



# BRITANNIA

— LOFTS —

A COLLECTION OF 18 LUXURY WAREHOUSE STYLE APARTMENTS

16-21 BANNER STREET, LONDON EC1Y



## PICTURE YOURSELF AT HOME IN AN ELEGANT, LOFT-STYLE RESIDENCE AT THE HEART OF EC1Y

Britannia Lofts is an exclusive new development of 18 bespoke loft-style apartments, carefully crafted to reflect the character and creative heritage of its setting. Inspired by the area's industrial past, the architecture subtly echoes the proportions and rhythm of historic warehouse buildings, while interiors reinterpret these influences through refined materials, contemporary finishes and meticulous detailing. Exposed textures, clean architectural lines and carefully balanced palettes create homes that feel authentic yet elevated.

Generous proportions, abundant natural light and thoughtfully considered interiors come together to create homes designed for sophisticated, contemporary city living. Expansive windows invite daylight deep into each apartment, enhancing the sense of volume and openness, while carefully selected materials and finishes introduce warmth, texture and refinement. Every element has been curated to balance style with practicality, delivering living spaces that feel both impressive and effortlessly comfortable.

Perfectly positioned just moments from Old Street Station, Britannia Lofts enjoys a prime location in one of London's most dynamic neighbourhoods. Excellent transport connections place the City, the West End and beyond within easy reach, making daily commuting seamless and convenient. Yet despite this connectivity, the development sits within a characterful enclave known for its creativity and culture, surrounded by an exceptional collection of independent restaurants, vibrant bars, artisan cafés and curated boutiques that define the distinctive energy of Old Street and its neighbouring districts.

The result is a collection of distinctive residences that celebrate craftsmanship, design integrity and enduring quality offering not simply apartments, but thoughtfully composed homes with lasting appeal in one of London's most exciting urban locations.





**THE APARTMENTS AT BRITANNIA LOFTS ARE A CONSIDERED EXPRESSION OF REFINED INDUSTRIAL LIVING, WHERE RAW CHARACTER IS ELEVATED THROUGH CRAFTSMANSHIP AND DETAIL**

True to the loft aesthetic, generous ceiling heights, strong architectural lines and well-proportioned interiors define each home, creating spaces that feel open, purposeful and quietly luxurious. The sense of volume is immediate and impressive, with carefully considered layouts that maximise both flow and functionality. Clean structural forms and uninterrupted sightlines enhance the feeling of expansiveness, while a restrained material palette introduces warmth and refinement. Living, dining and kitchen areas are thoughtfully arranged to encourage both entertaining and everyday comfort, achieving a seamless balance between statement design and livability.

Large-scale Crittall-style windows form a defining architectural feature, drawing abundant natural light deep into the apartments while reinforcing the building's industrial heritage. Their elegant steel frames create a striking visual rhythm across the façade and within the interiors, offering a bold yet timeless design language. These expansive openings not only flood the living spaces with daylight throughout the day, but also emphasise volume and scale, enhancing the sense of height and openness. Framing views of the surrounding cityscape, the windows make London itself part of the living experience — a constantly evolving backdrop that brings energy, atmosphere and connection to each home.







## EVERY DETAIL HAS BEEN CURATED TO CREATE HOMES THAT FEEL AUTHENTIC...

Lighting is deliberately minimal and architectural in its expression, with exposed track systems carefully integrated to accentuate the clean lines and impressive ceiling heights of the interiors. This considered approach enhances the loft character while providing flexibility — allowing residents to tailor illumination to suit different moods and moments. During the day, natural light takes centre stage; by evening, layered artificial lighting creates warmth and atmosphere, enabling each space to transition effortlessly from bright and functional to intimate and ambient. The result is a scheme that feels intentional and refined, where light becomes both a practical feature and a subtle design statement.

Kitchens are defined by charcoal-toned cabinetry with a refined matte finish, delivering depth and contrast against lighter architectural elements. Sleek, handleless profiles reinforce the clean aesthetic, while integrated, high-specification appliances are seamlessly concealed within the joinery to maintain visual continuity. Durable work surfaces and carefully detailed splashbacks add texture and tactility, balancing the bold industrial influence with a sense of understated sophistication.

Every detail throughout the apartments has been thoughtfully curated to create homes that feel authentic, confident and enduring. Material choices, finishes and fittings work harmoniously to celebrate space, light and materiality, while maintaining a cohesive design narrative. These are loft-style apartments that honour the character of their industrial inspiration without compromising on comfort or functionality, delivering a level of finish perfectly suited to modern, design-led urban living.





## A CONTEMPORARY HOME IN THE HEART OF LONDON'S TECH HUB

Throughout the apartments, engineered wooden floors introduce warmth and natural texture, grounding the interiors and providing a soft counterpoint to the industrial detailing. Their generous scale enhances the sense of space while creating a cohesive flow from room to room.

In the bathrooms, microcement finishes offer a seamless, monolithic aesthetic that feels both architectural and contemporary. Clean lines, refined fittings and a restrained palette combine to create calm, sophisticated spaces designed for modern city living.





## AT THE HEART OF A WORLD-CLASS ECOSYSTEM

## CONNECTIVITY

Positioned moments from the celebrated Silicon Roundabout and within easy reach of the City of London, 16–21 Banner Street offers unrivaled access to one of the capital's most dynamic technology and innovation clusters. This globally recognised hub attracts a rich mix of start-ups, scale-ups and established international brands, creating an environment defined by ambition, creativity and constant evolution.

The area is home to major offices and flexible workspaces for globally recognised, tech-led companies including Amazon, Google, Adobe and Cisco, alongside a thriving network of fintech, creative and digital ventures. This concentration of talent and enterprise has firmly established Old Street as a cornerstone of London's knowledge economy.

Within walking distance, residents will also find forward-thinking coworking and innovation spaces such as Techspace, Runway East and TechHub, where entrepreneurs, creators and industry leaders converge to collaborate, innovate and grow.

At 16–21 Banner Street, you're not simply connected to London's transport network, you're immersed in a world-class ecosystem that seamlessly blends culture, commerce and cutting-edge technology, creating exceptional opportunities for professional growth, creative inspiration and an elevated urban lifestyle.





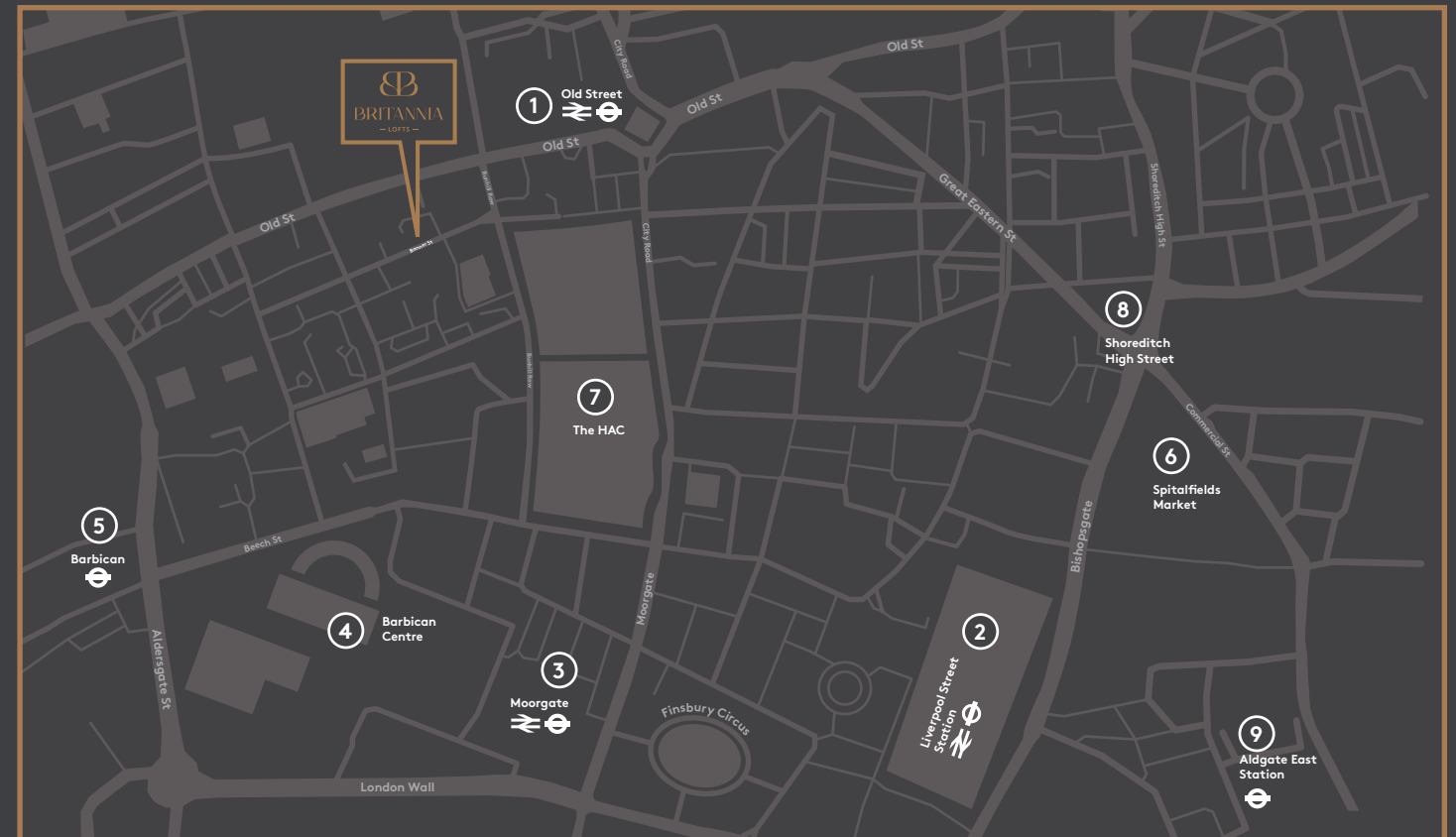
**BEYOND THE APARTMENTS,  
THE LOCATION IS EXCEPTIONAL**

Just moments from Moorgate, Barbican and Old Street stations, and within easy walking distance of the City of London, residents enjoy unrivalled connectivity via the Underground, National Rail, and the Elizabeth Line, placing the capital at your doorstep in minutes. From many homes, striking views of the Barbican and the surrounding cityscape frame the living experience, blending the energy of the capital with moments of architectural calm. The streets of EC1Y pulse with character, from boutiques, cafés, bars and acclaimed restaurants to nearby cultural landmarks, galleries, and green spaces that offer both inspiration and respite.

At Britannia Lofts design, space, and connectivity converge, creating loft-style homes that celebrate light, materiality and scale while immersing residents in the vibrancy and possibilities of modern city living.



1. Old Street
2. Liverpool Street Station
3. Moorgate
4. Barbican Centre
5. Barbican Station
6. Spitalfields Market
7. The HAC
8. Shoreditch High Street
9. Aldgate East Station





# SPECIFICATIONS

All our loft apartments are made with exceptional specifications and materials.



## KITCHEN

- Matte kitchens with built-in appliances to include oven, ceramic hob, extractor, washer, dishwasher and fridge freezer (High-spec Bosch)
- Marble effect Quartz worktops and backsplashes
- Engineered light Scandi oak flooring
- Architectural spotlights



## BATHROOMS

- Brushed Steel Nosa Sanitaryware
- White sanitaryware, closed coupled toilets with soft close seats
- Vanity units
- Heated towel rails
- Micro-cement wall and floor coverings

## GENERAL

- Engineered Scandi oak flooring to hallways, bedrooms and living rooms
- Independent full gas fired central heating system with black industrial radiators
- Fitted wardrobes to all bedrooms, with hanging rails and shelving
- MDF painted skirtings and architraves
- Phone door video entry system
- Multi socket to living room
- Superfast Broadband
- Composite decking and external lighting to private terrace
- Air-con future proofed for Urban Cooling mounted wall units







## LOFT STYLE 1

### 3 BEDROOM

Spanning an impressive 1,309 sq ft, this outstanding residence offers expansive lateral living with a remarkable sense of volume and scale.

The centrepiece of the home is a spectacular open-plan reception room and kitchen, enhanced by impressive 3.04m ceiling heights. This vast, light-filled space provides an exceptional setting for elegant entertaining and refined everyday living, effortlessly accommodating generous lounge and dining areas while retaining a seamless, contemporary flow.

The property offers three substantial bedrooms, including a beautifully proportioned principal bedroom and two further versatile rooms ideal for guest accommodation, a dedicated study, or a sophisticated home office. A separate store adds further practicality without compromising the apartment's clean, spacious design.

Thoughtfully arranged and generously scaled throughout, this impressive apartment delivers a rare combination of volume, flexibility and understated luxury in the heart of the city.

#### SITE LOCATION

#### FIRST FLOOR





## LOFT STYLE 2

### 2 BEDROOM

This impressive apartment spans approximately 904 sq ft and offers beautifully proportioned, versatile living space.

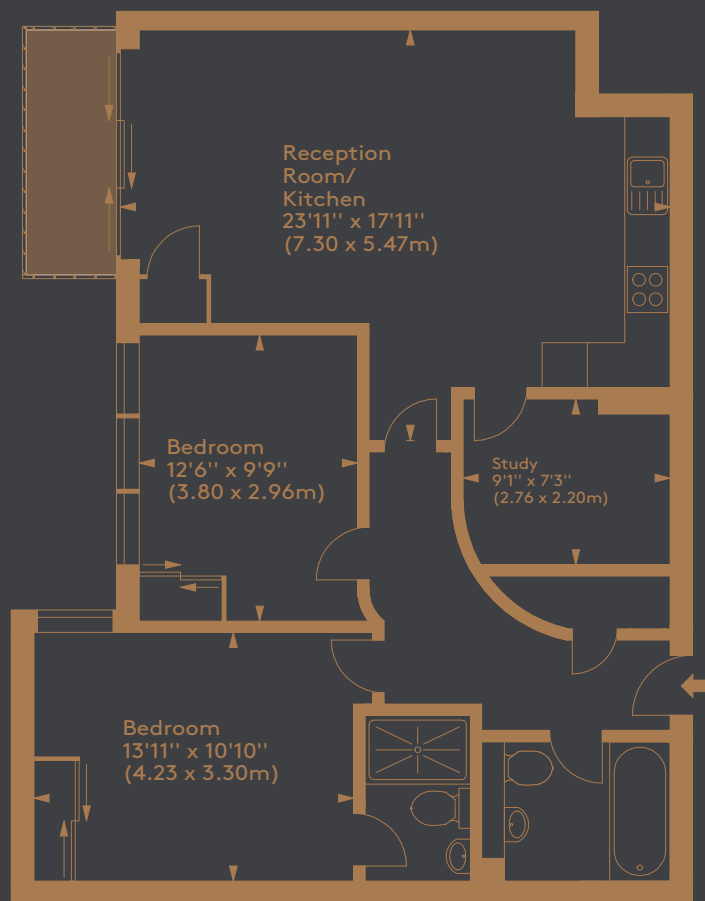
At the heart of the home is a striking open-plan reception room and kitchen. This generous space is perfectly suited to both refined entertaining and relaxed everyday living, with ample room for defined lounge and dining areas while maintaining an elegant sense of openness.

The property features two well-sized bedrooms, each offering comfortable accommodation with space for wardrobes and additional furnishings. A separate study provides a dedicated work-from-home environment or the flexibility to be used as a reading room, nursery, or additional storage space.

Thoughtfully arranged and well-balanced throughout, the layout maximises natural flow and functionality, creating a sophisticated city residence ideal for modern living.

#### SITE LOCATION

#### FIRST FLOOR



## LOFT STYLE 3

### 2 BEDROOM

A beautifully proportioned apartment that extends to approximately 810 sq ft, offering a refined balance of space, comfort and contemporary design.

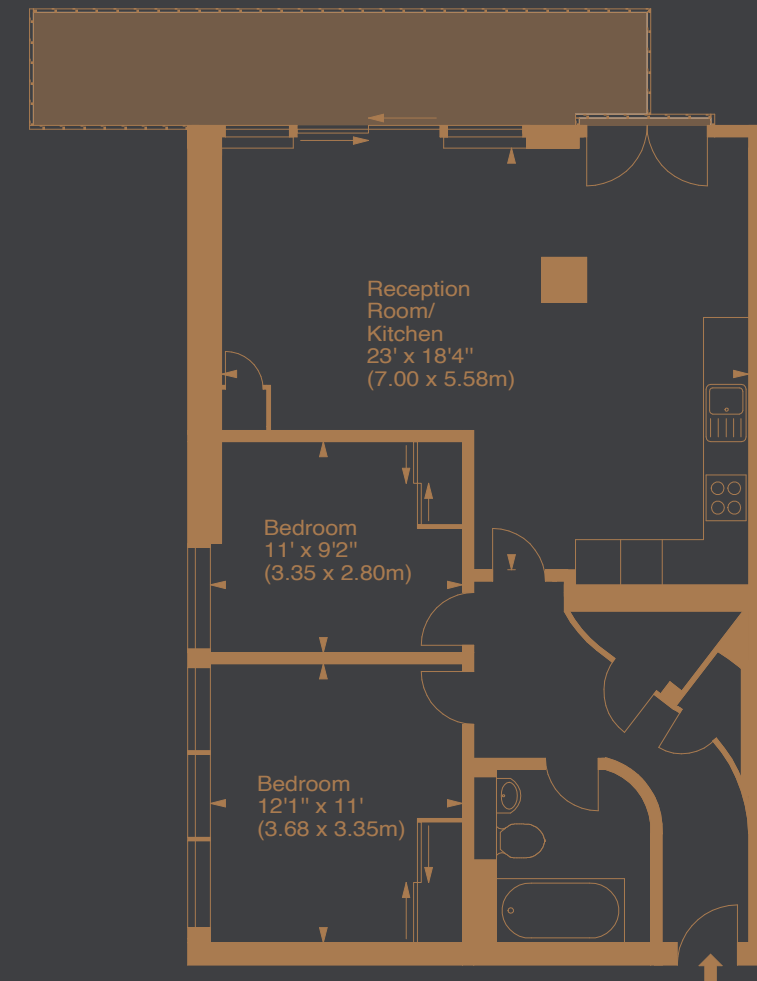
The centrepiece of the home is an impressive open-plan reception room and kitchen. This expansive area provides exceptional versatility, with ample space for elegant dining, relaxed lounging and stylish entertaining, all within a bright and well-considered layout.

The property comprises two generously sized bedrooms, each thoughtfully arranged to accommodate substantial storage while maintaining a calm and comfortable atmosphere. The proportions throughout create a sense of openness rarely found in comparable city apartments.

Carefully designed to maximise flow and functionality, this first-floor residence presents a sophisticated and spacious home, ideal for modern urban living.

#### SITE LOCATION

#### FIRST FLOOR





## LOFT STYLE 4

### 2 BEDROOM

This two-bedroom apartment extends to approximately 825 sq ft, offering beautifully balanced and generously proportioned accommodation.

The centrepiece of the home is the striking open-plan reception room and kitchen. This expansive space provides a superb setting for sophisticated entertaining and relaxed day-to-day living, with ample room for defined lounge and dining areas while retaining an elegant sense of openness and flow.

Two well-appointed bedrooms offer comfortable and versatile accommodation, each thoughtfully proportioned to allow for substantial storage without compromising on space or comfort.

Designed with both practicality and refinement in mind, the layout delivers a sense of volume and light throughout, creating a stylish and luxurious city residence.

#### SITE LOCATION

#### FIRST FLOOR



## LOFT STYLE 5

### 2 BEDROOM

Extending to an impressive 966 sq ft, it offers an expansive beautifully proportioned living space designed for refined city living.

The elegant kitchen/reception room forms the heart of the home, a generous and inviting setting perfectly suited to sophisticated entertaining and relaxed everyday comfort. The layout allows for distinct dining and lounge areas, creating a seamless blend of style and functionality.

The principal bedroom is particularly striking, offering a luxurious sense of scale rarely found in comparable apartments. A second substantial bedroom provides equally comfortable accommodation, ideal for guests, family, or a beautifully appointed home office.

Thoughtfully arranged to maximise space, light and flow, this impressive apartment delivers a sense of understated luxury and generous proportions throughout, an outstanding opportunity for elevated urban living.

#### SITE LOCATION

#### FIRST FLOOR





## LOFT STYLE 6

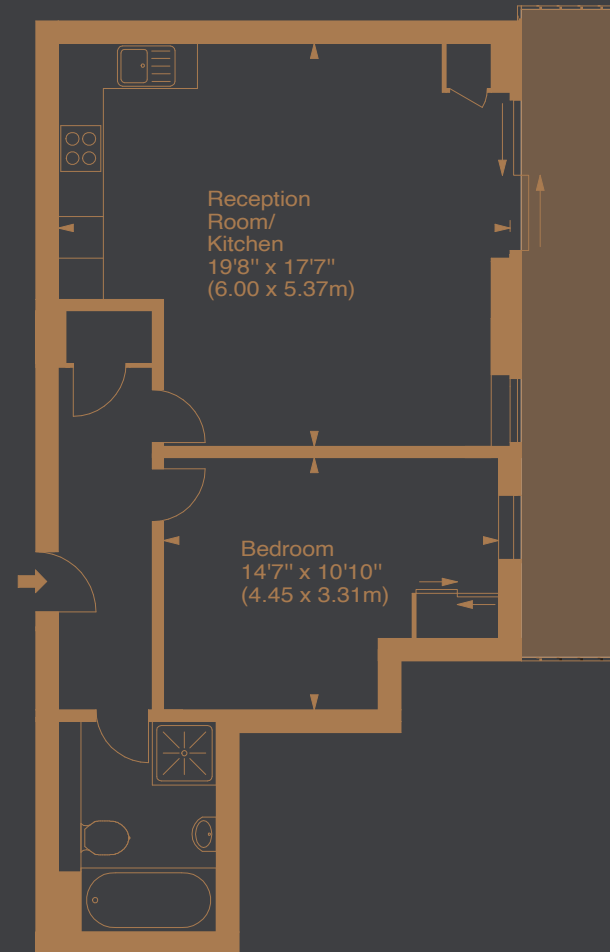
### 1 BEDROOM

A thoughtfully arranged one-bedroom apartment offers approximately 608 sq ft of bright and functional living space.

The heart of the home is a generous open-plan reception room, providing an excellent space for both relaxing and entertaining. Large proportions allow for distinct living and dining areas while maintaining a comfortable flow throughout.

The well-sized bedroom offers ample space for storage and furnishings, creating a calm and private retreat. The layout is efficiently designed to maximise usable floor area, making the apartment ideal for professionals, first-time buyers, or investors seeking a property in the heart of EC1.

A superb opportunity to enjoy contemporary city living in a vibrant and highly connected location.



#### SITE LOCATION

#### FIRST FLOOR



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Interested parties are strongly advised to satisfy themselves as to the correctness of each statement, and to carry out their own due diligence including to ensure that the title is satisfactory and that they have the ability to implement any proposed scheme.

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