



MACPHERSON

APARTMENTS

E2 9LH



MACPHERSON APARTMENTS

Bethnal Green is London at its very best – a rich and diverse mix of styles and influences, full of life and vitality. Bethnal Green has become known as a vibrant area on the fringe of the City of London and is a place of continuing transformation.

Thornsett are set to further enhance this transformation by introducing Macpherson Apartments: an exciting new development of 14 luxury homes, as well as a new church and community facilities. The development overlooks Paradise Gardens just seconds from Bethnal Green Underground Station.

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THORNSETT ³⁴





FULL CIRCLE

Macpherson Apartments builds on a rich history of an important site in Bethnal Green. Annie Macpherson – a contemporary and friend of Dr. Thomas Barnardo – came to East London in the early 1860s. After witnessing the poverty in the match-box industry she started work to alleviate the conditions of the children who worked in the factories.

She provided a building nearby which gave the opportunity for many children (and adults) to learn to read, write or learn a trade and to receive medical attention. Her building became known as the Beehive as it was a ‘hive of activity’. Her legacy continues in various guises right up to the present day.

The new apartments being built by Thornsett are helping to fund a new church, community facilities and café, which will continue to serve the people of Bethnal Green. The café will be called The Beehive in memory of Annie’s old building.

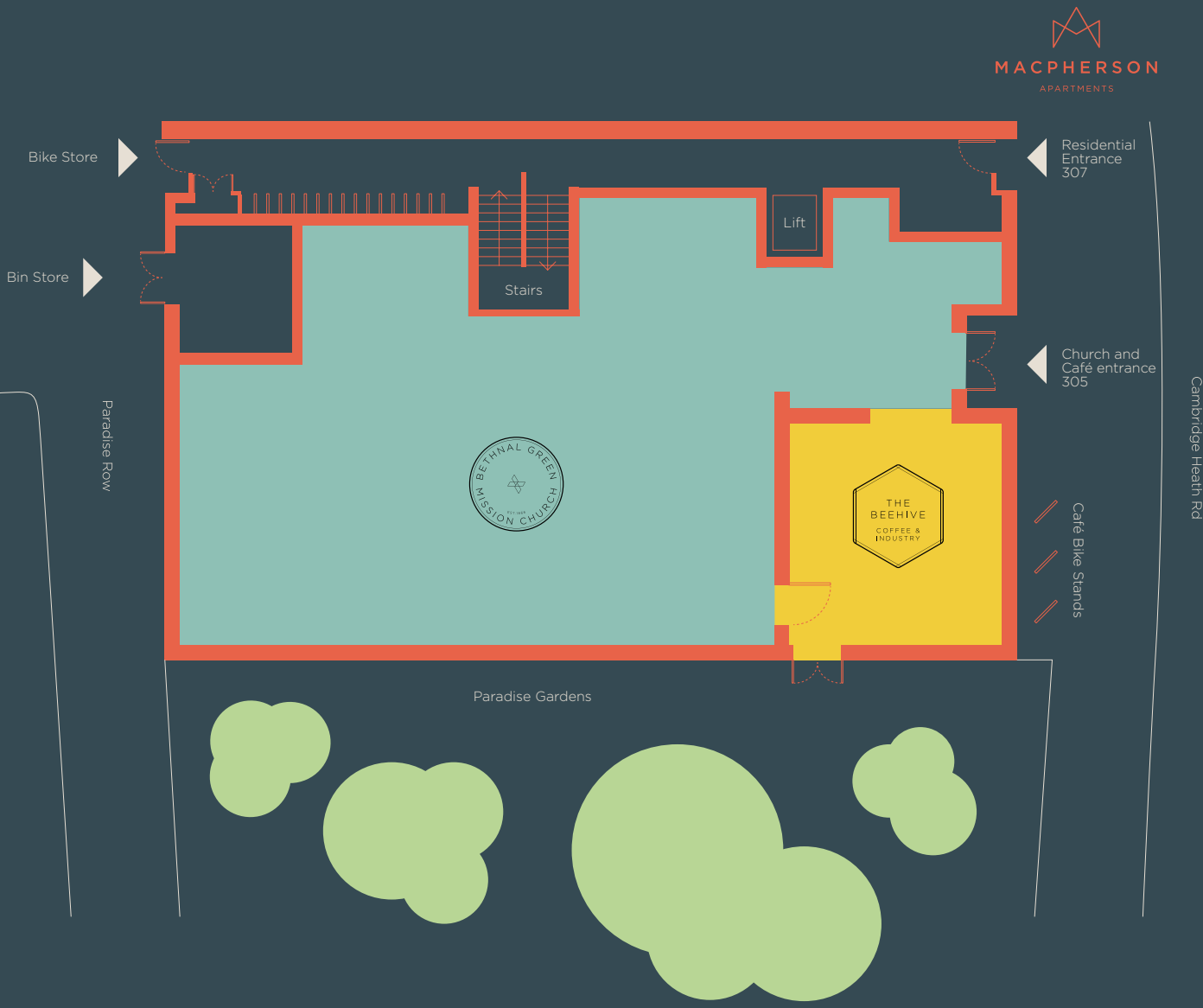
The new Macpherson Apartments building is in the heart of the Heritage Quarter of Bethnal Green. This conservation area is centred on the Grade I and II listed buildings comprising the V&A Museum of Childhood and the Church of St. John. The setting is further enhanced by the greenery of Paradise Gardens and Museum Gardens – both of which were originally part of the common grazing green which gave Bethnal Green its name.



PLANS

SITE PLAN

305-307 Cambridge Heath Road, E2 9LH



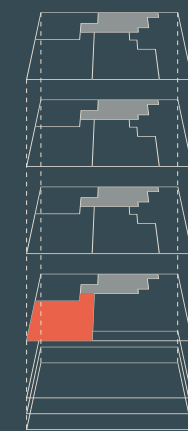
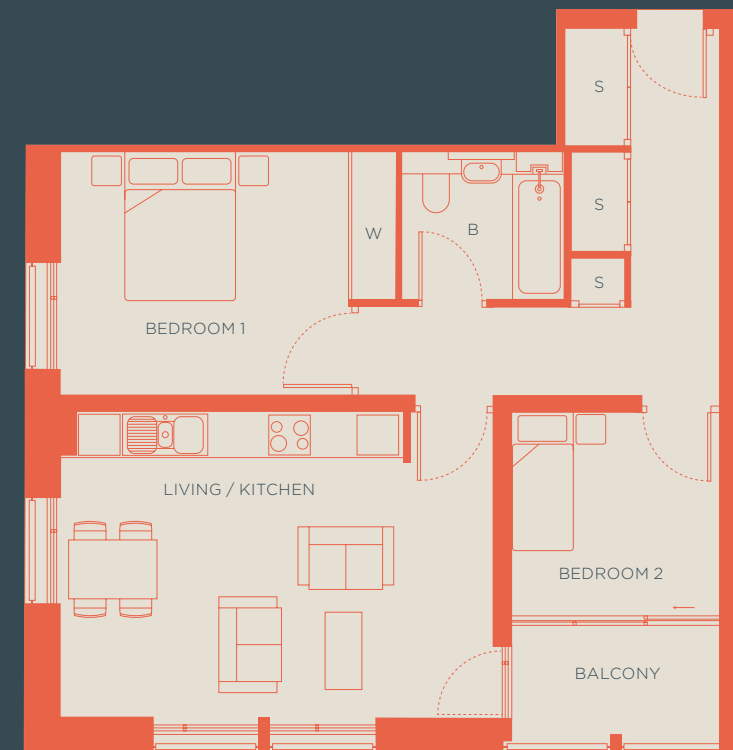
Type One

Apartment 2

Second Floor

68.4m² (736ft²)

Two Bedrooms



— FIFTH	LIVING / KITCHEN	6.0m x 4.2m (19'6" x 13'10")
— FOURTH	BEDROOM 01	4.6m x 3.3m (15'2" x 10'10")
— THIRD	BEDROOM 02	2.8m x 2.8m (9'3" x 9'1")
— SECOND	BALCONY	4m ² (43ft ²)

B BATHROOM
S STORAGE
W WARDROBE



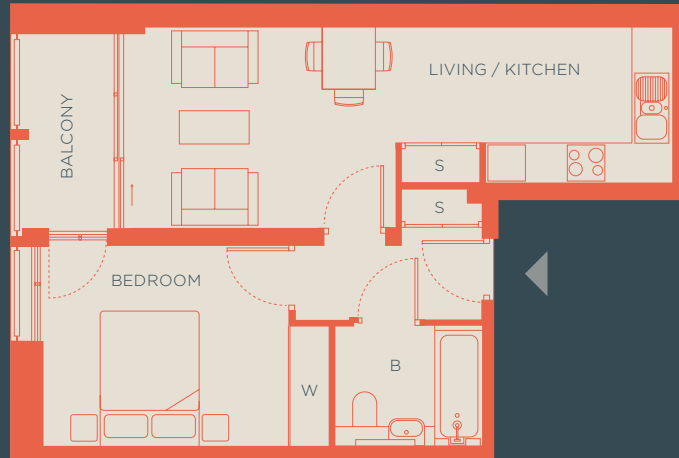
Type Two

Apartments 3, 7, 11, 15

Second, Third, Fourth, Fifth Floor

43.8m² (471ft²)

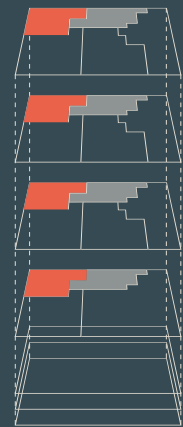
One Bedroom



LIVING / KITCHEN
BEDROOM
BALCONY

8.1 x 3.0m (26'5" x 9'11")
4.3 x 3.2m (14'2" x 10'5")
4m² (43ft²)

B BATHROOM
S STORAGE
W WARDROBE



PARADISE GARDENS

FIFTH
FOURTH
THIRD
SECOND

CAMBRIDGE
HEATH ROAD

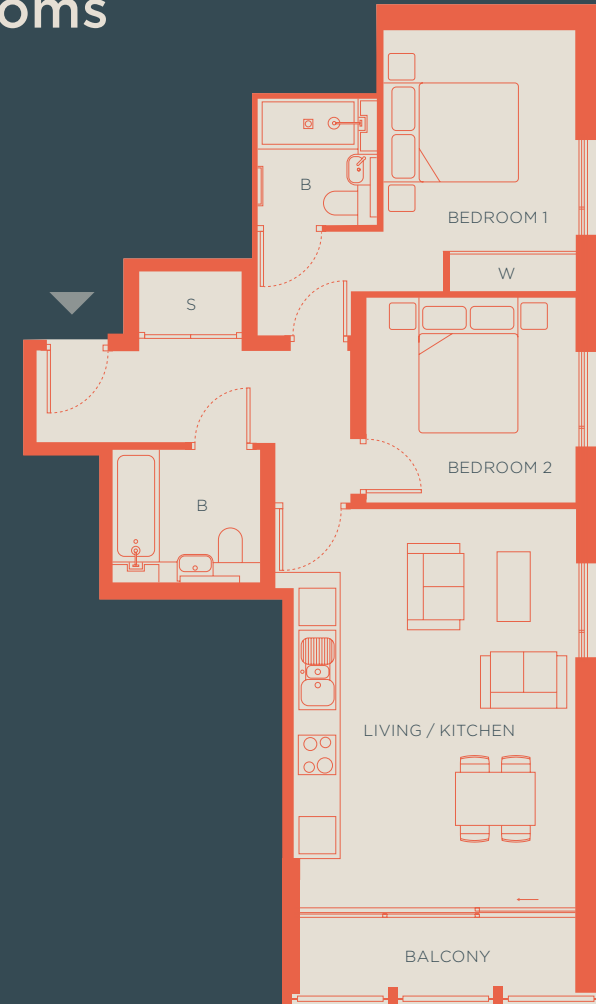
Type Three

Apartment 4, 8, 12

Third, Fourth, Fifth Floors

68.1m² (733ft²)

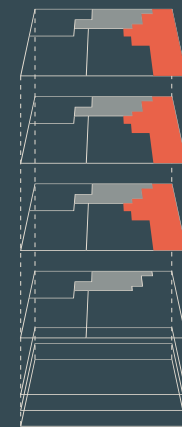
Two Bedrooms



LIVING / KITCHEN
BEDROOM 01
BEDROOM 02
BALCONY

5.6 x 4.2m (18'3" x 13'10")
4.8 x 3.9m (15'9" x 12'11")
3.2 x 3.1m (10'7" x 10'2")
6m² (65ft²)

B BATHROOM
S STORAGE
W WARDROBE



PARADISE GARDENS

FIFTH
FOURTH
THIRD
SECOND

CAMBRIDGE
HEATH ROAD

AREA
GUIDE



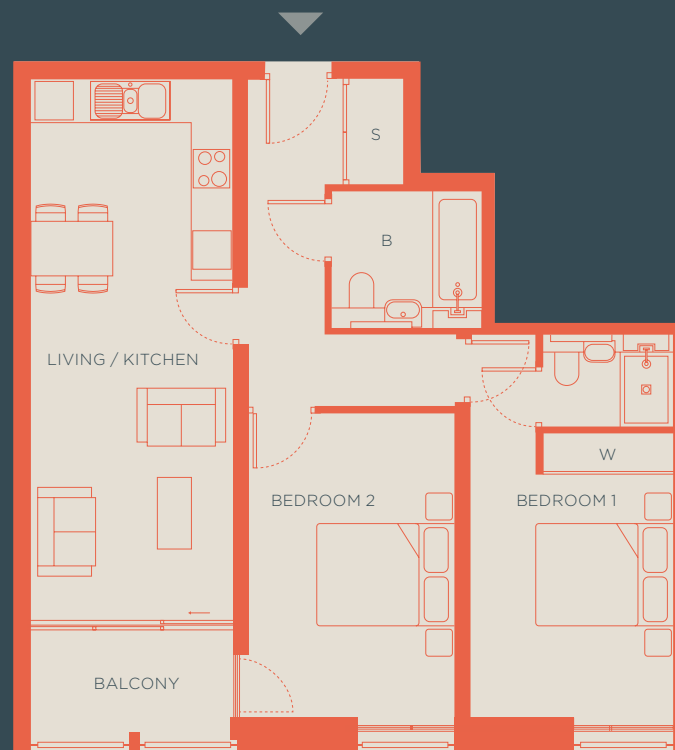
Type Four

Apartment 5, 9, 13

Third, Fourth, Fifth Floors

71.5m² (770ft²)

Two Bedrooms



PLANS



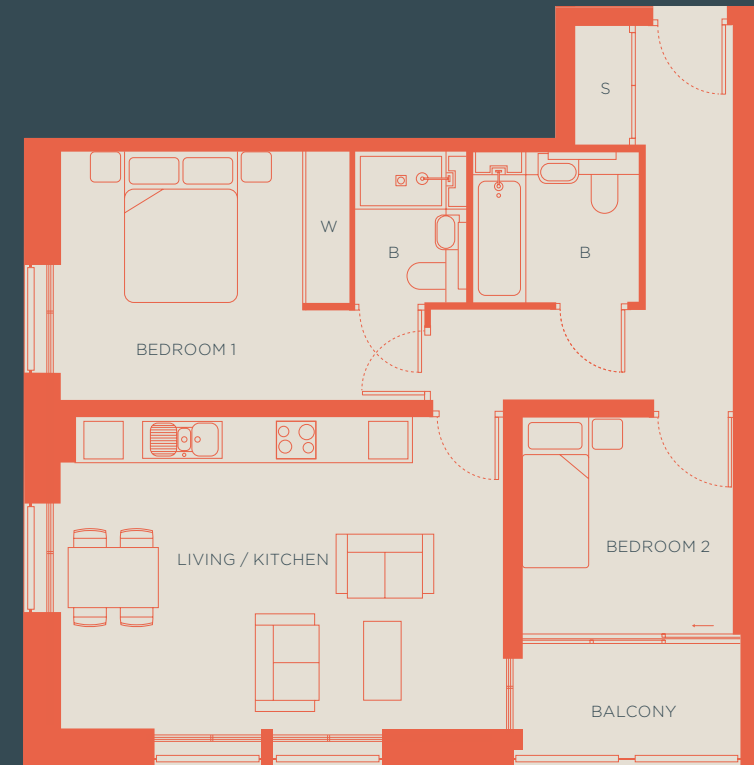
Type Five

Apartment 6, 10, 14

Third, Fourth, Fifth Floors

68.4m² (736ft²)

Two Bedrooms

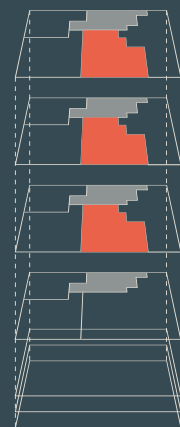


PLANS

LIVING / KITCHEN
BEDROOM 01
BEDROOM 02
BALCONY

8.0 x 3.0m (26'1" x 9'8")
5.6 x 3.0m (18'6" x 9'8")
4.5 x 3.2m (14'10" x 10'6")
4m² (43ft²)

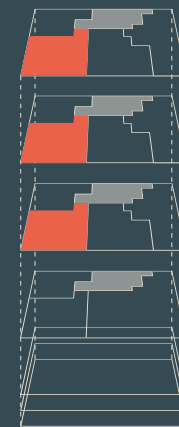
B BATHROOM
S STORAGE
W WARDROBE



PARADISE GARDENS

FIFTH
FOURTH
THIRD
SECOND

CAMBRIDGE
HEATH ROAD



PARADISE GARDENS

FIFTH
FOURTH
THIRD
SECOND

CAMBRIDGE
HEATH ROAD

LIVING / KITCHEN
BEDROOM 01
BEDROOM 02
BALCONY

5.9 x 4.2m (19'5" x 13'10")
4.8 x 3.3m (15'11" x 10'10")
2.8 x 2.8m (9'4" x 9'0")
4m² (43ft²)

B BATHROOM
S STORAGE
W WARDROBE



AREA
GUIDE



SPECIFICATION

APARTMENT INTERIORS

- Mosa porcelain floor tiles to hallway, living, kitchen/ dining room and bathrooms
- 100% wool carpets to bedrooms
- Walls and ceilings are painted in neutral contemporary colours. All joinery is primed and decorated with an eggshell finish
- Internal solid-core doors
- Contemporary screwless flush plate light switches and electric sockets throughout
- Stainless steel ironmongery
- Double glazed windows and sliding patio doors

KITCHENS

- Italian-designed kitchen units with soft close doors and drawers
- Built-in Smeg appliances comprising electric oven, microwave, extractor hood and ceramic hob
- Fully integrated Smeg fridge-freezer and dishwasher
- Free standing washer-dryer located in service cupboard
- Contemporary stainless steel sink with integrated drainer, waste disposal and stainless steel mixer tap
- Silestone worktops
- Glass splash backs

BEDROOMS

- Built-in wardrobes to master bedrooms with integrated lighting

BATHROOMS & SHOWER ROOMS

- Bespoke wall hung mirrored cabinet with integrated lighting and shaver socket to bathrooms and ensembles
- Semi-recessed basin with modern chrome mixer tap
- Modern wall-hung WC with concealed cistern, chrome flush push-plate and soft close seat and cover
- Glass bath screen
- Central chrome thermostatic shower mixer
- Ensuite showers to feature fixed chrome shower head and handheld chrome shower hose
- Thermostatically-controlled chrome towel radiator
- Discreet extractor fan
- Neutral contemporary tiles to walls

BALCONIES

- Ecodeck decking
- Flat steel balustrades

HEATING AND ELECTRICS

- Underfloor heating and hot water supplied from the gas fired communal heating system
- Recessed directional dimmable LED downlighters throughout and pendant lighting to the dining area
- Recessed LED downlights to bath and shower rooms
- Generous supply of power points, telephone points, TV/FM and USB points throughout
- Sky Plus points to living room and master bedroom
- Superfast fibre optic internet supply and Cat 6 cabling to apartments

SECURITY

- All apartments have colour video-entry systems
- CCTV cameras are installed at key positions around the development
- Security fobs for access to the building
- Hard-wired smoke and heat detectors
- Fused spur to service cupboards to allow for future security alarm installation by owner

COMMUNAL AREAS

- Lift to serve apartments
- Architectural lighting
- Coloured wainscoting wall panels in communal corridors
- Solid oak handrails with steel balustrades to staircases
- Mosa porcelain tiles to entrance, landings and corridors
- Cycle storage spaces on the ground floor

BUILDING STANDARDS

- All elements of the development comply with building and fire regulations

WARRANTY

- All apartments are covered by a 10-year Premier Guarantee warranty against structural defects in construction

LEASE

- 125-year lease



CGI of typical bathroom at Macpherson Apartments, indicative of final development finish. Intended for illustration purposes only.





CGI of typical interior at Macpherson Apartments, indicative of final development finish. Intended for illustration purposes only.





THE
BEEHIVE
COFFEE &
INDUSTRY

The Beehive Café will be located where Cambridge Heath Road meets Paradise Gardens. This is a bright and welcoming space, where one can while away the time with a good book and a great coffee. Tables will spill out into Paradise Gardens and the café will serve a wide variety of drinks, baked goods and sandwiches. This will be the perfect place to welcome guests, get to know your neighbours or relax and watch the world go by, all in comfortable surroundings.



AREA
GUIDE

Illustrations by Capital Architecture depict The Beehive café and bookshop

CGI of development viewed from Paradise Gardens at dusk, indicative of final development finish. Intended for illustration purposes only.





Bethnal Green is still very much a place of contrasts; the traditional market still takes place each day on one end of Bethnal Green Road and at the other end the modern BOXPARK pop-up mall is a popular destination. Trendy bars and restaurants sit alongside cafés run for generations by the same family. Multifarious nations are represented here in their food and fashions, and the area is a real melting-pot, buzzing with activity.

There is a rich and continuing history of artists, musicians, writers and poets living and working in the area. Every day there is something interesting to do only a few yards from your doorstep – a new exhibition to visit, a gallery to explore, a festival to attend.



Paradise Row

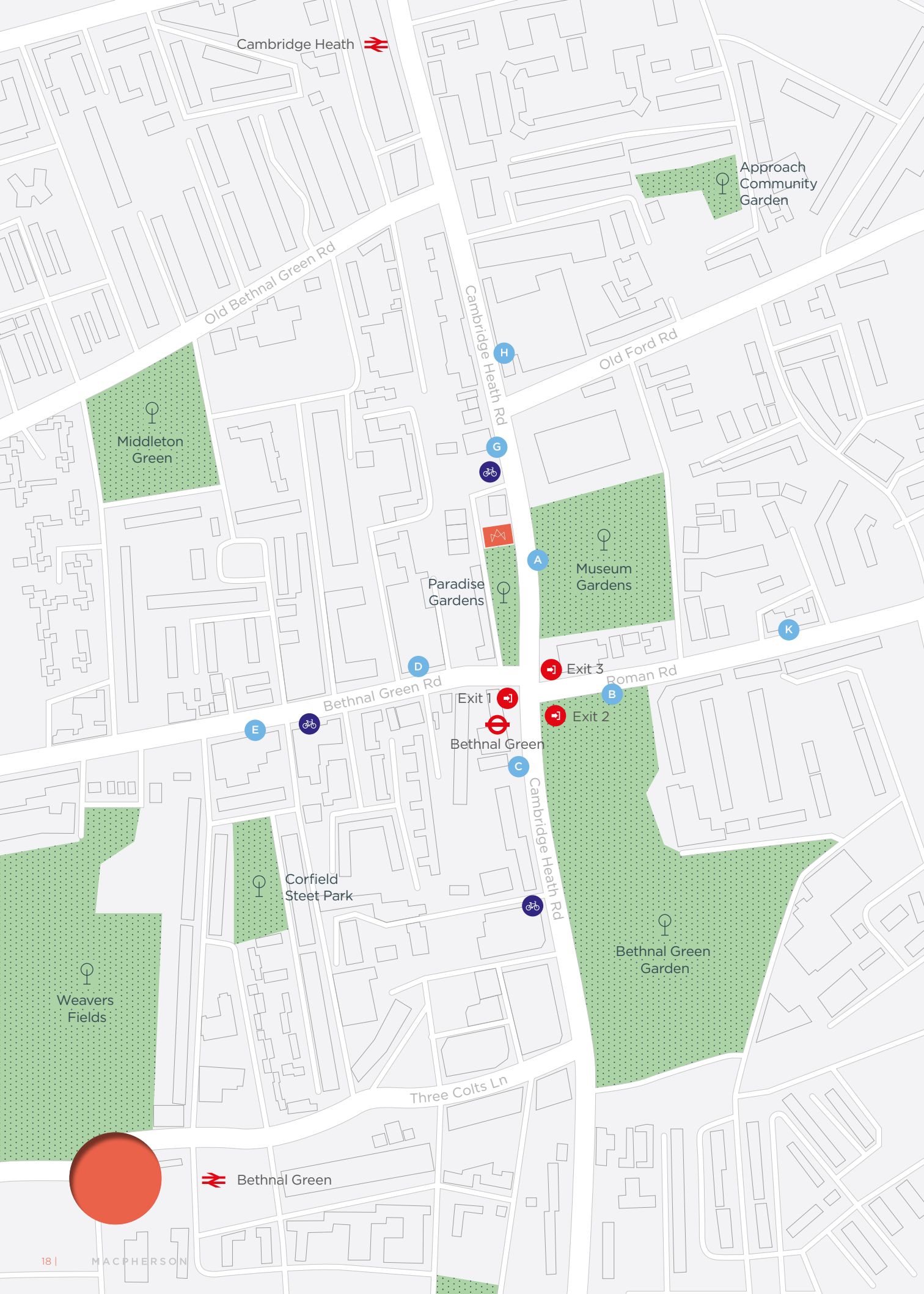


Regents Canal

“Bethnal Green’s a chilled place. People are friendly, and there’s always something interesting going on.”

Jeane Trend-Hill, Photographer





“Bethnal Green’s location makes it a sweet spot. You’re rubbing shoulders with Shoreditch and Old Street on one side, and Hackney and Clapton on the other.”

Osian Roberts, Actor

GETTING AROUND

Macpherson Apartments are amazingly located for travel virtually anywhere! Bethnal Green tube station is less than a 2-minute walk from the development, served by the Central Line it runs across London from East to West including all night on Fridays and Saturdays. The Overground, Hammersmith & City and District Lines are all easily accessible and you can be in Central London in under 15 minutes.

Two London Overground stations are less than a 10-minute walk away and multiple bus routes can take you to all points of the compass. On top of all of that there is also a Boris Bike (Santander Cycles) docking station located outside the development.

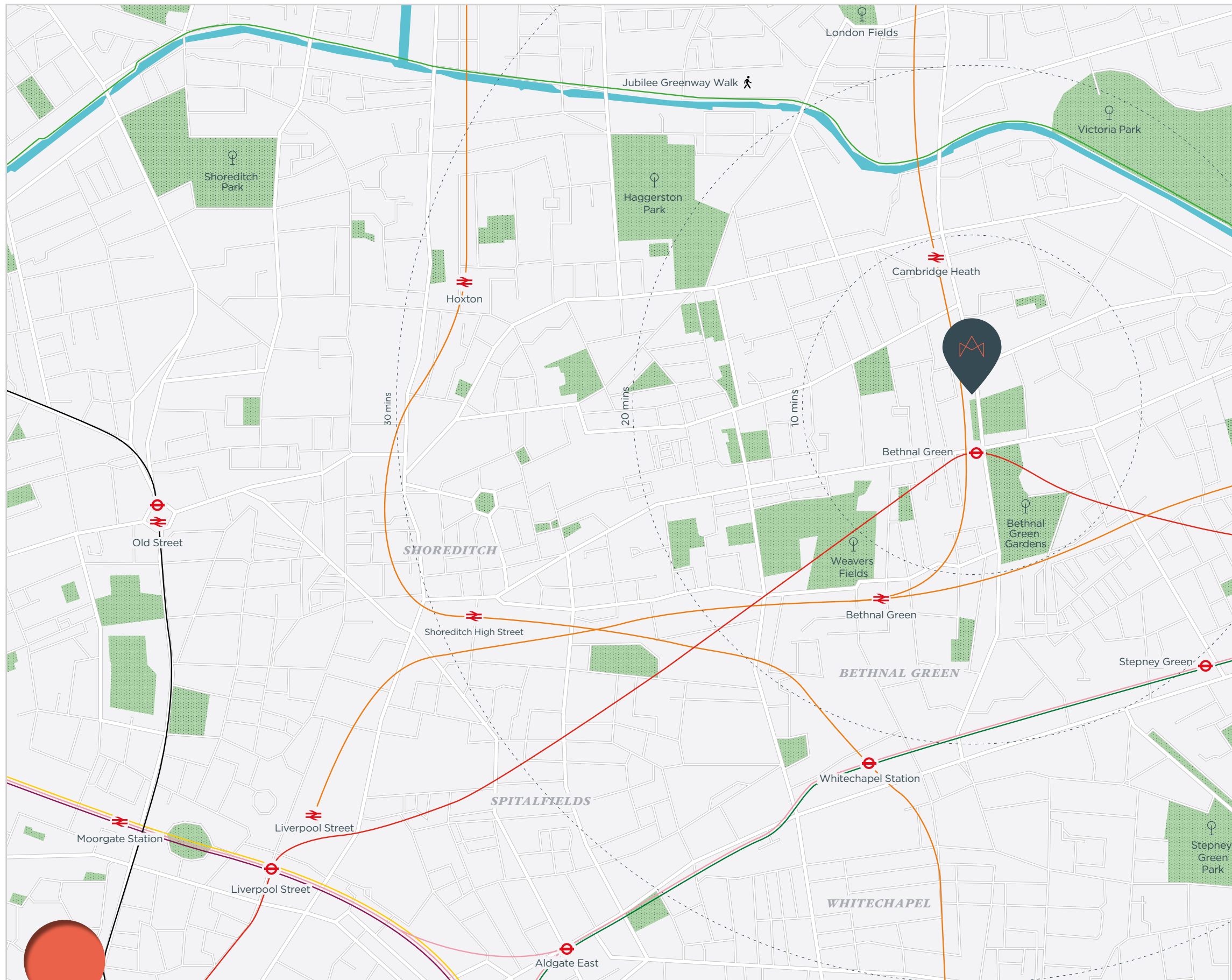
BUS ROUTES

- A** Whitechapel, Aldgate, Canning Town, Elephant & Castle, Leamouth, Crossharbour
- B** Tottenham Court Road, Bethnal Green, Ash Grove
- C** Finsbury Park Station, Holloway
- D** Bow Church, Stratford City, Bethnal Green
- G** Finsbury Park Station, Holloway, Stratford City, Ash Grove
- H** Whitechapel, Aldgate, Elephant & Castle, Crossharbour
- K** Bow Church, Canning Town, Crossharbour

KEY

-  Santander Cycles
-  Underground
-  Underground Exit
-  Overground





STATION WALKING TIMES FROM MACPHERSON APARTMENTS

Bethnal Green Underground.....	2 mins	
Cambridge Heath.....	5 mins	
Bethnal Green Overground.....	9 mins	
Whitechapel.....	16 mins	

UNDERGROUND FROM BETHNAL GREEN

Liverpool Street.....	2 mins	
Bank.....	6 mins	
Stratford.....	9 mins	
Tottenham Court Road.....	13 mins	
Oxford Circus.....	14 mins	

OVERGROUND FROM CAMBRIDGE HEATH

London Fields.....	2 mins	
Hackney Central.....	4 mins	
Stoke Newington.....	8 mins	

ELIZABETH LINE (CROSSRAIL) FROM LIVERPOOL STREET*

Farringdon.....	2 mins	
Tottenham Court Road.....	4 mins	
Canary Wharf.....	6 mins	
Bond street.....	7 mins	
Paddington.....	10 mins	
Heathrow.....	35mins	

JUBILEE GREENWAY WALK

The 60 kilometres of continuous paths links parks, open spaces, waterways and many major public transport hubs. The route includes Stratford which boasts over 280 shops and 70 restaurants.

*Elizabeth Line opens in 2018

Source: TfL and Google Maps - All travel times from the development (where stated) or station to station are estimated and will vary depending on route, day of travel and are subject to change.

- Central
- Overground
- Circle
- Hammersmith & City
- Metropolitan
- Waterloo & City
- DLR
- Northern
- Jubilee
- Victoria
- Bakerloo
- Piccadilly
- Jubilee Greenway Walk





MACPHERSON

AREA GUIDE

CAMBRIDGE
HEATH ROAD

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BETHNAL
GREEN ROAD

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HACKNEY
ROAD

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BROADWAY
MARKET

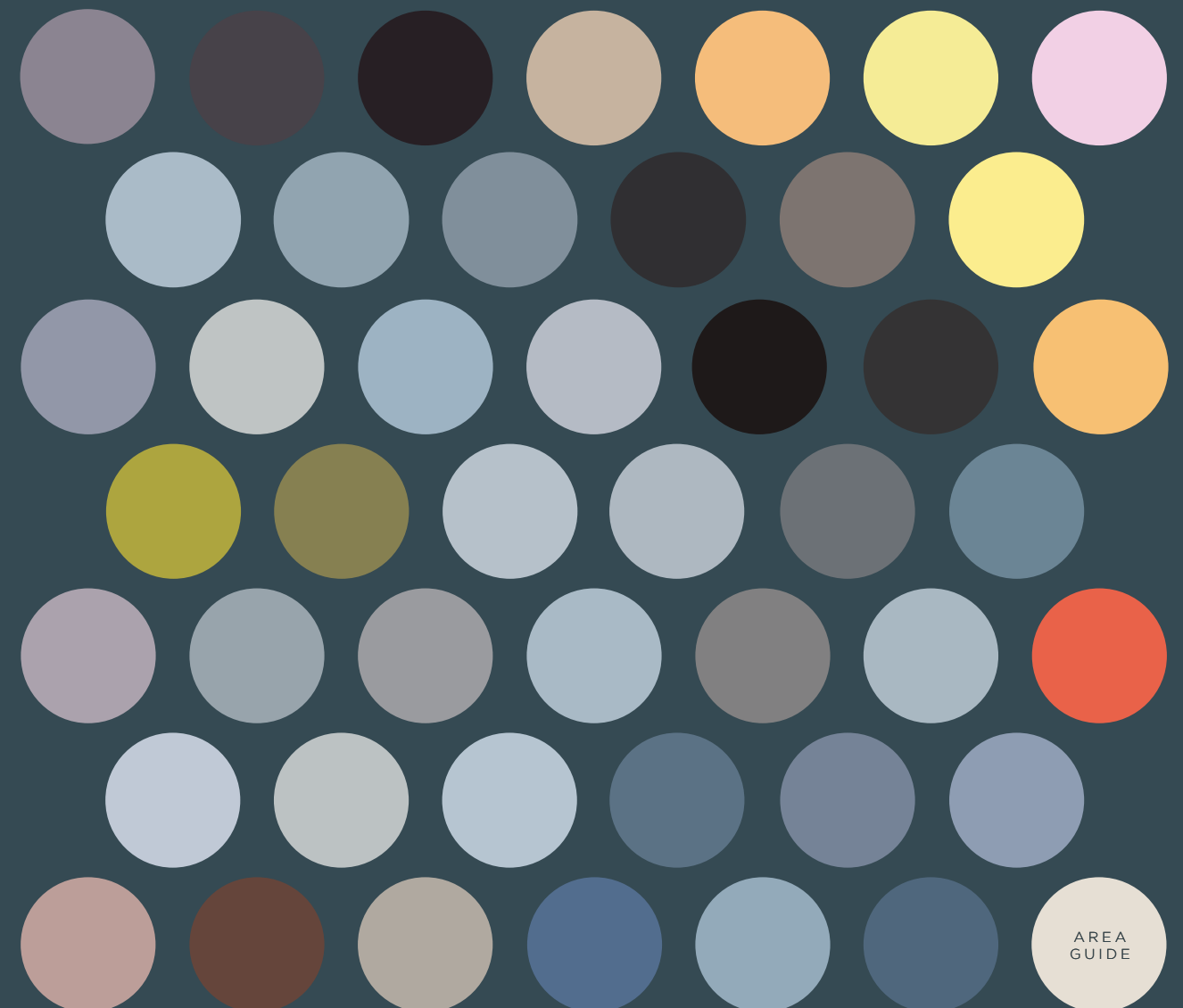
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COLUMBIA
ROAD

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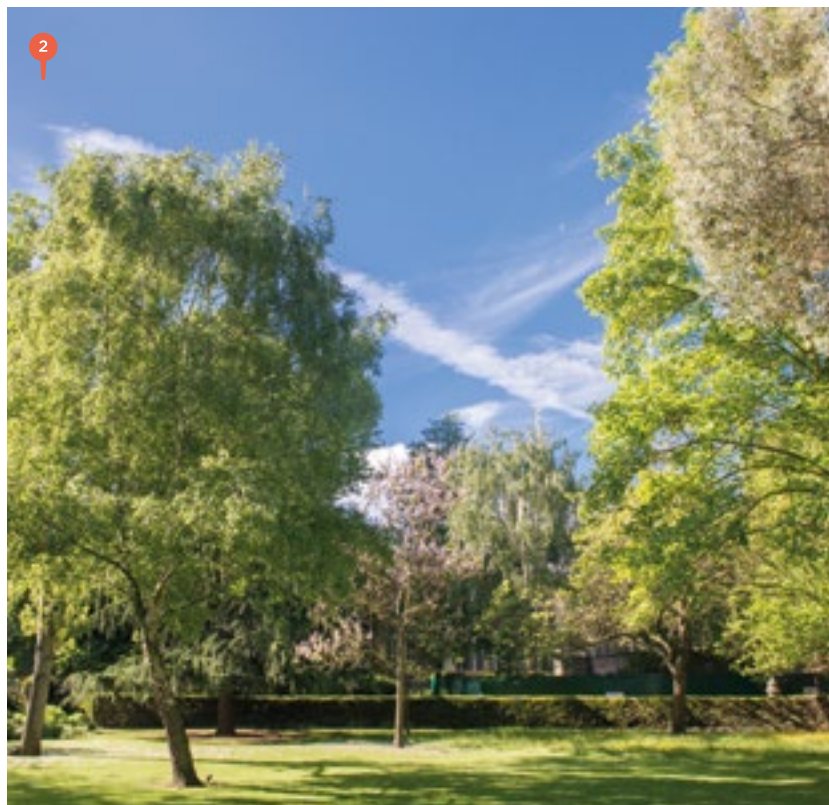
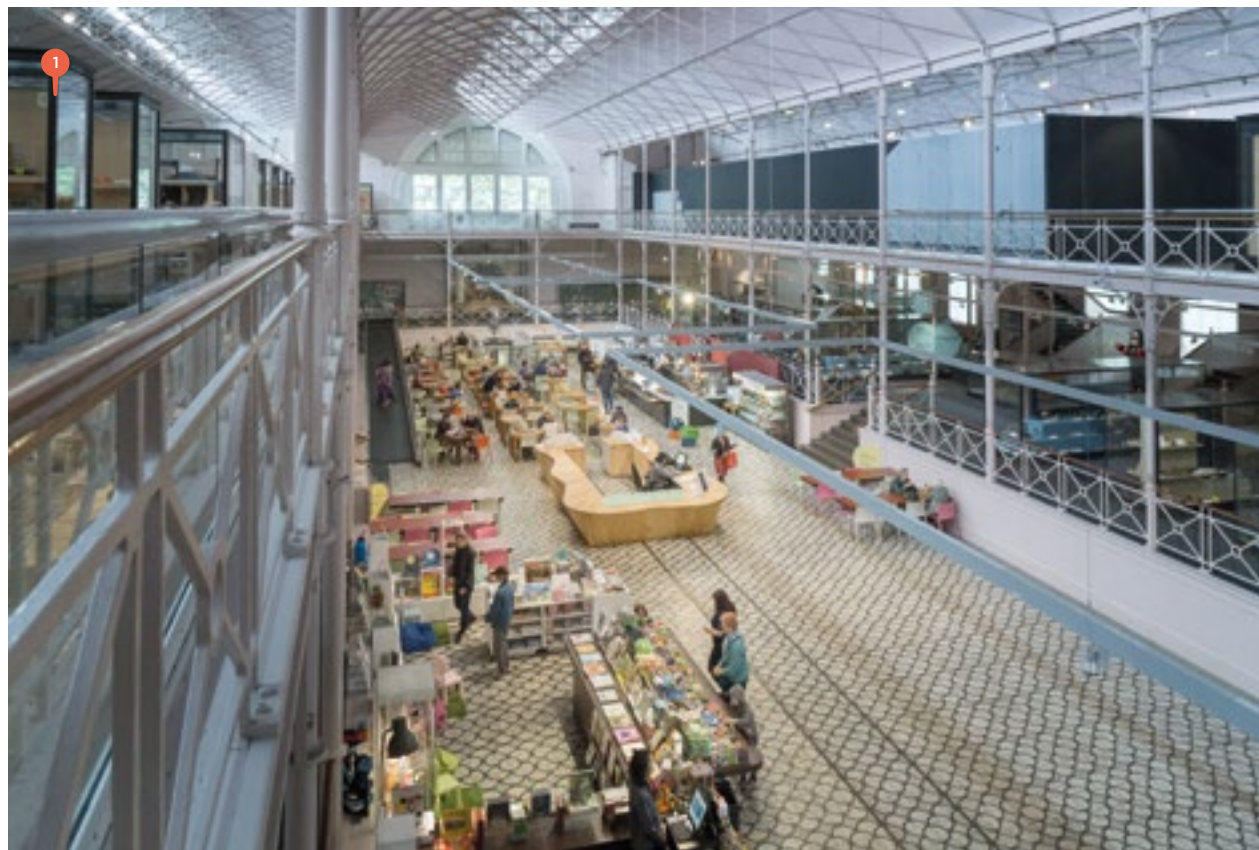
IN THE FOLLOWING AREA GUIDE WE HIGHLIGHT
SOME OF OUR FAVOURITE LOCAL AMENITIES.

IT WAS A REAL STRUGGLE DECIDING
WHAT TO LEAVE OUT...





CAMBRIDGE HEATH ROAD



MUSEUM

1 V&A MUSEUM OF CHILDHOOD

Victoria and Albert's Bethnal Green outpost isn't just for kids. It's a cocoon of nostalgia for all ages with retro board games and toys, tin cars, chopper bikes, funny puppets and intricate dolls houses, collected from 1640 until now. While away a Sunday here, and you'll feel wistful for an era when playtime was the best part of the day.

Cambridge Heath Rd, London E2 9PA

PARK

2 MUSEUM GARDENS

Directly opposite Macpherson Apartments, Museum Gardens was opened in 1875 and is one of the prettiest parks in Bethnal Green; fresh flower beds, varied trees and many open green spaces.

Cambridge Heath Rd, London E2 9PA

BAR

3 RESIDENT OF PARADISE ROW

An independent bar and restaurant in the railway arches of Paradise Row adjacent to Macpherson Apartments, this cool, modern location with a roomy patio serves fine traditional British cuisine and cocktails.

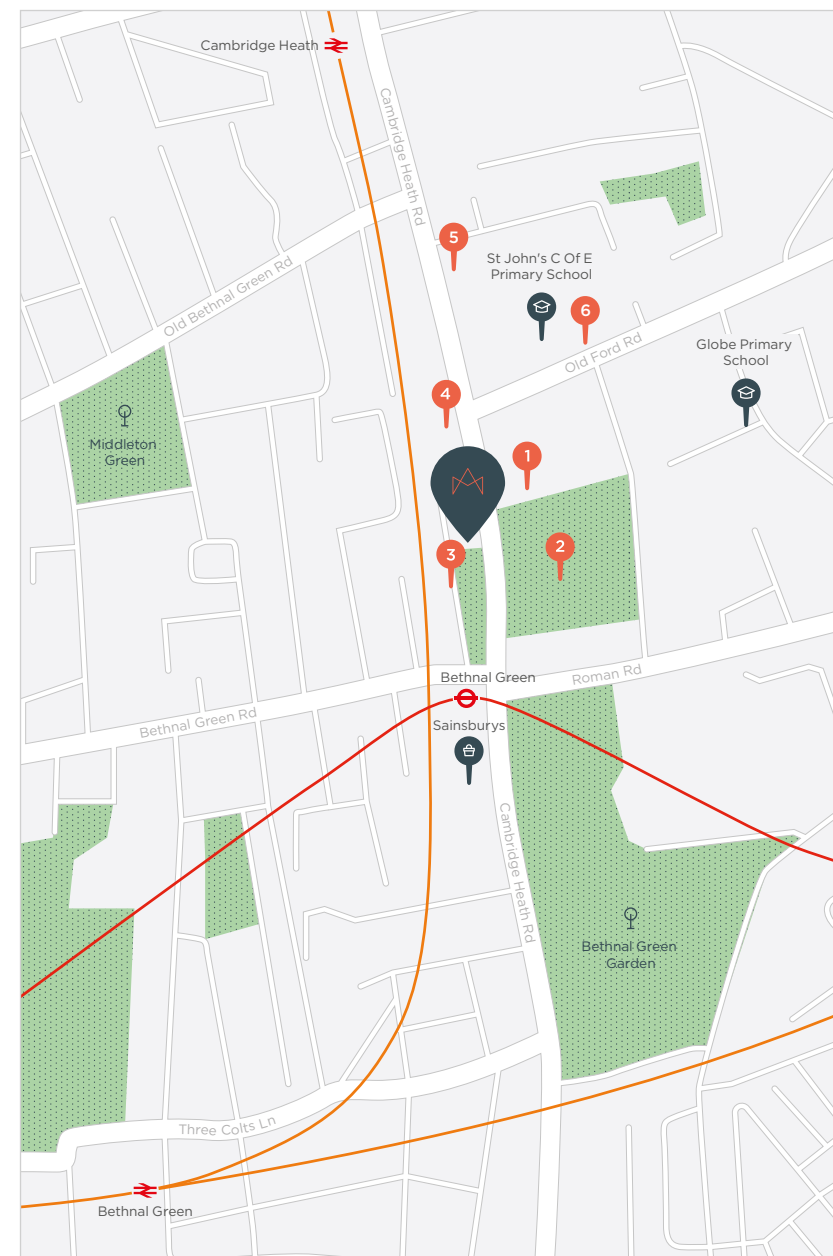
252 Paradise Row, London E2 9LE

PUB

4 THE DUNDEE ARMS

Low-lit, traditional boozer East London-style - features a courtyard and draught craft beers; hosts regular DJ sessions.

339 Cambridge Heath Rd, London E2 9LH



FOOD

5 TYPING ROOM

Located in East London's Town Hall Hotel, the Typing Room serves the best of local and seasonal British ingredients to create innovative modern European dishes.

Town Hall Hotel, Patriot Square, London E2 9NF

FOOD

6 GALLERY CAFE

Bustling charity-driven vegetarian and vegan spot hosting art exhibitions and events.

21 Old Ford Rd, Bethnal Green, London E2 9PL



BETHNAL GREEN ROAD



PUB

1 OLD GEORGE

Renovated 18th-century pub with artfully mismatched furniture, exposed brick walls and large garden. A friendly local, Old George boasts five real ale taps, two t-bars as well as a wide selection of craft cans and bottles, offering something to suit every drinker.

379 Bethnal Green Rd, London E2 0AN

PUB

2 STAR OF BETHNAL GREEN

Large, laid-back 2-floor pub popular for quiz nights and lively, eclectic DJ programme.

359 Bethnal Green Rd, London E2 6LG

FOOD

3 E. PELLICCI

A true Bethnal Green institution, E. Pellicci is a perfectly formed early 20th Century "caff" that has been owned and run by the same family for over 100 years. As such, E. Pellicci has been serving the full-English and home-cooked food to the great and the good of East London since 1900. Testament to hospitality shown by the Pellicci family, when Nevio Pellicci died in 2008, locals lined the pavements of Bethnal Green Road to bid him a fond farewell.

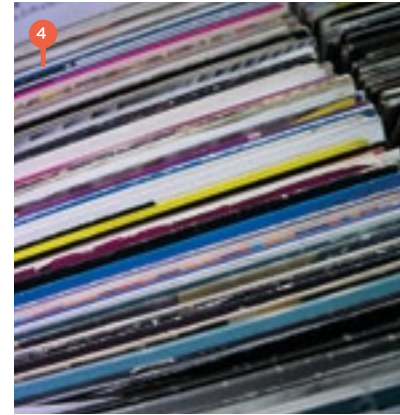
332 Bethnal Green Rd, London E2 0AG

MUSIC

4 FLASHBACK RECORDS

Good quality vinyl at good quality prices, Flashback has been the go-to for record hunters since 1997. Flashback's flagship store is located just minutes from Macpherson Apartments.

131 Bethnal Green Rd, London E2 7DG



ENTERTAINMENT

5 RICH MIX

In addition to the full programme of cinema, live music, theatre, dance, spoken word, comedy, family activities and exhibitions, Rich Mix is home to 20 creative businesses, helping to make it East London's foremost independent arts centre.

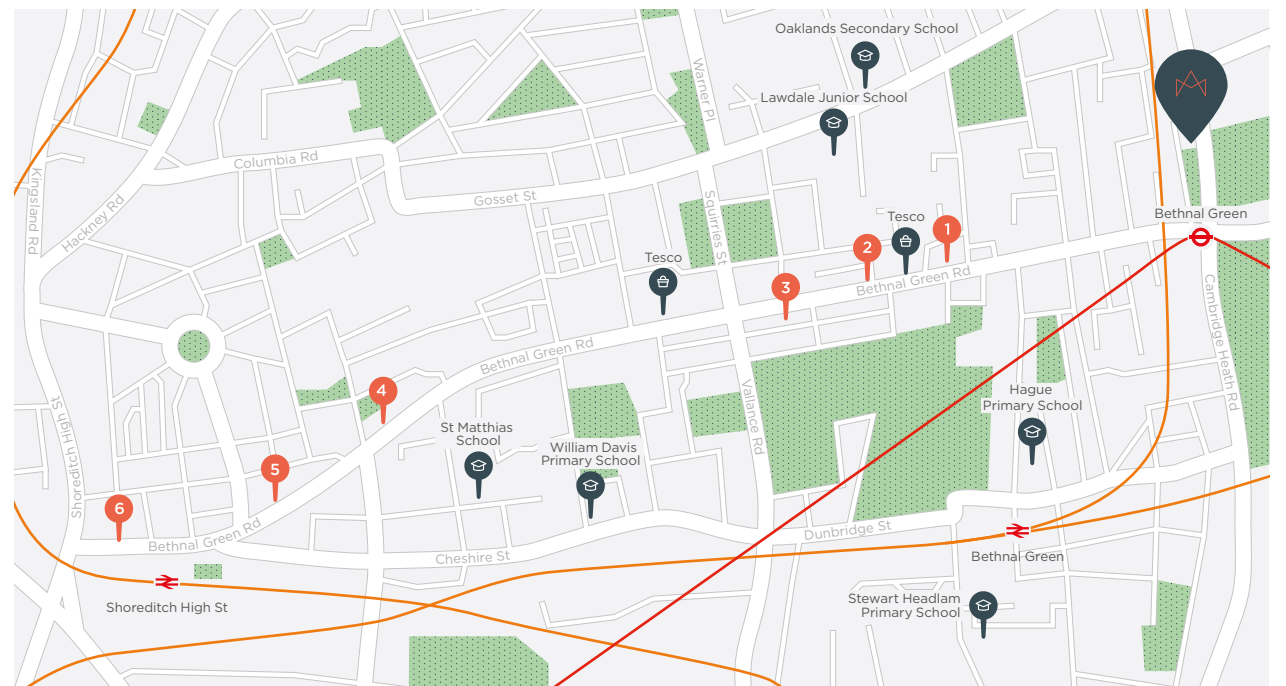
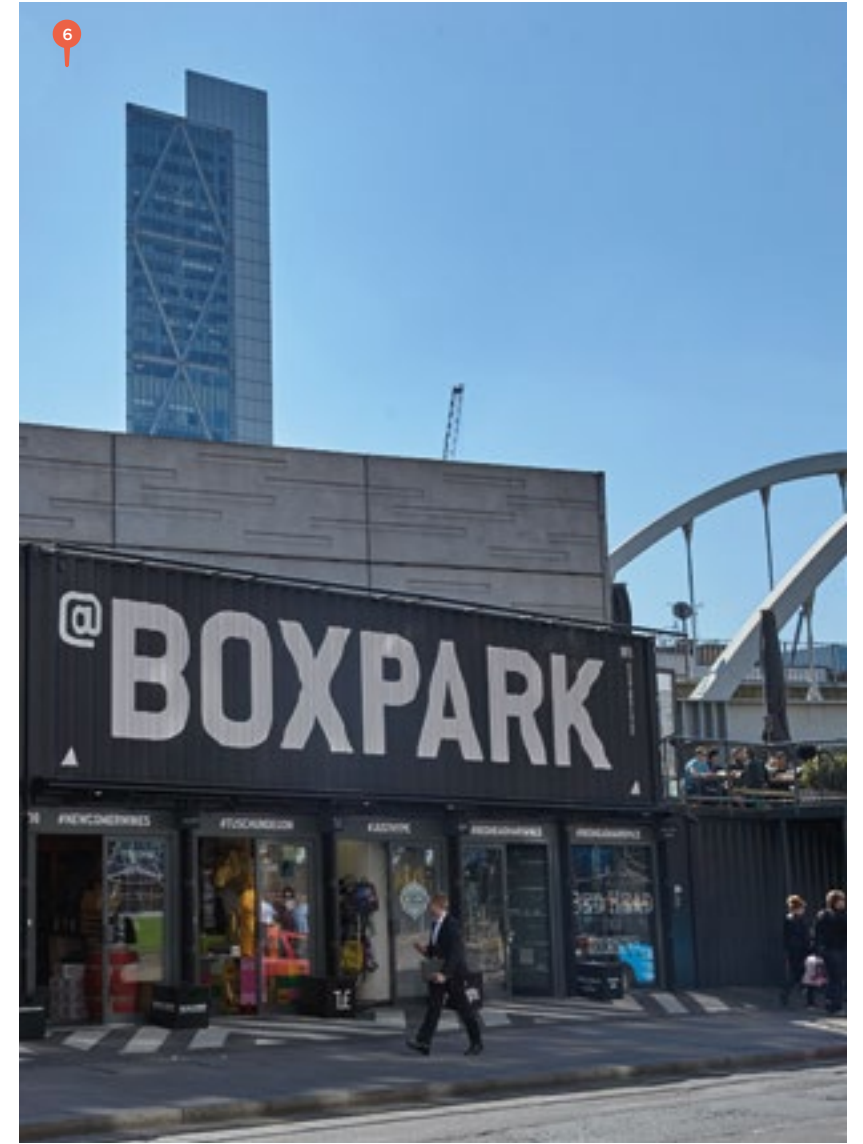
35-47 Bethnal Green Rd, London E1 6LA

SHOPPING

6 BOXPARK

Shipping container, pop-up mall for independent and global, fashion and lifestyle stores and cafés. Installed in 2011, BOXPARK has become so popular for shopping, nightlife and events that they have since opened up a site in Croydon.

2-10 Bethnal Green Rd, London E1 6GY





HACKNEY ROAD

FOOD

1 MORITO

Inventive tapas dishes drawing influences from Southern Spain, North Africa and the Eastern Mediterranean. The restaurant has been designed in collaboration with artist Dillwyn Smith and features a horseshoe shaped marble topped bar, polished concrete floor, bright shots of colour, an inviting open kitchen and large windows allowing for a light and airy space. Further contributions came from Hackney-based designer Sam Newton.

195 Hackney Rd, London E2 8JL



FOOD

2 SAGER + WILDE

Smart urban wine bar with exposed brick walls and wooden floors, serving fine wines and bar snacks.

193 Hackney Rd, London E2 8JL

PUB

3 THE MARKSMAN

Named Michelin Pub of the Year 2017, The Marksman is a firm favourite with East London residents and gets extremely busy on market days. Here, you'll find the best Sunday roast in Hackney so it's worth booking in advance.

254 Hackney Rd E2 7SJ

COFFEE

4 NKORA

Named after a region in Rwanda, this small coffee company serves coffee from a range of roasters around the world and has been featured on the website *London's Best Coffee*. The "black gold" is also served with a variety of local sourced sourdough baguettes, toasties, sandwiches, frittatas, soups, salads, pastries and cakes.

21 Hackney Rd, London E2 7NX



ENTERTAINMENT

5 HACKNEY CITY FARM

For over 20 years, Hackney City Farm has been giving the local community the chance to experience farming right in the heart of the city. Set up in 1984, inspired by the success of the then newly formed Kentish Town City Farm, it has been giving both children and adults the opportunity to interact with a wide range of farmyard animals, grow vegetables and learn new skills to live a healthier, happier life.

In addition to this, the farm runs courses, volunteering sessions, social enterprises and community groups whose aims are to further the environmental improvement of the community as a whole.

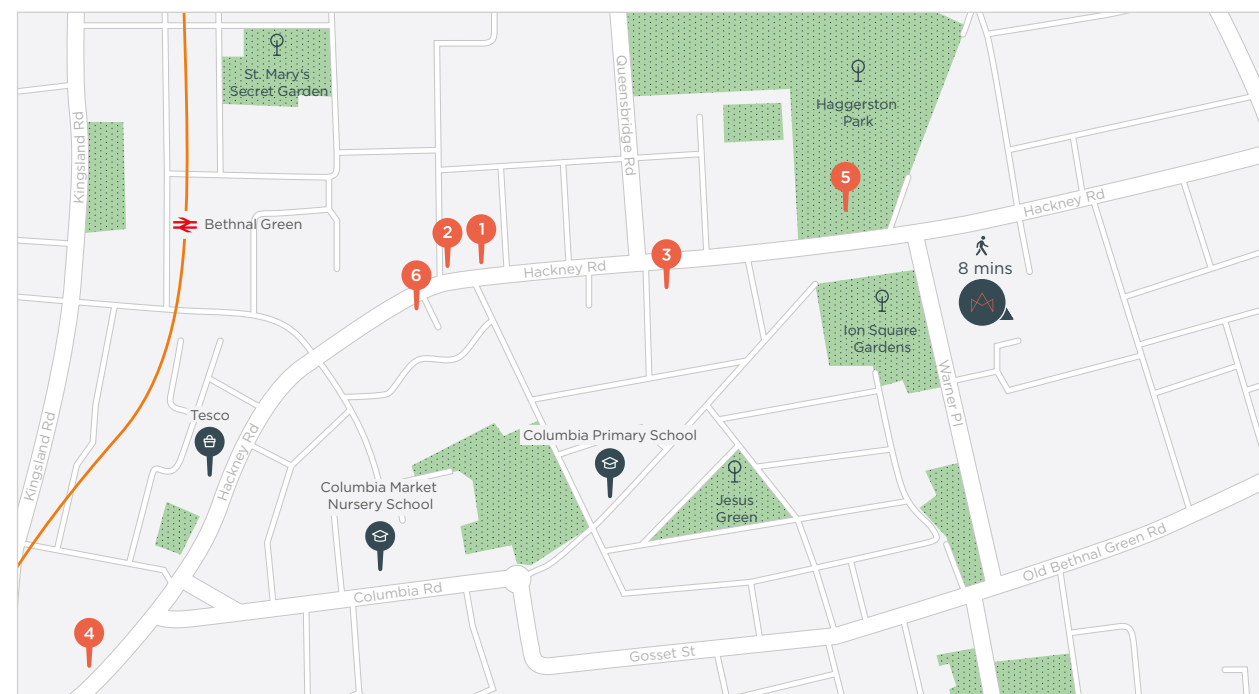
1a Goldsmiths Row, London E2 8QA

BAR

6 BAD SPORTS

Bad Sports is an American-style sports bar and taqueria serving a unique selection of tacos and sides, all washed down with cocktails and baseball. One of East London's coolest night-spots.

184 Hackney Rd, London E2 7QL





BROADWAY MARKET

SHOPPING

1 BROADWAY MARKET

Nestled in the heart of Hackney, this old drovers route to the City has, for years, been a prime East London destination. At the weekend, Broadway Market is the place to be and is just a 15-minute walk from Macpherson Apartments.

Complete with independent shops, pubs, restaurants, cafes and stalls offering a wide variety of fresh produce, authentic street food, arts and crafts and the most original clothing in London.

Broadway Market, London E8 4QJ



PUB

2 THE CAT & MUTTON

Traditional gastropub opposite London Fields – a place to eat, drink and be merry, with regular DJ sessions.

76 Broadway Market, London E8 4QJ



FOOD

3 EL GANSO CAFE

Meaning 'The Goose', El Ganso is a modern and fusion tapas restaurant with simple tables and banquette seating in a cosy family-friendly environment serving the best Spanish-influenced cuisine.

59 Broadway Market, London E8 4PH

FOOD

4 FRANCO MANCA

With 36 pizzerias in London and southern England, Franco Manca has become a sourdough pizza institution. Serving just six items on the menu and varying meat and vegetarian specials, all baked in an open kitchen with a wood-burning oven, Franco Manca is no-fuss, as simple as it comes good value, high quality pizza – easy to see why they have earned a cult following throughout London.

52 Broadway Market, London E8 4QJ



SHOPPING

5 ARTWORDS BOOKSHOP

Established in 2001, Artwords specialises in books and magazines on contemporary visual arts and visual culture, covering subjects like fashion, graphic design, architecture, photography, fine art and visual and critical theory.

20-22 Broadway Market, London E8 4QJ

FOOD

6 OKKO RESTAURANT

Serving the best in healthy comfort food, Japanese restaurant, OKKO, has been providing Hackney with a selection of Asian-inspired cuisine at reasonable prices for a couple of years, and is somewhat of a local favourite.

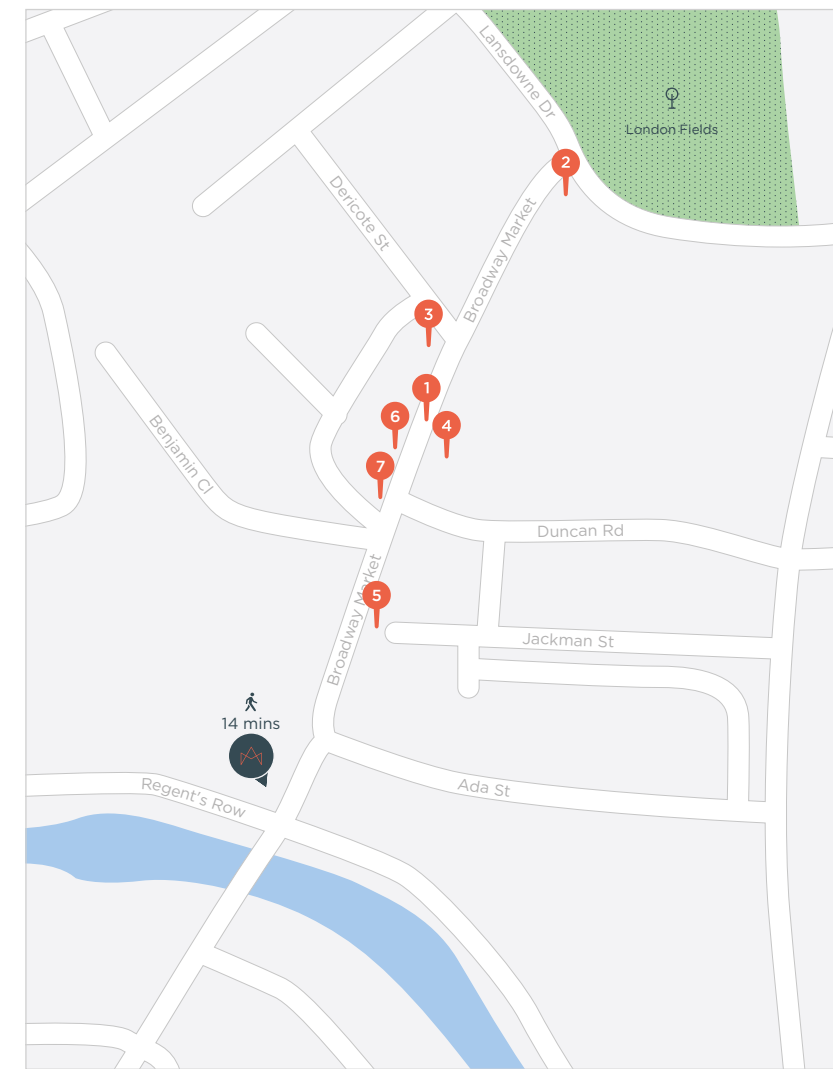
49 Broadway Market, London E8 4PH

FOOD

7 L'EAU À LA BOUCHE

Situated in the heart of Broadway Market, this "pit-stop" café/deli serves rustic French fare, artisan cheeses, quiches and pastries. Perfect place to pull up a table outside and watch the world go by.

35-37 Broadway Market, London E8 4PH



COLUMBIA ROAD

SHOPPING

1 COLUMBIA ROAD FLOWER MARKET

Each Sunday, the city's favourite flower market fills Columbia Road with sweet-smelling blooms, and crowds gather to buy bouquets of blousy roses, bright ranunculus and leafy ferns, or a pint in one of the pubs nearby. Arrive early in the morning to beat the crowds, or later in the day if you fancy haggling a bargain from the last buckets.

Columbia Road, London E2 7RG

FOOD

2 CLUTCH CHICKEN

Tucked away on a side-street just off Columbia Road, Clutch Chicken is one of East London's leading chicken restaurants, and one that truly offers dining with a difference. The 'go-to' place for guilt-free fried chicken and R'n'B nights out.

4 Ravenscroft St, London E2 7QG

PUB

3 THE BIRDCAGE

Located just seconds from Columbia Road's famous flower market, this restored Victorian gastropub – the once mainstay of a down and dirty night out – now part of the Draft House group. Craft beer, pie & mash and live music.

80 Columbia Rd, London E2 7QB



FOOD

4 LAXEIRO TAPAS BAR

Small family-run restaurant serving North-Western Spanish specialities.

93 Columbia Rd, London E2 7RG

PUB

5 THE ROYAL OAK

Featured in a number of films, most notably *The Krays* ('90) and *Lock, Stock & Two Smoking Barrels* ('98), this lovingly restored Victorian corner pub is a firm favourite with locals.

73 Columbia Rd, London E2 7RG

HIGHLIGHT

TIMEOUT'S TOP STALLS ON COLUMBIA ROAD

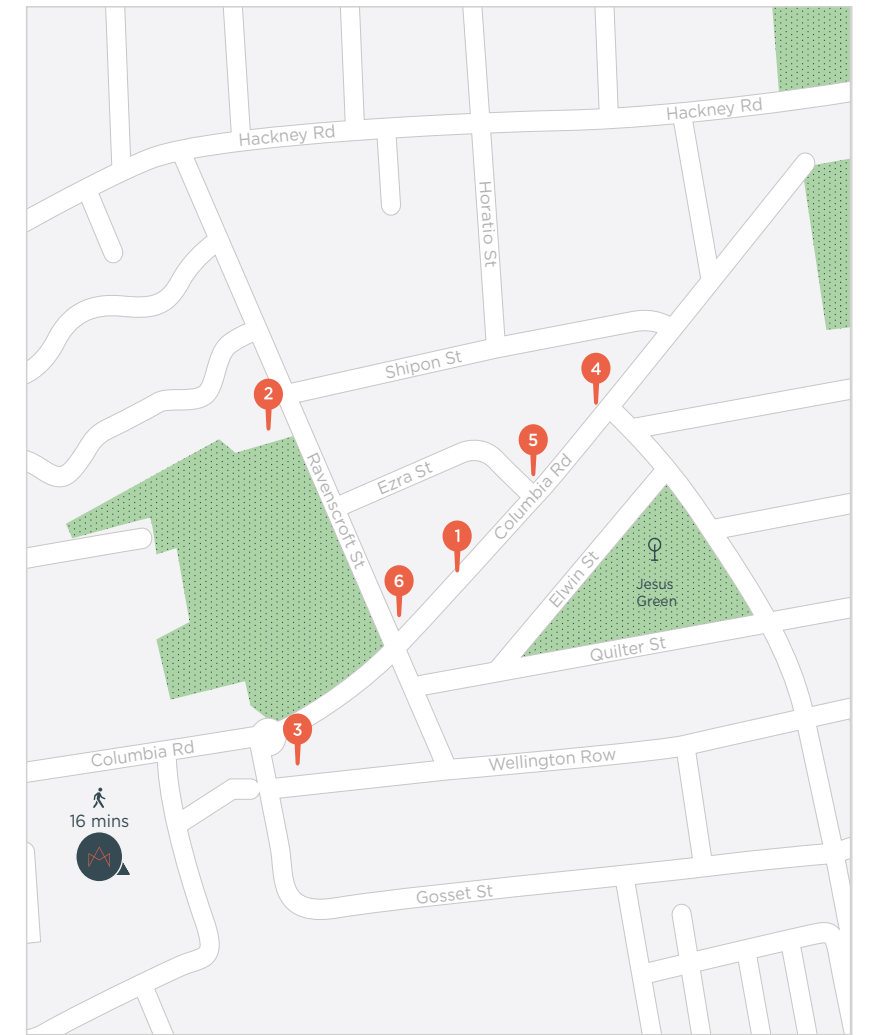
CUT FLOWER STALL

For some of London's best gladioli look out for the orange stall umbrellas (just before you hit Ezra Street). There's also a dazzling array of more unusual flowers, like pink and white snowberries and stems of anemones.

FJ HARNETT AND SON

If you're after pot plants and bedding at good prices, stop at the very first stall on the left-hand side, just outside the Fleapit Café on Columbia Road. Stall owner Matthew Harnett grows all the plants himself in Essex. Throughout autumn and winter, keep an eye out for giant-headed pansies, winter-flowering cyclamen, heather and silverleaf. The stall itself is one of the oldest at the market, having been passed down from father to son over three generations.

Source: TimeOut



FOOD

6 BRAWN

The menu at Ed Wilson's bright, airy bistro on Columbia Road changes daily, with a focus on simple, impressive French and Italian flavours. There's a long list of natural wines, and the staff are friendly and know their stuff. Grab a glass of wine and some delicious parmesan pastry snacks at the bar, or settle in for longer in the dining room.

49 Columbia Rd, London E2 7RG

“The best thing about Columbia road is its relaxed nature. We're a little bit away from the fray of Shoreditch here, and there's a great sense of community.”

Jono Wingfield, Brawn



THORNSETT DEVELOPMENTS



UPPER PLACE

27 apartments and a new church and community facility in the up and coming East London enclave of Clapton.



ST. JOHN AT HACKNEY

58 apartments set in the gardens of the magnificent Grade II listed St John at Hackney Church in the heart of Hackney Central.

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