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10 LUXURY APARTMENTS IN THE
HEART OF CANONBURY

X MARKS THE SPOT

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On the cool, tree-lined Grosvenor Avenue comes an extraordinary collection of 10 sublime apartments. The decadent tones of brass, bronze and dark timber alongside cutting edge technology used in X-N5 break barriers in luxury. With links to the rest of the city and beyond so close, X-N5 offers unparalleled way of life in London.



HISTORY

OF

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A small area, rich in history, Canonbury began life as a manor house surrounded by bucolic fields and meadows, built by the Canons of St Bartholomew's Priory, Smithfield, in the 14th century as a summer retreat. The area stayed this way for almost four centuries, with a tower folly added by Prior Bolton in 1526, which still remains today.

The house has been witness to many an illustrious character – from Thomas Cromwell, who was given the property as a summer house by Henry VIII after the Dissolution of the Monasteries, to scientist and philosopher Sir Francis Bacon, who spent the last ten years of his life at Canonbury House in the early 17th century.

The area stayed as open land until the late 18th century when developers started to construct villas around what remained of the house. This continued throughout the area. Canonbury station first opened on Newington Green Road in 1858, before being replaced by the station on Wallace Road 12 years later.

Development continued into the 20th century, and well-to-do families and literary types began to flock to the area. Canonbury Square was a particular hotpot – Evelyn Waugh, author of *Brideshead Revisited*, lived at number 17a in the late 1920s, later leased to Nancy Mitford. In the 1950s, 26a was the home of Virginia Woolf's sister Vanessa Bell and fellow artist, Duncan Grant.

Perhaps the most famous resident was George Orwell, who lived at the run down 27 Canonbury Square in the bleak post-war years, after significant parts of the area had been bombed, leading him to describe Canonbury as a 'decaying slum'. It was here that Orwell wrote his dystopian novel *Nineteen Eighty-Four*.

Subsequent development and care of the spectacular architecture has meant that the area has recaptured its former glory, and is now a conservation area and one of the most desirable addresses in the city.



ON

THE

HORIZON

Nestled in between the northern end of Upper Street and Essex Road, Canonbury is a leafy oasis of peaceful grandeur.

To the north of X-N5 is village-like Highbury Barn, the gourmet's mecca, while cutting edge Dalston is to the east. South is Hoxton, with its ever-evolving boutiques and nightlife, and to the west, bustling Islington.

From X-N5, Canonbury Station is a short walk away, while in the opposite direction lies St Paul's Road. Here there is a cluster of exciting restaurants, pubs and cafes, offering everything from quality stand up comedy to artisan chicken rotisserie and some of the best sea food in London.

Highbury & Islington Station is beyond Highbury Island, and just north is the Highbury Fields with the lovely Oasis Cafe, tennis and netball courts, football pitch, and the Highbury Pool and Fitness Centre, with two swimming pools, gym and classes on offer.

New River Walk, a man made park along a stretch of the New River curves through the enclave, offering a scenic route for cyclists and joggers, with weeping willows dipping into the water, a bubbling waterfall, wildlife and several pretty bridges.





Upper Street arcs across one side of Canonbury, brimming with avant garde theatres, fine dining and stylish boutiques, while Essex Road borders in the other direction, an excellent exercise in classic boozers and bistros with some of the best Japanese food in London.

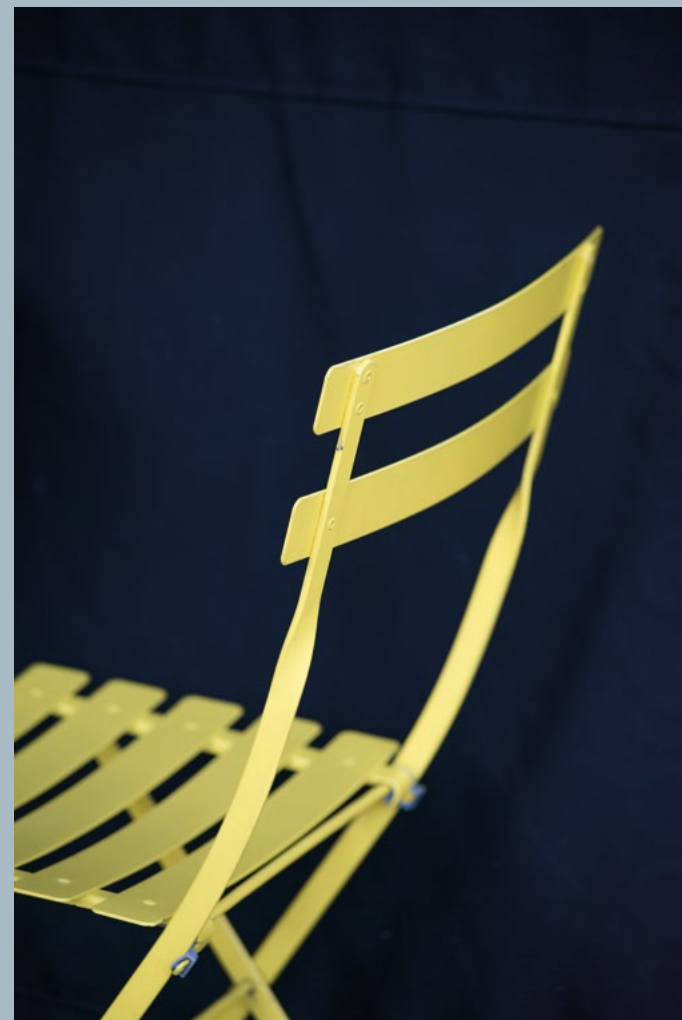
Imposing Regency era squares punctuate the area, such as Canonbury Square, which is home to the impressive Estorick Collection of Modern Italian Art, which focuses on 20th century Futurist pieces.

A well-known area for theatre, the wonderful Almeida offers world class productions, while the King's Head offers plays with a local flavour. The Hen and Chickens theatre pub on St Paul's Road

has a great line up of stand ups and up-and-coming theatre groups, and the Everyman Screen On The Green is indie cinema at its very best.

For live music, the Union Chapel offers spellbinding surroundings and acoustics in a Grade I-listed gothic masterpiece, while O2 Academy Islington hosts performances from the likes of Def Leppard, the Kooks and Kasabian – the perfect place to catch the next big thing.

The idyllic Regents Canal is close by with its riverside bars and pubs – as are other must-sees, such as nearby Camden Antiques Passage, Columbia Flower Market, eclectic Spitalfields market, Petticoat Lane, Broadway market, and the food stalls and vintage stands in Brick Lane.



THE MEETING

POINT X

Well known as a mecca for gourmands, people come to Islington, Canonbury and Highbury Barn from all over the world to sample the cuisine.

Minutes from X-N5 on St Paul's Road, Prawn on the Lawn is a fishmonger by day, seafood bar by night, offering superlative seafood – from oysters to whole lobsters. On the same road, LeCoq serves delicious rotisserie meats, while Trullo is Highbury's star Italian, with two floors of contemporary trattoria and a serious reputation for fresh pasta and charcoal grilling.



Highbury Barn is a short walk north from X-N5 and, with a village like air, has a strong foodie following. There is a range of upmarket specialists, such as La Fromagerie, the cheesemonger's with a signature walk-in cheese room and miniature cafe for deli soups and salads. The multi award winning Godfrey's, a family butchers with premium cuts and a butchery school, is nearby, as is Meek & Wild Fishmongers, specialising in wild and sustainably caught fresh fish – local expert Nigel Slater is a firm fan. The friendly deli and food emporium at Da Mario is the perfect place to pick up some truly delicious Italian fare, and Primeur on Petherton Road, offers Italian and French inspired delicacies – a boutique restaurant with real panache.





SUPPER STREET

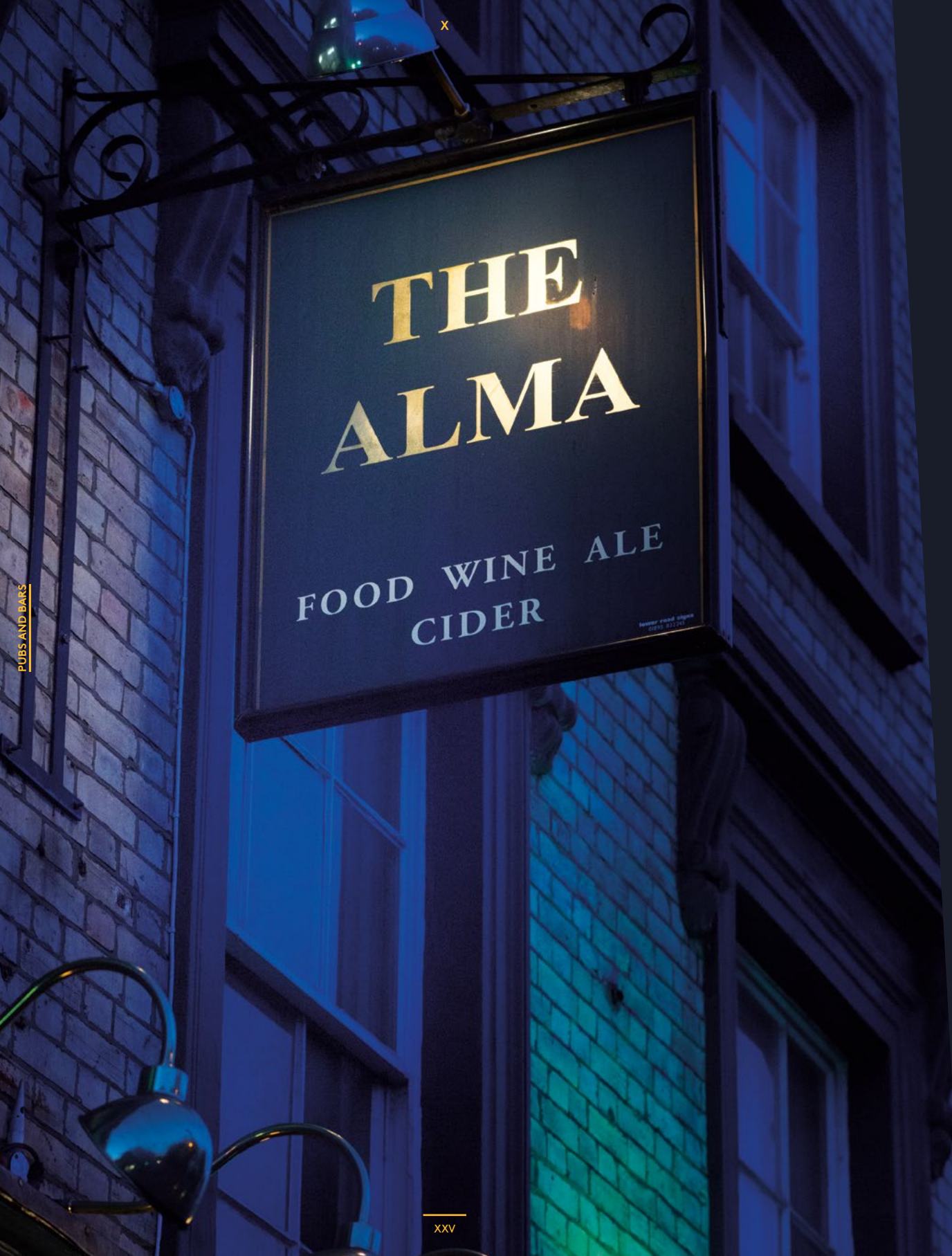


East on Balls Pond Road is Salvation in Noodles, providing Vietnamese cooking with lots of character. For delicacies of the barbecued variety, Smokehouse on Canonbury Road, with influences ranging from Argentina to Korea and run by chef Neil Rankin, is the place.

Upper Street, or 'Supper Street' as it has been nicknamed, is a hub of restaurants and coffee shops. From the famous Ottolenghi with its glorious salads to big American burgers at Five Guys, tapas at La Farola to The Fish And Chip Shop from former Ivy head chef Des McDonald, all cravings are catered for.







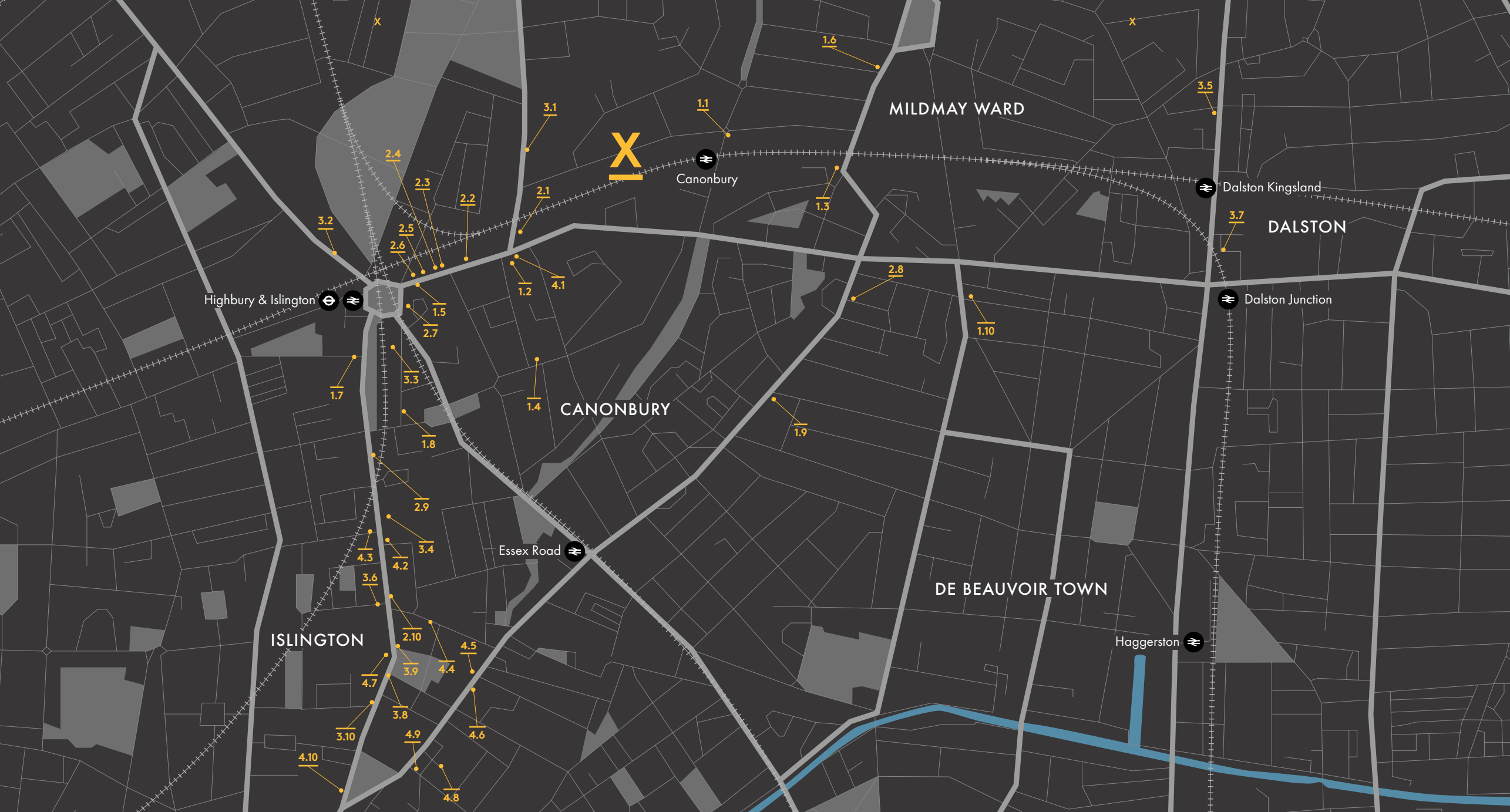
THE FINAL DESTINATION

When George Orwell lived in Canonbury, he made the local Compton Arms famous by using it as a model for an idealised London pub in the essay, 'The Moon Under Water'. The Compton Arms, a short walk from X-N5, is as good as ever, with a range of ales and a covered courtyard, and is still regarded as one of Islington's best.

The Snooty Fox, just round the corner from X-N5, is famed for its vinyl jukebox, with a selection of rock and roll classics, an impressive selection of ales, with favourites such as Adnams Ghost Ship, and the menu includes a daily rotisserie, serving free-range chicken from a well-respected Gloucestershire farm.

In the other direction on St Paul's Road, The Alwyne Castle is a modern, comfy gastropub with dark green interior decor, an open, airy conservatory and a huge outside area for the warmer days, while the nearby Canonbury Tavern on Canonbury Place is a stylish 19th century Young's pub with an enormous beer garden and a delicious British gastro menu.

These pubs would definitely not meet Orwell's criteria of 'serving a good solid lunch for about three shillings', but excel in all other areas.



Pubs

1.1	The Snooty Fox.....	3 mins
1.2	The Alwyne Castle.....	5 mins
1.3	The Alma Pub Islington.....	8 mins
1.4	The Canonbury Tavern.....	8 mins
1.5	Brewhouse and Kitchen.....	8 mins
1.6	The Cellars.....	9 mins
1.7	The Library.....	11 mins
1.8	The Compton Arms.....	12 mins
1.9	The Lord Clyde.....	13 mins
1.10	The Hunter. S.....	14 mins

Restaurants

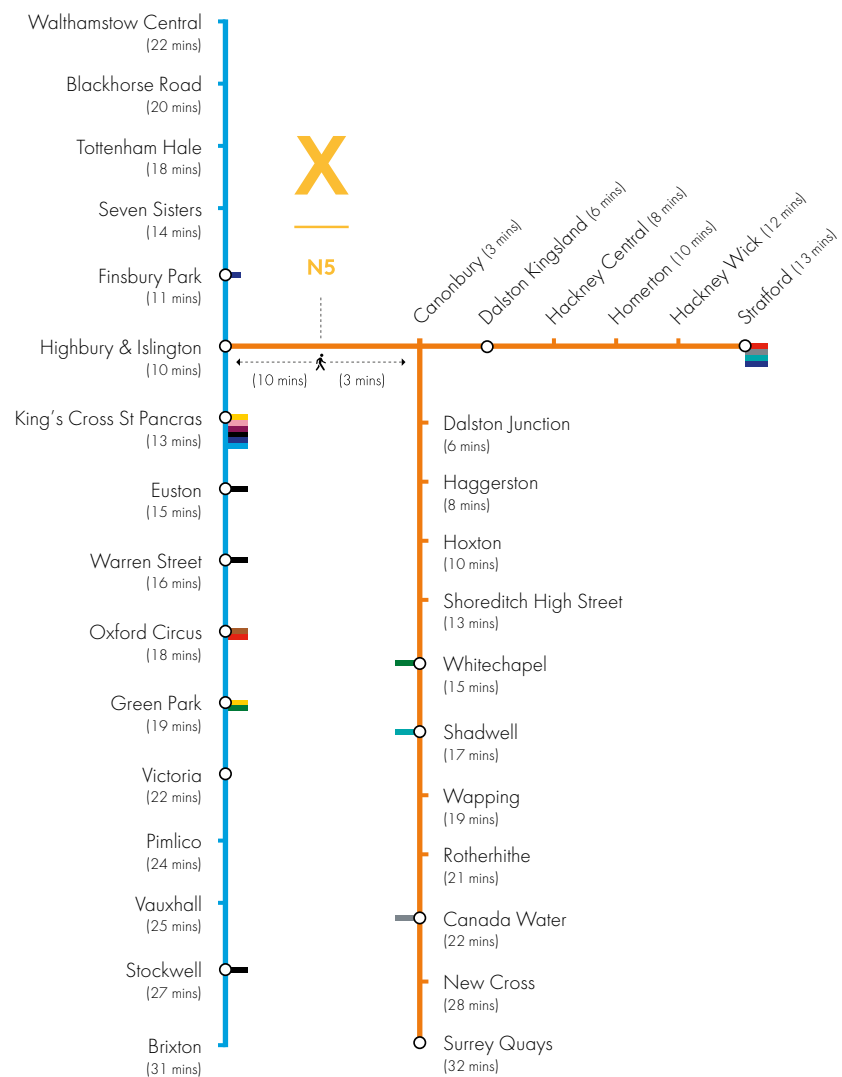
2.1	Prawn on the Lawn.....	5 mins
2.2	Yida Sushi.....	5 mins
2.3	Firezza.....	7 mins
2.4	Tootoomoo Islington.....	7 mins
2.5	LeCoq.....	7 mins
2.6	Trullo.....	8 mins
2.7	Black Axe Mangal.....	9 mins
2.8	Salut!.....	12 mins
2.9	100Islington.....	14 mins
2.10	Ottolenghi.....	18 mins

Things to do

3.1	Swim Islington.....	5 mins
3.2	The Garage.....	11 mins
3.3	Union Chapel.....	11 mins
3.4	Islington Assembly Hall.....	16 mins
3.5	Rio Cinema.....	17 mins
3.6	Almeida Theatre.....	19 mins
3.7	Arcola Theatre.....	19 mins
3.8	King's Head Theatre.....	21 mins
3.9	Little Angel Theatre.....	21 mins
3.10	Everyman Screen on the Green.....	23 mins

Shops

4.1	The Red Bike Shop.....	5 mins
4.2	twentytwentyone.....	16 mins
4.3	Aria.....	16 mins
4.4	Islington Music.....	18 mins
4.5	Ray Stitch.....	19 mins
4.6	Flashback Records.....	20 mins
4.7	After Noah.....	20 mins
4.8	Cass Art.....	22 mins
4.9	Nikolas Michael.....	22 mins
4.10	Angel Flowers.....	23 mins



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MARKS THE SPOT

X-N5 is nestled into a beautiful enclave of one of the most sought after areas of London, but also has swift and easy links to the rest of the city and beyond. Two stations are just a few minutes walk away.

Canonbury Station is on the North London Line, with links to Richmond, Clapham Junction and Stratford. It also connects to the East London Line, which travels to Crystal Palace and West Croydon.

A short walk in the other direction is Highbury & Islington Station, which is also on the Overground North London and East London lines, as well as the Underground Victoria line. The latter connects to stations from Brixton to Walthamstow Central, via King's Cross St Pancras, which has a rich network of overground and tube links to every part of London and the rest of the country, as well as links to Europe.

Highbury & Islington also connects to the Great Northern National Rail service, which links to Moorgate to reach the financial hub of the city.

Nowhere is far from X-N5



THE DEVELOPMENT

Opulent, stylish, but simple, X-N5 offers strong lines and ingenious engineering in this innovative development of 10 superlative apartments. The apex of architecture, the development will fuse with the surroundings, to provide a new way of living.



Computer generated image: Exterior

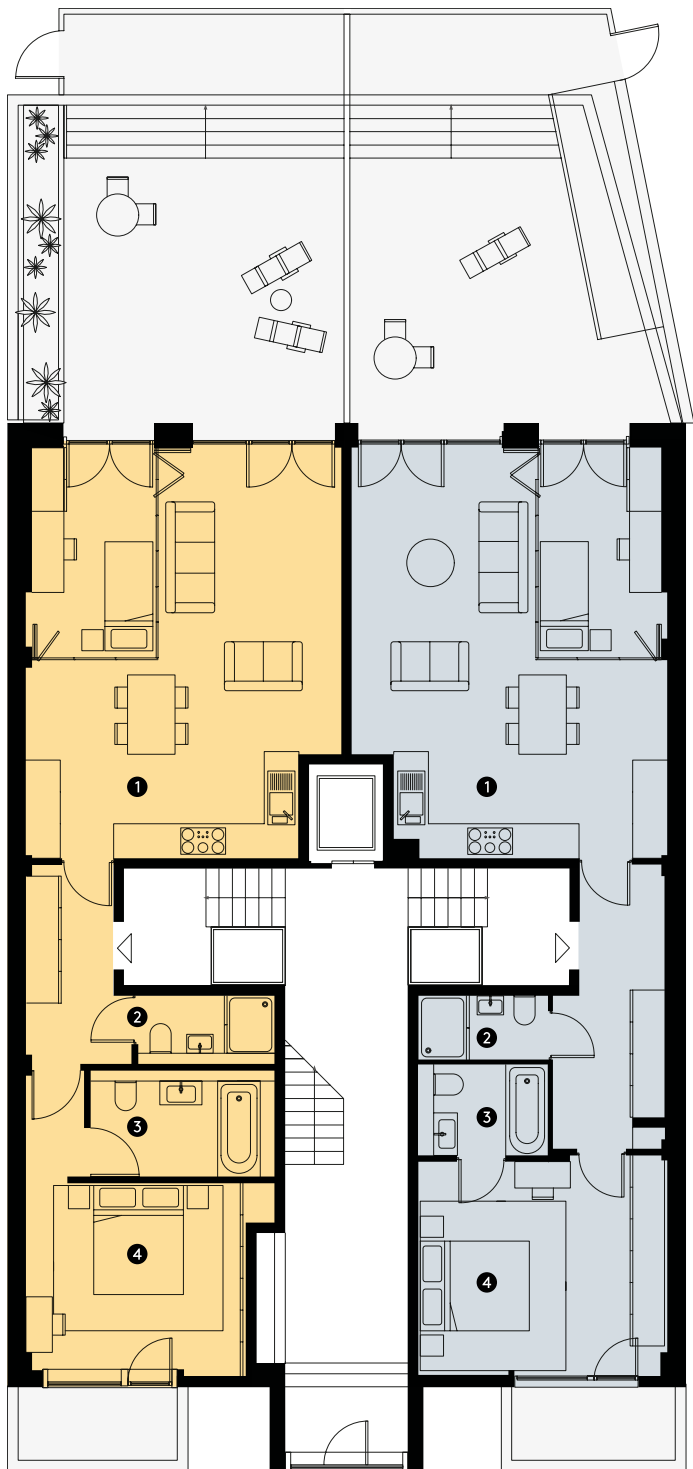




Computer generated image:
Lower ground I, Living/dining with partition wall







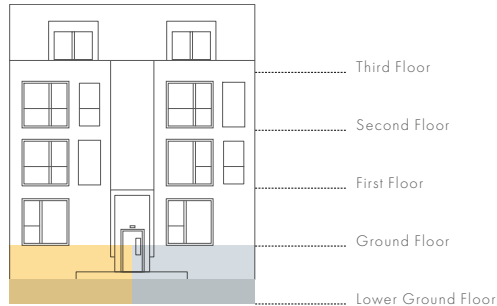
LOWER GROUND FLOOR

FLAT I

FLAT II

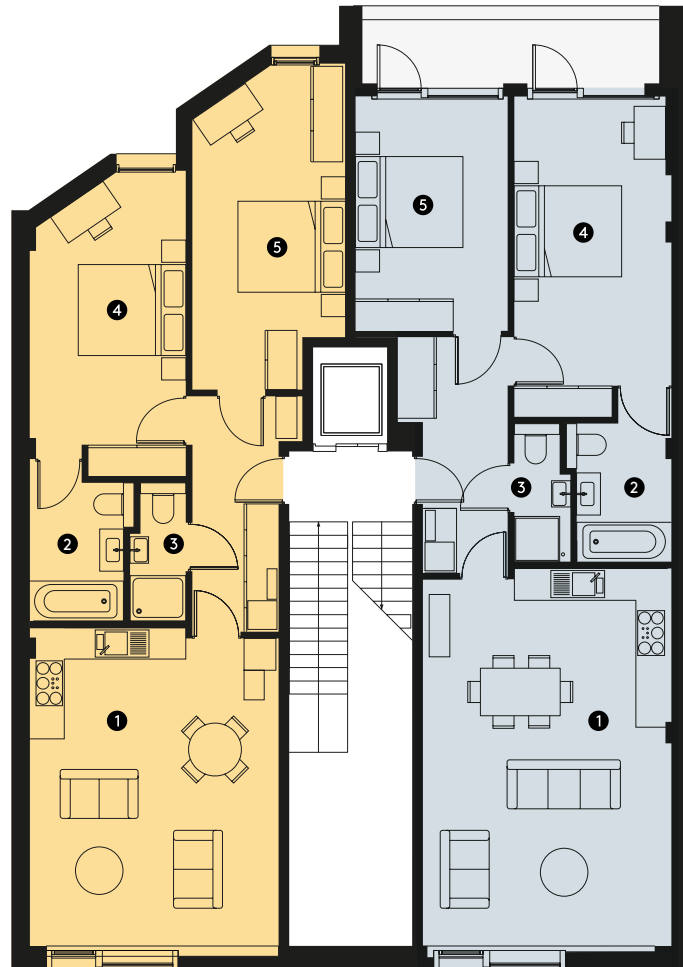
1	1
Living/dining	Living/dining
5.8m X 7.7m	5.8m X 7.7m
19' x 25'3"	19' x 25'3"
2	2
Bathroom	Bathroom
1.3m X 2.5m	1.4m X 2.7m
4'3" x 8'2"	4'7" x 8'10"
3	3
En-suite Bathroom	En-suite Bathroom
3.4m X 2.1m	2.4m X 1.7m
11'2" x 6'11"	7'10" x 5'7"
4	4
Bedroom	Bedroom
4.2m X 3.5m	4.6m X 4.0m
13'9" x 11'6"	15'1" x 13'1"

Gross Internal Area	Gross Internal Area
90m ²	90m ²
968sq ²	968sq ²



FLAT III

FLAT IV



Gross Internal Area
73m²
785sq²

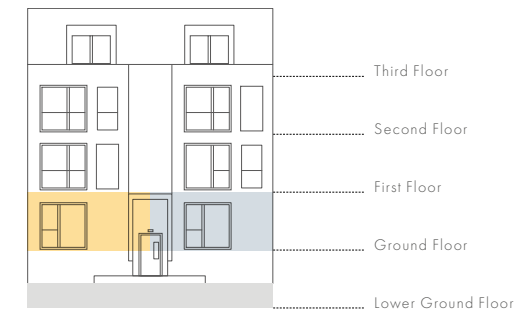
Gross Internal Area
78m²
839sq²

GROUND FLOOR

FLAT III

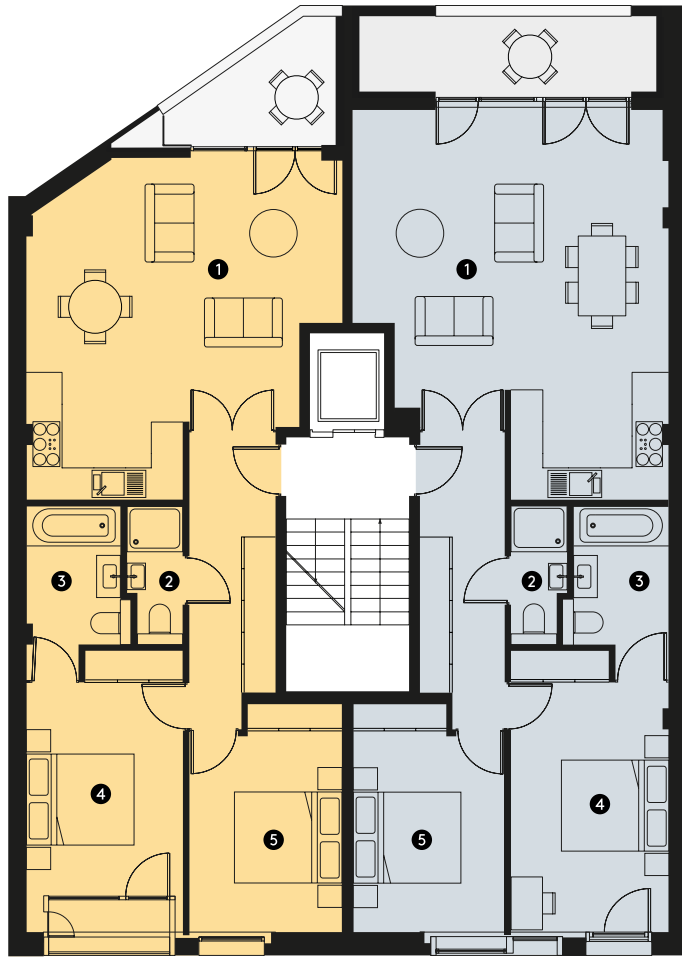
FLAT IV

①	①
Living/dining 4.6m X 5.9m 15'1" x 19'4"	Living/dining 4.6m X 7.1m 15'1" x 23'4"
②	②
En-suite Bathroom 1.7m X 3.0m 5'7" x 9'10"	En-suite Bathroom 1.7m X 2.6m 5'7" x 8'6"
③	③
Bathroom 1.0m X 2.6m 3'3" x 8'6"	Bathroom 1.0m X 2.6m 3'3" x 8'6"
④	④
Bedroom 2.9m X 4.7m 9'6" x 15'5"	Bedroom 2.9m X 5.7m 9'6" x 18'8"
⑤	⑤
Bedroom 2.9m X 5.2m 9'6" x 17'1"	Bedroom 2.8m X 4.4m 9'2" x 14'5"



FLAT V

FLAT VI



Gross Internal Area
74m²
796sq²

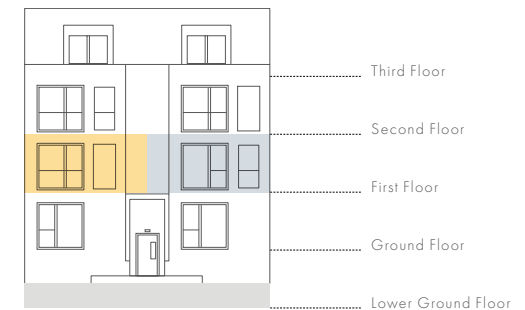
Gross Internal Area
82m²
882sq²

FIRST FLOOR

FLAT V

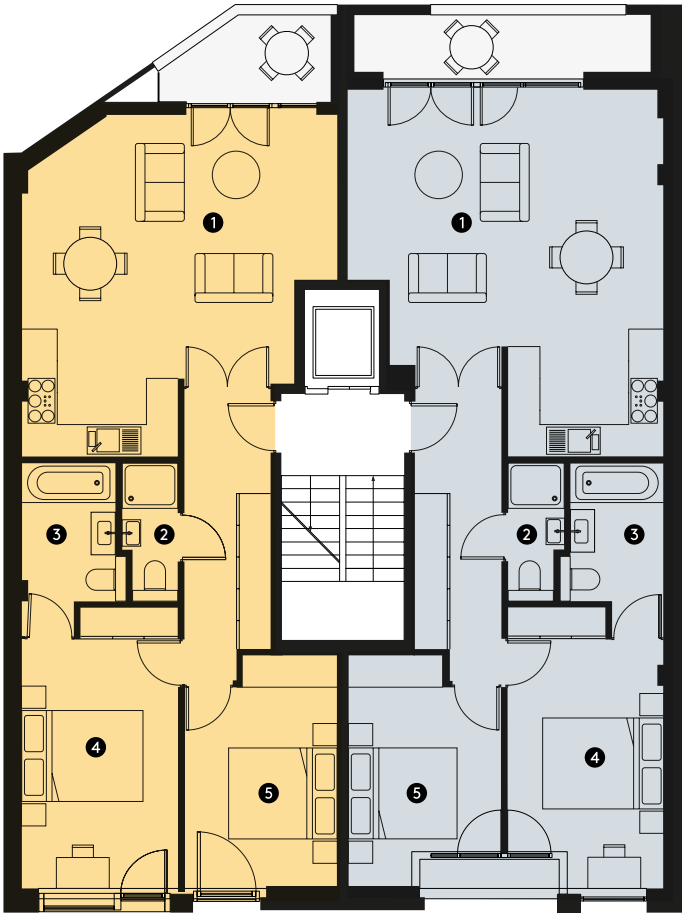
FLAT VI

① Living/dinning 5.9m X 5.5m 19'4" x 18'1"	① Living/dinning 5.8m X 6.4m 19' x 20'12"
② Bathroom 1.0m X 2.5m 3'3" x 8'2"	② Bathroom 1.0m X 2.6m 3'3" x 8'6"
③ En-suite Bathroom 1.7m X 2.5m 5'7" x 8'2"	③ En-suite Bathroom 1.7m X 2.6m 5'7" x 8'6"
④ Bedroom 2.9m X 4.0m 9'6" x 13'1"	④ Bedroom 2.9m X 4.9m 9'6" x 16'1"
⑤ Bedroom 2.8m X 4.0m 9'2" x 13'1"	⑤ Bedroom 2.8m X 4.0m 9'2" x 13'1"



FLAT VII

FLAT VIII



Gross Internal Area
76m²
818sq²

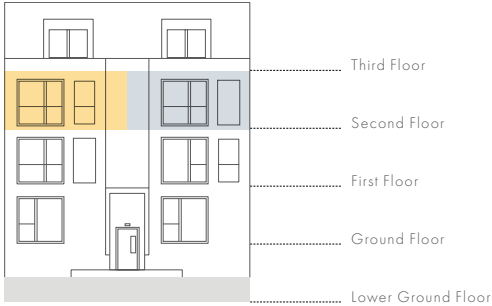
Gross Internal Area
76m²
818sq²

SECOND FLOOR

FLAT VII

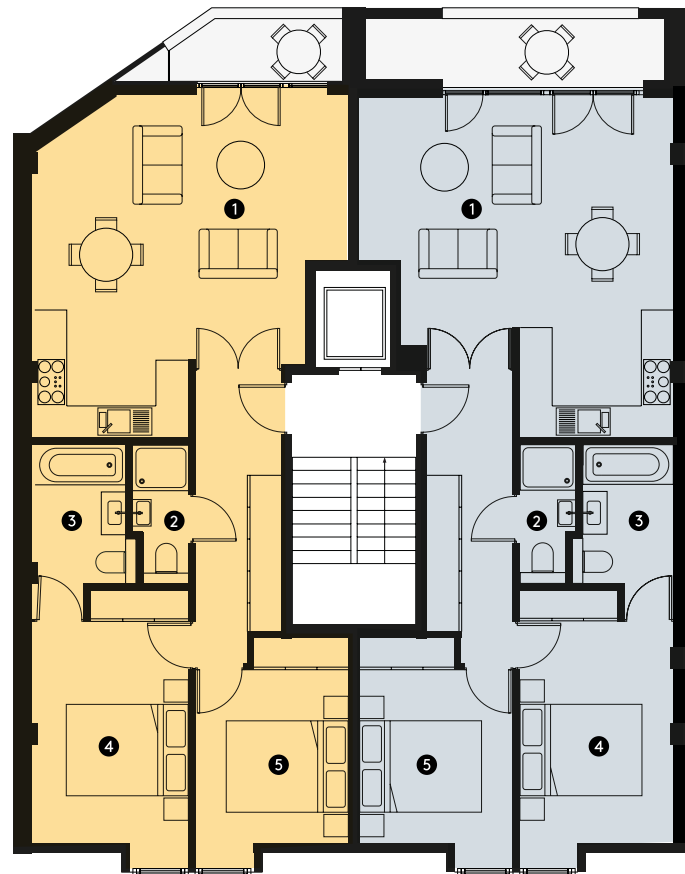
FLAT VIII

①	①
Living/dinning	Living/dinning
5.8m X 5.8m 19' x 19'	5.8m X 6.4m 19' x 20'12"
②	②
Bathroom	Bathroom
1.0m X 2.6m 3'3" x 8'6"	1.0m X 2.6m 3'3" x 8'6"
③	③
En-suite Bathroom	En-suite Bathroom
1.7m X 2.6m 5'7" x 8'6"	1.7m X 2.6m 5'7" x 8'6"
④	④
Bedroom	Bedroom
2.9m X 4.8m 9'6" x 15'9"	2.9m X 4.7m 9'6" x 15'5"
⑤	⑤
Bedroom	Bedroom
2.8m X 4.0m 9'2" x 13'1"	2.8m X 4.0m 9'2" x 13'1"



FLAT IX

FLAT X



Gross Internal Area
73m²
785sq²

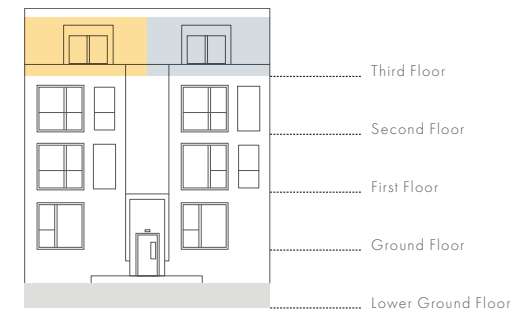
Gross Internal Area
73m²
785sq²

THIRD FLOOR

FLAT IX

FLAT X

①	①
Living/dinning	Living/dinning
5.9m X 5.4m 19'4" x 17'9"	5.9m X 5.5m 19'4" x 18'1"
②	②
Bathroom	Bathroom
1.0m X 2.6m 3'3" x 8'6"	1.0m X 2.6m 3'3" x 8'6"
③	③
En-suite Bathroom	En-suite Bathroom
1.7m X 2.6m 5'7" x 8'6"	1.7m X 2.6m 5'7" x 8'6"
④	④
Bedroom	Bedroom
2.9m X 4.7m 9'6" x 15'5"	2.9m X 4.6m 9'6" x 15'5"
⑤	⑤
Bedroom	Bedroom
2.8m X 3.6m 9'2" x 11'10"	2.8m X 3.6m 9'2" x 11'10"



INTERNAL SPECIFICATION

Common Parts:

- Polished Concrete floors (dark colour)
- Shuttered finish concrete (light colour) and timber clad walls (walnut)
- Glazed brick feature ceiling at entrance, gloss white ceilings elsewhere
- Brass features (handrails, post boxes, full height mirror surround)
- Re-claimed brass finish 1930s/50s style bulkhead wall lights
- Timber (Walnut veneer) entrance doors with brass/bronze numbering and ironmongery

Flats:

- Each of the 10 flats will have similar finishes and palette of materials, with some minor variation on each flat

Floors:

- Solid timber parquet floors (oak) throughout all of each apartment, with bathroom tiles being white marble tiles

Internal Walls:

- Featured full height brass clad feature walls
- Featured shuttered finish concrete walls
- Featured polished plaster finish walls
- White painted plaster skim on plasterboard partition walls elsewhere

Ceilings:

- White painted plaster skim on plasterboard throughout

Bathrooms:

- Ensuite/Shower Rooms: White marble tiling on floors, white porcelain gloss wall tiles with some additional feature marble wall tiles, Duravit sanitaryware (porcelain wc & basin, steel bath, Hansgrohe bronze/brass fittings)
- Family Bathrooms: Textured grey stone effect porcelain wall and floor tiles. Duravit sanitaryware (porcelain wc & basin, steel bath, Hansgrohe bronze/brass fittings)

Kitchens:

- Carcasses in oak veneer stockboard
- Doors in 'shaker style' timber, painted
- Worktop and splash back: white marble
- Appliances: all Miele/Siemens

Internal Joinery:

- Wardrobes: Walnut veneer
- Shelving: String System, walnut veneer storage units within shelving
- Internal doors: walnut veneer, brass/bronze ironmongery

Electrics & lighting:

- Hamilton Hartland faceplates for sockets and switches (dolly & dimmers) in brushed brass/bronze
- Lutron controlled lighting with 5amp elements

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N5

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293 Upper Street
020 7354 4044

Architecture by Fourthspace
Interior Design by Huw Williams

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