LEXICON IS FOR PEOPLE WITH A PASSION FOR LONDON, FREEDOM AND TRANQUILITY ALONGSIDE REGENT’S CANAL; ELEVATION AND SPECTACLE FROM ITS TOWER.

YOU’LL NEED NEW WORDS TO DO IT JUSTICE.
 Lexicon is a celebration of a city. A city of great architecture, movement and spectacle. A city of landmarks and arrivals.

Lexicon heralds The Angel and Upper Street, and somewhere less expected: a whole other set of surroundings - by the waterside.

City Road Basin was part of Regent’s Canal and once a vital distribution point for goods into London. Now it’s the setting for a wave of new architecture, homes and public spaces.

Lexicon is the gateway to this burgeoning canalside community. A public piazza draws you in from City Road. A pair of lower-rise buildings enclose a green, wooded oasis with shops and cafes on either side, and offer a link between dockside warehouses of old and the sleek, modern tower that is Lexicon’s centrepiece.

**A SHIMMER ON THE SKYLINE**
Delivered by SOM, the architects behind Dubai’s mighty Burj Khalifa, the Lexicon tower talks a different architectural language to the typical apartment tower. Slender by design, rising like a prism from the waterside, its character is smooth and crystalline.

Form is everything. An innovative curtain wailing system clothes the building, unruled by edges, seams or superfluous decoration, and dresses every apartment in floor-to-ceiling glass.

A landmark for a treasured waterway. A new welcome to a great London neighbourhood.

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4--5

BREATHE

The vision of architects Squire and Partners, the wider Lexicon scheme blends old London with new: new homes, shops and cafes at the edge of Regent’s Canal.
REACHING NEW HEIGHTS
It’s not just the sky that constantly refreshes your view. Every day the world’s greatest city looks a little different. It’s an artwork that you’ll never tire of.

VISTA
Lexicon is the definition of well-connected: an easy walk from tube lines to get you anywhere fast, from Heathrow to Canary Wharf to Paris.
LUX
Step inside warmth, luxury, and light-filled modernity.
Seeping through from the corridor and lift lobby, bronzed oak lines the walls, wrapping bedroom and bathroom in a welcoming, silvery-chocolate lustre.
The light from the sky or the city at night draws you through. With it comes a liberating sense of space, heightened by your home’s design.
Smart, integrated storage and frameless doors create an air of seamless, elegant efficiency. Clean lines and flush surfaces present a picture of harmony and balance. Bespoke ironmongery has a luxurious finish and a comforting weight, and a smart home system puts everything, effortlessly, at your fingertips.
COOK

No expanses of white or cream on display here. ‘Neutral’ isn’t part of the Lexicon dictionary. Rich brown worktops, satin-bronze mirrored splashbacks, mocha-coloured ceramic floor-tiles and timber-faced cabinetry breathe warmth through the kitchen and beyond. And Siemens appliances throughout make light of cooking, washing and storing.
SMART
Relax and socialise high above the city, with the skyline as the backdrop. Lexicon apartments blend bold, intelligent design and technology with comfort and luxury.
Within the high-performance floor-to-ceiling glazing units, special films, profiled glass channels and automatic shading blinds keep things cool inside. A smart home system puts control of lighting, climate and blinds in the palm of your hand.

DESIRE
DREAM

STRETCH OUT
There’s no shortage of space outside your window. And it won’t take you long to appreciate the room in our rooms, either.

Striking, full-height wardrobes with integrated lighting and bronze-finished, sliding mirror doors offer seamless storage. Metallic beige carpets flow one space into another, while the temperature remains controllable, room-by-room.
CLEAN LINES
From the ground floor to the penthouse, from the polished glazed facade to the glass and stone of its bathrooms, Lexicon is defined by clean lines. The large marbled wall tiles, mirrored de-misting cabinet, integrated lighting and sumptuous double-ended bath make sure nothing disturbs the theme. Beautiful finishes start and end your day perfectly.

STYLE

Bathroom in the show apartment
DETAIL

INTERIOR FINISHES
- Walls finished in white matt emulsion
- Full height built in wardrobes with sliding glass doors featuring hanging rails/shelving, integrated lights and a satin bronze finished door
- Square edged skirting and architraves finished in white satin paint
- Bronzed oak veneered wood panelling to apartment entrance hallways
- Bronze tinted mirrored doors to hallway cupboards (please confirm the position with your sales consultant)

KITCHEN
- Bespoke kitchen with a timber ‘sawn effect’ finish to the cabinetry
- Soft close function to the doors and drawers
- Siemens multi function oven
- Siemens combination microwave oven
- Siemens induction hob with touch control with Siemens integrated extractor above
- Siemens integrated fridge and freezer
- Siemens integrated dishwasher
- Integrated under cabinet lighting
- Rich brown Unistone worktops with Satin Bronze mirror splashback
- Undermounted single bowl with a single lever mixer tap
- Integrated wine fridge
- Storage cupboard housing a Siemens condenser washer/dryer (please confirm the position with your sales consultant)

BATHROOM
- Renaissance Alvus bath with a polished chrome Neve retractable hand held shower and exo-fill
- Glazed shower screen to baths
- Villeroy & Boch wash hand basin set on a Unistone plinth
- Mirrored wall cabinet above basin with de-mist pad and shelving
- Feature lighting above the bath
- Polished white large format porcelain tiles to walls
- Neve Mughetto cylindrical shower head
- Wall mounted WC with soft close function, concealed cistern and wall mounted dual flush plate
- Warm wall with chrome towel rail

ENSUITE
- Neve Mughetto cylindrical shower head
- Neve retractable hand held shower
- Glazed shower screen
- Villeroy & Boch wash hand basin set on a Unistone plinth
- Mirrored wall cabinet above basin with de-mist pad and shelving
- Polished white large format porcelain tiles to walls
- Wall mounted WC with soft close function, concealed cistern and wall mounted dual flush plate
- Warm wall with chrome towel rail

INTERIOR FLOOR FINISHES
- Metallic beige carpet to bedrooms
- Large format rich brown ceramic tiles to all other areas

DOOR FINISHES AND IRONMONGERY
- Bronzed oak veneered entrance door
- Bronzed oak veneered internal doors
- Bespoke ironmongery

ELECTRICAL
- Energy efficient downlighters throughout
- Telephone data points in living area and bedrooms
- Low level sockets in white plastic
- Facility for Sky+ multiroom to living area and master bedroom
- KNX home integration system enabling the resident to control the lighting, heating, cooling and ventilation via wall mounted touch screen panels and remotely via a smart phone application
- Secure video entry door system with a direct link to the concierge
- All apartments pre-wired for audio & surround sound packages (please refer to your sales consultant for further information)

HEATING AND HOT WATER
- Combined heat and power from a centralised system providing underfloor heating
- Hot water supplied by a centralised boiler system
- Comfort cooling to living area and master bedroom

SECURITY AND PEACE OF MIND
- 10 year warranty cover under NHBC buildwork scheme
- 24 hour on-site concierge service
- Access to apartments via audio/visual colour entry system
- Multi point locking to front entrance doors
- Mains supply operated smoke/heat detectors with battery back up

COMMUNAL AREAS
- Private residents business lounge
- Spa with pool, steam room, saunas, experience shower and heated loungers
- Gym area adjoining the spa with changing facilities, multi use room, lockers and a range of gym equipment
- Cycle storage with secure access
- Interior designed double height residential lobby with feature lighting and residents seating area
- 2 passenger lifts with interior designed communal lobbies and corridors
- Basement parking available under separate negotiation (please refer to your sales consultant for further information)

Whilst every effort has been taken to ensure that the information shown here is correct, it has been supplied as a guide and Mount Anvil reserves the right to amend the specification as necessary and without notice.
Floor 1

**Type 1**

1 Bedroom

<table>
<thead>
<tr>
<th>Total Area</th>
<th>52.3 SQ M</th>
<th>563 SQ FT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Master Bedroom</td>
<td>3750 x 2973mm</td>
<td>12'3&quot; x 9'9&quot;</td>
</tr>
</tbody>
</table>

Key:
- Comfort Cooling Unit
- Ventilation Unit

Ceiling Heights:
- 2275mm—2475mm

*Please ask your sales consultant for further details.*

Room dimensions are to be carefully considered prior to the purchase of furniture and the dimensions provided in this floor plan are for orientation only. All room measurements are approximate and vary according to floor plan orientation. All room measurements are approximations and may vary by a tolerance of ±5%. The arrows show where room measurements have been taken from. All door topsoes, column sizes and the positions of the MVHR and FCU units may be subject to change. Your sales consultant will be happy to advise on these positions alongside washer and dryer and all other appliance locations.

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Room dimensions are to be carefully considered prior to the purchase of furniture and the dimensions provided must not be used for the purpose of flooring or window treatments. All room measurements are approximate and may vary to a tolerance of 5%. The arrows show the position of where the measurements have been taken from. All door openings are not shown. The positions of the MVHR and FCU units may be subject to change. Your sales consultant will be happy to advise on these positions alongside washer dryer and all other appliance locations.

**TYPE 4**
- **1 BEDROOM**
- **TOTAL AREA**: 51.9 SQ M (559 SQ FT)
- **KITCHEN/LIVING/DINING**: 5950 x 4765mm (19’6” x 15’7”)
- **MASTER BEDROOM**: 3503 x 3052mm (11’6” x 10’0”)
- **PLOTS**: B2.5, B3.5, B4.5, B5.5, B6.5, B7.5

**TYPE 5**
- **1 BEDROOM**
- **TOTAL AREA**: 52.8 SQ M (568 SQ FT)
- **KITCHEN/LIVING/DINING**: 7100 x 5867mm (23’3” x 19’3”)
- **MASTER BEDROOM**: 4317 x 3636mm (14’2” x 11’11”)
- **PLOTS**: B2.4, B3.4, B4.4, B5.4, B6.4, B7.4

**TYPE 6**
- **1 BEDROOM**
- **TOTAL AREA**: 49.4 SQ M (532 SQ FT)
- **KITCHEN/LIVING/DINING**: 6774 x 5171mm (22’2” x 16’11”)
- **MASTER BEDROOM**: 3853 x 3196mm (12’7” x 10’6”)
- **PLOTS**: B2.1, B3.1, B4.1, B5.1, B6.1, B7.1

**TYPE 2**
- **2 BEDROOM**
- **TOTAL AREA**: 77.9 SQ M (839 SQ FT)
- **KITCHEN/LIVING/DINING**: 5950 x 4765mm (19’6” x 15’7”)
- **MASTER BEDROOM**: 3935 x 2648mm (12’11” x 8’8”)
- **BEDROOM 2**: 3020 x 2843mm (9’11” x 9’4”)
- **PLOTS**: B2.3, B3.3, B4.3, B5.3, B6.3, B7.3

**TYPE 3**
- **1 BEDROOM**
- **TOTAL AREA**: 51.9 SQ M (559 SQ FT)
- **KITCHEN/LIVING/DINING**: 5794 x 4422mm (19’0” x 14’6”)
- **MASTER BEDROOM**: 3503 x 3052mm (11’6” x 10’0”)
- **PLOTS**: B2.4, B3.4, B4.4, B5.4, B6.4, B7.4

**TYPE 5**
- **2 BEDROOM**
- **TOTAL AREA**: 81.6 SQ M (878 SQ FT)
- **KITCHEN/LIVING/DINING**: 6014 x 4769mm (19’9” x 15’7”)
- **MASTER BEDROOM**: 4075 x 3439mm (13’4” x 11’3”)
- **BEDROOM 2**: 3083 x 2843mm (10’1” x 9’4”)
- **PLOTS**: B2.3, B3.3, B4.3, B5.3, B6.3, B7.3

**TYPE 6**
- **1 BEDROOM**
- **TOTAL AREA**: 49.4 SQ M (532 SQ FT)
- **KITCHEN/LIVING/DINING**: 6774 x 5171mm (22’2” x 16’11”)
- **MASTER BEDROOM**: 3853 x 3196mm (12’7” x 10’6”)
- **PLOTS**: B2.1, B3.1, B4.1, B5.1, B6.1, B7.1
FLOORS 8—11

TYPE 4
1 BEDROOM
TOTAL AREA
51.9 SQ M
559 SQ FT
MASTER BEDROOM
5785 x 4422mm
19'0" x 14'6"

TYPE 8
1 BEDROOM
TOTAL AREA
53.1 SQ M
572 SQ FT
MASTER BEDROOM
7105 x 6045mm
23'3" x 19'10"

TYPE 10
1 BEDROOM
TOTAL AREA
49.6 SQ M
534 SQ FT
MASTER BEDROOM
6774 x 5258mm
22'2" x 17'3"

TYPE 7
2 BEDROOM
TOTAL AREA
78.3 SQ M
843 SQ FT
MASTER BEDROOM
5950 x 4765mm
19'6" x 15'7"
BEDROOM 2
4403 x 3636mm
14'5" x 11'11"

TYPE 9
2 BEDROOM
TOTAL AREA
81.9 SQ M
882 SQ FT
MASTER BEDROOM
6014 x 4769mm
19'9" x 15'7"
BEDROOM 2
3083 x 2843mm
10'1" x 9'4"

PLOTS
B8.4, B9.4, B10.4, B11.4
B8.5, B9.5, B10.5, B11.5
B8.2, B9.2, B10.2, B11.2
B8.3, B9.3, B10.3, B11.3
B8.1, B9.1, B10.1, B11.1

KEY
Comfort Cooling Unit
Ventilation Unit

CEILING HEIGHTS
2275mm—2475mm
(please ask your sales consultant for further details)

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FLOOR PLANS × FLOORS 8—11

28—29
FLOOR 12

**TYPE 10**
- 1 BEDROOM
- TOTAL AREA: 49.6 SQ M (534 SQ FT)
- KITCHEN/LIVING/DINING: 6744 x 5258mm (22'2" x 17'3")
- MASTER BEDROOM: 3853 x 3166mm (12'7" x 10'6")
- PLOT: B12.1

**TYPE 12**
- 2 BEDROOM
- TOTAL AREA: 61.8 SQ M (666 SQ FT)
- KITCHEN/LIVING/DINING: 6076 x 4769mm (20'9" x 15'7")
- MASTER BEDROOM: 4075 x 3439mm (13'4" x 11'3")
- BEDROOM 2: 3083 x 2843mm (10'1" x 9'4")
- PLOT: B12.2

**TYPE 11**
- 3 BEDROOM
- TOTAL AREA: 81.6 SQ M (878 SQ FT)
- KITCHEN/LIVING/DINING: 6962 x 5413mm (22'10" x 17'9")
- MASTER BEDROOM: 3925 x 3754mm (12'10" x 12'4")
- BEDROOM 2: 3935 x 3278mm (12'11" x 10'9")
- BEDROOM 3: 3020 x 2792mm (9'11" x 9'2")
- PLOT: B12.3

Room dimensions are to be carefully considered prior to the purchase of furniture and the dimensions provided must not be used for the purchase of flooring or window treatments. All room measurements are approximate and vary within a tolerance of 5%. The arrows shown in each room depict where the measurements have been taken from. All floor layouts, column sizes and the positions of the MVHR and FCU units may be subject to change. Your sales consultant will be happy to advise on these positions alongside washer dryer and all other appliance locations.

**KEY**
- Comfort Cooling Unit
- Ventilation Unit

**Ceiling Heights**
- 2275mm—2475mm

**Lexicon London**

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FLOOR PLANS  × FLOOR 12
The dimensions are to be carefully considered prior to the purchase of furniture and the dimensions provided must not be used for the purchase of flooring or window treatments. All room measurements are approximate and may vary by ±5% due to manufacturing tolerances. The arrows shown in each room depict where the measurements have been taken from. Actual layouts, columns sizes and the positions of the MVHR and FCU units may be subject to change. Your sales consultant will be happy to advise on these positions alongside washer dryer and all other appliance locations.
Room dimensions are to be carefully considered prior to the purchase of furniture and the dimensions provided must not be used for the purchase of flooring or window treatments. All room measurements are approximate and may vary by a tolerance of 5%. The arrows shown in each room depict where the measurements have been taken from. All door openings, column sizes and the positions of the MVHR and FCU units may be subject to change. Your sales consultant will be happy to advise on these positions alongside washer dryer and all other appliance locations.
FLOOR 29

KEY
- Comfort Cooling Unit
- Ventilation Unit

CEILING HEIGHTS
2275mm—2475mm

(please ask your sales consultant for further details)

TYPE 17
1 BEDROOM
TOTAL AREA 52.0 SQ M  580 SQ FT
MASTER BEDROOM 3503 x 3052mm  11'6" x 10'0"
PLOT B29.3

TYPE 18
2 BEDROOM
TOTAL AREA 82.1 SQ M  884 SQ FT
MASTER BEDROOM 4075 x 3439mm  13'4" x 11'3"
BEDROOM 2 3083 x 2843mm  10'1" x 9'4"
PLOT B29.4

TYPE 20
2 BEDROOM
TOTAL AREA 101.0 SQ M  1087 SQ FT
MASTER BEDROOM 3817 x 3075mm  12'6" x 10'1"
BEDROOM 2 4418 x 3576mm  14'6" x 11'9"
STUDY 3884 x 3483mm  12'9" x 11'5"
TERRACE 13.6 SQ M  146 SQ FT
PLOT B29.4

Dimensions are to be carefully considered prior to the purchase of furniture and the dimensions provided are not to be used for the purchase of flooring or window treatments. All room measurements are approximate and vary within a tolerance of ±5%. The arrows shown in each room depict where the measurements have been taken from. All door tops, column sizes and the positions of the MVHR and FCU units may be subject to change. Your sales consultant will be happy to assist on these positions alongside washer dryer and all other appliance locations.

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Room dimensions are to be carefully considered prior to the purchase of furniture and all dimensions provided must not be used for the purchase of flooring or window treatments. All room measurements are approximate and any variation will be within a tolerance of 5%. The arrows shown in each room depict where the measurements have been taken from. All floor layouts, column sizes and the positions of the MVHR and FCUs may be subject to change. Your sales consultant will be happy to advise on these positions alongside washer dryer and all other appliance locations.

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Room dimensions are to be carefully considered prior to the purchase of furniture and the dimensions provided must not be used for the purpose of flooring or window treatments. All room measurements are approximate and rely on a tolerance of ±5%. The arrows shown in each room depict where the measurements have been taken from. All door tops, column tops and the positions of the MVHR and FCU units may be subject to change. Your sales consultant will be happy to advise on these positions along with washer dryer and all other appliance locations.

KEY
- Comfort Cooling Unit
- Ventilation Unit

CEILING HEIGHTS
2275mm—2475mm
(please ask your sales consultant for further details)
LEVEL 32
BATHROOM
STAIRS
PENTHOUSE
LIFT
LOBBY
WALK IN CLOSET
LIVING
DINING
UTILITY CUPBOARD
KITCHEN
W
W
COMMUNAL HALLWAY
HALLWAY
MASTER BEDROOM
ENSUITE BATHROOM
BEDROOM 2
WALK IN CLOSET
W
KITCHEN/LIVING/DINING 10825 x 4670mm 35’6” x 15’4”
MASTER BEDROOM 3875 x 3266mm 12’8” x 10’8”
BEDROOM 2 2858 x 2770mm 9’4” x 9’1”
TERRACE 16.2 SQ M 174 SQ FT
(TERRACE LOCATED ON 31ST FLOOR)

CEILING HEIGHTS
2275mm—2475mm

KEY
Comfort Cooling Unit
Ventilation Unit

TYPE 24
2 BEDROOM
TOTAL AREA 109.8 SQ M 1180 SQ FT
KITCHEN/LIVING/DINING 10825 x 4670mm 35’6” x 15’4”
MASTER BEDROOM 3875 x 3266mm 12’8” x 10’8”
BEDROOM 2 2858 x 2770mm 9’4” x 9’1”
TERRACE 16.2 SQ M 174 SQ FT
(PERMITTED VARY DEPENDING ON THE FLOOR PLAN)

FLOOR 32
The spa equipment is indicative only and is subject to change.
AT YOUR SERVICE
Going out, coming home or staying in, there’s service on hand. A 24-hour concierge at the City Road entrance can help with enquiries, welcome visitors and provide a little extra sense of security.

ABSOLUTELY
RELAX
There’s no rush. In Lexicon’s Residents Lounge, friends can wait in comfort while you apply the finishing touches. Sofas, armchairs and fireside seating mean there’s no standing around in reception.

When you need a venue close to home for a small-scale, informal meeting, invite colleagues here, or to the formal meeting space next door. And when you get a moment to yourself, find a quiet spot, grab a coffee and get stuck into that book you’ve been meaning to read.
INDULGE
Long day? Long night? Welcome to the perfect tonic: Lexicon’s own lap of luxury, a residents-only spa and gym. Get a glow in the sauna or steam room. Linger on a heated lounger. A few lengths in the pool, a workout in the fitness room or a rejuvenating fizz in the jacuzzi... the choice is yours.

YES
FIND YOUR FEET
Lexicon opens the door to a part of town that’s ripe for discovery.
You’re so close to so much. A stone’s throw from the city. A heartbeat away from The Angel and Upper Street. And a whisper away from one of London’s best-kept secrets, Regent’s Canal.
Open the door.
LOOK DOWN

And when everything’s running perfectly, you’re connected to just about everywhere by tube and bus from Angel and Old Street.

The CoffeeWorks Project, Islington High Street
Contemplate

Even seasoned Londoners have passed by the tranquil pleasures of Regent’s Canal. It’s a hidden wonder of London, a great Georgian enterprise that you’ll give thanks for as you bask on its banks in the sun or take a jog along Canal Walk, unhindered by cars and buses. Although there may be the odd barge...

Explore

Upper Street stretches north from The Angel, a heavenly mix of the high street and independent London. Dip into the worlds of quirky designer-makers, one-off labels and small chains. Browse high-brow design. Rifle through treasure troves of vintage homewares and retro ephemera.

While away an hour in the antiques ‘village’ of Camden Passage, always good for a rummage, and pick up more juicy purchases from the fruit stalls in Chapel Market on your way home.

Pause
EXPRESS

01. Paul A Young, Fine Chocolates, Camden Passage
02. Workshop, Camden Passage
Entertainment is close at hand. Sink into a sofa and a good movie at the Screen On The Green. Step into a small room with a reputation at the Almeida Theatre and see a new play or a reinvigorated classic. Join the half a million lovers of dance who make the pilgrimage to Sadler’s Wells every year. Soak up a lunchtime concert, a jazz session or a full orchestral work at LSO St Luke’s.
EAT OUT
You’ll need some refreshment after all of that. And there’s no shortage of it in this part of the world.

A food-lover could dine out for years on Upper Street alone. It’s all here, from full-blooded traditional English, gourmet fish and chips and sustainable seafood to tapas, French rotisserie, designer Thai and much more.

Tucked away on Islington’s handsome Georgian squares and side streets, you’ll find pub after glorious pub. Lexicon’s very own locals, The Charles Lamb and The Island Queen, would be worth the trip from much further afield.
NO ONE MAKES HOMES LIKE MOUNT ANVIL
Mount Anvil is Central London’s specialist residential developer, and we’ve been creating homes and communities that people want to live in since 1991. Together with our joint venture partners, we’ve built more than 5,000 London homes. We plan to build 2,500 more by 2018.

We focus on location, design and quality; creating homes in highly desirable locations, employing internationally acclaimed architects and interior designers, and meticulously selecting construction materials, so that our developments look as great in ten years’ time as they do on day one. We treat every development as unique with each given their own identity.

Our approach, the Mount Anvil Way, has been recognised through numerous awards, including: Developer of the Year (less than 1000 units) for the last two years running at the acclaimed Property Week RESI Awards (2014, 2013); and Gold Award for Best Interior Design at the 2013 What House? Awards. We have also been recognised as one of the Sunday Times Best 100 Small Companies to Work For in each of the last eight years - a standout achievement within the British property industry.

HELPING PEOPLE PUT DOWN ROOTS
Affinity Sutton has been developing homes for over 100 years and we are one of the biggest providers of affordable housing in England. We own 57,000 homes and aim to develop nearly 9,000 homes over the next 10 years. We develop homes for everyone: for market sale, market rent, shared ownership and rent to local people.

We have a reputation for providing well designed, high quality homes that meet the demands of today’s discerning buyers and tenants. Having won numerous highly coveted awards in the UK and abroad for design, eco-credentials or simply for being great places to live, we invest in what we feel matters most – our residents and their communities by helping people put down roots.