THE GAZZANO BUILDING
CENTRAL LONDON LUXURY
• EC1 •
An exclusive development of luxury 2 bedroom 2 bathroom apartments with stunning contemporary interiors.

THE DEVELOPMENT

'The award winning' Gazzano Building is a true London landmark, enjoying a prominent, yet coveted position within the Roseberry Conservation Area, subtly positioned in the heart of Clerkenwell between The City, Midtown, Kings Cross and Covent Garden.

PPR Estates are a property development company based just off The Strand in the heart of London’s West End that are committed to delivering an exhaustive programme of refurbishment, in order to create just 10 stunning apartments that adopt the finest in London’s creative urban styles.
Clerkenwell is a special part of London, steeped in its own history but also benefiting from its outstanding geographical position. Nestling betwixt the City and Central London, Clerkenwell provides a ‘buffer’ between the high powered financial district that dominates the Square Mile, and the more creative, exciting mixture of styles that is London’s inner sanctum – the dynamic West End. Numerous Central London landmarks are within walking distance so you really do live in the heart of it all with exciting choices whichever way you choose to turn.
LONDON LIVING

SHOPPING
London offers some of the best shopping in the world. One New Change, the award winning new retail centre at St Paul’s Cathedral, is only a short walk away from The Gazzano.

The ultra high end boutiques of the West End showcase some of the best fashion, couture and jewellery designers on the planet.

EATING
Clerkenwell has a rich and diverse fine-dining and cafe culture, providing a lively backdrop to any evenings entertainment. Marcus Waring’s new offering at Kings Cross, and Smiths of Smithfield at the historic Smithfield market highlight some of the best restaurants that the capital offers.

ARTS
The worlds arts crowd flock to London as an epicentre of both new and establish artists, dance, and theatre productions. The Tate Modern and it’s leading exhibitions, is within easy reach, as is the famous West End where classics and new productions are performed everyday of the week. The Royal Opera House, and Museum of London are other international attractions that lure local residents and international travellers alike.
Regarded as one of the city’s ‘must go’ gastronomic destinations, Clerkenwell’s Michelin starred restaurants, historic pubs and all-night bars attract healthy crowds who enter hungry and leave happy. This neighbourhood is not just for the foodies either, with its long held reputation as being at the cutting edge of creative art and design it is home to some of London’s most expressive and thought-provoking businesses. Known for its great entertainment options and stylish thinkers, Clerkenwell strikes a candid balance between opulently hip and decidedly professional. It doesn’t end there. With an abundance of high speed transport links, including Crossrail on your doorstep, you are provided with easy access to some of London’s most iconic landmarks.

LOCAL LIFE

Clerkenwell is considered to be one of London’s hippest and most historic locations. This Central London neighbourhood’s inner beauty matches its fashionable, urban exterior.
### TRANSPORT LINKS

If you fancy a little shopping or entertainment and you do not feel like coping with the bustle of the West End, Chelsea or Knightsbridge, you will discover a whole world of choice not far from your front door.

#### Trains from London St Pancras

<table>
<thead>
<tr>
<th>Destination</th>
<th>Time</th>
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<tbody>
<tr>
<td>Manchester</td>
<td>2h 9</td>
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<tr>
<td>Scotland</td>
<td>4h 45</td>
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<tr>
<td>Liverpool</td>
<td>2h 30</td>
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<tr>
<td>Newcastle</td>
<td>3h 15</td>
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<tr>
<td>Brighton</td>
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<tr>
<td>Birmingham</td>
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#### Airports

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<tr>
<td>London Heathrow</td>
<td>52 mins</td>
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<tr>
<td>London City Airport</td>
<td>55 mins</td>
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<tr>
<td>London Luton</td>
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<tr>
<td>Stanstead</td>
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#### Eurostar (from St Pancras)

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<tbody>
<tr>
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<td>2h 16m</td>
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<tr>
<td>Brussels-Midi</td>
<td>2h 1m</td>
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<tr>
<td>Geneva</td>
<td>6h 15m</td>
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<td>Amsterdam CS</td>
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#### Underground stations (walk to)

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<tr>
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</tr>
<tr>
<td>Kings Cross</td>
<td>17 mins</td>
</tr>
<tr>
<td>Russell square</td>
<td>15 mins</td>
</tr>
<tr>
<td>Holborn</td>
<td>16 mins</td>
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<tr>
<td>Angel</td>
<td>12 mins</td>
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#### Boris Bikes (walk to)

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<tbody>
<tr>
<td>Farringdon lane</td>
<td>2 mins</td>
</tr>
<tr>
<td>Margery street</td>
<td>6 mins</td>
</tr>
<tr>
<td>Tysoe street</td>
<td>6 mins</td>
</tr>
<tr>
<td>Northington street</td>
<td>10 mins</td>
</tr>
<tr>
<td>Wren street</td>
<td>11 mins</td>
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#### Crossrail

The Crossrail Vision is to deliver a world-class and affordable railway, safely, that meets the ever-growing transport needs of London in the 21st Century and beyond. Sitting right at the heart of the London network, Farringdon Station is fundamental to Crossrail meeting this aspiration.
Since completion, the building has won a number of awards including an RIBA regional award and the AJ/Robin Ellis First Building Prize. It has also been featured in numerous journals, exhibitions and architectural guidebooks to London.

The exterior is characterised by clarity of detail, with the solidity of the envelope progressively broken down and peeled back to reveal the inhabited spaces. A Cor-Ten steel rain screen is utilised for the street facades with setback aluminum framed glazing to the living areas. Over time, the Cor-Ten steel will take on a rich patina and the whole facade will develop in tone and texture, describing the exigencies of the site. This weathering will further suggest an empathetic relationship between the building and its neighbours.
THE BEAUTY IS IN THE DETAIL.
As you enter your open plan living area you’ll feel the room to breathe and the space to reflect on the buzz of this urban metropolis. The modern architecture draws natural light in abundance and you’ll be feeling the vibe of Central London living as you absorb and enjoy the very best custom made installations throughout your home. From bespoke hand crafted designer kitchens, natural wood and stone finishes and the very latest in design-led installations you’ll feel every bit as special at home as the City in which you live.
DESIGNED FOR LIVING
EXAMPLE
FLOOR PLAN

APARTMENT AREA
737 SQFT
68 SQM

RECEPTION ROOM
21'3" x 17'9" ft
6.5 x 5.4m

BEDROOM 1
12' x 11'6" ft
3.7 x 3.5m

BEDROOM 2
11' 6" x 9'6" ft
3.5 x 2.9m

All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice.
EXAMPLE FLOOR PLAN

APARTMENT AREA
776 SQFT
72 SQM

RECEPTION ROOM
20’ x 10’ 9” ft
6.10 x 3.28m

KITCHEN
15’5” x 7’6” ft
4.70 x 2.29m

BEDROOM 1
16’2” x 9’ ft
4.93 x 2.74m

BEDROOM 2
14’ x 8’6” ft
4.27 x 2.59m

All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice.
SPECIFICATION

Main Reception Hall
• High ceilinged reception hall with urban contemporary artwork
• Specialist exposed concrete and plaster finishes
• Stylish semi-industrial steel staircase
• Customised designer lighting
• Passenger lift

Entrance Halls
• Engineered wide oak wood flooring
• Recessed low voltage EH lighting
• Video entry phone

Reception Rooms
• Engineered wide oak flooring
• Recessed low voltage EH lighting

Kitchens
• Bespoke hand crafted designer kitchen
• Polished white quartz work surfaces with matching splashback
• A range of Siemens integrated stainless steel appliances including fan assisted oven and hob with extractor hood over.
• Brushed chrome monobloc mixer taps
• Engineered wide oak wood flooring

Bathrooms & En-Suite Bathrooms
• Full length bath to both bathrooms
• Clear glass and chrome shower screens
• Duravit sanitary ware throughout
• Hansgrohe taps, rain showers and hand showers as appropriate
• Heated chrome towel rails
• Low voltage EH lighting

General Specification
• Fully interior designed throughout
• Double glazed powder coated aluminium windows
• Muted wall colours
• Black powder coated FCB door furniture with magnetic locks
• Brushed nickel or satin chrome switches and sockets
• 10 year Building Zone Warranty

Heating
• Electric heating Energy efficient
• Under floor heating to all rooms

AV & Data
• Television points to reception and bedrooms
• Cable TV enabled
• A number of exciting upgrade packages from our New Home Technology suppliers are available by separate arrangement to include Sonos multi room audio distribution systems with flush ceiling mounted speaker systems (note: off-plan sales only)

Parking
• Permits for on street parking are available from London Borough of Islington.

Tenure
• Leasehold - 998 years from September 2004

Service Charge
• Approximately £1,500 per annum

Ground Rent
• £100 per annum
These particulars are not considered to be a formal offer and are only intended to provide an overview of the properties at The Gazzano Building. Although every care has been taken in the preparation of this brochure, it cannot be taken as a statement or representation of fact. Total areas provided are Gross Internal Areas and calculated under the RICS Code of Measuring Practice. PPR Estates operate a policy of continual improvement and as such, the specification and layouts may change during the course of construction. All internal images of The Gazzano Building are computer generated and indicative only. All distances listed are courtesy of www.walkit.com August 2013.