

## LOROMAH ESTATES ST PAUL'S ROAD

**CONTRACT SUM:** £1.56million

**CONTRACT PERIOD:** 68 weeks

**STAGE:** Completed 2012

**DESCRIPTION:** Located in the desirable Highbury and Islington area, the existing building comprised of a shop at street level with five residential units above, as well as a disused outbuilding to the rear.

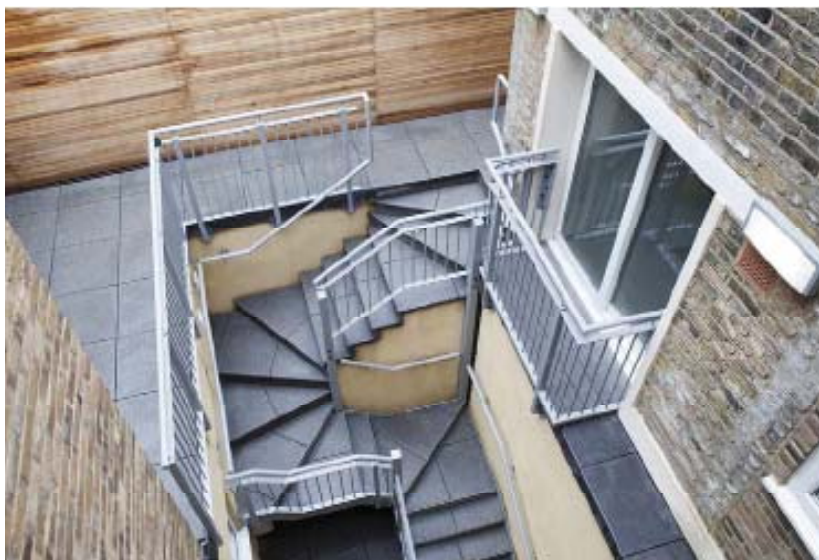
Development of the site entailed two main phases. The first being a complete conversion of the tired existing building, creating seven luxury 1 and 2 bedroom apartments and overhauling the retail space, maximising rental value.

The second phase entailed the demolition of the disused outhouse, replacing it with a new build extension creating 4 new residential units. The two components are linked together with a new spacious internal courtyard.

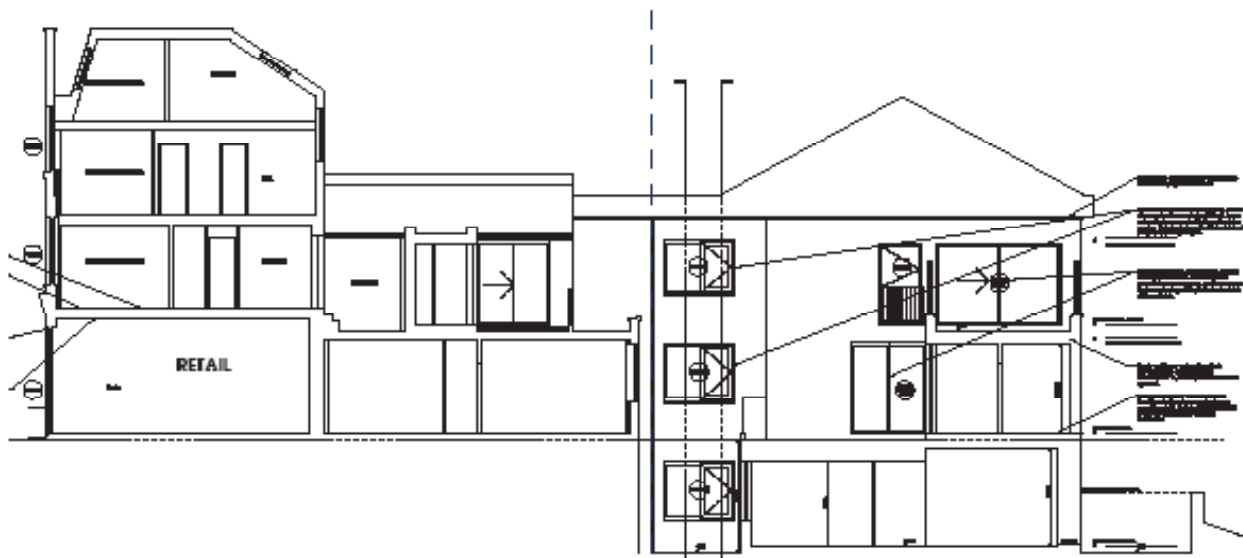
The result is 11 new residential units, providing comfort and luxury for modern professionals to relax from city living or enjoy entertaining with friends.



REAR OF PROPERTY PRIOR TO DEVELOPMENT

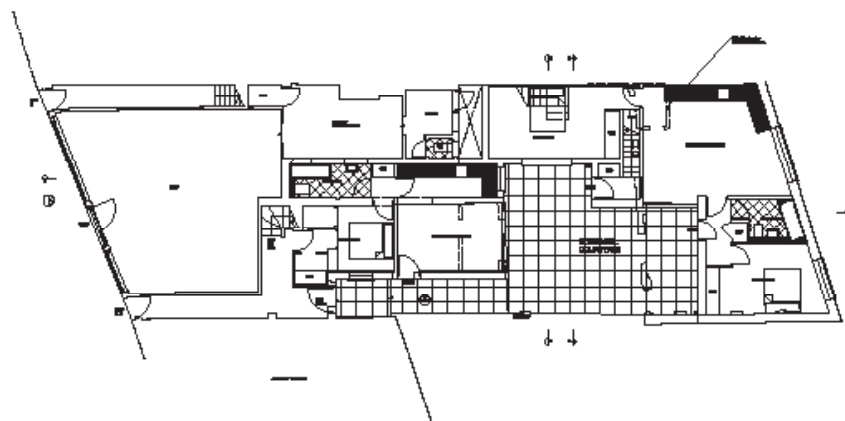


NEWLY CREATED INTERNAL COURTYARD SPACE



CONVERSION OF EXISTING

NEW BUILD EXTENSION



GROUND FLOOR PLAN

