



Est. 1963

Wheelers Lofts

London E2



WELCOME TO

London's Creative Hub

SIX APARTMENTS & ONE DUPLEX
PENTHOUSE ON THE HISTORIC
SQUIRRIES STREET ON THE
FRINGE OF SHOREDITCH
AND BETHNAL GREEN E2

COMPUTER GENERATED IMAGES FOR ILLUSTRATIVE PURPOSES ONLY



**LOVINGLY-CURATED
INTERIORS FOR
A CITY VIBE**

COMPUTER GENERATED IMAGES FOR ILLUSTRATIVE PURPOSES ONLY



**LIVE AND BREATHE
THE FEELING OF
CREATIVITY**

Style & Functionality



COMPUTER GENERATED IMAGES FOR ILLUSTRATIVE PURPOSES ONLY

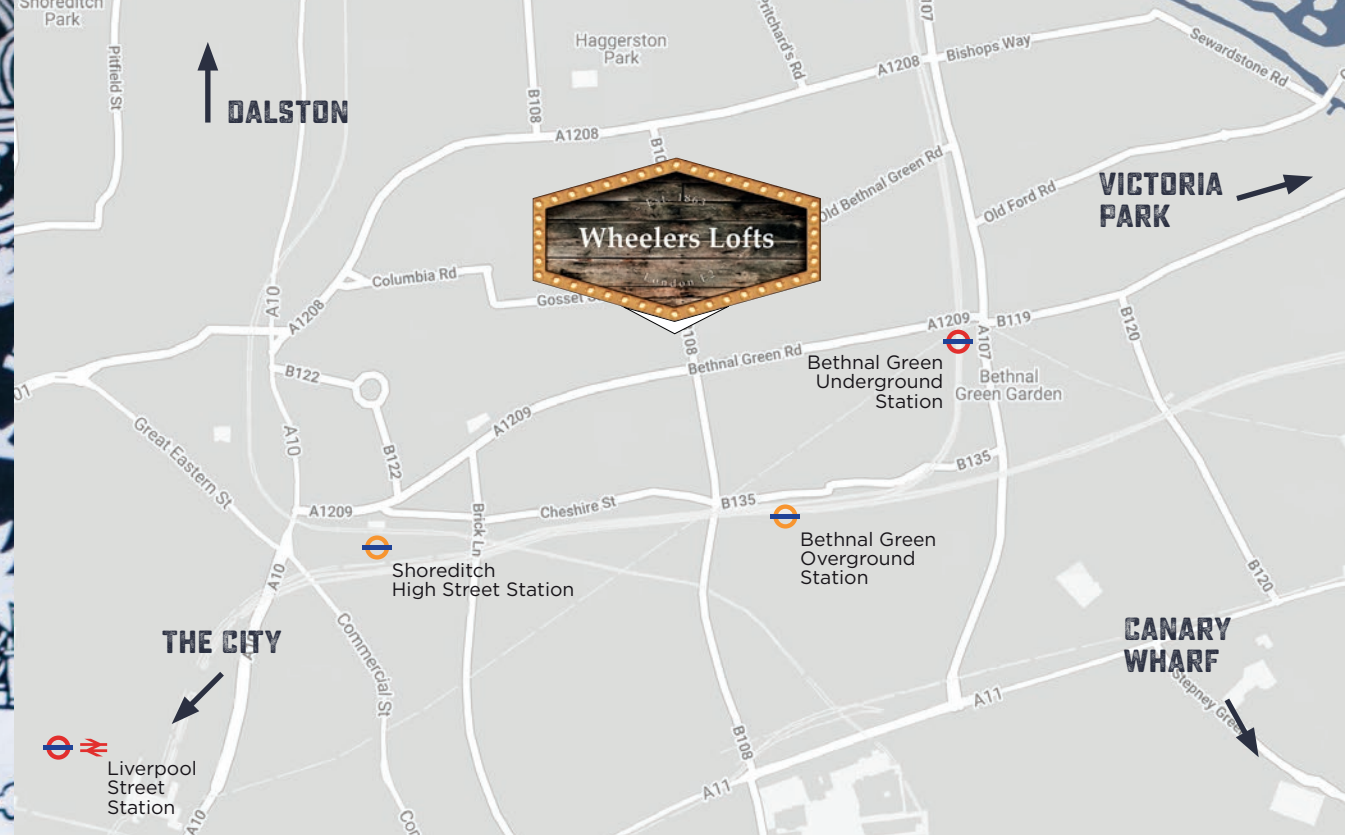
HOME TO A

Vibrant Culture

WELCOME TO E2

With the best that Shoreditch and Bethnal Green can offer, you'll find things you didn't even know you wanted — right on your doorstep — as well as your favourite locations just a few minutes away.

One of the things East London is most well-known for is the colourful street scene, including everything from pop-up food stands, street markets, open air art installations and the ever-popular Columbia Road flower market.



SHOREDITCH HIGH STREET OVERGROUND STATION

Whitechapel
2 mins
Dalston Junction
6 mins
Canada Water
10 mins
Highbury & Islington
14 mins

BETHNAL GREEN UNDERGROUND STATION

Liverpool Street
3 mins
Stratford
5 mins
Bank
5 mins
Oxford Circus
13 mins
Bond Street
14 mins
King's Cross St Pancras
20 mins
Baker Street
22 mins

BUS

Liverpool Street Station
14 mins
Stratford Westfield
31 mins

BIKE

Hackney City Farm
3 mins
V&A Museum of Childhood
3 mins
Old Spitalfields Market
6 mins
Victoria Park
6 mins
Mile End Park
8 mins

WALK

Weavers Fields
3 mins
Columbia Road Flower Market
7 mins
Brick Lane
7 mins
Bethnal Green Underground Station
8 mins
Shoreditch High Street Overground Station
11 mins

Past Present Future

ART & CULTURE

Shoreditch, Bethnal Green and the surrounding area are a living, breathing art space and culture haven, with multiple locations housing art exhibits, pop-up shops and stalls, plus a city farm that brings the countryside to the city.

LOCAL CULTURE HOTSPOTS:

V&A MUSEUM OF CHILDHOOD
RIVINGTON PLACE
HACKNEY CITY FARM

GEFFRYE MUSEUM
MAUREEN PALEY GALLERY
SPITALFIELDS CITY FARM

A Hard Day's Night

ENTERTAINMENT

With some of the best spaces in London for food, drink and events — you'll wonder where to find the time to fit everything in. The Oval Space holds many events catering to the arts, The Old Blue Last has housed some of the biggest bands in history before they got huge, and The Rich Mix Centre has everything under one roof; from music and theatre, to film and comedy.

WHERE TO HAVE SOME FUN:

THE OVAL SPACE
OLD TRUMAN BREWERY
THE OLD BLUE LAST
10 GALES

93 FEET EAST
ZIGFRID VON UNDERBELLY
COMEDY CAFÉ
RICH MIX CENTRE & CINEMA



Spice up your life

FOOD & DRINK

Being in the heart of prime East London, there are hundreds of places to grab a decent drink or meal within a few minutes of Squirries Street. A few worth mentioning: E Pellici, Clove Club, The Old Shoreditch Station, the Town Hall Hotel, Mother Kelly's, Cat & Mutton and the Well & Bucket for awesome oysters and amazing ales.

HAVE YOUR FILL:

ALBION - BOUNDARY PROJECT
HAWKSMOOR SPITALFIELDS
THE PRINCESS OF SHOREDITCH
BRICK LANE BEIGEL BAKE
TRAMSHED

SMOKING GOAT
BISTROTHERQUE
THE OLD SHOREDITCH STATION
MORGAN ARMS
THE EMPRESS



SPACE TO Relax TIME TO shop

SHOPPING & LEISURE

As well as the more established local shopping areas of Brick Lane, Columbia Road and Broadway Market, living at Wheelers Lofts will probably see you visiting the pop-up mall Boxpark, and the huge assortment of vintage shops along Brick Lane. There are the lifestyle boutiques including Goodhood, Labour & Wait, plus House of Hackney for cutting edge interiors, and the wonderful independent bookshop, Libraria, on Brick Lane. If you need a ride to explore, Tokyo Bike has a great selection of bicycles to hire and buy.

EXPLORE LOCAL SPOTS:

COWSHED AT SHOREDITCH HOUSE
MILE END PARK
VICTORIA PARK
BEYOND RETRO
BLACK TRUFFLE

ROUGH TRADE
TREACLE
TATTY DEVINE
BOOKARTBOOKSHOP
BROADWAY MARKET

THE HISTORY OF WHEELERS LOFTS

HOME TO HILLER BROS, THE LAST BARROW MAKERS OF LONDON

Seventy years ago there was a lot of noise coming from this part of Shoreditch. On Squirries Street there was banging, sawing and clattering as raw materials were crafted into wheeled barrow carts. The noise came from the Hiller Brothers workshop, the East End's last barrow-maker.

Now the era of barrow making has ended, the place is a lot quieter. Where there were workshops, now there are lovely new homes, built with the same care and quality that the barrow builders once put into their renowned creations.

APARTMENT 1

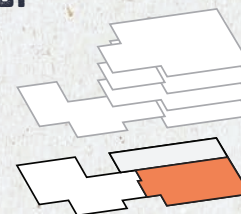
GROUND FLOOR

TOTAL AREA
37.6 sqm / 405 sqft
1 BED / 1 BATH

LIVING/KITCHEN	4.01 × 4.43 m
BEDROOM	3.45 × 3.11 m
TERRACE	0.72 × 4.37 m



GF



All measurements are approximate and taken at maximum widths and lengths of rooms. Plans are drawn to scale at a design phase and may vary during build.

SQUIRRIES STREET

APARTMENT 2

GROUND FLOOR

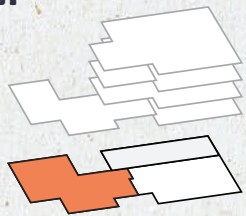
TOTAL AREA
51.3 sqm / 552 sqft

1 BED / 1 BATH
COURTYARD

RECEPTION/KITCHEN 6.01 × 4.66 m
BEDROOM 5.45 × 2.78 m
COURTYARD 5.72 × 7.25 m



GF



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APARTMENT 3

FIRST FLOOR

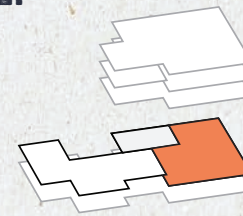
TOTAL AREA
50.0 sqm / 538 sqft

1 BED / 1 BATH

LIVING/KITCHEN 4.49 × 6.82 m
BEDROOM 3.95 × 3.23 m



1F



All measurements are approximate and taken at maximum widths and lengths of rooms. Plans are drawn to scale at a design phase and may vary during build.

APARTMENT 4

FIRST FLOOR

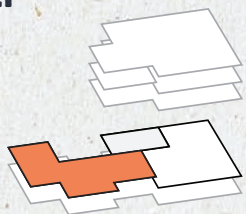
TOTAL AREA
51.7 sqm / 556 sqft

1 BED / 1 BATH

LIVING/KITCHEN 3.99 × 6.58 m
BEDROOM 5.07 × 2.90 m



1F



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APARTMENT 5

SECOND FLOOR

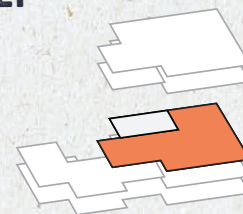
TOTAL AREA
65.8 sqm / 708 sqft

2 BED / 2 BATH

LIVING/KITCHEN 4.49 × 6.82 m
BEDROOM ONE 4.04 × 3.08 m
BEDROOM TWO 3.95 × 3.24 m



2F



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APARTMENT 6

THIRD FLOOR

TOTAL AREA
50.0 sqm / 538 sqft

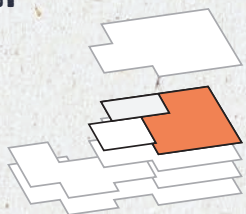
1 BED / 1 BATH

LIVING/KITCHEN 4.49 × 6.82 m
BEDROOM 3.95 × 3.23 m

N



3F



All measurements are approximate and taken at maximum widths and lengths of rooms. Plans are drawn to scale at a design phase and may vary during build.

APARTMENT 7

THIRD & FOURTH FLOOR

TOTAL AREA
82.6 sqm / 889 sqft

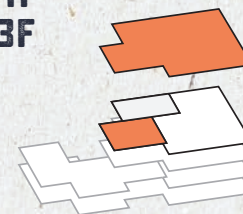
3 BED / 2 BATH
TERRACE

LIVING/KITCHEN 6.01 × 6.82 m
BEDROOM ONE 3.43 × 3.05 m
BEDROOM TWO 3.57 × 3.43 m
BEDROOM THREE 3.15 × 3.58 m
TERRACE 1.50 × 6.87 m

N



4F
3F



All measurements are approximate and taken at maximum widths and lengths of rooms. Plans are drawn to scale at a design phase and may vary during build.

Top drawer SPECIFICATIONS

Kitchens

- Dark grey concrete-effect units
- Soft-close drawers and doors
- Kitchen worktop and upstand: Compac absolute white
- Splash back white tiles
- Bosch stainless steel electric oven
- Bosch electric induction hob
- Bosch telescopic hood
- Bosch integrated washer/dryer (freestanding in Apartment 4)
- Bosch integrated dishwasher

Bathrooms

- Contemporary sanitaryware
- Modern taps, fittings/shower valves with chrome finish
- Cement Grigio porcelain tiles on bathroom walls and floors
- Monza Avorio porcelain tiles on en suite walls and floors
- Recessed mirror cabinet including storage (only in bathrooms)

General

- Black matt door furniture
- Black matt sockets and switches
- LED lights under kitchen units and mirror cabinet in bathrooms
- Ceiling pendant outlet in living area

Finishes

- All interior finishes to doors, architraves, skirting, walls and ceilings in Dulux white
- Engineered wooden flooring in living area, hallways, kitchens and bedrooms

Common Areas

- Main entrance: Bruges indoor grey tile
- Staircase area: durable grey carpet
- Secure cycle storage and bin storage on ground floor
- Feature step lights in communal staircases
- Modern wall lights
- Door entry system

External

- Outside spaces (Courtyard / Balcony / Terrace): Timber decking
- Wall mounted lighting to outside spaces

Security

- Main entry system: keypad call point system
- Fire doors
- Fully integrated smoke detectors and fire alarm system to all units

Warranty

- Ten year warranty provided by ICW

AGENT



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ABOUT THE DEVELOPER

IPE Developments is the dynamic residential development arm of the IPE Group extending from a boutique private equity firm based in central London.

Since we were established, it has been our mission to develop high quality sustainable residential developments throughout London and we have built up a strong track record of residential developments. Our wide experience in site acquisitions has allowed us to create a very exciting property portfolio of developments under construction with a minimum turnover of 150 apartments per year.

Our main focus is on new build homes, converted or refurbished properties, with our team being involved through the site acquisition, funding, planning and design of each project. Our experienced team of industry experts have in-depth knowledge of the UK's real estate markets and we have the delivery capacity to create spacious, comfortable homes within highly successful developments.

We pride ourselves on meticulous attention to detail from inception to completion and beyond. Our broad and unique developments attract a wide client base of home-buyers, first-time buyers and buy-to-let investors from the UK and overseas. IPE Developments' team has been carefully selected to produce excellence in our line of business. Over the years, our ethos has led to the organic growth of IPE Developments and has attracted industry experts to join us and together we have created an exceptional end product.

Designed by Energy Design Studio
www.energydesignstudio.com

