



Monograph Square

POSTMARK
LONDON



Computer-generated image of Monograph Square



Welcome to Monograph Square,
the final chapter of Postmark –
one of central London’s most dynamic
and thriving destinations.

At the heart of Zone 1, where WC1 and
EC1 converge, join a neighbourhood
that brings together local charm,
a diverse community, and the buzz
of city centre living.

POSTMARK
LONDON



OVER
650 CONTEMPORARY
& STYLISH
APARTMENTS

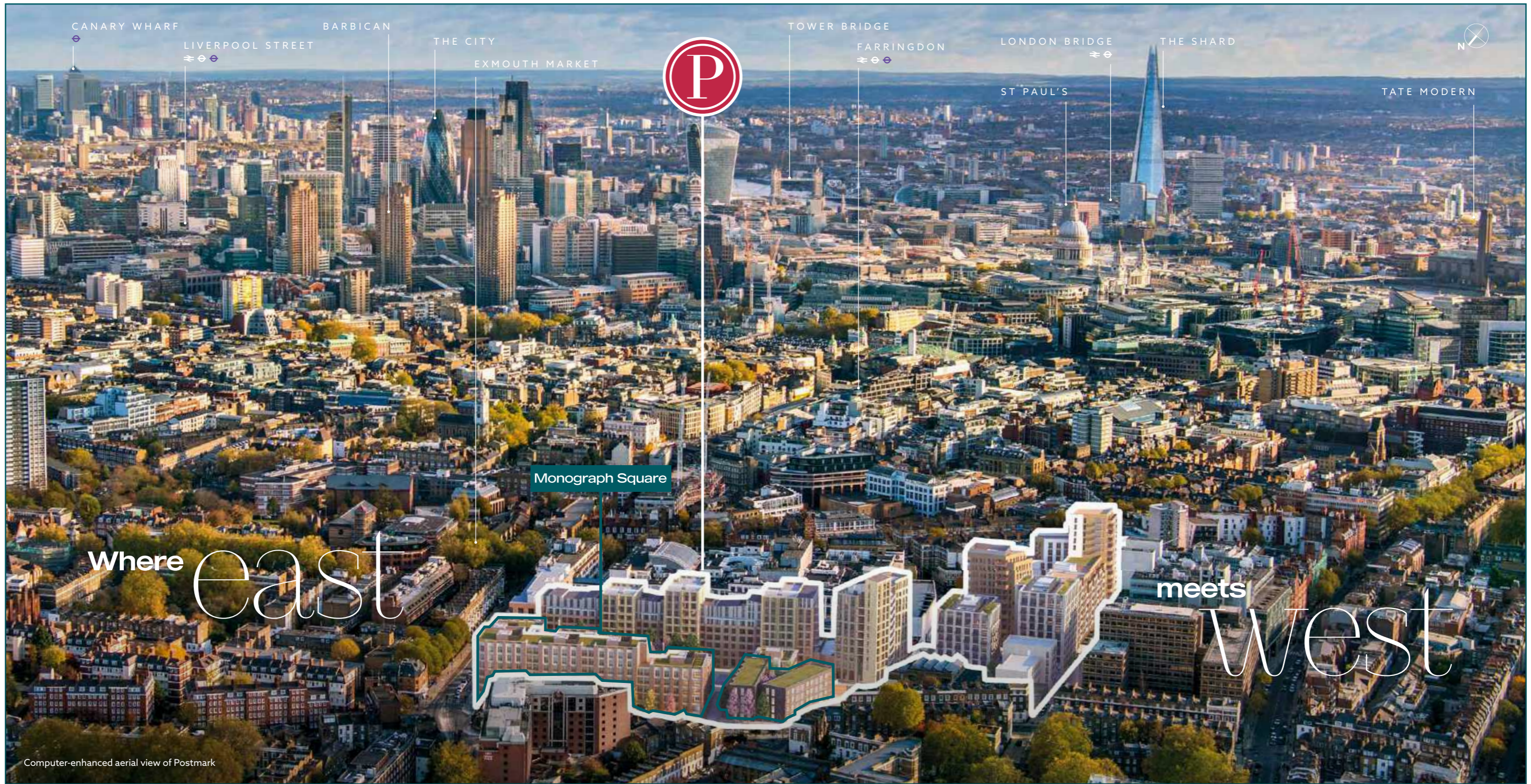
FOUR
INTERNATIONALLY
RENOWNED ARCHITECTS

23,000
SQ FT COMMUNITY &
RETAIL SPACES

ACROSS **TWO** ICONIC
POSTCODES
WC1 & EC1

50% DEDICATED TO
GREEN SPACE &
PUBLIC REALM

The transformation of the former Royal Mail Mount Pleasant sorting office site into over 650 stylish apartments, a new public realm, and unique retail space is almost complete. Already home to numerous residents with the successful launches of WC1, Signature Place (with its luxury wellness centre) and Folio Gardens, life at Postmark is flourishing. Monograph Square will begin to welcome residents to their new homes in 2025, bringing further new landscaped community space, and marks the completion of Postmark's ambitious masterplan.



The true heart of London

▽ KING'S CROSS ST PANCRAS
≡ ⊕

REGENT'S PARK ▽

WEST END ▷

Postmark enjoys a prime position where the very best of London comes together. Its unique location, minutes from world-class restaurants, renowned shopping and celebrated cultural and educational institutions, is where east meets west in central London. Add four major underground stations within a 15-minute walk, and you're connected to the wider city, and beyond, with ease.



Home to London's finest

Situated where the iconic postcodes of WC1 and EC1 meet, Postmark taps into the sophistication and history of the West End and the energy of east London. Spot blue plaques as you walk along Bloomsbury's famous streets or explore Clerkenwell's design shops and family-run restaurants. Choose from local boutiques or celebrated flagships that line Bond Street and the streets of Covent Garden. Just moments away – on foot, by bike or public transport – find cultural institutions that have followers flocking from around the globe. And amongst it all find a quiet spot to meet with friends and relax in Monograph Square's new public space that adds more greenery to the neighbourhood's parks and squares.



A gastronomic gateway



A haven for foodies, Postmark places you right by London's favourite go-to restaurants, cafés and bars. On your doorstep explore the delights of Exmouth Market, try tapas at the perennially popular Moro, the "butcher's theatre" of Macellaio RC, or classic British fare at St. John. After, head to The Zetter Townhouse hotel for cocktails before a short stroll home.



1. Caravan, Kings Cross
2. Canopy Market, Kings Cross
3. The Exmouth Arms
4. Morty & Bob's, Coal Drops Yard
5. The Quality Chop House
6. Exmouth Market, Farringdon
7. Canopy Market, Kings Cross



“
Feast your senses on the
neighbourhood's fine array
of international cuisine.
”



1.

“

Find luxury labels, independent boutiques and high street names, all minutes away.

”



2.



3.



4.



5.



6.

There are the shops of Exmouth Market to explore, or head to Coal Drops Yard for a mix of new and well-known brands before stopping for lunch at Caravan or Dishoom. Venturing south, find Covent Garden's cobbled Piazza to browse and buy the latest wares from designer stores and household brands.



7.

- 1. Wolf & Badger, Coal Drops Yard
- 2. Astrid & Miyu, Coal Drops Yard
- 3. Botanique Workshop, Farringdon
- 4. Aesop, Kings Cross
- 5. Coal Drops Yard
- 6. Ace & Tate, Coal Drops Yard
- 7. Coal Drops Yard

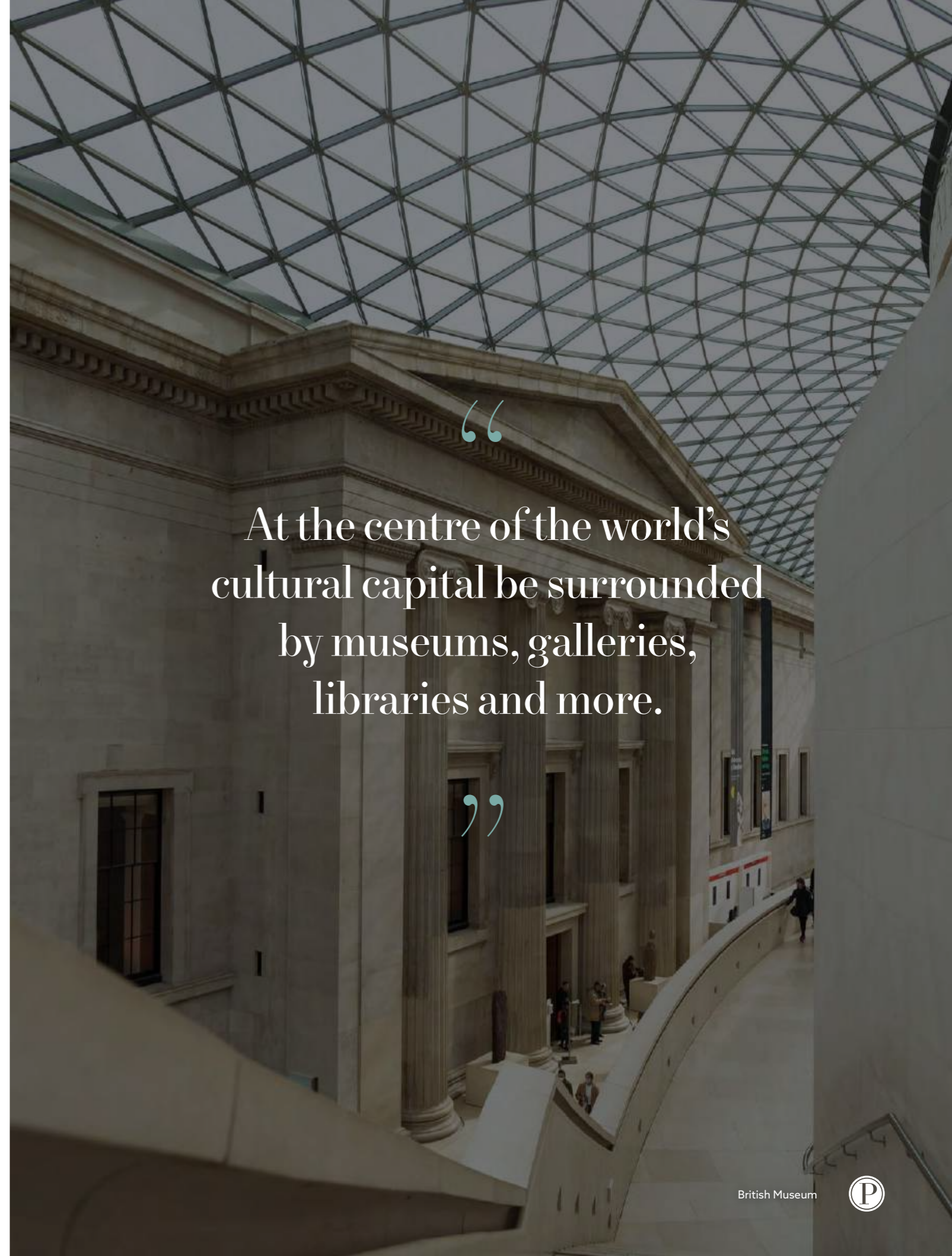
Captivating culture

Discover an abundance of cultural and educational institutions minutes from Postmark.

Be inspired by an exhibition at the British Museum or Barbican Centre, enjoy theatre and ballet at Sadler's Wells, or a lunchtime lecture at SOAS or Central Saint Martins. In the evening be enchanted by an aria performed by the greatest singers in the world at Covent Garden's exquisite Royal Opera House.



- 1. Barbican Centre
- 2. St James Clerkenwell
- 3. The British Library
- 4. Royal Academy of Arts



“
 At the centre of the world’s
 cultural capital be surrounded
 by museums, galleries,
 libraries and more.
 ”

A hotbed of learning

ual: central saint martins



#1 INTERNATIONAL STUDENT CITY
NINE UNIVERSITIES WITHIN ONE MILE
45 LONDON UNIVERSITIES WITH OVER 30,000 COURSES
Four TOP 100 WORLD RANKED UNIVERSITIES



1.



2.

London's esteemed educational institutions have been producing the world's most talented minds for centuries.

Two Royal Academies, the London School of Economics, SOAS, Central Saint Martins and UCL. At Postmark you are surrounded by leaders in every field of learning. Add to this access to highly sought-after primary and secondary schools, such as the Lyceum Preparatory School, Westminster School and the City of London School for Girls, and you'll feel at home in a hub of educational excellence.

1. King's College London
2. SOAS, London



Universities

UAL – University of the Arts London

5 MINS | WC1V

UCL – University College London

10 MINS | WC1E

LSE – London School of Economics
and Political Science

9 MINS | WC2A

Birkbeck, University of London

10 MINS | WC1E

Cass Business School

13 MINS | EC1Y

King's College London

10 MINS | WC2R

Royal College of Arts

6 MINS | WC1B

Central Saint Martins (UAL)

8 MINS | N1C

Royal Academy of Music

14 MINS | NW1

London College of Fashion (UAL)

13 MINS | W1G

Imperial College London

22 MINS | SW7

Schools

SECONDARY

Southbank International School

14 MINS | W1T

City of London School for Girls

12 MINS | EC2Y

Queen's College

13 MINS | W1G

Wetherby Senior School

14 MINS | W1U

Westminster School

18 MINS | SW1P

Stoke Newington School + Sixth Form

18 MINS | N16

PRIMARY

Christopher Hatton Primary School

3 MINS | EC1R

Dallington School

6 MINS | EC1V

Hugh Myddelton Primary School

3 MINS | EC1R

The Lyceum Preparatory School

12 MINS | EC2A

Queen's College Preparatory School

11 MINS | W1B

International Community School

14 MINS | W1H

1. University of the Arts, Kings Cross
2. London School of Economics
3. London Students
4. University College London



TOP UNIVERSITIES
WITHIN A
5 MINUTE WALK

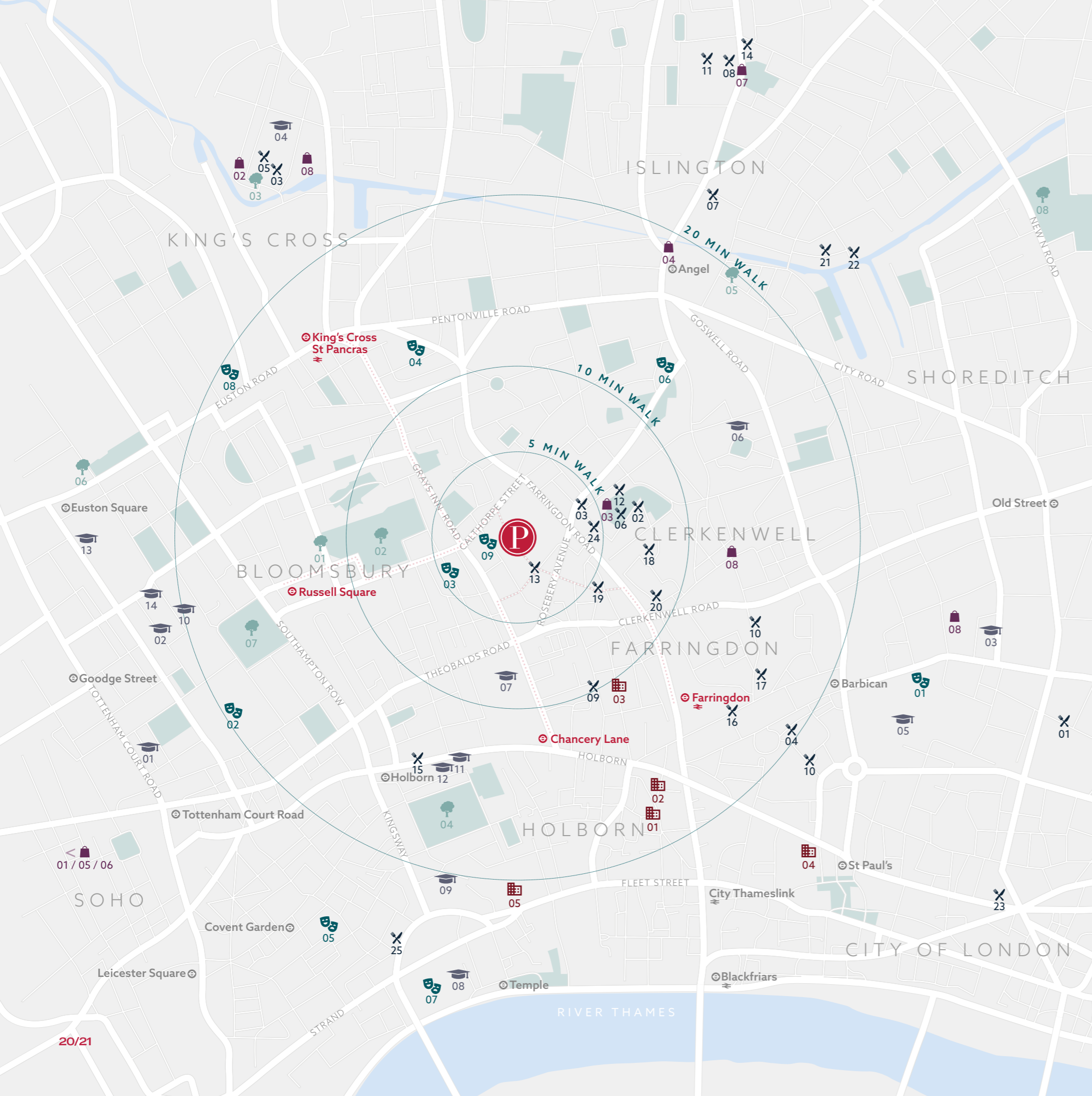
City,
University of London

London College of
Contemporary Arts

SOAS,
University of London



London's best



EAT & DRINK

- 01 Angler
- 02 B&H Buildings
- 03 Caravan
- 04 Club Gascon
- 05 Coal Drops Yard
- 06 Exmouth Market
- 07 Frederick's
- 08 Gallipoli
- 09 Leather Lane Market
- 10 Luca
- 11 Megan's
- 12 Moro
- 13 Mousetail Coffee
- 14 Ottolenghi Islington
- 15 Rosewood London
- 16 Smiths of Smithfield
- 17 St John
- 18 The Clerkenwell Kitchen
- 19 The Coach
- 20 The Green
- 21 The Island Queen
- 22 The Narrowboat
- 23 The Ned
- 24 The Quality Chop House
- 25 The Waldorf Hilton



EDUCATION

- 01 AA School of Architecture
- 02 Birkbeck University of London
- 03 Bayes Business School (formerly Cass)
- 04 Central Saint Martins College of Art and Design
- 05 City of London School for Girls
- 06 City, University of London
- 07 Hult International Business School
- 08 Kings College London
- 09 London School of Economics and Political Science
- 10 SOAS University of London
- 11 University of Arts
- 12 University of Arts: London College of Fashion
- 13 University College London
- 14 University of London



SHOPPING

- 01 Bond Street
- 02 Coal Drops Yard
- 03 Exmouth Market
- 04 Islington High Street
- 05 Oxford Circus/Regent Street
- 06 Selfridges
- 07 Upper Street Angel
- 08 Waitrose & Partners



PARKS & GREEN SPACES

- 01 Brunswick Square
- 02 Coram's Fields
- 03 Granary Square
- 04 Lincoln's Inn Fields
- 05 Regent's Canal
- 06 Regent's Park
- 07 Russell Square
- 08 Shoreditch Park



ART & CULTURE

- 01 Barbican Centre
- 02 British Museum
- 03 Charles Dickens Museum
- 04 Gagosian Gallery
- 05 Royal Opera House
- 06 Sadler's Wells Theatre
- 07 Somerset House
- 08 The British Library
- 09 The Postal Museum



BUSINESSES

- 01 Deloitte LLP
- 02 Goldman Sachs International
- 03 Hatton Garden
- 04 London Stock Exchange
- 05 The Royal Courts of Justice

All walking times and distances are approximate only. Source: Google Maps. All information correct at time of print.



Connect

and explore

Be better connected, however you like to get around, or wherever you need to go.

The whole of central London is easily accessible on foot, by bike or by tube, with four underground lines within 15 minutes. The new Elizabeth Line at Farringdon will also now whisk you to Soho or to Liverpool Street and the City in a single stop, or take you smoothly to Heathrow. A short walk also unlocks the possibilities of Eurostar routes across Europe from St Pancras International.





Stay connected

Chancery Lane

St Paul's	2
Bank	4
Oxford Circus	5
Marylebone	11
Kensington Palace	21

Russell Square

Covent Garden	3
Piccadilly Circus	5
Hyde Park	9
Knightsbridge	9
Sloane Square	18

Farringdon

Bond Street	4
Liverpool Street	5
Canary Wharf	8
Stratford	10
Tower Bridge	17

4 STATIONS
WITHIN A
15 MINUTE
WALK

King's Cross St Pancras

Shoreditch	9
Camden	10
London Bridge	11
Chinatown	17
Soho	17

Walk



Exmouth Market	5
Chancery Lane	8
Farringdon	10
Russell Square	15
King's Cross	15
St Paul's Cathedral	20

Cycle



St Paul's Cathedral	7
Tate Modern	10
Shoreditch High Street	12
London Bridge	12
Covent Garden	14
Hyde Park	17

Elizabeth Line *



Bond Street	4
Paddington	8
Canary Wharf	8
Stratford (Westfield)	10
Heathrow Airport	31

Train



From Farringdon via Thameslink	
Luton Airport	35
Gatwick Airport	40
From St Pancras International via Eurostar	
Paris	2 HR 16 MIN

Welcome to
Monograph
Square





Computer-generated image of Manuscript Court entrance lobby

Welcome home

Come home to an inviting lobby with 24/7 concierge, and enjoy access to state-of-the-art wellness facilities and secure cycle storage.



Computer-generated image of kitchen, dining, living area with views towards the city

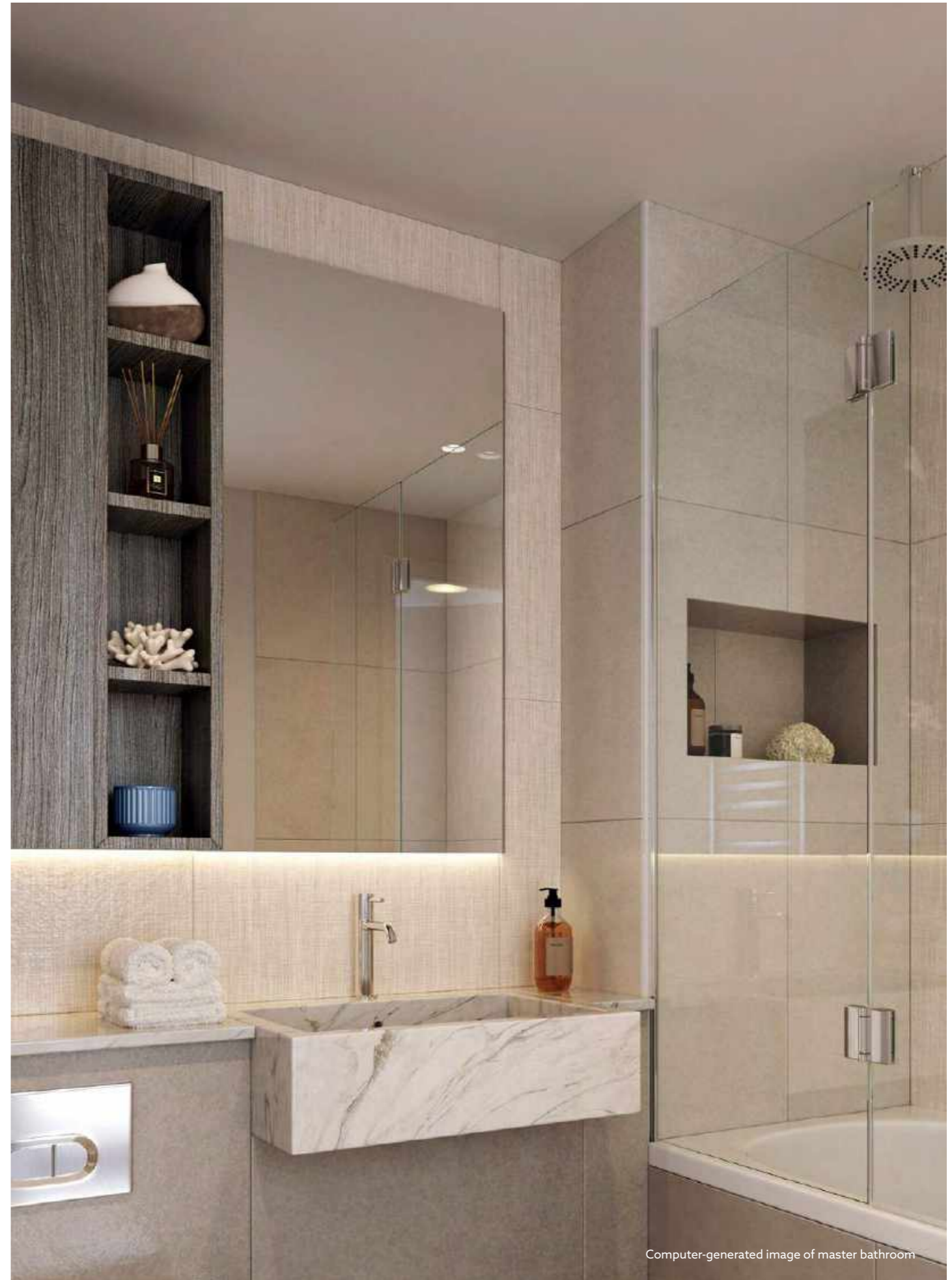
24 new private residences provide sophistication every day with architecture by White Ink, and two exclusive interior palettes by WISH Interior Architecture.





Computer-generated image of master bathroom

Fine finishes and fixtures complement soothing tones and rich materials to create spa-like bathrooms.



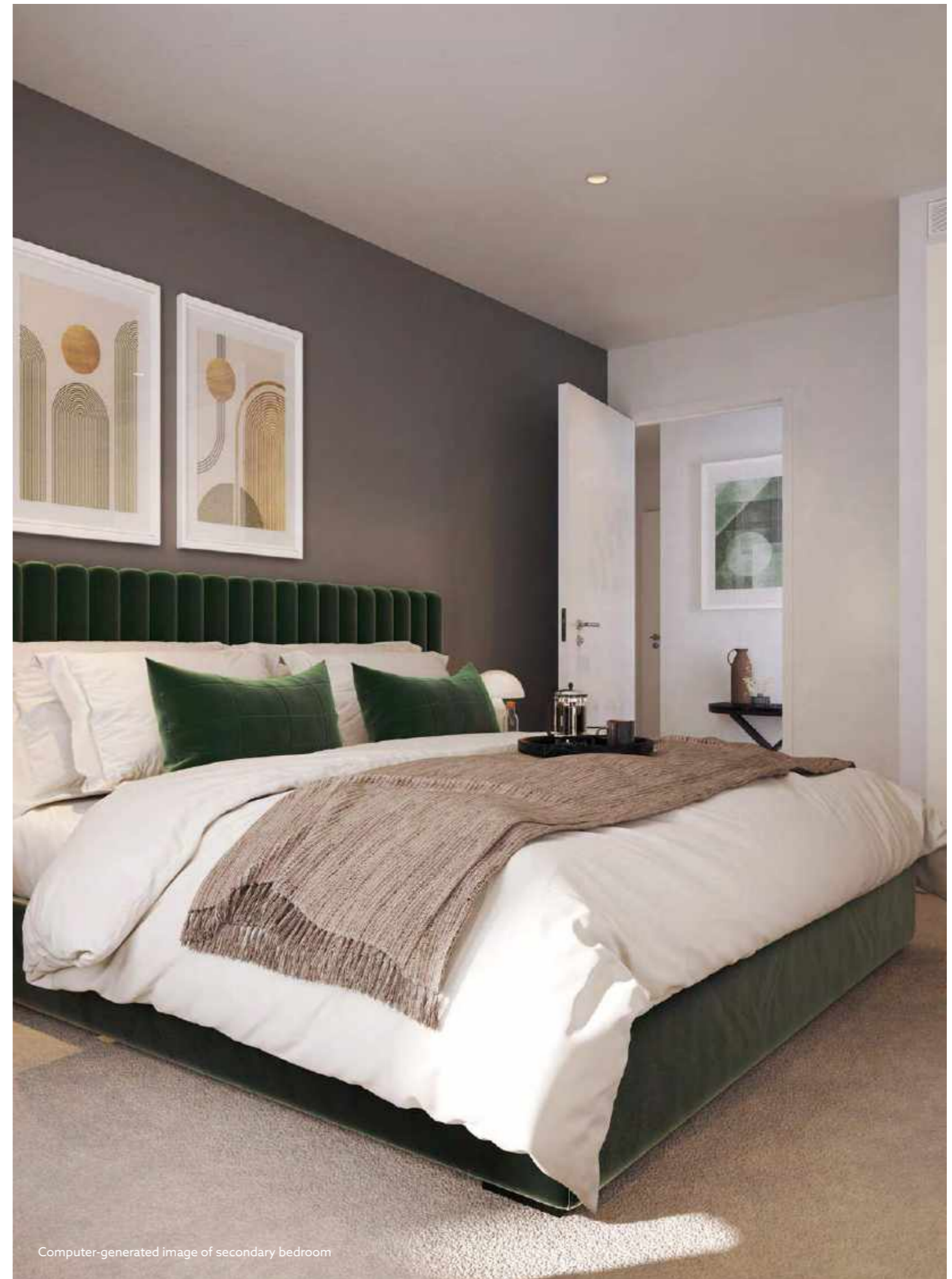
Computer-generated image of master bathroom





Computer-generated image of secondary bedroom

When not enjoying the outside from private balconies and terraces, unwind in meticulously crafted one, two and three-bedroom residences.



Computer-generated image of secondary bedroom

An Oasis in the city

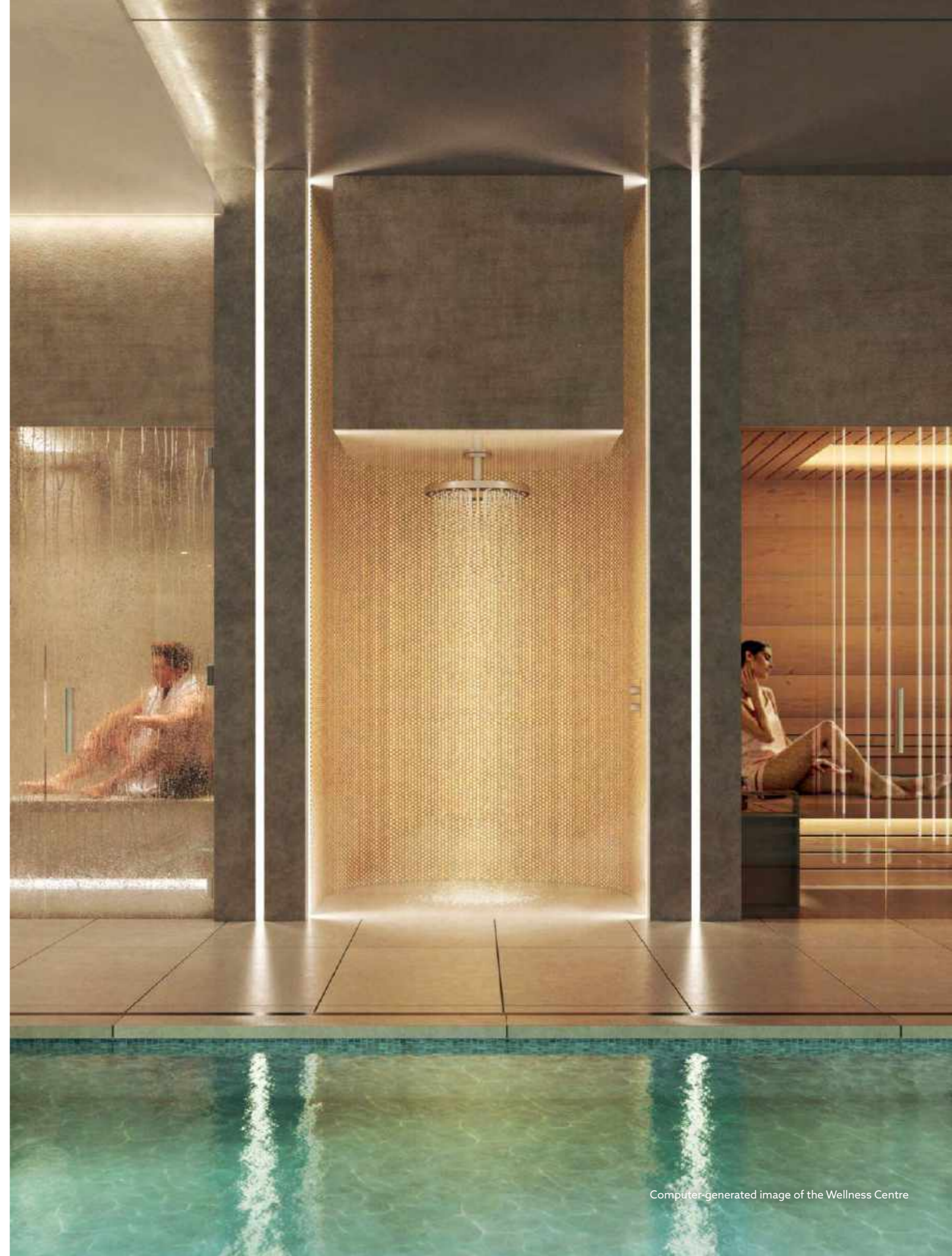
Invigorate the body and calm the mind at Monograph Square, with exclusive residents' access to an exquisite Wellness Centre at neighbouring Signature Place, boasting cutting edge facilities.





Computer-generated image of the gym

The Wellness Centre at Postmark features a pool, jacuzzi, sauna, steam room, gym, fitness studio and treatment room.



Computer-generated image of the Wellness Centre

CHANCERY LANE
8 MINS

RUSSELL SQUARE
15 MINS

FARRINGDON
10 MINS

KING'S CROSS
ST PANCRAS
15 MINS



GOUGH STREET

MOUNT PLEASANT

WC1

RESIDENTS' GARDEN

Signature Place

POSTAL MUSEUM

ENTRANCE TO WELLNESS CENTRE

PHOENIX PLACE

MOUNT PLEASANT SORTING OFFICE

Manuscript Court

CONCIERGE ENTRANCE

Folio Gardens

Majesty House

Majesty House

MONOGRAPH SQUARE

Dispatch House

Fold House

Emblem House

Pluralist House

Emblem House

Penny House

Opus House

Myriad House

Emblem House

Watermark House

Inscription House

CALTHORPE STREET

MASTERPLAN

West Central 1

13-storey building set around a landscaped courtyard, offering 151 stylish homes in studio, one, two and three-bedroom apartments.

Folio Gardens

140 private homes across three buildings, from studio to three-bedroom residences all with balcony, winter garden or terrace spaces.

Plus new public realm surrounded by over 9,000 sq ft of retail and commercial spaces.

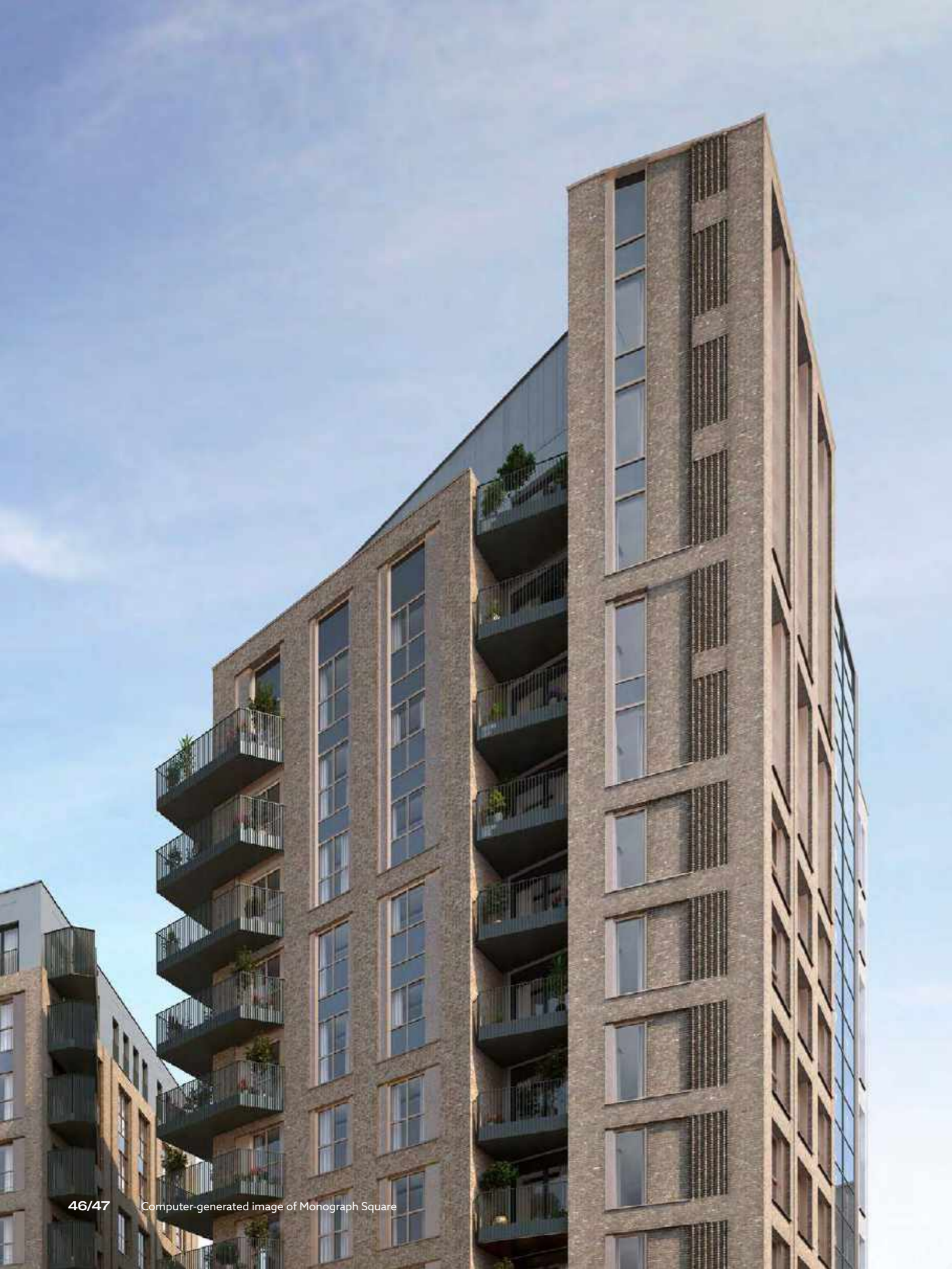
Signature Place

Two striking buildings around a richly planted courtyard, bringing a further 109 elegant, contemporary homes and home to the luxury Wellness Centre.

Monograph Square

Monograph Square, crafted by four internationally renowned architects, is the final piece in Postmark's ambitious masterplan, providing 137 private residences to complete a collection of 650 stylish homes.

Split across two buildings, Majesty House provides 24 homes and the collection of Block H buildings will provide a further 113 homes. Both ranging from one to four bedrooms and offering either terraces, or one or two balconies.



Plans

Monograph Square

Plans

Majesty House



Computer-generated image of a living room

Ground Level



CALTHORPE STREET



1 Bedroom

194

J1.00.01

Living/Dining	3.65m x 5.70m
Kitchen	1.80m x 4.67m
Bedroom	3.15m x 5.38m
Terrace	3.05m x 6.98m
Total internal area	53.0 sq m 570.5 sq ft
Total external area	14.4 sq m 155.2 sq ft

197

J1.00.04

Living/Dining	3.75m x 4.60m
Kitchen	1.80m x 4.71m
Bedroom	3.05m x 6.25m
Terrace	1.40m x 6.25m
Total internal area	51.0 sq m 549.0 sq ft
Total external area	7.0 sq m 75.3 sq ft

2 Bedroom

195

J1.00.02

Living/Dining	3.60m x 7.87m
Kitchen	1.95m x 3.40m
Bedroom 1	3.10m x 5.70m
Bedroom 2	3.70m x 3.21m
Terrace	3.05m x 7.05m
Total internal area	80.0 sq m 861.1 sq ft
Total external area	18.5 sq m 199.3 sq ft

198

J1.00.05

Living/Dining	3.66m x 5.88m
Kitchen	2.10m x 4.85m
Bedroom 1	4.90m x 3.05m
Bedroom 2	3.70m x 3.65m
Terrace 1	1.40m x 6.25m
Terrace 2	2.70m x 1.20m
Total internal area	80.0 sq m 861.1 sq ft
Total external area	9.0 sq m 96.9 sq ft

3 Bedroom

196

J1.00.03

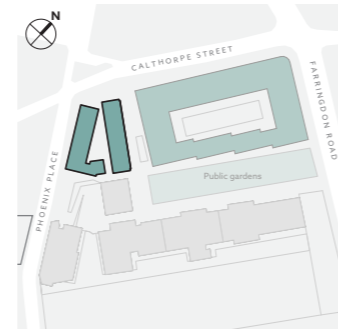
Living/Dining	7.00m x 3.20m
Kitchen	3.20m x 2.20m
Bedroom 1	3.00m x 5.75m
Bedroom 2	3.70m x 3.05m
Bedroom 3	3.75m x 3.60m
Terrace 1	1.40m x 6.20m
Terrace 2	1.40m x 6.20m
Total internal area	107.0 sq m 1151.7 sq ft
Total external area	12.0 sq m 129.2 sq ft

Total internal area

107.0 sq m | 1151.7 sq ft

Total external area

12.0 sq m | 129.2 sq ft



KEY

S	Storage	J1.01.01	Core
U	Utility room		Floor no.
W	Wardrobe		Apartment ref*
----	Indicative wardrobe space		

*Apartment ref is the plot number at time of going to press. This may update and is not a form of address. Apartments have openable windows either side of mullions. Please speak to your sales agent for clarification.



PARAGON SQUARE

Level 01



CALTHORPE STREET



1 Bedroom

201
J1.01.03

Living/Dining	3.65m x 5.70m
Kitchen	1.80m x 4.67m
Bedroom	3.15m x 5.38m
Balcony	1.38m x 3.10m
Total internal area	53.0 sq m 570.5 sq ft
Total external area	4.0 sq m 43.1 sq ft

202
J1.01.04

Living/Dining	3.65m x 5.70m
Kitchen	1.80m x 4.67m
Bedroom	3.15m x 5.38m
Balcony	1.38m x 3.10m
Total internal area	53.0 sq m 570.5 sq ft
Total external area	4.0 sq m 43.1 sq ft

204
J1.01.06

Living/Dining	3.88m x 5.28m
Kitchen	1.96m x 3.50m
Bedroom	3.05m x 6.25m
Balcony	1.40m x 6.25m
Total internal area	51.0 sq m 549.0 sq ft
Total external area	7 sq m 75.3 sq ft

205
J1.01.07

Living/Dining	3.75m x 4.60m
Kitchen	1.80m x 4.71m
Bedroom	3.05m x 6.25m
Balcony	1.40m x 6.25m
Total internal area	50.0 sq m 538.2 sq ft
Total external area	7.0 sq m 75.3 sq ft

206
J1.01.08

Living/Dining	3.75m x 4.60m
Kitchen	1.80m x 4.71m
Bedroom	3.05m x 5.70m
Balcony	1.40m x 6.25m
Total internal area	51.0 sq m 549.0 sq ft
Total external area	7.0 sq m 75.3 sq ft

207
J1.01.09

Living/Dining	3.75m x 4.60m
Kitchen	1.80m x 4.71m
Bedroom	3.05m x 5.70m
Balcony	1.40m x 6.25m
Total internal area	51.0 sq m 549.0 sq ft
Total external area	7.0 sq m 75.3 sq ft

2 Bedroom

199
J1.01.01

Living/Dining	4.25m x 4.70m
Kitchen	9.17m x 4.55m
Bedroom 1	4.7m x 4.50m
Bedroom 2	6.70m x 4.00m
Balcony 1	1.60m x 2.70m
Balcony 2	1.60m x 2.70m
Total internal area	115.0 sq m 1237.8 sq ft
Total external area	8.0 sq m 86.1 sq ft

200
J1.01.02

Living/Dining	2.90m x 7.87m
Kitchen	1.95m x 3.40m
Bedroom 1	3.00m x 5.70m
Bedroom 2	3.70m x 3.21m
Balcony	1.38m x 5.85m
Total internal area	76.0 sq m 818.1 sq ft
Total external area	7.0 sq m 75.3 sq ft



KEY

S	Storage	J1.01.01	Core
U	Utility room		Floor no.
W	Wardrobe		Apartment ref.
----	Indicative wardrobe space		

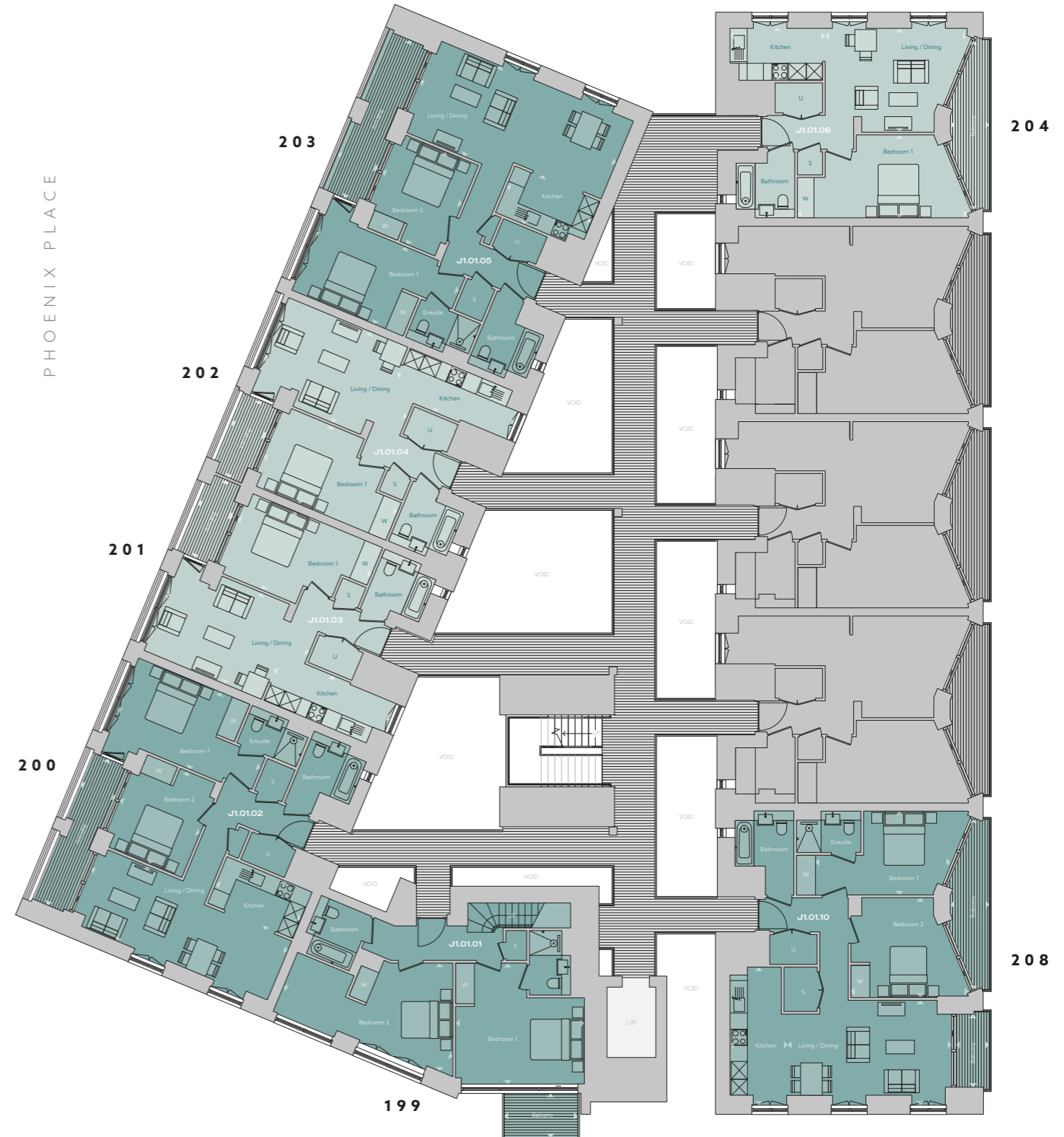
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203
J1.01.05

Living/Dining	3.60m x 7.87m
Kitchen	1.95m x 3.40m
Bedroom 1	3.10m x 5.70m
Bedroom 2	3.70m x 3.21m
Balcony	1.22m x 6.30m
Total internal area	80.0 sq m 861.1 sq ft
Total external area	9.0 sq m 96.9 sq ft

208
J1.01.10

Living/Dining	3.86m x 6.04m
Kitchen	5.00m x 2.10m
Bedroom 1	3.10m x 4.90m
Bedroom 2	3.65m x 4.30m
Balcony 1	1.40m x 6.25m
Balcony 2	2.70m x 1.20m
Total internal area	79.5 sq m 855.7 sq ft
Total external area	10.0 sq m 107.6 sq ft



PARAGON SQUARE

Level 02



CALTHORPE STREET



1 Bedroom

210
J1.02.02

Living/Dining	3.65m x 5.70m
Kitchen	1.80m x 4.67m
Bedroom	3.15m x 5.38m
Balcony	1.38m x 3.10m
Total internal area	53.0 sq m 570.5 sq ft
Total external area	4.0 sq m 43.1 sq ft

211
J1.02.03

Living/Dining	3.65m x 5.70m
Kitchen	1.80m x 4.67m
Bedroom	3.15m x 5.38m
Balcony	1.38m x 3.10m
Total internal area	53.0 sq m 570.5 sq ft
Total external area	4.0 sq m 43.1 sq ft

213
J1.02.05

Living/Dining	3.88m x 5.28m
Kitchen	1.96m x 3.50m
Bedroom	3.05m x 6.25m
Balcony	1.40m x 6.25m
Total internal area	51.0 sq m 549.0 sq ft
Total external area	7 sq m 75.3 sq ft

214
J1.02.06

Living/Dining	3.75m x 4.60m
Kitchen	1.80m x 4.71m
Bedroom	3.05m x 6.25m
Balcony	1.40m x 6.25m
Total internal area	51.0 sq m 549.0 sq ft
Total external area	7.0 sq m 75.3 sq ft

215
J1.02.07

Living/Dining	3.75m x 4.60m
Kitchen	1.80m x 4.71m
Bedroom	3.05m x 5.70m
Balcony	1.40m x 6.25m
Total internal area	51.0 sq m 549.0 sq ft
Total external area	7.0 sq m 75.3 sq ft

216
J1.02.08

Living/Dining	3.75m x 4.60m
Kitchen	1.80m x 4.71m
Bedroom	3.05m x 5.70m
Balcony	1.40m x 6.25m
Total internal area	51.0 sq m 549.0 sq ft
Total external area	7.0 sq m 75.3 sq ft

2 Bedroom

209
J1.02.01

Living/Dining	2.90m x 7.87m
Kitchen	1.95m x 3.40m
Bedroom 1	3.00m x 5.70m
Bedroom 2	3.70m x 3.21m
Balcony 1	1.38m x 5.85m
Total internal area	76.0 sq m 818.1 sq ft
Total external area	7.0 sq m 75.3 sq ft

212
J1.02.04

Living/Dining	3.60m x 7.87m
Kitchen	1.95m x 3.40m
Bedroom 1	3.10m x 5.70m
Bedroom 2	3.70m x 3.21m
Balcony	1.22m x 6.30m
Total internal area	80.0 sq m 861.1 sq ft
Total external area	9.0 sq m 96.9 sq ft

217
J1.02.09

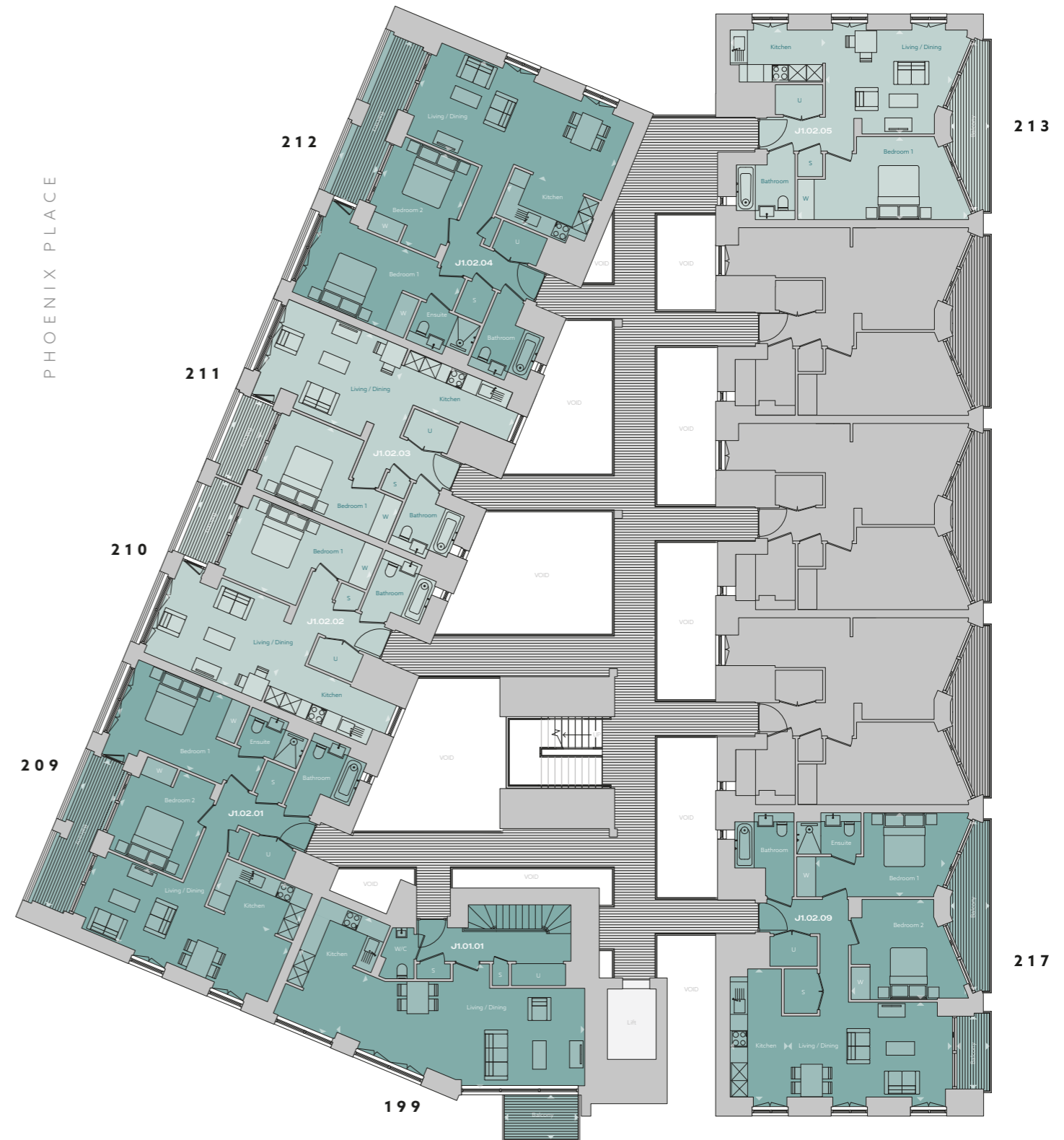
Living/Dining	3.86m x 6.04m
Kitchen	5.00m x 2.10m
Bedroom 1	4.90m x 3.10m
Bedroom 2	3.65m x 4.30m
Balcony 1	1.40m x 6.25m
Balcony 2	2.70m x 1.20m
Total internal area	79.5 sq m 855.7 sq ft
Total external area	10.0 sq m 107.6 sq ft



KEY

S	Storage	J1.01.01	Core
U	Utility room		Floor no.
W	Wardrobe		Apartment ref.
----	Indicative wardrobe space		

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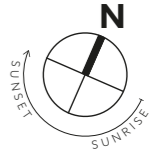
PARAGON SQUARE



Level 03



CALTHORPE STREET



1 Bedroom

219
J1.03.02

Living/Dining	3.65m x 5.70m
Kitchen	1.80m x 4.67m
Bedroom	3.15m x 5.38m
Balcony	1.38m x 3.10m
Total internal area	53.0 sq m 570.5 sq ft
Total external area	4.0 sq m 43.1 sq ft

220
J1.03.03

Living/Dining	3.65m x 5.70m
Kitchen	1.80m x 4.67m
Bedroom	3.15m x 5.38m
Balcony	1.38m x 3.10m
Total internal area	53.0 sq m 570.5 sq ft
Total external area	4.0 sq m 43.1 sq ft

222
J1.03.05

Living/Dining	8.82m x 5.28m
Kitchen	1.96m x 3.50m
Bedroom	3.05m x 6.25m
Balcony	1.40m x 6.25m
Total internal area	51.0 sq m 549.0 sq ft
Total external area	7 sq m 75.3 sq ft

223
J1.03.06

Living/Dining	3.75m x 4.60m
Kitchen	1.80m x 4.71m
Bedroom	3.05m x 6.25m
Balcony	1.40m x 6.25m
Total internal area	51.0 sq m 549.0 sq ft
Total external area	7.0 sq m 75.3 sq ft

224
J1.03.07

Living/Dining	3.75m x 4.60m
Kitchen	1.80m x 4.71m
Bedroom	3.05m x 5.70m
Balcony	1.40m x 6.25m
Total internal area	51.0 sq m 549.0 sq ft
Total external area	7.0 sq m 75.3 sq ft

225
J1.03.08

Living/Dining	3.75m x 4.60m
Kitchen	1.80m x 4.71m
Bedroom	3.05m x 5.70m
Balcony	1.40m x 6.25m
Total internal area	51.0 sq m 549.0 sq ft
Total external area	7.0 sq m 75.3 sq ft

2 Bedroom

218
J1.03.01

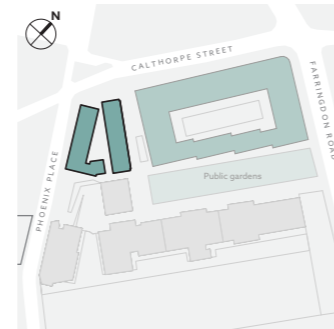
Living/Dining	2.90m x 7.87m
Kitchen	1.95m x 3.40m
Bedroom 1	3.00m x 5.70m
Bedroom 2	3.70m x 3.21m
Balcony 1	1.38m x 5.85m
Total internal area	76.0 sq m 818.1 sq ft
Total external area	7.0 sq m 75.3 sq ft

221
J1.03.04

Living/Dining	3.60m x 7.87m
Kitchen	1.95m x 3.40m
Bedroom 1	3.10m x 5.70m
Bedroom 2	3.70m x 3.21m
Balcony	1.22m x 6.30m
Total internal area	80.0 sq m 861.1 sq ft
Total external area	9.0 sq m 96.9 sq ft

226
J1.03.09

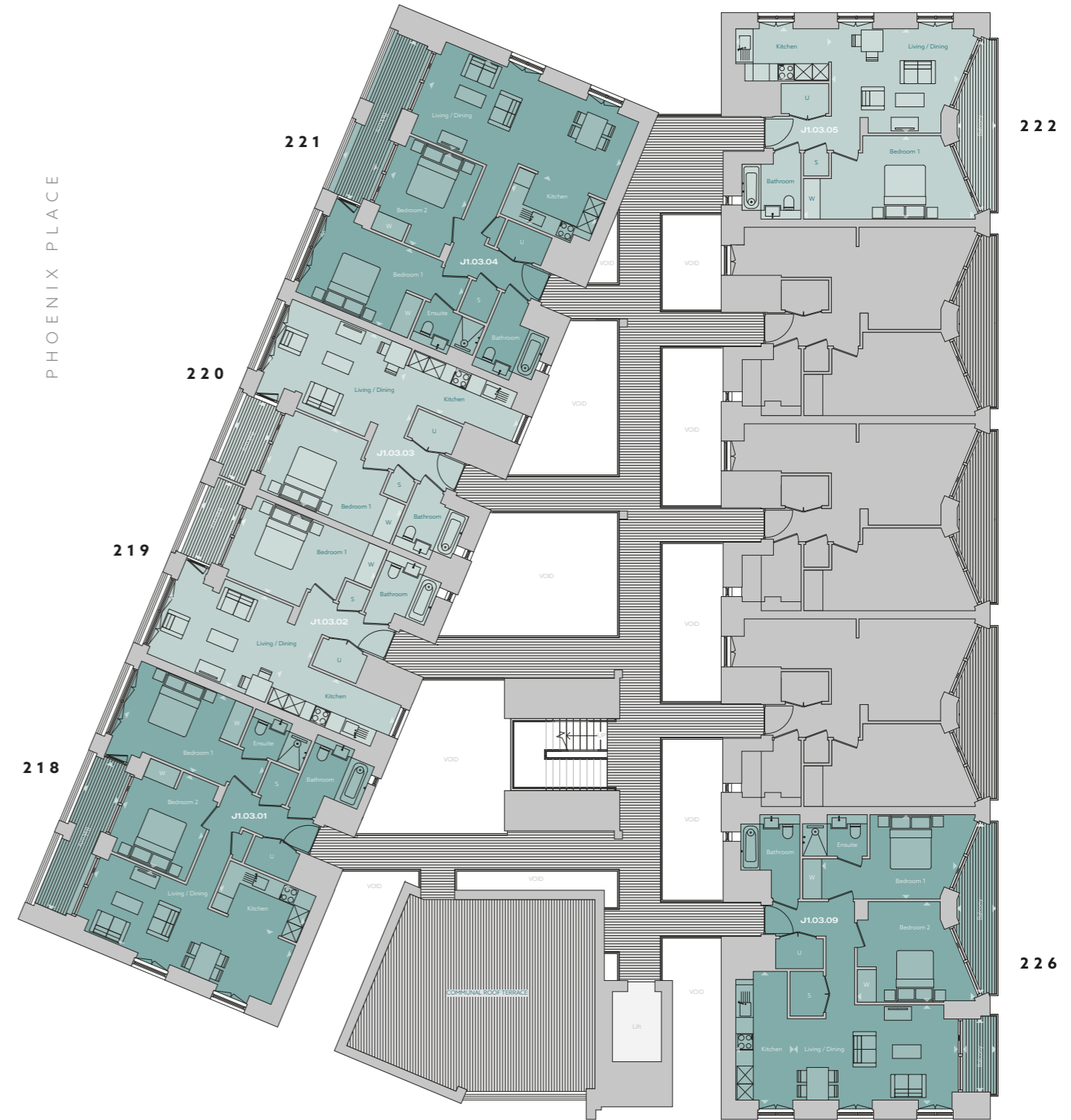
Living/Dining	3.86m x 6.04m
Kitchen	5.00m x 2.10m
Bedroom 1	4.90m x 3.10m
Bedroom 2	3.65m x 4.30m
Balcony 1	1.40m x 6.25m
Balcony 2	2.70m x 1.20m
Total internal area	79.5 sq m 855.7 sq ft
Total external area	10.0 sq m 107.6 sq ft



KEY

S	Storage	J1.01.01	Core
U	Utility room		Floor no.
W	Wardrobe		Apartment ref.
----	Indicative wardrobe space		

*Apartment ref is the plot number at time of going to press. This may update and is not a form of address. Apartments have openable windows either side of mullions. Please speak to your sales agent for clarification.



PARAGON SQUARE

Bespoke specification

Inspired by Postmark's double postcode, two palettes have been created, both influenced by the stylish elegance of the West, combined with a contemporary edge from the East.

TEXTURE

A timeless neutral backdrop through textured carpets, wall tiles and perforations provide depth and character to finishes.

AMBIENCE

Soft lighting, warm timber tones and tactile matt finishes create a welcoming ambience that exudes comfort and warmth.

LUXURY

Refined elegant details and bold statements create a strong identity — with bespoke marble-inspired surfaces, polished chrome details and reflective finishes.

West



East

“

Heritage is hugely important here, with the old sorting office, so we brought this forward in the little details; such as perforations in stamps, woven hessian details in the old postal sacks and the craftsmanship in pigeon holes, creating a subtle backdrop to our concept.

”

Caroline Smith, Managing Director,
WISH Interior Architecture



KITCHEN

- Bespoke custom-crafted cabinetry in a contemporary veneered finish to base and tall units
- Lacquered wall cabinets with concealed downlighting
- Soft closing doors and drawers throughout
- Silestone worktops and matching splashbacks
- Fully fitted Siemens appliances throughout, including:
 - Integrated induction hob
 - Integrated oven and ecoClean technology
 - Integrated microwave (microwave combi to selected units, subject to kitchen design)
 - Fully integrated dishwasher
 - Fully integrated fridge freezer
 - Freestanding washer/dryer (typically located in hallway utility cupboard)
- Re-circulating extractor fan
- Convenient compartmentalised waste and recycling storage
- Undermount single or 1 ½ bowl sink (subject to kitchen design)
- Single-lever mixer tap with swivel spout, finished in chrome

BATHROOMS

- Ceiling-mounted shower head and hand-held shower set in bathroom and ensuite, finished in chrome
- Wall-mounted mirrored vanity unit with timber veneer shelving and integrated shaver socket
- Full-height tiles to walls in wet areas and tiled floor
- White ceramic wall-mounted WC with soft closing seat, concealed cistern and dual flush
- Bespoke Silestone wall-mounted basin and vanity worktop
- Tiled splashback to wash basin
- Chrome basin mixer spout and controls
- Thermostatic mixer and two-way control for shower and three-way control for bath
- Chrome heated towel rail
- Accessories include clothes hook and mounted toilet roll holder

WINDOWS & BALCONIES

- Balconies include decking and either side hung or sliding external doors
- Double-glazed windows throughout

* Ceiling heights throughout are 2.3m-2.5m. There may be some instances where heights vary. Please refer to each individual apartment drawing.

GENERAL/FINISHES

- Engineered timber flooring throughout living and kitchen spaces
- Deluxe carpet flooring to bedrooms
- Matching engineered timber flooring to storage cupboards
- Bespoke feature entrance door and designer door furniture in polished chrome
- Polished chrome door handles to all internal doors
- Painted architraves and skirting throughout
- Dedicated storage cupboards (subject to individual apartment layout)
- Fitted wardrobes in bedrooms 1 and 2 with internal lighting and drawers
- Ceiling height 2.3m-2.5m*

MECHANICAL & ELECTRICAL

- Independent thermostatically controlled comfort cooling in all living areas and bedrooms
- Underfloor heating throughout each property
- Whole apartment ventilation system incorporating heat recovery
- 13-amp circuits throughout
- All visible sockets and switch plates finished in polished chrome
- Light switches finished in polished chrome
- Low-energy, low-maintenance lighting scheme using LED, low-voltage and fluorescent fittings
- Ceiling-mounted smoke detectors and residential sprinklers within apartments

AV/TELEPHONE/DATA

- Wiring for Sky Q to living area offering both coax and high-speed data cabling for digital TV, DAB and FM radio, telephone and data services for media connectivity
- Communal satellite dish

ACCESS & CYCLE PARKING

- Cycle store located in the basement of Block H
- Electric car charging points are available on the site by separate negotiation

SECURITY

- 24-hour concierge service
- Individual video entry system for all apartments
- A network of internal and external CCTV cameras
- Authorised electronic-controlled access to basement and external doors



Computer-generated image of public realm

First-class delivery

Taylor Wimpey Central London creates high-quality residential developments in sought-after Zone 1 and Zone 2 locations. Each development is bespoke to its area using handpicked designers and architects to match local needs and tastes. Success stems from responding to the market in good time and continually evolving to meet the needs of discerning buyers in the capital.

Disclaimer: These details are intended to give a general indication of the proposed specification. The developer operates a policy of continuous product development and reserves the right to alter any part of the development specification at any time. Where brands are specified, the developer reserves the right to replace the brand with another of equal quality or better. Floor-plans are intended to give a general indication of the proposed floor layout, and apartment layouts provide approximate measurements only. Dimensions are for guidance only and all measurements and areas may vary within a tolerance of 5%. Dimensions are not intended to be used for carpet sizes, appliance space or items of furniture. Total areas are provided as GIA according to RICS measuring practice. Kitchen and bathroom layouts are indicative only and are subject to change. Furniture and landscaping is shown for illustrative purposes only. All images and dimensions are not intended to form part of any contract or warranty. All images used are for illustrative purposes only. Individual features such as windows, brick and other materials' colours may vary, as may heating and electrical layouts. The name Postmark London and Folio Gardens are for marketing purposes and may not form part of the postal address. April 2023.

Taylor Wimpey
Central London



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