

PACKINGTON



LONDON, N1



Come home to London's
newest garden square
moments from Islington

Packington Square embodies the spirit of Islington. Its forward-thinking design, delivered with innovative verve and sensitivity to tradition, has already won it a multitude of housing and design awards.

Now, with the final phases of the development underway, there is an opportunity for you to join this exciting, established community with a selection of stylish one- and two-bedroom apartments overlooking the landscaped gardens of Packington Square.



PACKINGTON



THE CITY

THE SHARD

ISLINGTON
BASIN

ST PAUL'S
CATHEDRAL

WATERLOO
STATION

LONDON EYE

BARBICAN

CITY ROAD

ANGEL
UNDERGROUND

OLD STREET

LIFE. STYLE. CHOICE.

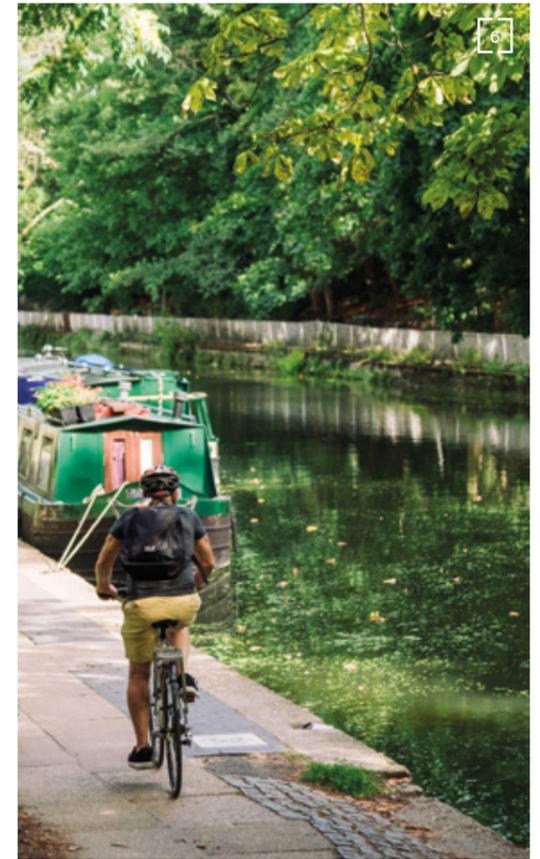
Islington is unique; no other borough so successfully blends the diversity of metropolitan life with the unobtrusive luxury of a smart Georgian town. In Islington, you are connected to the heartbeat of the city while living a life of elegant retreat.

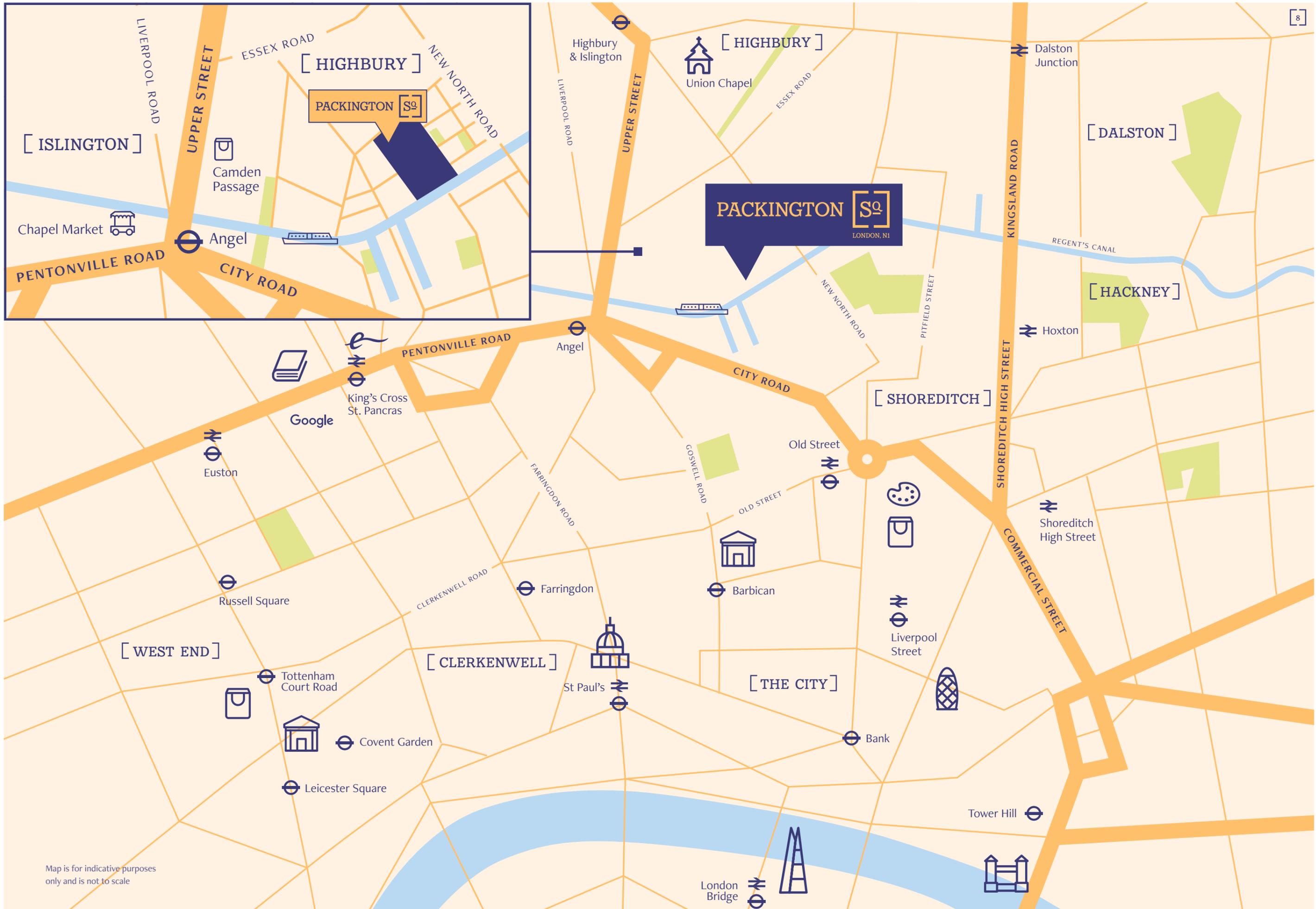


[WHERE ELSE CAN YOU COMBINE ACRES OF PARKS WITH MILES OF CANALWAYS.]

Living close to Regent's Canal is like having a private nature reserve in your own back yard, at its best in the spring and summer when the waters ripple with moorhens, swans and even cormorants. As well as a thriving lifestyle hub with towpath

cafes and eateries, it's also a valuable arterial route into surrounding neighbourhoods and the city beyond. Could there be a better way to get to work than cycling or walking along the waterway? It is mindfulness living at its best.

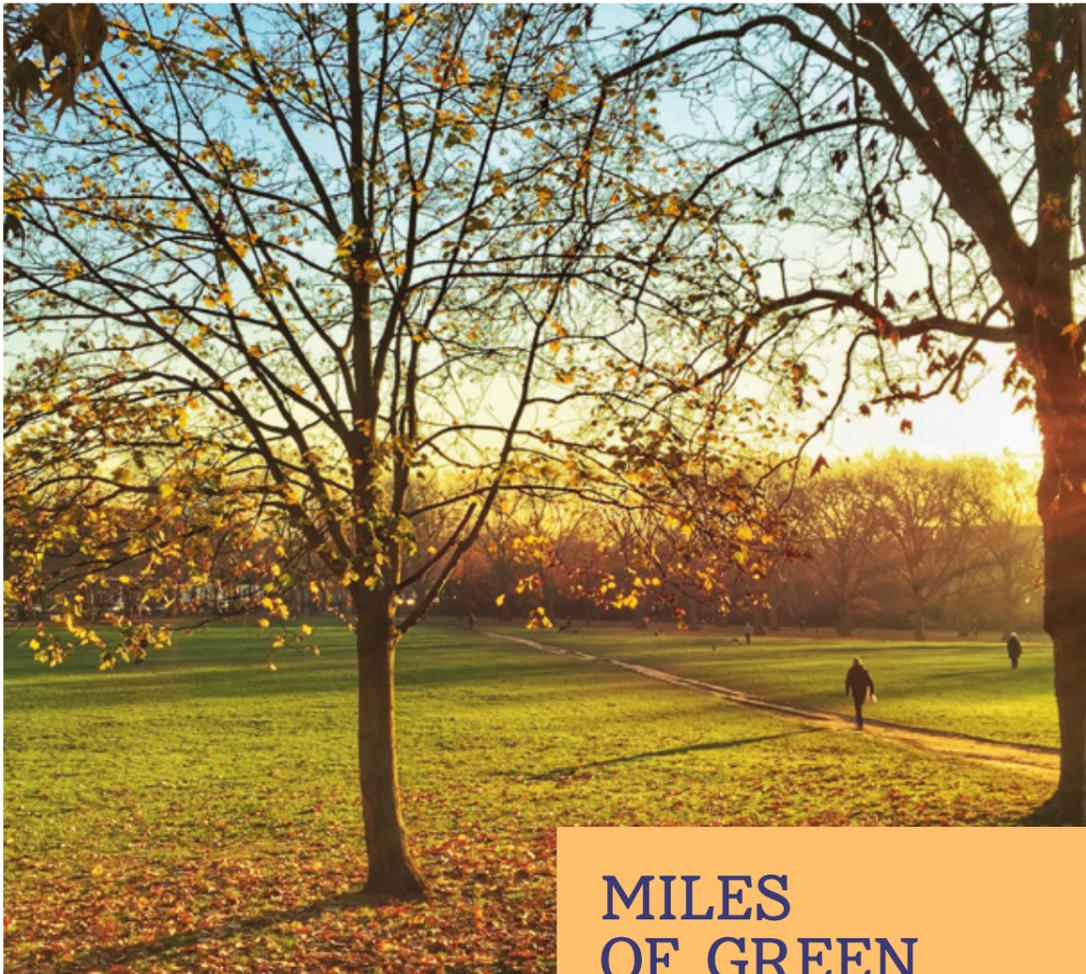




PACKINGTON 
LONDON, NI

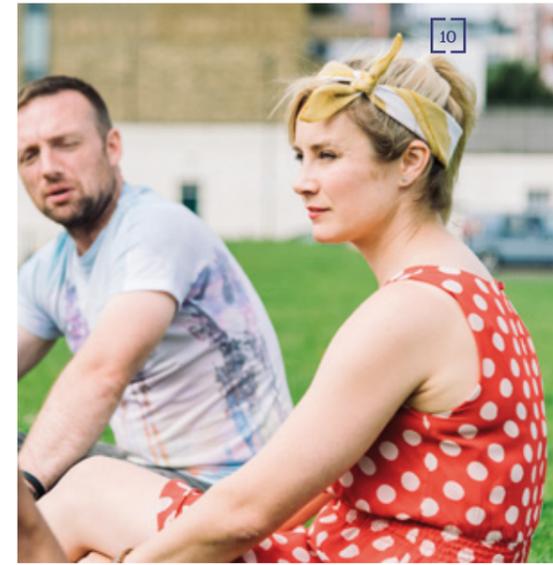
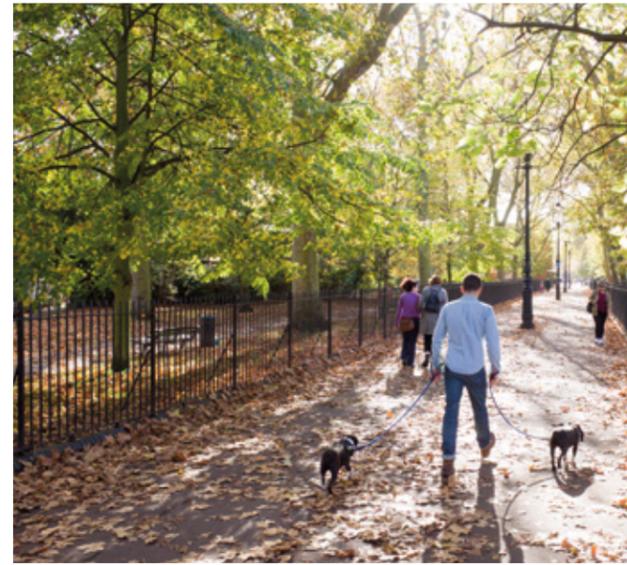
PACKINGTON 

Map is for indicative purposes only and is not to scale



MILES OF GREEN GRASS AND ACRES OF SPACE

Islington's acres of green space also offer ideal respite from city life. Shoreditch Park, just around the corner from Packington Square, is a wide, urban park that borders neighbouring Hoxton. It's popular for running and also houses London's only outdoor beach volleyball court. Rosemary Gardens is a lovely pocket of greenery on nearby Southgate Road. But the jewel in the crown is the majestic Highbury Fields, a wonderful sweep of grassland surrounded by Georgian townhouses, complete with swimming pool, bandstand and tennis courts.



[A PLACE TO CHILL AND UNWIND WITH SUMMER BBQS OR STAY ACTIVE PLAYING BEACH VOLLEYBALL AND TENNIS ON THE COURTS AT SHOREDITCH PARK.]

Images of Highbury Fields, Shoreditch Park and Union Square

STROLL ALONG TO A SHOPPERS' PARADISE

It comes as no surprise that Islington is one of the most visited destinations during the annual London Design Festival. Happily, as a resident, you won't have to wait all year for the chance to dip into the plethora of award-winning design shops like Twenty Twenty One, Aria and Smug. They are right on your doorstep the whole time.



[I LOVE THE FRESH
FRUIT AND VEG AT
CHAPEL MARKET AND
THE FARMERS' MARKETS
AT WEEKENDS; IT'S
FOODIE HEAVEN.]

Tom Brooker, Islington resident



Fashion is equally well served, with a coterie of high street favourites including Whistles, Toast and Sweaty Betty all within easy reach on Upper Street. The sleek utilitarianism at Albam and stylish casual at Jigsaw are just two from the range of options for menswear, while you can look to favourites like Aesop, Kiehl's and Penhaligon's for your beauty and grooming fix.



However, it's the independent scene that really sets Islington apart – the borough practically invented the boutique shop back in the '90s. Cross Street is a particular haven with homeware, fashion and coffee concept store Paper Mache Tiger at the helm.



Sefton Menswear is renowned throughout London for its on-point collections, while Wild Swans offers the best of Scandinavian fashion and homeware. Stroll further on to Camden passage where the vintage stores are unrivalled in London.

Images of retails outlets along Upper Street, Islington and Chapel Market



FOOD FOR THOUGHT

On days when you just want the comfort of good food cooked in your own home, Islington can dish that up too.

London's first ever farmers' market was established here in 1999 and it still sets out its stall weekly on Chapel Street. Stalls overflow with organic veg, fresh pies, rare cheese and artisan bread. You won't go short of deli goodies either with excellent coffee and pasta galore at long-standing Islington favourite Piero Maurizio in Cross Street and Carluccio's on Upper Street.



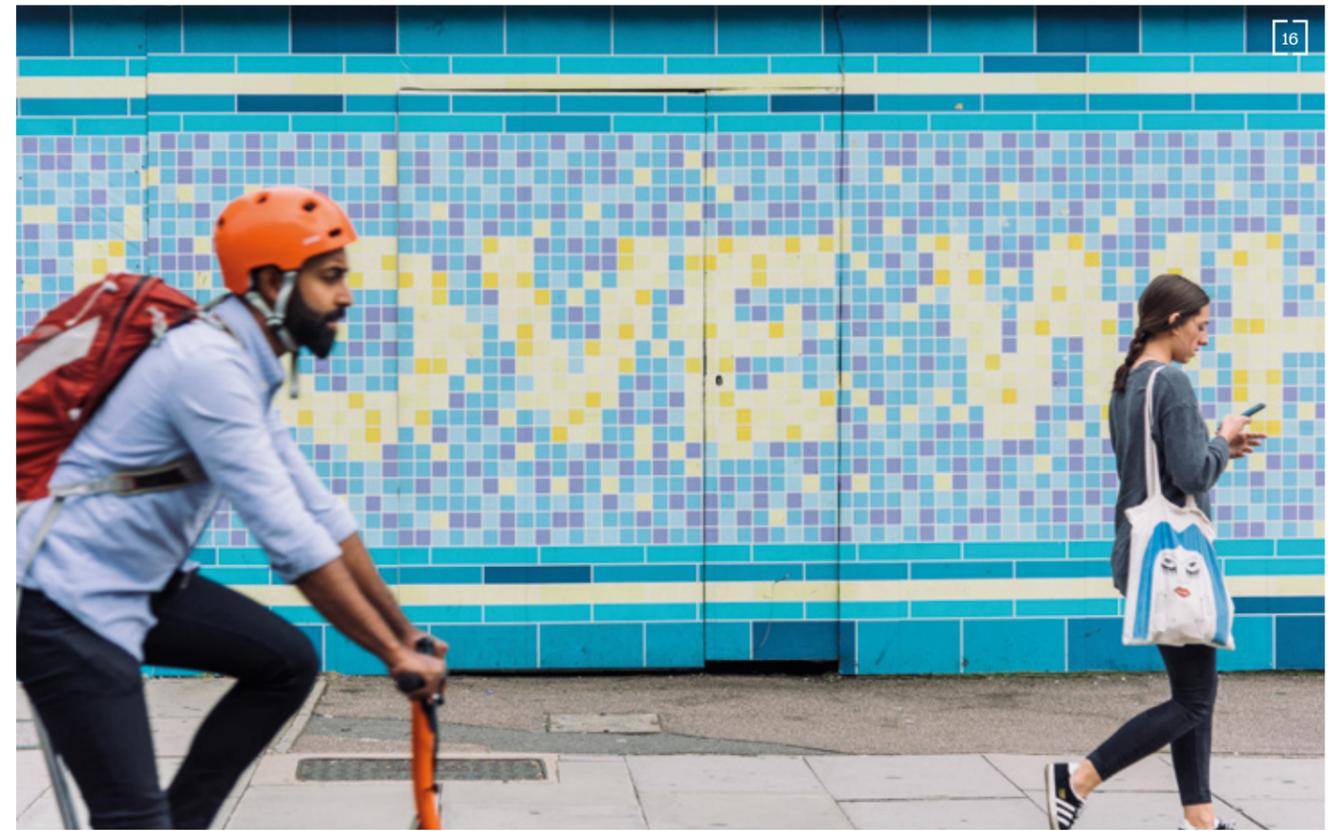
Planet Organic is the go-to supermarket with a wide range of organic products. Moxons Fishmongers sources its produce fresh every day and there's even a family butcher, James Elliott, on Essex Road who first raised its maroon awning in 1950 and is a firm favourite locally for dry aged beef and home made pork pies.



[EAT YOUR WAY AROUND THE WORLD IN EVERY TYPE OF SETTING, THEN FEAST ON A RAFT OF INTERNATIONALLY RENOWNED CULTURAL VENUES.]

It's not just that excellent restaurants and bars are only a short amble from Packington Square to Upper Street, it's also that walking through Islington is a joy in itself. And you can pretty much guarantee that whatever style of cuisine you fancy, an Islington eatery will dish up a gourmet version. Stalwart Ottolenghi still holds the crown for Mediterranean originality and general flair, while classics like French Frederick's and Afghan Kitchen deserve an honourable mention. And, with a multitude of al fresco eateries, soaking up the street life is par for the course.





ISLINGTON'S CULTURE CLUB

Few neighbourhoods can boast of having their very own award-winning theatre on their doorstep – Islington has no fewer than four. Arts powerhouse the Almeida theatre stages contemporary productions to national acclaim. Just down the road is Sadler's Wells, the world's number one venue for international dance.

Music venues also pack a punch, with the Union Chapel leading the way with an eclectic line up that makes the most of brilliant acoustics. If that's not enough to keep you busy, there are two cinemas as well. The iconic neon arc of The Screen On The Green brings a touch of fairground magic to Upper Street. The single-screen cinema has a well-curated mix of blockbuster and art house movies. Add in the deep velvet seats and waiter service for drinks and you have the perfect viewing experience.



[ISLINGTON IS SUCH AN EXCITING PLACE TO LIVE, I AM SO SPOILT FOR CHOICE FOR GREAT PLACES TO GO OUT!]

Charlotte Kuechler, Islington resident



BETTER CONNECTED

The digital quarter is little over a mile away from Packington Square. Old Street roundabout is blazing a trail with a £25 million regeneration project in the pipeline that plans to expand the area's appeal with even better connectivity, new offices, public spaces and amenities.

Step beyond Old Street roundabout and the City begins: the heart of the UK economy and home to many of the world's leading financial institutions. Heading west, it's just three tube stops (or a 20-minute cab ride) to Oxford Circus and the West End.

From Packington Square, it's less than a mile to the City fringe hubs of Shoreditch and Clerkenwell: the world's largest concentration of creative enterprises and the driving force behind London's fashion, design, media and start-up industries.

Equally close is the recently revitalised King's Cross, one of Europe's largest regeneration projects. And, if your work takes you to the continent, consider your journey sorted. This bustling creative quarter also houses the Eurostar terminal at St. Pancras International.

Wherever your work takes you, it's easily reached from Packington Square.



[HOWEVER YOU CHOOSE TO MOVE AROUND LONDON, PACKINGTON SQUARE IS THE PERFECT LOCATION FROM WHICH TO START YOUR JOURNEY.]



[IT'S GREAT. I CAN WALK TO WORK IN THE CITY, OR ALONG THE CANAL TO KING'S CROSS OR CAMDEN TO THE WEST AND EAST TO BROADWAY MARKET ON A WEEKEND.]

Brett Monira, Islington resident



Mins A short stroll from Packington Square*

- 1 Regent's Canal
- 5 Camden Passage
- 6 Angel Station
- 9 Shoreditch Park
- 11 Sadler's Wells
- 13 Almeida Theatre
- 17 Old Street Station
- 22 Highbury Fields



Mins Getting around on the tube from Angel Station*

- 2 King's Cross St. Pancras
- 6 Bank
- 8 London Bridge
- 10 Liverpool Street
- 12 Oxford Circus
- 21 Shoreditch High Street
- 22 Stratford
- 25 Paddington



Mins Exploring is easy on your bike*

- 7 Shoreditch
- 7 Old Street
- 10 Victoria Park
- 15 Clissold Park
- 17 King's Cross
- 18 The Olympic Park
- 20 Camden Town
- 24 Regent's Park

* Times taken from tfl.gov.uk, google maps and walkit.com



- PHASE 6**
- Affordable Housing
 - Private Sales
 - Previous Phases*

[PACKINGTON SQUARE IS THE FINAL PHASE IN A DEVELOPMENT THAT HAS TRANSFORMED THIS POCKET OF ISLINGTON AND DELIVERED AN ENTIRELY NEW RESIDENTIAL QUARTER.]

The apartments at Packington Square are a blend of classic modern styling and elegant design, with plenty of interior comfort. Every aspect of being at home has been carefully considered to create your perfect living environment.

The decorative palette of white walls and contrasting dove grey woodwork sets the tone for a soft and contemporary mood. Halls and living rooms feature beautiful and hard-wearing tile plank flooring in a woodgrain finish, while bedrooms benefit from tufted wool carpets and bathrooms from large ceramic tiles.

Underfloor heating runs throughout every apartment. This not only ensures it's always toasty underfoot, but also keeps wall space unfettered by ungainly radiators and free instead for personalised decoration.

All living rooms have floor to ceiling windows allowing more natural light to flow into the apartments and blurring the line between inside and out. The thermally broken double-glazing keeps the heat out when it's hot, and in when it's not.

Map is for indicative purposes only and is not to scale

* Previous phases included Private Sales, Shared Ownership and Affordable Housing

[PACKINGTON SQUARE IS A GREAT EXAMPLE OF 'VISIBLE MENDING' OF THE URBAN FABRIC: NEW STREETS AND SQUARES ARE KNITTED TOGETHER WITH THE SURROUNDING NEIGHBOURHOOD AND COMMUNITY.]

Pollard Thomas Edwards



Computer-generated image of Packington Square

THE HEART OF THE HOME

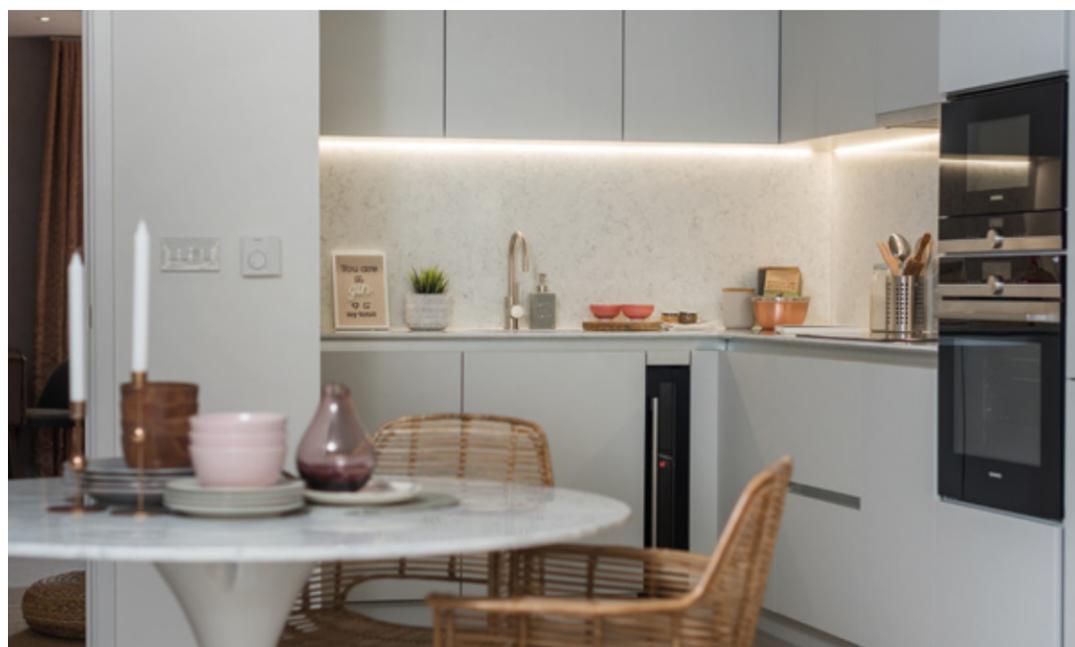
For most of us, our living room is what defines our taste and lifestyle. At Packington Square, living rooms have been designed with flexibility to accommodate all lifestyles and create a natural flow between socialising, dining and relaxing.

Generous balconies with views over the garden square extend your living space into the outdoors and provide the ideal setting for all weather al fresco entertaining or dinner for two. Glass balustrades enhance the sense of space, drawing the gaze further out across the gently landscaped gardens.

STREAMLINED AND STYLISH COOKING

The kitchens at Packington Square have been consciously selected, designed and located to enhance the quality of the main living space and give you absolute flexibility in your personal layout preferences.

Manufactured by kitchen specialists Commodore, the soft-close cabinets and quartz stone worktops are as much an example of understated interior design as a practical and durable cooking environment. Completing a laid-back and elegant look are high-quality integrated appliances from Siemens and retractable power sockets that disappear into the worktops when desired.



Show flat images
at Packington Square



PRIVATE SANCTUARY

Look forward to waking up every morning. Rise from your slumber to cosy carpet underfoot and choose the day's outfit from built-in wardrobes with doors that open and close with a whisper.



Show flat images at Packington Square



BEAUTIFULLY APPOINTED

GENERAL

- Video entry door system with colour monitor*
- Decoration in Dulux white matt emulsion
- Italian designed fitted wardrobes from Lawrence Walsh in all bedrooms
- TV/Sky+/power media plate (subscription required)
- Saloni wood-effect tile plank flooring in Atmosfera Beige to kitchen, living and hall
- Comar 500z 80/20 wool carpet to bedrooms in Silver Cloud
- Composite timber decking in slate grey to private balconies
- 10-year NHBC warranty
- Community heating system with centralised boilers
- Washer/dryer in corridor cupboard
- Underfloor heating to all rooms
- USB charging points to bedrooms
- LED downlight to all rooms (cupboards pendant light)

KITCHEN

- Contemporary, high-quality kitchen units from Commodore with handleless soft-close doors in light grey
- Silestone quartz stone worktop and full height quartz upstand
- LED under-pelmet ribbon lighting
- Single-bowl stainless steel sink with brushed steel mixer tap from Courbe
- Siemens integrated appliances to include oven, ceramic induction hob, extractor fan, fridge freezer, dishwasher and microwave
- Single wine cooler (two-bedroom apartments only)

BATHROOM

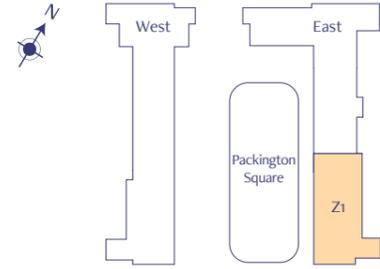
- Diesse matte grey porcelain floor and wall tiles
- Heated towel rail
- WC with soft-close seat, dual-flush plate and concealed cistern
- Wash hand basin from Vitra with chrome single-lever mixer tap
- Thermostatic rain shower over bath with separate flexi shower hose with glass bath screen
- Caesarstone grey vanity top
- 3 door mirror cabinet in white with LED strip lighting above and below
- Shaver socket

ENSUITE

- Diesse matte grey porcelain floor and wall tiles
- Shaver socket
- Heated towel rail
- Caesarstone grey vanity top
- 3 door mirror cabinet in white with LED strip lighting above and below
- WC with soft-close seat, dual-flush plate and concealed cistern
- Wash hand basin from Vitra with chrome single-lever mixer tap
- Thermostatic shower with fixed Aquablade round shower head
- Resin stone shower tray
- Glass sliding shower door

Disclaimer: *Ground floor apartments with street front doors have a doorbell and eye viewer spy hole. The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to the Hyde New Homes policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Consumer Protection From Unfair Trading regulations 2008. This information does not constitute a contract or warranty. The dimensions provided on plans are subject to variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Specifications are subject to change.

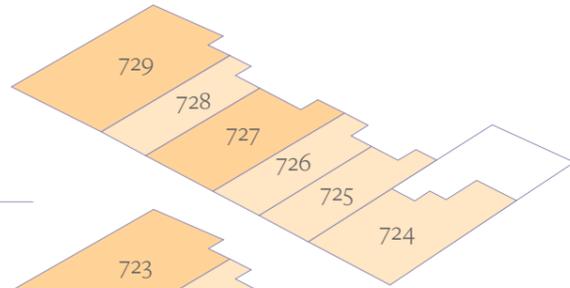
PACKINGTON EAST PLOT NUMBERS Z1



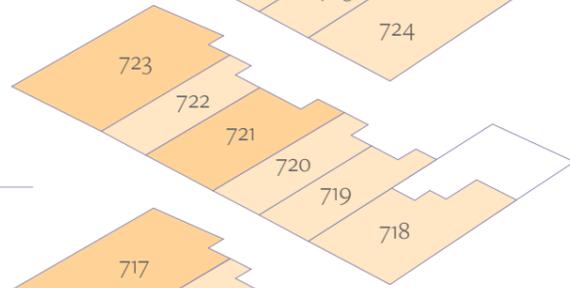
- 1 bedroom flats
- 2 bedroom flats

Floor

6



5



4



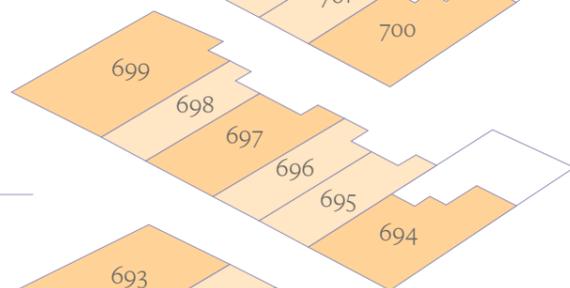
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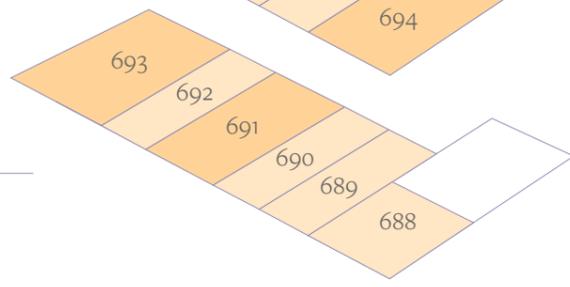
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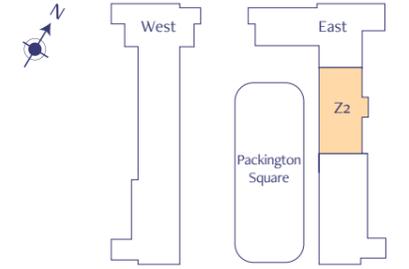
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G



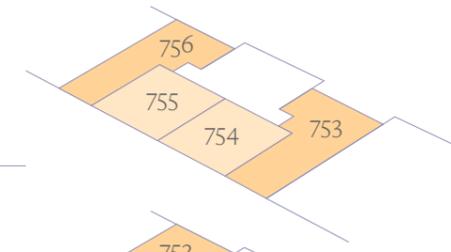
PACKINGTON EAST PLOT NUMBERS Z2



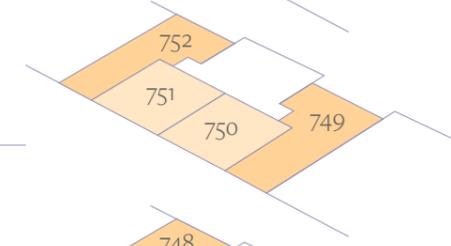
- 1 bedroom flats
- 2 bedroom flats

Floor

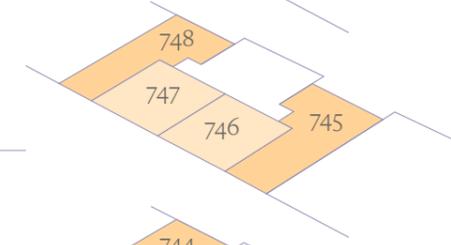
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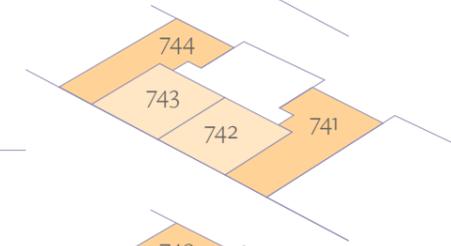
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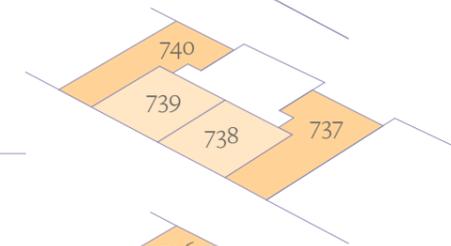
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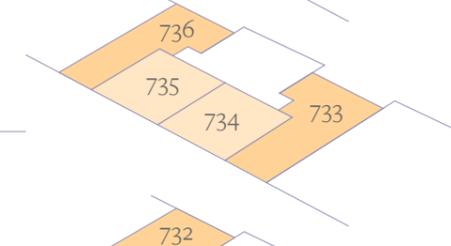
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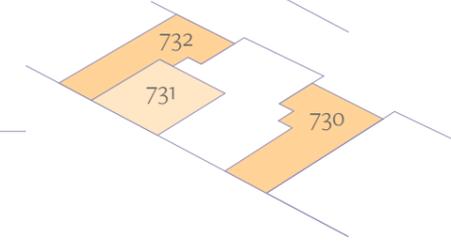
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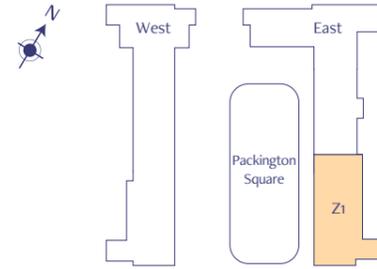
1



G



Z1: FLOOR G



Plot N°
693

Size
98.7 sq m
1,062 sq ft

Plot N°
692

Size
65.7 sq m
707 sq ft

Plot N°
691

Size
98.7 sq m
1,062 sq ft

Plot N°
690

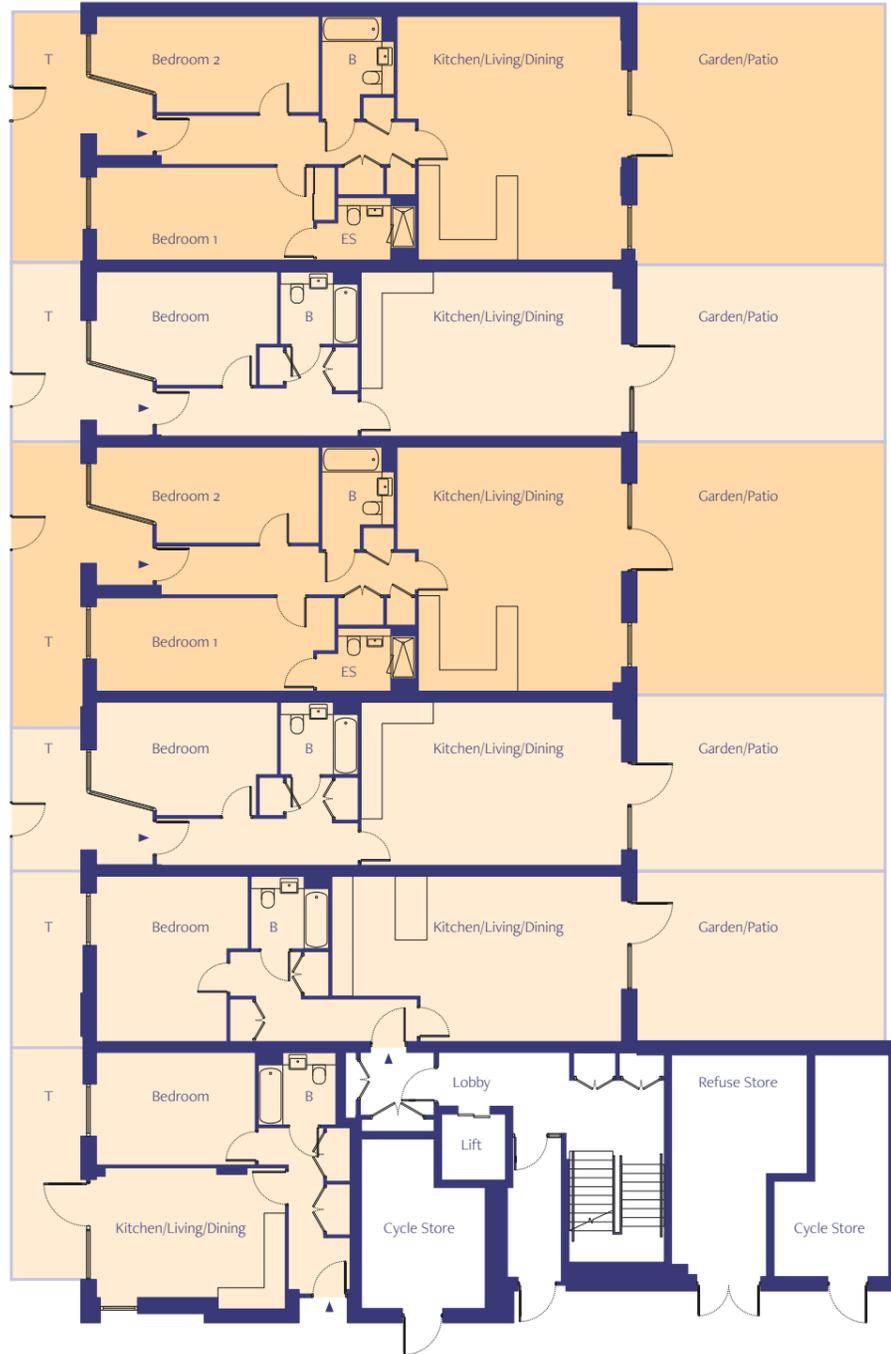
Size
65.7 sq m
707 sq ft

Plot N°
689

Size
69.4 sq m
747 sq ft

Plot N°
688

Size
49.2 sq m
530 sq ft

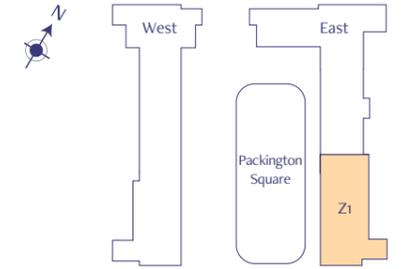


1 bedroom flats
2 bedroom flats

B – Bathroom
ES – En-Suite
T – Terrace

Note: Some plots are mirrored. Balcony and terrace sizes and locations may differ from those illustrated. Please refer to individual floorplans. Floorplans are not to scale and are indicative only. Location of windows, doors, kitchen units and appliances, and bathroom fittings may differ. Doors may swing in the opposite direction to that shown on selected units. Windows may open differently or be fixed. All measurements have been prepared from preliminary plans and are intended to give a general indication of the proposed development and the size and layout of individual plots. Measurements shown are maximum room measurements. Total areas shown are maximum and may vary for each unit within a type. All dimensions are quoted in conformity with RICS (GIA EIFA) code of measuring practice (6th edition).

Z1: FLOORS 1-4



Plot N°
717, 711,
705, 699

Size
93.7 sq m
1,008 sq ft

Plot N°
716, 710,
704, 698

Size
51 sq m
549 sq ft

Plot N°
715, 709,
703, 697

Size
79.9 sq m
860 sq ft

Plot N°
714, 708,
702, 696

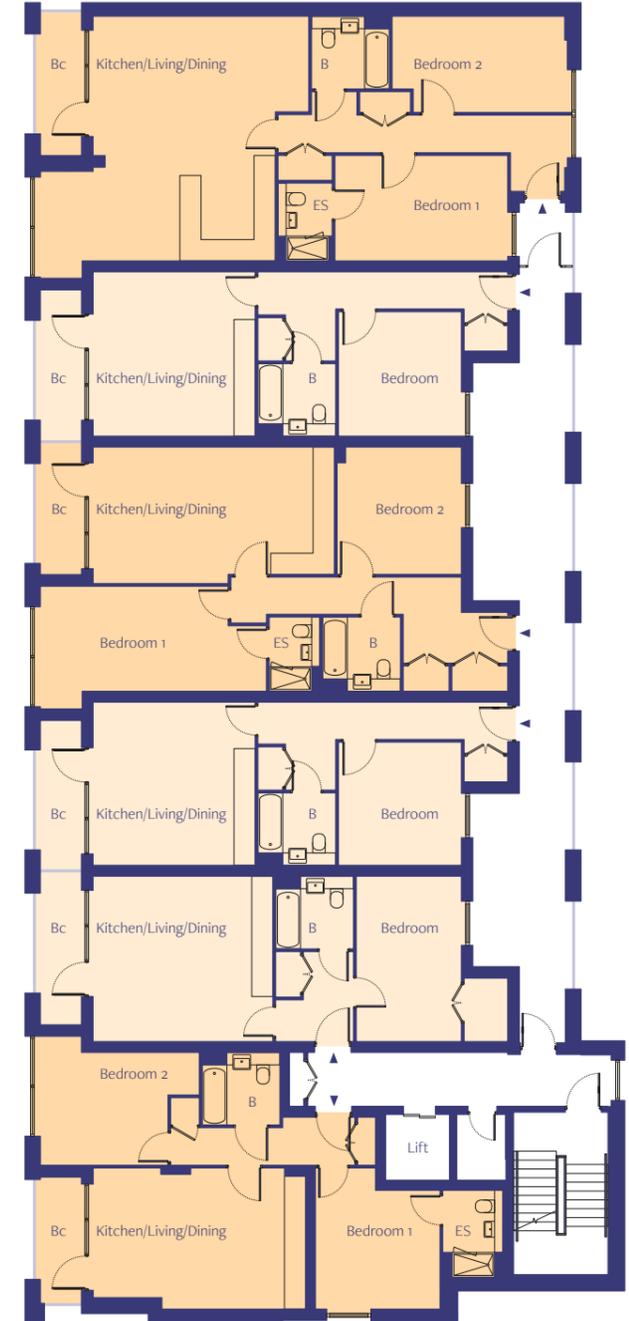
Size
51 sq m
549 sq ft

Plot N°
713, 707,
701, 695

Size
51 sq m
549 sq ft

Plot N°
712, 706,
700, 694

Size
68.3 sq m
735 sq ft

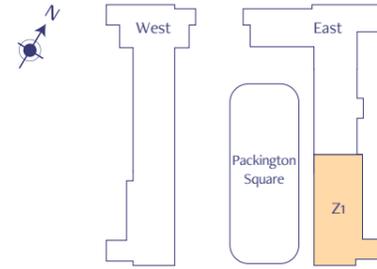


1 bedroom flats
2 bedroom flats

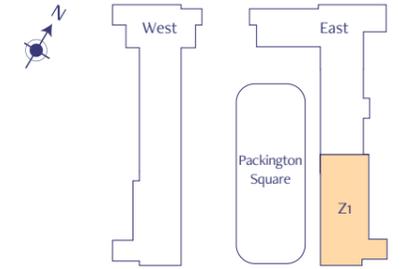
B – Bathroom
ES – En-Suite
Bc – Balcony

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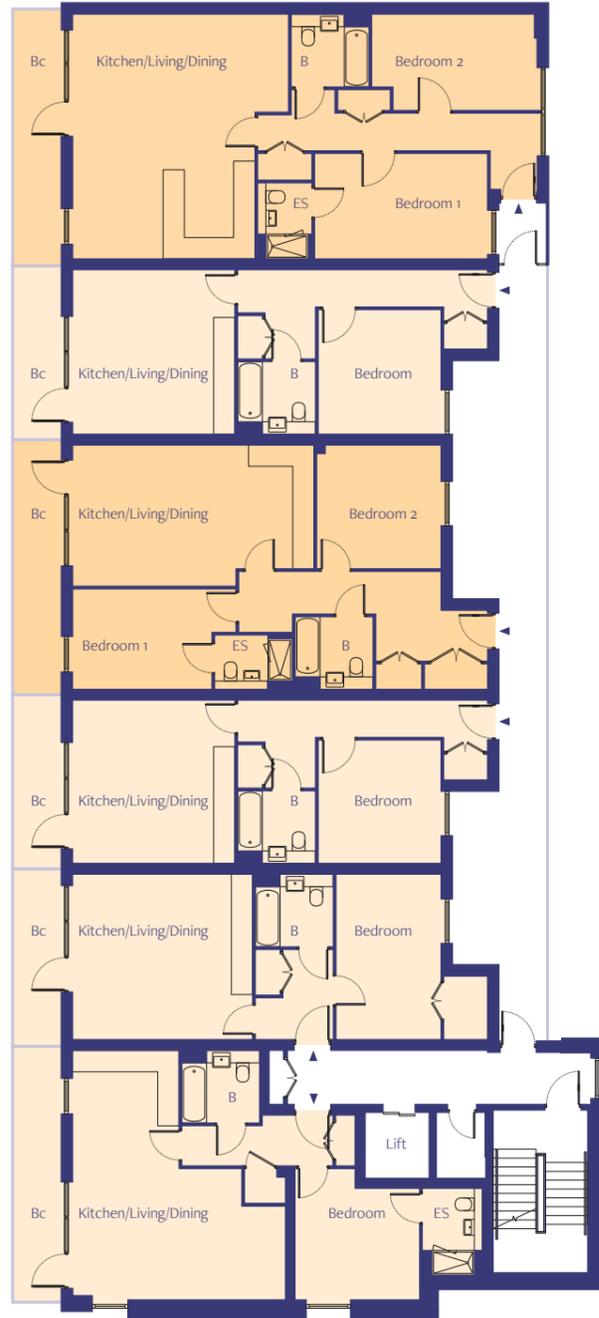
Z1: FLOOR 5



Z1: FLOOR 6



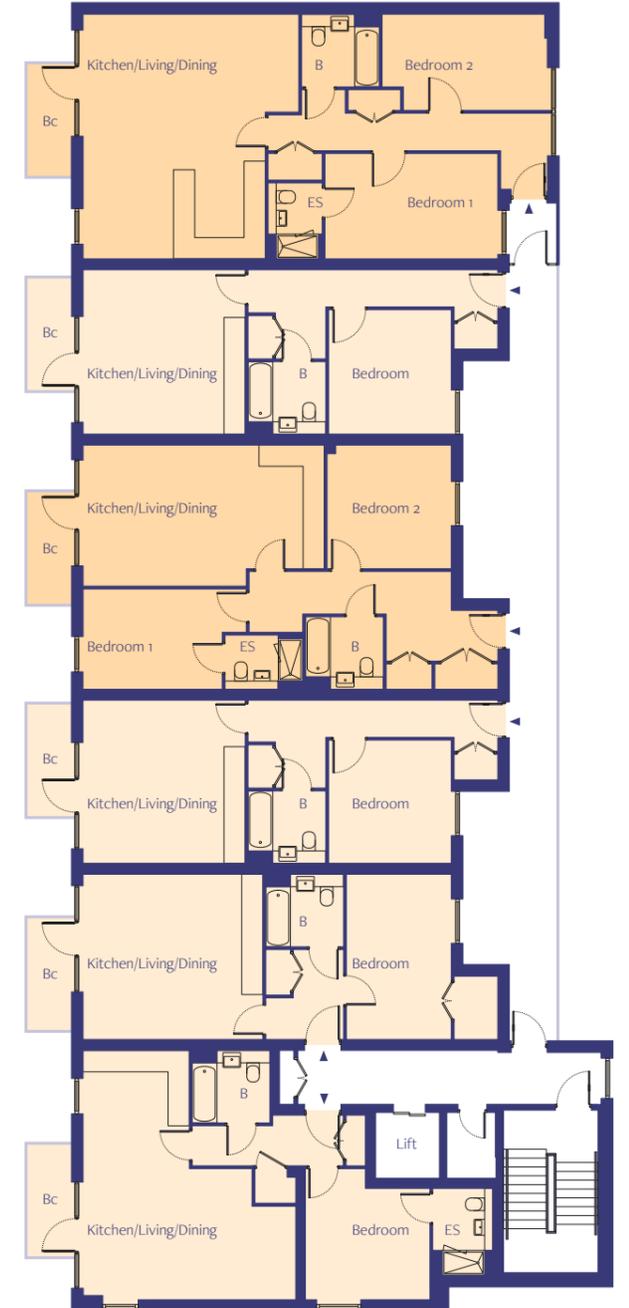
Plot N° 723	Size 88.1 sq m 948 sq ft
Plot N° 722	Size 51 sq m 549 sq ft
Plot N° 721	Size 74.8 sq m 805 sq ft
Plot N° 720	Size 51 sq m 549 sq ft
Plot N° 719	Size 51 sq m 549 sq ft
Plot N° 718	Size 61.4 sq m 660 sq ft



1 bedroom flats
 2 bedroom flats

B – Bathroom
ES – En-Suite
Bc – Balcony

Plot N° 729	Size 88.1 sq m 948 sq ft
Plot N° 728	Size 51 sq m 549 sq ft
Plot N° 727	Size 74.8 sq m 805 sq ft
Plot N° 726	Size 51 sq m 549 sq ft
Plot N° 725	Size 51 sq m 549 sq ft
Plot N° 724	Size 61.4 sq m 660 sq ft



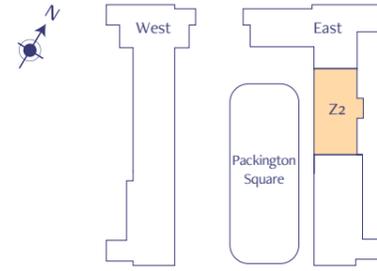
1 bedroom flats
 2 bedroom flats

B – Bathroom
ES – En-Suite
Bc – Balcony

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Z2: FLOOR G



Plot N° 732	Size 73.9 sq m 795 sq ft
Plot N° 731	Size 58.6 sq m 631 sq ft
Plot N° 730	Size 73.9 sq m 795 sq ft

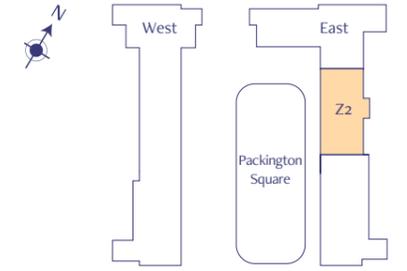


- 1 bedroom flats
- 2 bedroom flats

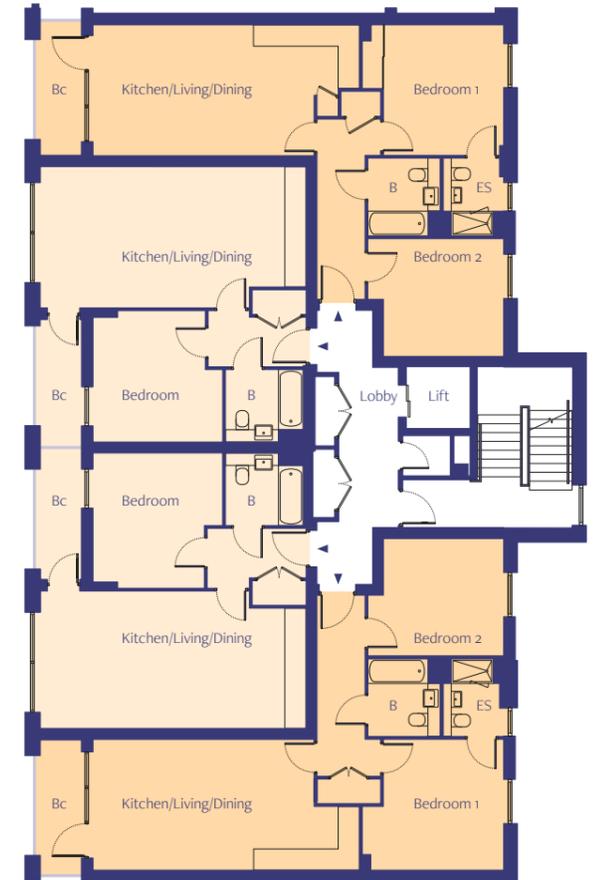
- B – Bathroom**
- ES – En-Suite**
- T – Terrace**

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Z2: FLOORS 1-4



Plot N° 748, 744, 740, 736	Size 69.9 sq m 752 sq ft
Plot N° 747, 743, 739, 735	Size 52.4 sq m 564 sq ft
Plot N° 746, 742, 738, 734	Size 52.4 sq m 564 sq ft
Plot N° 745, 741, 737, 733	Size 69.9 sq m 752 sq ft

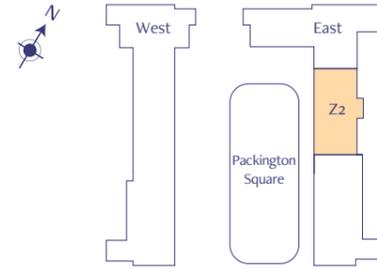


- 1 bedroom flats
- 2 bedroom flats

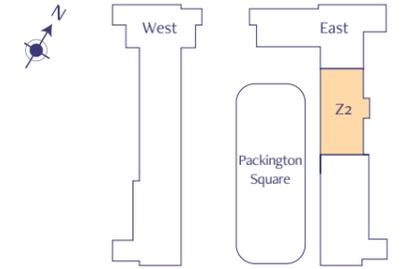
- B – Bathroom**
- ES – En-Suite**
- Bc – Balcony**

Note: Some plots are mirrored. Balcony and terrace sizes and locations may differ from those illustrated. Please refer to individual floorplans. Floorplans are not to scale and are indicative only. Location of windows, doors, kitchen units and appliances, and bathroom fittings may differ. Doors may swing in the opposite direction to that shown on selected units. Windows may open differently or be fixed. All measurements have been prepared from preliminary plans and are intended to give a general indication of the proposed development and the size and layout of individual plots. Measurements shown are maximum room measurements. Total areas shown are maximum and may vary for each unit within a type. All dimensions are quoted in conformity with RICS (GIA EIFA) code of measuring practice (6th edition).

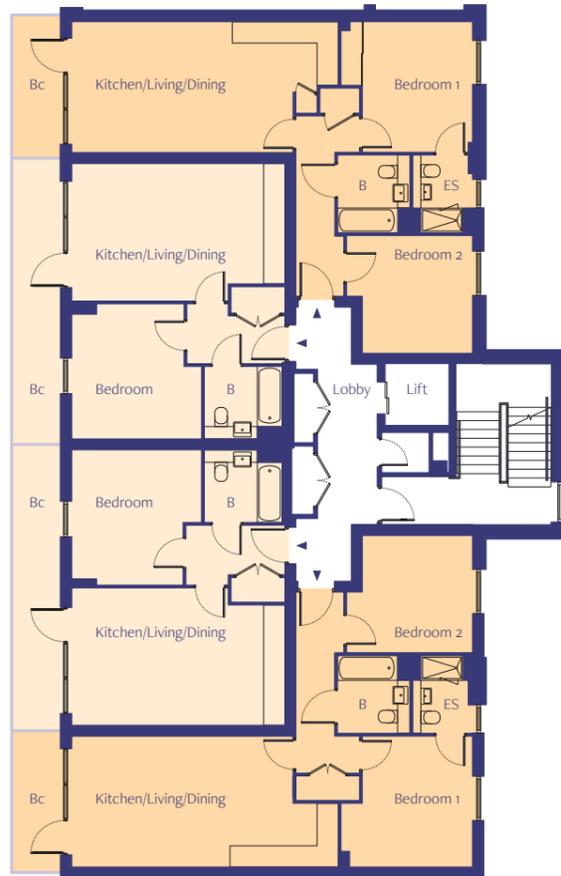
Z2: FLOOR 5



Z2: FLOOR 6



Plot N° 752	Size 67.2 sq m 723 sq ft
Plot N° 751	Size 46.7 sq m 503 sq ft
Plot N° 750	Size 46.7 sq m 503 sq ft
Plot N° 749	Size 67.2 sq m 723 sq ft

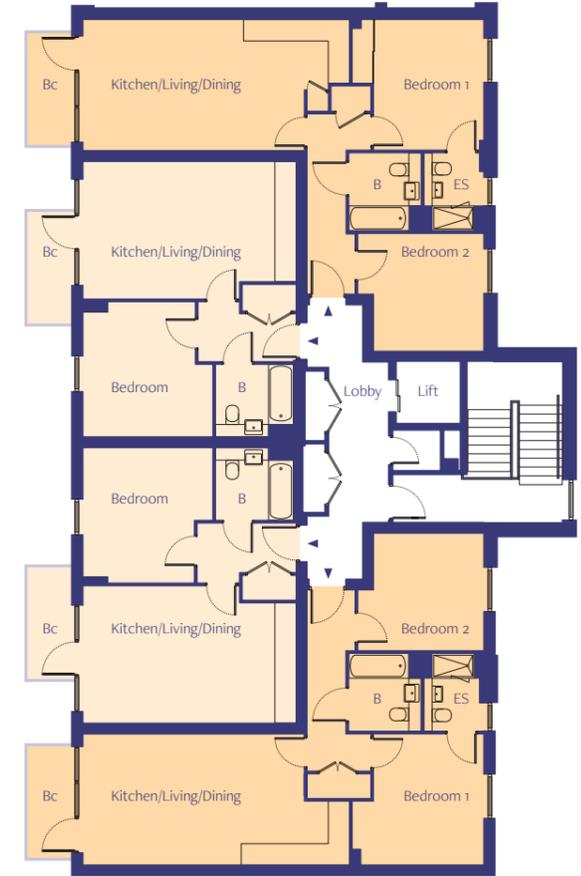


1 bedroom flats
 2 bedroom flats

B – Bathroom
ES – En-Suite
Bc – Balcony

Note: Some plots are mirrored. Balcony and terrace sizes and locations may differ from those illustrated. Please refer to individual floorplans. Floorplans are not to scale and are indicative only. Location of windows, doors, kitchen units and appliances, and bathroom fittings may differ. Doors may swing in the opposite direction to that shown on selected units. Windows may open differently or be fixed. All measurements have been prepared from preliminary plans and are intended to give a general indication of the proposed development and the size and layout of individual plots. Measurements shown are maximum room measurements. Total areas shown are maximum and may vary for each unit within a type. All dimensions are quoted in conformity with RICS (GIA EIFA) code of measuring practice (6th edition).

Plot N° 756	Size 67.2 sq m 723 sq ft
Plot N° 755	Size 46.7 sq m 503 sq ft
Plot N° 754	Size 46.7 sq m 503 sq ft
Plot N° 753	Size 67.2 sq m 723 sq ft



1 bedroom flats
 2 bedroom flats

B – Bathroom
ES – En-Suite
Bc – Balcony

Note: Some plots are mirrored. Balcony and terrace sizes and locations may differ from those illustrated. Please refer to individual floorplans. Floorplans are not to scale and are indicative only. Location of windows, doors, kitchen units and appliances, and bathroom fittings may differ. Doors may swing in the opposite direction to that shown on selected units. Windows may open differently or be fixed. All measurements have been prepared from preliminary plans and are intended to give a general indication of the proposed development and the size and layout of individual plots. Measurements shown are maximum room measurements. Total areas shown are maximum and may vary for each unit within a type. All dimensions are quoted in conformity with RICS (GIA EIFA) code of measuring practice (6th edition).

SUCCESS STORY

With a heritage traceable to the times of Tudor England, life in Packington Square is woven into the history of Islington.

In 1563, under the reign of Elizabeth I, Islington noblewoman Dame Anne Packington bequeathed a 60-acre expanse of land to the Clothworkers' Company, one of the great livery companies of London. The land was used for housing to generate rent that the company then distributed as alms to the local parish. Within three centuries the area had become one of Islington's quintessential residential areas.



CUT FROM THE SAME CLOTH

By the late 19th century there was an established community living within Packington. Elegant Georgian and Victorian houses on tree-lined avenues created a defining image of the borough.



AWARD-WINNING VALUES

Islington council acquired the neighbourhood in the 1960s and, by the turn of the century, it was clear it needed serious investment and, accordingly, planning started. At the heart of the values behind the Packington Square project is the idea that a socially mixed community benefits everyone.

With these laudable aims a driving force, it's fitting that this highly ambitious and progressive regeneration scheme, developed in partnership by Hyde and Rydon, has won multiple industry awards including National Housing Awards' Best Regeneration Project and What House Development of the Year.

AN ESTABLISHED ENVIRONMENT

The regeneration is now reaching its successful conclusion, with the last phase of the demolition and rebuild programme being delivered. Nearly 600 new homes have been delivered to date, together with new community and youth facilities, retail space and a new Islington square. In all, over £170m is being invested in transforming this area of Islington, to create a new and vibrant, rich and diverse community. Part of the project's triumph is that living here is as equally desirable

for residents whose families have been a part of the community's fabric for generations, as it is for people drawn to the area's myriad attractions for the first time.

PERFECT LOCATION

Ten years on from the day ground was first broken, Packington Square is now a well-established development in an unrivalled Islington location. Perfectly situated a stone's throw from Hoxton at its borders, well within sight of the capital's financial heart, yet still renowned for its strong sense of community, it doesn't take much to see why this global village has become one of the most desirable parts of London. Packington Square comes with a slice of social history.

MATCH. MADE.

Two premier organisations marry their expertise again to deliver new homes in local communities in multiple award-winning developments.



Hyde New Homes is the multi award-winning commercial arm of Hyde, one of England's leading developers of homes for all needs and incomes.

Founded in 1967, The Hyde Group builds homes for people who aspire to own a quality home of their own, as well as for people who can't afford to access the housing market due to limited income. We provide homes and services to over 95,000 customers across London and the South East.

The homes we create are generously sized, striking a balance of stylish, yet functional design that appeals to a wide range of home buyers. Our finish is always of the highest design standard with quality fittings and long-lasting materials. Innovative, award-winning design, outstanding sustainability features and desirable locations are our focus and make Hyde's new homes attractive to buyers and investors alike.



Rydon is committed to improving people's lives through the delivery of high-quality Housing, Healthcare and Education solutions for the benefit of current and future generations. We work in partnership with local communities to deliver better living environments through our secured bases in Construction, Maintenance and Home building contracts as well as land holdings and optimisation of development opportunities from current and future joint ventures.

SALES AGENT



ARCHITECTURE



PACKINGTON



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