

THE SCHEME



ISLINGTONSQUARE.COM

THE SCHEME

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A NEW DESTINATION FOR ISLINGTON

Islington has a fascinating and diverse history and that is exactly what the warehouse style apartments and luxury flats of Islington Square have been designed to reflect. It is a development that builds on the richness and variety of this celebrated London enclave, while adding a whole new dimension of its own.

The Edwardian former Royal Mail sorting office at the centre of the scheme is not only handsome and imposing, it is part of the personality of the place. A grand, important building, it was once a critical crossroads of the capital's social, commercial and cultural life. It is a privilege to be giving it new purpose and vitality.

The site's Edwardian heritage is beautifully restored with magnificent flair by CZWG Architects' remarkable and inspirational designs.







ISLINGTON SQUARE

MEET YOU AT THE SQUARE

London is famously a city of squares. Wherever these squares appear they quickly become natural meeting points for the communities around them.

Islington Square will be no different. Sheltered from Upper Street, it will be a fresh and lively locality. A variety of residential accommodation will incorporate communal gardens, optional secure underground car parking and access to memberships in various facilities such as London's fastest growing car club. There will be cafés, bars, innovative restaurants and shops showcasing the latest in fashion and design.

There will also be a 47,000 sq ft Third Space health club with state of the art facilities including a 25m pool for adults with separate pool facilities for children. Should that not be enough, there is an Odeon cinema with five screens — each with no more than 50 seats — where you can enjoy everything from blockbusters to art house productions.

Linked to Upper Street by two covered retail arcades, Islington Square will be the centre of a community with everything on its doorstep. It will soon be hard to imagine Islington without it.

JUST OFF
UPPER STREET,

IN AND AROUND
ISLINGTON SQUARE

THE
BEST OF
ISLINGTON
UNFOLDS.



EXPLORE THE WHOLE OF LONDON

Islington is the perfect starting point for exploring the best of the capital, surrounded by the kinds of museums, galleries and shopping destinations that people fly halfway round the world to see.



HAMPSTEAD HEATH

EMIRATES STADIUM

STOKE NEWINGTON

BELSIZE PARK

SWISS COTTAGE

ROUNDHOUSE

CAMDEN MARKET

CAMDEN TOWN

PRIMROSE HILL

LORD'S CRICKET GROUND

ABBNEY ROAD STUDIOS

LONDON BUSINESS SCHOOL

REGENT'S PARK

ROYAL COLLEGE OF MUSIC

MARYLEBONE ROAD

EUSTON

UNIVERSITY COLLEGE LONDON

SCHOOL OF ORIENTAL AND AFRICAN STUDIES

CENTRAL SAINT MARTINS

KING'S CROSS ST PANCRAS INTERNATIONAL

PENTONVILLE ROAD

I.S.Q.

HIGHBURY & ISLINGTON

ST. MARY'S CHURCH

CANONBURY

DALSTON JUNCTION

HAGGERSTON

LONDON FIELDS

GRAND UNION CANAL

COLUMBIA ROAD FLOWER MARKET

BETHNAL GREEN

WHITECHAPEL

2 MILES

PADDINGTON

MARBLE ARCH

UNIVERSITY OF WESTMINSTER

OXFORD CIRCUS

OXFORD STREET

TOTTENHAM COURT ROAD

BRITISH MUSEUM

COVENT GARDEN

PICCADILLY CIRCUS

NATIONAL PORTRAIT GALLERY

HYDE PARK

PARK LANE

ROYAL COLLEGE OF ART

ROYAL ALBERT HALL

IMPERIAL COLLEGE

VICTORIA & ALBERT MUSEUM

VICTORIA

BUCKINGHAM PALACE

HOUSES OF PARLIAMENT

WESTMINSTER ABBEY

LONDON EYE

WATERLOO

THE ROYAL COLLEGE OF SURGEONS

FLEET STREET

KING'S COLLEGE LONDON

LONDON SCHOOL OF ECONOMICS

TATE MODERN

ELEPHANT & CASTLE

MOORGATE

LIVERPOOL STREET

BANK

CITY OF LONDON

TOWER OF LONDON

THE SHARD

TOWER BRIDGE

SHADWELL

LIMEHOUSE

3 MILES

CANADA WATER

THE CENTRE OF THE BOROUGH

Islington Square will be the latest addition to an already bustling borough with a rich heritage. Home to flagship restaurants, independent shops, cafes and galleries, the appeal of the area is undeniable.



NEIGHBOURHOOD

Islington Square will be the latest addition to an already bustling borough with a rich heritage. Home to flagship restaurants, independent shops, cafes, nearby parks and galleries, the appeal of the area is undeniable.

- SHOPS

1

Aēsop

2

After Noah

3

Aria

4

Camden Passage

5

Cass Art

6

Charlie Allen Bespoke Tailor

7

D & A Binder

8

Flashback Records

9

Farrow&Ball

10

Gill Wing Cook Shop

11

Kiehl's

12

L'Occitane

13

Reiss

14

Twentytwentyone

15

Waitrose

16

Lost Property of London

17

Angel Flowers
- FOOD, DRINK

18

69 Colebrooke Row

19

MEATliquor

20

Bellanger

21

Candid Cafe

22

Lucky Voice

23

The Craft Beer Co.

24

The Duke of Cambridge

25

Euphorium Bakery

26

John Salt

27

Frederick's

28

Gem Restaurant

29

Jamie's Italian

30

Ottolenghi

31

Raab's the Bakers

32

Steve Hatt, Fishmonger

33

Trullo

34

Yipin China

35

Oldroyd

36

Belle Epoque Patisserie

37

King's Head
- ART, CULTURE

38

Almeida Theatre

39

Contemporary Art Society

40

Crafts Council

41

Business Design Centre

42

Estorick Collection of Modern Italian Art

43

Little Angel Theatre

44

Tintype Gallery

45

Sadler's Wells Theatre

46

Screen on the Green

47

Union Chapel Concert Hall

48

Waterside Contemporary
- PARKS, AMENITIES

49

Chapel Market

50

Islington Green

51

St Mary's Church Gardens

52

New River Walk

53

Union Chapel

54

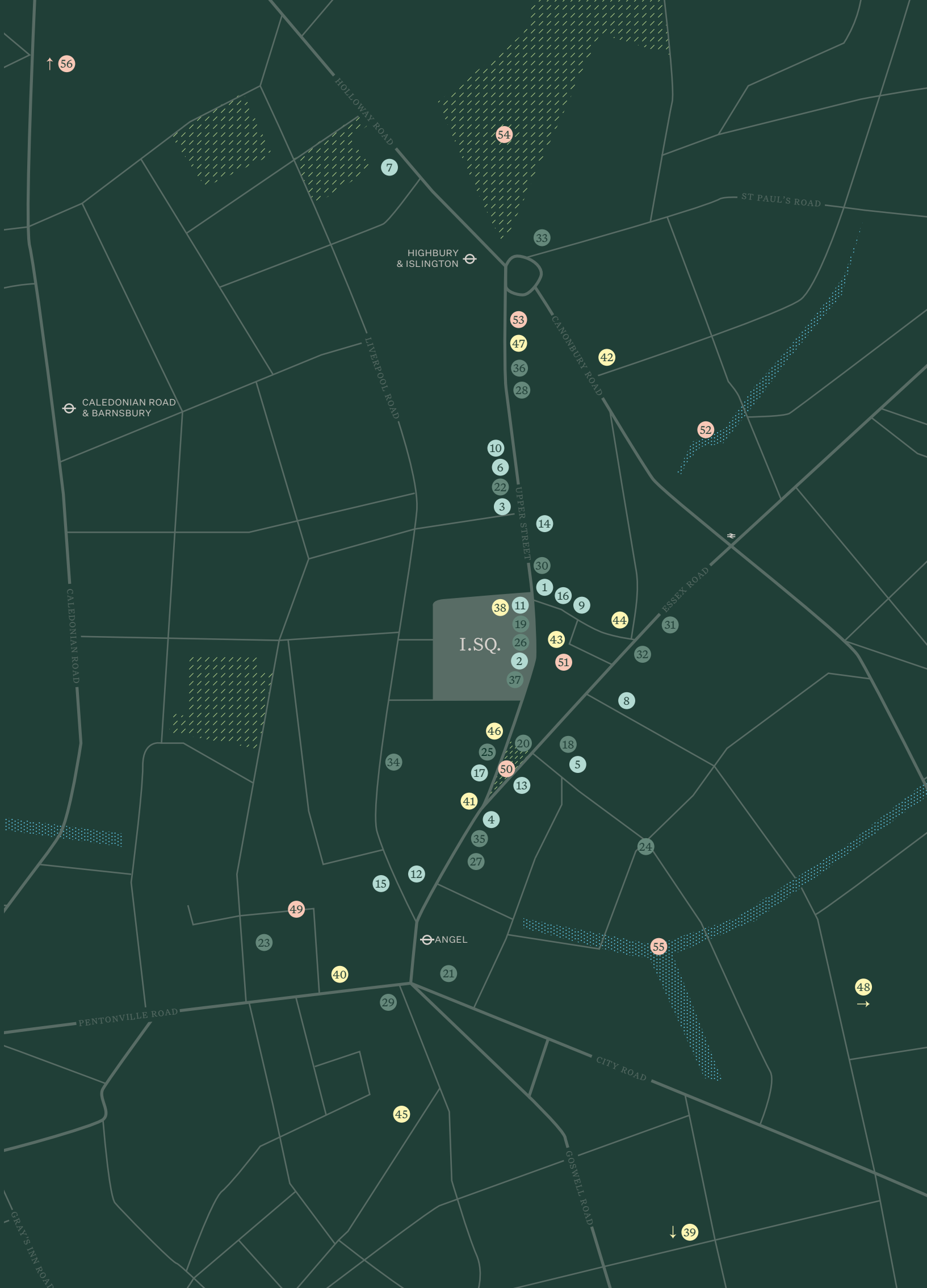
Highbury Fields

55

Regent's Canal

56

Parkland Walk





69 COLEBROOKE ROW
{18}



WATERSIDE CONTEMPORARY
{48}

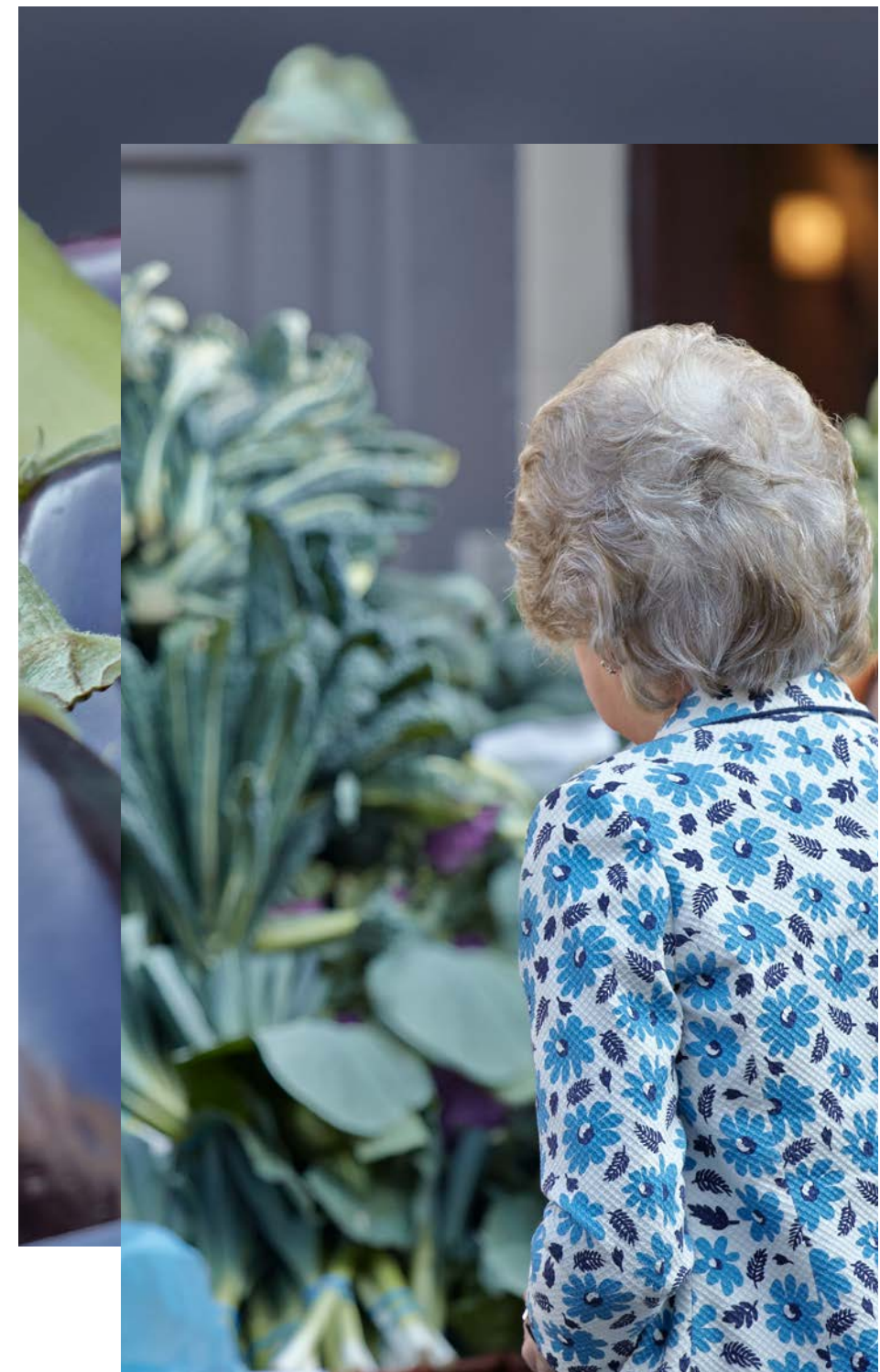


OLDROYD
{35}

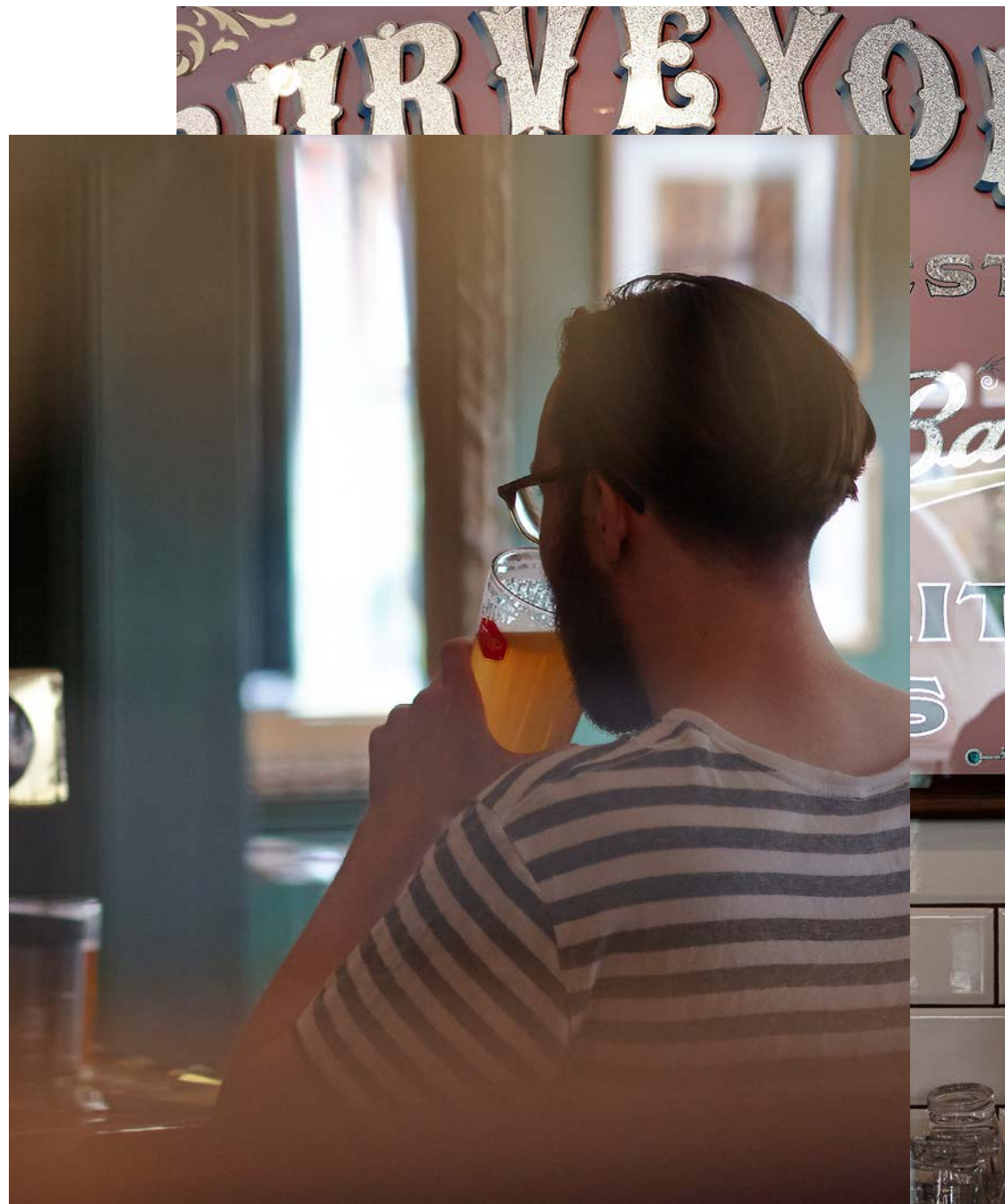




KING'S HEAD
{37}

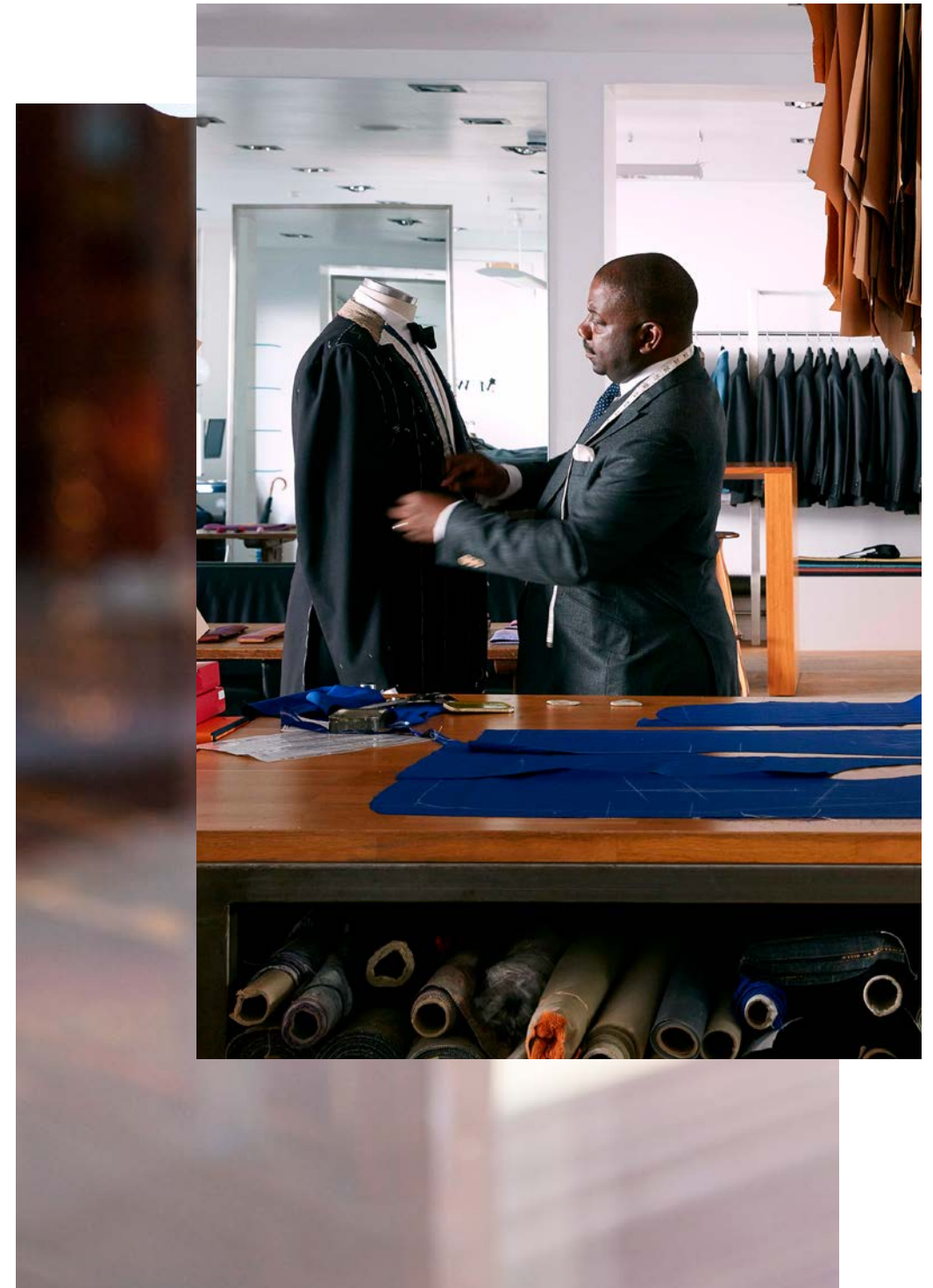


CHAPEL MARKET
{49}





UNION CHAPEL
{53}



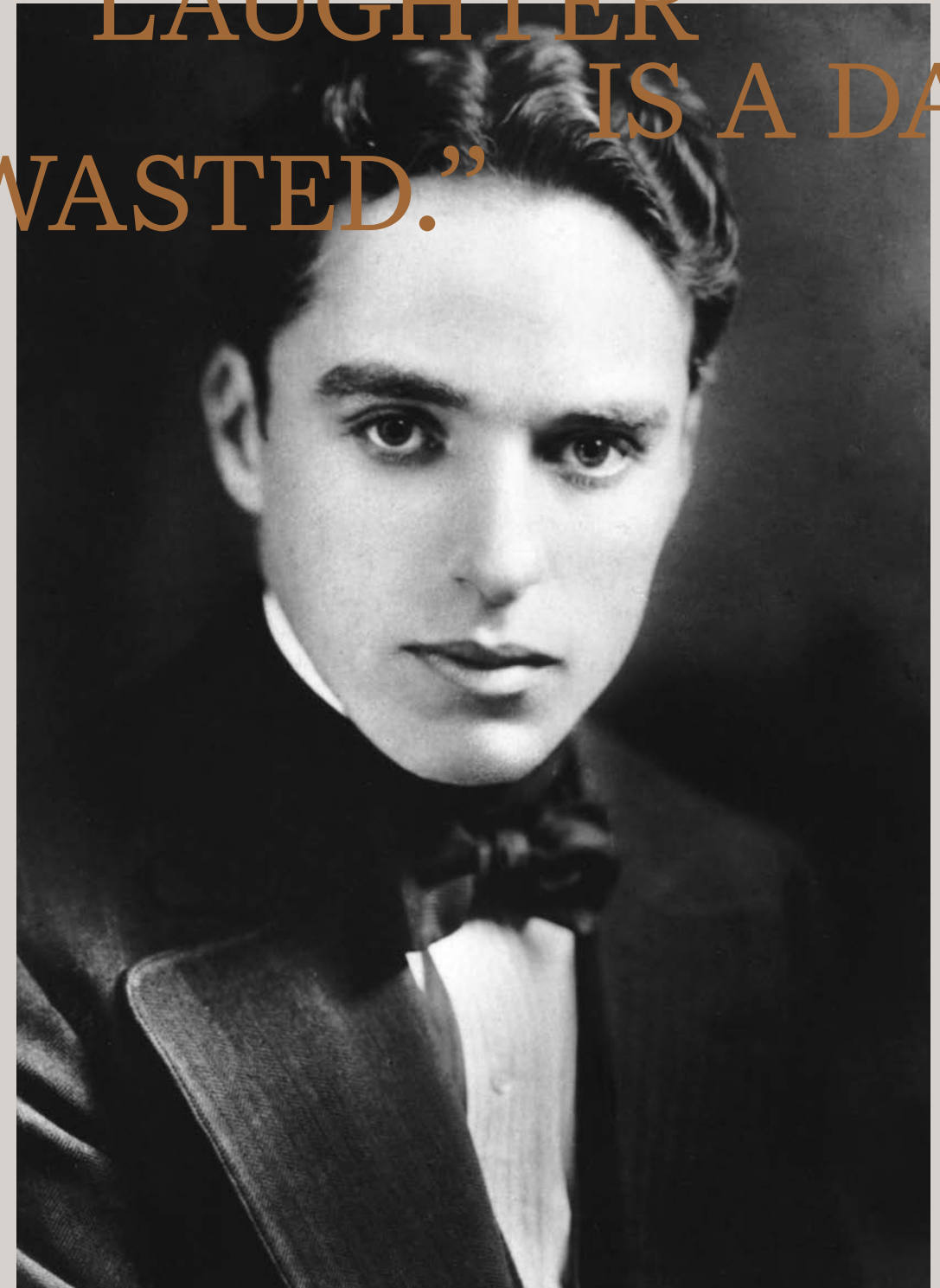
CHARLIE ALLEN
{6}



Set up home in Islington and you will be choosing the same neighbourhood as some of London's most celebrated creative figures in the fields of literature, art, music, film and theatre, politics and philosophy.

John Milton wrote poetry here in the 17th century, 300 years later Benjamin Britten composed classical scores in the borough, and in between, many more Islington residents have made their name as pioneers in the fields of art, music, politics and philosophy.

“A DAY WITHOUT
LAUGHTER
IS A DAY
WASTED.”



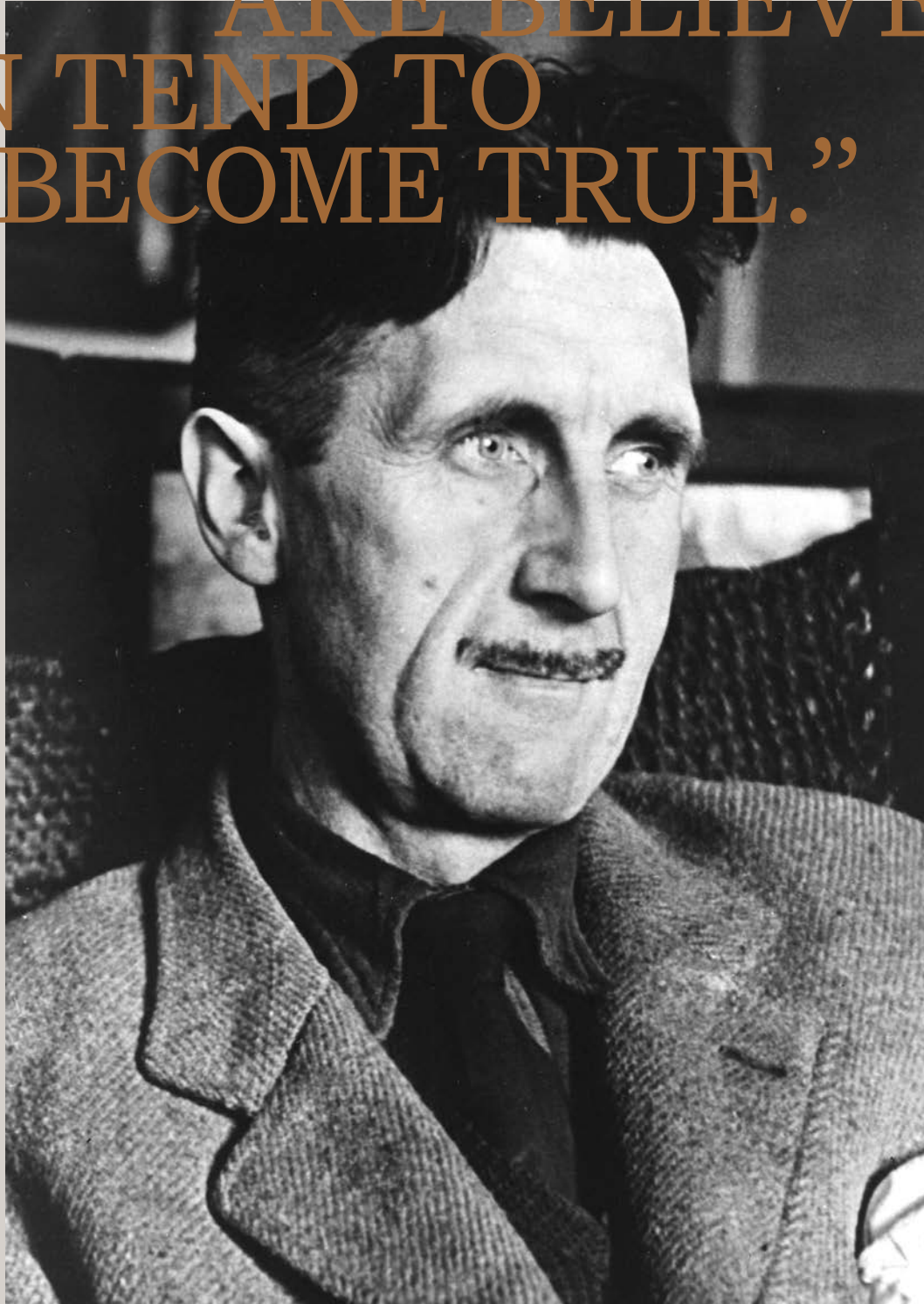
LIVED IN ARLINGTON WAY WITH HIS FAMILY AS A YOUNG CHILD

Charlie Chaplin's career spanned 75 years, making him one of the most important figures in the history of film. He combined slapstick with political commentary in movies that made him a global icon.

GEORGE ORWELL

25 JUN 1903 – 21 JAN 1950

“MYTHS WHICH
ARE BELIEVED
IN TEND TO
BECOME TRUE.”



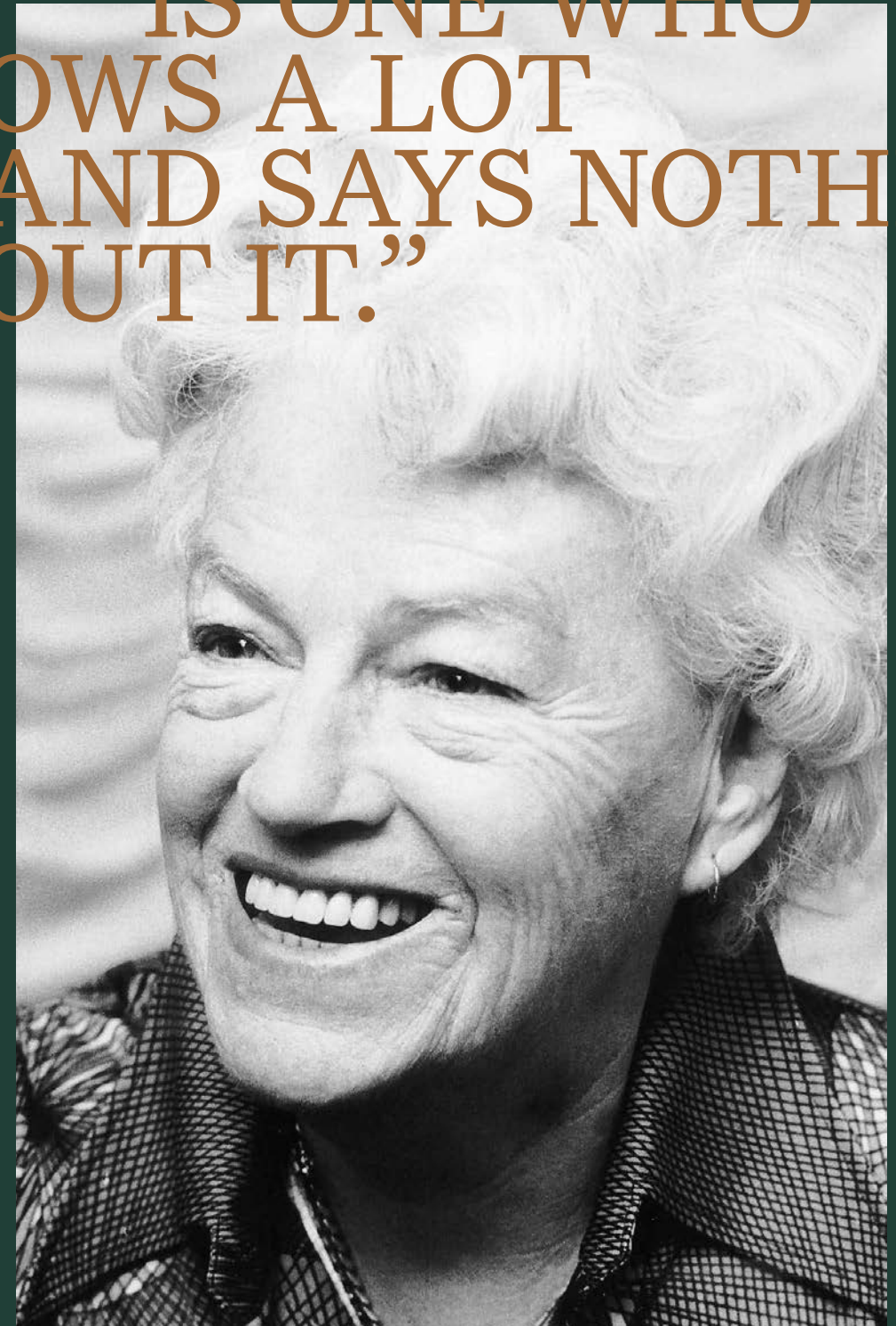
LIVED AT BLUE PLAQUE 27 CANONBURY SQUARE, LONDON, N1

George Orwell is best known for dystopian novel 1984 but was also an essayist, journalist and critic. His work often focused on social injustice and is a huge influence on popular culture.

DAME GRACIE FIELDS

9 JAN 1898 – 27 SEP 1979

“AN EDUCATED MAN
IS ONE WHO
KNOWS A LOT
AND SAYS NOTHING
ABOUT IT.”



LIVED AT 25 MYDDELTON SQUARE, ISLINGTON.

Dame Gracie Fields found fame as an actress and singer, at one stage performing three West End shows a night. She was dedicated to charity work, performing for World War II troops.

THIS IS
ISLINGTON—

A DIVERSE MIX OF
RETAIL AND LEISURE.

AS CREATIVE
AND
CUTTING EDGE
AS EVER.

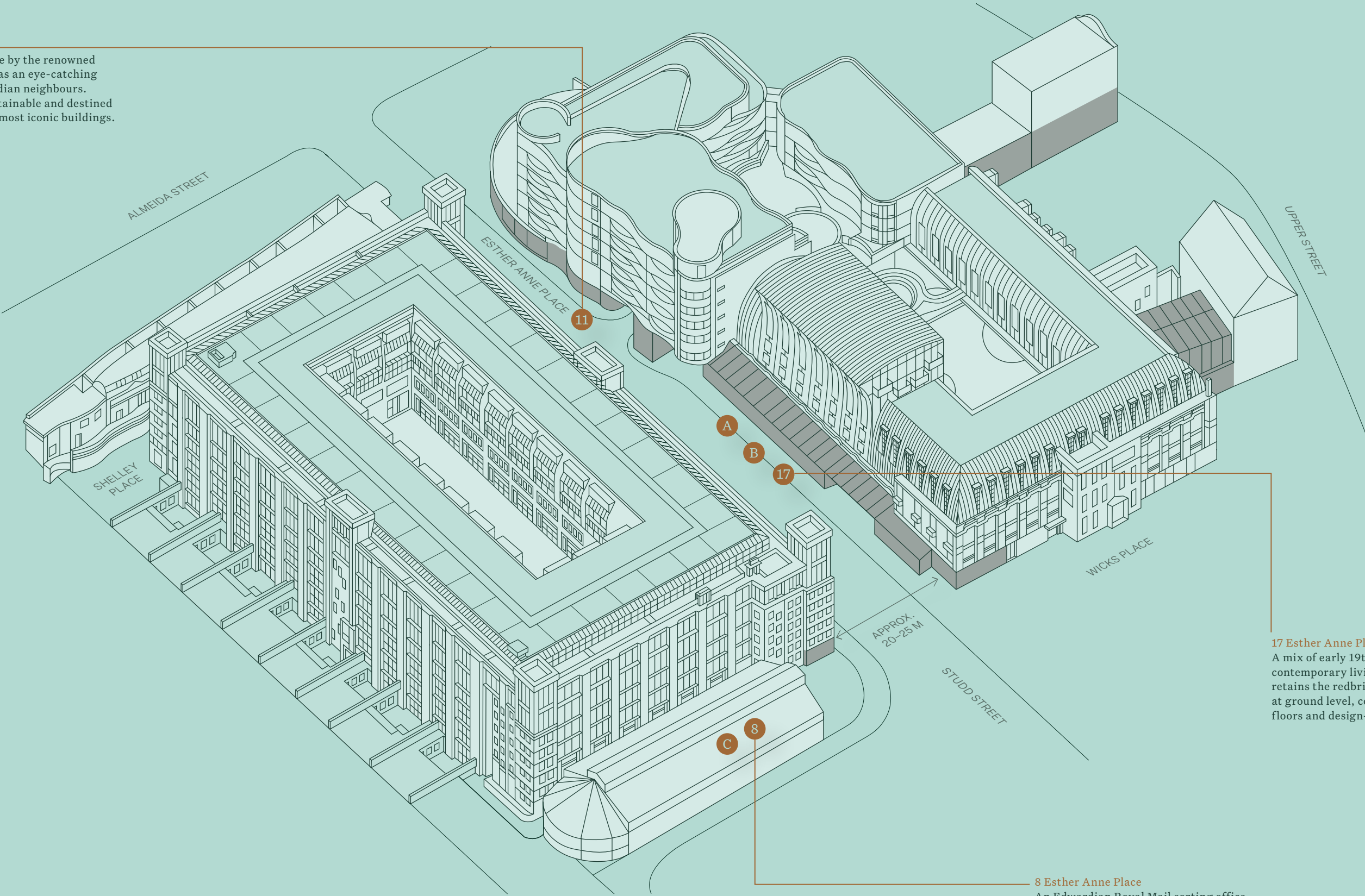
A VISION WORTHY OF THE HERITAGE

Islington Square offers a mix of Apartments, Maisonettes and Penthouses. The architecture takes its inspiration from the rich heritage of the area, creating well-designed luxury homes that both reflect Islington's history yet offer sophisticated living for a modern lifestyle.

The Square is centred around three main buildings: a converted warehouse, a new build with Edwardian ground floor, and an entirely new design by leading UK architects CZWG.



11 Esther Anne Place
A completely original piece by the renowned CZWG practice, designed as an eye-catching counterpoint to its Edwardian neighbours. Contemporary, highly sustainable and destined to be one of the borough's most iconic buildings.



17 Esther Anne Place
A mix of early 19th century flair and contemporary living. This is a new build that retains the redbrick facade of the sorting office at ground level, combined with modern upper floors and design-led contemporary interiors.

8 Esther Anne Place
An Edwardian Royal Mail sorting office converted into large warehouse apartments, retaining many of the original features including high ceilings and ornate detailing. Inside are modern, considered living spaces with unique floor plans.

- Retail
- Residential
- 8 11 17 Apartments Entrance
- A Odeon Cinema
- B Third Space Health Club
- C Car Park Entrance

FROM THE ARCHITECT



PIERS GOUGH
Partner, CZWG Architects LLP

“

In its Edwardian heyday the General Post Office built some magnificent buildings. The Post Office on Upper Street is a particularly vivacious example. Unbeknown to most people, behind it was an equally grand sorting office complex. A red brick baroque Palace of Mail on a secret side street.

Islington Square opens up and reveals this magnificence and more to the public.

We have designed new high arcades to run from Upper Street to the original ‘Palace’ structure and added grand new buildings, centred around the tree lined boulevard. It becomes a city within a city.

There will be quality shops, restaurants, cafes, cinemas, theatre, dance, fitness, as well as work space, rehearsal space, art space, play space, fun space. Above this, are fantastic diverse apartments, flats and lofts for living, arranged around lovely internal landscaped courtyards.

The original building exteriors are lovingly restored to their original grandeur with suitable flamboyant touches.

The new buildings, with exuberant curves, differ in style but match the spirit of the old, and a high quality of design and specification is carried through all interior spaces. Happily, set back from Upper Street, one could say the site will be an oasis of palatial calm, whilst nonetheless still playing host to a vibrant culture and a stimulating throng of people.

Islington Square is a love letter to the original great post office buildings, opening the space to form a fascinating new public area of London.

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CONSIDERED,
DESIGN-LED
LIVING SPACES;
AN
AIR OF
LUXURY
AND COMFORT.

HIGH CEILINGS,
ORNATE DETAILING.

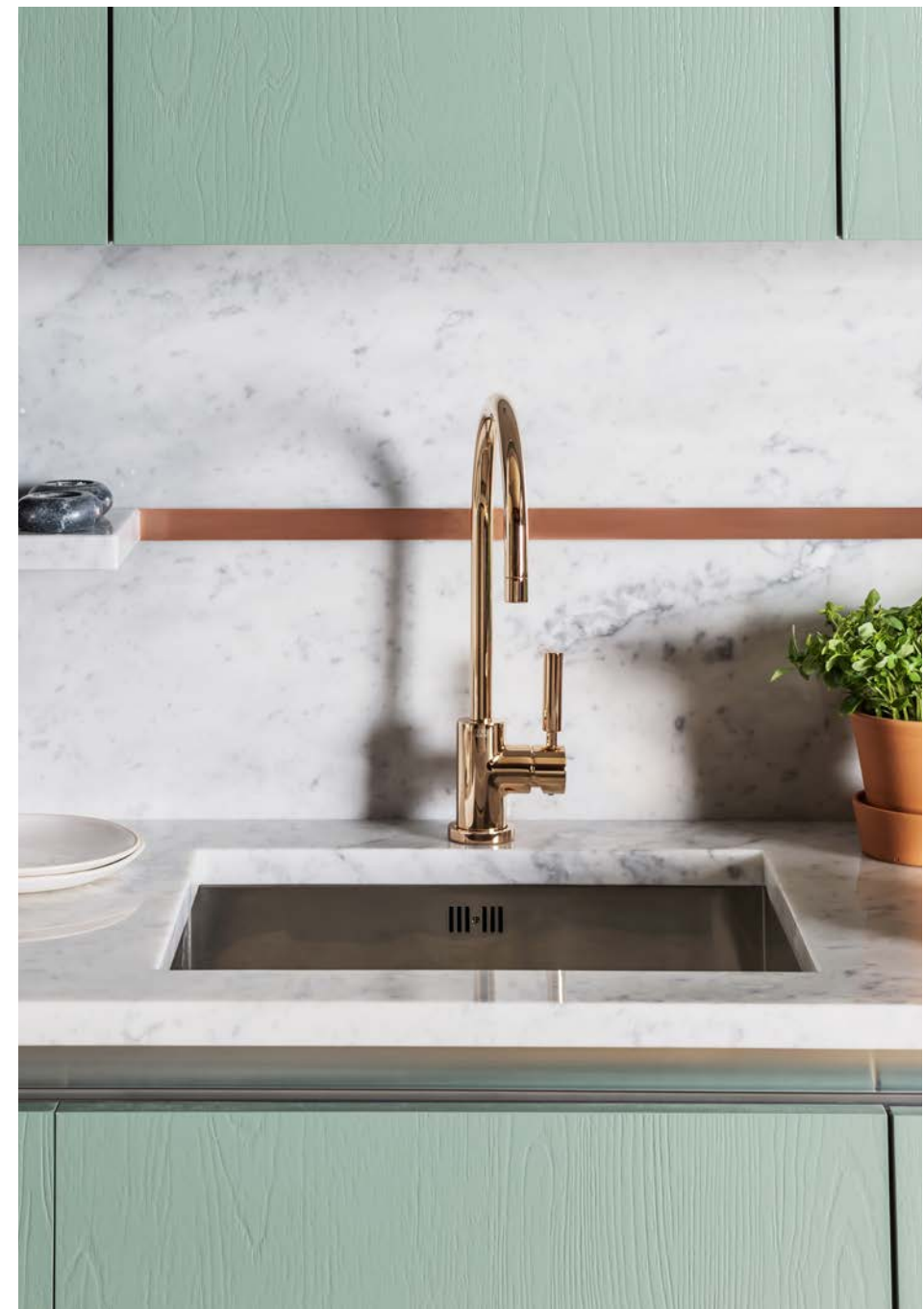
STRIKING NEW-BUILD
ARCHITECTURE.

THE APARTMENT COLLECTION

The unique architectural layout of this historical building creates floor plans rarely seen in modern designs. A range of distinctive apartment layouts cater for every kind of resident, from single professionals to families with children.





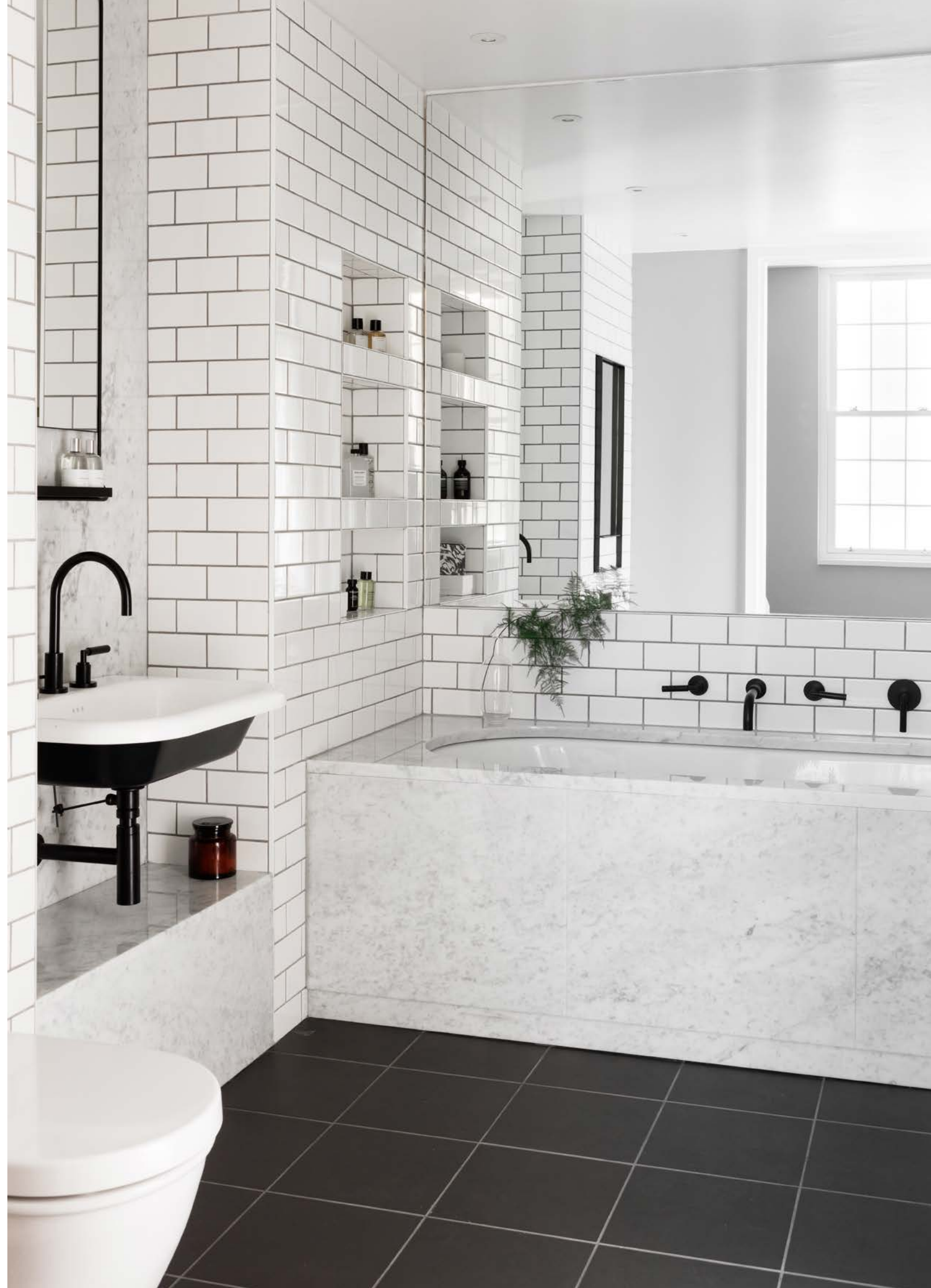












CONTACT

Contact us to experience Islington Square for yourself. We'd love to introduce you to everything it can offer and to help you get the very best from this exciting development. Please speak to us to discuss your requirements.

DEVELOPERS



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PROJECT TEAM



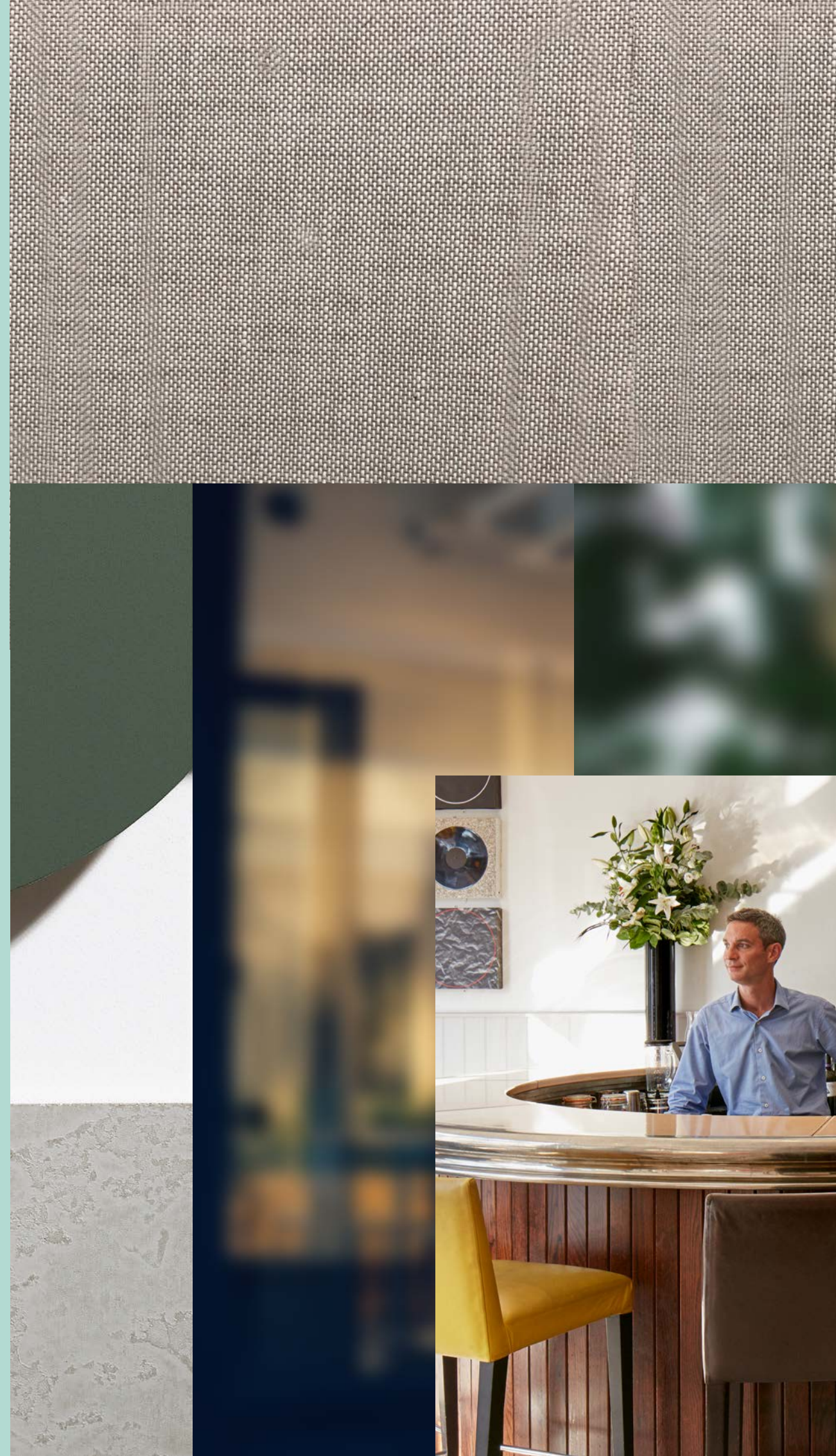
DESIGN
CAMPBELL HAY

CGI VISUALISATIONS
AVR, PIXEL FLAKES, RECENT SPACES

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