



# BASTION HOUSE

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HACKNEY - N16

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**BASTION  
HOUSE**

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# HIGH-END BOUTIQUE SCHEME

This imposing boutique scheme of nine luxury apartments is like no other in Hackney. Bastion House is a modern take of a castle like structure with its multi-faceted walls and tiers and its varying sized openings.

The light brick used was specifically chosen to make a bold statement against the contrast of the black framed recessed windows. The name Bastion House is derived from the word 'bastion' which refers to the projecting part or wall of a fortification. Comprising of nine private residences, including one prestigious penthouse and one remarkably large maisonette, each property is designed to an exceptionally high standard, with uncompromising quality and originality to reflect the residents' expectations.



# WITHIN REACH

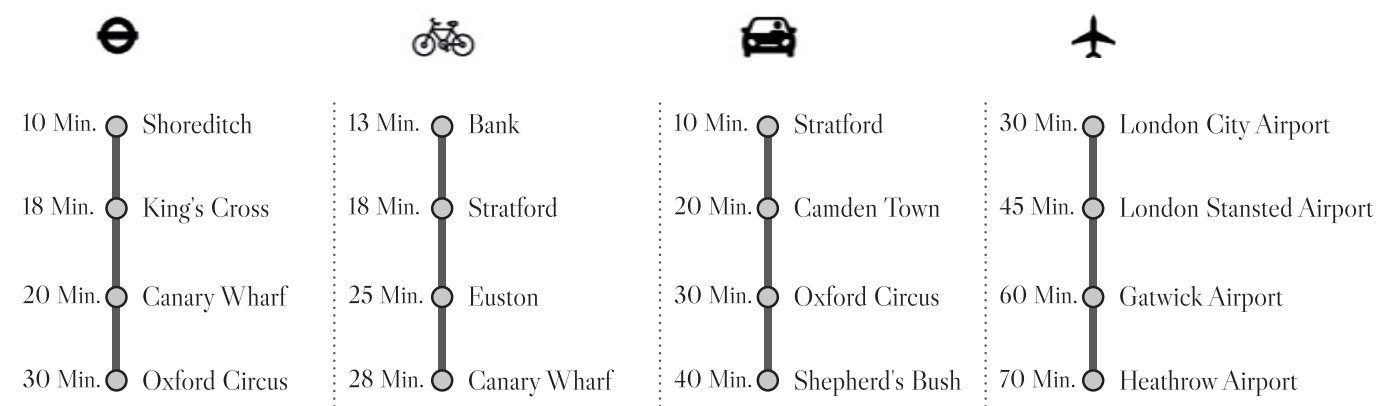
## Connectivity

Whether travelling into the city centre, Oxford Street or Canary Wharf, a home at Bastion House brings a host of transport links to your doorstep.



**KEY**

- DLR Station
- National Rail Station
- Underground Station
- Overground Station
- Overground Line
- Northern Line
- Central Line
- Piccadilly Line
- DLR
- Crossrail Line (2022)
- Crossrail Station
- Eurostar







Stoke Newington Church Street



Hackney Downs Park



GC Farmers Market



Dalston Nightlife

# YOUR NEW LOCAL

From parks and leisure facilities to markets and bars, explore a multitude of new places in your local neighbourhood.

### **Stoke Newington Church Street**

When it comes to your new village high-street, none is more community-minded, cool and authentic than Church Street. Pop in to one of the many unpretentious yet sophisticated watering holes, cafés or bookshops or sample a melting pot of non-chainey global cuisines and butchers.

### **Growing Communities Farmers Market**

A great place to buy directly from small, independent and sustainable farmers and growers. Set up in 2003, Growing Communities aims to create a sustainable, re-localised food system and ensures all farmers are either 100% organic or biodynamic.

### **Hackney Downs Park**

Comprising 40 acres, your new local park with public access to great tennis and basketball courts brings a vast green-open space to your doorstep.

### **Dalston Nightlife**

Dalston has over the years become a destination for London's nightlife. It is full to the brim with quirky bars and cool eateries and Dalston Roof Park is a prime example. This rooftop bar serves natural wines, beers and food and is a lovely way to spend a rare day in the sun, or a great way to let off steam at night.



# VIBRANT HACKNEY

Situated in one of the trendiest parts of London, Hackney is an area full of character, energy and vibrancy. Hackney has a rich industrial past as home to many of London's timber yards. It's now become one of the city's most desirable neighbourhoods.

The streets of Hackney hold numerous treasures. Whether its an independent show at a Ridley Road Social Club, a "pop up" art exhibition at Evolutionary Arts Hackney (Earth), or finding a gem at Hackney Flea Market, Hackney has evolved into one of the city's most eclectic and trendy neighbourhoods. Its' open spaces & markets, thriving nightlife scene and burgeoning community of creatives and start-ups ensure a bustling energy and a rich cultural mix that has given rise to a melting pot of independent shops and coffee roasters. With its abundance of pubs, bars and restaurants to choose from, it is no surprise that Hackney is so sought after by London's stylish young professionals.



Photo Credit: Samuel Regan-Asante



### Nightlife

Hackney is one of London's liveliest areas. A good example of your areas diversity in terms of nightlife is Blondies. A dive bar, music venue and vegan friendly pizza place, with an old style and aged decor. The tiny space is the perfect venue for intimate shows. A favourite amongst their local clientele.



### Culture

Hackney has an abundance of cultural buildings, from beautifully looked after chapels to a multitude of theatres. One example is Hackney Empire, a lovely Grade II Listed theatre, with rich historic roots stretching back 100+ years.



### Shopping

There are plenty of shopping hot spots nearby with Hackney Walk being one of the latest additions. It's the new luxury outlet district right at your doorstep. It was once London's first and only luxury shopping outlet and is now home to a wealth of leading fashion labels.



### Day to Day Life

The diversity found in Hackney gives you plenty of options to choose from during the day as well. Crate Brewery, a charming spot next to the River Lea is a great example. Sample their range of beers, cider and stone-baked pizzas whilst soaking in the canal side atmosphere and graffiti lined buildings. It also contains the world's first zero-waste restaurant located in The White Building.





# YOUR NEW NEIGHBOURHOOD

**Food & Drink**

- 1 Stone Cave
- 2 Filthy Buns
- 3 The Vincent
- 4 The Star by Hackney Downs
- 5 El Garito Hackney
- 6 Fontaine's Bar
- 7 Blondies
- 8 Pidgin
- 9 Ridley Road Market Bar

**Culture & Leisure**

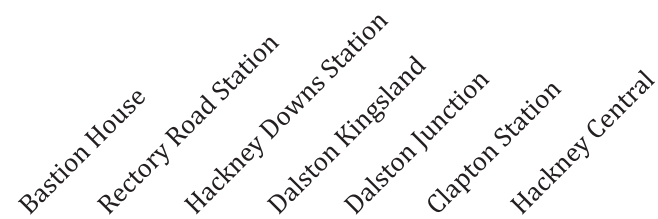
- 1 Oslo Hackney
- 2 Hackney Picturehouse
- 3 Hackney Downs Studios
- 4 Hackney Flea Market
- 5 Waddington Studios
- 6 The Blue Studios
- 7 London Podcast Studio
- 8 Hackney Downs Tennis Courts
- 9 Ridley Road Social Club

**Shopping**

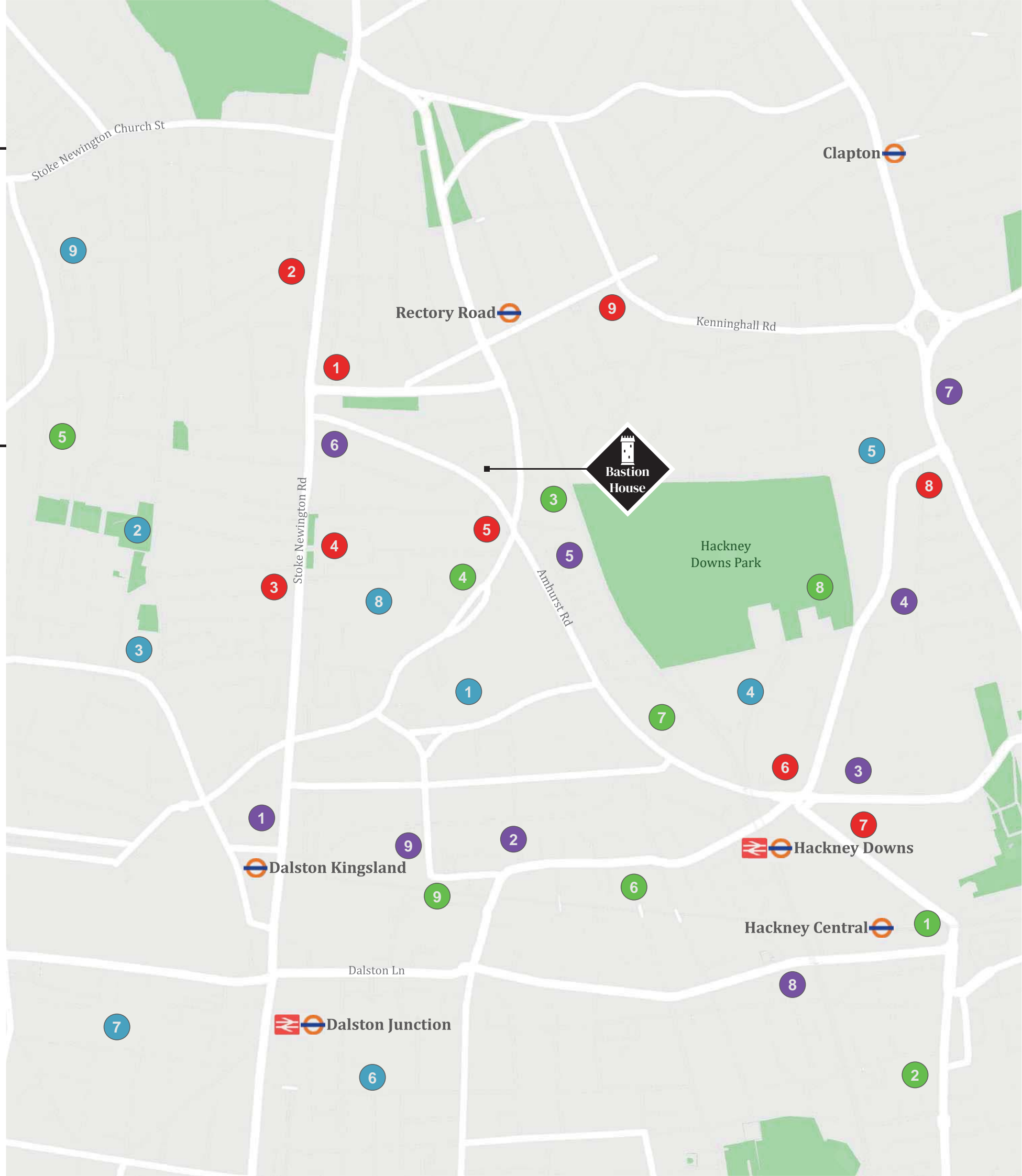
- 1 Communities Farmers Market
- 2 Tesco Express
- 3 Pak Butchers
- 4 Beyond Retro
- 5 Foodland Local
- 6 Market Cartel
- 7 Co-op Food
- 8 Organic & Natural
- 9 Edi Food & Wine

**Education**

- 1 The Petchey Academy
- 2 Horizon School
- 3 St. Matthias School
- 4 Mossbourne Community Academy
- 5 Nightingale Primary School
- 6 Holy Trinity Primary School
- 7 Our Lady & St Joseph's Primary School
- 8 Shacklewell Primary School
- 9 Stoke Newington School & Sixth Form



Start 3 Min. 10 Min. 13 Min. 16 Min. 18 Min. 19 Min.





# BASTION HOUSE

"Exceptionally high standards, with  
uncompromising quality and originality."



External View of Bastion House





# MAKE AN ENTRANCE

## **Main Lobby**

An entrance fit for royalty. The design ideologies found throughout Bastion House is seen here in full. The hints of Hackneys industrial past juxtaposing the contemporary design keys, make for a space that feels alive and playful. Quite fitting for the diversity found in Hackney.





### **Kitchen / Dining Room**

Whether you want to make dinner for the family, or entertain guests, the modern spaces we provide can accommodate it all. The custom designed kitchen features fully integrated appliances, concealed lighting, and a high standard finish.





# LIVE THE DREAM

## Bedroom

Make yourself at home with large open bedroom spaces you can make yours. Each master bedroom comes with its own integrated wardrobe, and a fantastic view outside.



# YOUR NEW THRONE ROOM

## Bathroom

Bespoke fittings frame each bathroom immaculately, with integrated lighting and a fashionable finish. Everything fitted within your new bathroom is of the highest quality; from the Spanish Porcelanosa tiles, to the matching matt black fixtures. This all comes together cohesively to complete your new bathroom.





# YOUR ESCAPE

## Communal Roof Terrace

With views towards Hackney Downs Park, this south facing terrace gets plenty of sunshine throughout the day. The perfect place to relax and overlook the world in peace.







Modern Living - View of Penthouse Living Room

# ATTENTION TO DETAIL

## General Specification

- Under floor heating in Living, Kitchen, Bedrooms & Bathrooms
- Private Balconies or Terraces
- Charcoal Black Vancouver Solid Core internal doors
- Aluminium powder coated external doors and windows
- Matt lacquered Oak Engineered timber flooring in Living, Kitchen, Hallway & Bedrooms
- Fitted wardrobes to Bedrooms 1 and 2
- White painted skirting throughout
- Black matt finish ironmongery to internal doors
- Mechanical ventilation & heat recovery unit
- 10 year warranty from date of legal completion
- 250 year lease

## Security & External

- External lighting to Terraces and Balconies
- CCTV security system to Entrance area and Lobby
- Video door-entry phone system
- Smoke detectors throughout each apartment

## Residents' Facilities

- Elegantly designed entrance Lobby and Corridor
- Bespoke secure post boxes inside entrance lobby
- Secure cycle storage with space for 22 bikes
- Landscaped communal roof terrace
- Shindler 9 person lift

## Kitchen

- Bespoke fully integrated kitchen graphite lacquer laminate
- Nero Assoluto - Velluto worktop
- Quooker PRO3 Fusion Square black kitchen tap
- Blanco Rotan basin (anthracite)
- Siemens Integrated electric oven and induction hob
- Elica Integrated Era extractor fan
- Siemens Integrated microwave
- Siemens Integrated fridge / freezer
- Siemens Integrated dishwasher
- Caple Integrated 600mm wide wine cooler\*
- Zanussi Washer / Dryer
- Feature LED lighting below high-level cupboards

\*Excluded in Units 2, 4 and 7

## Lighting & Electrical




- Recessed spot lights to all rooms
- Feature lighting surrounding Bathroom wall cabinet
- Knightsbridge light switches and sockets to Living Room, Kitchen and Bedrooms
- Terrestrial digital TV to Living Room & Master Bedroom
- BT Telephone and high-speed fibre optic broadband

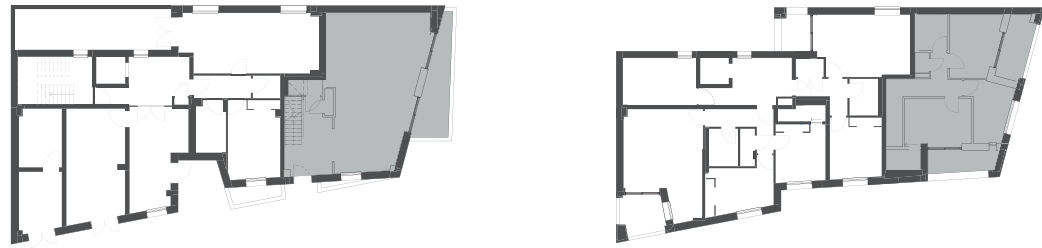
## Bathroom & En Suites

- Bespoke large wall mirror cabinet and shelves
- Bath and shower tray
- Wall hung WC and wash hand basin with shelf
- Arezzo matt black square taps
- Arezzo matt black square rain shower
- Hand held shower & filler in bath & shower enclosure
- Glass shower and bath screen / enclosure
- Porcelanosa Nantes Caliza wall tiles
- White Polished Porcelain floor tiles
- Turin Black heated towel rail

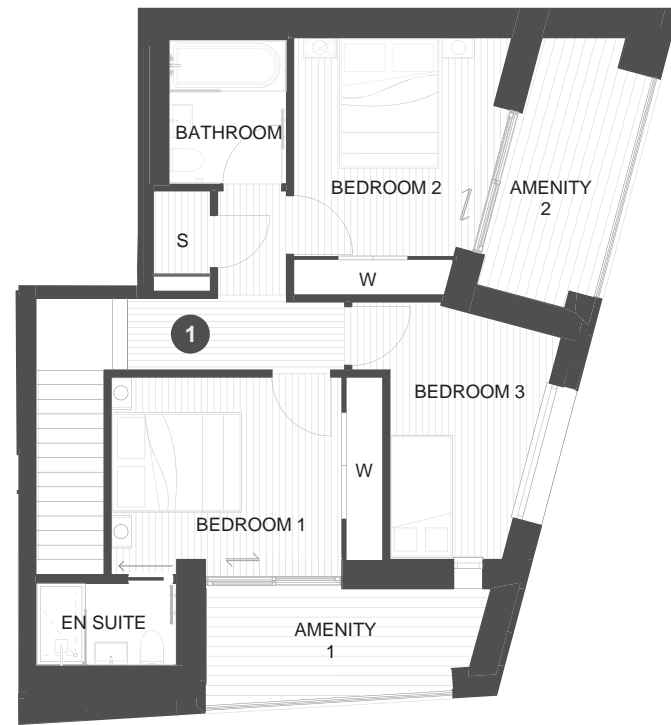


# Flat 1

1  2  3 	Total Area 119m <sup>2</sup>
Kitchen/Dining/Living	6.4m x 9.8m
Patio	2.2m x 7.7m
Bedroom 1	3.0m x 4.1m
En Suite	2.1m x 1.2m
Amenity 1	4.3m x 1.7m
Bedroom 2	3.0m x 3.9m
Amenity 2	1.7m x 4.1m
Bedroom 3	3.2m x 3.9m
Bathroom	1.8m x 2.2m





Ground Floor

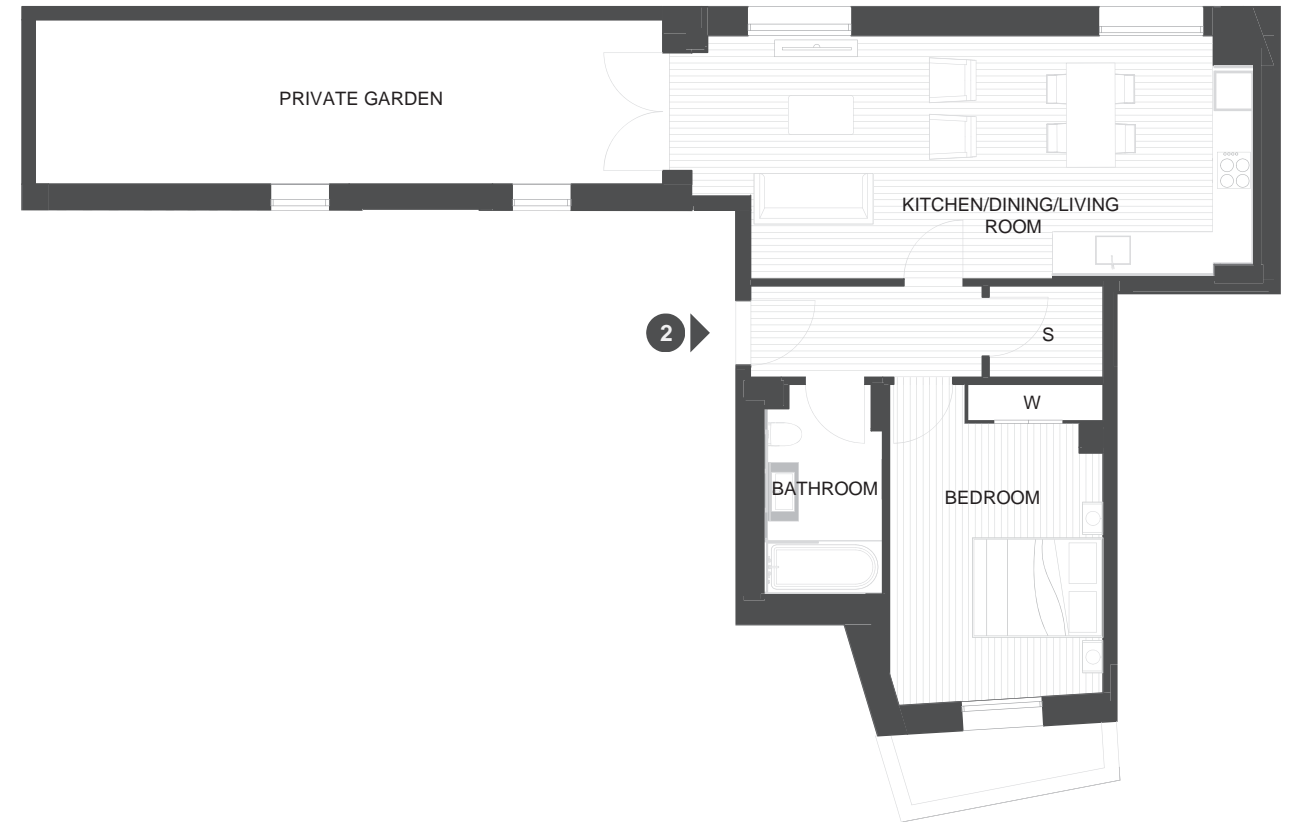
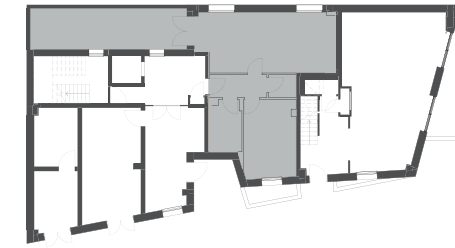


First Floor



# Flat 2

1  1 	Total Area 63m <sup>2</sup>
Kitchen/Dining/Living	8.6m x 3.7m
Private Garden	9.6m x 2.5m
Bedroom	3.2m x 4.8m
Bathroom	1.7m x 3.2m





Ground Floor







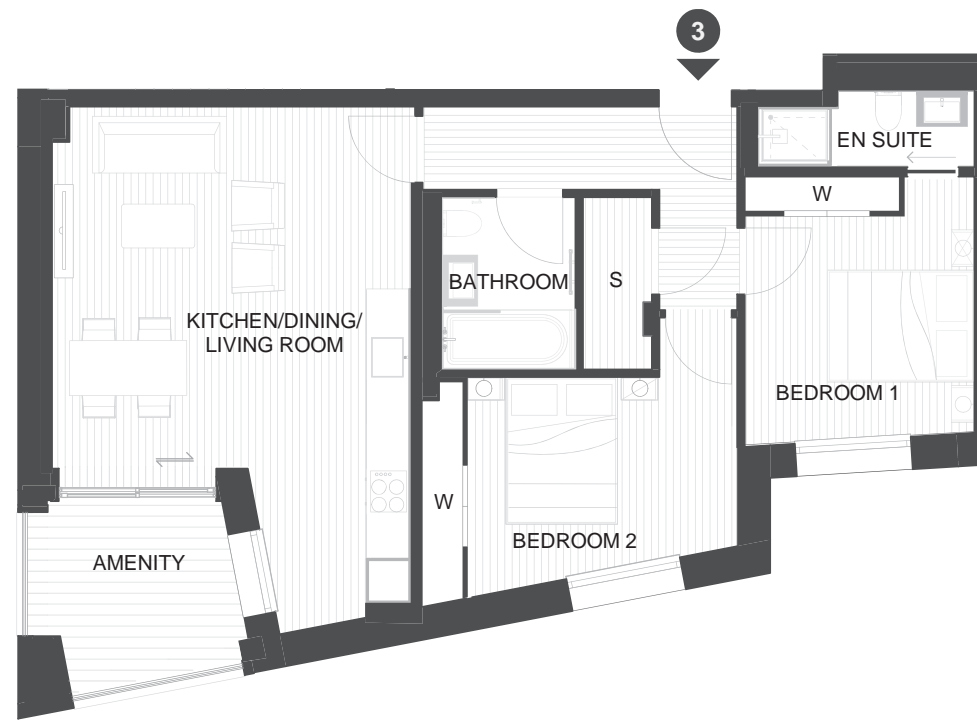
# Flat 3

2  2 	Total Area 73m <sup>2</sup>
Kitchen/Dining/Living	4.8m x 7.1m
Amenity	2.8m x 3.0m
Bedroom 1	3.1m x 3.6m
En Suite	2.9m x 1.0m
Bedroom 2	4.2m x 3.3m
Bathroom	1.8m x 2.3m

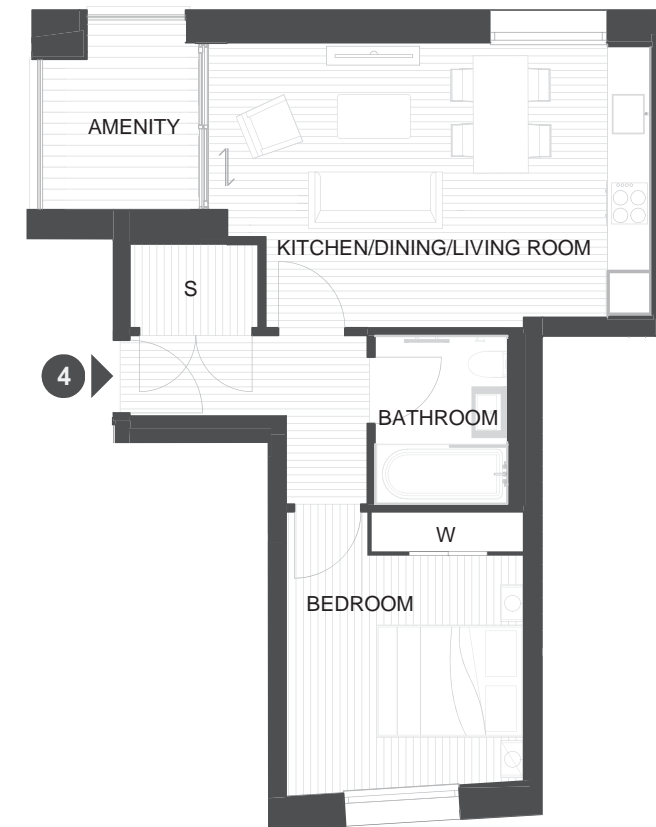


# Flat 4

1  1 	Total Area 48m <sup>2</sup>
Kitchen/Dining/Living	6.0m x 3.8m
Amenity	2.1m x 2.5m
Bedroom	3.2m x 3.8m
Bathroom	1.8m x 2.3m



First Floor





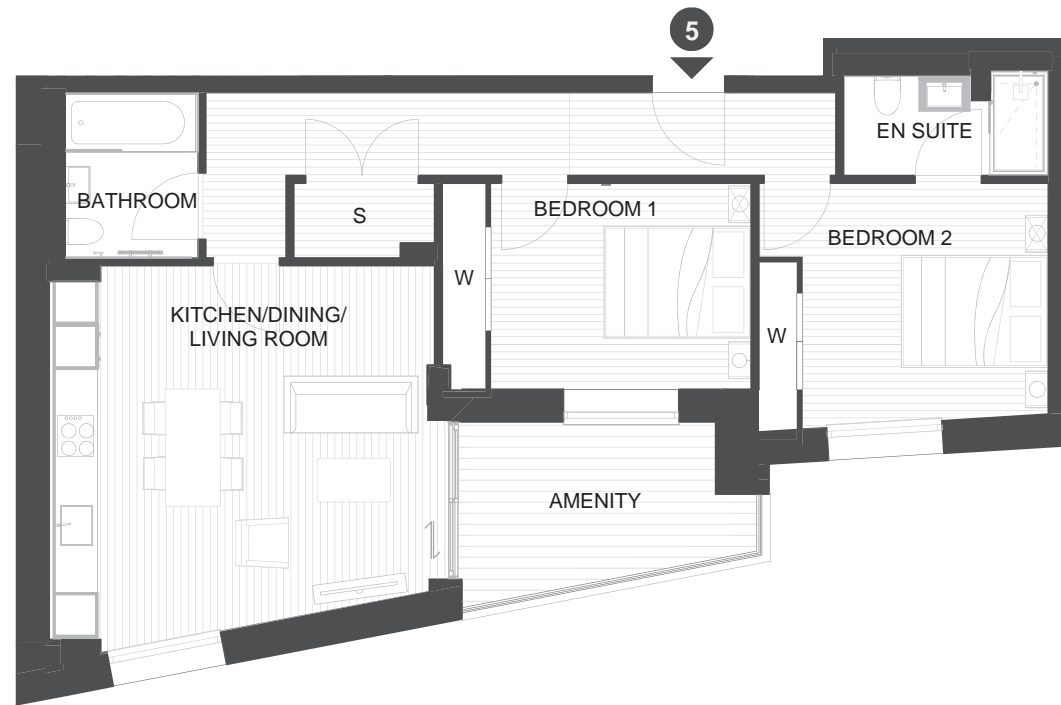
First Floor





# Flat 5



2  2 	Total Area 76m <sup>2</sup>
Kitchen/Dining/Living	5.3m x 5.0m
Amenity	4.0m x 2.3m
Bedroom 1	4.1m x 2.8m
Bedroom 2	3.9m x 3.3m
En Suite	2.7m x 1.3m
Bathroom	1.8m x 2.2m

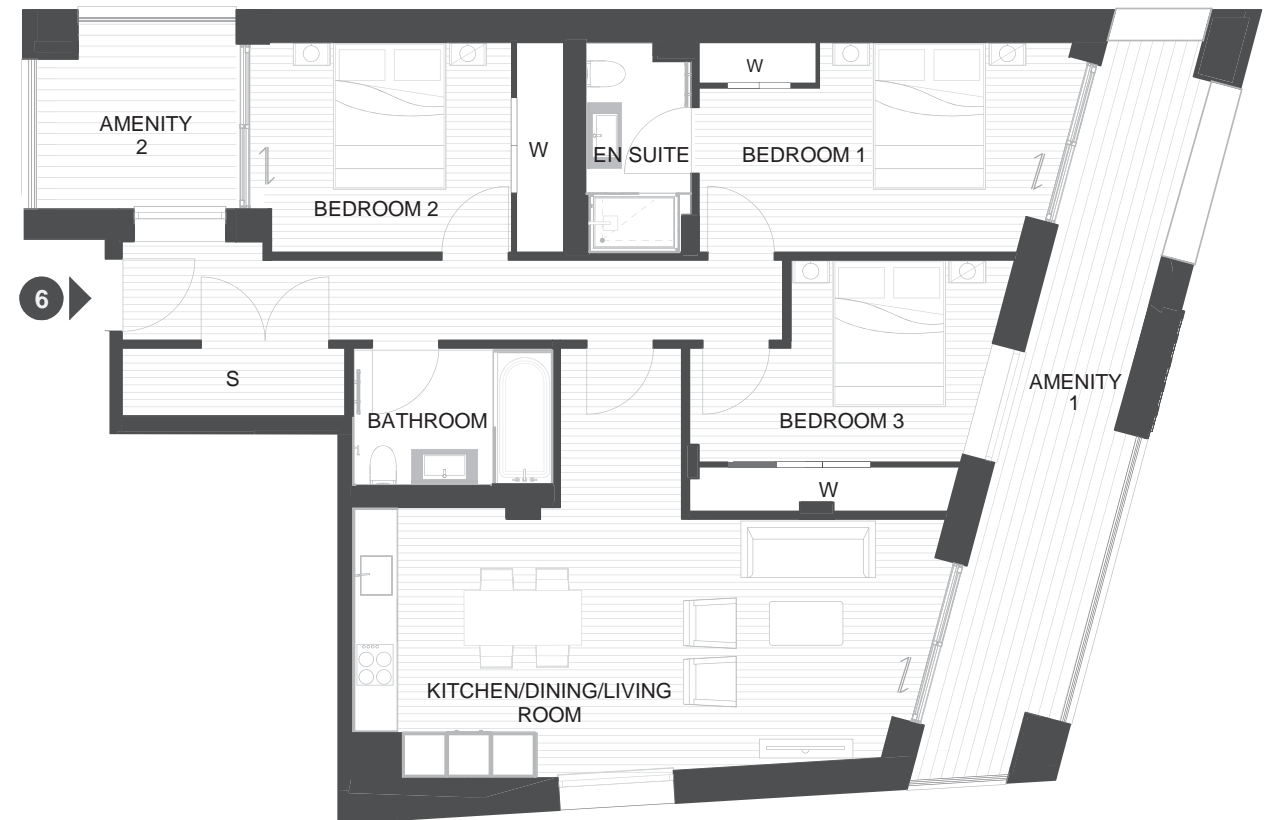
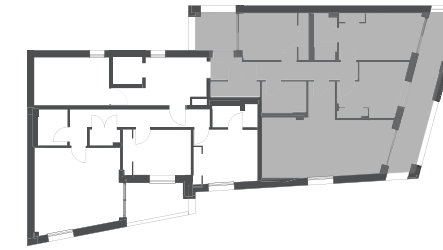


Second Floor



# Flat 6

2  3 	Total Area 94m <sup>2</sup>
Kitchen/Dining/Living	8.1m x 5.7m
Amenity 1	1.7m x 10.8m
Bedroom 1	5.0m x 2.8m
Amenity 2	2.7m x 2.5m
Bedroom 2	4.2m x 2.8m
En Suite	1.4m x 2.8m
Bedroom 3	4.1m x 3.4m
Bathroom	2.7m x 1.8m





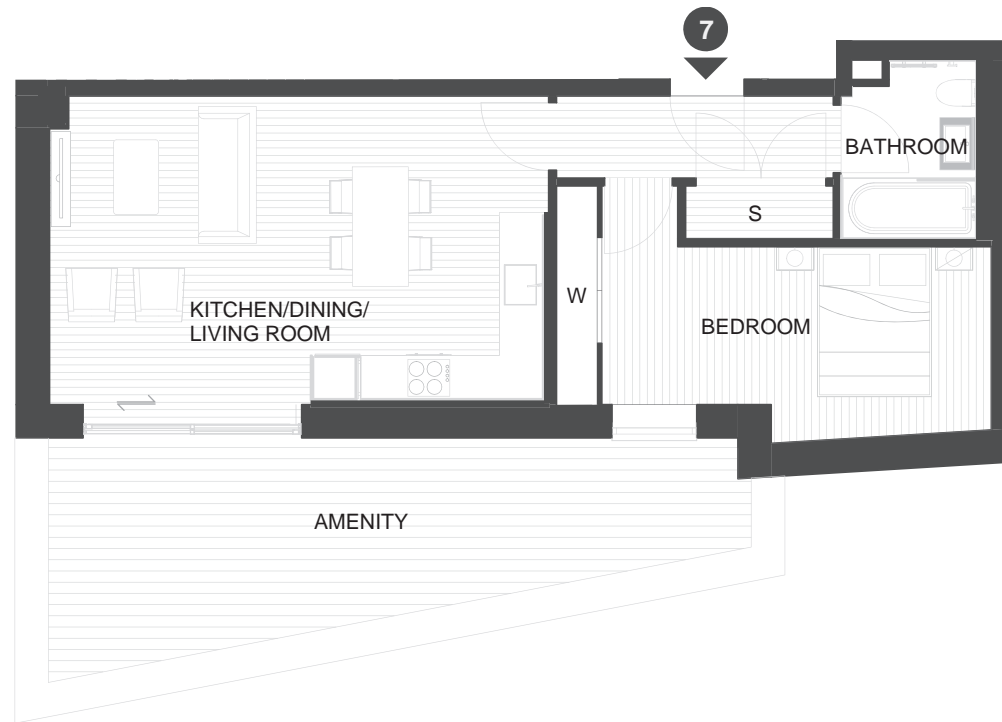
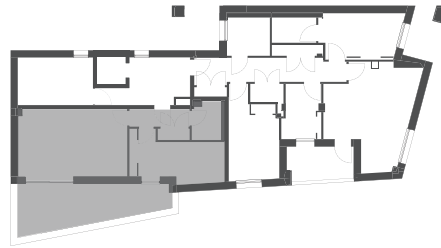
Second Floor





# Flat 7



1  1 	Total Area 54m <sup>2</sup>
Kitchen/Dining/Living	6.6m x 4.3m
Amenity	9.3m x 3.1m
Bedroom	5.8m x 2.9m
Bathroom	1.8m x 2.3m

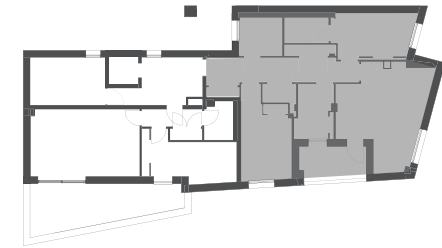


Third Floor



# Flat 8

2  3 	Total Area 103m <sup>2</sup>
Kitchen/Dining/Living	6.7m x 5.5m
Amenity	2.1m x 4.1m
Bedroom 1	5.2m x 2.8m
En Suite	2.7m x 1.5m
Bedroom 2	3.0m x 5.9m
Bedroom 3	2.4m x 3.4m
Bathroom	2.6m x 2.3m





Third Floor

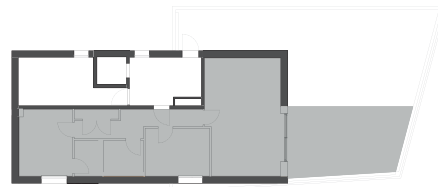




# Flat 9

2  2  Total Area 81m<sup>2</sup>

Kitchen/Dining/Living	4.6m x 7.1m
Private Terrace	7.2m x 4.2m
Bedroom 1	3.2m x 4.1m
En Suite	1.4m x 2.1m
Bedroom 2	3.9m x 2.9m
Bathroom	2.4m x 1.9m



Fourth Floor



Modern Living - View of Penthouse Living Room



# YOUR NEW HOME AWAITS





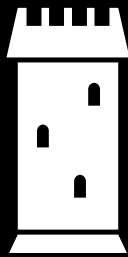
Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission or misstatement.

Plans are for illustrative purposes only and should be used as such by any prospective purchaser. The service, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

All area and distances are measured approximately and not necessarily comprehensive. Journey times are approximate.







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