop
- City Hall
- Tower Bridge

THE SOUTH BANK

Stretching some 2 miles from London Bridge to Westminster Bridge, the district is home to Europe's largest centre for the arts - the 'Southbank Centre', with the Royal National Theatre and BFI Southbank lying adjacent. Being London's cultural heartland, the South Bank provides an endless repertoire of diverse entertainment, with many excellent restaurants, bars and al-fresco eateries.

Within 10 minutes by tube/ Waterloo:

- The London Eye
- London Aquarium
- Royal Festival Hall
- Imax Cinema
- Oxo Tower
- Tate Modern
- Shakespeare's Globe

The West End

Residents at Lovat Lane will be 15 minutes on the tube from Bond Street, its international haute couture fashion brands - and the surrounding shopping streets that redefine quality and luxurious retail excellence. Theatreland, Covent Garden, Soho, Leicester Square and London's royal parks - world famous names, culture, entertainment and nightlife, so deceptively close to the apartments at Lovat Lane.

Within 20 minutes by tube:

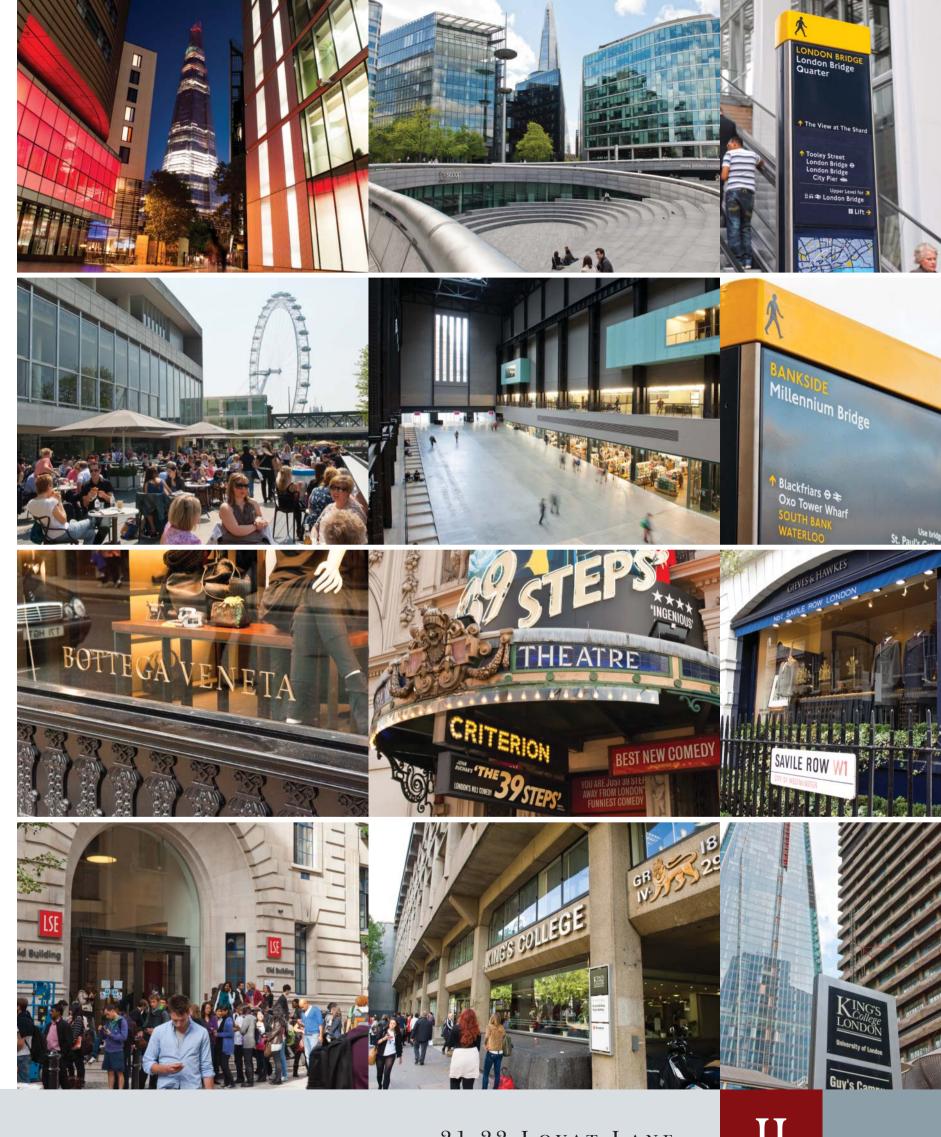
- Oxford Street
- Claridges
- Marble Arch
- Bond Street
- Covent Garden
- Regent's Park Theatreland
- Savoy Hotel

LONDON UNIVERSITIES

With one of the largest concentrations of universities and higher educational institutions in the world, London has a student population in excess of 400,000 students following the University of London external programme in some 180 countries across the globe. King's College Guys campus is around 10 minutes walk from Lovat Lane.

Within close proximity:

- King's College Guys campus
- London School of Economics
- King's College Waterloo campus
- University of Arts London
- University College London
- University of Wesminster
- King's College Strand campus



21-22 LOVAT LANE LONDON EC3 

Prestigious Apartments Specified for Executive London Living

- Choice of I & 2 bedroom apartments.
- 2 bed penthouse occupying entire floor.
- Private lift serving each level.
- High quality specifications and finishes throughout.
- Heating and comfort cooling to penthouse.
- Fully integrated mood lighting and scene setting with control option for Apple iOS or android devices.
- Ensuite to master in each two bedroom apartment.

PRESENTED BY

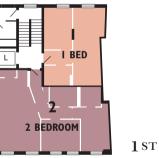
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LOVAT LANE





21-22 LOVAT LANE LONDON EC3





LONDON EC3

I Bed Apartment

Total area	34 sq.m.	366 sq.ft.
Living area Kitchen area Bedroom	2.8 x 2.4m	12'5'' x 8''6'' (max) 9'2'' x 7''10'' (max) 11'9'' x 7''10''
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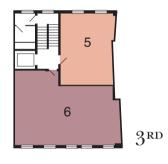
2 Bed Apartment

246		
Living/dining		
inc kitchen	6.2 x 3.9m	20'3'' x 12''9''
Bedroom I	3.7 x 2.4m	2' ''×7'' 0''
Bedroom 2	3.3 x 2.7m	10'9''×8''10''
Total area	59 sq.m.	635 sq.ft.





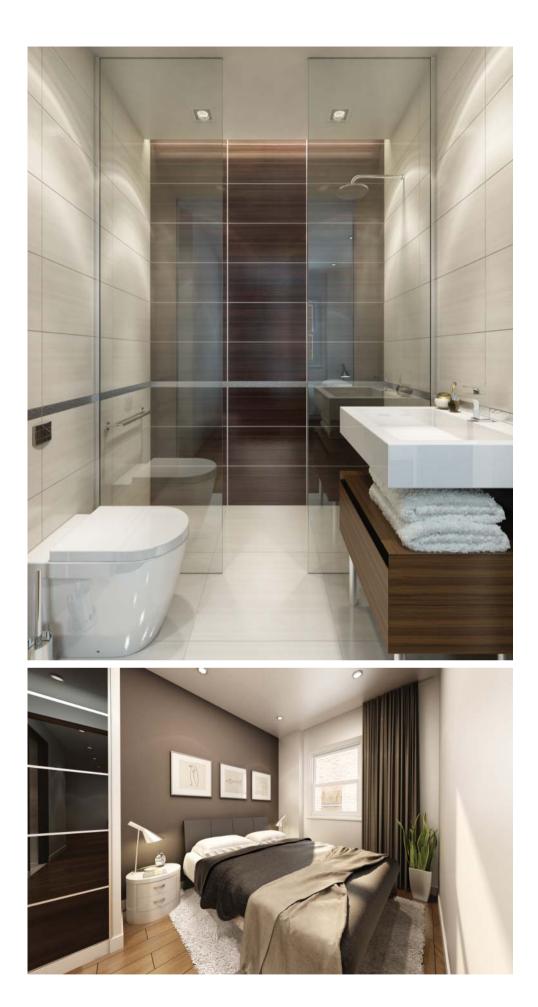








Apartments 1-6



1 ST

Apartment floor plans are intended to be correct, precise details may vary. Room dimensions and total areas stated are approximate and should be used as a guide only. Furniture and floor finishes shown for illustrative purposes only.

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Apartment 7

The penthouse

21-22 LOVAT LANE LONDON EC3 TT



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Apartment 7

21-22 LOVAT LANE LONDON EC3

With over 800 square feet of luxurious open plan living and sumptuous bedroom space, the Penthouse offers a truly exclusive residence for high end London living. With the majority of the principal living area being fully glazed floor to ceiling bi-fold doors opening onto a full width terrace, the living and dining area will enjoy cascades of natural lingt with a similar design feature to the master bedroom.



Complete with a combined heating and cooling system supplied from ceiling vents, mood and scene setting lighting control and rich walnut finish wood flooring throughout each principal room, the Penthouse offers the pinnacle of luxury at 21 - 22 Lovat Lane.



Preliminary Specifications

Living/Dining

Wide plank engineered wood flooring to living/dining and hall areas.

Thermostatically controlled electric underfloor heating.

Wood veneered doors with satin chrome door furniture.

Lamp circuitry with low voltage ceiling downlights/wall lighting where applicable.

Satin chrome switch and socket plates.

Cabling for Sky+ (or similar) and telephone sockets.

Pre-wired for high speed internet.

Fully integrated mood lighting and scene setting controlled via Apple iOS or android devices.

Kitchen

Custom kitchen units with high gloss laquer doors.

Stone slab worktops.

Fully integrated appliances to include stainless steel oven, ceramic hob, extractor, washer/dryer, dishwasher and fridge freezer.

Bedrooms

Wide plank engineered wood flooring to bedrooms.

Fully fitted wardrobe with internal drawers to master bedrooms.

Lamp circuitry with low voltage downlighting.

Cabling for Sky+ (or similar) to all bedrooms. Telephone socket.

Bathrooms

Walk in wet shower rooms (apartments 2, 4, 6 & 7).Stone tile floors with full height stone tiled walls.Bespoke design vanity units.Low voltage downlighting.White sanitaryware throughout.Wall mounted mixer taps.

Communal areas

Stone tile floor to entrance lobby with interior design finish.

Lift servicing each apartment floor level.

Security

Video entryphone security to each apartment.

High security multi-point locking entry door with spy hole to each apartments mains supply smoke and heat detectors.





Combined heating and cooling system.

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lomes





11 Westcliffe Apartments, 1 South Wharf Road, London W2 1JB

New Homes Team:

Sam Yakoubi - sam@fraser.uk.com Amy Paul - amy@fraser.uk.com Ahmad Baghbani - ahmad@fraser.uk.com

Tel: +44(0) 20 7723 1284

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