

Hyelm – Old Street



The Hyelm Group
Quality living in London

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 young people and those from housing priority groups.

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

FIRST STEPS
to home ownership in London



Accommodation for Priority Housing Groups

74 places within the scheme are reserved for those from priority housing groups in accordance with the Intermediate Rent scheme of the Homes and Communities Agency.

Priority housing groups are defined by both local and national government. They generally comprise those on low to moderate incomes who are employed in the armed services, health, education, emergency service or other public sector posts or those who live in overcrowded households.

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 Young People

51 places within the scheme are reserved for young people on low to moderate incomes who are studying for, embarking on or in the early years of their careers.

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.



State-of-the-art Facilities

State-of-the-art facilities include:

- Fitness suite.
- Sauna.
- Self-service Laundrette.
- Internet café.
- Landscaped courtyard garden.
- Skyline roof terrace.
- Office and conference space.



State-of-the-art Facilities



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

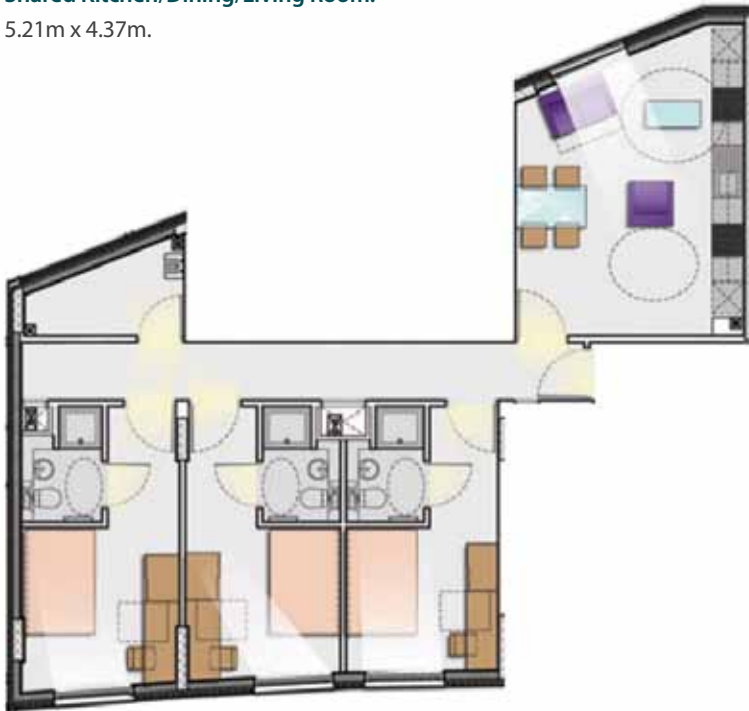
Floor plan of the furnished three bedroom cluster apartment for young people.

Middle En-suite bedroom:

5.25m x 2.97m.

Shared Kitchen/Dining/Living Room:

5.21m x 4.37m.



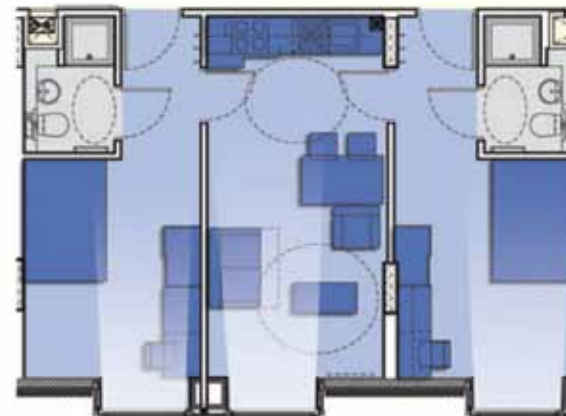
Floor plan of a typical furnished one bedroom flat for those from priority housing groups.

En-suite bedroom:

5.99m x 2.85m.

L Shaped Kitchen/Dining/Living Room:

5.48m x 3.10m plus 2.54m x 2.89m.



Floor plan of a typical furnished two bedroom cluster apartment for those from priority housing groups.

En-suite bedroom:

5.94m x 2.97m.

Shared Kitchen/Dining/Living Room:

5.94m x 2.97m.

Apartment Types

Floor plan of a typical furnished four bedroom cluster apartment for young people.

Average En-suite bedroom:

5.94m x 3.00m.

Shared Kitchen/Dining/Living Room:

5.21m x 4.37m.



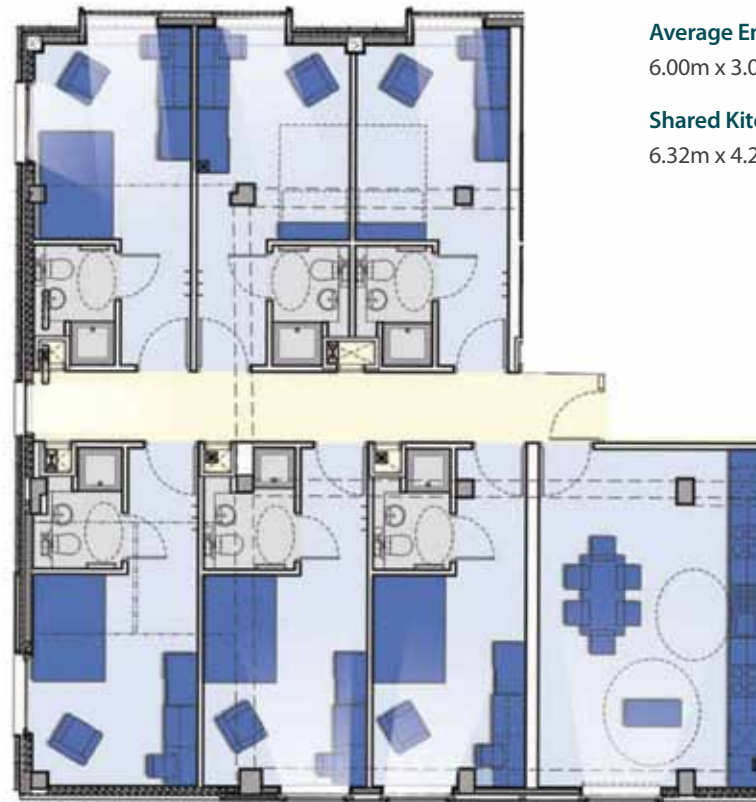
Floor plan of a typical furnished six bedroom cluster apartment for young people.

Average En-suite bedroom:

6.00m x 3.00m.

Shared Kitchen/Dining/Living Room:

6.32m x 4.22m.



Priority Housing Group Two Bedroom Cluster Apartment



Visualisation of a typical furnished two bedroom cluster apartment for those from priority housing groups.

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 those from priority housing groups, 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.



Am I Eligible?

You must qualify as belonging to a housing priority group to be eligible for accommodation that is reserved for those from priority housing groups within the scheme.

Please contact us if you are unsure whether you qualify. Our contact details are outlined on the final page of this brochure.

To be eligible for one of the places that are not reserved for those from priority housing groups you must be:

- 18 years of age or over.
- On a low to moderate income.
- In need of affordable, rented housing.
- Looking to embark on or in the early years of your career.
- In need of no to minimal levels of support but able to benefit from and contribute to living in positive, safe, stable, supportive environments and strong communities.

In this regard, although we feel that the accommodation, facilities and services within the scheme are best suited to meeting the needs of young people, we will consider applications from other age groups.



Contact Us



The Hyelm Group
Quality living in London

For further information on Hyelm – Old Street, who qualifies as belonging to a priority housing group, 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 belong to a priority housing group, you can also register your interest or apply for a place at the scheme by contacting First Steps, which is the government agency through which all priority housing group applications for accommodation in London must be made. You can get in touch with them by visiting their website www.firststepslondon.org.



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.