

# ICON 7

CAMDEN ROAD • ISLINGTON N7

ICON 7

A BOUTIQUE  
COLLECTION  
OF HIGH  
SPECIFICATION  
ONE AND TWO  
BEDROOM  
APARTMENTS  
FOR SALE.

CAMDEN ROAD • ISLINGTON N7





# CAMDEN ROAD CONTEMPORARY NORTH LONDON LIVING

*ICON7 offers a rare opportunity to buy a stunning new contemporary style one or two-bedroom apartment in one of north London's most sought-after postcodes.*

The development is located on the corner of Camden Road and Dalmeny Avenue in the borough of Islington, and comprises 21 apartments, 15 of which are for sale. Each apartment will feature an outstanding specification including a designer fitted kitchen with integrated appliances, a contemporary bathroom and high quality flooring throughout

Each apartment also benefits from its own private outside space in the shape of a walk-out balcony, terrace or winter garden.



14  
MINS  
WALK



# ON YOUR DOORSTEP

*The immediate surrounding area is pleasantly residential, comprising a network of leafy, tree-lined Victorian streets; ICON7 occupies an elevated position set back from Camden Road.*

ICON7 is located at the eastern edge of Tufnell Park, a desirable residential area famous for its neighbourhood pubs, cafes and two independent music venues. A short walk from ICON7 on Fortress Road is the Ace And Eights Saloon Bar, famous for live rock and roll, stand-up comedy and allegedly some of the best pizzas in the capital. The Dome, Tufnell Park's legendary independent music venue on Dartmouth Park Hill, is also within easy walking distance, hosting a varied program of alternative up-and-coming acts.

A short cab ride away is Islington, with its wide array of pubs, bars, restaurants and Screen on the Green cinema. Camden Passage, famous for its shops selling antiques and collectibles, can also be found here, as can The Almeida Theatre, a 325-seat studio theatre which showcases new British talent.



Closer still is the Pleasance Theatre on North Road, approximately five minutes' walk from the development. Technically a year-round outpost of the Edinburgh Fringe Festival the theatre presents a wide repertoire of events embracing comedy, theatre, musicals, opera, dance, physical theatre, cabaret and variety.

Food shopping is taken care of at a large Waitrose supermarket a short walk from the development to the north on Holloway Road. An eight-screen Odeon Cinema offering special screenings as well as all the latest releases is close by on the junction of Tufnell Park Road and Holloway Road.



Travel times are approximate. Source: Google Maps



# AT THE HEART OF DESIRABLE NORTH LONDON

*A number of north London destinations are within easy walking distance of ICON7.*

Camden to the south is approximately 20 minutes' away on foot where you can join more than 100,000 people who visit its famous market every weekend, or catch a live act at one of several music or dance venues including the iconic Roundhouse or The Electric Ballroom. Alternatively, sample some of London's finest street food and, of course, street art including famous works by artists such as Banksy or Bambi.

Even closer to ICON7 is Kentish Town, approximately 15 minutes' walk away, boasting an array of traditional pubs, many of which host local bands or have late

dance and boogie nights. Once an art deco cinema, The Forum is a legendary Kentish Town music venue showcasing international artists.

For those who prefer gentler pursuits, the edge of Hampstead Heath is only 1.2 miles away, offering 790 acres of ancient heathland, woodland and ponds popular with walkers, joggers and, of course, wild swimmers. Just west of Camden Town, climb to the top of Primrose Hill park, a popular picnic spot thanks to the wide open views across central London.



**1**  
MILE  
AWAY



**KINGS CROSS  
& ST PANCRAS INT.**

**3  
MINS**

# CAPITAL CONNECTIONS

ICON7 benefits from being within easy walking distance or a short cab or bus ride from so much of what north London has to offer. Central London is easily accessible from Caledonian Road underground station on the Piccadilly Line, a pleasant 11 minutes' walk from the development.

From here London's underground and international rail hub, Kings Cross St Pancras, is just one stop or three minutes away. Bank, for the City, is just 16 minutes away, Covent Garden 9 minutes, Angel 10 minutes and Piccadilly Circus 11 minutes. ICON7 is also well served by a number of bus routes into central London and around the local area. Heathrow Airport can be found at the end of the Piccadilly Line, approximately an hour's journey.

**COVENT GARDEN**

**9  
MINS**



**ANGEL  
10  
MINS**



**OXFORD  
CIRCUS  
12  
MINS**



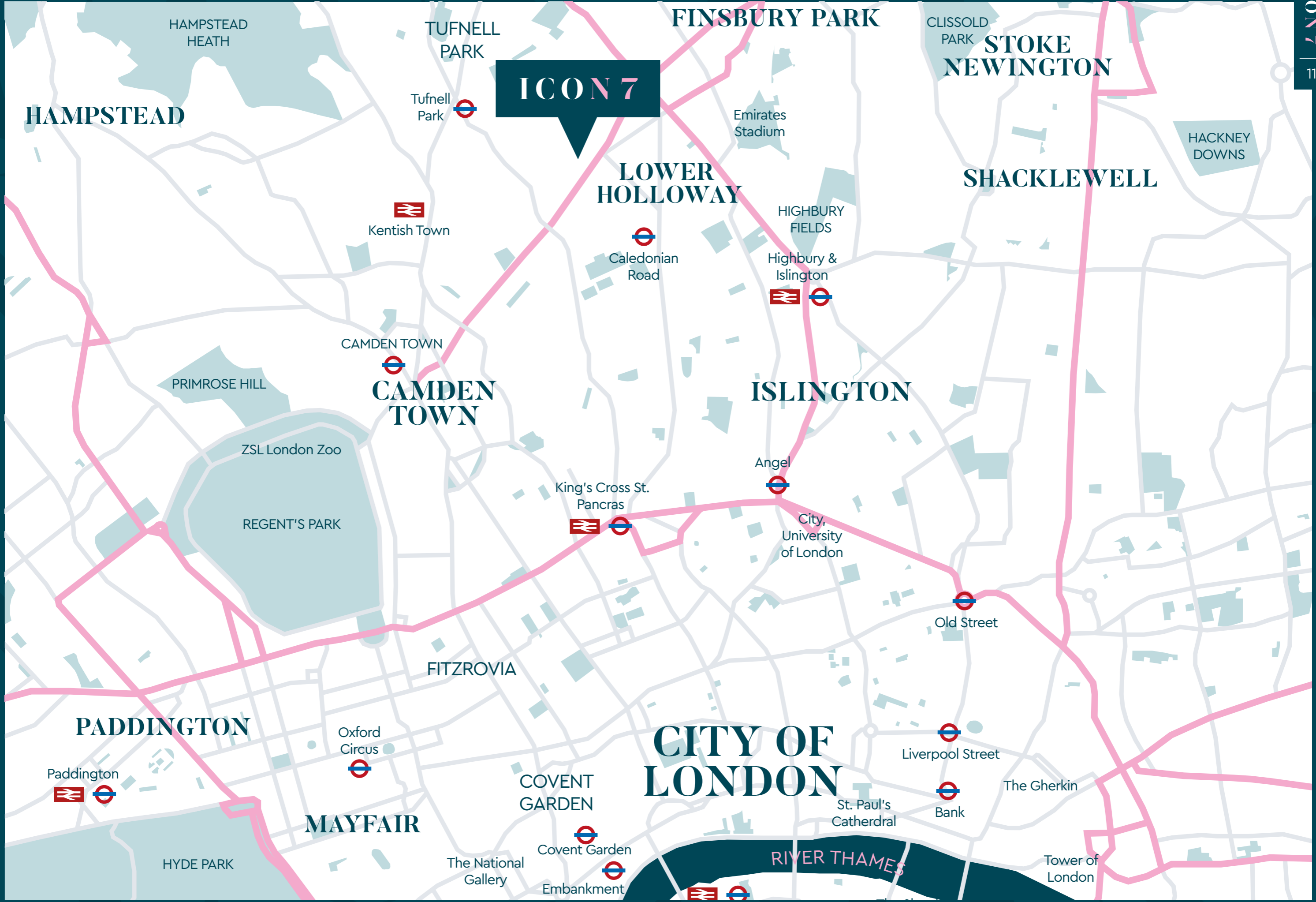
**LIVERPOOL  
STREET  
17  
MINS**



All travel times are from Caledonian Road Underground Station. Source: [www.tfl.gov.uk](http://www.tfl.gov.uk)



# ICON 7



HAMPSTEAD

HAMPSTEAD HEATH

TUFNELL PARK

Tufnell Park

Kentish Town

CAMDEN TOWN

CAMDEN TOWN

PRIMROSE HILL

ZSL London Zoo

REGENT'S PARK

FITZROVIA

PADDINGTON

Paddington

MAYFAIR

Oxford Circus

COVENT GARDEN

Covent Garden

The National Gallery

Embankment

HYDE PARK

FINSBURY PARK

Emirates Stadium

LOWER HOLLOWAY

Caledonian Road

HIGHBURY FIELDS

Highbury & Islington

ISLINGTON

Angel

King's Cross St. Pancras

City, University of London

CLISSOLD PARK

STOKE NEWINGTON

SHACKLEWELL

HACKNEY DOWNS

Old Street

CITY OF LONDON

Liverpool Street

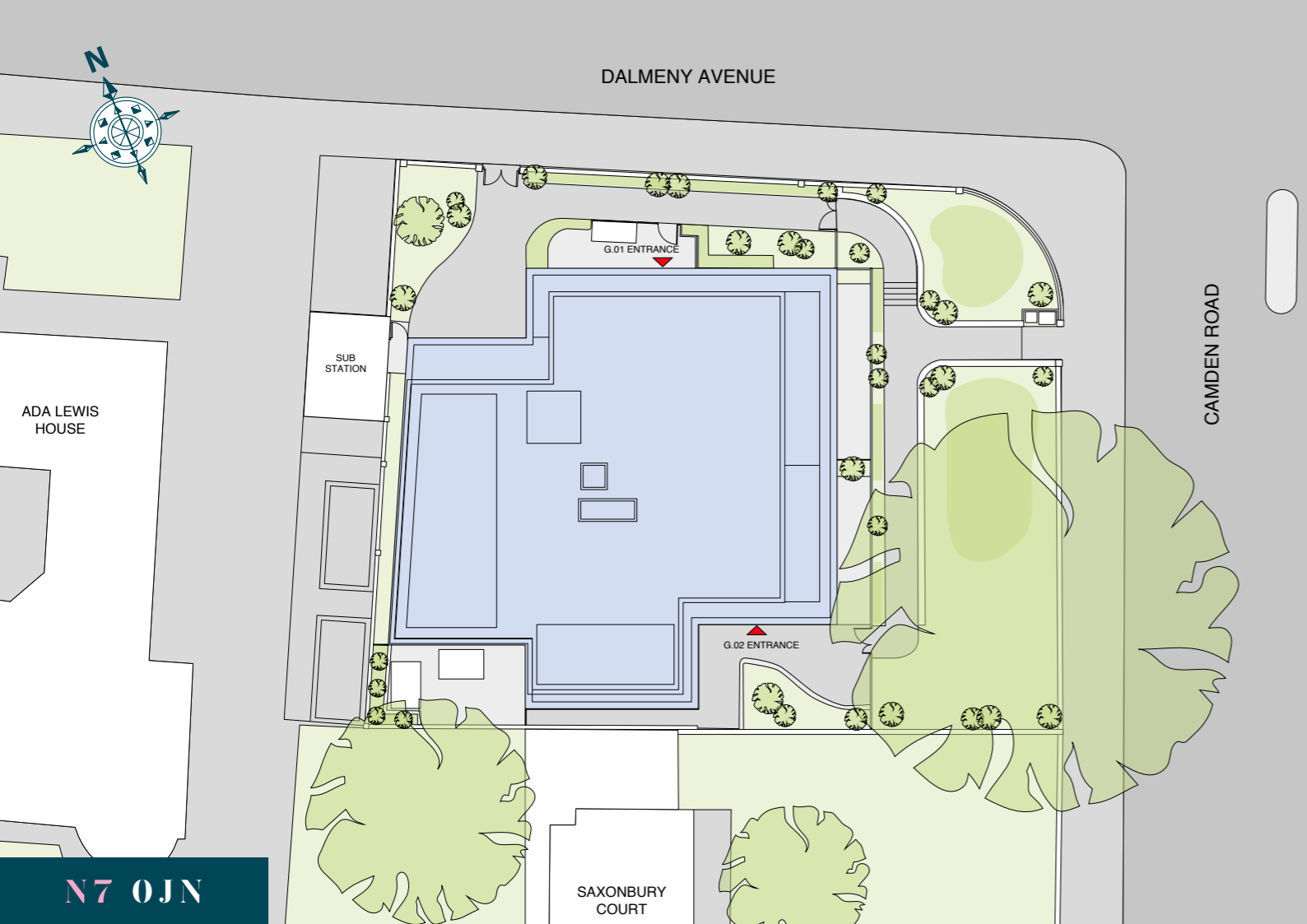
St. Paul's Cathedral

Bank

The Gherkin

RIVER THAMES

Tower of London



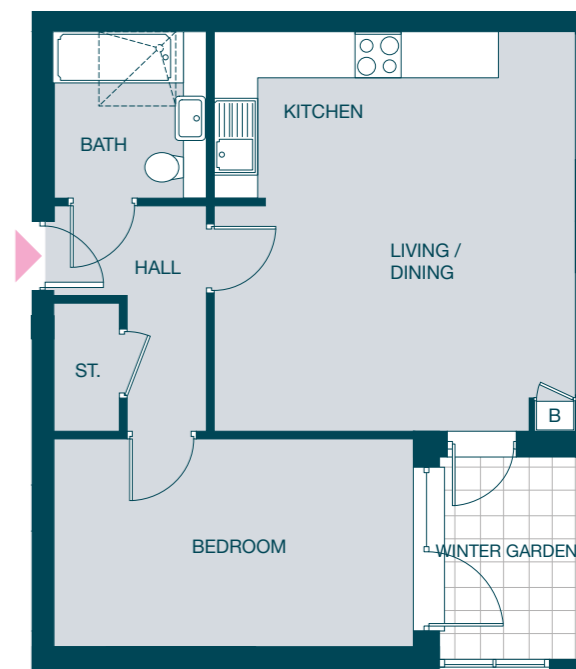
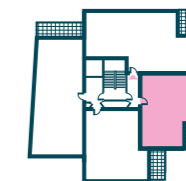
## APARTMENTS

8 | 12 | 16

2F 3F 4F

Total internal area: 72 m<sup>2</sup> ~ 538 ft<sup>2</sup>

Living/ Dining/ Kitchen	5.56	x	5.39m
Bedroom	5.16	x	2.42m



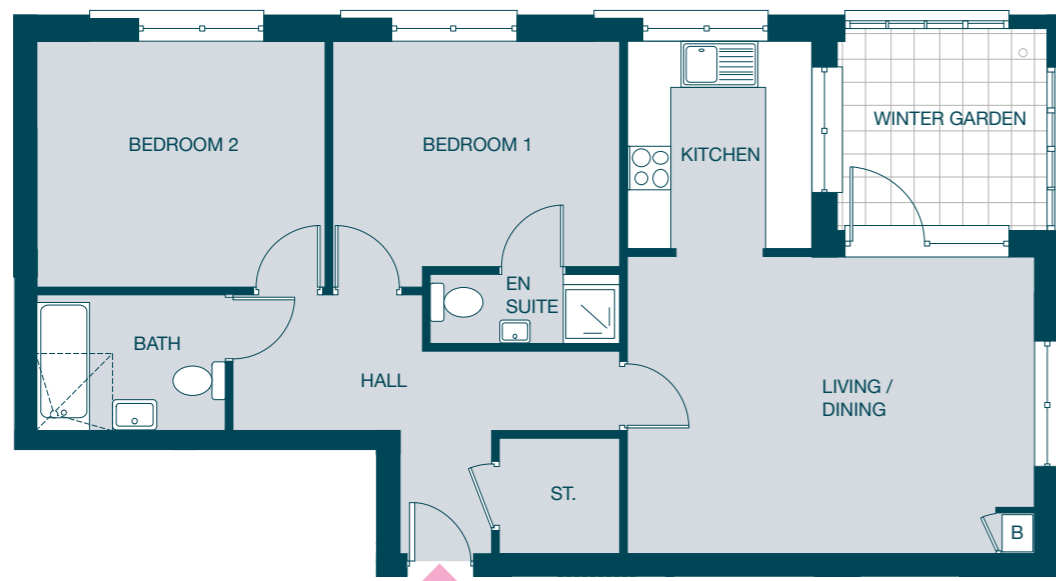
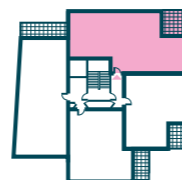
## APARTMENTS

7 | 11 | 15

2F 3F 4F

Total internal area: 72 m<sup>2</sup> ~ 775 ft<sup>2</sup>

Kitchen	3.15	x	2.50m
Living/ Dining	5.65	x	3.78m
Bedroom 1	3.91	x	3.15m
Bedroom 2	3.99	x	3.15m



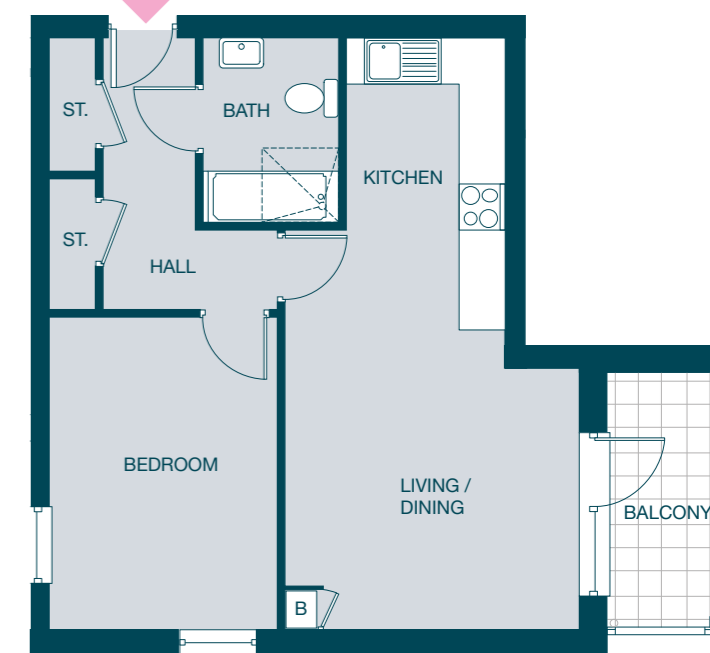
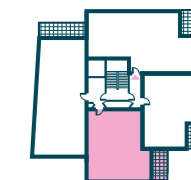
## APARTMENTS

9 | 13 | 17

2F 3F 4F

Total internal area: 50 m<sup>2</sup> ~ 538 ft<sup>2</sup>

Living/ Dining/ Kitchen	6.36	x	3.86m
Bedroom	3.83	x	2.95m





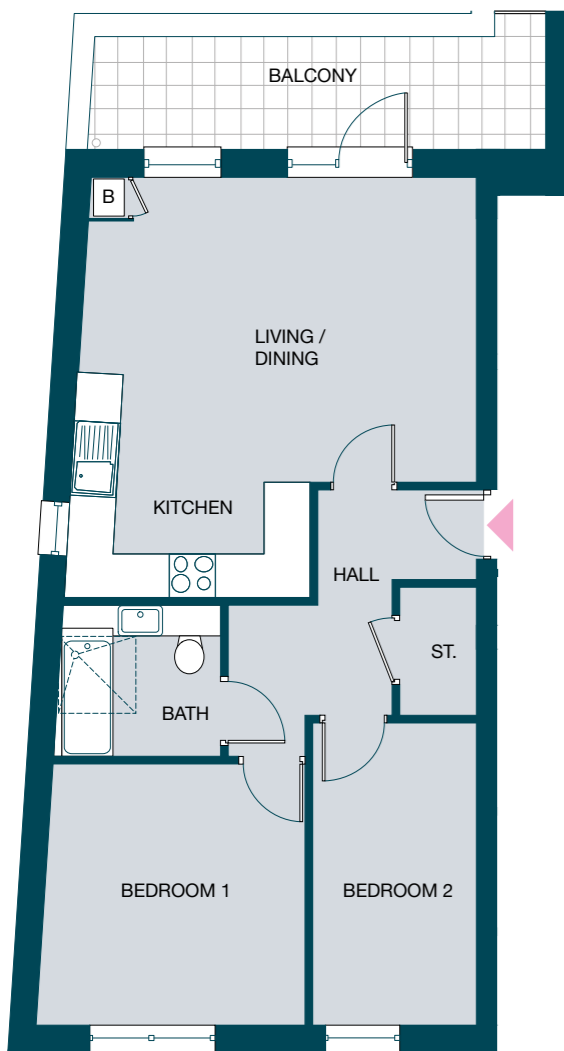
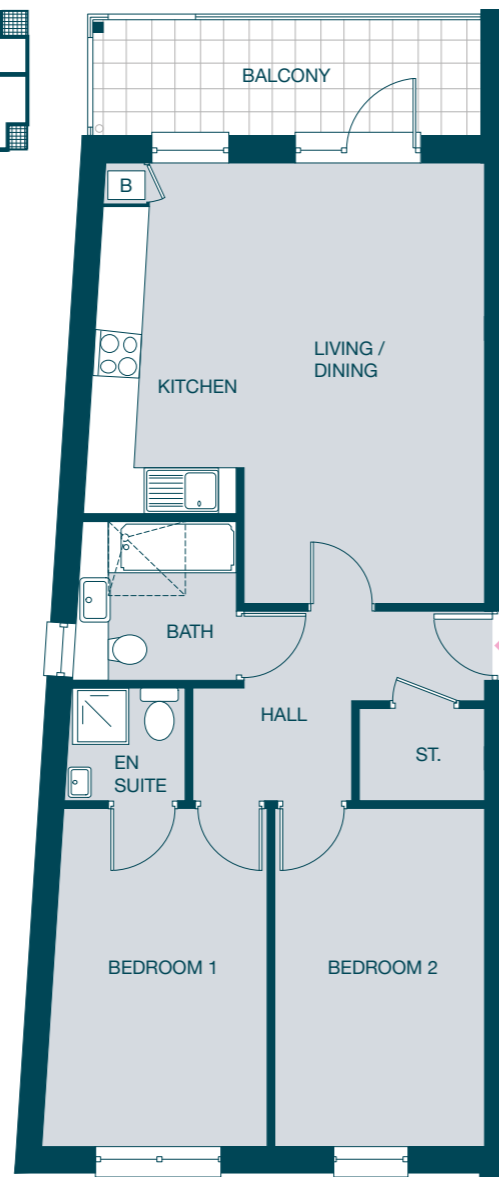
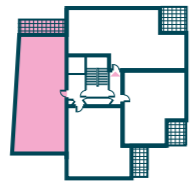
# APARTMENTS

10 | 14 | 18

2F 3F 4F

Total internal area: 71.3 m<sup>2</sup> ~ 767 ft<sup>2</sup>

Living/ Dining/ Kitchen	5.55	x	4.99m
Bedroom 1	3.54	x	3.40m
Bedroom 2	4.40	x	2.79m

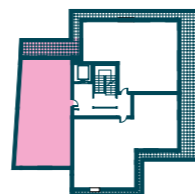


# APARTMENTS 21

FIFTH FLOOR

Total internal area: 62 m<sup>2</sup> ~ 667 ft<sup>2</sup>

Living/ Dining/ Kitchen	5.65	x	4.60m
Bedroom 1	3.80	x	3.18m
Bedroom 2	3.80	x	2.21m

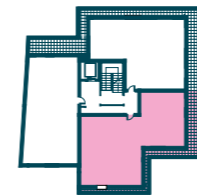
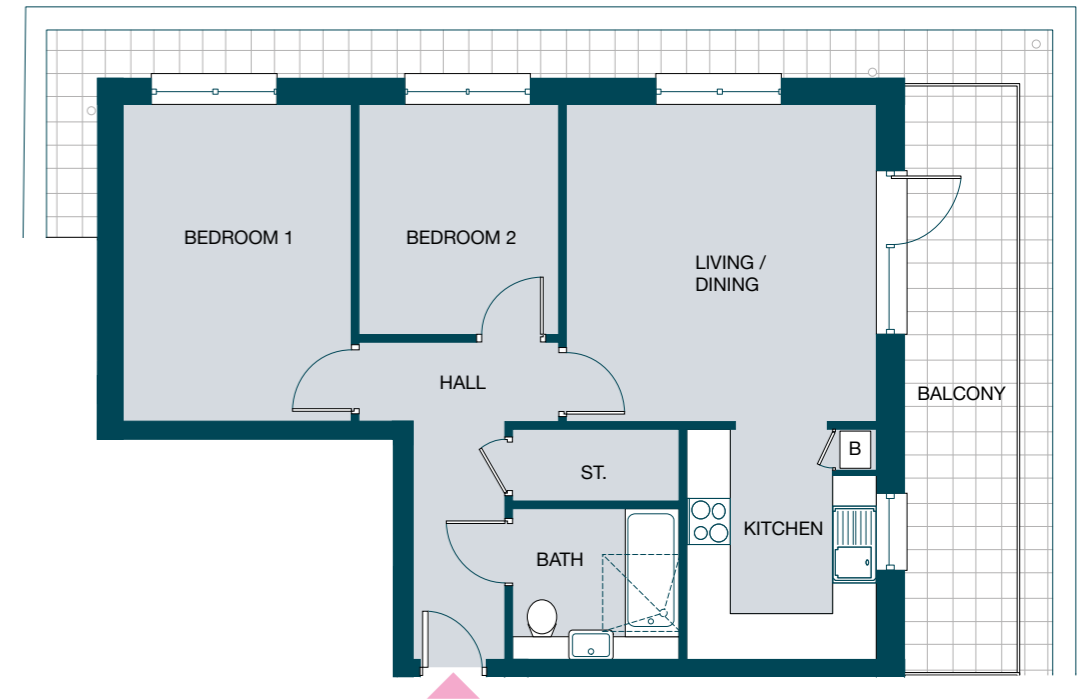
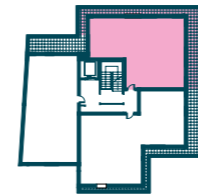


# APARTMENT 19

FIFTH FLOOR

Total internal area: 63.8 m<sup>2</sup> ~ 686 ft<sup>2</sup>

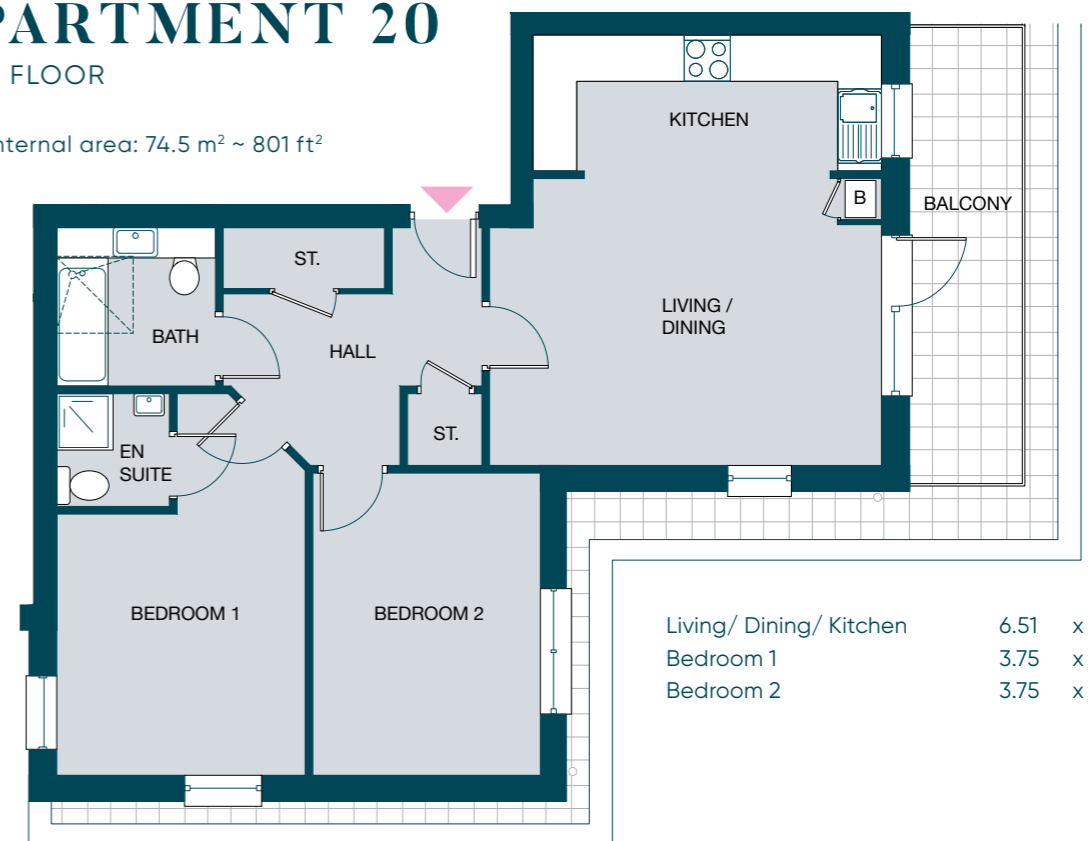
Kitchen/Living/ Dining	7.63	x	4.70m
Bedroom 1	2.93	x	2.89m
Bedroom 2	3.83	x	3.19m



# APARTMENT 20

FIFTH FLOOR

Total internal area: 74.5 m<sup>2</sup> ~ 801 ft<sup>2</sup>



Living/ Dining/ Kitchen	6.51	x	4.63m
Bedroom 1	3.75	x	3.20m
Bedroom 2	3.75	x	3.20m

This specification is for guidance only and should not be used to form any part of a contract. Items of specification may be changed or substituted without notice. Floorplan layouts are indicative only. All room sizes are approximate with measurements taken at their widest point.

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# A CONTEMPORARY INTERIOR SPECIFICATION

*ICON7 is an attractive, contemporary style apartment building built in contrasting dark brown brick complemented by cantilevered balconies with glass balustrades. Arranged over five storeys, the three two-bedroom penthouse apartments have generous terraces offering views over the surrounding area.*

## KITCHEN

- Fully fitted kitchen in satin gloss by Manhattan Kitchens with integrated appliances:
  - Multi-function AEG double oven
  - Extractor hood
  - AEG ceramic hob with glass splashback
  - AEG fridge/freezer
  - Dishwasher
  - Washer/dryer\*
- Undermount 1 1/2 sink
- High gloss Manhattan Kitchens wall and base units
- Composite stone worktops and upstands

## BATHROOM

- Ceramic wall tiles to bathroom and en-suite (where applicable)
- Contemporary white sanitaryware with chrome taps/fittings by Vado
- Concealed cistern WCs and semi-recessed basins
- Thermostatically controlled bath/shower mixer
- Glass shower enclosure (where applicable)
- Mirror and heated ladder towel rail

## GENERAL

- Low energy downlighters throughout
- Luxury wood effect flooring to living/dining
- Amtico flooring to hall, kitchen and bathroom
- Ceramic floor tiles to bathroom and en-suite\*\*
- Fitted carpets to bedroom(s)
- Brushed stainless steel door furniture
- Walls painted in supermat slipper satin
- Fitted white blinds to all windows except patio doors
- Fitted wardrobes to main bedroom

\*Integrated where appropriate | This specification is for guidance only and should not be used to form any part of a contract. Items of specification may be changed or substituted without notice. Floorplan layouts are indicative only. All room sizes are approximate with measurements taken at their widest point.  
\*\* Where appropriate



Images taken from previous Origin development

## Who are Origin Properties?

*Origin Properties create exceptional new homes in London and the Home Counties.*

Dedicated to investing in cutting edge architecture and impressive interior specification, Origin Properties offer outstanding customer service throughout the sales process and beyond. We focus on delivering homes in sought after areas, from buzzing city locations to leafy affluent villages.

For more information:

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Email: [newhomes@currell.com](mailto:newhomes@currell.com)

Click: [origin-icon7.co.uk](http://origin-icon7.co.uk)

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The specification is indicative of style and may be subject to change at the construction stage of the development. These matters should be verified by any prospective buyer at the time of purchase. All information supplied within this brochure may vary and therefore does not form part of any contract. Images have been used to present the development and assumes that a reasonable amount of time has lapsed to allow for landscaping and foliage to mature. All photographs are indicative of style only and not representative of actual specification. Images are from a previous Origin Housing development. October 2018.



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