

LH LUCENT HOUSE

HACKNEY - N16

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AN IMPOSINGLY BEAUTIFUL SCHEME

Lucent House is a unique scheme of nine luxury apartments blending modern exuberance and traditional luxury.

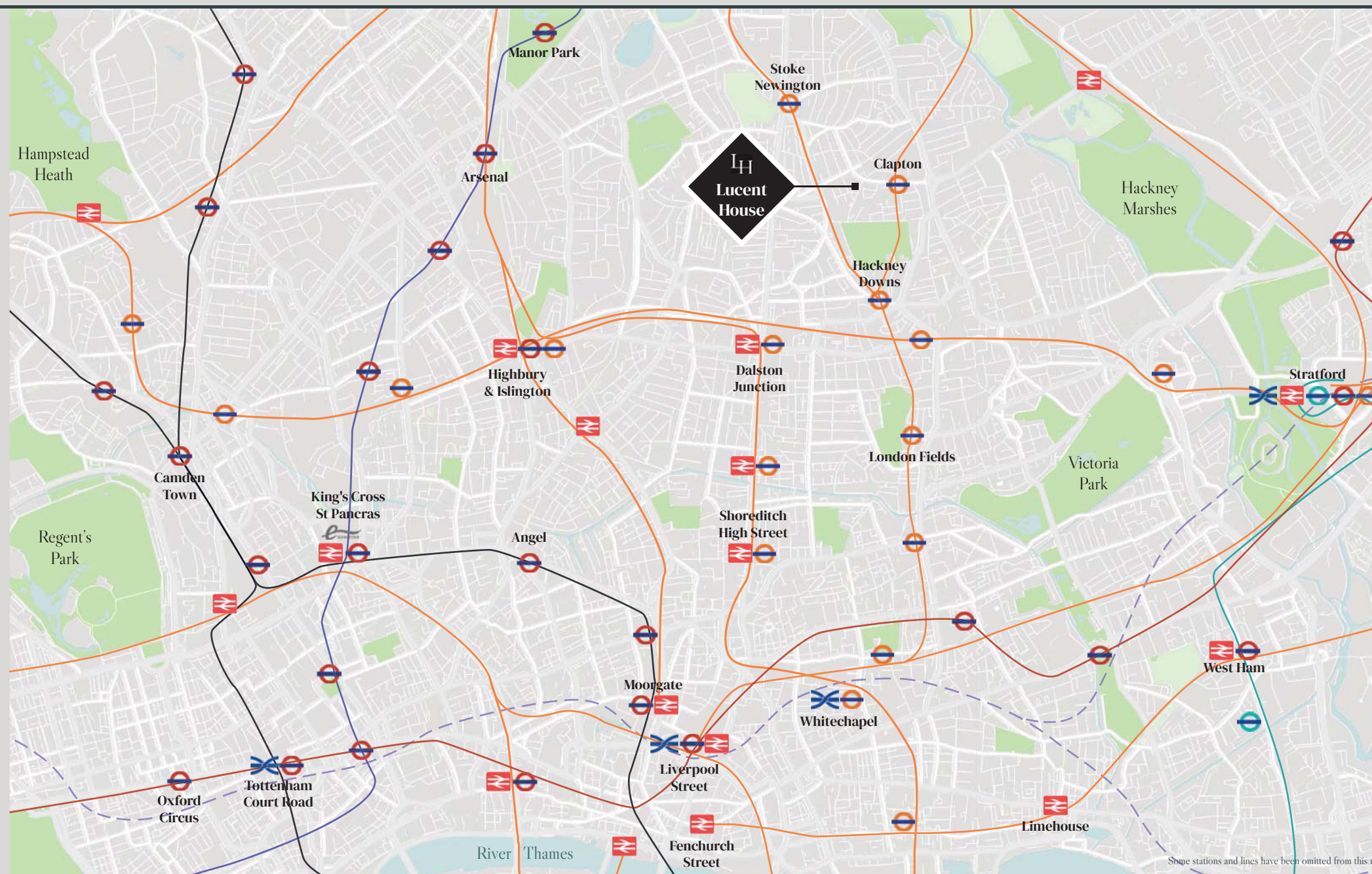
Each home is built with light and space at the heart of the design, precisely why the name Lucent was chosen. The combination of light bricks and expansive windows give the building a soft glow when juxtaposed against the black framed recessed windows.

Lucent House is comprised of six floors with the top floor exclusively occupied by the prestigious penthouse. Each of the nine residences are designed to an exceptionally high standard and benefit from their own outdoor space by way of a private balcony or terrace.

			
14 Min. ● Shoreditch	14 Min. ● Bank	10 Min. ● Stratford	30 Min. ● London City Airport
20 Min. ● King's Cross	19 Min. ● Stratford	20 Min. ● Camden Town	45 Min. ● London Stansted Airport
22 Min. ● Canary Wharf	26 Min. ● Euston	30 Min. ● Oxford Circus	60 Min. ● Gatwick Airport
32 Min. ● Oxford Circus	29 Min. ● Canary Wharf	40 Min. ● Shepherd's Bush	70 Min. ● Heathrow Airport

- 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

WITHIN YOUR GRASP



Always Connected

Get into the city centre in no time. Lucent House is situated in the well connected borough of Hackney, where multiple transport services are available to you at your doorstep.





Local Socials



Neighbouring Nature



Lively Hackney



Nearby Studies

YOUR NEW LOCAL

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

Local Socials

When it comes to finding new spots to socialise, Hackney will not disappoint. One fine example of this is The Princess of Wales. A stylish gastropub popular with the locals and renowned for its large terrace overlooking the River Lea.

Neighbouring Nature

Nature is something Hackney has in abundance. Utilise the 40 acres of Hackney Downs at your doorstep or venture into the nearby woodlands and marshes to slow the pace of a typical London day.

Lively Hackney

Hackney has over the years become a destination for London's nightlife. It is full to the brim with quirky bars and cool eateries. If you make your way down the River Lea, you'll reach Crate Brewery, a charming spot on the riverfront. Sample their range of beers, cider and stone-baked pizzas whilst soaking in the canal side atmosphere.

Nearby Studies

If you're looking for a quiet place to study or to lose yourself in a story, Clapton Library is a five minute walk down the road. The Grade II Listed building is filled with history, complete with a large atrium and arched roof, filtering in a soft light as you read.

QUIRKY 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 it was once 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, the borough 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.



AT YOUR FINGERTIPS

Shopping

Whether you're looking for fresh food or fashionable finds, there are plenty of shopping hot spots nearby. Broadway market and Shoreditch High street are both within walking distance and offer a range of local shops.

Nightlife

Hackney is one of London's liveliest areas. Filled with personality and possibility. There are dozens of unique places to experience, such as the Queen of Hoxton. A Bar, nightclub, art gallery, and performance space, with an in house menu and a spacious Roof Terrace.

Eateries

You have a spoil of choice when it comes to finding a good place to eat. Hackney has a wide variety of restaurants and cafes that serve delicious food. No 90 is one situated on the canal, so you can dig into a burger while enjoying the views.

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.

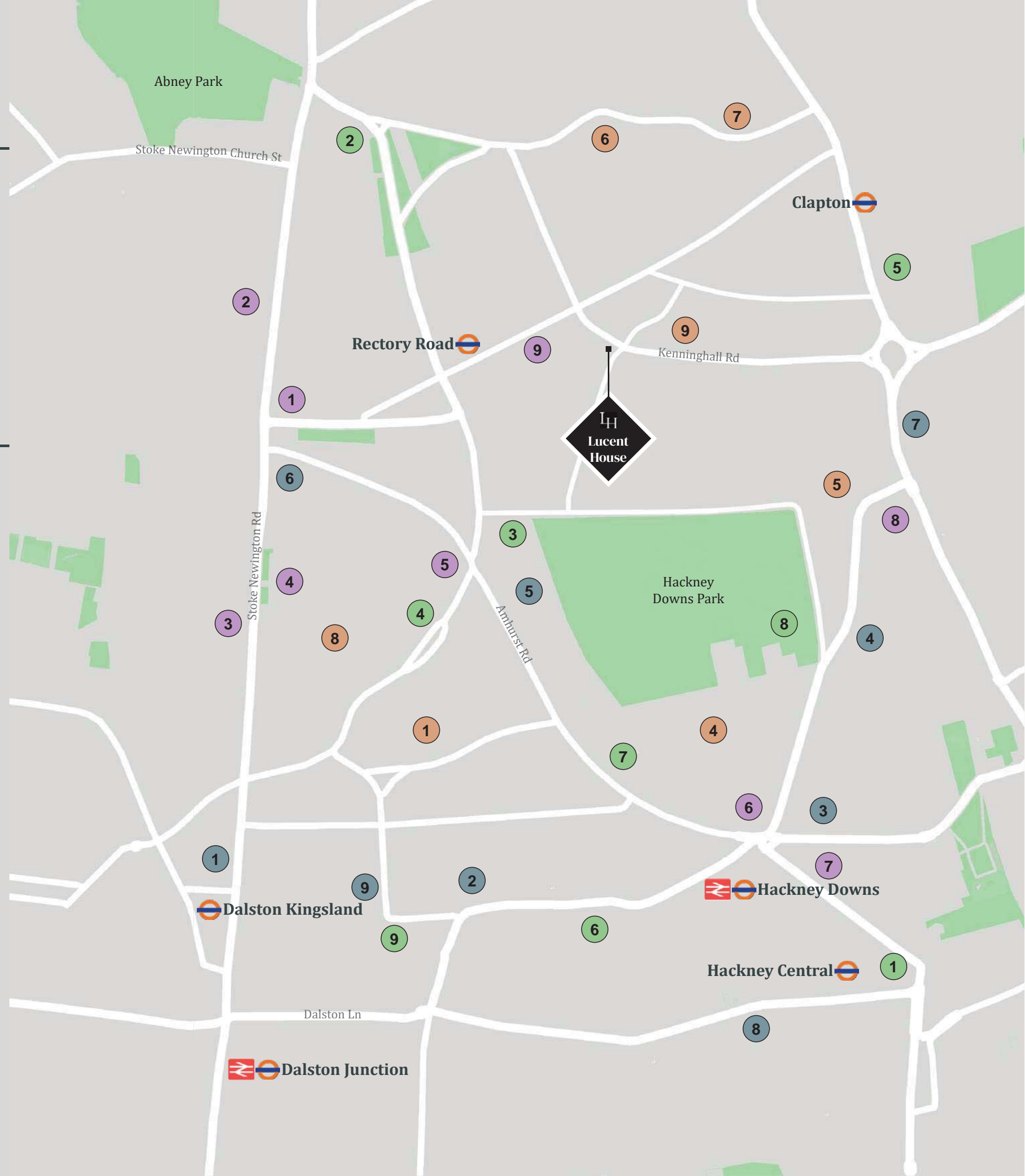
"There's a layer of cool that comes with saying that you're living in Hackney. It is fast becoming one of London's most sought-after postcodes. Living in Hackney promises to offer plenty, whether you're an aspiring artist or simply want a fun place to live."

Mark Flint



YOUR NEW NEIGHBOURHOOD

- | | |
|--|---|
|  Food & Drink |  Culture & Leisure |
| 1 Stone Cave | 1 Oslo Hackney |
| 2 Filthy Buns | 2 Tower Theatre Company |
| 3 The Vincent | 3 Hackney Downs Studios |
| 4 The Star by Hackney Downs | 4 Hackney Flea Market |
| 5 El Garito Hackney | 5 BLOK Clapton |
| 6 Fontaine's Bar | 6 The Blue Studios |
| 7 Blondies | 7 London Podcast Studio |
| 8 Pidgin | 8 Hackney Downs Tennis Courts |
| 9 Ridley Road Market Bar | 9 Ridley Road Social Club |
|  Shopping |  Education |
| 1 Communities Farmers Market | 1 The Petchey Academy |
| 2 Tesco Express | 2 Horizon School |
| 3 Pak Butchers | 3 St. Matthias School |
| 4 Beyond Retro | 4 Mossbourne Community Academy |
| 5 Foodland Local | 5 Nightingale Primary School |
| 6 Market Cartel | 6 Northwold Primary School |
| 7 Co-op Food | 7 Clapton Library |
| 8 Organic & Natural | 8 Shacklewell Primary School |
| 9 Edi Food & Wine | 9 St Scholastica's Primary School |



LUCENT HOUSE

"Unparalleled standards, with
high quality finishes"



MODERN LIVING

Living Room

The perfect place to put your feet up and wind down for the day. Your new living room is a space that is completely flexible and open, allowing a vast amount of natural light to flow into the room.





Luxurious Sleeping Quarters
CGI is an Artistic Interpretation of Final Finish.
No Furnishing is Supplied.

LIVE THE DREAM

Bedroom

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

BLENDING TWO WORLDS

Living Room/Balcony

A beautifully juxtaposed space that allows the bustling of the outside world to enter this serene internal space. This merging of two worlds gives you the opportunity to cook in a cool summer breeze, effortlessly blending the outside with the carefully crafted inside. The perfect way to indulge in your slice of London.





Beautiful Kitchen and Dining Spaces
CGI is an Artistic Interpretation of Final Finish.
No Furnishing is Supplied

ENTERTAIN IN QUALITY

Kitchen / Dining Room

This is your new bespoke luxury kitchen. It is exquisitely and meticulously designed, so you can entertain comfortably with the knowledge that your space is finished to a superior level of quality.



YOUR NEW THRONE ROOM

Bathroom

Bespoke fittings frame each bathroom immaculately. Your new bathroom has a premium quality finish and is draped with quality Spanish Porcelanosa tiles. Your matt black finishing wraps everything together cohesively to complete your new bathroom.

YOUR ESCAPE

Private Roof Terrace

With striking views towards the inner city, 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
 CGI is an Artistic Interpretation of Final Finish.
 No Furnishing is Supplied.

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 double bedrooms
- White painted skirting throughout
- Black matt finish ironmongery to internal doors
- Mechanical ventilation & heat recovery unit
- 10 year warranty from date of legal completion
- 999 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
- Integrated Fire Alarm System with Sprinklers

Residents' Facilities

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

Kitchen

- Bespoke fully integrated kitchen graphite lacquer laminate
- Nero Assoluto - Velluto worktop
- Instant boiling water kitchen tap
- Blanco Rotan basin (anthracite)
- Integrated electric oven and induction hob
- Integrated Era extractor fan
- Integrated microwave
- Integrated fridge / freezer
- Integrated dishwasher
- Integrated 600mm wide wine cooler
- Washer / Dryer
- Feature LED lighting below high-level cupboards

Lighting & Electrical

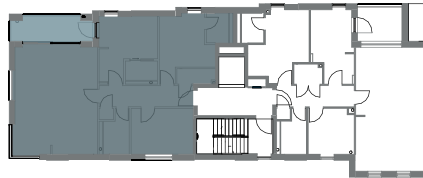
- Recessed spot lights to all rooms
- Feature lighting surrounding Bathroom wall cabinet
- Light switches and sockets to Living Room, Kitchen and Bedrooms
- Terrestrial digital TV to Living Room & Master Bedroom
- Telephone and high-speed fibre optic broadband

Bathroom & En Suites



- Bespoke large wall mirror cabinet and shelves
- Bath and shower tray
- Wall hung WC and wash hand basin with shelf
- Matt black square taps
- 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
- Matt black heated towel rail

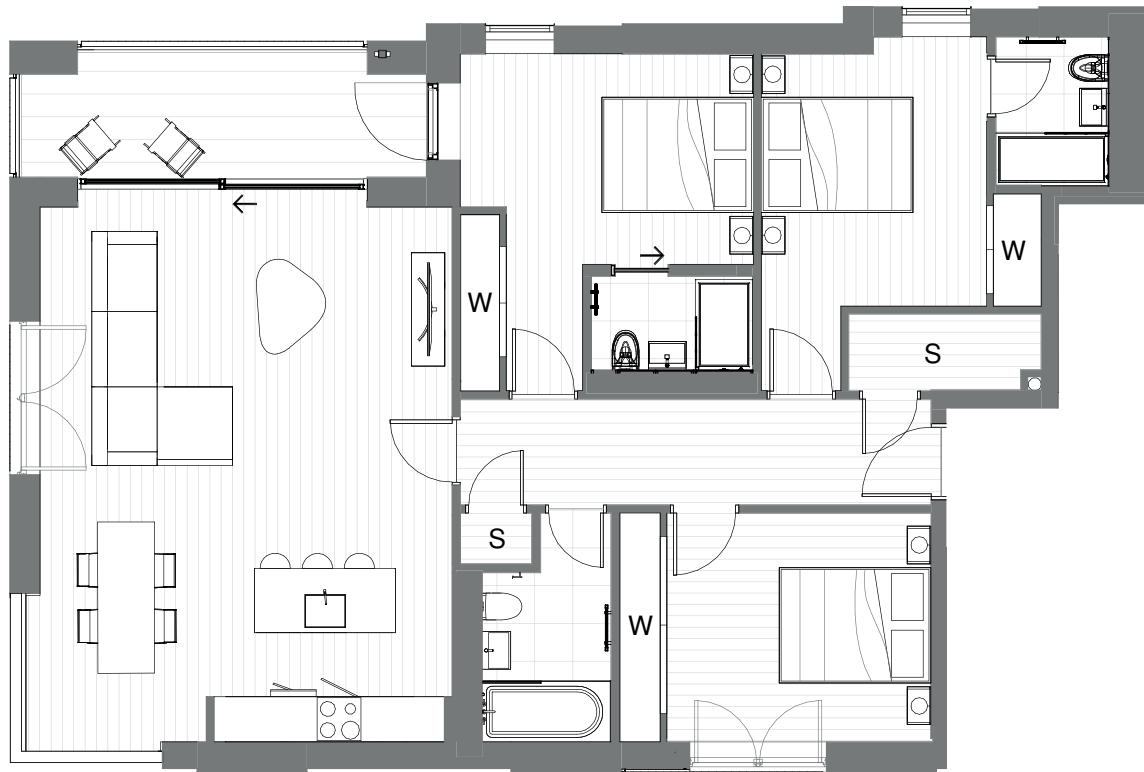
Flat 1

3  3 	Gross Internal Area 107m ²
Kitchen/Dining/Living	7.3m x 5.4m
Bathroom	3.0m x 1.7m
Bedroom 1	4.4m x 3.8m
En Suite	1.3m x 2.1m
Bedroom 2	4.4m x 3.7m
En Suite	1.9m x 1.7m
Bedroom 3	3.0m x 4.1m
Amenity	1.8m x 5.4m



Flat 2

2  3 	Gross Internal Area 97m ²
Kitchen/Dining/Living	4.4m x 8.4m
Bathroom	3.0m x 1.7m
Bedroom 1	4.8m x 4.0m
En Suite	1.9m x 1.7m
Bedroom 2	4.9m x 2.8m
Bedroom 3	3.0m x 3.0m
Amenity	2.2m x 2.9m



First Floor

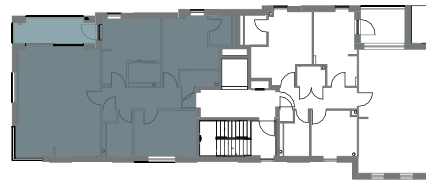


First Floor





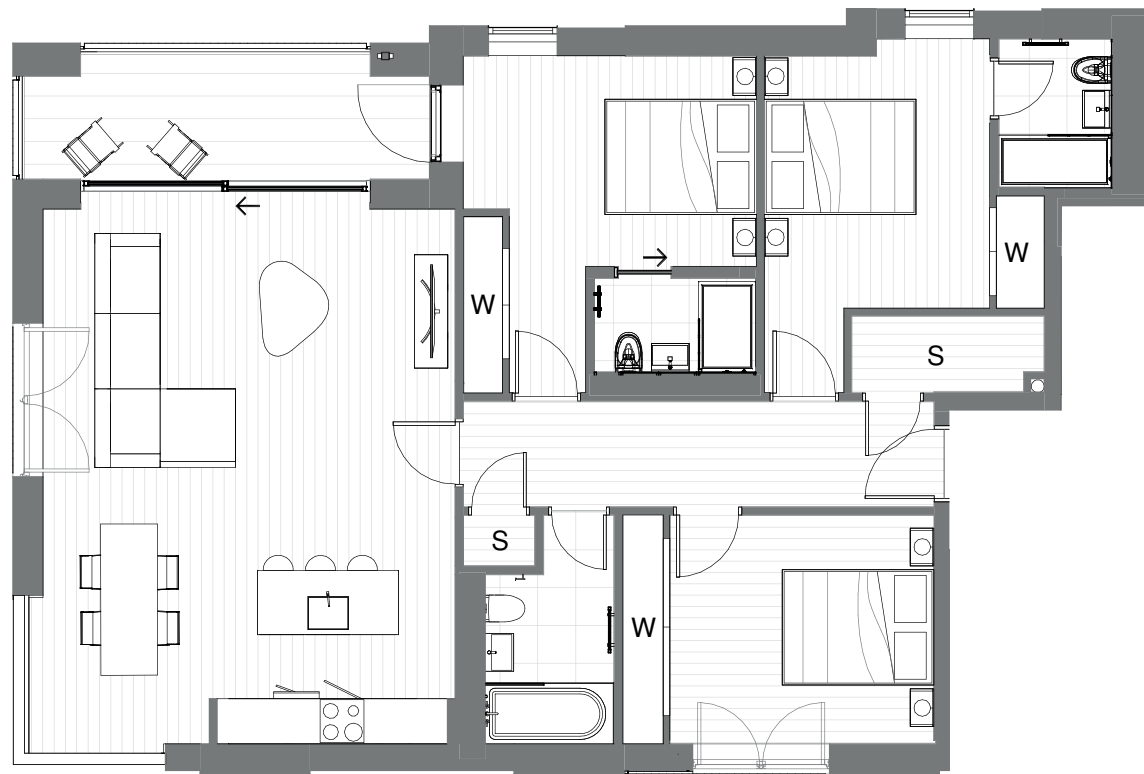
Flat 3

3  3 	Gross Internal Area 107m ²
Kitchen/Dining/Living	7.3m x 5.4m
Bathroom	3.0m x 1.7m
Bedroom 1	4.4m x 3.8m
En Suite	1.3m x 2.1m
Bedroom 2	4.4m x 3.7m
En Suite	1.9m x 1.7m
Bedroom 3	3.0m x 4.1m
Amenity	1.8m x 5.4m



Flat 4

2  3 	Gross Internal Area 97m ²
Kitchen/Dining/Living	4.4m x 8.4m
Bathroom	3.0m x 1.7m
Bedroom 1	4.8m x 4.0m
En Suite	1.9m x 1.7m
Bedroom 2	4.9m x 2.8m
Bedroom 3	3.0m x 3.0m
Amenity	2.2m x 2.9m





Second Floor

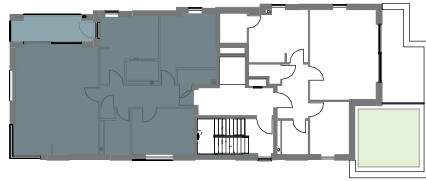


Second Floor





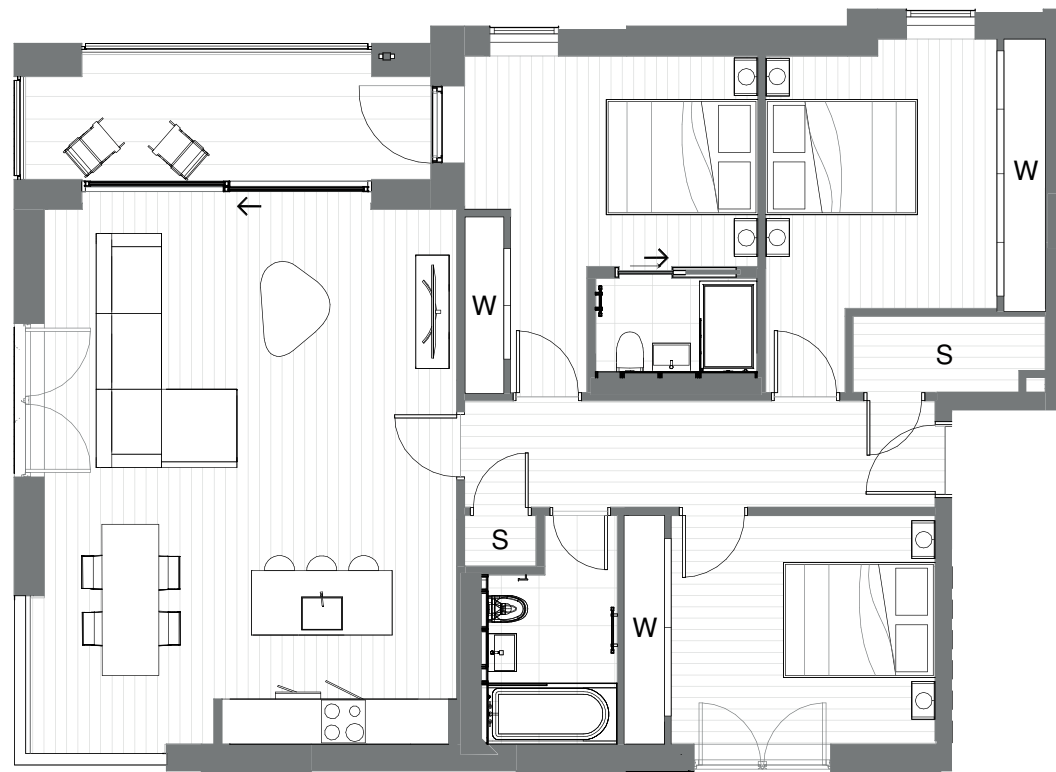
Flat 5

2  3 	Gross Internal Area 105m ²
Kitchen/Dining/Living	7.3m x 5.4m
Bathroom	3.0m x 1.7m
Bedroom 1	4.4m x 3.8m
En Suite	1.3m x 2.1m
Bedroom 2	4.4m x 3.7m
Bedroom 3	3.0m x 4.1m
Amenity	1.8m x 5.4m

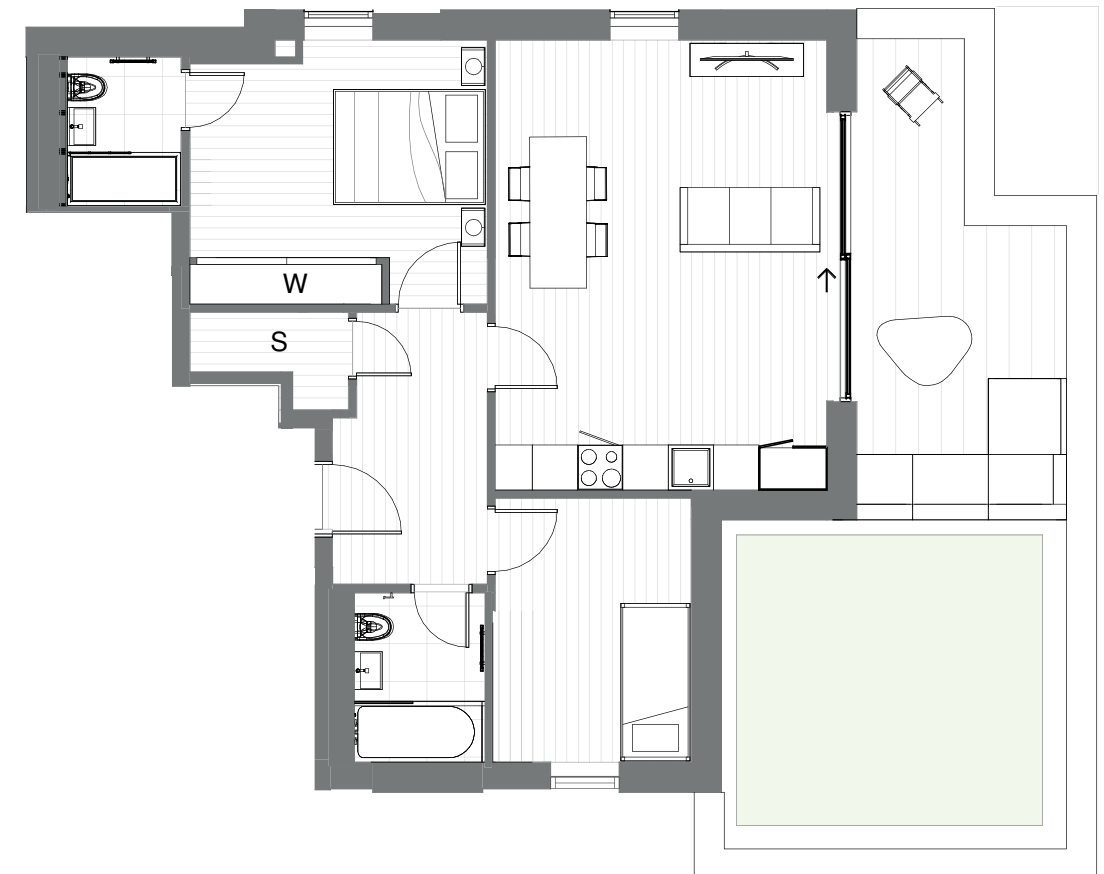


Flat 6

2  2 	Gross Internal Area 68m ²
Kitchen/Dining/Living	5.9m x 4.5m
Bathroom	2.2m x 1.7m
Bedroom 1	3.5m x 3.9m
En Suite	2.1m x 1.7m
Bedroom 2	3.4m x 2.6m
Amenity	2.8m x 6.2m





Third Floor

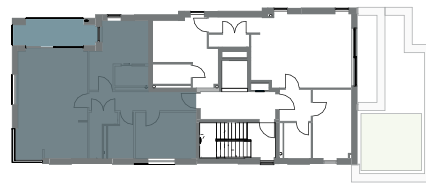


Third Floor



Flat 7



2  2 	Gross Internal Area 83m ²
Kitchen/Dining/Living	7.4m x 4.6m
Bathroom	3.0m x 2.6m
Bedroom 1	4.5m x 3.8m
En Suite	1.3m x 2.1m
Bedroom 2	3.0m x 4.1m
Amenity	1.8m x 5.4m

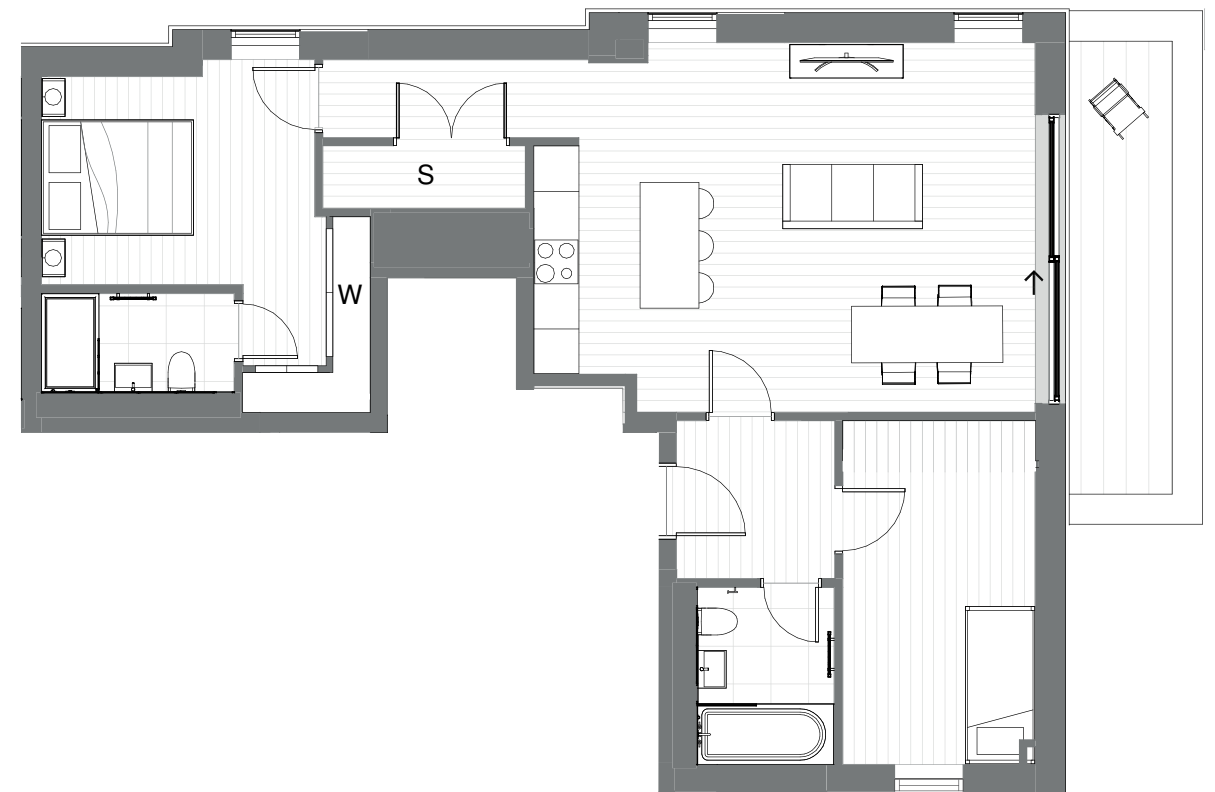


Fourth Floor



Flat 8

2  2 	Gross Internal Area 78m ²
Kitchen/Dining/Living	4.8m x 6.8m
Bathroom	1.7m x 2.1m
Bedroom 1	4.6m x 4.3m
En Suite	1.3m x 2.5m
Bedroom 2	4.5m x 2.6m
Amenity	1.6m x 6.1m



Fourth Floor



Flat 9

2  2  Gross Internal Area 85m²

Kitchen/Dining/Living : 6.2m x 5.4m

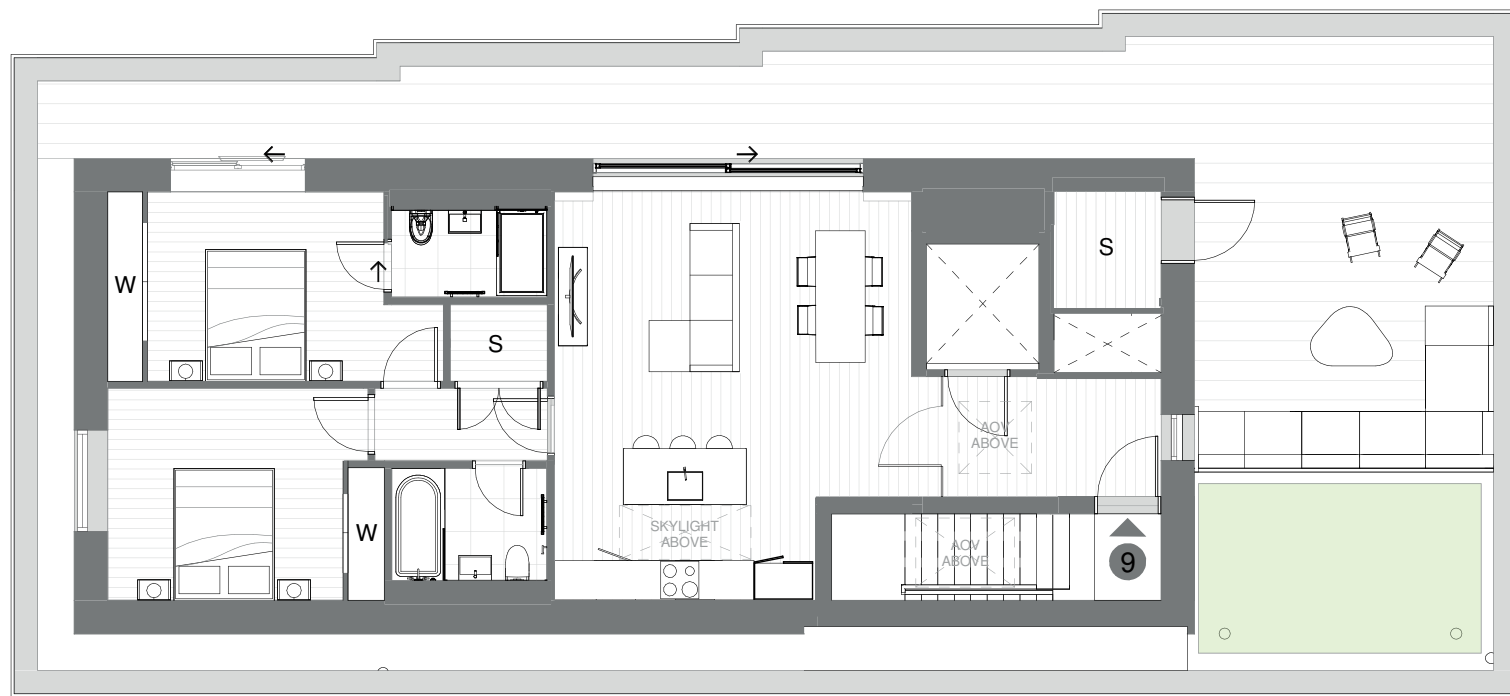
Bathroom : 1.7m x 2.3m

Bedroom 1 : 4.4m x 2.8m

En Suite : 1.3m x 2.3m

Bedroom 2 : 3.9m x 3.2m

Private Terrace : 22m x 5.2m



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.

Felicity J. Lord
LAND & NEW HOMES

www.flord.co.uk
020 8986 2698
020 3795 4370





WWW.LUCENTHOUSE.CO.UK

