



# ecity

london ec2

life in the city just got closer

a selection of luxurious 1, 2 & 3 bedroom apartments





# ecity

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A city pad? A place to call home?  
Or a prosperous investment?

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Destined to become a prestigious central  
London address for a few discerning individuals

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Behind this elegant red brick facade, a meticulous conversion has given rise to a fabulous range of chic one, two and three bedroom apartments. Perfectly placed to take full advantage of everything on offer in this prime location, **ecity** represents a great opportunity to buy into a piece of London's heritage.



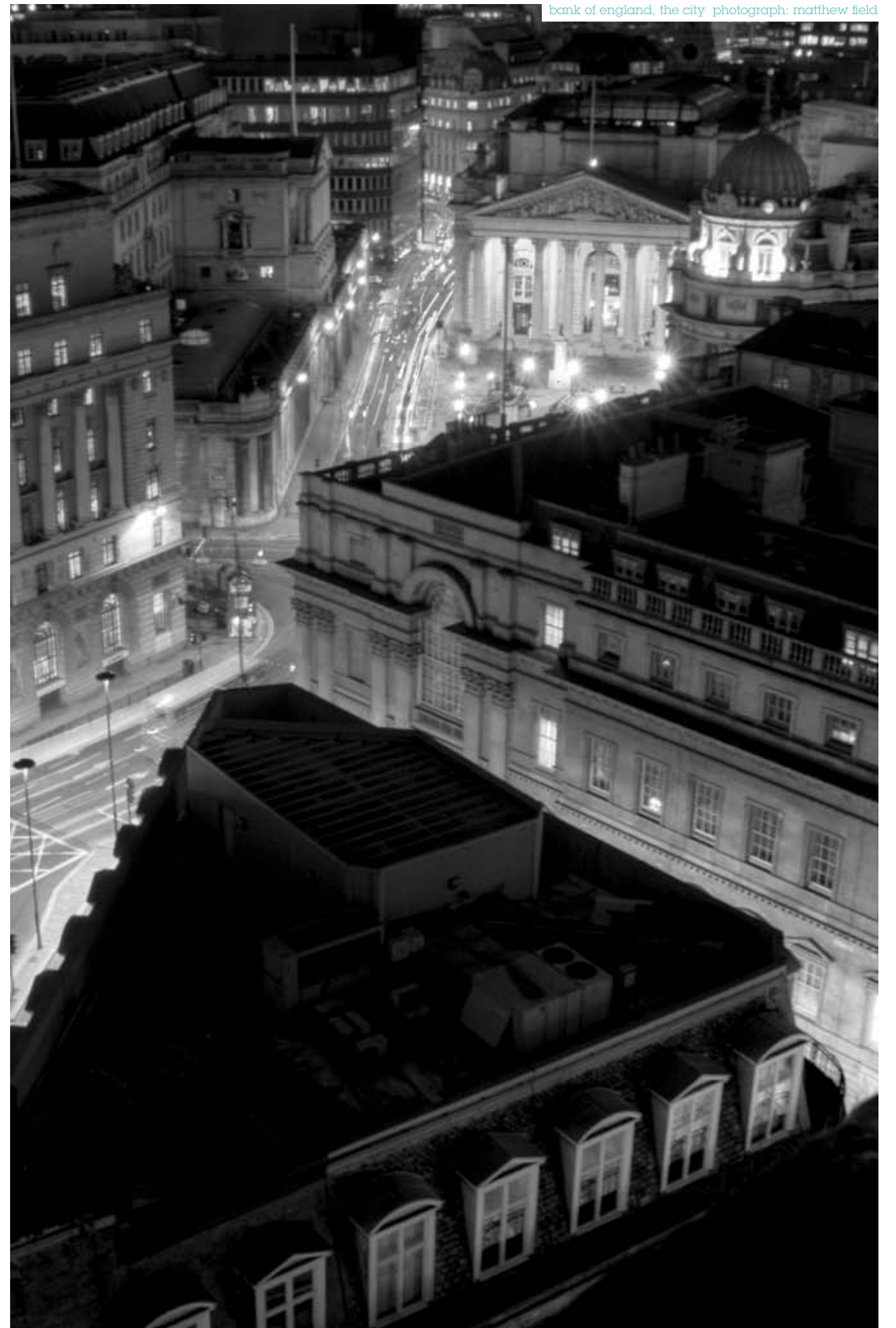
# giving rise to the city

The City of London has been synonymous with money traders since the 17th century


Today, the City is arguably home to the greatest concentration of financial heavyweights in the world. Business representatives from across the globe jostle for position to claim prime headquarters space; but it wasn't always so. After the Great Fire of London in 1666, an immense rebuilding programme was required to slowly replace the derelict wooden structures with brick and stone edifices. The rebuilding led to a safer, cleaner city and maintained the medieval street plan that is still visible, to some extent, today.

It's primarily in EC2 that the Cockney notoriety of the East End met with the well-heeled gentrification of the city's bowler hat brigade. This made for an intriguing formula: the indefatigable community spirit that was born out of the harsh East End life slowly fused with the affluent values of the city. There are few better places to witness the extraordinary demographic changes overtaking the capital.

What were once two distinct societies have gradually merged and today, there are no longer clear cut boundaries in either class or culture. London, after all, can claim to be the most cosmopolitan and eclectic city in the world.







# the city never sleeps

Home to a population exceeding 7 million and encompassing an area close to 1000 square miles, London's culture is as rich and varied as its inhabitants. It is a world leader not only for financial services, but in arts, commerce, education, entertainment and fashion. The essence of city life is expressed in the bars and restaurants, theatres and museums as well as in the splendour of its architecture. London leads while other cities merely follow.



# the city pulse

London's thriving financial district sits on your doorstep alongside the trendy neighbours of Hoxton, Islington, Shoreditch and Clerkenwell

Being so close to the centre means you're always at the heart of the action and despite **ecity's** proximity to a myriad of transport connections, you'll discover that much can be easily explored on foot. On almost every street corner a new panorama unfolds: the familiar outlines of London's most historical landmarks rub shoulders with the glass and steel towers that represent the might of the business world.

The iconic buildings of St Paul's Cathedral, the Bank of England, the Royal Exchange and Guildhall compete with the new kids on the block: the Gherkin, the Lloyd's building and Broadgate Tower. This bustling metropolis hums with activity as deals are struck, promises are exchanged and the workforce keeps the wheels of commerce turning. Yet at the end of each day, the office workers depart and allow the residents to quietly reclaim this historic district for their own.

Explore the bars, cafes and restaurants sure in the knowledge that home is never far away. Hop on a tube or bus or flag down a cab if you prefer to satisfy a thirst for the brighter lights of the West End and London's theatreland.

few locations can lay claim to such an eclectic mix of pure opportunity



gherkin, the city



city hall, tower bridge



hoxton hotel, old street



heron tower, the city





albion @ the boundary, shoreditch



whitechapel gallery, whitechapel



fifteen, old street

# a wealth of opportunities here in the city

Choose Shoreditch for galleries, Hoxton for cocktails and music or Islington for high street shopping

from organic food stores and galleries to live music and comedy clubs...it's a mesmerising choice

Bars, restaurants & transport links, they are all nearby

£ 90 | 95 | 11

The last two decades have seen an influx of artists and media types, young professionals and upwardly mobile couples to EC2. To provide for their discerning tastes, a diverse range of bars and restaurants has rapidly and successfully been established. Flavours and styles are as individual as each customer: from Tapas to Thai and Manhattans to Mojitos, taste buds are sure to be tantalised.

There is a ready supply of exhibition space and art galleries for the more creatively minded, and interweaved throughout the region are the wonderful markets that epitomise the essence of traditional London. Visit Petticoat Lane for leather jackets and cut price clothing, Brick Lane for bric-a-brac and marvellous bagels; Spitalfields is a thriving fashion and interiors emporium or try Leadenhall or Borough Markets for luxury foods. And on a Sunday morning, blow away the cobwebs and head for the fragrant delights of Columbia Road Flower Market.



hoxton pomy, shoreditch



princess of shoreditch, shoreditch



# study in the city

London's 43 universities form the largest concentration of higher education in Europe, and with quantity, comes quality

Long acknowledged as a centre of learning excellence, it's no wonder that London's universities are a frequent first choice for both home-grown and overseas students. A number of world ranking educational institutions are represented here with both mainstream and specialist courses designed to meet the career ambitions of a diverse student base.



University of the Arts London

university of the arts london  
(king's cross campus opening 2011)



university college london



london metropolitan university



THE LONDON SCHOOL OF ECONOMICS AND POLITICAL SCIENCE

london school of economics



london south bank university



university of westminster



king's college london



birkbeck - university of london

# on your marks

London's passion, dedication and ambition will be witnessed by a global audience at the 2012 Olympics. London will be the first city to host the Olympic and Paralympic Games a third time and not only will it showcase the world's elite athletes, brings improved transport links, a boost for the arts and some great opportunities for local enterprise. With tube travel times of just 20 minutes to Stratford, ecity is set to benefit from this spectacular occasion.

## 11 transport links

within 5 min walk\*



## 95 restaurants

within 10 min walk\*



## 90 bars

within 10 min walk\*



## 8 universities

within 15 min tube journey\*



university of the arts london	london metropolitan university	london south bank university	king's college london
university college london	london school of economics	university of westminster	birkbeck university of london

## 12 ftse 100 organisations

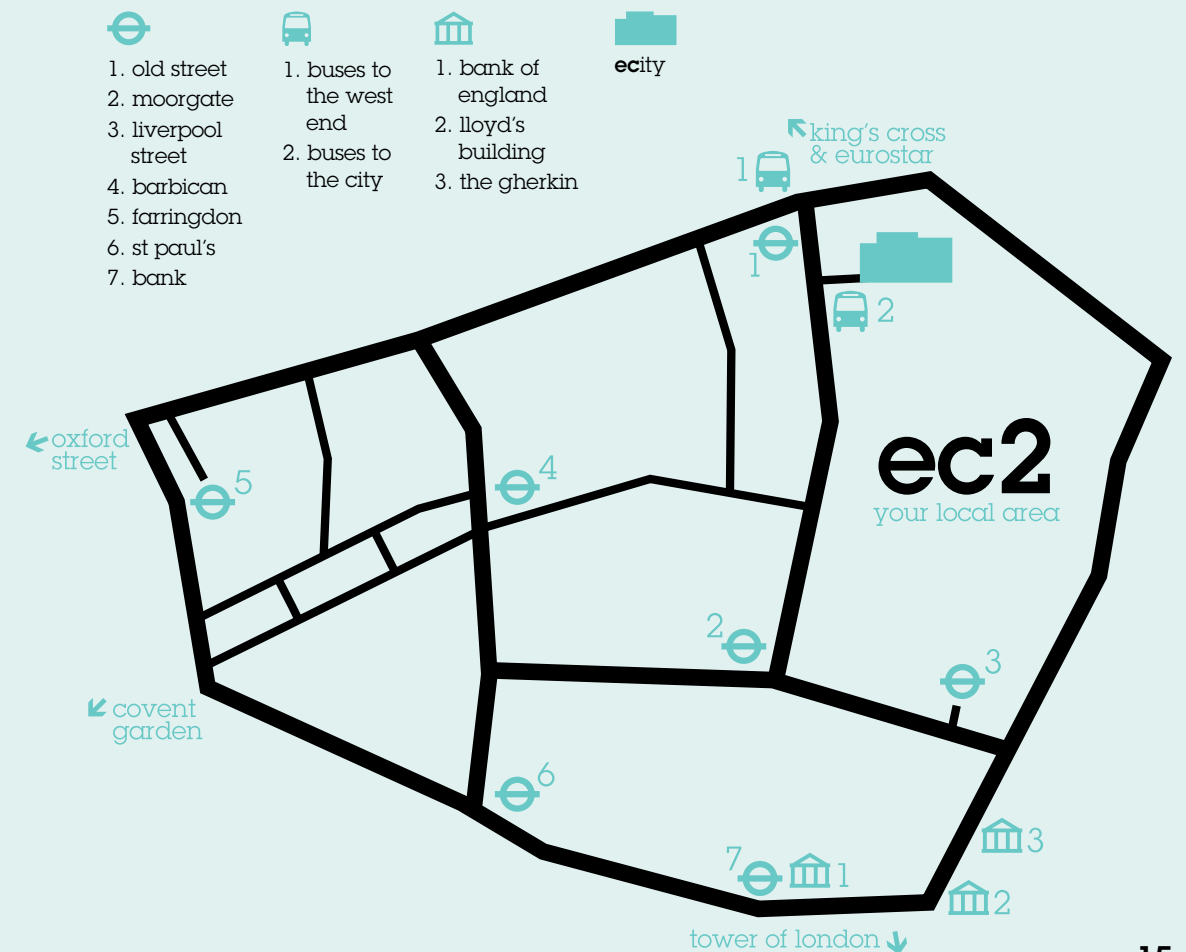
within 20 min walk\*



amec	inmarsat	johnson matthey	standard chartered
aviva	international power	legal & general	
bp	investec	lloyds	
icap		schroders	

# where do you want to go?

Since ecity is in central London, the travelling is sure to be easy. Whether for leisure and pleasure or work and study, it's covered





# imagine a future here

A fusion of classic materials and finishes combine to stunning effect. The result is a contemporary creation that's both beautiful to observe and comforting to live in. Stylishly functional designer kitchens, chic bathrooms, open plan living spaces and relaxing bedrooms create a home that's the embodiment of impeccable taste.





bedroom 1, show apartment

bedroom 2, show apartment



a perfect synthesis of modern design and state of the art materials



living room, show apartment



reception 9 leonard street

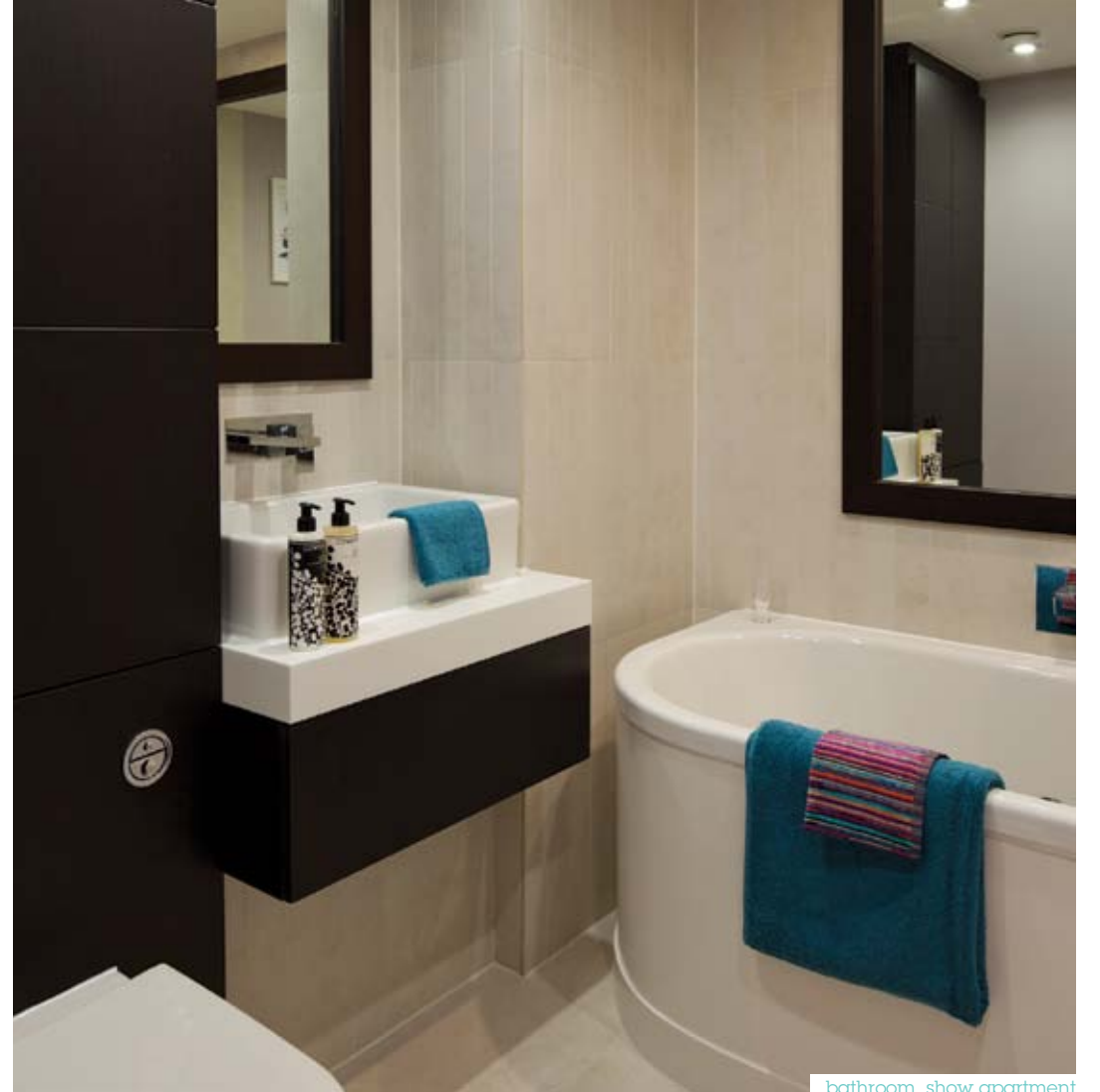


Fixtures and fittings shown are only for indicative purposes.





kitchen, show apartment



bathroom, show apartment



siemens hob



mixer taps



both mixer



# it's all in the attention to detail

Tudorvale has meticulously refurbished the Leonard Street building to create 21 luxury apartments

## kitchen

Fitted kitchen with custom designed cabinets  
 Feature stone work surface  
 Under slung stainless steel sink and chrome surface mounted pillar tap  
 Splash back finished in bespoke glass  
 Feature lighting to underside of wall cupboards  
 Integrated siemens appliances including stainless steel combined microwave/oven, ceramic hob, extractor hood, full height fridge freezer and dishwasher  
 Washer/dryer (in utility cupboard – see apartment plans)

## bathroom

Wall mounted wc with dual flush control  
 White bath with bath mixer secret filler system and hand held shower  
 Hand basin with mixer taps on a stone topped vanity unit  
 Wall mounted feature showers to all shower enclosures  
 Wall mounted mirror above hand basins and baths  
 Toiletry cabinet above wc  
 Walls finished in porcelain tiles  
 Shaver sockets  
 Heated towel rail

Downlighters throughout  
 Individually zoned 5-amp wall plug/switch sockets as appropriate  
 Lighting control system to all rooms (except bathrooms)  
 Video entry phone system  
 TV/fm/satellite, telephone points and integrated wiring for entertainment systems in all bedrooms and living areas  
 note: the owner is responsible for costs of hardware and services  
 Smoke and heat detectors  
 Cooling system provided to living and bedrooms by fan coil units mounted within the ceilings  
 Underfloor heating throughout

## heating & electrics

Porcelain tiles to kitchens, living/dining areas and bathrooms  
 Carpet to bedrooms  
 Satin finish lever handle ironmongery  
 Stainless steel electrical switch plates and flush white sockets

## floors & finishes

Brickwork walls with stone cills and corbels  
 Reinforced concrete floors or timber joists with floor boards  
 Double glazed timber windows and double glazed doors to balconies  
 Balconies (to selected apartments) with glass balustrading, aluminium handrails and hardwood timber decking

## structure

Elevators serving all floors  
 Architecturally designed hard and soft landscaping with feature courtyard garden

## communal areas

Residents' private gymnasium with steam and sauna facilities and shower/changing areas

## leisure facilities

Management office  
 24-hour concierge and security services (located in main entrance lobby of the adjacent Bézier development)  
 Video entry phone system connected to concierge  
 24-hour CCTV coverage of whole estate with centralised security monitoring

## management & security



# the plans

ecity has created a new and exclusive residential address, yet has retained the period detail and elegant facade of this fine Victorian building

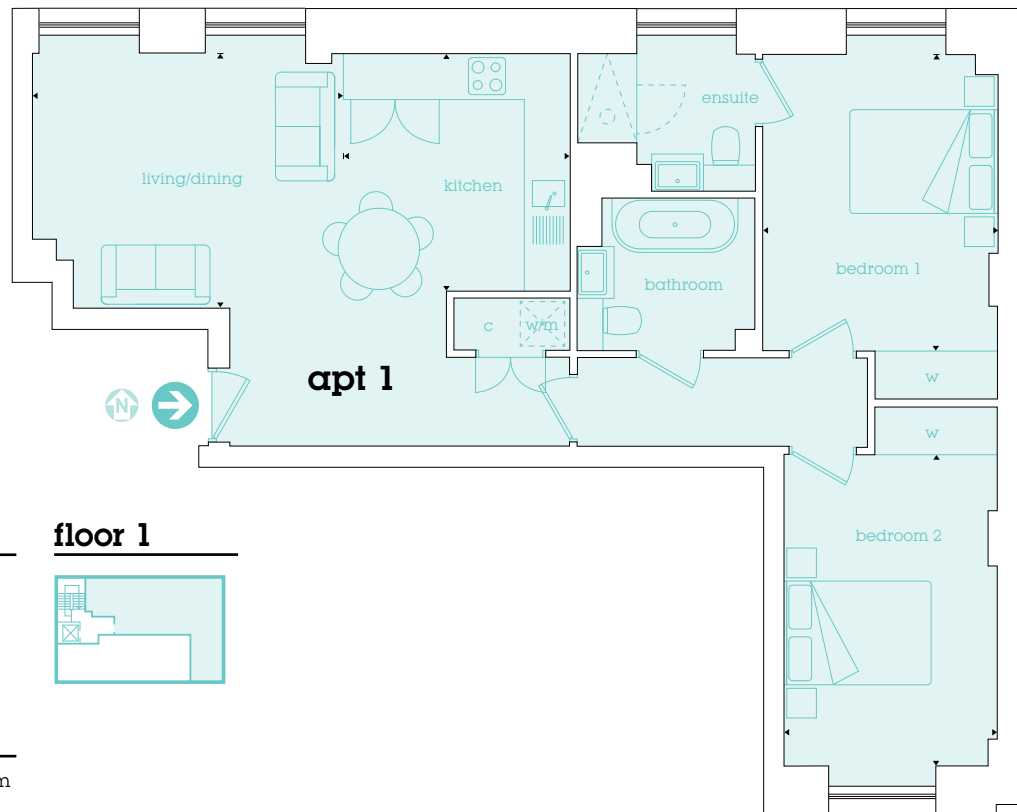
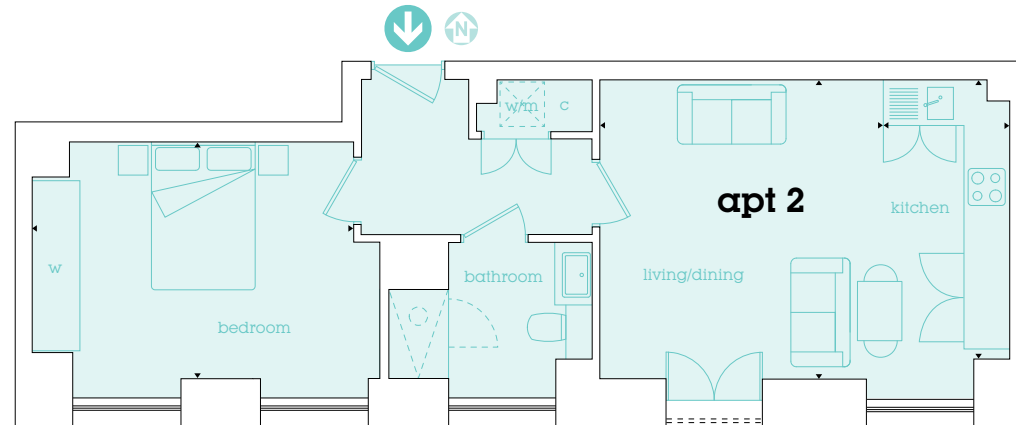
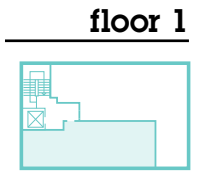
## apt 2

1 Leonard St.  
street facing aspect

**51 sq m**  
549 sq ft

### area

kitchen	1725 x 4200 mm
living room	3935 x 4200 mm
bedroom 1	4095 x 3365 mm



## apt 1

1 Leonard St.  
courtyard aspect

**77.5 sq m**  
834 sq ft

### area

kitchen	3230 x 3100 mm
living room	4160 x 3555 mm
bedroom 1	4230 x 2970 mm
bedroom 2	4335 x 2825 mm

floor 1



## apt 3

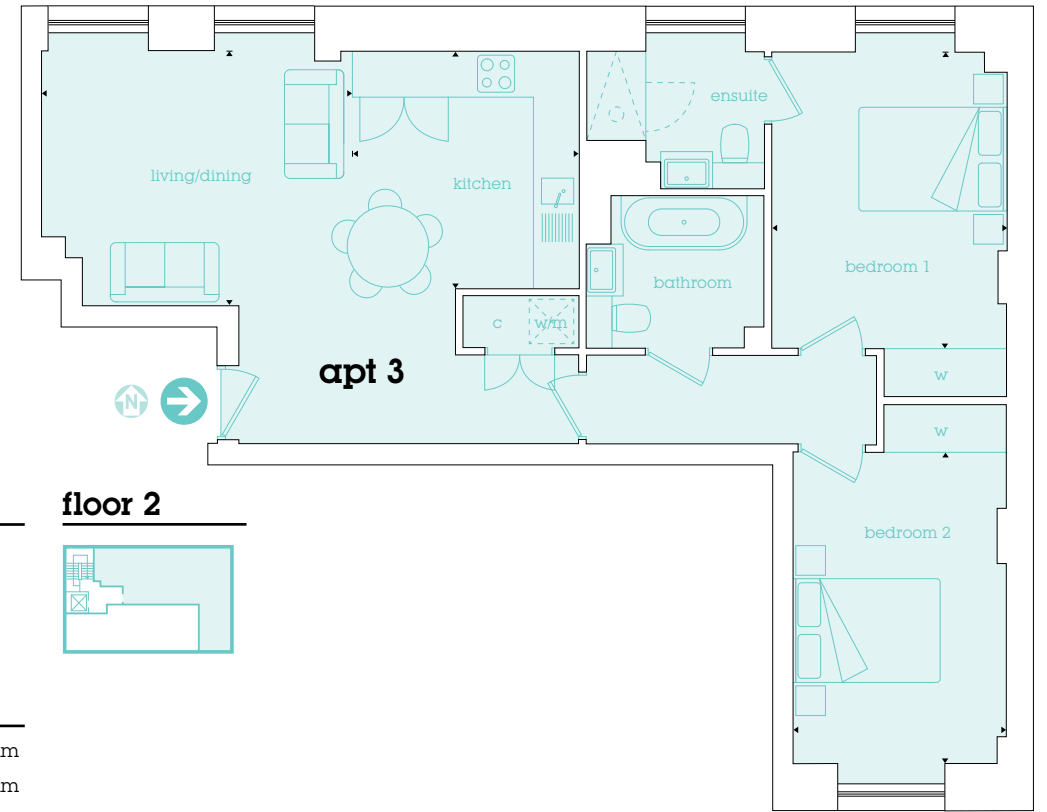
1 Leonard St.  
courtyard aspect

**77.5 sq m**  
834 sq ft

### area

kitchen	3070 x 3120 mm
living room	4180 x 3485 mm
bedroom 1	4240 x 3170 mm
bedroom 2	4260 x 2885 mm

floor 2



Room dimensions are to be carefully considered prior to purchase of furniture and must not be used for the purchase of flooring or window treatments. All measurements are approximate and may vary within a tolerance of 5%. Throughout the floors there is some variation in window positions. Please ask for more details.

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# apt 4

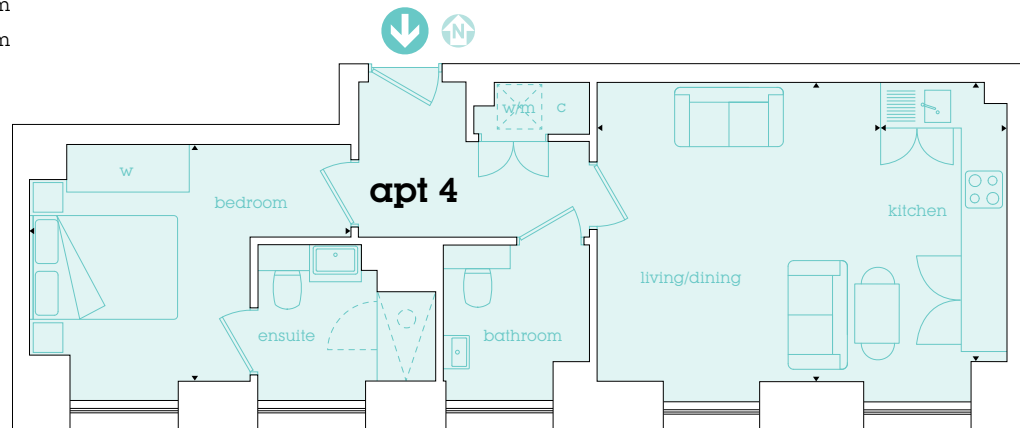
1 Leonard St.  
street facing aspect

**51 sq m**  
549 sq ft

## area

kitchen 1725 x 4130 mm  
living room 3820 x 4130 mm  
bedroom 1 4435 x 3275 mm

## floor 2



# apt 1

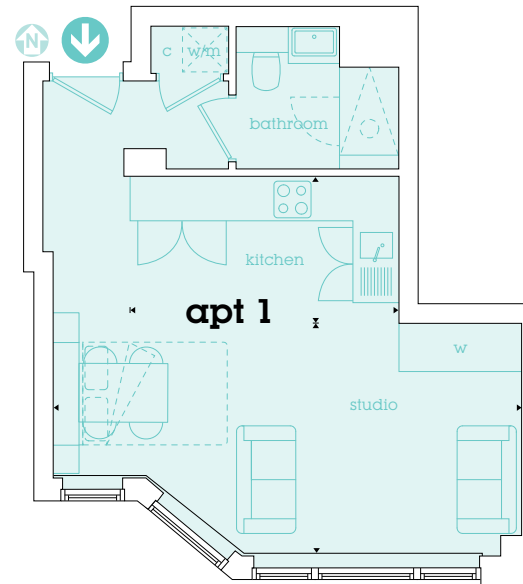
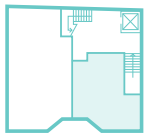
9 Leonard St.  
street facing aspect

**35.8 sq m**  
385 sq ft

## area

kitchen 1925 x 3550 mm  
living room/ 6325 x 3275 mm  
bedroom

## floor 1



# apt 5

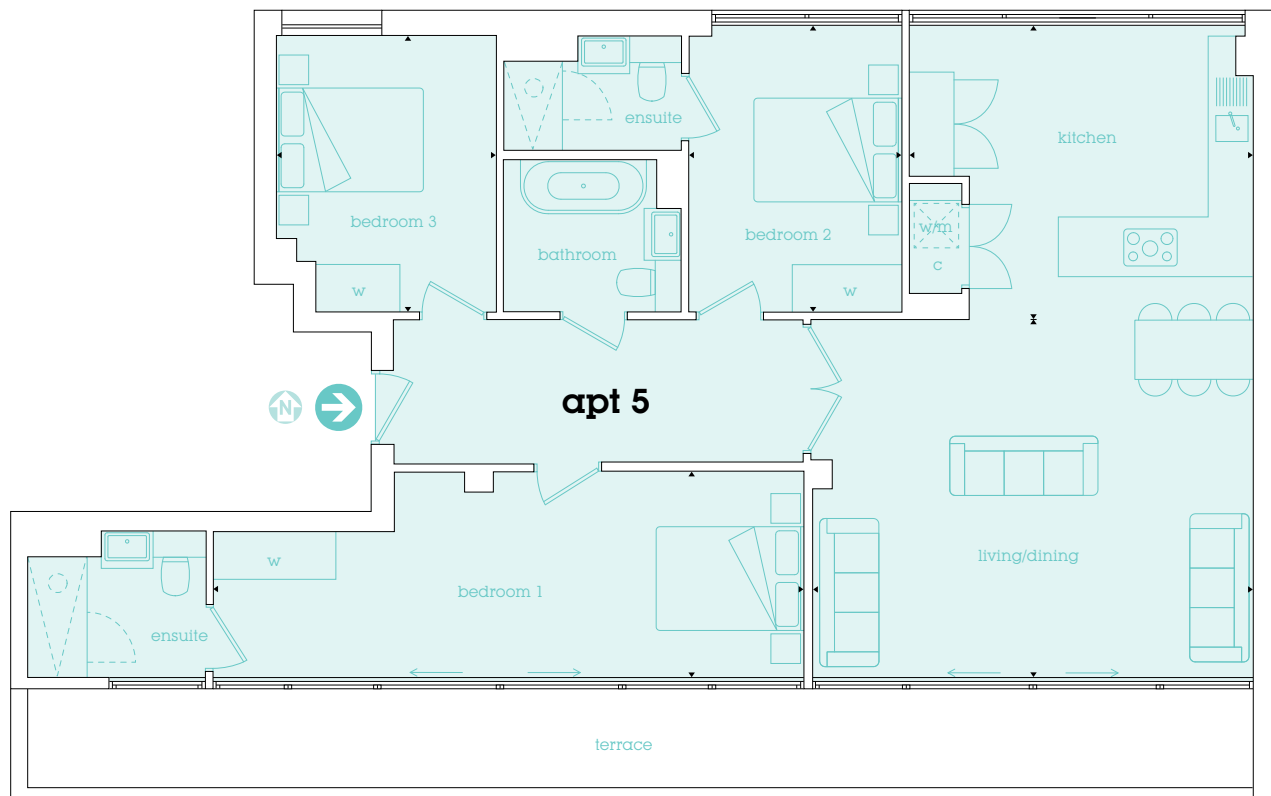
1 Leonard St.  
dual - street & courtyard aspect

**115 sq m**  
1238 sq ft

## area

kitchen 3940 x 4610 mm  
living room 4865 x 6340 mm  
bedroom 1 7505 x 2695 mm  
bedroom 2 2740 x 3830 mm  
bedroom 3 2965 x 3825 mm

## floor 3



# apt 2

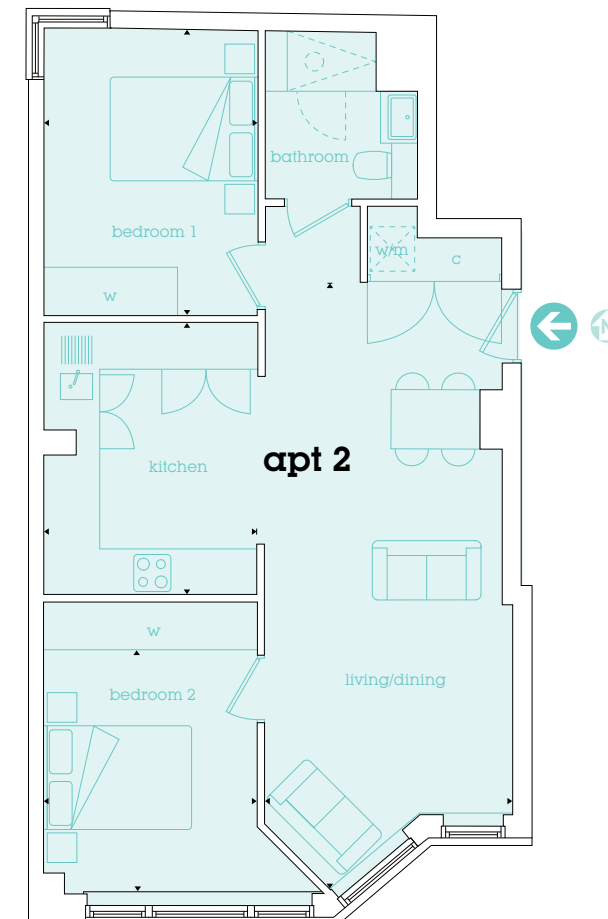
9 Leonard St.  
dual - street & courtyard aspect

**66.7 sq m**  
718 sq ft

## area

kitchen 2880 x 3660 mm  
living room 8120 x 3364 mm  
bedroom 1 3845 x 2835 mm  
bedroom 2 3375 x 2775 mm

## floor 1



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# apt 3

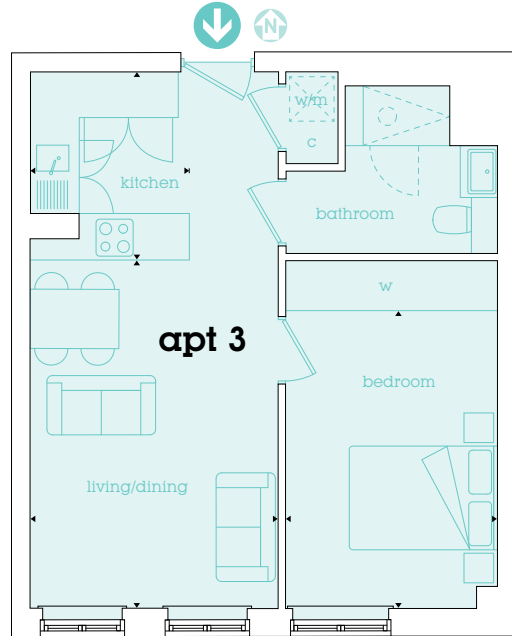
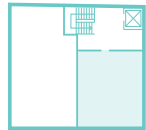
9 Leonard St.  
street facing aspect

**45 sq m**  
**484 sq ft**

## area

kitchen 2625 x 2070 mm  
living room 4635 x 3330 mm  
bedroom 1 2860 x 4090 mm

## floor 2



# apt 5

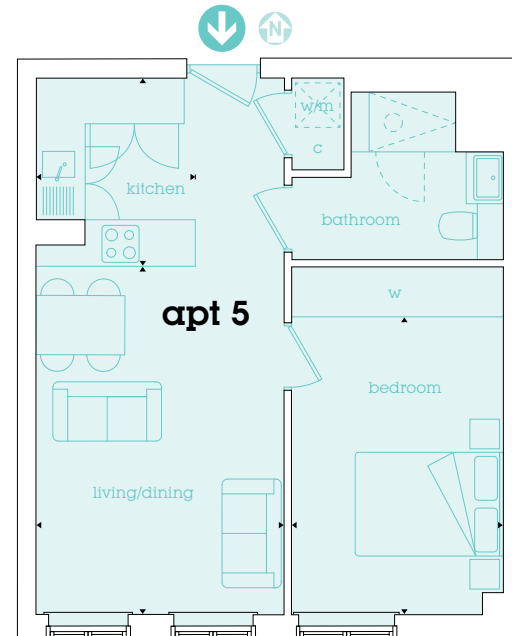
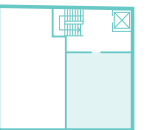
9 Leonard St.  
street facing aspect

**45 sq m**  
**484 sq ft**

## area

kitchen 2480 x 2135 mm  
living room 4725 x 3340 mm  
bedroom 1 3990 x 2855 mm

## floor 3



# apt 4

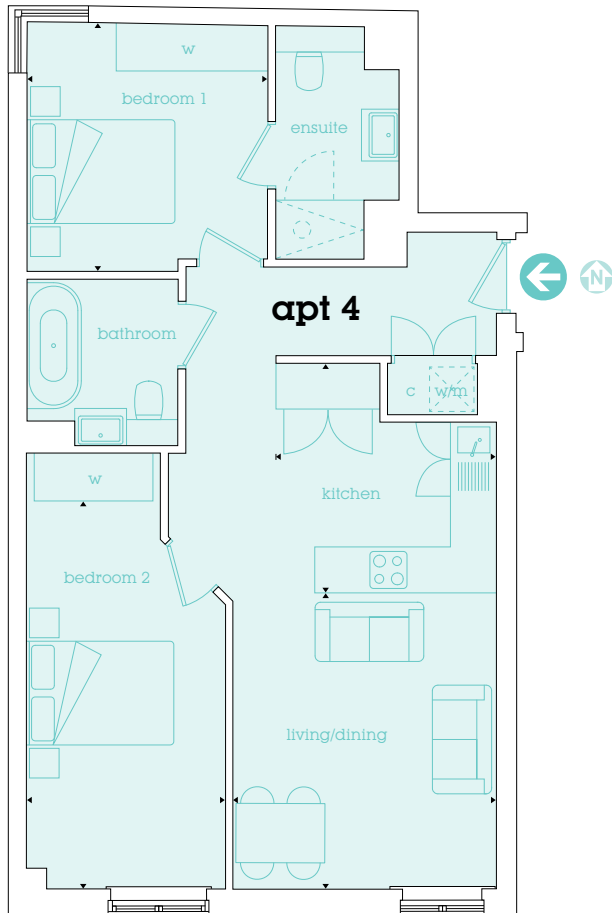
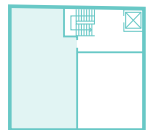
9 Leonard St.  
dual - street & courtyard aspect

**69.7 sq m**  
**750 sq ft**

## area

kitchen 2710 x 3100 mm  
living room 3960 x 3500 mm  
bedroom 1 3135 x 3520 mm  
bedroom 2 4935 x 2655 mm

## floor 2



# apt 6

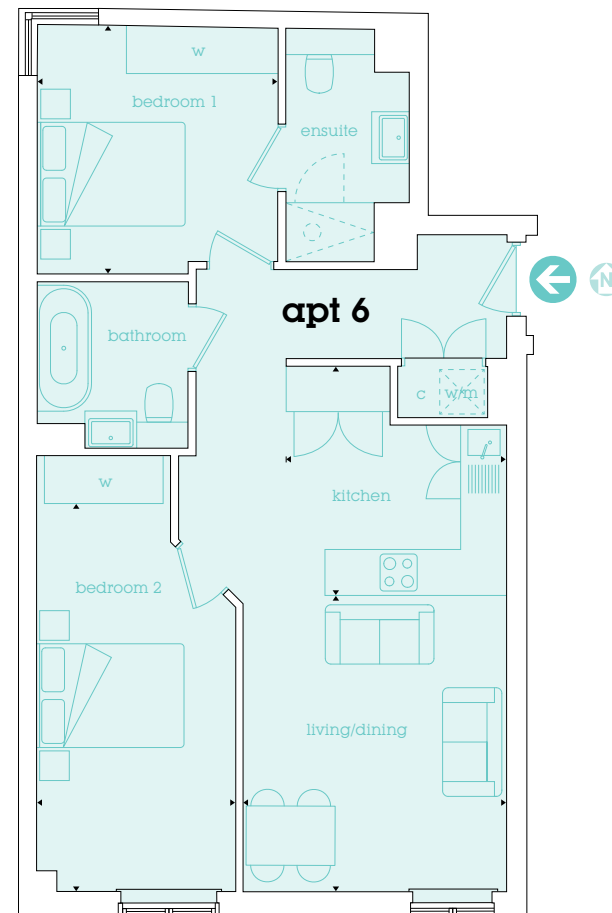
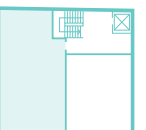
9 Leonard St.  
dual - street & courtyard aspect

**69.1 sq m**  
**744 sq ft**

## area

kitchen 2710 x 3100 mm  
living room 3870 x 3470 mm  
bedroom 1 3175 x 3605 mm  
bedroom 2 5010 x 2680 mm

## floor 3



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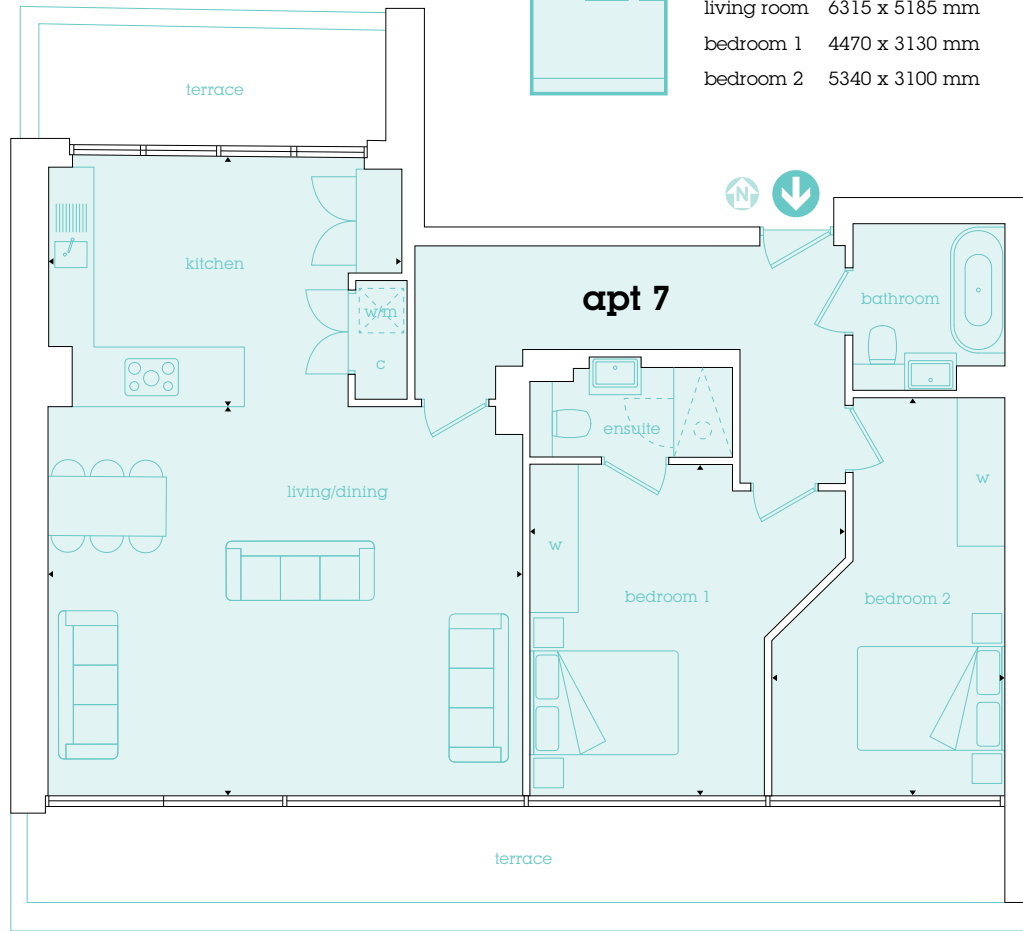


# apt 7

**floor 4** **area**

kitchen	3410 x 4825 mm
living room	6315 x 5185 mm
bedroom 1	4470 x 3130 mm
bedroom 2	5340 x 3100 mm

9 Leonard St.  
dual - street & courtyard aspect  
**100.6 sq m**  
1083 sq ft



# apt 2

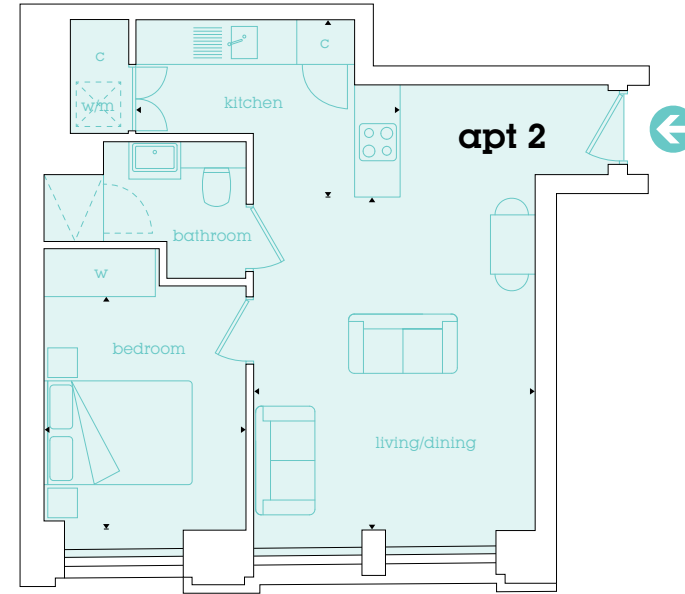
15 Leonard St.  
street facing aspect

**44.9 sq m**  
483 sq ft

**area**

kitchen	3640 x 2245 mm
living room	4390 x 3825 mm
bedroom 1	2695 x 2795 mm

**floor 1**



# apt 1

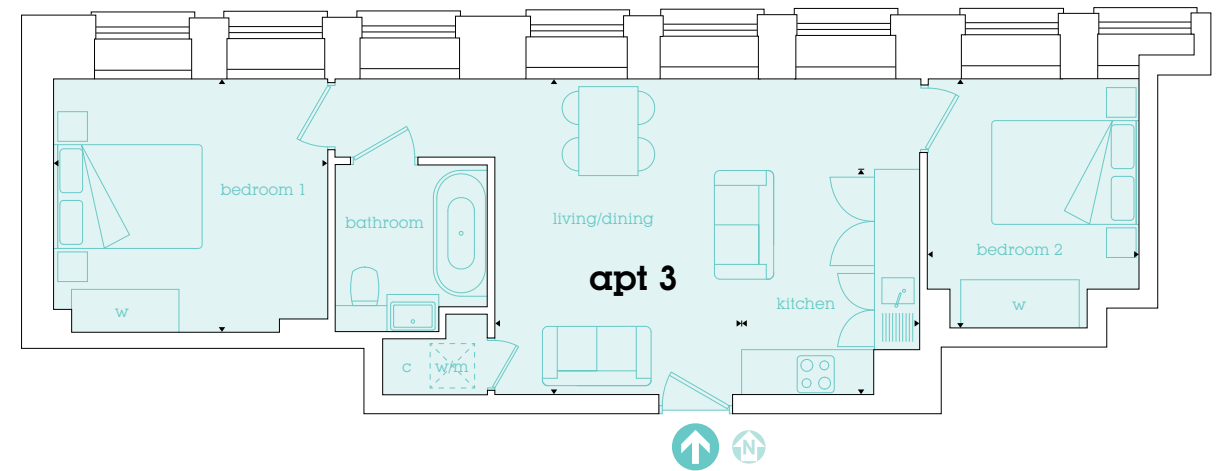
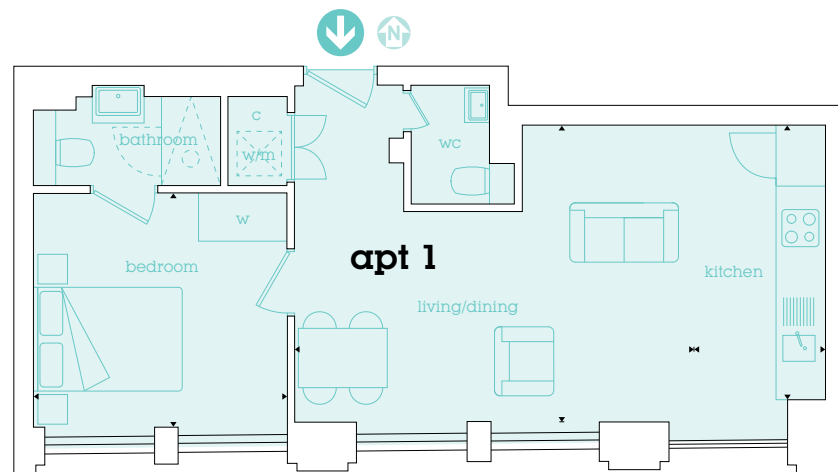
15 Leonard St.  
street facing aspect

**46.5 sq m**  
501 sq ft

**area**

kitchen	3750 x 1500 mm
living room	5650 x 3750 mm
bedroom 1	3430 x 3010 mm

**floor 1**



**floor 1**



**area**

kitchen	2975 x 2410 mm
living room	3265 x 4350 mm
bedroom 1	3700 x 3695 mm
bedroom 2	2880 x 3595 mm

# apt 3

15 Leonard St.  
north facing aspect

**57.1 sq m**  
615 sq ft

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# apt 4

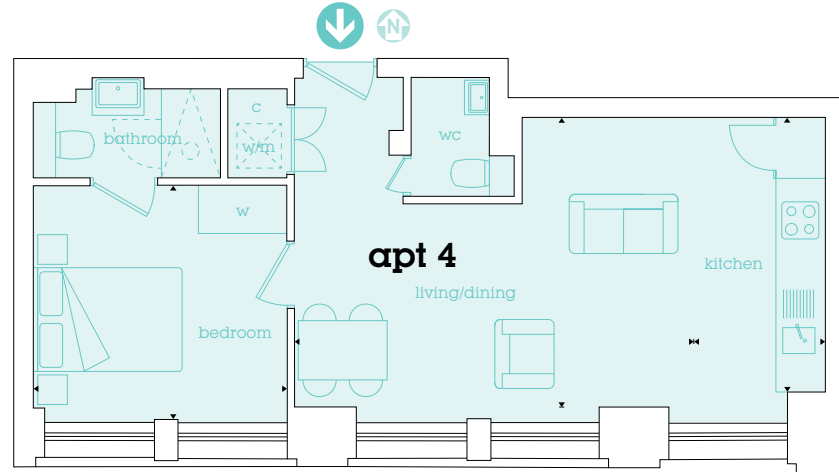
15 Leonard St.  
street facing aspect

**45.7 sq m**  
492 sq ft

## area

kitchen 3845 x 1500 mm  
living room 5645 x 3845 mm  
bedroom 1 3430 x 2980 mm

## floor 2



# apt 6

15 Leonard St.  
north facing aspect

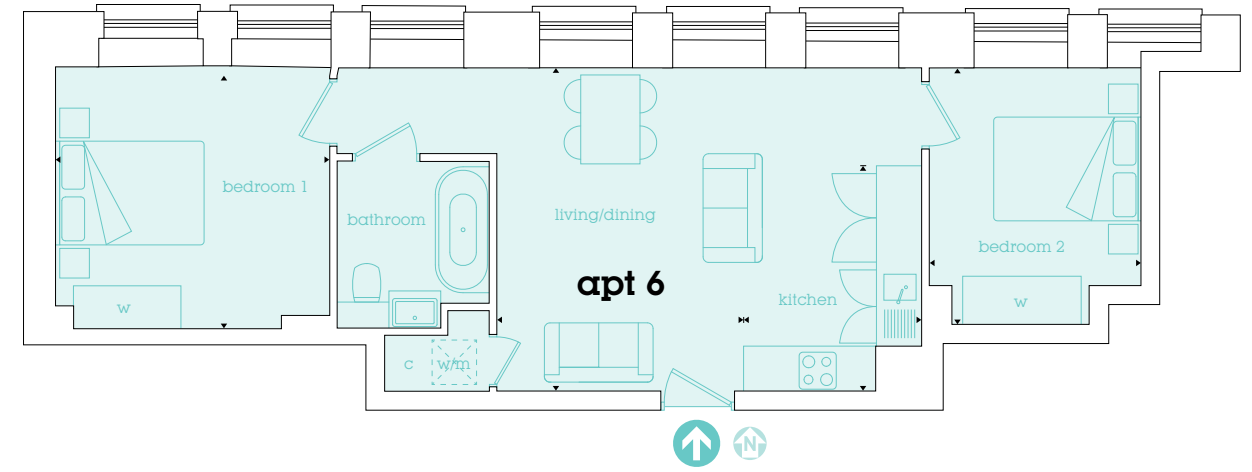
**57.2 sq m**  
616 sq ft

## floor 2



## area

kitchen 2290 x 2360 mm  
living room 4745 x 3375 mm  
bedroom 1 3835 x 3820 mm  
bedroom 2 3010 x 3570 mm



# apt 5

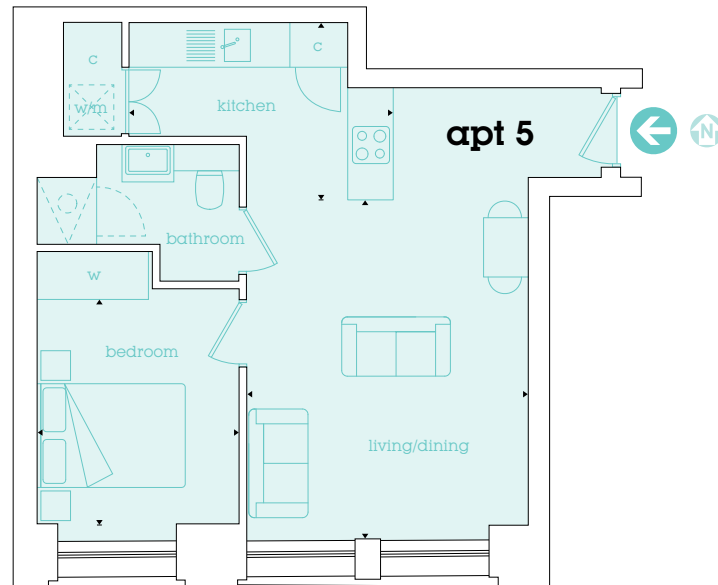
15 Leonard St.  
street facing aspect

**44.2 sq m**  
476 sq ft

## area

kitchen 3650 x 2200 mm  
living room 4295 x 3820 mm  
bedroom 1 2705 x 2740 mm

## floor 2



# apt 7

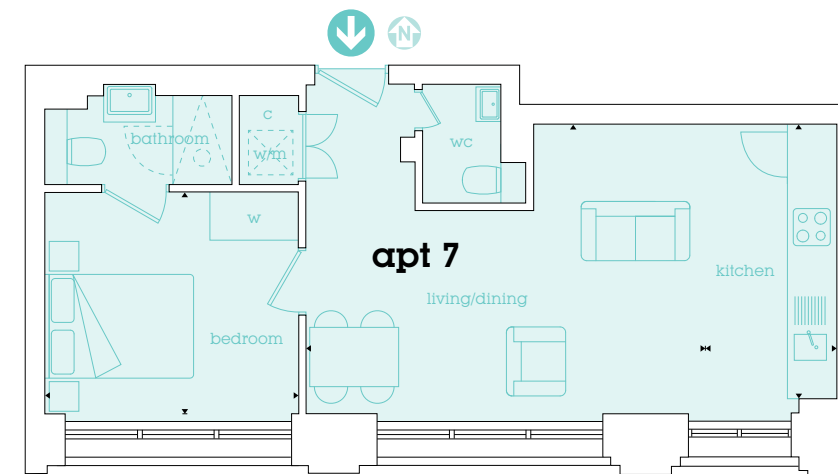
15 Leonard St.  
street facing aspect

**44.9 sq m**  
483 sq ft

## area

kitchen 3965 x 1500 mm  
living room 5760 x 3965 mm  
bedroom 1 3435 x 3280 mm

## floor 3





# apt 8

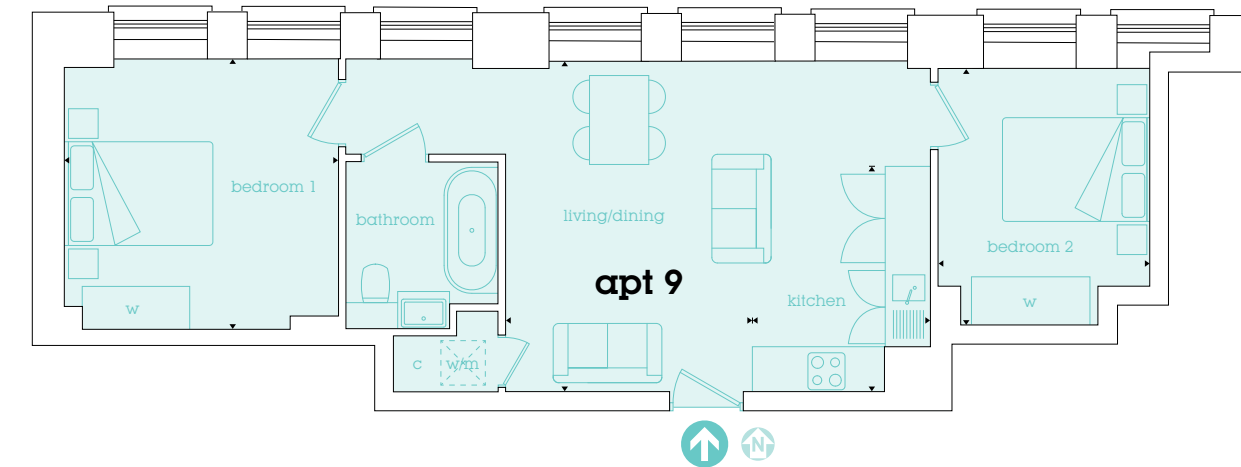
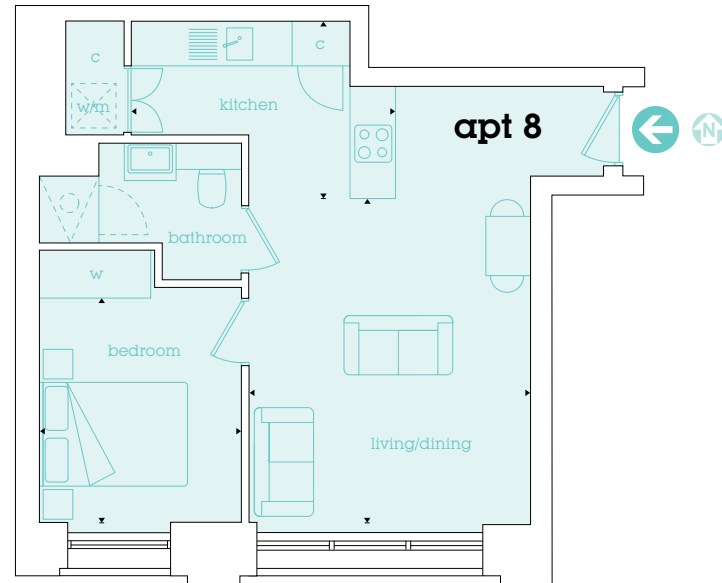
15 Leonard St.  
street facing aspect

**43.7 sq m**  
470 sq ft

### area

kitchen 3610 x 2210 mm  
living room 4665 x 3845 mm  
bedroom 1 2690 x 3045 mm

### floor 3



# apt 9

15 Leonard St.  
north facing aspect

**58.2 sq m**  
626 sq ft

### area

kitchen 2990 x 2420 mm  
living room 3310 x 4475 mm  
bedroom 1 3795 x 3720 mm  
bedroom 2 2855 x 3610 mm

### floor 3



# tudorvale succeeds



TUDORVALE

The Tudorvale Properties Group was established over ten years ago and has an impressive track record, focussing in the main on luxury housing and apartments



st williams, king's cross



bézier, old street

Now with sales in excess of £210m, the Tudorvale Properties Group manages several companies including City House Development Ltd.

The founder of Tudorvale Properties, Eamon Lyons, brought a wealth of knowledge with many years of experience in the private house-building industry. With the foundation of Tudorvale in 1997, the company has developed into a major contender in luxury housing and apartment development in the UK.

Tudorvale Properties vision is to be recognised as the UK's leading property development company. We are committed to generating returns for shareholders & investors, winning new business, employee satisfaction and third party recognition of our achievements.

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TUDORVALE

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