



**Telford Homes' Vibe, a new luxury residential development in the heart of fashionable Dalston**  
*Stylish apartments with easy access to the City of London and East London's vibrant cultural scene*



*CGI of Vibe from Beechwood Road with The City in the background.*

Vibe, a new collection of luxury private apartments and penthouses on Roseberry Place and Beechwood Road, in London's desirable E8 postcode, is perfectly positioned for work and recreation. Close to The City of London and in the heart of trend-setting Dalston, Vibe offers an exciting lifestyle as well as an exceptional investment opportunity. This landmark Telford Homes development features high-specification one, two and three-bedroom apartments and penthouses on the tenth floor.

Young professionals would be hard-pressed to find a more stimulating environment to call home. Dalston recently earned the title 'the coolest place to live in Britain' from national and global news sources. It is attracting an increasingly diverse and interesting mix of media creatives, fashion-lovers, style leaders and young City workers (as well as designer icons such as Christopher Kane and Jimmy Choo), who all want to take full advantage of having a base in London's cool East Quarter.

Designed by Rock Townsend, Vibe has been created to take full advantage of the spectacular, far-reaching views across London: each apartment has its own private balcony and residents will also be able to make use of an exclusive rooftop garden, along with private residents' gymnasium and the additional benefit of a 24 hour concierge service.

The spacious and stylish interiors are finished to exceptional standards. The kitchens feature beautiful stone worktops, smart units from renowned London designer Urban Myth and integrated Smeg appliances, while the bathrooms are fitted with bespoke cabinetry, contemporary sanitary ware and fittings.

The world-famous London College of Fashion has chosen Hackney as the place to develop a new Fashion Hub, incorporating gallery space and retail outlets, where local talent will rub shoulders with the world's top designer names. Due to be completed in 2016, it will cement the area's stylish reputation. However, Dalston already strikes a happy balance of chic boutiques, eclectic markets, pop-up shops and quirky independent stores – not to mention having Westfield Stratford City, as well as the markets at Brick Lane, Spitalfields and Columbia Road, close at hand.

The area's distinctly arty ambience also owes its roots to a dynamic and fast-growing local arts scene. Hackney is at the forefront of all that is cutting-edge in London and offers plenty for every taste, from contemporary art galleries to street art, experimental music to orchestral proms and a thriving film and dance scene. Dalston has its own cinemas, jazz venues and theatres, a host of café bookshops, some of the best underground clubs in London, as well as an excellent choice of independent bars and restaurants - and it's all just minutes from the Square Mile's high-end dining hotspots.

David Campbell, Group Sales and Marketing Director for Telford Homes commented: "We are delighted to announce the launch of Vibe, our latest development in London. Dalston is undoubtedly the gateway to a fantastically exciting urban way of life – the whole area is buzzing with activity, energy and opportunity – and there has already been a considerable level of interest, particularly from investors looking for a serious return on investment and a strong rental yield. I am confident that the demand for high-specification homes in the city's coolest destination is only going to go in one direction."

Despite its urban atmosphere, Hackney is also one of inner London's greenest boroughs, so Vibe residents can enjoy almost 60 different parks, gardens, commons and open spaces – you don't have to go far to escape and unwind from work. London Fields park, with its tree-lined paths, flower meadows and tennis courts, is a 14-minute walk or four-minute cycle ride away; while Hackney Downs, the perfect spot for a picnic with views of the Gherkin building, is just a couple of minutes further afield.

Residents will find themselves spoilt for transport links. The new Dalston Junction station, on the Overground line that runs between Highbury & Islington and West Croydon, is just a two-minute walk away - so getting into Canary Wharf, Docklands, Westfield Stratford City and Clapham Junction couldn't be simpler. This is also the heartland of cycling in the city – more people in Hackney cycle to work than in any other borough – and a new grid of safe cycle routes is being developed to make it even more enjoyable.

Telford Homes has partnered with the Holy Trinity Primary School, which was on the existing site, to produce a new, two-tier primary school at the lower level of the development, further enhancing the appeal of the local area.

Prices for Vibe start from £395,000 for a one bedroom.  
First completions expected from autumn 2016.

## ENDS

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### EDITORS NOTES

Telford Homes Plc. is an AIM listed developer delivering high quality residential and mixed-use developments across London. Demonstrating the company's commitment to regeneration and creating sustainable new communities, Telford Homes has established long-term partnerships with local authorities within key London Boroughs.

Established in 2000 Telford Homes has expanded its operation from East and North London to developing high quality homes across the Capital, predominantly in zones one and two.

Telford Homes' high standards and exceptional customer service have gained the company a number of awards. Wins include the prestigious Homebuilder of the Year and a commendation for Best Development Project (Matchmakers Wharf) at the British Home Awards, four NHBC Seals of Excellence as well as the Supreme Award in the Multi-Storey Builder category for the project manager at Telford Homes' Greenwich Creekside development and most recently Medium Housebuilder of the Year and Best design at the Housebuilder Awards 2013.

The company's independently conducted customer satisfaction results for 2013 highlight that 98 per cent of customers would recommend Telford Homes.