

COMMUNITY &
CONNECTIVITY
SIDE BY SIDE



QH

QUARTZ HOUSE

WITH EVERYTHING YOU NEED TO MOVE IN, AND ALL THE MODERN HOME COMFORTS YOU WOULD EXPECT. FROM OUTDOOR TERRACES TO UNDERFLOOR HEATING, HIGH-QUALITY KITCHEN FITTINGS, AND AUDIOVISUAL SYSTEMS. THE APARTMENTS AT QUARTZ HOUSE BOAST A BEAUTIFUL FINISH AND THE PERFECT SPACE TO MAKE YOUR OWN.



COMMUNITY & CONNECTIVITY SIDE BY SIDE

HERITAGE FEATURES & LUXURY FINISHES IN EVERY DETAIL



General Specification

- Under floor heating in Living, Kitchen, Bedrooms & Bathrooms
- Snow white solid core internal doors
- Aluminium powder coated external doors and windows
- Heritage sliding doors wardrobe
- 999-year lease
- Wardrobes in all bedrooms

Security & External

- Video door entry phone system
- Smoke detectors throughout each apartment
- Integrated fire alarm system

Residents' Facilities

- Elegantly designed entrance lobby
- Bespoke secure post boxes inside entrance lobby
- Secure cycle storage



Kitchen

- Bespoke fully integrated German Kitchen
- High quality Quartz worktop
- Composite sink
- Integrated electric oven and induction hob
- Anthracite canopy Bosch cooker hood
- Integrated fridge/freezer
- Integrated dishwasher
- Washer/dryer

Lighting & Electrical

- Recessed spotlights to all rooms
- Feature lighting surrounding bathroom wall and cabinet
- Terrestrial digital TV to Living Room & Master Bedroom
- Cost saving heat pump



Bathroom & En Suites

- Bespoke bathroom and mirror
- Wall hung WC and wash hand basin
- Matt black semi square taps
- Matt black round rain shower
- Glass shower screen
- Grey polished porcelain floor tiles
- Matt black heated towel rail



COMMUNITY & CONNECTIVITY SIDE BY SIDE

FLAT 01

2 BED DUPLEX

893 SQFT

Additional Specification

- Walk in wardrobe in master bedroom
- Access to private patio from second bedroom
- External patio lighting
- Both bedrooms are en-suite
- Large reception and kitchen/dinner



LOWER GROUND FLOOR

For Reception Purposes Only. Not To Scale

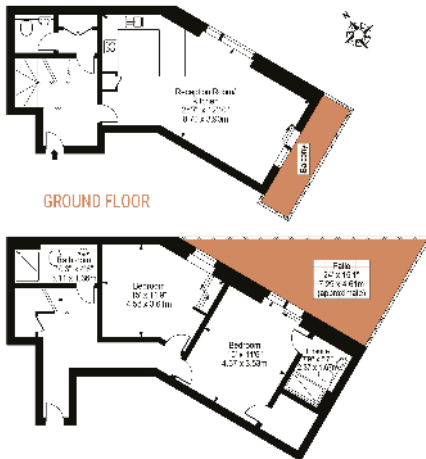
FLAT 02

2 BED DUPLEX

1033 SQFT

Additional Specification

- Walk in wardrobe in master bedroom
- Access to private patio from second bedroom
- External patio lighting
- En-suite bathroom in master bedroom
- Separate shower/WC

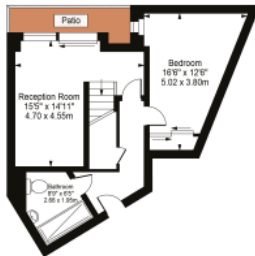


LOWER GROUND FLOOR

For Reception Purposes Only. Not To Scale



GROUND FLOOR



LOWER GROUND FLOOR

For Illustration Purposes Only - Not To Scale

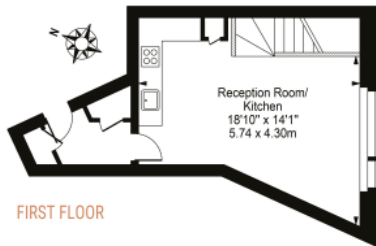
FLAT 03

1 BED DUPLEX

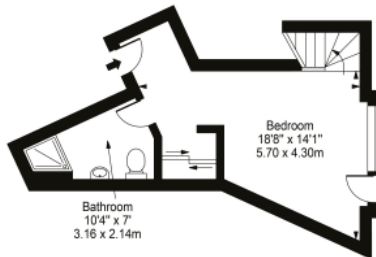
656 SQFT

Additional Specification

- Access to private patio from second bedroom
- External patio lighting
- Separate shower/WC



FIRST FLOOR



GROUND FLOOR

For Illustration Purposes Only - Not To Scale

FLAT 04

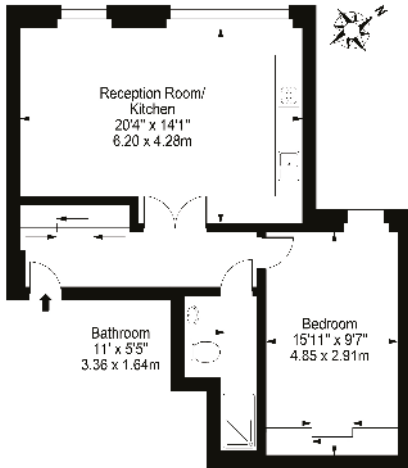
1 BED DUPLEX

549 SQFT

Additional Specification

- Access to private patio from second bedroom
- External patio lighting

COMMUNITY & CONNECTIVITY SIDE BY SIDE



FIRST FLOOR

For Illustration Purposes Only. Not To Scale

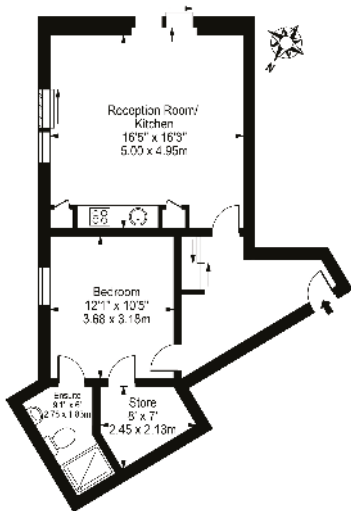
FLAT 05

1 BED

538 SQFT

Additional Specification

- Floor to ceiling windows
- Separate shower/WC



FIRST FLOOR

For Illustration Purposes Only. Not To Scale

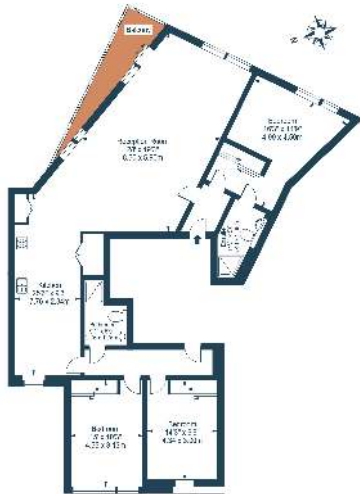
FLAT 06

1 BED

538 SQFT

Additional Specification

- Walk in wardrobe in master bedroom
- Access to private terrace from reception area
- External terrace lighting
- Access to shower/WC through bedroom



SECOND FLOOR

For Reference Purposes Only. Not To Scale.

FLAT 07

3 BED

1334 SQFT

Additional Specification

- 2 private balconies
- External balcony lighting
- En-suite master bedroom
- Separate shower/WC
- SONOS amplifier and KEF ceiling speaker
- Huge reception area
- Kitchen / Diner



FOURTH FLOOR

THIRD FLOOR

For Reference Purposes Only. Not To Scale.

FLAT 08

2 BED PENTHOUSE

979 SQFT

Additional Specification

- Penthouse style with private lift
- Big roof terrace views of Canary Wharf and Olympic village
- External terrace lighting
- En-suite master bedroom
- Separate shower/WC
- SONOS amplifier and KEF ceiling speaker

COMMUNITY & CONNECTIVITY SIDE BY SIDE

A WELL CONNECTED NEIGHBOURHOOD

Nestled in a prime location, Lower Clapton is situated between two of Hackney's most vibrant and eclectic neighbourhoods - Dalston and Stoke Newington to the West and Chatsworth Road to the East. Moreover, with excellent transport links, it's easy to explore beyond the local area, from the lively River Lea and Walthamstow Marshes to the South-East, to the iconic Queen Elizabeth Olympic Park.

There are several transport links available in and around the area that can be used to travel to different parts of the city.

Train: Clapton station provides direct services to Liverpool Street station, Tottenham Hale, Cheshunt, and Enfield Town.

Bus: Local routes connect Lower Clapton to different parts of London, such as Stratford, Hackney, Shoreditch, Islington, and Tottenham.

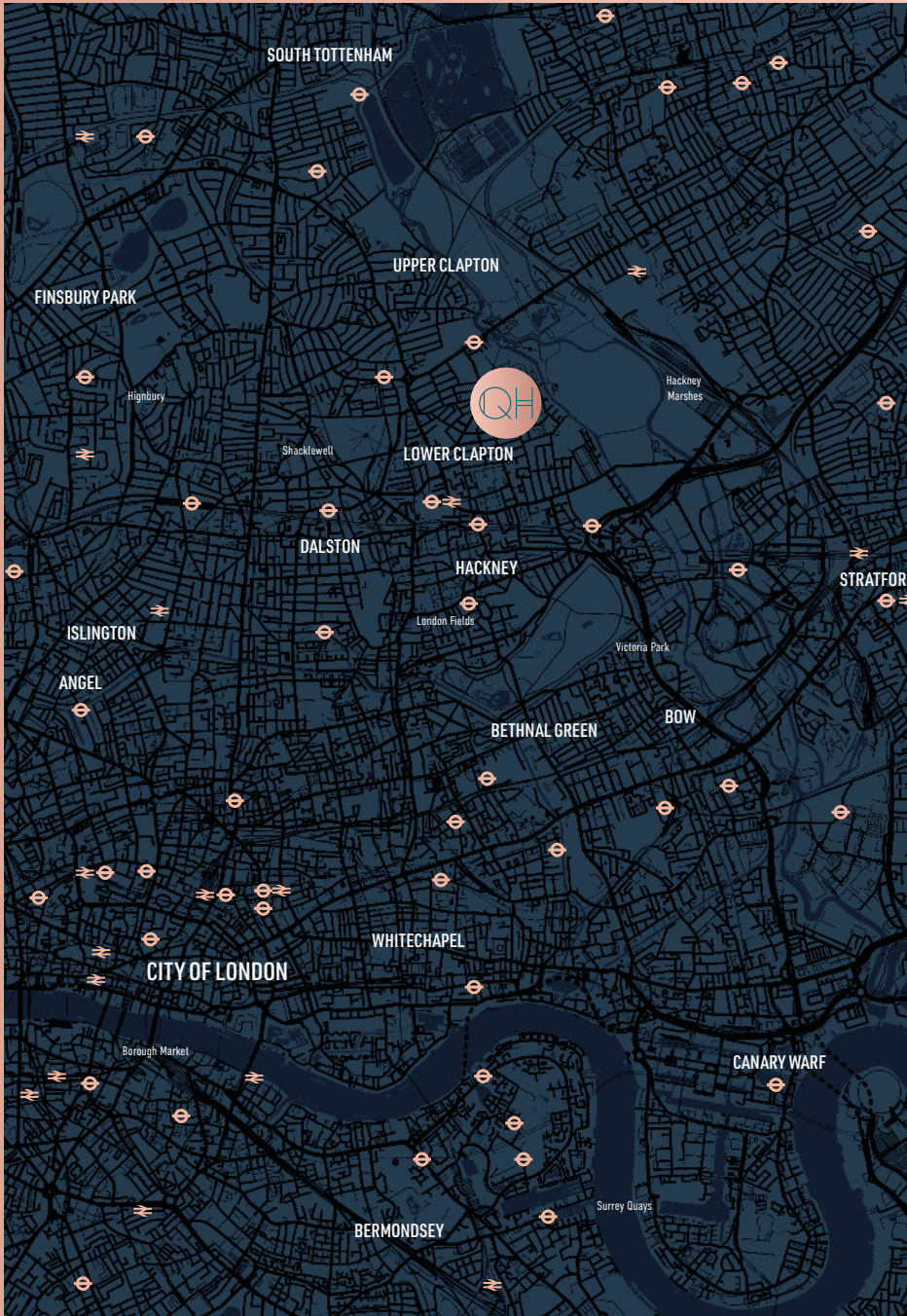
Cycle: Lower Clapton is well-connected to London's cycle network, and there are several bike lanes and cycle routes that can be used to cycle around the area. Additionally, there are several bike-sharing schemes available in London, such as Santander Cycles, which can be used to rent a bike.



TUBE

Walking distance to
nearest underground
stations

Clapton 9mins
Hackney Downs 14mins
Hackney Central 16mins
Stoke Newington 25mins



COMMUNITY & CONNECTIVITY SIDE BY SIDE

MULTICULTURAL, INCLUSIVE & VIBRANT

Lower Clapton community is welcoming, diverse, and proud of its identity. The area is known for its strong community spirit, and residents work together to create a thriving and inclusive environment.



Social Scene

A lively and varied social scene on your doorstep.

There is a wealth of independent bars and pubs, such as The Clapton Hart, The Elderfield, and The Chesham Arms, which offer a relaxed atmosphere to socialise and enjoy drinks with friends.

The area is also home to several music venues, including Oslo and The Castle, which host live music events and DJ nights, showcasing local and international talent.

The arts and culture scene is big, with several galleries and performance spaces, such as Sutton House and Hackney Showroom.

The neighbourhood also hosts several annual events, such as the Chatsworth Road Festival and the Hackney Carnival, which bring the community together for music, food, and cultural celebrations.



Shopping

A unique shopping experience, with a range of independent stores, boutiques, and markets.

Chatsworth Road, with its independent shops and weekly Sunday market offering a wide range of goods, from vintage clothing to artisanal foods is popular with locals.

On your doorstep is Hackney Flea Market, which offers a curated selection of vintage and retro items, and Broadway Market, which is home to several fashion boutiques and artisanal food vendors.



Eating Out

A diverse and eclectic food scene, offering a wide range of cuisines and dining experiences.

Some popular spots include Cooper and Wolf, which offers Mediterranean-inspired dishes, Yard Sale Pizza, and My Neighbours the Dumplings, which serves up delicious Chinese dumplings.

Other popular dining destinations include the Italian restaurant Il Guscio, the Vietnamese street food eatery Sông Quê Café, and the Japanese-inspired cafe Climpson's Arch.



Green Spaces

One of the most popular green spaces in Lower Clapton is Hackney Downs. The park features a large open space, a children's play area, a basketball court, and a bowling green. It is a great place for picnics, sports and leisurely walks.

Another green space worth visiting is Millfields Park, which is situated along the River Lea. The park offers stunning views of the water and is a popular spot for fishing, boating, and cycling. There is also a children's play area and a skate park within the park.

Finally, there is Clapton Common, which is a small, but well-loved green space in Lower Clapton. It features a large open space that is used for sports and recreation, as well as a small playground for children.





COMMUNITY & CONNECTIVITY SIDE BY SIDE



EIGHT BEAUTIFULLY
APPOINTED APARTMENTS
IN THE HEART OF
LONDON'S MOST VIBRANT
NEIGHBOURHOOD.

Experience living in a welcoming, spirited community full of character, creativity and culture. From fantastic restaurants, to excellent transport links and open spaces. Quartz House offers connected, cutting edge apartments ready for your next move.

ARRANGE A VIEWING:
[QUARTZHOUSE.CO.UK](https://www.quartzhouse.co.uk)