

# Welcome to Brick Lane

From sixteenth century Huguenot weavers to twenty-first century technology entrepreneurs, Shoreditch has long been an area that attracts and accommodates an eclectic array of people. Absorbing the diverse communities and cultures that have lived here over the years, it's evolved to become arguably London's most culturally diverse and artistically rich district.

The go-to address for London's latest restaurant openings, edgiest art exhibitions, trendiest boutiques and not to mention some of Banksy's best-loved murals, Shoreditch is increasingly affluent, yet maintains a firm grasp on its authentic gritty ambience. The result is an epicentre of entertainment and inspiration that draws creative types and cultural seekers in their droves.

Nestled just North of the City, with Farringdon and Clerkenwell to the West, and Islington's Angel a stroll or cycle along the Regent's Canal towpath, Shoreditch delivers everything you'll ever need in a neighbourhood, but is also perfectly placed to enjoy London's limitless opportunities further afield.





## Shoreditch Lifestyle

Located just off Brick Lane, in close proximity to Shoreditch High Street Overground and Liverpool and Old Street tubes, Grimsby Street benefits from the best that Shoreditch has to offer in all directions. With Columbia Road flower market to the North, Spitalfields to the South and the Boxpark pop-up mall in-between, shopaholics are spoilt for choice and no doubt well in need of the antipodean artisan coffee shops along the way.

Although quite rightly renowned for Brick Lane's curries and late-night bagels, there's plenty more to Shoreditch's food and drink scene. Sip a cocktail on the roof terrace of the Sir Terrace Conran designed Boundary Hotel, tuck in to a steak at Mark Hix's Tramshed whilst admiring some Damien Hirst artwork, or share summer rolls with friends at one of Kingland Road's many Vietnamese restaurants – safe in the knowledge that you can dance it all off at any one of East London's nightclubs, or sweat it out in the hot yoga studio at L!FE the next day.



## Built on history

Ever since Spitalfields market was first founded in the thirteenth century the area has been synonymous with a strong sense of community spirit and an international array of inhabitants.

The early success of Spitalfield's trade and the market's convenient location on the fringes of the city lured a transient community of immigrants which started with the Huguenot French silk weavers who fled France in the 1600s. Irish labourers followed in the 1700s, escaping the potato famine and finding construction work on the nearby London docks, with Eastern European Jews not far behind in the 1880s. The arrival of the flourishing Bangladeshi

community in the 1970s is still evident today by the plentiful curry houses that line Brick Lane, alongside the 250 thriving cafes, shops and businesses located around the Truman Brewery.

But it wasn't just international immigrants that flocked to East London. From Jack the Ripper to the Kray twins, the areas has long been a stomping ground for London's infamous inhabitants, even described in Charles Booth's 1898 'Descriptive Map of London Poverty' as a 'dark spot of extremely low life'. Today Shoreditch pays homage to it's illicit connotations with an 'anything goes' attitude, after hours fun and an abundance of interesting inhabitants.

# AMENITIES KEY PLACES TO :

## ENJOY ART

- ① Whitechapel Art Gallery
- ② Blackall Studios
- ③ StolenSpace
- ④ Geffrye Museum

## GET YOUR CAFFEINE FIX

- ⑤ Nude Espresso
- ⑥ Vintage Emporium
- ⑦ AllPress

## SAVOR SOME GREENERY

- ⑧ Allen Gardens

## WANDER AROUND A MARKET

- ⑨ Spitalfields Market
- ⑩ Columbia Road Flower Market
- ⑪ Brick Lane Market
- ⑫ Truman Markets

## A TREAT ON US

Due to the special relationship that Charles James has with the area a number of establishments as seen above have kindly offered a welcome package to all new tenants. For more details on this please contact the agents found towards the back of this brochure.

## DRINK, DANCE & BE MERRY

- ⑬ The Book Club
- ⑭ Bedroom Bar
- ⑮ Cargo
- ⑯ 93 Feet East
- ⑰ Vibe Bar
- ⑱ Callooh Callay
- ⑲ Queen Of Hoxton
- ⑳ Village Underground

## SPEND AN EVENING

- ⑲ Rich Mix Cinema
- ⑳ Aubin Cinema
- ㉑ Hot Tub Cinema
- ㉒ All Star Bowling Lanes

## IMPROVE YOUR FITNESS

- ㉓ Fitness First
- ㉔ L'fe Yoga
- ㉕ Body Studio
- ㉖ Frame

## INDULGE YOUR APPETITE

- ㉑ Tramshed
- ㉒ La Chapelle/Galvin
- ㉓ Sushi Samba
- ㉔ Duck and Waffle
- ㉕ New Street Grill
- ㉖ Dishoom
- ㉗ Bottega Prelibato
- ㉘ Rivington Grill

## STOCK THE PANTRY

- ㉑ Planet Organic
- ㉒ The Grocery
- ㉓ Tesco Metro

## FIND YOUR FASHION

- ④⑩ House Of Hackney
- ④⑪ Aida
- ④⑫ Blitz
- ④⑬ Present
- ④⑭ Box Park

## FURNISH YOUR NEW HOME

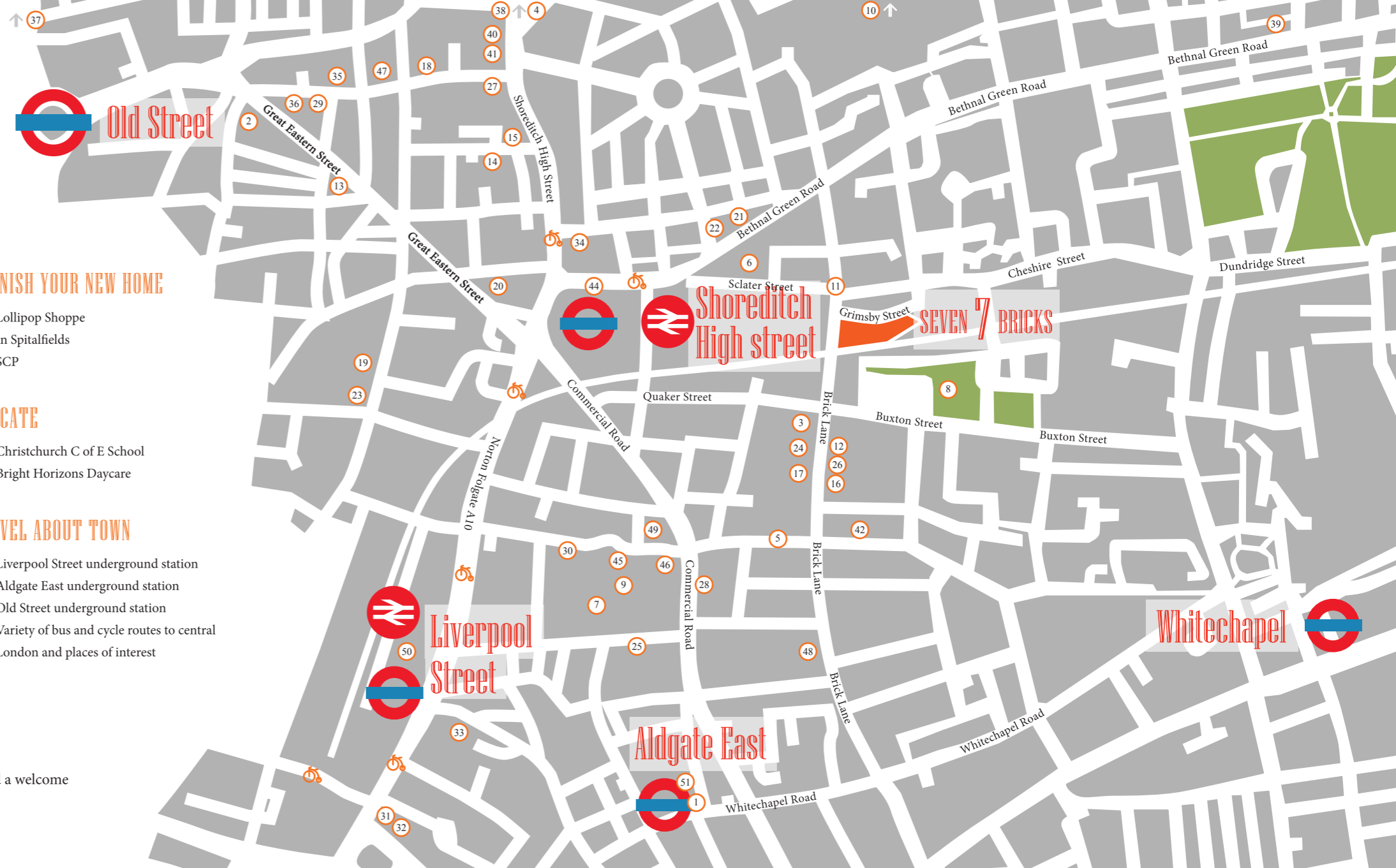
- ④⑤ Lollipop Shoppe
- ④⑥ In Spitalfields
- ④⑦ SCP

## EDUCATE

- ④⑧ Christchurch C of E School
- ④⑨ Bright Horizons Daycare

## TRAVEL ABOUT TOWN

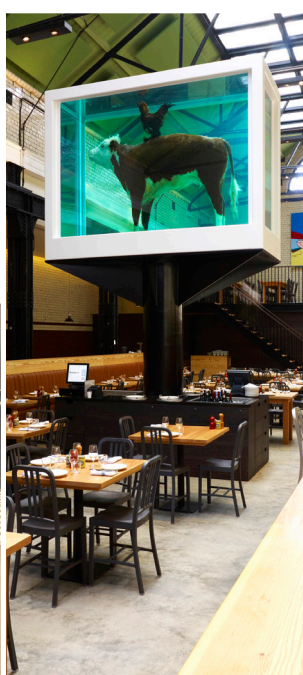
- ⑤⑩ Liverpool Street underground station
- ⑤⑪ Aldgate East underground station
- ⑤⑫ Old Street underground station
- ⑤⑬ Variety of bus and cycle routes to central London and places of interest













## LIVING SPACE AT ITS FINEST

Flooded with light from the double height mezzanine level and floor to ceiling windows, this versatile kitchen and living space is ideal for entertaining friends or working from home.

The open-plan kitchen and dining area make for a sociable set up, enhanced by the bespoke audio system and high specification features throughout.







## WELCOME HOME

Seven7Bricks is the latest development from Charles James. Situated just off London's iconic Brick Lane, the development comprises of seven units ranging from two to four bed properties, spread across up to three floors.

The ideal space to live, work and play, Seven7Bricks is a one-of-a-kind development, in demand for its distinctive features as much as its proximity to the never-ending entertainment and amenities Shoreditch has to offer.

Designed by a team of expert interior designers and furniture and feature specialists, the Seven7Bricks homes contrast interior black brickwork with light-enhancing floor to ceiling windows, a mezzanine level and reflective ceramic flooring for a light-filled space that oozes signature Shoreditch style.





## RELAX AND UNWIND

The bedrooms offer an abundance of natural light and welcoming space with sleek built-in wardrobes and solid oak flooring.

In the bathroom you will find the tranquility of a spa atmosphere from the back lit mirror to the feature tiled wall that accents a large bathtub and luxury rain shower.





# LIKE NO OTHER. WELCOME TO THE FUTURE OF LUXURY LIVING

Perfect for intimate occasions, social events, working or creating a hide away in the city. These beautiful homes have been designed with ease, comfort and detail in mind. The high end finish is highlighted by sleek industrial accents creating a contemporary yet warm and relaxing home environment.

Each apartment boasts several key features including integrated sound and lighting systems enabling you to create an atmosphere tailored to your needs.

Apple TV and audio systems allow you to listen to podcasts, watch on demand movies and sync your favourite playlists from your smartphone, tablet, or laptop with bespoke sound available

throughout. The in built, soft focus and neon accent lights are only extenuated by the Tom Dixon pendant light.

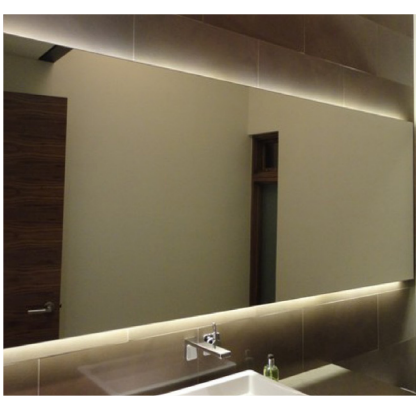
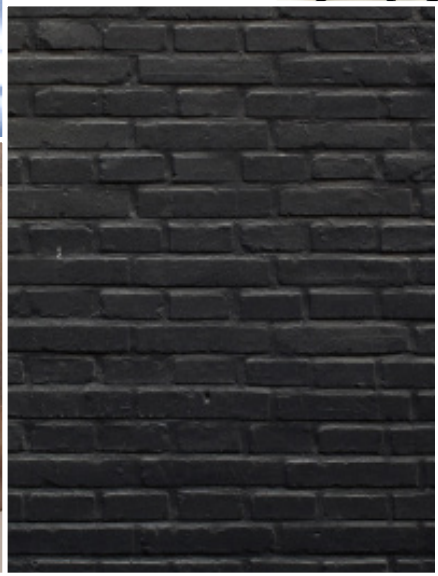
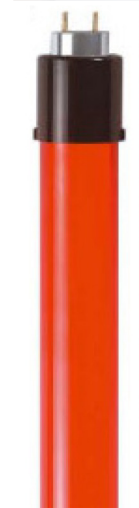
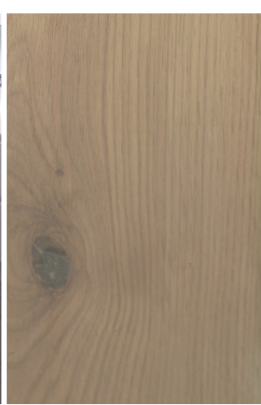
The contrast between the luxury fitted kitchen's high performance Corian worktop & splashback with integrated sinks and latest Smeg appliance technology are mellowed by the soft, heritage solid oak flooring throughout the bedrooms and living room. Whilst in the bathroom, rich feature tiles are only outshone by the large rain shower.

All Seven7Bricks homes are fitted with bespoke sound proof insulation throughout to ensure you live in this vibrant area without disturbance from both transport and city. The atmosphere

created in this apartment is one of work, rest and play in equal measure which strikes the perfect balance for modern city living, matching this envious location.

Welcome your guests using the colour wall-mounted video entry panel with 3.5" LCD colour display.

Feel comfortable at home and away with a state of the art intruder detection system which will inform you along with a policed response should the alarm be activated. Each owner will also have the ability to disable the alarm system using remote mobile phone access.



# APARTMENT 1

## 3 DOUBLE BEDROOMS

### Dining Room:

Reinforced glass flooring  
Black brick feature wall  
Soft focus lighting  
Tom Dixon Beat pendant light

### Kitchen:

Breakfast bar  
Gloss white units  
Corian worktops  
Bevelled Edge Induction Hob  
Smeg multifunction oven  
Smeg telescopic extractor  
Smeg integrated dishwasher  
Smeg integrated fridge freezer  
Encapsulate orange strip light

### Living Room:

Heritage solid oak Versailles floor  
Detailed, screwless, steel electrical fittings

### Bedroom:

In-built gloss white wardrobe  
Wardrobe auto LED shelf lights  
Heritage oak engineered floor

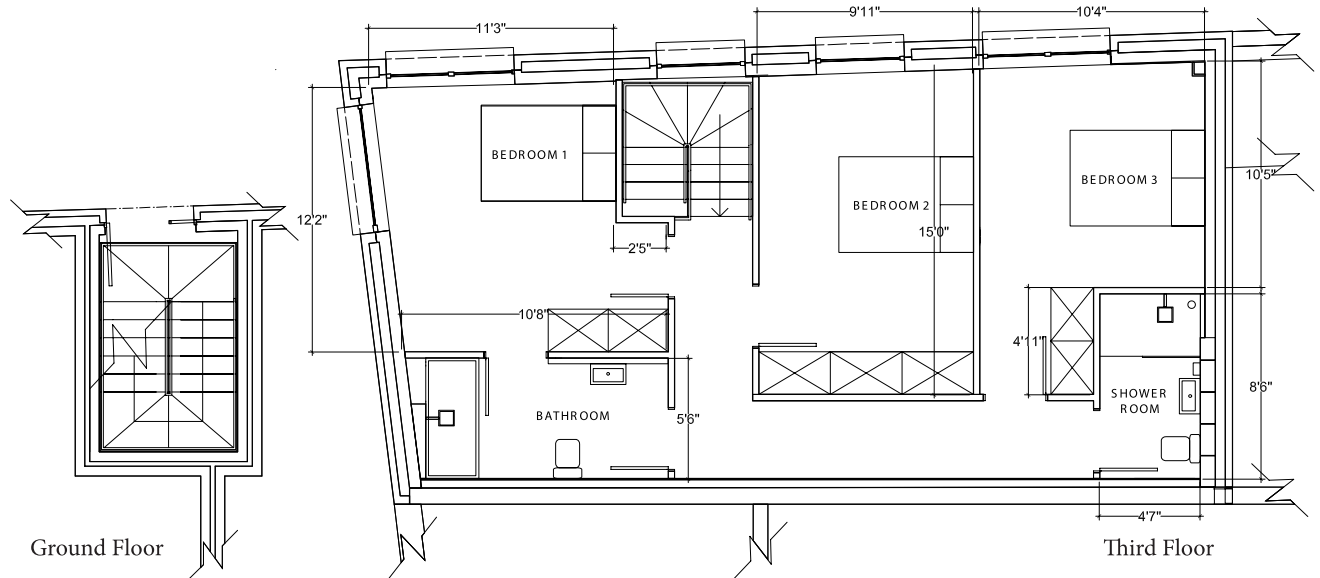
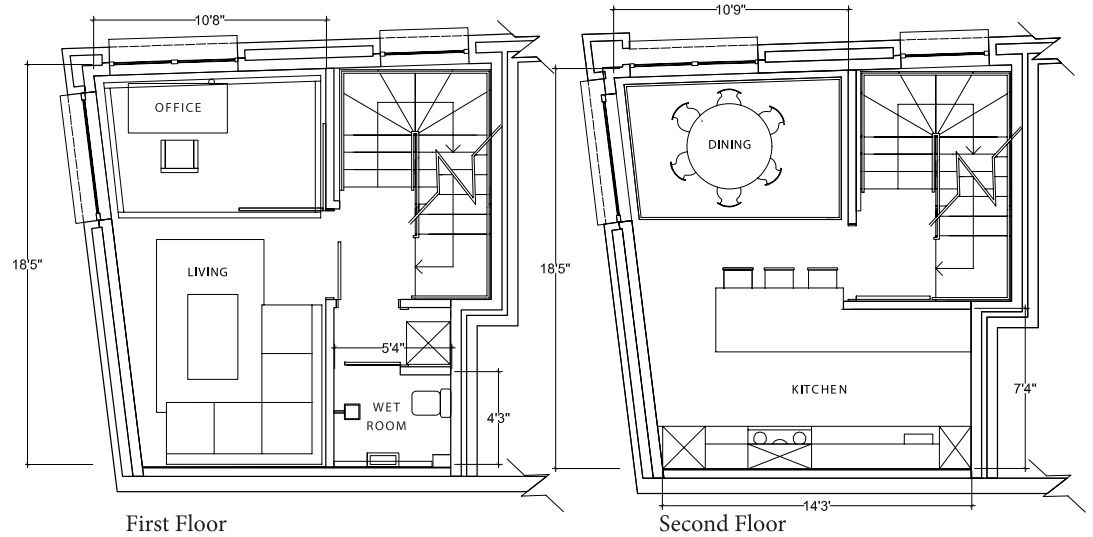
### Wet Room:

Feature wall tiles  
Black penny round floor tiles  
Large cloud rain shower  
Chrome towel rail  
Back-lit wall mounted mirror  
Walk in shower

### Technology:

Apple wireless integrated TV  
and audio system

TOTAL APPROX  
FLOOR AREA  
1411.4 SQ FT  
(131.15Q M)



# HOUSES 2 - 6

## 2 DOUBLE BEDROOMS

### Open planned Kitchen, Dining and Living Room:

- Double height ceiling
- Gloss white kitchen units
- Corian worktops
- Cucina touch control hob
- Smeg multifunction oven
- Smeg telescopic extractor
- Smeg integrated dishwasher
- Smeg integrated fridge freezer
- Encapsulite orange strip light
- Soft focus lighting
- Wall wash down light
- Tom Dixon Beat pendant light
- Heritage solid oak Versailles floor
- Detailed, screwless, steel electrical fittings

### Bedroom:

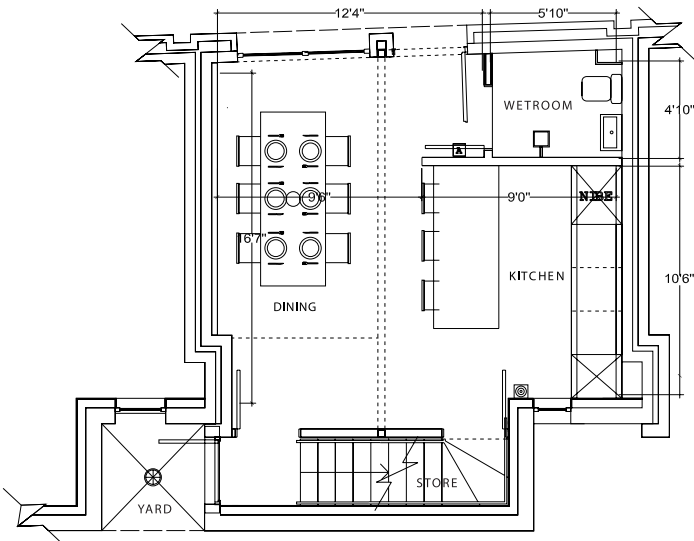
- In-built gloss white wardrobe
- Wardrobe auto LED shelf lights
- Heritage oak engineered floor

### Wet Room:

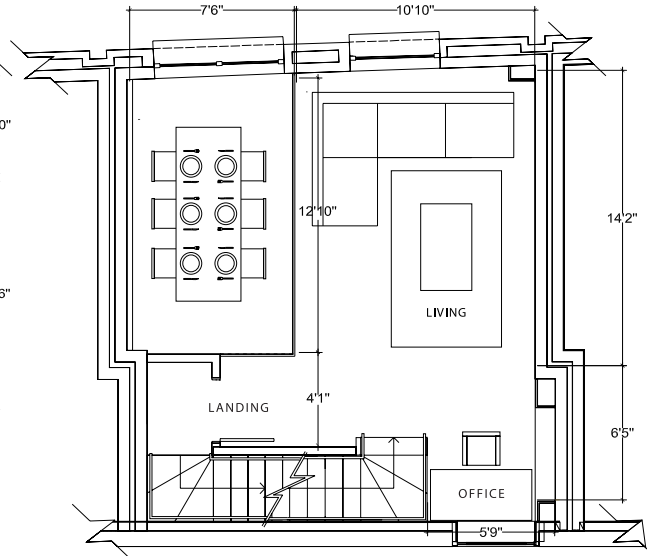
- Feature wall tiles
- Black penny round floor tiles
- Large cloud rain shower
- Chrome towel rail
- Back-lit wall mounted mirror

### Technology:

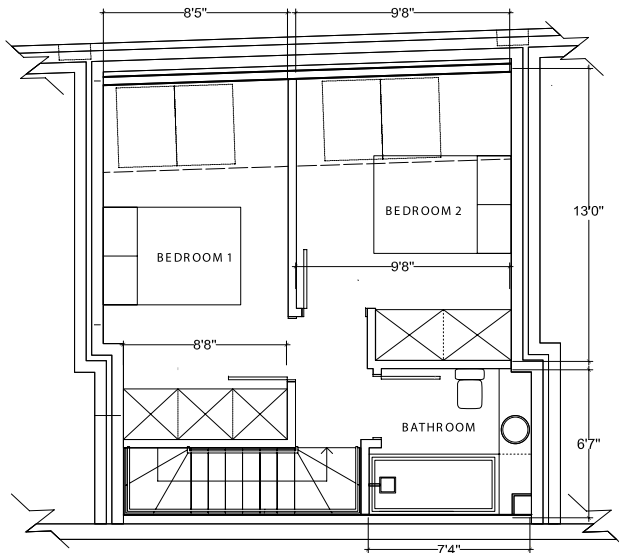
- Apple wireless integrated TV and audio system



Ground Floor



First Floor



Second Floor



TOTAL APPROX FLOOR AREA  
1023.1 SQ FT (95.1SQ M)



# APARTMENT 7 4 BEDROOMS

## Open planned Kitchen, Dining and Living Room:

- Exposed Brick work
- Gloss white units
- Corian worktops
- Bevelled Edge Induction Hob
- Smeg multifunction oven
- Smeg telescopic extractor
- Smeg integrated dishwasher
- Smeg integrated fridge freezer
- Encapsulite orange strip light
- Heritage oak Versailles flooring
- Exterior Terrace Balcony

## Bedroom:

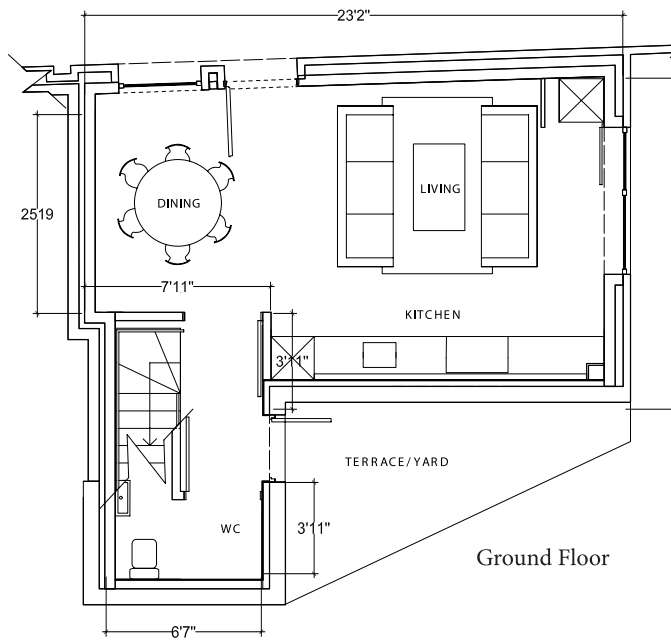
- In-built gloss white wardrobe
- Wardrobe auto LED shelf lights
- Heritage solid oak Versailles floor

## Wet Room:

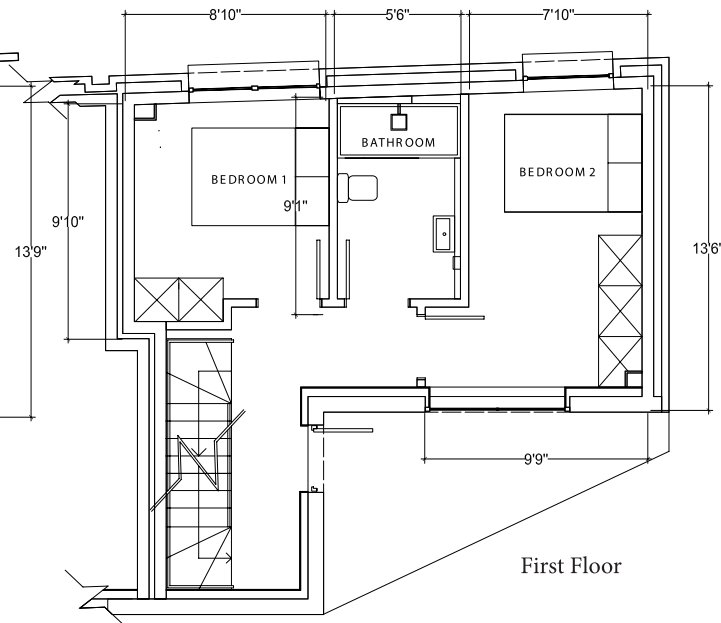
- Feature wall tiles
- Black penny round floor tiles
- Large cloud rain shower
- Chrome towel rail
- Back-lit wall mounted mirror

## Technology:

- Apple wireless integrated TV and audio system



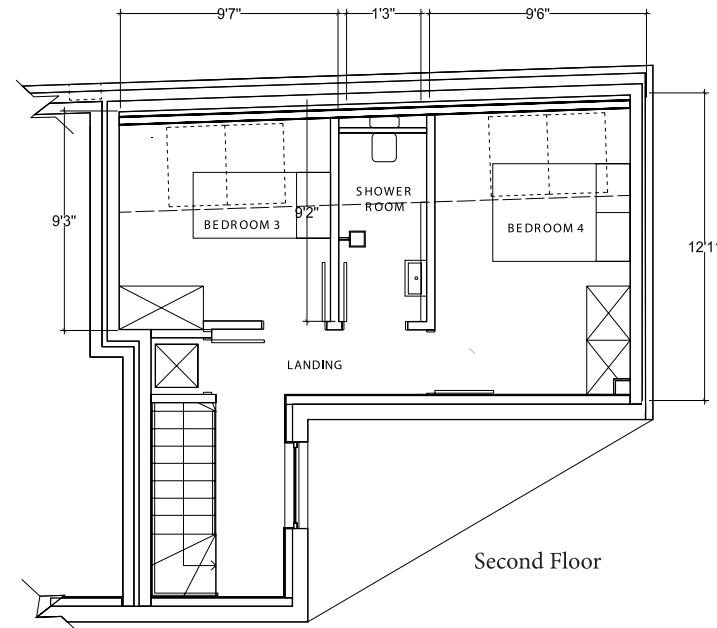
Ground Floor



First Floor



TOTAL APPROX FLOOR AREA  
1101.1 SQ FT (102.35 SQ M)



Second Floor

## YOU'RE IN GOOD HANDS

Charles James Developments are an award-winning, family-run property development company specialising in small to medium properties in London and the South East of England.

Priding themselves on their professional services and superior workmanship, the Charles James team are involved at every stage of the development process, working hand in hand with an expert team of architects, planning consultants, interior designers and their in-house construction team to offer distinctive homes with a difference.

Charles James are always looking for new sites to build thriving residential developments. Contact the team today if you'd like to discuss a development opportunity.

## AFFILIATES

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