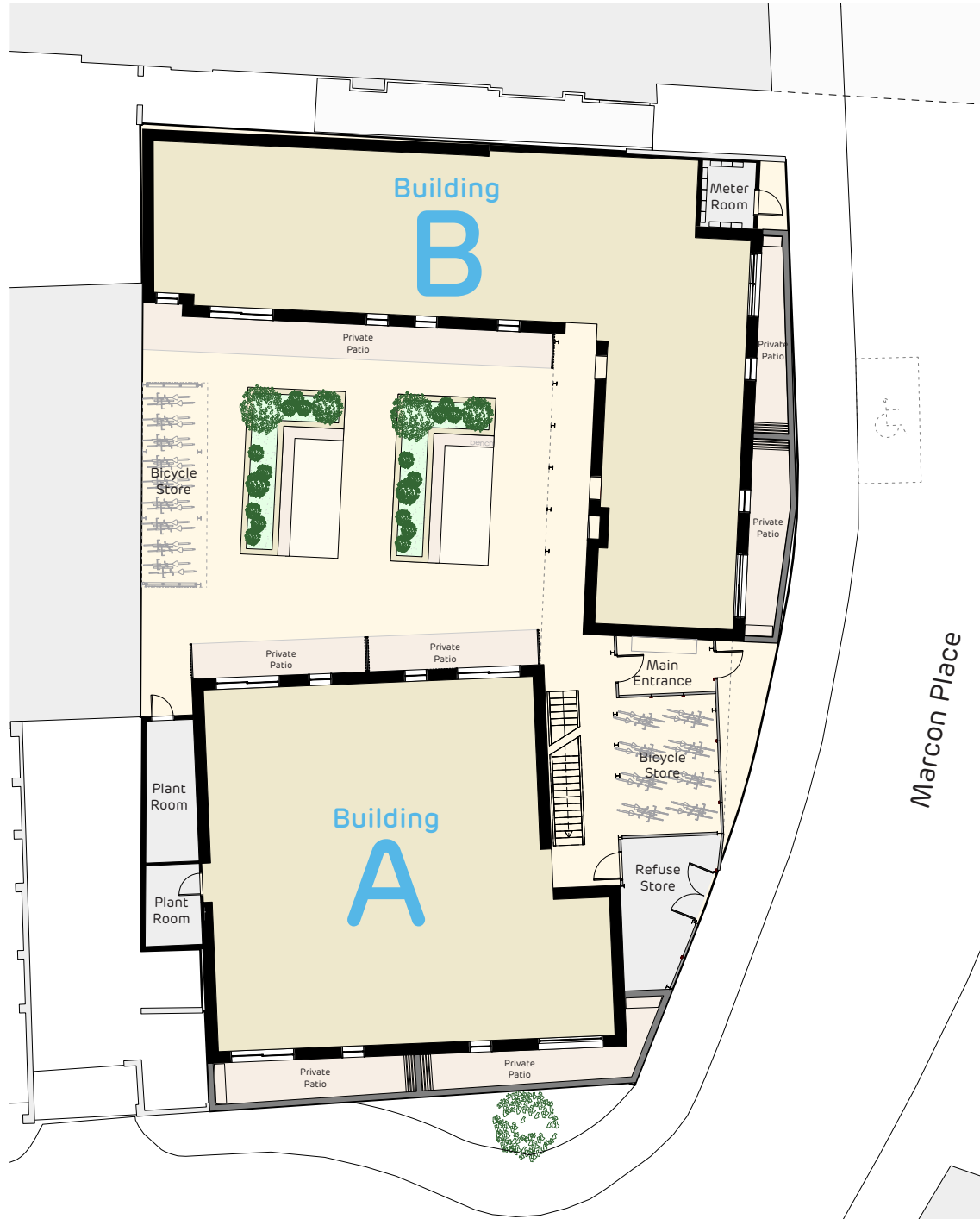


Marcon Place
E8
Hackney
Floor Plans



Marcon Place E8



Not to scale, for indicative purposes only

Site Plan



Marcon Place E8

- KEY**
- W Wardrobe
 - SC Service cupboard
 - UC Utility cupboard with plumbing for washing machine

Ground Floor

Building

A



Not to scale, for indicative purposes only



Marcon Place E8

- KEY**
- W Wardrobe
 - SC Service cupboard
 - UC Utility cupboard with plumbing for washing machine



First Floor

Building

A



Not to scale, for indicative purposes only



Marcon Place E8

- KEY**
- W Wardrobe
 - SC Service cupboard
 - UC Utility cupboard with plumbing for washing machine



Second Floor

Building

A



Not to scale, for indicative purposes only



Marcon Place E8

- KEY**
- W Wardrobe
 - SC Service cupboard
 - UC Utility cupboard with plumbing for washing machine



Third Floor

Building

A



Not to scale, for indicative purposes only



Marcon Place E8

- KEY**
- W Wardrobe
 - SC Service cupboard
 - UC Utility cupboard with plumbing for washing machine



Ground Floor

Building

B



Not to scale, for indicative purposes only



Marcon Place E8

- KEY**
- W Wardrobe
 - SC Service cupboard
 - UC Utility cupboard with plumbing for washing machine

First Floor

Building

B



Not to scale, for indicative purposes only



Marcon Place E8

KEY

- W Wardrobe
- SC Service cupboard
- UC Utility cupboard with plumbing for washing machine

Second Floor

Building

B



Not to scale, for indicative purposes only



Marcon Place E8

KEY

- W Wardrobe
- SC Service cupboard
- UC Utility cupboard with plumbing for washing machine

Third Floor

Building

B



Not to scale, for indicative purposes only



Marcon Place E8

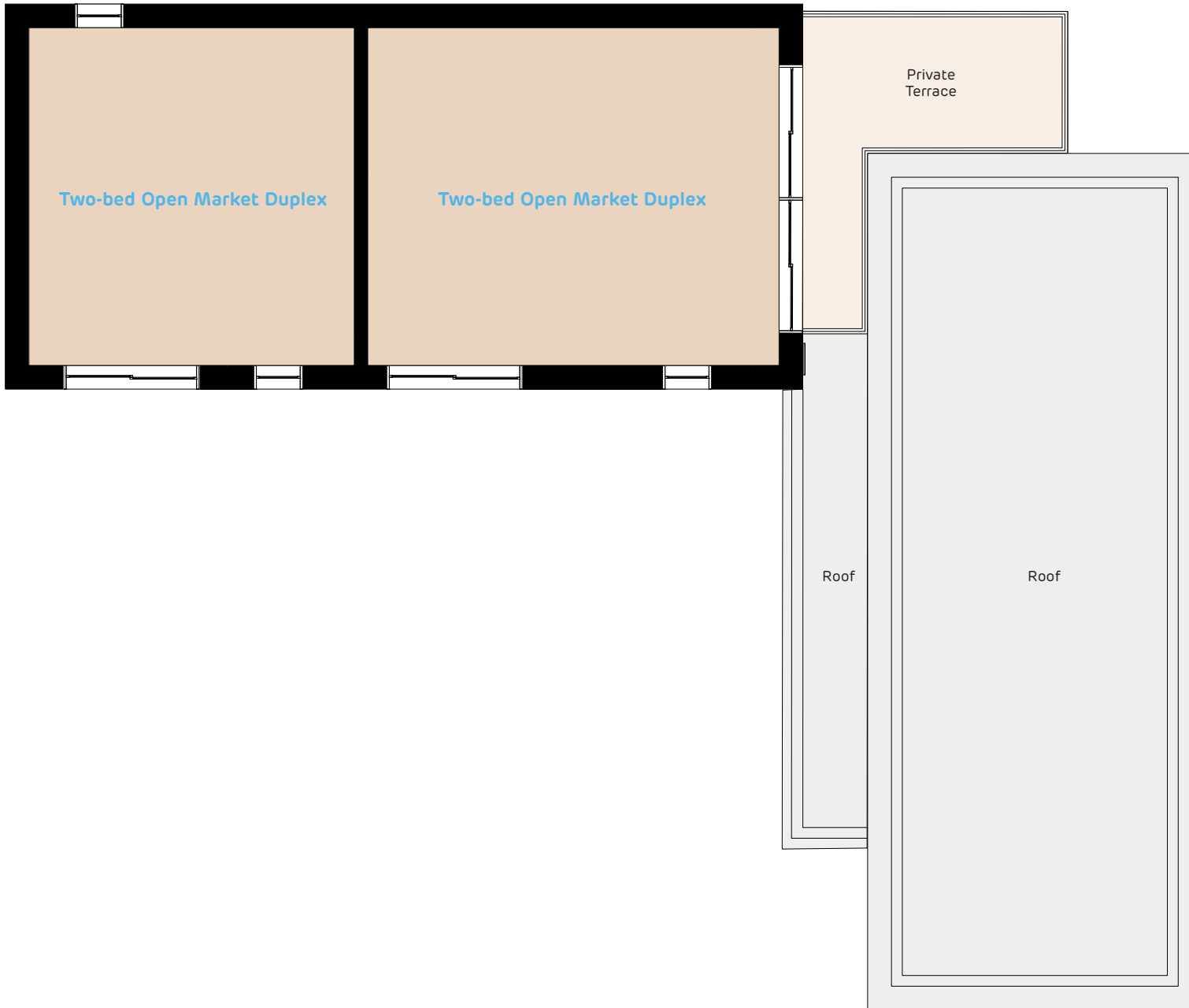
KEY

- W Wardrobe
- SC Service cupboard
- UC Utility cupboard with plumbing for washing machine

Fourth Floor

Building

B



Not to scale, for indicative purposes only

Pocket E8 specifications

All Pocket E8 apartments are cleverly engineered to maximise usable living space and offer you the most efficient apartment possible. The one-beds range from 408 ft² (37.9 m²) to 421 ft² (39.1 m²) and the two studios are both 349 ft² (32.4 m²)

Bright and uniquely designed common areas lead you to each apartment and inside each apartment that same sense of thoughtful design informs the space and the quality of the internal specification: real oak flooring, full height windows, fitted wardrobes, contemporary bathrooms and fully fitted modern kitchens.

Kitchen

- Contemporary fitted kitchen units with gloss white, soft close doors and drawers with brushed metal handles.
- Black laminate worktop with matching upstand.
- Stainless steel splash back behind the ceramic hob.
- Single bowl stainless steel sink with a single lever mixer tap.
- Down lights under the kitchen wall units.
- Integrated extractor hood.
- Integrated oven and ceramic hob.
- Integrated under counter fridge with icebox.
- Plumbing and wiring for dishwasher.
- Plumbing and wiring for washing machine in built-in cupboard.

Bathroom

- Dual flush white wall hung toilet and basin with single lever mixer tap.
- Bathroom cabinet with mirrored door.
- Heated towel rail.
- Toilet roll holder.
- 115v/240v shaver socket.

Security / communal & external features

- Audio entry-phone system for each apartment.
- Flat entrance door with a spy-hole viewer and chained door guard.
- Lockable letterboxes at the ground floor entrance.
- Entrance bench and notice board.
- Communal refuse store with recycle waste bins.
- Smoke/heat detectors in all apartments.
- Communal garden with benches, plants and bicycle store.
- 10 year building warranty.
- Private patio/terrace for some apartments.

Internal features

- Engineered oak hardwood flooring throughout (except bathroom).
- White matt emulsion wall finishes.
- Fitted wardrobe with mirror in the bedroom.

Electrical & lighting

- Wiring for SkyPlus compatible satellite and terrestrial television from communal integrated television reception system.
- TV points in the living area and bedroom.
- Telephone point with broadband capability in the living area and bedroom.
- Wall mounted lighting in living area and bedroom. Pendant light in the dining area above space for dining table and under counter lighting in the kitchen.
- Security lighting at the entrance.

Heating

- Gas-fired central heating.

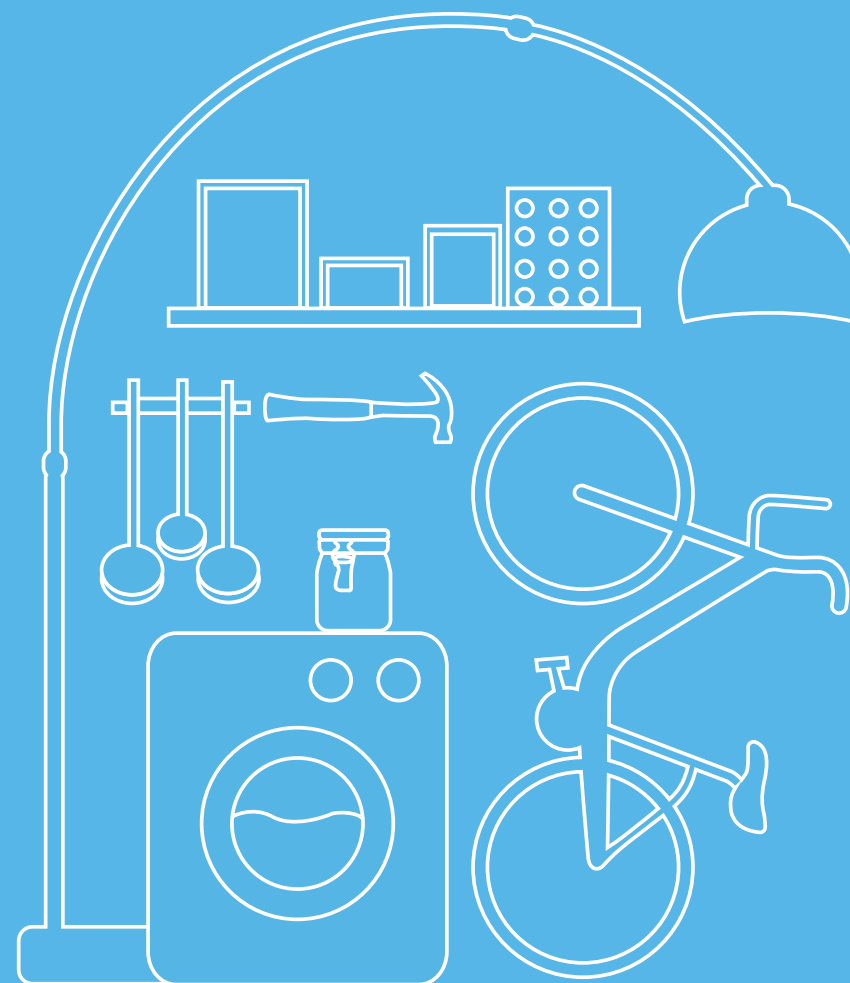
Windows

- Double-glazed windows and terrace doors.

Important Notice

The information contained in this document is indicative and intended to act as a guide only. Every effort has been made to maintain the accuracy of the information supplied, however you are recommended to consult the development's sales agents to obtain the current specification.

These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture.



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