

**A BOLD
NEW MOVE
FOR
BRIXTON**



URBAN, STYLISH, HIGH-TECH.

EACH APARTMENT HAS BEEN EXPERTLY CRAFTED AND DESIGNED WITH MODERN, LOFT-STYLE LIVING IN MIND.

Urban, stylish and high-tech, Two Three Seven Brixton Hill is a modern new development of one, two and three bedroom apartments split over four floors.

The dual aspect, open-plan layouts make the most of light and space and the interiors blend modern fixtures and fittings with urban warehouse aesthetics. The latest technology including Wondrwall intelligent living and Sonos built-in speaker systems provide smart living in all apartments.

Most apartments benefit from spacious private balconies, which act as an extension to the

living areas and are perfect for socialising and relaxing al fresco. There's also a secret garden at the back of the building which all residents can enjoy throughout the year.

Situated just a few minutes away from the buzz of Brixton, with its cosmopolitan mix of restaurants, bars, cafés, shops and venues. Ideal for commuters, Zone 2 Brixton tube station is on the Victoria line and offers superb connections to the rest of the city whilst Streatham Hill station is also within easy reach.



Computer generated image

TWO THREE SEVEN

BRIXTON HILL

“THE DUAL ASPECT, OPEN-PLAN LAYOUTS MAKE THE MOST OF LIGHT AND SPACE.”



IT'S A BRIXTON THING.

A POPULAR SOUTH LONDON SUBURB WHICH OFFERS CULTURE, CHARM AND A BUZZING SOCIAL SCENE.

The beating heart of south London, Brixton is a lively, multicultural area which has become the go-to place for food-lovers, music-lovers, artists and anyone else looking for a thriving postcode to explore.

Brixton Market maintains the areas traditional Caribbean roots offering things such as street food and vintage clothing, whilst Brixton Village and Pop Brixton are a hive of activity providing casual eateries and street food vendors, bars, workshops and more.

World renowned venues including the O2 Academy Brixton and Hootananny host famous artists and sounds from all over.

Away from the hustle and bustle of the town centre, the beautiful Brockwell Park, with views of The City and Central London skyline, offers over 50 hectares of green open space – the ideal place for a spot of exercise or simply somewhere to soak up the sun.





FEEL THE BUZZ OF BRIXTON.

BRIXTON IS BURSTING WITH FOOD AND DRINK OPTIONS FROM ALL OVER THE WORLD.

With a culinary spectrum of food and drink on offer from across the globe, it's easy to see why Brixton is now firmly considered one of London's go-to gastro areas.

Whilst the buzz of Brixton is just down the road, nearby Streatham and Clapham also offer further alternative dining and drinking experiences.

Eateries cater for all tastes including the alpine-themed Alpes in funky Pop Brixton (a cheese-lovers heaven), Booma (the perfect combination of curry and beer), the Fish Lounge (offering simple fish and chips) and the popular KaoSarn in Brixton Village Market which serves up cheap but tasty Thai food – to name just a few!

Europe's longest high street, Streatham, is just a short walk away and offers a wide array of trendy cafés and coffee shops, cocktail bars, pubs, and restaurants including Bunk Burgers, The Bull pub and The Hamlet Bar Lounge & Restaurant to name just a selection.

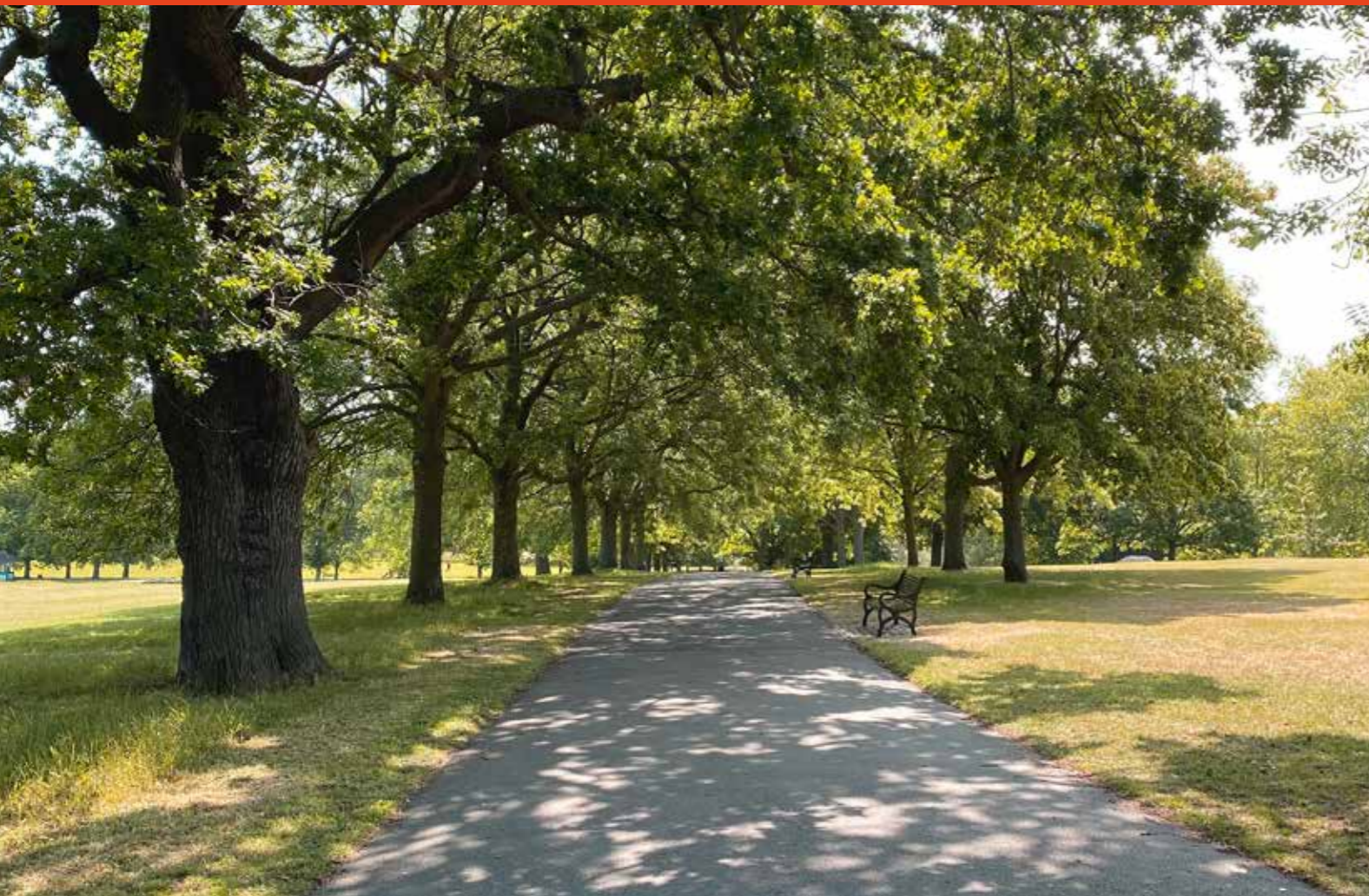
From gastropubs and craft beer spots, to trendy cocktail bars, there is no shortage of places to drink in Brixton. The Craft Beer Company next to the railway station, is a small but intimate venue with all the usual array of craft beer offerings. Alternatively, enjoy a cocktail at colourful mini-chain Barrio or turn up the Caribbean heat at Rum Kitchen.

Alternatively, trendy Clapham is close by and has modern Asian and European dining, gourmet burger and pizza spots, as well cocktail bars with patios, popular pubs and nightclubs.



TAKE IN THE FRESH AIR.

PERFECTLY NESTLED BETWEEN TWO OF LONDON'S MOST POPULAR GREEN SPOTS.



Escape the hustle and bustle of South London, by enjoying the green offerings of neighbouring Brockwell Park and Clapham Common.

A historic park measuring over 50 hectares, Brockwell Park is just a 15 minute walk away and is home to ornamental ponds and flowerbeds, a charming 19th century clock tower and a number of historic buildings including the ever-popular

Brockwell Lido. The ideal green spot to enjoy and explore, the park also has views of The City and Central London skylines.

One of South London's most important and popular open spaces, Clapham Common, is a 25 minute stroll away and provides jogging paths, tennis courts, a skate park and cafés.

BRIXTON HILL



ROCK DOWN TO ELECTRIC AVENUE.

DANCE THE NIGHT AWAY IN ONE OF
BRIXTON'S POPULAR MUSIC VENUES
OR EXPLORE EUROPE'S LONGEST
HIGH STREET.



Whether it's a spot of shopping in the famous markets of Electric Avenue, a casual evening out at the Ritzy cinema, or a night dancing in front of world-famous DJs, Brixton provides it all.

Brixton is home to a number of renowned music venues which attract visitors from all over London including the O2 Academy Brixton, Hootananny, Brixton Jamm, Electric Brixton and the Prince of Wales.

Meanwhile, Streatham High Road provides the complete shopping and leisure experience. From supermarkets and delicatessens, to popular retail chains, gyms, cinemas and independent shops – there is no shortage of things to see and do on this mammoth high street!



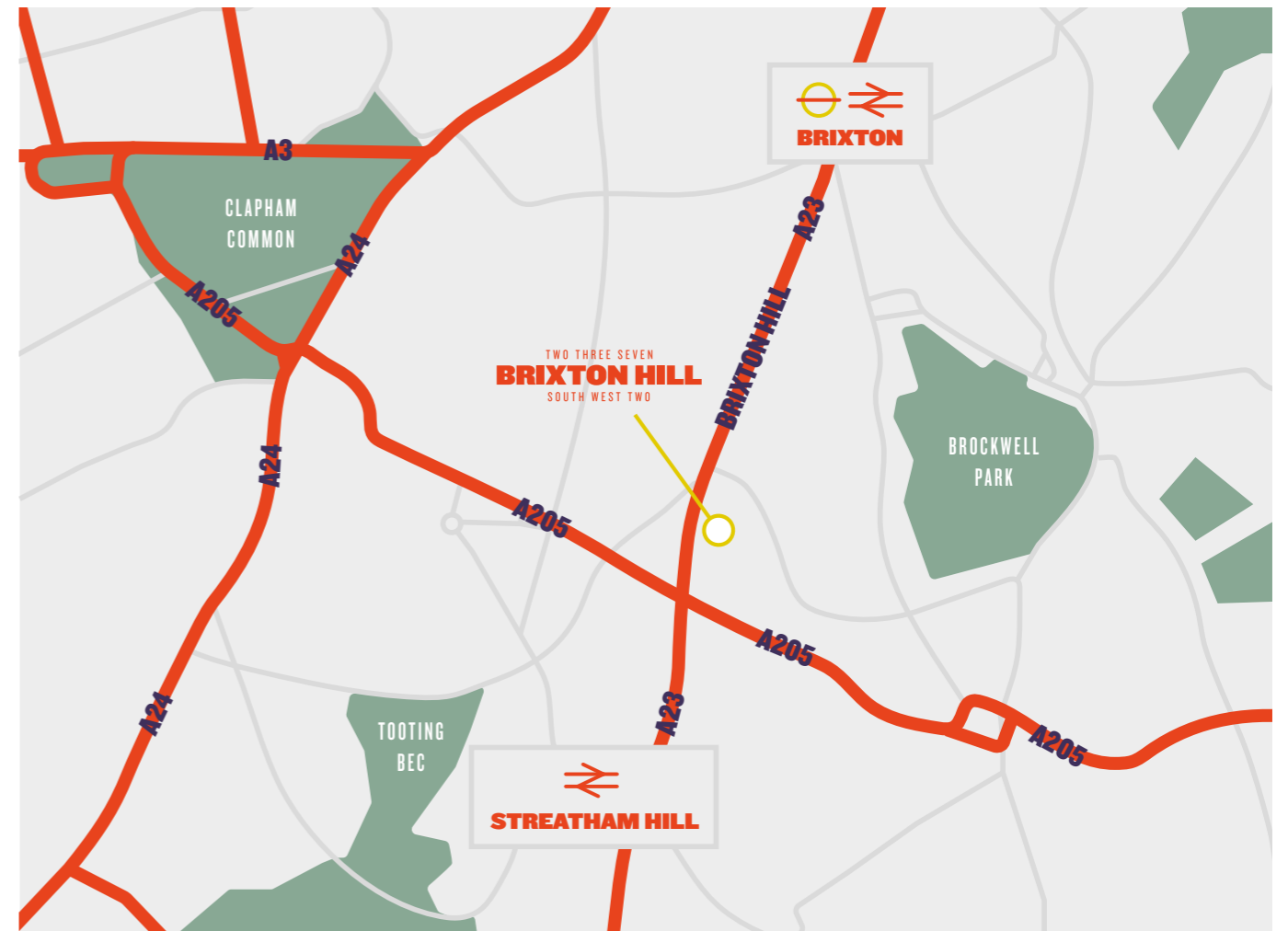
CONNECT YOURSELF.

‘TWO THREE SEVEN BRIXTON HILL’ OFFERS A RANGE OF PUBLIC TRANSPORT OPTIONS TO SUIT ALL TYPES OF COMMUTER.

Zone 2 Brixton Underground station provides Victoria line access into the likes of Green Park and Oxford Circus, whilst Streatham Hill train station has direct services to Clapham Junction and Victoria. There are also a number of bus routes on your doorstep which run directly into London Bridge, Liverpool Street and Euston amongst others.

Away from public transport, hop on your bike or hire a Santander cycle and take the short ride into central London whilst soaking up the South London scenery.

TWO THREE SEVEN



 **BRIXTON**
1.2 miles away

STOCKWELL (2 MINS) – VAUXHALL (4 MINS) – PIMLICO (5 MINS) – VICTORIA (7 MINS) – GREEN PARK (9 MINS) – OXFORD CIRCUS (11 MINS) – EUSTON (14 MINS) – KINGS CROSS (16 MINS)

 **STREATHAM HILL**
0.6 miles away

BALHAM (4 MINS) – WANDSWORTH COMMON (6 MINS) – CLAPHAM JUNCTION (10 MINS) – BATTERSEA PARK (14 MINS) – VICTORIA (18 MINS)

 **BUS ROUTES**
Under 0.1 miles away

WATERLOO (40 MINS) – LONDON BRIDGE (44 MINS) – PICCADILLY CIRCUS (47 MINS) – HOLBORN (48 MINS) – OXFORD CIRCUS (54 MINS) – LIVERPOOL STREET (56 MINS) – EUSTON (59 MINS)

 **CYCLING**
Based on most direct routes

CLAPHAM JUNCTION (17 MINS) – VAUXHALL (20 MINS) – VICTORIA (25 MINS) – WATERLOO (25 MINS) – WESTMINSTER (25 MINS) – LONDON BRIDGE (28 MINS) – LIVERPOOL STREET (32 MINS)

Selected routes only, all journey times correct at time of production, source: tfl.

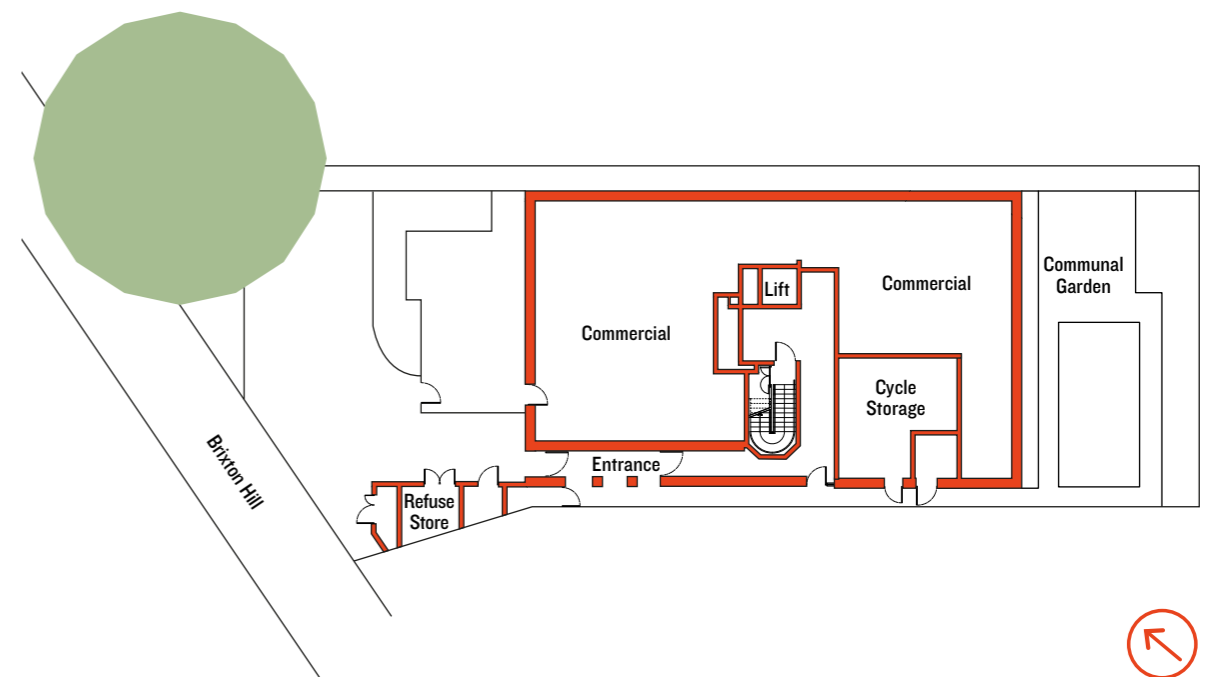
BRIXTON HILL



LAYOUTS & PLANS.

DESIGNED WITH MODERN, OPEN-PLAN
LIVING AT THE FOREFRONT.

SITE PLAN



FLOOR PLANS

FIRST FLOOR

APARTMENT 1

Kitchen/Living	3.6m x 7.4m	11ft 10 x 24ft 3
Bedroom 1	3.2m x 4.2m	10ft 6 x 13ft 9
Bedroom 2	2.6m x 5.1m	8ft 6 x 16ft 9

APARTMENT 2

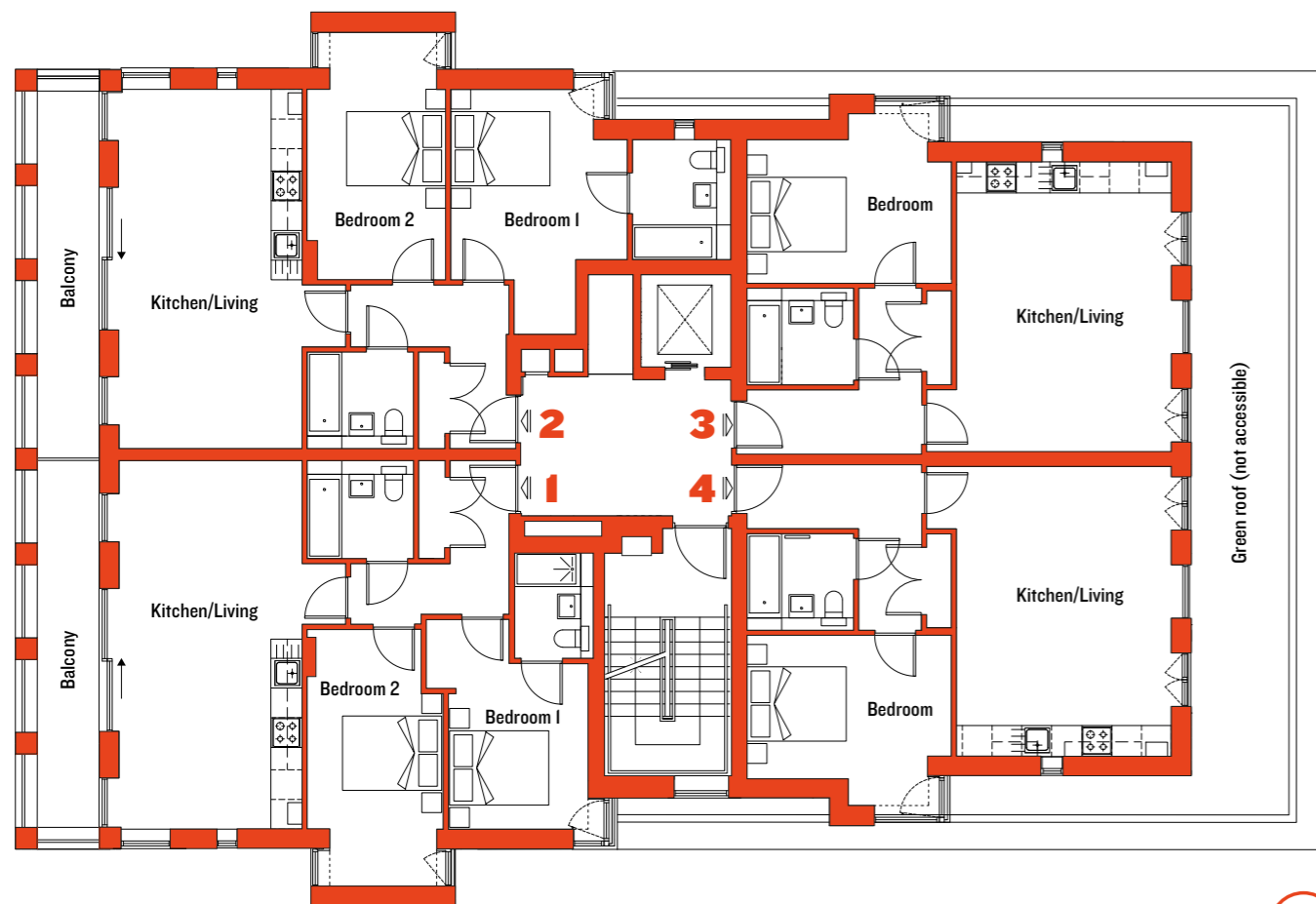
Kitchen/Living	3.5m x 6.9m	11ft 6 x 22ft 8
Bedroom 1	3.4m x 4.7m	11ft 2 x 15ft 5
Bedroom 2	2.7m x 4.8m	8ft 10 x 15ft 9

APARTMENT 3

Kitchen/Living	4.2m x 5.8m	13ft 9 x 19ft
Bedroom	4.1m x 3.3m	13ft 5 x 10ft 10

APARTMENT 4

Kitchen/Living	4.2m x 5.8m	13ft 9 x 19ft
Bedroom	4.1m x 3.3m	13ft 5 x 10ft 10



TWO THREE SEVEN

FLOOR PLANS

SECOND FLOOR

APARTMENT 5

Kitchen/Living	3.6m x 7.4m	11ft 10 x 24ft 3
Bedroom 1	3.2m x 4.2m	10ft 6 x 13ft 9
Bedroom 2	2.6m x 5.1m	8ft 6 x 16ft 9

APARTMENT 6

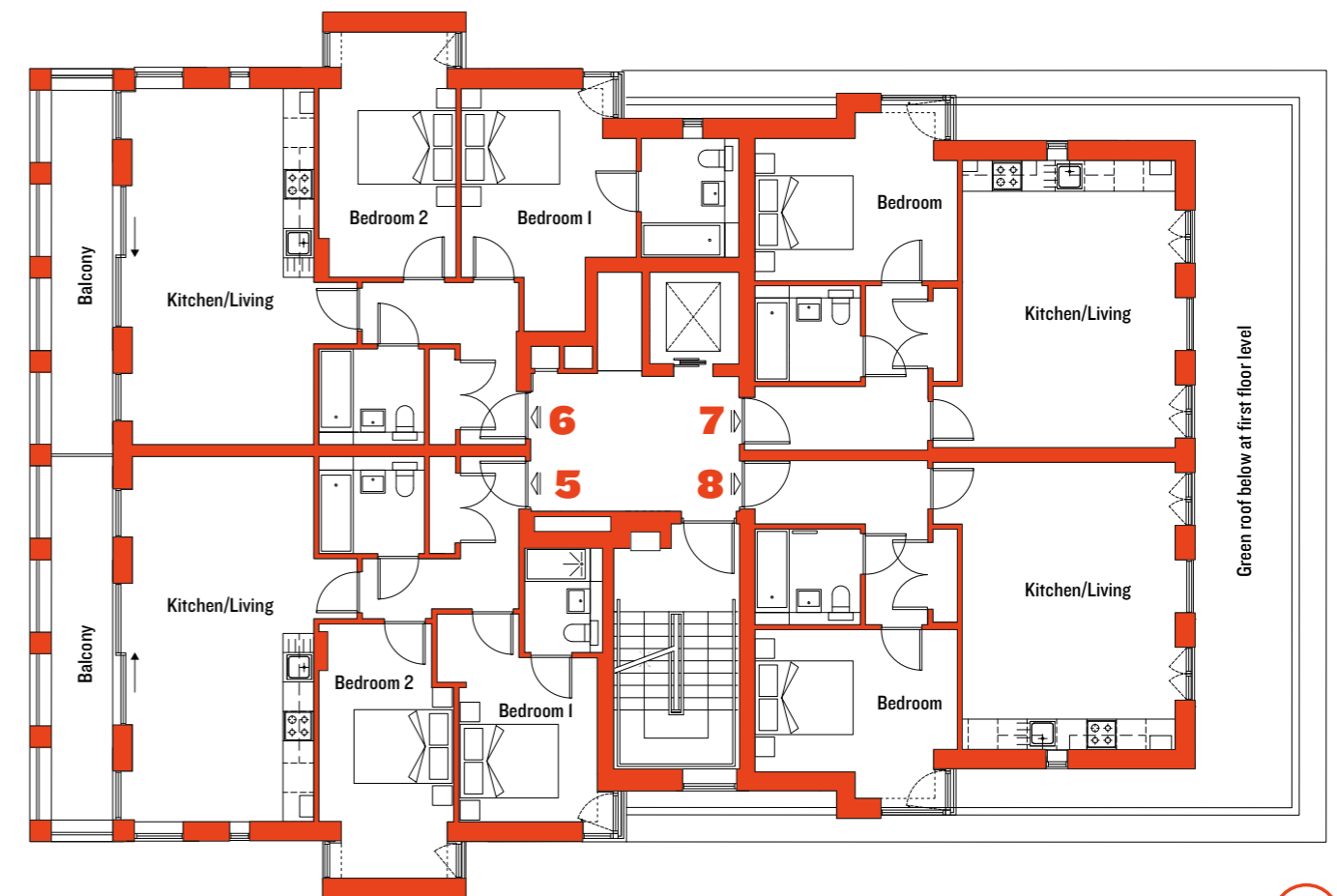
Kitchen/Living	3.5m x 6.9m	11ft 6 x 22ft 8
Bedroom 1	3.4m x 4.7m	11ft 2 x 15ft 5
Bedroom 2	2.7m x 4.8m	8ft 10 x 15ft 9

APARTMENT 7

Kitchen/Living	4.2m x 5.8m	13ft 9 x 19ft
Bedroom	4.1m x 3.3m	13ft 5 x 10ft 10

APARTMENT 8

Kitchen/Living	4.2m x 5.8m	13ft 9 x 19ft
Bedroom	4.1m x 3.3m	13ft 5 x 10ft 10



BRIXTON HILL

FLOOR PLANS

THIRD FLOOR

APARTMENT 9

Kitchen/Living	3.6m x 7.4m	11ft 10 x 24ft 3
Bedroom 1	3.2m x 4.2m	10ft 6 x 13ft 9
Bedroom 2	2.6m x 5.1m	8ft 6 x 16ft 9

APARTMENT 10

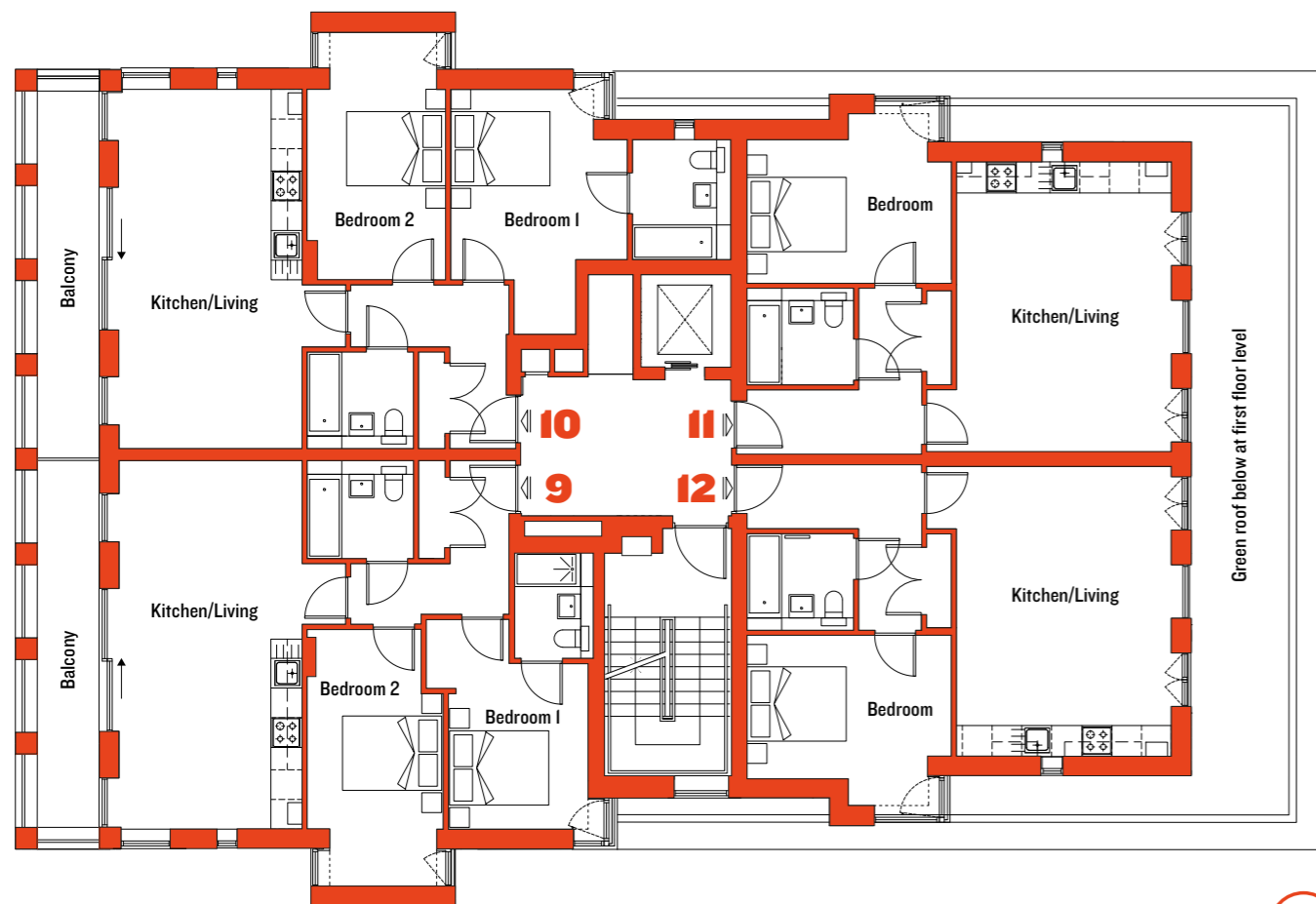
Kitchen/Living	3.5m x 6.9m	11ft 6 x 22ft 8
Bedroom 1	3.4m x 4.7m	11ft 2 x 15ft 5
Bedroom 2	2.7m x 4.8m	8ft 10 x 15ft 9

APARTMENT 11

Kitchen/Living	4.2m x 5.8m	13ft 9 x 19ft
Bedroom	4.1m x 3.3m	13ft 5 x 10ft 10

APARTMENT 12

Kitchen/Living	4.2m x 5.8m	13ft 9 x 19ft
Bedroom	4.1m x 3.3m	13ft 5 x 10ft 10



TWO THREE SEVEN

FLOOR PLANS

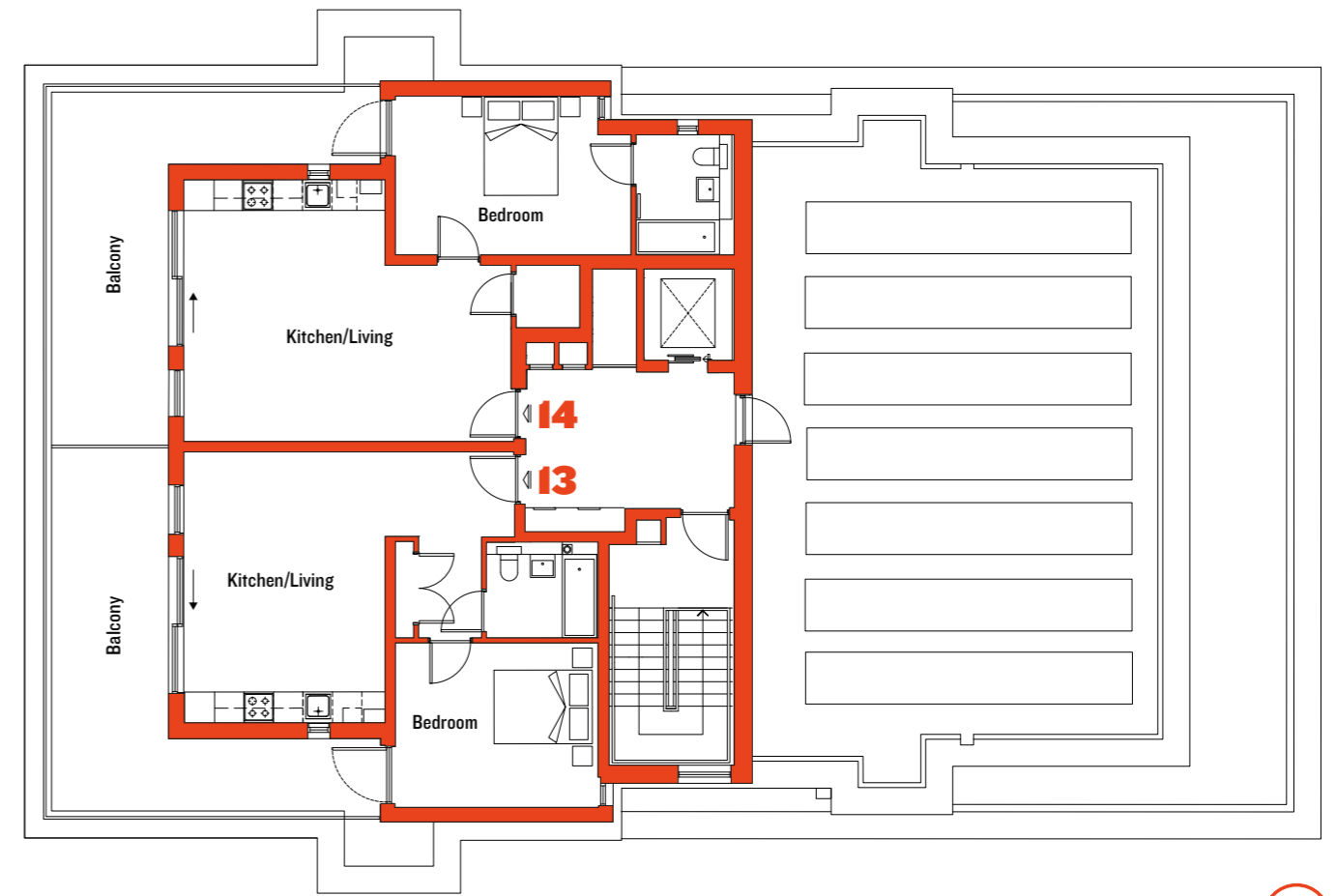
FOURTH FLOOR

APARTMENT 13

Kitchen/Living	6.6m x 5.5m	21ft 8 x 18ft 1
Bedroom	4m x 3.2m	13ft 1 x 10ft 6

APARTMENT 14

Kitchen/Living	6.6m x 5.3m	21ft 8 x 17ft 5
Bedroom	4.7m x 3.1m	15ft 5 x 10ft 2



BRIXTON HILL



SPEC & FINISHES.

21ST CENTURY LIVING IS AT THE FOREFRONT, WITH A NUMBER OF HIGH-TECH, SUSTAINABLE FEATURES.

KITCHENS

- Beeck Küchen in a Kashmir finish
- Handleless stainless steel grip with soft-close hinges
- Composite quartz worktop and full height splashback
- Siemens integrated:
 - oven
 - microwave
 - induction hob & extractor
- Hotpoint integrated washer/dryer
- Integrated fridge/freezer
- Integrated dishwasher
- Abode Pronteau 3 in 1 hot tap

BATHROOMS

- Floor & wall tiling
- Thermostatic shower
- Heated towel rail
- Hansgrohe tap

GENERAL

- Engineered Oak flooring to kitchen/living/dining
- Underfloor heating throughout
- Wondrwall – home automation system – heating, lighting & security
- Integrated speakers to living room and master bedroom
- Communal residential audio/visual entry system
- Secure cycle storage
- Secure refuse storage
- My Smart Box – residents postal system
- Wheelchair access

“MOST APARTMENTS BENEFIT FROM SPACIOUS PRIVATE BALCONIES.”



SMART LIVING.

FITTED WITH ALL THE LATEST SMART HOME TECHNOLOGY TO MAKE YOUR LIFE EASIER.



wondrwall

WONDRWALL SYSTEM

A self-learning system that adapts your home heating, lighting and security according to your routine. This home automation system provides a complete solution that is an intelligent living system that makes your home adapt to your needs and desires – automatically controlling heating, lighting, security, safety and music with voice control technology to override any adjustments at any time.

SONOS

INTEGRATED AUDIO

Sonos is a wireless home sound system that allows you to stream music, movies and TV through integrated speakers. With built-in speakers to the living and bedroom areas the easy to use Sonos app allows you to access your music libraries from distributors like Spotify, iTunes and Deezer as well as radio and podcast services.



mysmartbox

PARCEL LOCKER

The intelligent electronic parcel locker provides a flexible, safe bespoke delivery solution, composed of shared parcel boxes fitted with digital technology facilitating collections and deliveries 24/7.

bticino

AUDIO/VISUAL ENTRY PHONE

Opening the door to innovation, the bticino system provides reliable access control with hands-free video and audio capability characterised by minimal and discreet design. With built-in wifi connection and connectivity to smartphone, the Door Entry App enables homeowners to use their smartphone to communicate with visitors via the building intercom meaning you are always reachable and achieving even higher security.



BROADBAND

The future is Full Fibre to the Premises (FTTP), where pure fibre optic cables connect you straight from the exchange to your front door. This ultrafast broadband provide a better performance, impressive speeds and fewer drop-outs to ensure everyone in the home can do their thing online, all at once.



SMART METER

Smart meters are a combined gas and electricity meter that makes your life easier. As well as automatically sending your meter readings, they come with a smart energy monitor that shows how much energy is being used in pounds and pence to help keep energy bills under control.



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TWO THREE SEVEN
BRIXTON HILL
SOUTH WEST TWO



Backed by
HM Government

Available with
a 5% deposit
on Help to Buy

Selling agent:



For more information contact:

020 7089 6566 / newhomes@acorngroup.co.uk
acorngroup.co.uk/newhomes

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TWO THREE SEVEN

