



CONTENTS

NTRODUCTION	01
EXTERIOR	02
OCATION	03
SLINGTON LIFESTYLE	05
OPEN SPACES	07
1AP & LOCAL AREA	09
RAVEL	11
NTERIOR	13
SPECIFICATION	25
PLANS	33
DEVELOPER	43

LUXURY & LOCATION

Opposite the exclusive Square of the same name comes -

The Claremont

- a boutique development comprising one, two and three bed apartments.

Designer interiors, cutting edge technology, The Claremont fuses the modern in amongst traditional architecture in an area steeped in history.

With all the benefits of Islington on the doorstep and the major transport hub of King's Cross a 10 minute walk away, *The Claremont* is effortlessly connected to every part of the city and beyond.



Computer-generated image of *The Claremon* exterior facade















LUXURY & LOCATION

Situated in the centre of Islington, The Claremont has Angel Underground Station a short five-minute walk away, along with a diverse range of boutique shops, gastropubs, hip restaurants, bars and some of the best clubs in the city a stroll away.

King's Cross Station is a short walk to the west, offering easy connections via tube or overground trains, while the financial centre of the City is a 14-minute journey over to the east.

Exmouth Market and Amwell Street are to the south of The Claremont, with unique shops, boutiques, bars and cafés to unwind in. City University London is a 12-minute walk away, and the shops of Oxford Street are just 17 minutes on the tube.

PICTURE

(Left) Islington has undergone a transformation over recent years, but its creative an diverse history is still yery visible.







STAR OF THE NORTH

Islington is teeming with creativity – from the diverse range of galleries such as the innovative Cubitt Gallery, the avant garde October Gallery and the Estorick Collection of Modern Italian Art, known for its Futurist works, to the series of impressive theatres.

The internationally renowned Almeida constantly wows audiences, while the Old Red Lion Theatre offers a fringe programme second to none. Sadler's Wells is very nearby and offers world-class exhibitions of dance.

The nearby London Canal Museum, Charles Dickens Museum and Islington Museum are the perfect places to explore the history of the area, offering extensive collections of books, paintings, photographs and memorabilia.

There is also a Vue multiplex cinema in the Angel Central Shopping Centre showing all the big releases, while the Everyman Screen on the Green has a superb independent film selection, and there have even been floating cinemas on the canals nearby.

THE URBAN PLAYGROUND

The Claremont is surrounded by a diverse mix of unique and fabulous shops. Amwell street, just past Claremont Square, is a historic area and here you will find milliners, antiques, vintage jewellery, unique pubs and cafes. The area even has its own Amwell Society.

Further south is Exmouth Market, a treasure trove of wine shops, quirky boutiques, indy bookshops, and lots of others gems with great puns (Barber Streisand barbershop, Bagman and Robin leather shop).

There is an extensive selection of bars, pubs and gastropubs, including the relaxed Fullers pub, The Crown, which does a delicious Sunday roast, the traditional Harlequin with the raucous pub quiz, and The Chapel Bar, London's finest private hire bar.

The range of restaurants includes everything from the perennial favourite Frederick's to the award-winning Moorish cuisine from Moro in Exmouth Market, casual dining at Royal Thai to delicious pizza from Vigata and Jamie's Italian. For beautiful fresh foods, Ottolenghi is always worth a visit.

PICTURES

(Below) Islington's quiet residential streets make an ideal location for some of London's finest Victorian pubs, some of which have been serving locals and visitors for over 100 years.



(Above) From hillside parks, grand buildings and some of the city's finest restaurants and bars, North London makes a great place to be.





05/06

SPACE TO GROW

The Claremont is surrounded by areas of natural beauty. One of the closest is the beautiful Joseph Grimaldi Park featuring a playground, basket ball courts and a lovely range of flora.

Regent's Canal is a short walk away from The Claremont, and the perfect place for a cycle along the canal paths, all the way over to the epic Victoria Park.

On Islington High Street and Upper Street, you will find all the main supermarkets, high street shops and independent boutiques, and Camden Passage houses an exhaustive range of beautiful antiques shops to cater to all tastes.

PICTURES

a multitude of green spaces within walking distance from The Claremont which include stunning rose gardens, cafés, sports pitches and even an open-air theatre.





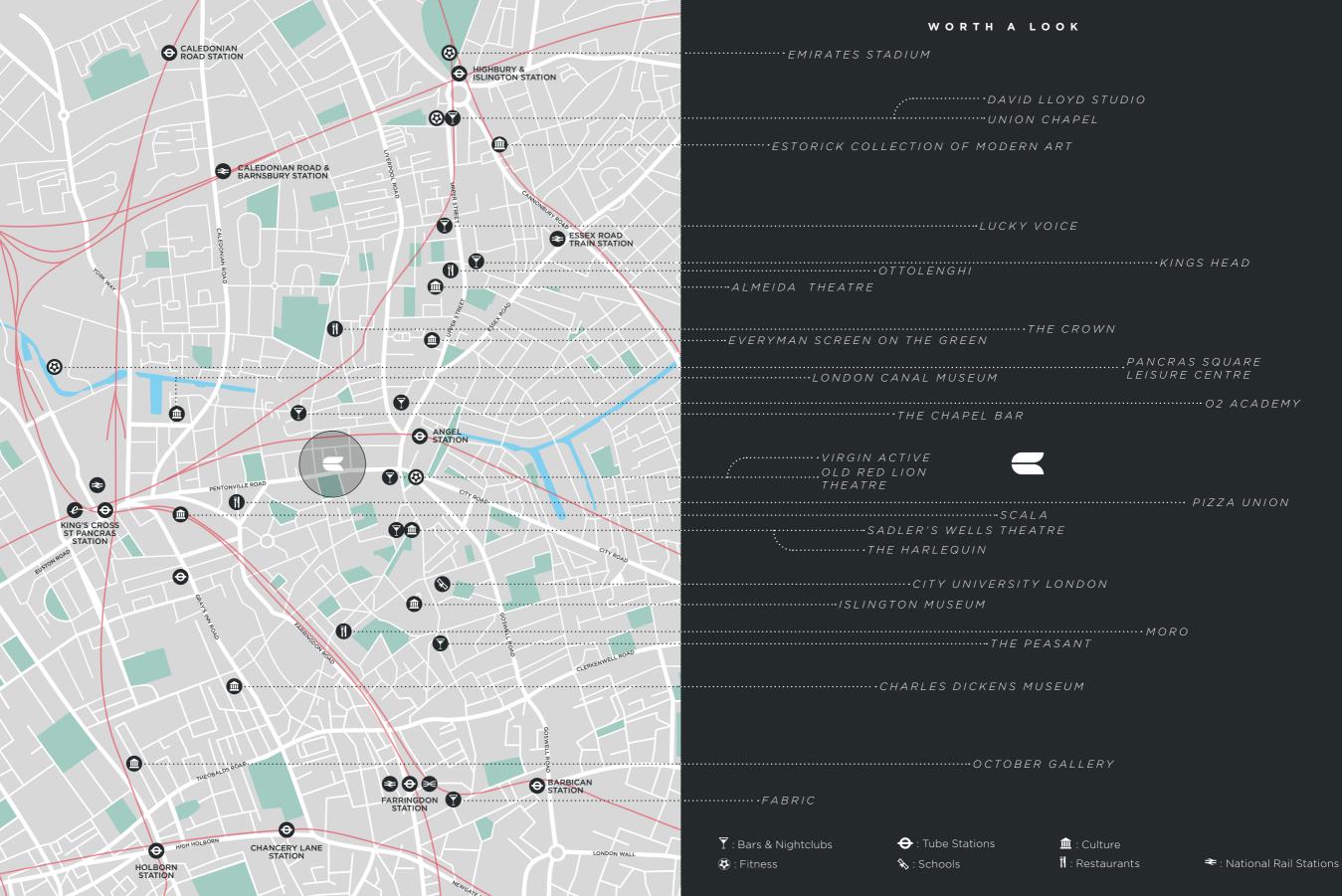








07/08



ONLY BUILT FOR CLAREMONT LINKS

The Claremont is in one of the best connected locations in London. King's Cross St Pancras is a 10 minute walk away, and is one of the biggest transport hubs in Europe, as it links six London Underground lines with two national mainline train stations and international high speed rail to Paris and Brussels.

Angel Underground Station is 5 minutes walk from The Claremont, and offers Northern line services, on which it is a 9 minute journey to the City.

From Highbury & Islington Station, 11 minutes on the bus, there is an underground tube stop on the Victoria line. There are also overland trains on the North London and East London Lines, which connect to Clapham Junction, New Cross, Canada Water, Crystal Palace and Croydon.

The proposed Crossrail 2 will run between Surrey and Hertfordshire, providing a new rail link across London, travelling via Victoria, Kings Cross St. Pancras and Angel, adding further travel options for commuters.

Nowhere is far from *The Claremont*.

lourney times
ubject to change.
All times provided
by TFL.gov.uk
: denotes nearest
tation/stop to The



11/ 12





THE CLAREMONT

PICTURE

Computergenerated image of *The Claremont* residential lobby.



YICIURE

Computergenerated image of *The Claremont* living area.



PICTURE

Computer-generate image of *The Claremont* kitchen.





TCTURE

-computer generated image of *The Claremont* bedroom.



PICTURE

Image of *De Grussa*House, a Roca
development with
similar specification

THE CLAREMONT

- Tenure 125 Year Lease
- Ground Rents £450 PA
- Service charge to be confirmed
- Build Zone 10 Year building warranty
- CCTV

LOBBY

- Marshalls 'Moselden' Limestone floor tiles to main entrance and stair-well
- Polished plaster & matt painted walls
- Wandsworth: The Infinity Collection screwless design electrical sockets, plates and switches
- Blanco Twin ceiling lights with drop ceiling perimeter led rope lights
- Full height pivoting glass to entrance
- Appalachian satin stainless steel ironmongery to residential entrance and all communal doors
- Wall mirror feature in distressed bronze

KITCHENS

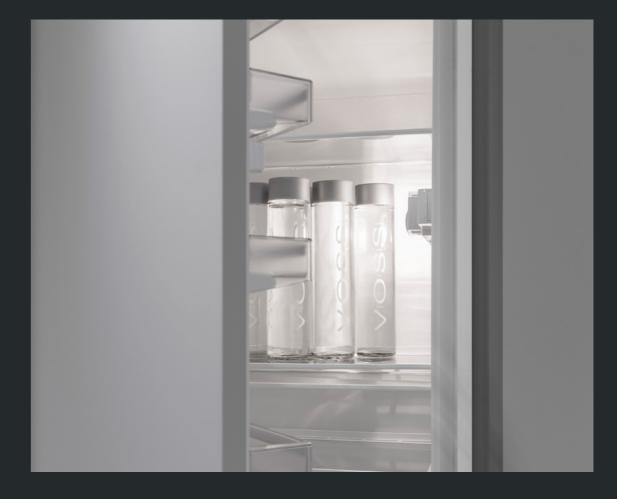
- 20mm white quartz worktops
- White glass splash backs
- Siemens IQ range integrated appliances throughout (oven, hob, microwave, dishwasher, washer dryer, fridge/freezer or fridge and freezer)
- Elica integrated canopy hood
- Essentials brushed steel under counter sink with 180 Minta single lever stainless steel tap
- Integrated Siemens Wine Cooler (penthouse only)

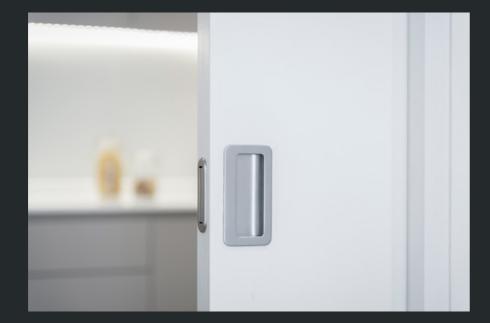
WALLS AND CEILINGS

 Dulux matt brilliant white throughout apart from bathrooms and en-suite



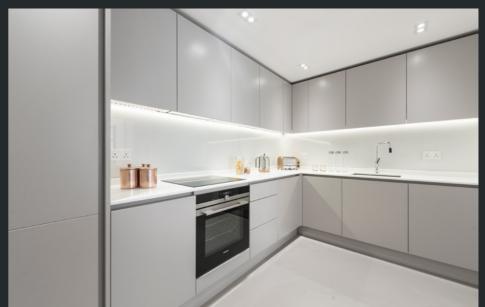








House, a Roca development with similar specification to The Claremont



DISCLAIMER

All fit and finish is provisional and subject to change

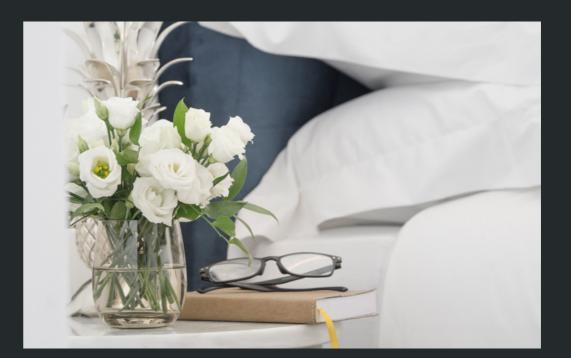
27/28

SPECIFICATION



DISCIAIMER

All fit and finish is provisional and subjecto change.



BEDROOMS

- Wardrobes and Dressing Rooms:
- Fitted wardrobes with either Wenge real wood veneer doors or mirrored sliding doors
- Slim handles finished in Dark Coffee laquer finish
- Dressing rooms will be doorless, finished in Wenge real wood veneer
- Hinges and drawers to be soft close

DOORS

- Entrance: full height spray finish with Appalachian stainless steel ironmongery
- Internal: full height spray finish with Atlantic Senza Pari satin stainless steel ironmongery
- Pocket: spray finish with Star Tec flush pull handles in stainless steel

FLOORING

- Senso (Zinc) flooring to en-suites
- Senso (Earth) to family bathrooms
- Senso (Earth) to kitchen
- Lano carpets to bedrooms

ELECTRICAL AND LIGHTING

- Wandsworth: The Infinity Collection screwless design electrical sockets, plates and switches throughout
- Astro Taro Twin and Taro Adjustable down-lighters in white to hallway, kitchen and receptions
- LED perimeter rope lights
- Astro trimless square wall down-lighters
- Intalite Big White LED floor & wall up-lighters
- Recessed Blanco Twin ceiling lights
- Slim Intalite Big White lights to balcony walls
- Fob-operated door entry-phone system

PICTURES

Images of *De Grussa*House, a Roca
development with
similar specification
to *The Claremont*







DISCLAIMER

All fit and finish is provisional and subject to change

SPECIFICATION

FAMILY BATHROOMS

- Duravit wall hung toilet with Stark 3 soft close seat and Grohe Rapid SL cistern
- Duravit bath, end waste and Crosswater filler with Novellini bath tub screen
- Crosswater shower head, hand held shower and thermostatic shower valves all finished in chrome
- Zone Verso rectangular wall hung basins to certain WCs
- Frameless silver mirrored built in cabinets
- Vogue wall mounted towel rail

EN-SUITES

- Walk in shower with seamless clearglass screen
- Crosswater shower head, hand held shower and thermostatic shower valves all finished in chrome
- Duravit Vero wall hung basins with Crosswater mixer with chrome finish
- Frameless silver mirrored built in cabinets
- Vogue wall mounted towel rail

STAIRCASE

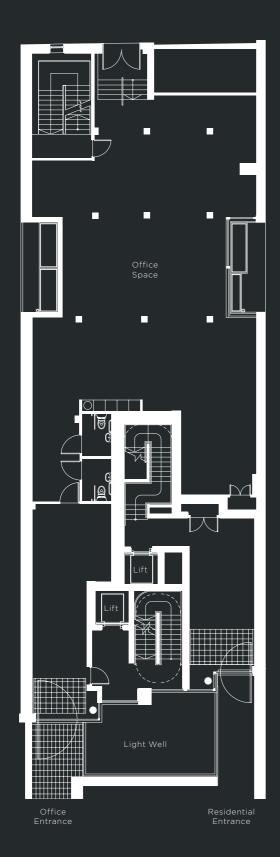
- Brown carpet with bronze glass risers and balustrade, bronze finish handrails and stair nosings
- LED perimeter rope lights

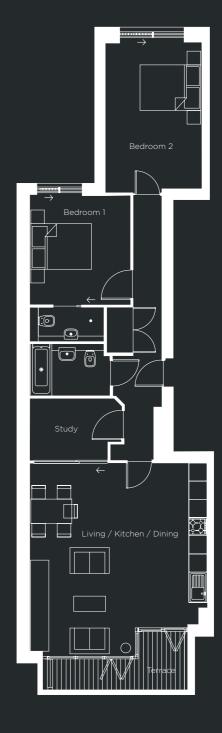
IIFI

- Bronze satin stainless steel cladding, architraves, handrails and skirting
- Bronze distressed mirrior to the interior

PICTURES

House, a Roca development with similar specification to The Claremon

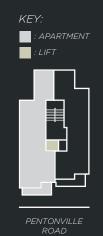




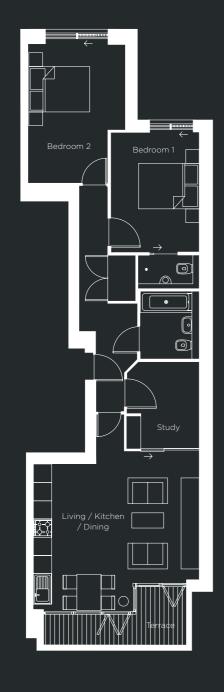
TOTAL AREA

Living / Kitchen / Dining Study

955.8ft² 10'6" x 16'1" 75.3ft²





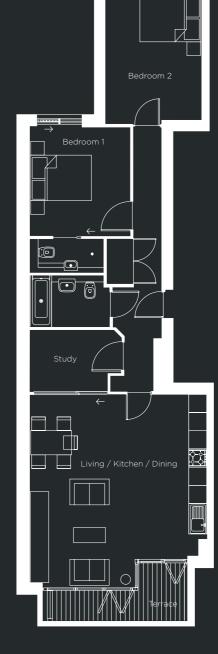


TOTAL AREA

: APARTMENT : LIFT PENTONVILLE ROAD

840.7ft²

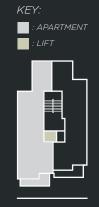
78.1m²



TOTAL AREA

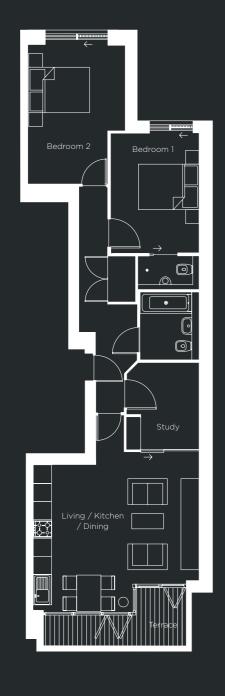
Living / Kitchen / Dining

955.8ft² (10'6" x 16'1") 75.3ft²



PENTONVILLE ROAD



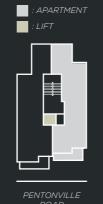


TOTAL AREA

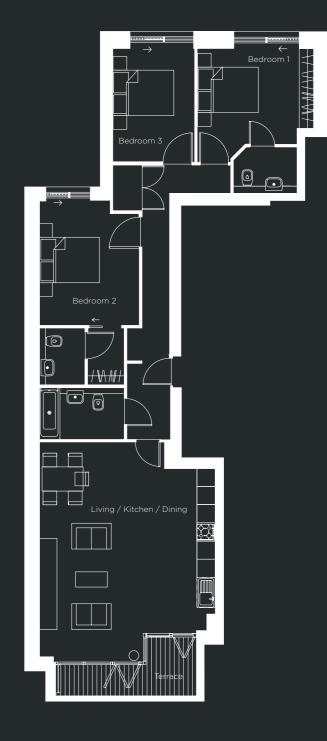
: APARTMENT : LIFT PENTONVILLE ROAD

840.7ft²

78.1m²





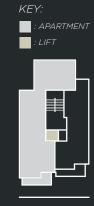


TOTAL AREA

Living / Kitchen / Dining

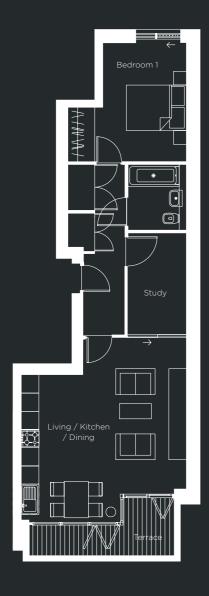
104.4m²

1123.8ft²



PENTONVILLE ROAD



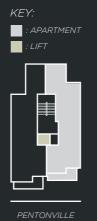


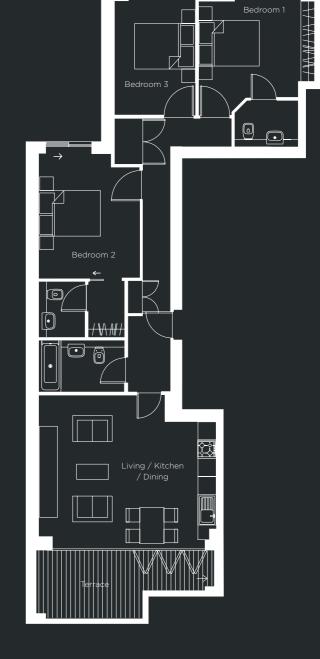
63.1m²

679.2ft²

TOTAL AREA



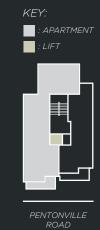




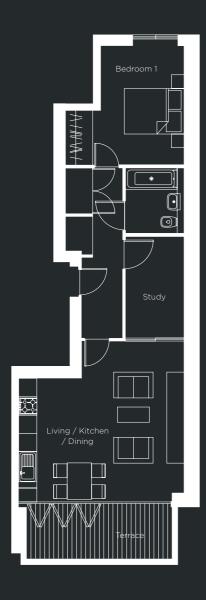
TOTAL AREA

Living / Kitchen / Dining

998.9ft² 7'7" x 12'6" 118.4ft²





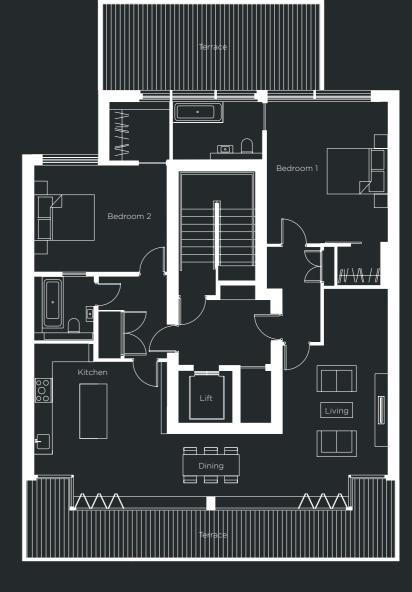


: APARTMENT : LIFT PENTONVILLE ROAD

TOTAL AREA

60.9m²

655.5ft²



TOTAL AREA

1237.8ft² 115m²

: APARTMENT : LIFT PENTONVILLE ROAD

EXPERIENCE & QUALITY

Over the past 15 years Roca Investments has been developing quality residential properties to the highest specification.

From luxury houses to bespoke penthouses, our ethos has been to deliver the highest quality residencies with one simple focus; to enhance the lifestyle of its occupant.



55-60 UPPER BERKELEY STREET

A row of five derelict buildings with planning permission A mixed-use building with planning obtained for four obtained for reinstatement to five luxury houses.



11 REDCLIFFE GARDENS, CHELSEA

lateral flats totaling 5,000 ft² net saleable area.



23 ELIZABETH AV, ISLINGTON

A former light industrial building with planning permission obtained for a scheme comprising of four new build flats and three bespoke townhouses.



UPPER ST, ISLINGTON

In the centre of Islington lies this luxury development of 1 one-bedroom and 8 two-bedroom units fitted out to the highest specification.

rocainv.

EXPERIENCE & QUALITY

LEARN MORE ON OUR WEBSITE: www.rocainvestments.com

DISCLAIMER

These particulars are not an offer or contract nor part of one. You should not rely on statements in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any information given is entirely without responsibility on the part of the agents, sellers or lessors. Any computer generated images, plans, drawings, accommodation schedules, specification details or other information provided about the property ("information") are indicative only. Any such information may change at any time and must not be relied upon as being factually accurate about the property. Any photographs are indicative of the quality and style of the development and location and do not represent the actual fittings and furnishings at this development. Any reference to alterations to the property or use of any part of the development is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending purchaser.

PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY. THE TITLE "THE CLAREMONT" IS FOR MARKETING PURPOSES ONL

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