



# THE HAYDON

LONDON EC3

# MODERN CITY LIVING AT ITS BEST

Welcome to The Haydon – 87 luxury apartments in one of London’s most striking new City residences. Brilliantly located, connected and designed, this unique development is beautifully secluded in its own urban oasis, yet it has everything at its feet. This is modern city living at its best.



## ADDRESS

16 Minories  
London  
EC3N 1BL

## DEVELOPER

Regal London

## ARCHITECT

ACME

## BUILDING WARRANTY

BLP 10-year building warranty

## LOCAL AUTHORITY

City of London

## TENURE

460 Year Leasehold

## ANTICIPATED COMPLETION

Q1 2024

## SERVICE CHARGES

Approx. £6.45 psf

## GROUND RENT

Not applicable

## APARTMENT AREAS

Approx 386sqft - 1,480sqft.  
(Excludes balconies or terraces)

## PARKING

£75,000 (by separate negotiation)





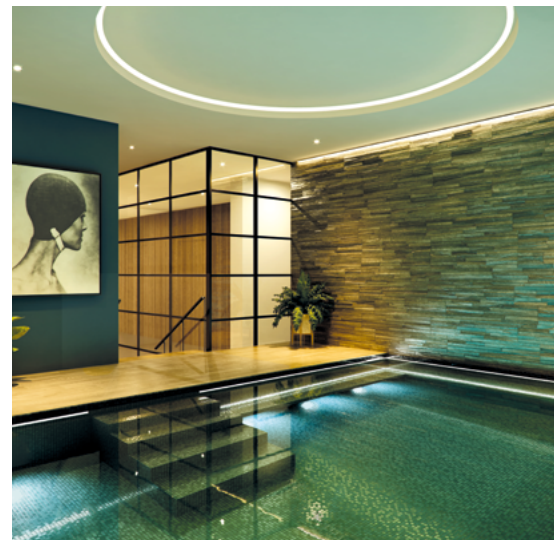
## WELCOME TO THE HAYDON

Crafted quality and adventurous design is inspired by the site's rich history. A unique contemporary landmark, The Haydon is a hidden gem that considers nature and architecture as one. Visually striking, yet sensitively stitched into its urban context, The Haydon offers breathtaking views and the best of London, right on its doorstep.

Friedrich Ludewig - ACME, Founding Director

### RESIDENTS' FACILITIES

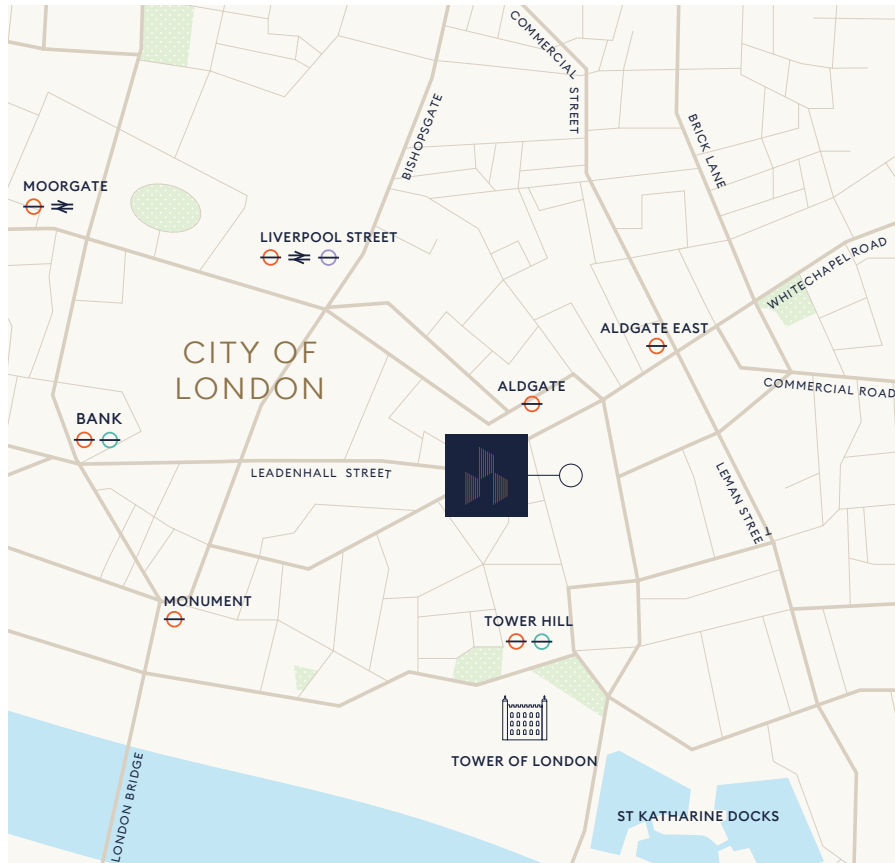
- 24hr concierge and residents' lobby
- Cinema room
- Gym and yoga studio
- Spa pool
- Residents' roof terrace
- Secure underground parking







# LONDON: A CITY WITH HEART

Offering over 60 Michelin-starred restaurants, 250 theatres, almost 200 museums and 1,500 art galleries, London is one of the most vibrant and culturally rich cities in the world; a major centre for business, education and the arts. From Buckingham Palace to Chelsea Football Club, and from Bond Street to Notting Hill Carnival, no other city comes close.



## 🚇 UNDERGROUND FROM ALDGATE\*

King's Cross & St Pancras International		11 mins
Bond Street		17 mins
Green Park		20 mins
Stratford International		21 mins
Covent Garden		22 mins
Heathrow Airport		44 mins
(via Heathrow Express from Paddington)		

## 🚶 WALKING FROM THE HAYDON\*\*

Aldgate Underground Station	2 mins
Aldgate East Underground Station	5 mins
Tower Gateway DLR Station	5 mins
Fenchurch Street Station	5 mins
Tower Hill Underground Station	6 mins
Liverpool Street Station (with access to the Elizabeth Line)	10 mins

\*Sources: tfl.gov.uk \*\*maps.google.co.uk



# SPECIFICATION

## KITCHENS

- Individually designed kitchens feature lit fluted glass high level wall cabinets, lacquered base units and full height units in oak veneer with a handle-less design and satin nickel detailing
- Worktops in a composite stone with a complimentary Neolith stone splashback
- All penthouses feature a Neolith Stone worktop and matching splashback
- Satin nickel kitchen tap and stainless steel under-mounted sink
- Larger apartments have island or peninsula breakfast bars
- White flush socket plates and switches
- Washer/dryer is provided to the utility cupboard unless located within the kitchen (apartment specific)

### Studio & 1-bed apartments

- Integrated appliances by Miele: multi-function oven, microwave oven, induction hob, full height fridge/freezer, dishwasher
- Other appliances: extract hood, wine cooler, washer dryer

### 2 & 3-bed apartments

- Integrated appliances by Miele: multi-function oven, microwave oven, 80cm venting induction hob, full height fridge/freezer, dishwasher, warming drawer
- Other appliances: wine cooler, washer dryer

### Penthouses

- Integrated appliances by Miele: multi-function oven (90cm and 60cm), combi microwave oven, warming drawer, 80cm venting induction hob, full height fridge/freezer, wine cooler, separate washer & dryer

## LIVING / DINING ROOMS

- Coffered ceilings with halo lighting
- White eggshell paint finish to skirtings and architraves (including hallway)
- Recessed LED downlights with warm white lamps
- Bespoke slatted room dividers to studio apartments in natural oak
- Sonos system with ceiling recessed speakers in living room
- Bespoke-designed TV wall in porcelain marble with elegantly detailed shelves and base cabinets in oak veneer (2 and 3-bed and Penthouses only)



## BEDROOMS

- Bespoke fitted wardrobes in oak veneer to all bedrooms with hanging rails, shelves, drawers and internal lighting
- Media plate and Sonos system to all master bedrooms (except in studios)
- Master bedroom in penthouses have bespoke fabric bed head panels with integrated floating side tables and fluted glass front drawers. Designer pendant lighting provided

## BATHROOMS AND ENSUITES

- High-quality white sanitaryware complemented by contemporary satin nickel brassware
- Featuring a white marble basin incorporating drawers and a shelf, framed and supported by a feature nickel finish metal frame



- Floors/baths/walk-in showers and vanity walls finished in white marble
- High-quality paint finish to all other walls
- Integrated Aquavision TV screen provided in each family bathroom
- Recessed mirrored cabinets with integral vanity lighting
- Heated towel rail in satin nickel
- Night light feature in all ensuite bathrooms

## FLOORS

- High quality engineered oak flooring laid in a chevron pattern to all entrance halls and kitchen / living / dining rooms
- Bedroom floors are laid with high quality fitted carpet

## CEILING

- Apartment ceilings are formed in plasterboard and finished with a high-quality white paint
- Edge lit ceiling coffers to all living spaces and master bedrooms (except in studios)
- Recessed LED downlighters to all rooms

## INTERNAL WALLS AND DOORS

- Internal walls constructed to a high level of sound proofing and security

- Entrance doors are high-quality solid timber with an oak finish and fitted with British Standard approved security locks
- Internal apartment doors are taller than average with an oak veneer finish
- Door frames are oak and the doors have a high-quality matching oak veneer finish
- Exclusive satin nickel ironmongery is used throughout the apartments

## HEATING AND COOLING

- All bedrooms, living, dining and kitchen areas are comfort cooled and heated using a VRF system
- Electrical underfloor heating is provided to all bathrooms and ensuites
- Double glazed windows

## AV AND CONNECTIVITY

- Lutron home automated system and full connectivity via the Lutron mobile app which can be downloaded on to any smart phone
- High Definition terrestrial, satellite and internet television cabling is provided to main television points
- Integrated ceiling speakers are installed to Living Room and Master Bedrooms

## SMOKE AND HEAT DETECTION

- Heat detectors are located in each kitchen and a fire alarm in each apartment

## LANDSCAPING, GARDENS AND BALCONIES

- Beautifully landscaped gardens surrounding The Haydon featuring high quality paving and planting
- Apartments that have access to balconies feature a glass balustrade, paved flooring and external lighting
- Generous communal terrace for all residents on the 11th floor with planting and bespoke seating areas

## SECURITY AND ASSURANCE

- 24-hour concierge/security
- Comprehensive CCTV coverage of the entrance and communal areas and full building entry point coverage
- Video entry smart panel to apartment
- Fob access key for building entry to all floors, lower ground floor facilities, and communal roof garden
- High-security locks for all external doors and apartment front doors to meet Secure by Design standards or equivalent
- External windows and doors fitted with security locks
- Windows and doors at ground floor have laminated glazing for improved security
- Integrated building fire detection system
- 10-year building warranty

#### TERMS OF PAYMENT

£5,000 non-refundable deposit is paid on reservation

Valid ID and proof of address required

10% of the agreed purchase price on exchange of contracts

10% - 3 months after exchange

80% on completion

Completion Q1 2024

#### VENDOR'S SOLICITOR INFORMATION

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All information correct at time of printing.

Images are indicative only.