



NAVARINO MEWS E8



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Navarino Mews is a collection of 1, 2 & 3 bedroom homes, situated in one of the most desirable, refined pockets of East London.

Just minutes away from London Fields & Hackney Central, your new home is waiting to be **found**.



Columbia Road
30 minutes



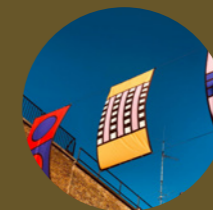
London Fields Lido
6 minutes



Victoria Park
24 minutes



Mare Street Market
16 minutes



YOUR FAVOURITE NEIGHBOURHOOD FOUND



Navarino Mews is just a short walk from both Hackney Downs and Hackney Central Stations, perfectly positioned in the heart of Hackney.

Surrounded by the best bars, fine dining and brunch spots as well as Broadway Market and London Fields Lido just moments from your new home, there is plenty to discover.

FOOD & DRINK

1. My Neighbours The Dumplings
2. The Star By Hackney Downs
3. Pembury Tavern
4. Filthy Buns
5. The Dusty Knuckle Bakery
6. Allpress Espresso Roastery
7. Hash E8
8. Night Tales
9. Binch
10. Mildreds Dalston
11. The Victoria Pub
12. Violet
13. The Spurstowe Arms
14. Footnote
15. Pidgin
16. The Prince Arthur
17. Pophams Bakery
18. Pub On The Park
19. Martello Hall
20. Climpson & Sons
21. The Cat & Mutton
22. Netil 360
23. Mare Street Market
24. Franco Manca
25. The Dove
26. Pavillion
27. Five Points Warehouse
28. Ombra
29. Bistrotheque

SHOPPING

30. Bunch Hackney (Florist)
31. Bohemia Place Markets
32. Earl Of East
33. Sweet Pea Flowers
34. Broadway Market
35. London Fields Sunday Market
36. Netil Market
37. Plant Warehouse
38. Columbia Road Flower Market

FITNESS

39. Fit This
40. London Fields Lido
41. Hot Pod Yoga

CULTURE

42. Dalston Curve Garden
43. Hackney Empire
44. Moth Club
45. Hackney Picture House
46. Oval Space
47. Hackney City Farm
48. V&A Museum Of Childhood

TRANSPORT

By Foot

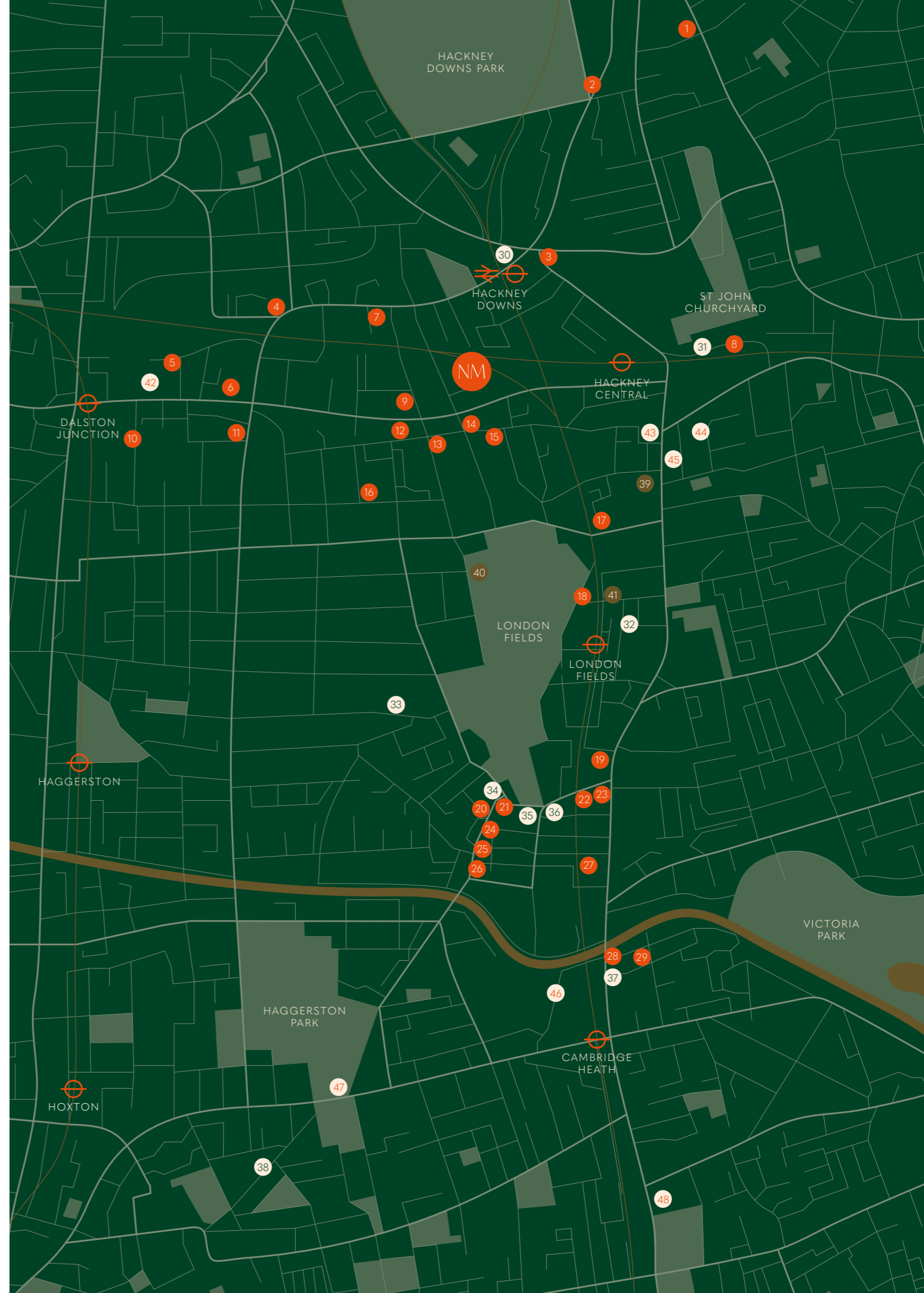
- Hackney Downs 6 minutes
- London Fields 6 minutes
- Hackney Central 13 minutes
- Broadway Market 16 minutes

By Bike

- Shoreditch 12 minutes
- Stratford 19 minutes
- London Bridge 20 minutes
- Canary Wharf 20 minutes

By Overground or Train

- Liverpool Street 14 minutes
- Highbury & Islington 16 minutes
- Stratford 30 minutes
- Oxford Circus 30 minutes



A COMMUNITY TO EMBRACE FOUND



Victoria Park
24 minutes



CLIMPSON & SONS 10 minutes

Climpson & Sons are leaders in the London coffee scene and with their cafe 10 minutes from your doorstep, they are sure to be your new favourite. Boasting a selection of different roasts to enjoy in the cafe, whilst you walk round London Fields or in the comfort of your own sofa.



Broadway Market
16 minutes

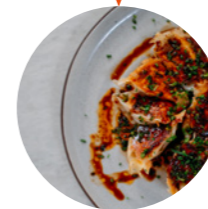


The Pembury Tavern
9 minutes

Pidgin
3 minutes



My Neighbours
the Dumplings
21 minutes



Pophams Bakery
8 minutes



FOOTNOTE

3 minutes

It is not uncommon to see a crowd of hungry people gathering on the corner of Wilton Way, Footnote is a neighbourhood favourite and a popular spot for weekend brunch. They pride themselves on providing a friendly, relaxed environment, in a sustainable manner. Offering quality not only for customers but also for those whose love and labour goes into ingredients they use. Whether you have time to enjoy a long lunch or just fancy a bottle of local wine for dinner at home, Footnote focuses on offering direct-trade coffee, wines from the family vineyard, and good, fresh foods.



KANA LONDON

11 minutes

Kana London was founded by local artist Ana Kerin in 2012. With an experimental and playful approach to her work, Ana has created a beautiful studio space only a short walk from Navarino Mews. The studio offer one-off taster sessions as well longer themed sessions that run over a few weeks. Whether you just want to try working with ceramics or create your own tableware, planters or vases, its time to discover your new hobby.

YOUR PERFECT STYLE FOUND



All apartments have been designed to a high quality specification throughout by our in-house Interior Designers.



Natural light floods the living room



Bianco eclipse quartz countertop



Strip lighting under kitchen cabinets



Engineered Herringbone flooring throughout

LIVING, KITCHEN & DINING

- > Cecily 4-light kitchen island pendant by Corrigan Studio
- > Fitted kitchen with integrated appliances
- > Kitchen splashback dark grey marble affect tile
- > Kitchen cabinets navy blue RAL 5008 including strip lighting
- > White marble effect quartz – bianco eclipse quartz countertop

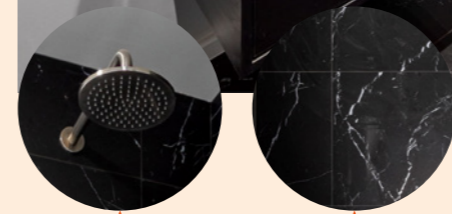
COMMUNAL

- > Passenger lift to all floors
- > Bike storage



Dulux Polished Pebble Matte throughout

Engineered Herringbone flooring throughout



HansGrohe Croma Select S Showerpipe

Dark grey marble affect tile

BEDROOM(S)

Engineered Herringbone flooring

BATHROOM

- > Bathroom flooring and bath tiles surface grey matte
- > Shower enclosure Anub Antracite tiles
- > Croma Select S Showerpipe 280 1jet EcoSmart 9 l/min with thermostatic shower mixer
- > 1700x700 Eurowa Steel Bath
- > Grohe Wash basin 60cm wall hung
- > Grohe Wall-hung WC rimless



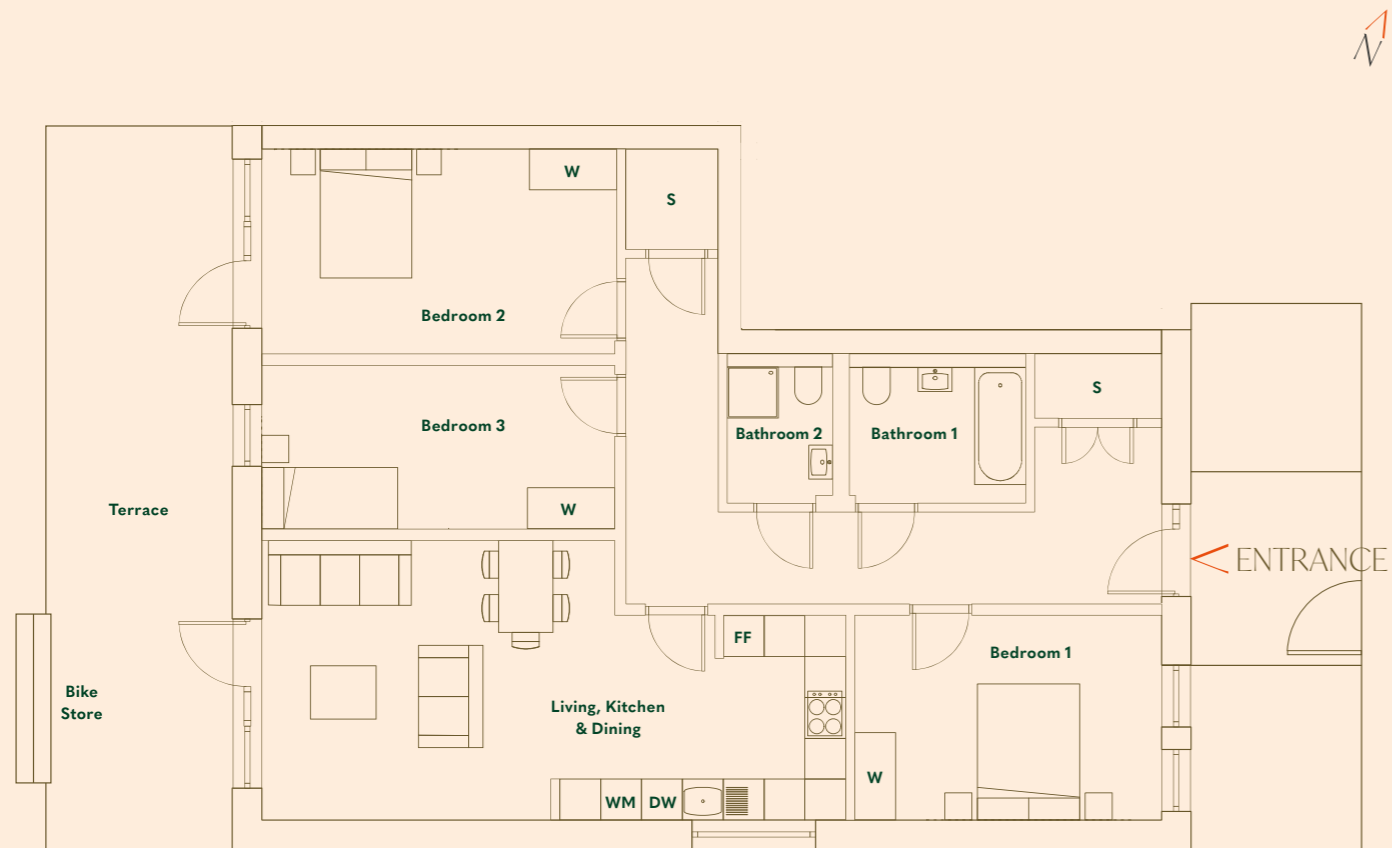
YOUR NEW SPACE FOUND



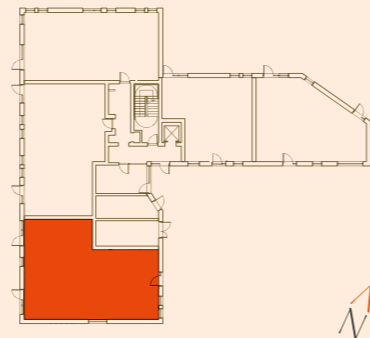
Floorplans



GROUND FLOOR G-01 | 3 BEDROOM | 110.8 sqm

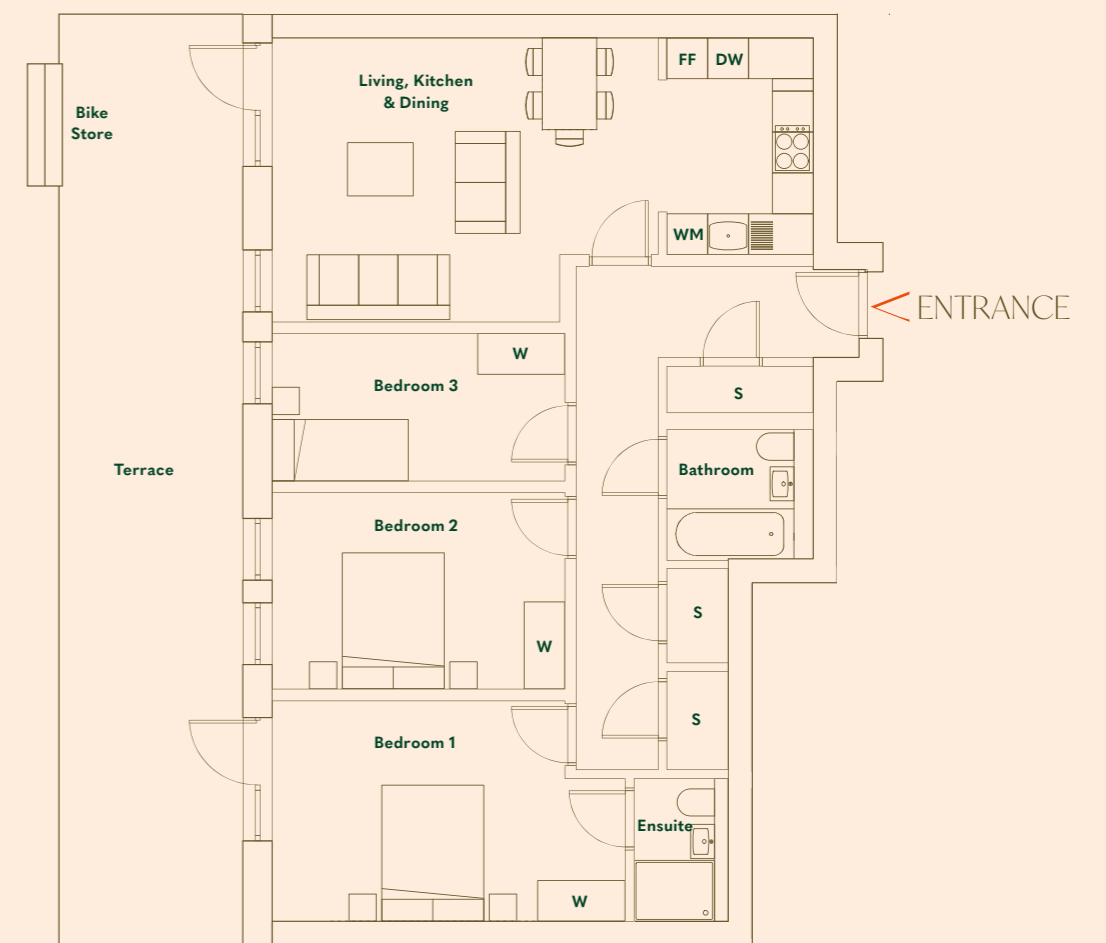


ROOM	METRIC	IMPERIAL
Living, Kitchen & Dining	32 sqm	344 sqft
Bedroom 1	14 sqm	151 sqft
Bedroom 2	16 sqm	172 sqft
Bedroom 3	13 sqm	140 sqft

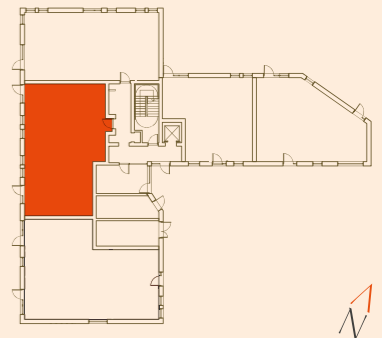


S – Storage | W – Wardrobe | FF – Fridge Freezer | WM – Washing Machine | DW – Dishwasher

GROUND FLOOR G-02 | 3 BEDROOM | 97.3 sqm



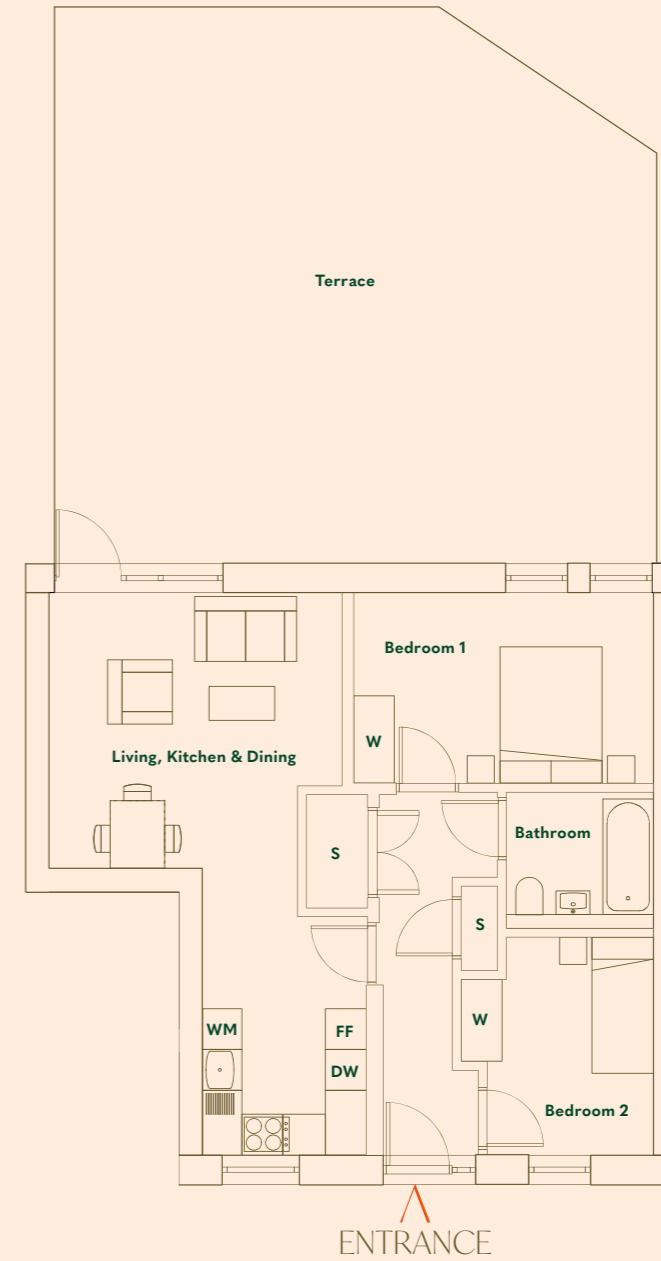
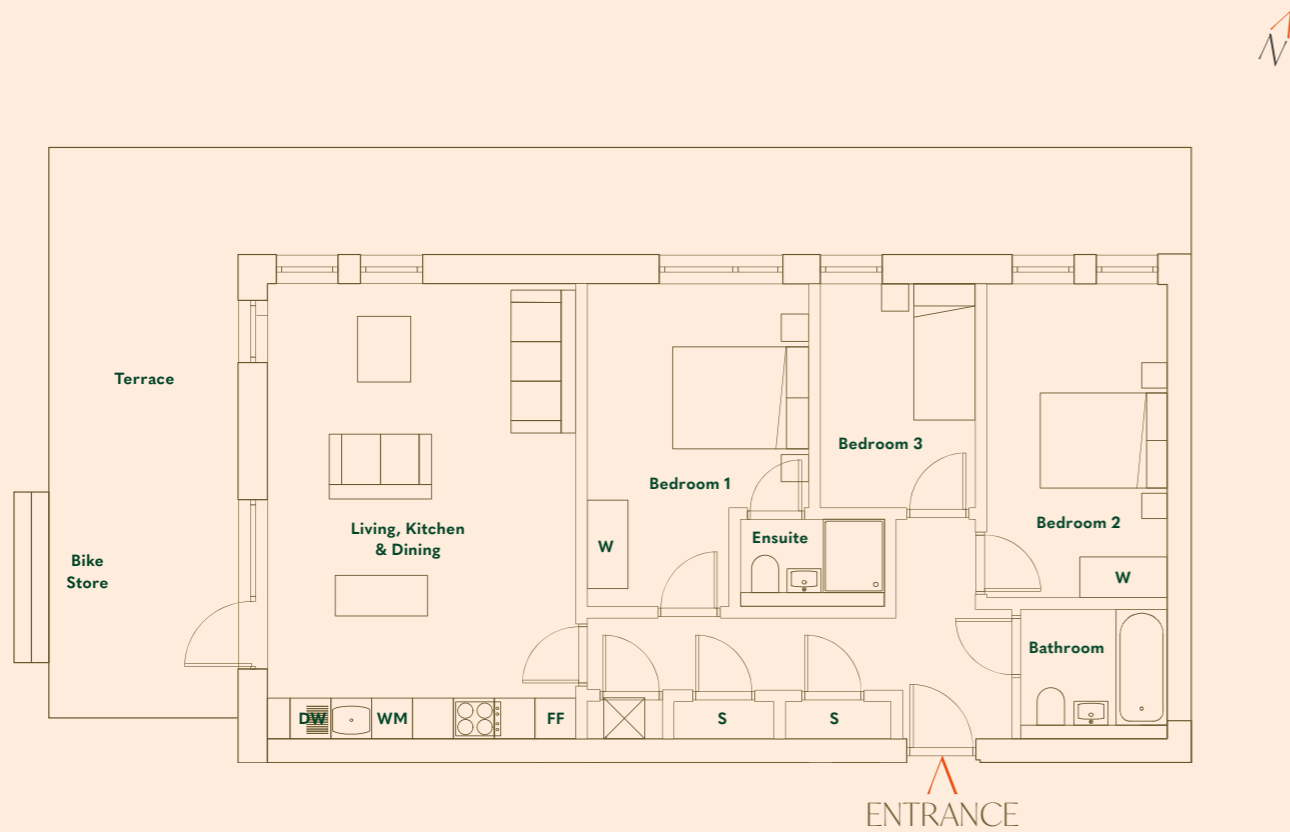
ROOM	METRIC	IMPERIAL
Living, Kitchen & Dining	30 sqm	323 sqft
Bedroom 1	16 sqm	172 sqft
Bedroom 2	12 sqm	129 sqft
Bedroom 3	9 sqm	97 sqft



S – Storage | W – Wardrobe | FF – Fridge Freezer | WM – Washing Machine | DW – Dishwasher

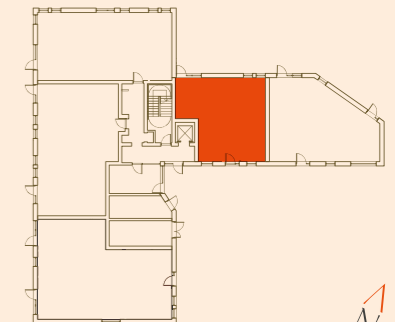
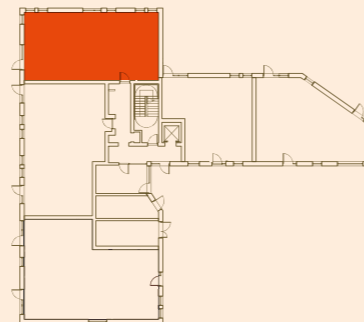
GROUND FLOOR G-03 | 3 BEDROOM | 88.6 sqm

GROUND FLOOR G-04 | 2 BEDROOM | 64 sqm



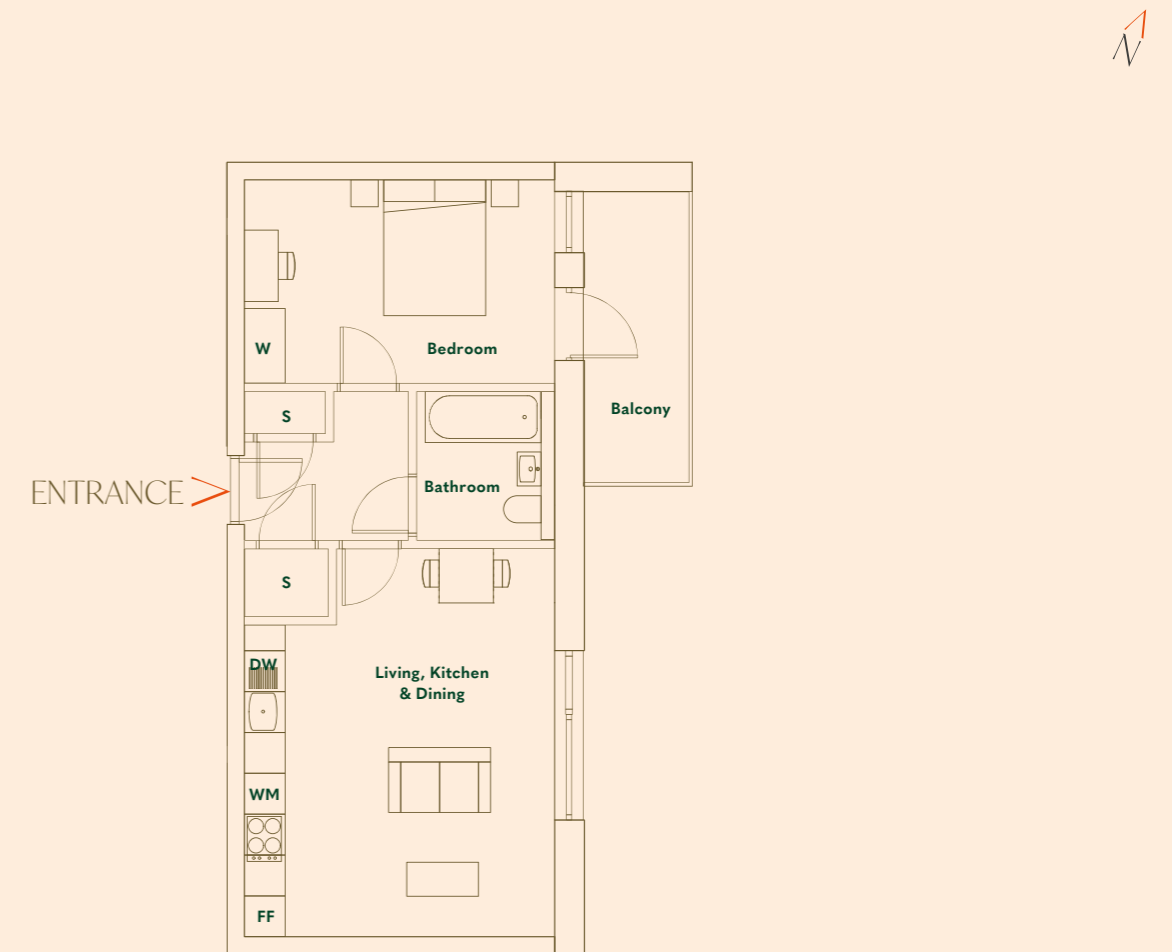
ROOM	METRIC	IMPERIAL
Living, Kitchen & Dining	30 sqm	323 sqft
Bedroom 1	14 sqm	151 sqft
Bedroom 2	12 sqm	129 sqft
Bedroom 3	8 sqm	86 sqft

ROOM	METRIC	IMPERIAL
Living, Kitchen & Dining	26 sqm	280 sqft
Bedroom 1	12 sqm	129 sqft
Bedroom 2	8 sqm	86 sqft



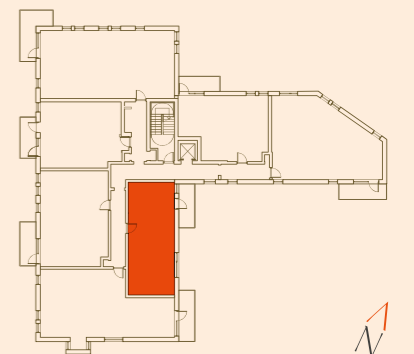
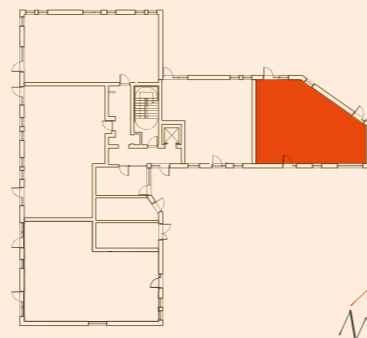
GROUND FLOOR G-05 | 2 BEDROOM | 75.4 sqm

FIRST FLOOR, SECOND FLOOR 1-01, 2-01 | 1 BEDROOM | 51 sqm



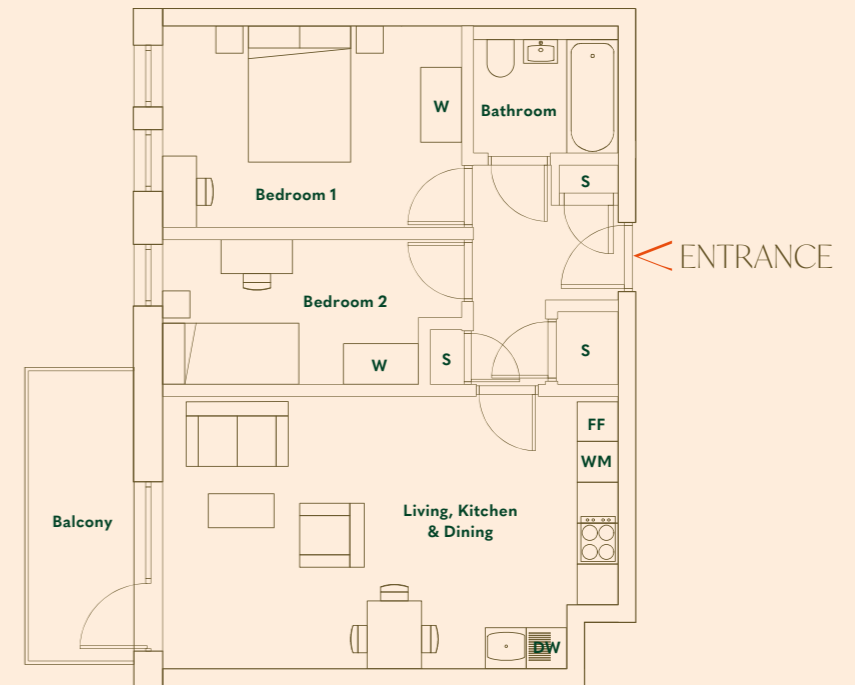
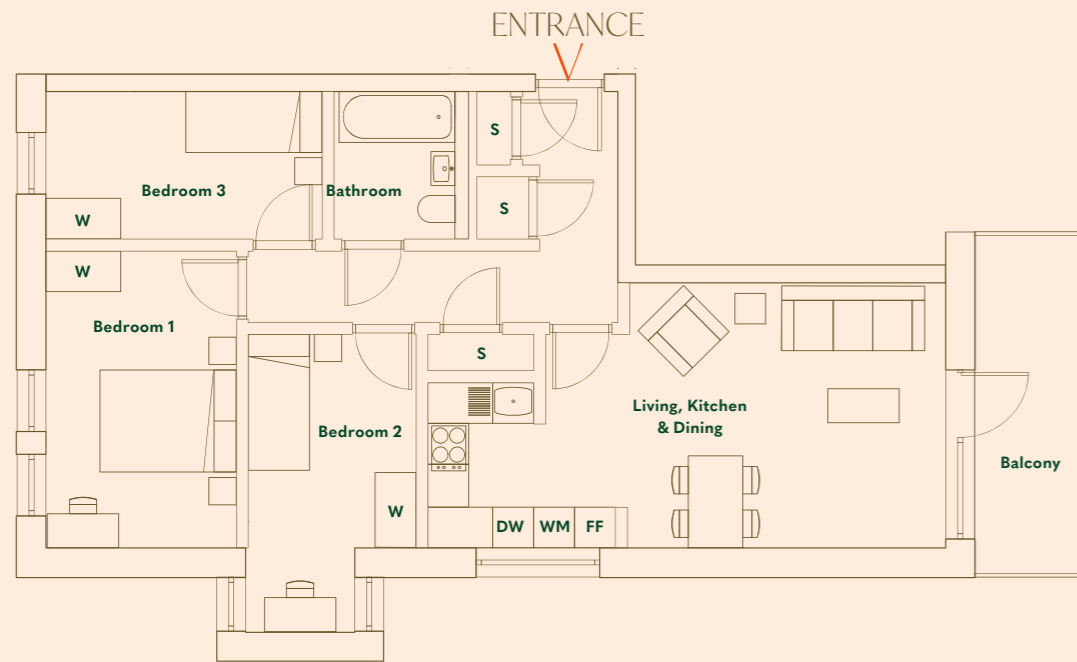
ROOM	METRIC	IMPERIAL
Living, Kitchen & Dining	28 sqm	301 sqft
Bedroom 1	15 sqm	162 sqft
Bedroom 2	10 sqm	108 sqft

ROOM	METRIC	IMPERIAL
Living, Kitchen & Dining	25 sqm	269 sqft
Bedroom 1	9 sqm	97 sqft

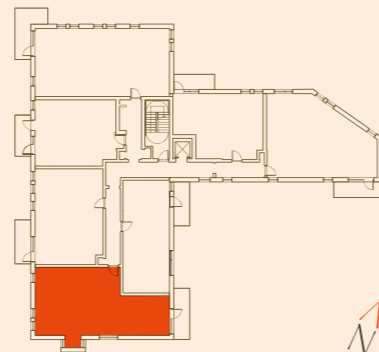


FIRST FLOOR, SECOND FLOOR
1-02, 2-02 | 3 BEDROOM | 77.3 sqm

FIRST FLOOR, SECOND FLOOR
1-03, 2-03 | 2 BEDROOM | 62.5 sqm

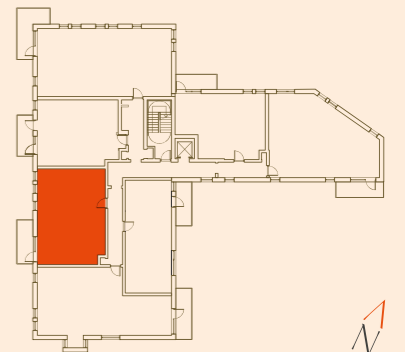


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Living, Kitchen & Dining	30 sqm	323 sqft
Bedroom 1	12 sqm	129 sqft
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Bedroom 3	9 sqm	97 sqft



S – Storage | W – Wardrobe | FF – Fridge Freezer | WM – Washing Machine | DW – Dishwasher

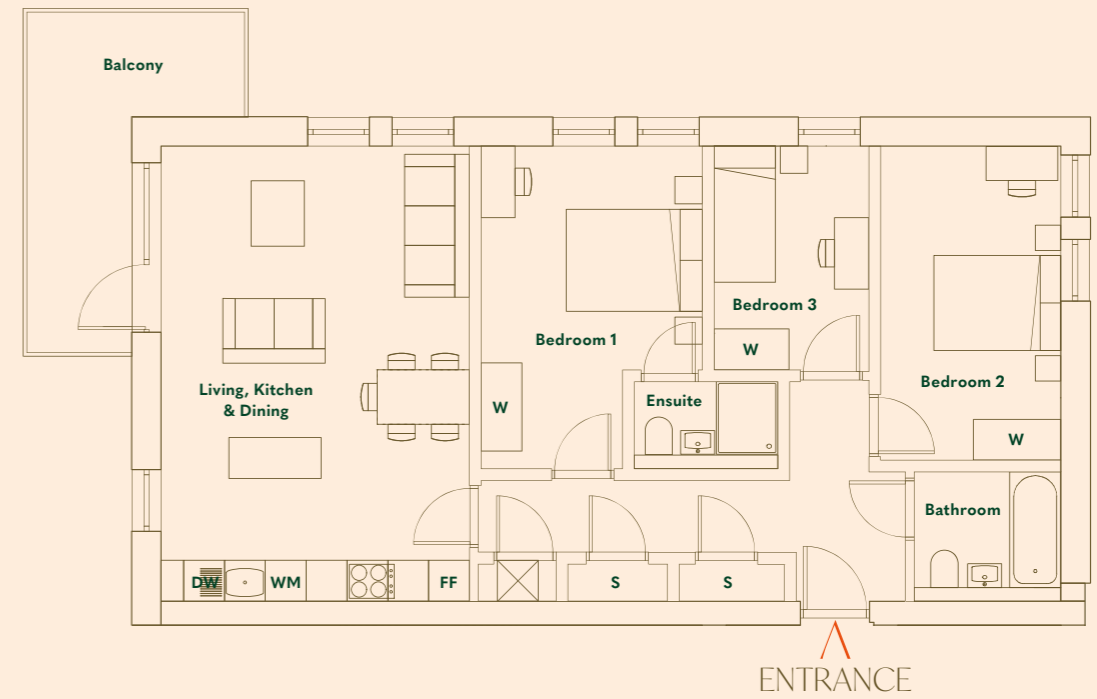
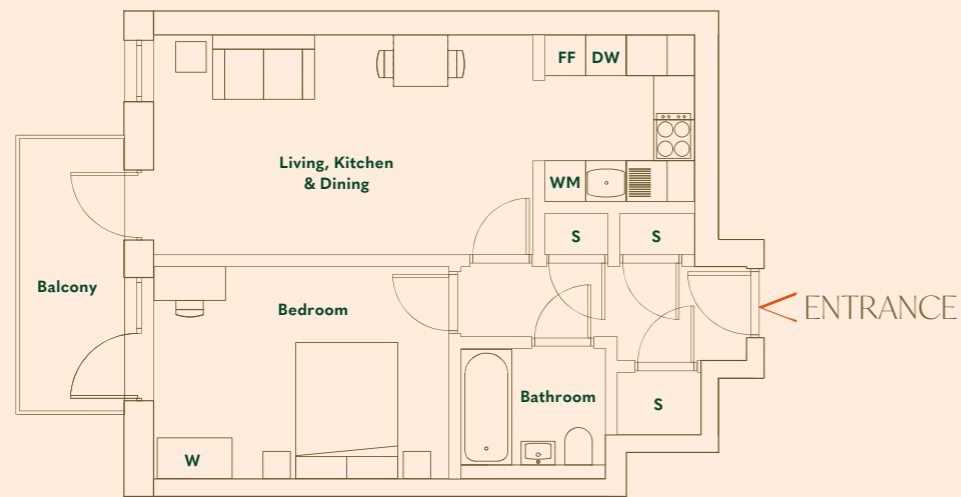
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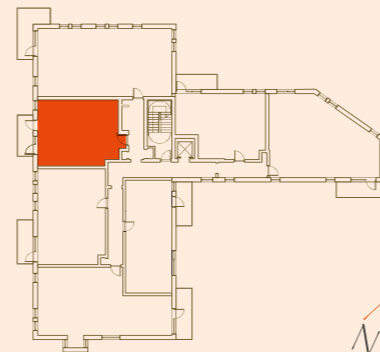
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FIRST FLOOR, SECOND FLOOR 1-04, 2-04 | 1 BEDROOM | 52 sqm

FIRST FLOOR, SECOND FLOOR 1-05, 2-05 | 3 BEDROOM | 88.6 sqm

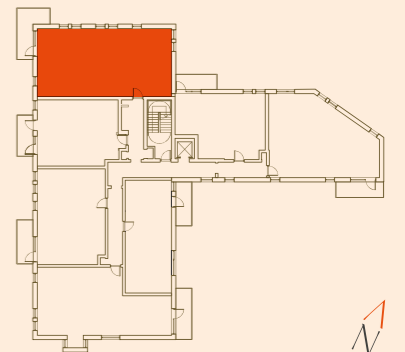


ROOM	METRIC	IMPERIAL
Living, Kitchen & Dining	24 sqm	258 sqft
Bedroom 1	14 sqm	151 sqft



S - Storage | W - Wardrobe | FF - Fridge Freezer | WM - Washing Machine | DW - Dishwasher

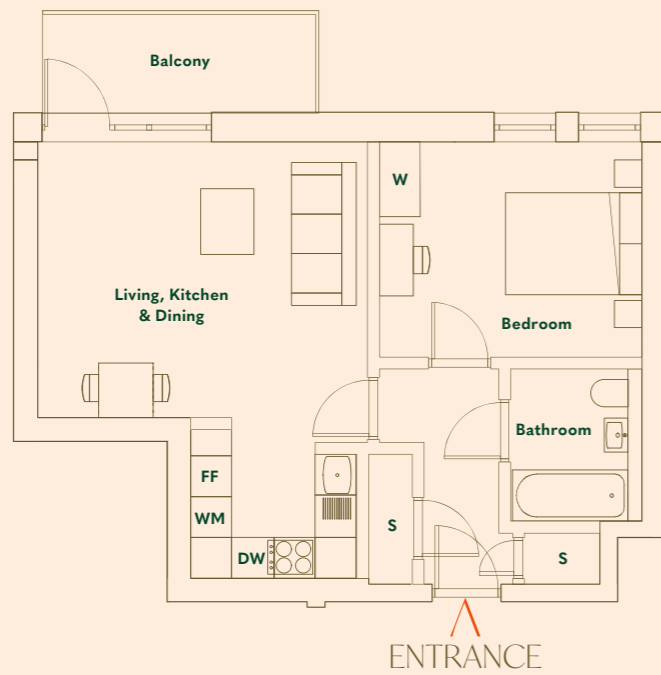
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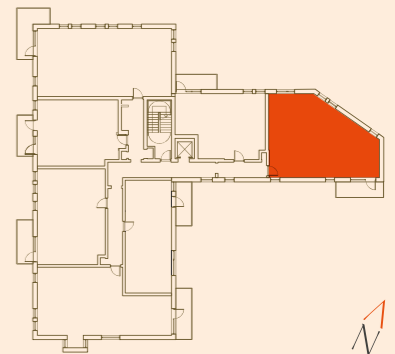
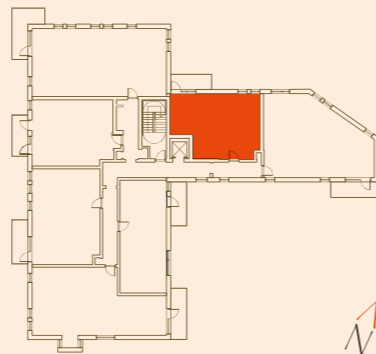
FIRST FLOOR, SECOND FLOOR
1-06, 2-06 | 1 BEDROOM | 51.4 sqm

FIRST FLOOR, SECOND FLOOR
1-07, 2-07 | 2 BEDROOM | 75.3 sqm



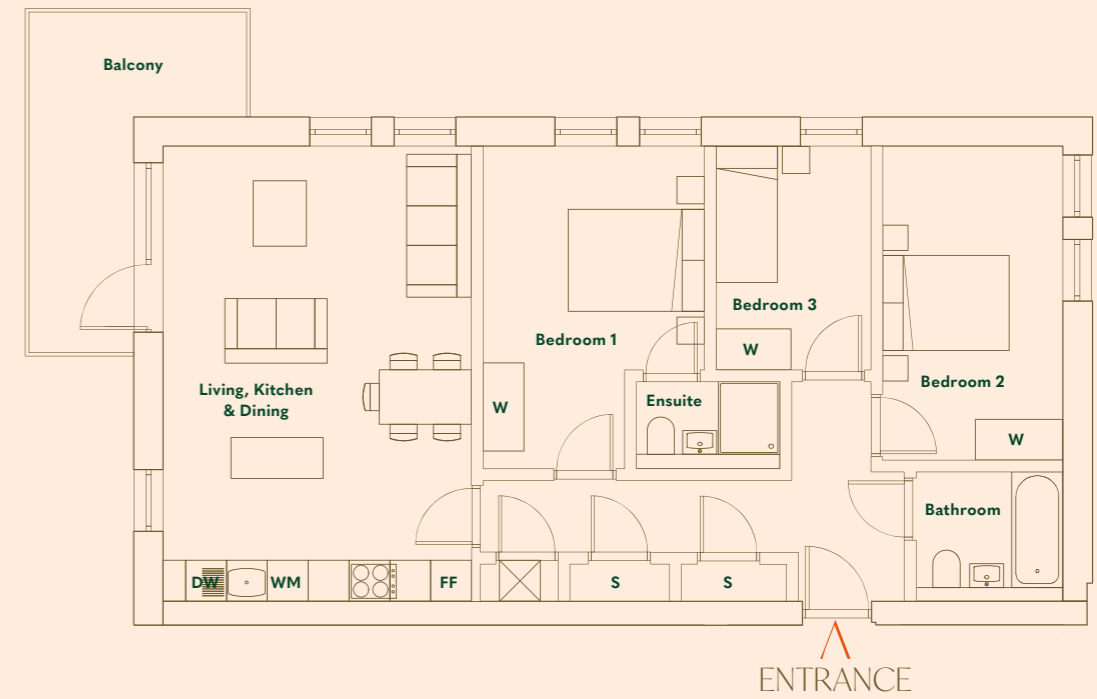
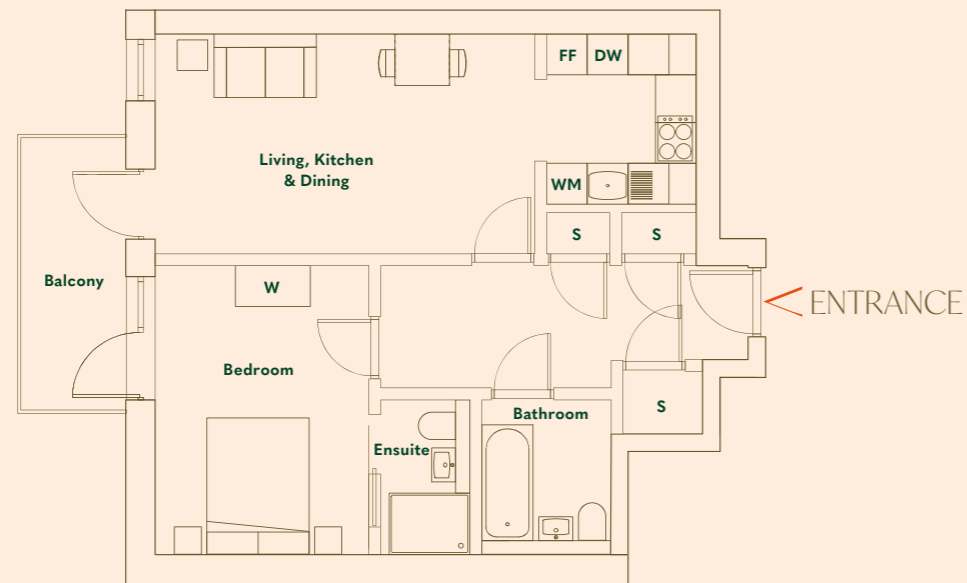
ROOM	METRIC	IMPERIAL
Living, Kitchen & Dining	25 sqm	270 sqft
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ROOM	METRIC	IMPERIAL
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Bedroom 1	14 sqm	151 sqft
Bedroom 2	13 sqm	140 sqft

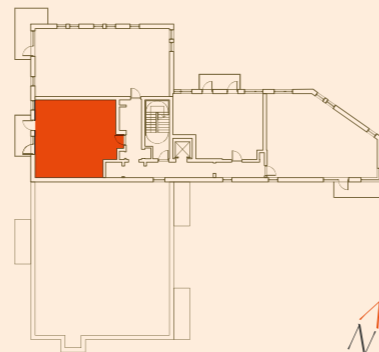


THIRD FLOOR 3-01 | 1 BEDROOM | 59.6 sqm

THIRD FLOOR 3-02 | 3 BEDROOM | 88.6 sqm

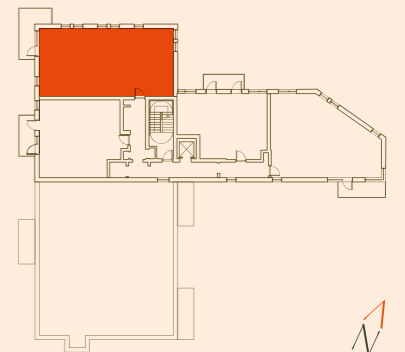


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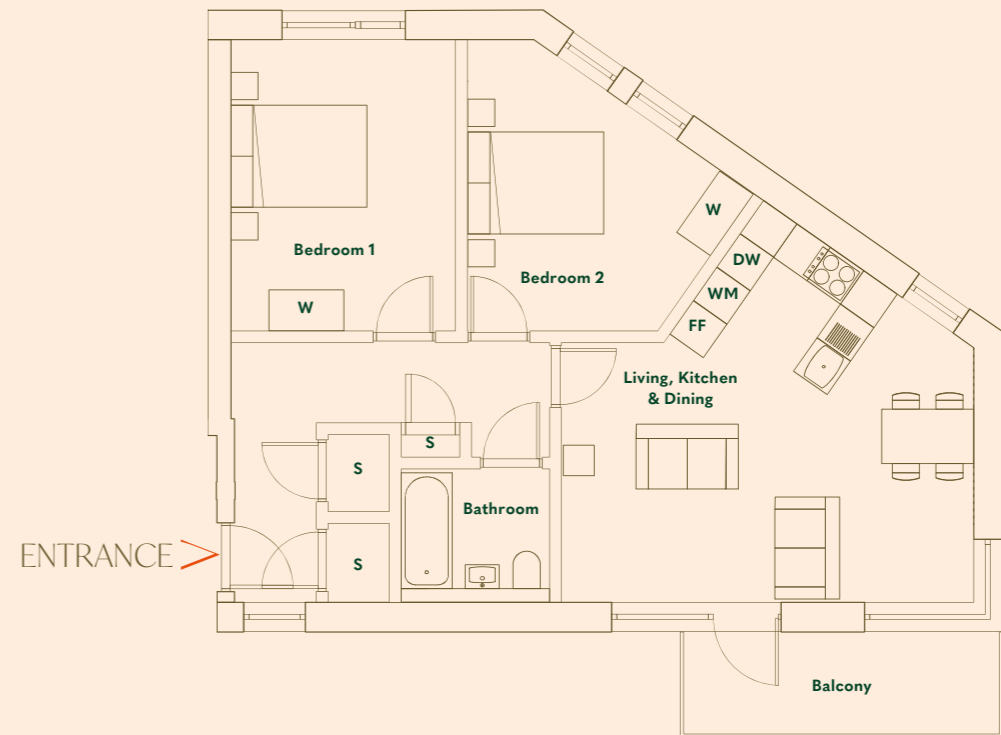
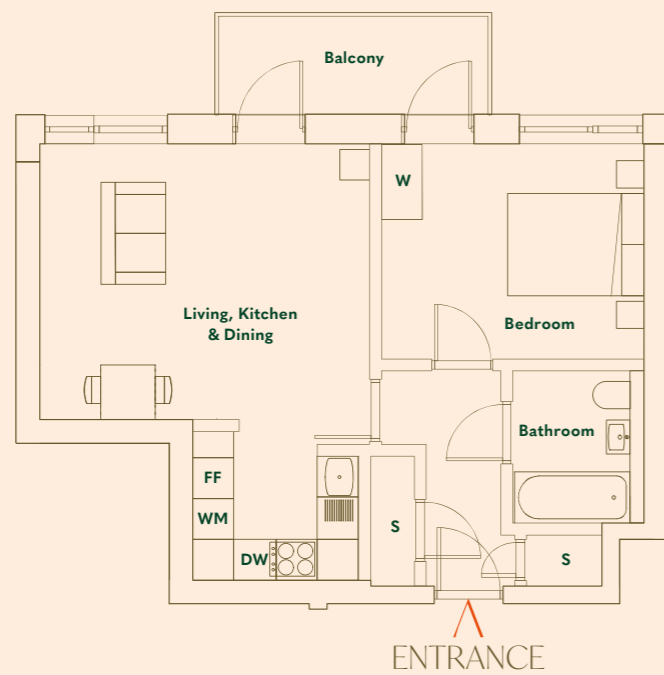
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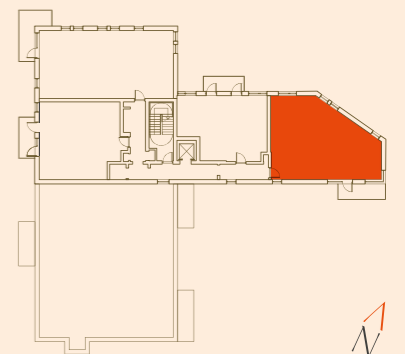
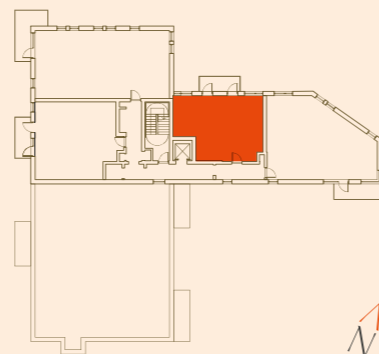
THIRD FLOOR 3-03 | 1 BEDROOM | 51.4 sqm

THIRD FLOOR 3-04 | 2 BEDROOM | 75.3 sqm



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DEVELOPMENT TEAM FOUND



RATIO 1:5 DEVELOPER

Ratio 1:5 are an East London specialist developer that both funds and builds some of the most prestigious properties in and around London.

They develop across a broad spectrum of asset classes, from office buildings to luxurious apartments and houses. Their approach to each project is identical – striving to create the best possible environment for everyone who interacts with their buildings, whether residents, workers, guests or visitors.

They take pride in the work they are involved with, holding an impressive track record of successful projects throughout London. Part of this success is based on the unrivalled and extensive local knowledge within the areas of which they develop.

As a family business, Ratio 1:5 develop strong relationships with clients and offer first class service to investors, partner and buyers alike.

ratio-15.co.uk

RARE BREED MARKETING

Rare Breed was established in 2005 with a shared belief in the power creativity has to build brands and grow businesses. They create brands and communications for clients that range from entrepreneurial start-ups to industry leaders across a wide range of industry sectors, including property, fintech and professional services.

rare-breed.co.uk

SELLING AGENT



RATIO 1:5 LAND OPPORTUNITIES



RATIO 1:5

Ratio 1:5 Unit 1
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More land required