Welcome to The Hub at Brixton Square. A collection of contemporary, one and two bedroom apartments, available on a shared ownership basis, designated to help first time buyers get onto the property ladder. The Hub is at the heart of one of the most fashionable residential developments in an area known to be an exciting and vibrant part of London. You really are at the centre of everything the capital has to offer.

Why people choose Brixton
Brixton has benefitted from significant regeneration in recent years and has become more and more sought after – making it a great opportunity for anyone investing in their first home. The prime location, cool culture and easy transport links mean this area is destined to remain popular for years to come.

The hub of South London
Brixton is a destination in itself and is surrounded by some of the capital’s great places such as Wandsworth and Clapham with their open spaces, cafes and restaurants, Battersea with its park and river life, Tooting with its famous Lido and Chelsea with the King’s Road – spilling over with fashionable shopping. There’s cricket at the Oval and football at Stamford Bridge or Craven Cottage, all within an easy cycle ride.

A great place to live
The apartments at The Hub are designed for modern living at its best, well appointed and beautifully finished. The development is built around a lovely courtyard and the clever landscaping even extends to the roof areas. Everything has been conceived with harmony and balance.
Location, location, location
The Hub is just down the road from the famous Electric Avenue. This was the first market in the country to be powered by electricity and the famous Brixton Market is there to this day. Its stalls and shops are a short walk away and offer everything you need for your everyday shopping, including fresh meat, fish, vegetables and a fascinating array of foods from every corner of the world.

Stylish Brixton
The Academy, the Ritzy, the Windmill; all famous, well-established venues that rub shoulders with pop up galleries, restaurants and shops. In Brixton there’s a regular Farmers’ Market, vintage clothing stores, an annual festival, murals and it even has its own currency. Then, when you want to slow the pace, you can take a stroll through Wych Gardens or take a seat by the Bandstand at Ruskin Park.

Close, verb. To bring things together. Make them easier to reach. Get nearer to.

**location / close / central / well linked / easy**

**Great connections**
The Hub is a short walk from Brixton underground and overground stations. Whether you take a train, a bus, a bike or drive a car, you’re so close to everything that matters. The West End is just 3 miles away* and the City is only a little further. Blackfriars is under 10 minutes by tube*, making it one of the easiest commutes in London. Victoria is even closer.

**Thinking further afield**
The rest of London is easy to reach too. King’s Cross and Euston with their links to the national rail network are under 20 minutes away. There’s the South Circular with its handy road connections and a wide range of buses that will whisk you to all parts of London and beyond. No wonder people choose Brixton simply because of its prime location.
Beautifully, adverb. Created to be very pleasing to the eye, relaxing to the mind. Elegant, tasteful.

the spec / modern / stylish / chic / beautiful

Kitchen
- Fully fitted contemporary white gloss units with black laminate worktop and upstand
- Integrated stainless steel electric oven and ceramic hob
- Stainless steel extractor hood and splashback
- Integrated fridge/freezer and dishwasher
- Freestanding washer/dryer in hall cupboard

Bathroom & En suite
- Contemporary white sanitaryware with chrome mixer taps
- Thermostatic shower over bath with glass shower screen to apartments without an en suite
- Bath with hand held shower mixer to apartments with an en suite
- Thermostatic shower with silver framed enclosure to en suite
- Co-ordinating ceramic floor and wall tiling
- Chrome heated towel rail
- Shaver socket

General
- Smooth white painted walls, ceilings and architraves
- White internal doors with brushed chrome ironmongery
- Wood effect laminate flooring to hall, living area and kitchen
- Composite timber and aluminium double glazed windows with white finish internally
- Wardrobes to bedroom one
- Carpet to bedrooms
- 12 year NHBC warranty

Communal Areas
- Ceramic floor tiles to lobby
- Carpet to corridors
- Individual letter boxes

Security
- Daytime concierge¹
- Front door with door bell, viewer and deadlocks
- Video entry system
- Mains operated smoke and heat detectors

Heating & Electrical
- Communal heating and hot water system, with underfloor heating in each apartment
- Downlights to kitchen, bathroom and en suite (where applicable)
- Pendant lighting to hall, living room and bedrooms
- TV point to living room and bedroom one
- Telephone point to living room and bedroom one
- Communal TV aerial with Sky facility²

¹ - Concierge is on site between 8am and 4pm Monday to Friday, and 9am to 1pm on Saturday
² - Subject to individual subscription with provider

the hub / site plan / floorplans

PLOT 91 - FOURTH FLOOR
49.7 sq m (535 sq ft)
Living / Dining / Kitchen
5.83m x 4.09m  19' 2" x 13' 5"
Bedroom
3.64m x 3.17m  12' 0" x 10' 5"

PLOT 88 - FOURTH FLOOR
49.9 sq m (537 sq ft)
Living / Dining / Kitchen
6.34m x 3.85m  20' 10" x 12' 7"
Bedroom
4.36m x 3.15m  14' 4" x 10' 4"

KEY
C - Cupboard
W - Wardrobe
A/C - Airing Cupboard

Floorplans are not to scale and are indicative only. All measurements have been prepared from preliminary plans and are intended to give a general indication of the proposed layout. Total areas are given as a guide only.
PLOT 81 - THIRD FLOOR
PLOT 74 - SECOND FLOOR
PLOT 67 - FIRST FLOOR
50.2 sq m (540 sq ft)

Living / Dining / Kitchen
6.34m x 3.85m  20' 10" x 12' 7"
Bedroom
4.47m x 3.15m   14' 8" x 10' 4"

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PLOT 92 - FOURTH FLOOR
PLOT 85 - THIRD FLOOR
PLOT 78 - SECOND FLOOR
PLOT 71 - FIRST FLOOR
50.5 sq m (544 sq ft)

Living / Dining / Kitchen
7.52m x 3.53m   24' 8" x 11' 7"
Bedroom
4.37m x 3.11m   14' 4" x 10' 3"

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PLOT 96 - FIFTH FLOOR
50.5 sq m (544 sq ft)

Living / Dining Room
4.51m x 3.82m    14' 10" x 12' 6"
Kitchen
3.00m x 2.00m    9' 10" x 6' 7"
Bedroom
4.42m x 2.82m    14' 6" x 9' 3"

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PLOT 82 - THIRD FLOOR
PLOT 75 - SECOND FLOOR
PLOT 68 - FIRST FLOOR
62.6 sq m (674 sq ft)
Living / Dining / Kitchen
7.53m x 3.30m  24’ 8” x 10’ 10”
Bedroom 1
4.43m x 3.02m   14’ 6” x 9’ 11”
Bedroom 2
4.43m x 2.44m   14’ 6” x 8’ 0”

PLOT 102 - GROUND FLOOR
65.1 sq m (701 sq ft)
Living / Dining / Kitchen
6.45m x 3.50m  21’ 1” x 11’ 10”
Bedroom 1
3.81m x 3.01m  12’ 7” x 9’ 11”
Bedroom 2
3.66m x 2.59m  12’ 8” x 8’ 6”

PLOT 111 - SECOND FLOOR
PLOT 107 - FIRST FLOOR
66.2 sq m (713 sq ft)
Living / Dining / Kitchen
5.78m x 3.60m  19’ 0” x 11’ 10”
Bedroom 1
3.83m x 3.01m  12’ 7” x 9’ 10”
Bedroom 2
3.86m x 2.59m  12’ 8” x 8’ 6”

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PLOT 95 - FIFTH FLOOR
79.0 sq m (850 sq ft)

Living / Dining Room
5.74m x 4.05m   18' 10" x 13' 4"

Kitchen
3.37m x 2.68m   11' 1" x 8' 9"

Bedroom 1
4.65m x 3.41m   15' 3" x 11' 2"

Bedroom 2
3.55m x 3.48m   11' 8" x 11' 5"

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