



FOUNDRY

LUTON, LONDON

Foundry brings 66 top specification one and two-bedroom apartments to a town on the up. With over a billion pounds being invested, Luton offers an exciting future & affordable living just 23 minutes from central London.

DEVELOPERS



EQUINOX
LIVING

AWARDS



FIRST IMPRESSIONS

When its train station opened in the 1800s, Luton grew rapidly into a hub for manufacturing industries wanting to stay connected to the capital, yet have easy access to the rest of the country. Luton's reach has now spread as far as Europe, with a new fast train to St Pancras International, which is attracting new creative industries to the town. The site at Liverpool Road started life as a type foundry, manufacturing the metal typefaces used in printing. Now the page turns again, opening a new chapter and bringing a new way of living to Luton.



MAKE YOUR MARK

Foundry dismantles design convention, inch by inch, to create a new dimension in urban living on the cusp of Luton's town centre triangle. Open the door to seamless living space with interiors expertly designed and finished to provide contemporary living, streamlined for the city dweller.



Computer generated image, indicative only



FOUNDRY
LUTON



From design statements such as the Italian Arta Cucine kitchens and Tissino taps to high quality finishes such as the cappuccino quartz worktops and engineered hardwood floors, all the way through to the location of plug sockets and TV points, this is a home where every detail has been shaped for you.



SHAPED
FOR YOU

Computer generated image, indicative only

Computer generated image, indicative only





5,700

NEW HOMES

18,500

NEW JOBS

18M

AIRPORT PASSENGERS

£1.5BN

OF INVESTMENT



LUTON ON THE UP

From a Hat District transforming old hat factories into inspiring workspaces for creative and digital industries, to a new civic, leisure and creative hub at St George's Square – Luton is on the up.

One of the most affordable commuter towns in reach of the capital, Luton was named the UK's top property investment hotspot in 2016 by the Halifax. A £1.5bn programme for new commercial, leisure and housing development is now underway to transform the town into an important satellite location and business hub, supported by the new £200m Luton Airport Parkway station that will connect the airport terminal to London from 2020.

Enjoy live jazz music at the Bear Club, the best of African & Caribbean flavours at Ruby's, buy one get one free cocktails at Off the Wall, or head to Luton Galaxy for a movie. Luton's nightlife already caters for young party-goers and a big student population – and with new establishments and lively promenades coming to St George's Square, it's easy to see what the excitement is all about.



NIGHT OUT

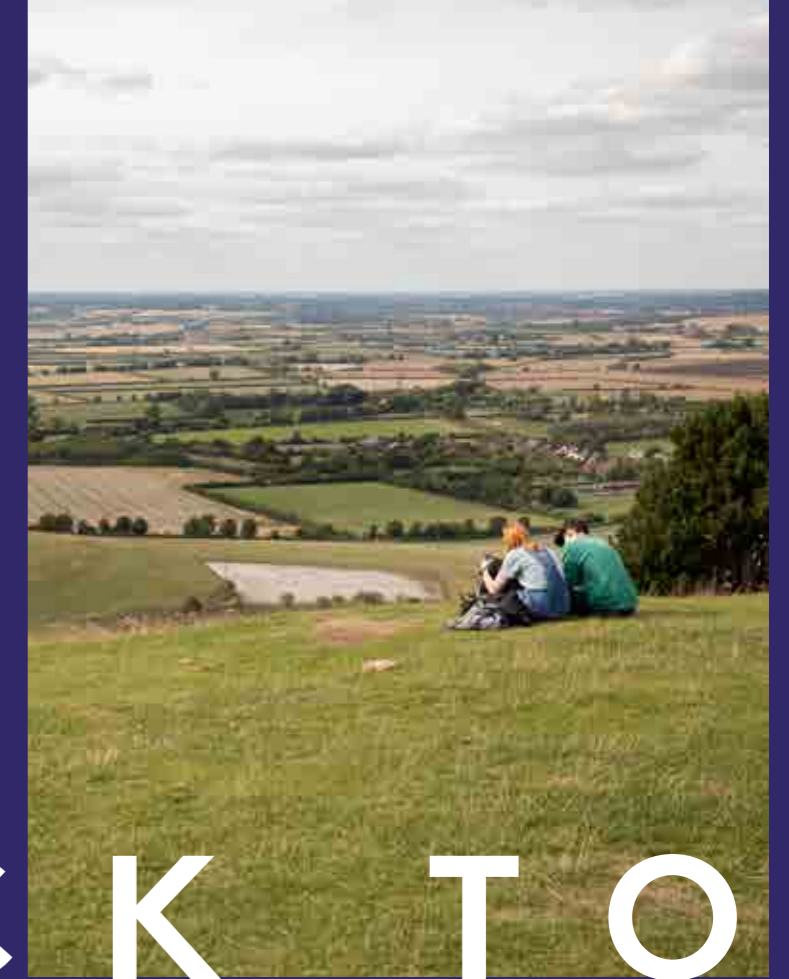


High Town remains popular with locals for its independent shops, while The Mall Luton has everything from big name brands to smaller fashion boutiques – and it's getting bigger with new shops, cafes and restaurants, bars and an urban riverside park on the way.



**O U T &
A B O U T**





B A C K T O N A T U R E

Stockwood Park's beautiful gardens and Wardown Park's boating lake are on the doorstep or head to the Chiltern Hills for breath-taking scenery and bike rides on the Chilterns Cycleway. From Luton Hoo's city retreat to Whipsnade Zoo's 600 acre safari park, Luton is the natural choice.





In a little over 20 minutes you could be in Kings Cross where Google, Universal Music and Havas all have new headquarters – and music venues such as Egg LDN and Big Chill House showcase some of the world’s best DJs. Another four minutes down the track and you’ll enjoy Farringdon’s nightlife with the likes of Fabric and Piano Works. Two minutes more and you’re in the heart of London’s financial district and another two minutes you could be standing beneath The Shard, the UK’s tallest building and a beacon for London. It’s no wonder everyone calls it Luton London.

LUTON LONDON



STAY CONNECTED

Walk to The Mall for a new outfit or Luton station for a 23-minute train journey to London St Pancras. It's just 20 minutes by car to St Albans and the Chiltern Hills are close by to explore some of the most beautiful countryside in the South East.



- Stockwood Park 8 mins
- Luton Airport 11 mins 
- Luton Hoo hotel & spar 12 mins
- Dunstable 14 mins
- Harpenden 15 mins
- St Albans 21 mins
- Milton Keynes 27 mins



- Luton Airport Parkway  2 mins
- St Albans 15 mins
- London St Pancras 23 mins
- Blackfriars 41 mins
- Oxford Circus 52 mins
- Canary wharf 62 mins





FABRIC-ATE THE FABULOUS

Silk and velvet soft furnishings look brilliant but can cost a fortune. Luckily a number of high street shops have created cheaper versions, which look no less fabulous. Once you've decided on a colour scheme, try textured pieces in rayon and velour for a luxurious feel.



PAUSE AND REFLECT

Wall shelves will help you make the most of your space and can house decorative objects to offer visual intrigue. Adding glass and mirrors help to lighten the room and make it feel spacious. You could try incorporating these in a subtle way, perhaps through a mirror-topped coffee table.

TOP TIPS

Interior designer Joanna Ziatabari offers her top tips to help first-time buyers create a micro-apartment space that is both exciting and inviting.

SING A RAINBOW

Colour palettes took an edgier turn this year. Vibrant colours are very in - warm rich yellows feel organic and make a great accent colour. Purple hues, metallics and blues are also bang on trend. You can incorporate these subtly through cushions and accessories. Keeping the walls light will help achieve a brighter, larger looking space. Soft greys or wallpapers with a metallic sheen work nicely in achieving this. Contrast is also important, so remember to add in a few pieces of dark furniture to create a feeling of depth.



KEEP THE BALANCE

Ensure that your furniture is in proportion. Balance is important and will help create different sections for you to enjoy. Having separate areas for dining and watching TV will enhance the feeling of space. If you want to create more space for entertaining, choose a coffee table that converts into a dining table.

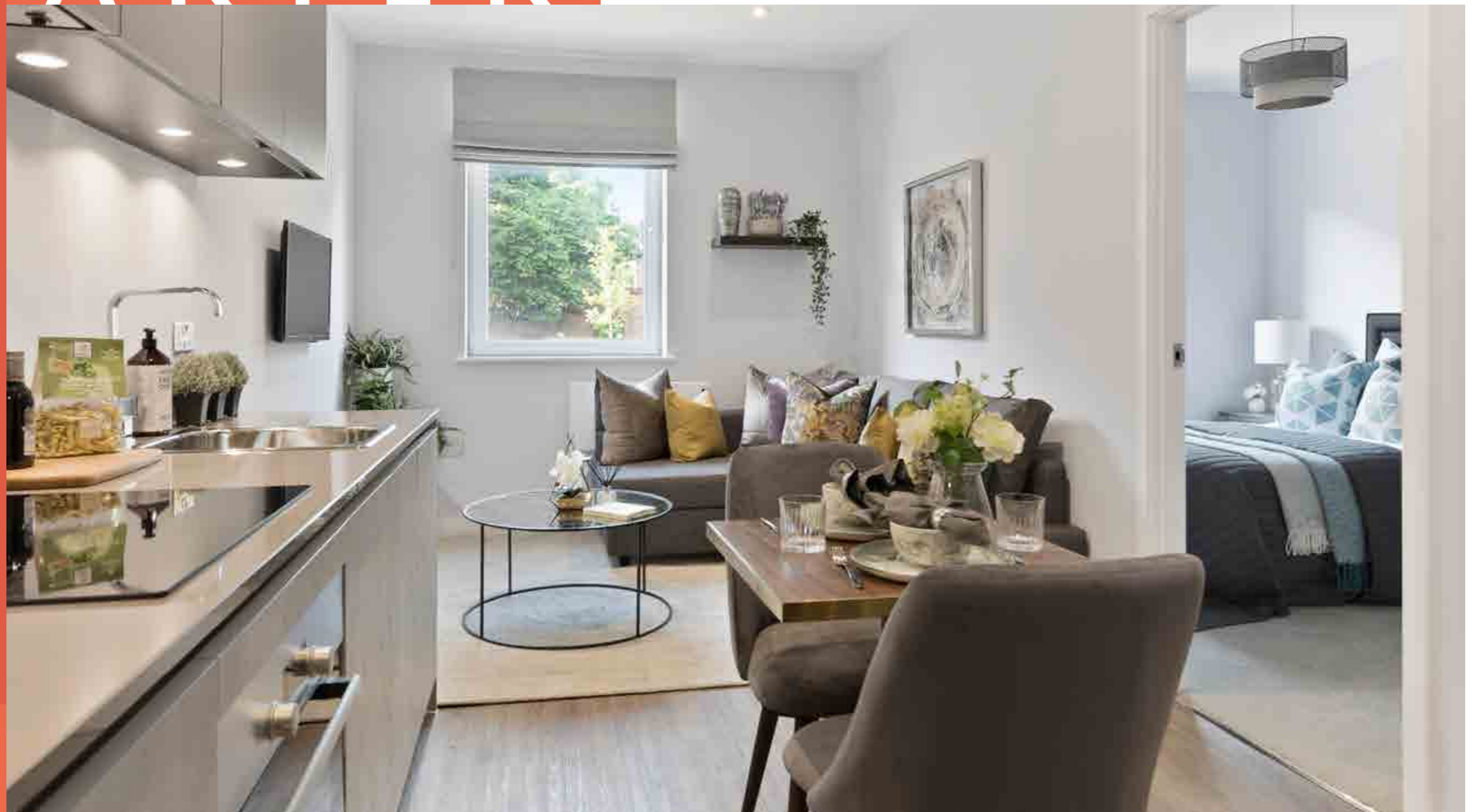


DON'T CUT CORNERS

Plant displays look visually striking and create a restful atmosphere whilst taking up little space. Floor lamps also work well in corners and create a great feature for your room. Try creating a cosy little area using a pouffe with a throw and some artwork featured on the wall above.

LIVE SMARTER

Hallway-free, open-plan interiors make the most of every inch of space, so you live smarter. A beautiful space expertly designed to deliver a London specification in Luton without having to compromise on the important things.



A HELPING HAND

A deposit of just 5% is all you need to purchase your new home. The government will top this up with a Help to Buy Equity Loan of up to 20% of the property's value, interest-free for the first five years. That means you only have to secure a mortgage of 75% of the property's value.

Purchase price

£165,000

5% deposit

£8,250

20% equity loan

33,000

75% mortgage balance

£123,750

Approximate monthly mortgage repayments*

£524



*Help to buy is available on new build homes up to £600,000 subject to the government 'help to buy' terms and conditions and only available to customers where a primary mortgage is secured. Not available on second, additional homes, buy-to-let or let-to-buy properties. The equity loan is interest free for the first five years. After five years, an annual fee of 1.75% Of the outstanding equity loan is charged. This is increased annually by rpi plus 1%. Help to buy is subject to eligibility. Your home may be repossessed if you do not keep up repayments on a mortgage or any other debt secured on it. If you are in any doubt, seek independent financial advice. Given purchase price is an indicative approximation of a typical one-bedroom apartment at foundry - correct at time of press. Approximate monthly mortgage repayments are based on a mortgage term of 25 years and a typical 1.99% Two-year fixed interest rate.



TYPICAL APARTMENT

Bedroom
2.97m X 2.55m
(9'9" X 8'4")

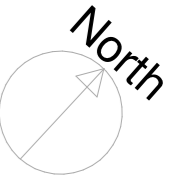
Bathroom
2.39m X 1.60m
(7'10" X 5'3")

Kitchen/ living
4.28m X 3.50m
(14'1" X 11'6")

Total
30m²
(323 ft²)

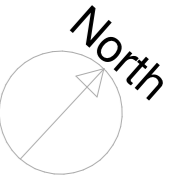


GROUND FLOOR



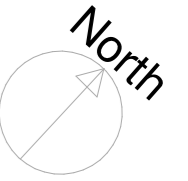
Total areas are approximate only and may vary. Plans are subject to change, please ask sales advisor for further information.

FIRST FLOOR

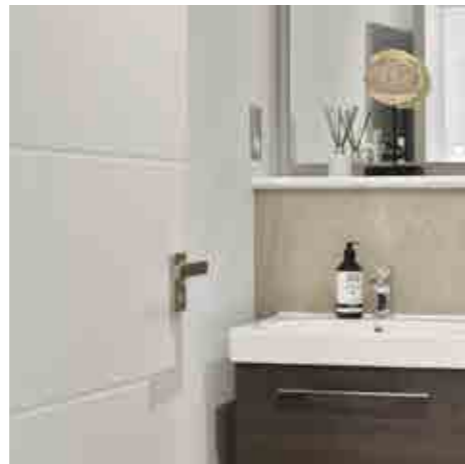


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SECOND FLOOR



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SPECIFICATION

GENERAL

- Grey engineered hardwood flooring in living areas
- Carpet in bedrooms
- Low energy LED lighting
- Hyperoptic broadband 1 Gb connection – fastest in UK
- Wired for Sky Q with TV points in bedrooms and living areas
- Video door entry
- Electronic fob entry to building

KITCHEN

- Arta Cucine Italian soft-close units
- Cappuccino Italian quartz worktops with matching splashback
- Slimline dishwasher
- CDA taps
- Utility cupboard housing washer/dryer
- Brushed chrome plug sockets with USB charger
- High quality integrated appliances, including:
 - o Bosch oven
 - o Bosch electric induction hob and extractor
 - o Bosch microwave oven
 - o Fridge/freezer

BATHROOM

- Large format grey porcelain floor and wall tiles
- Angelo Barossa Oak vanity
- Tissino Italian taps
- Tissino Italian sanitaryware



INSPIRED HOMES

Launched in 2012, Inspired Homes is now regarded as a leading developer of micro-apartments with over 1,000 homes either completed or under construction. We adopt a smart approach to layout to provide high quality, award-winning homes that are in reach of first-time buyers as well as larger apartments that retain these design principles to offer spacious penthouse living. We are redrawing the lines, and dismantling design convention, inch by inch, to deliver a new dimension in urban living.

AN INSPIRED EQUINOX

EQUINOX LIVING

Equinox Living provides first-time buyers and investors with a choice of affordably-priced apartments – all characterised by superb design, stylish, modern open-plan living solutions and the clever and innovative use of space. Equinox Living currently focus on multi-unit locations in London and the South East that offer attractive local amenities and good transport links, ensuring home buyers benefit from the best of both worlds - smarter living spaces and vibrant communities.



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