



The Hyelm Group

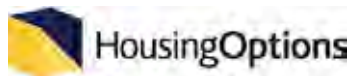
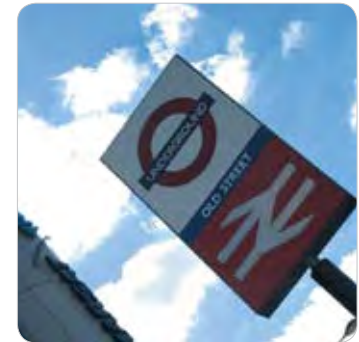
Quality living in London

Hyelm – Old Street

43 New North Road,
London N1 6JB.

The Hyelm Group is delighted to offer this exciting range of high quality, affordable accommodation for rent in the vibrant Hoxton area of London for 125 key workers and young people in work or study.

Close to Old Street Underground station on the Northern Line (Zone 1) and with excellent transport links to the City and West End, this new development, which opened in March 2008, offers a varied portfolio of housing types with additional services and state-of-the art facilities.



Accommodation for Key Workers

74 places within the scheme are reserved for key workers under the Tenant Services Authority's Intermediate Rent scheme.

The Tenant Services Authority defines who is a key worker but, generally, it is a person on a low to moderate income who is employed in a health, education, emergency service or other public sector post.

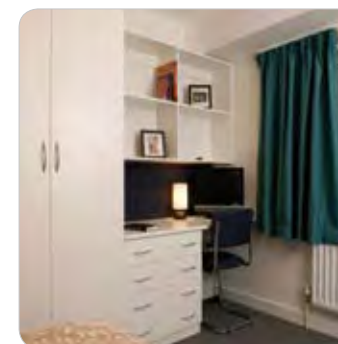
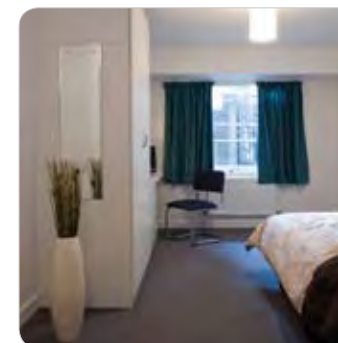
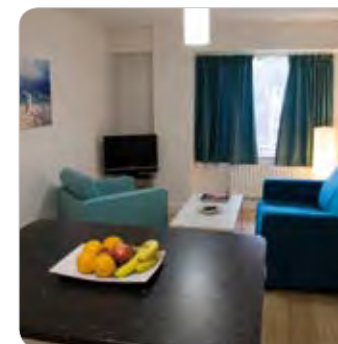
The accommodation comprises:

- 4 x one bedroom apartments.
- 35 x two bedroom cluster apartments.

A cluster apartment is one in which two bedrooms/tenants share a kitchen/dining/living room area.

Each bedroom is furnished and has its own bathroom. It includes a double bed and is wired for connection to the internet, Sky and a BT landline.

Each kitchen/dining/living room is furnished and includes a fridge with freezer compartment, oven, hob, storage space and lounge/dining furniture.



Accommodation for People in Work or Study

51 places within the scheme are reserved for young people on low to moderate incomes who are in work or study.

The accommodation comprises:

- 1 x three bedroom cluster apartment.
- 6 x four bedroom cluster apartments.
- 4 x six bedroom cluster apartments.

A cluster apartment is one in which a number of bedrooms/tenants share a kitchen/dining/living room area.

Each bedroom is furnished and has its own bathroom. It includes a double bed and is wired for connection to the internet, Sky and a BT landline.

Each shared kitchen/dining/living room is furnished and includes a fridge with freezer compartment, oven, hob, storage space and lounge/dining furniture.

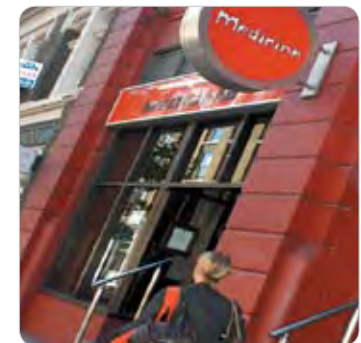


Additional Services

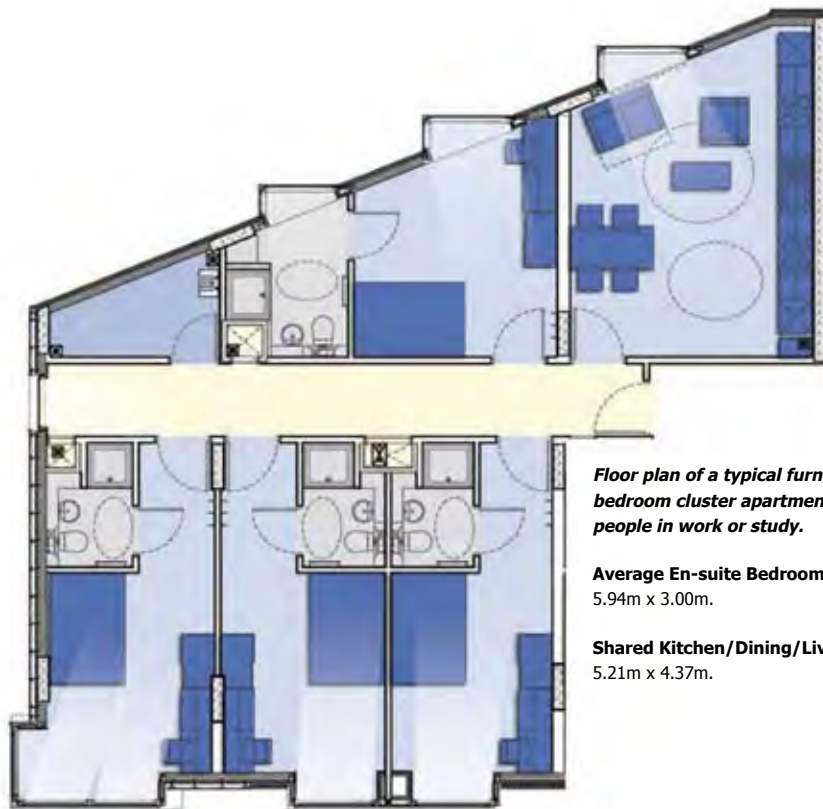
High quality additional services are provided on an inclusive charge basis. These include:

- A hotel-style reception desk and lounge.
- A senior member of staff, who is available on premises and/or on call each day and night to offer help and assistance.
- The regular cleaning of the shared kitchen/dining/living areas within the three, four and six bedroom cluster apartments.
- The regular cleaning of all other communal areas.
- A comprehensive housing management and maintenance service.

Residents are required to provide their own bed linen, toiletries, cutlery, crockery, cooking utensils and cleaning materials.



Apartment Types



Floor plan of a typical furnished four bedroom cluster apartment for young people in work or study.

Average En-suite Bedroom:
5.94m x 3.00m.

Shared Kitchen/Dining/Living Room:
5.21m x 4.37m.

Floor plan of a typical furnished six bedroom cluster apartment for young people in work or study.

Average En-suite Bedroom:
6.00m x 3.00m.

Shared Kitchen/Dining/Living Room:
6.32m x 4.22m.



Rent Levels

The rent and service charge includes:

- Furnished accommodation.
- Energy costs.
- Water charges.
- The regular cleaning of the shared kitchen/dining/living areas within the three, four and six bedroom cluster apartments.
- The regular cleaning of all other communal areas.
- A comprehensive housing management service.
- The use of leisure facilities within the scheme at nominal rates.

Council tax is not included.

Charges for rooms differ due to their size, shape and location within the scheme and, as is the case for accommodation that is reserved for key workers, where additional subsidy has been received from the Homes and Communities Agency.

Charges are payable monthly in advance. No deposit is required. A booking fee is, however, required to secure each booking. This is refunded on arrival.

Please visit www.hyelm.com for more information on our current charges.



Views from the skyline roof terraces.





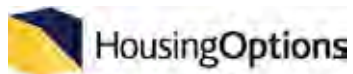
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Contact Us

For further information on Hyelm – Old Street, who qualifies as a key worker, how to apply for accommodation and on The Hyelm Group, please:

- visit our website www.hyelm.com; or
- email your enquiry to oldstreet@hyelm.com; or
- telephone **020 7336 9000**.

If you are a key worker, you can also register your interest or apply for a place at the scheme by contacting Housing Options, which is the government agency through which all key worker applications for accommodation in London must be made. You can get in touch with them by visiting their website www.housingoptions.co.uk.



Location Map

Hyelm – Old Street

43 New North Road,
London N1 6JB.

Nearest Underground Station:
Old Street (Northern Line – Zone 1).

Important Note:

The images, photographs, illustrations, descriptions and dimensions given within this brochure are indicative of the accommodation that is provided within our Hyelm – Old Street scheme. It is important to note that some apartments differ in shape or size to those that are shown.

Hyelm and The Ames House Trust: Registered by the Charity Commission – Number 215575.

Hyelm: Registered by the Tenant Services Authority – Number HO 312.

Hyelm: Registered in England at Companies House – Number 00244598

(Registered Office: Arthur West House, 79 Fitzjohns Avenue, Hampstead, London NW3 6PA).

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