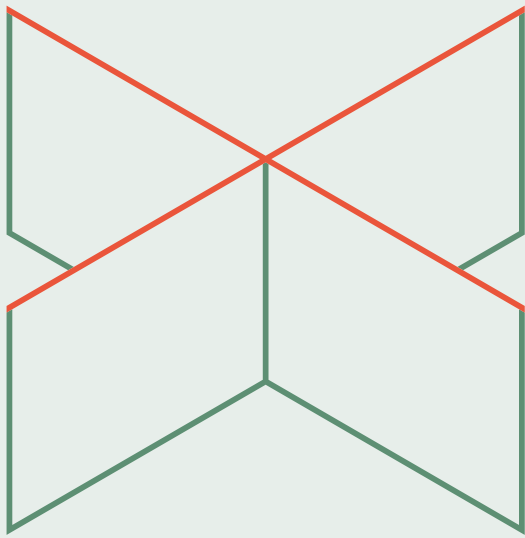


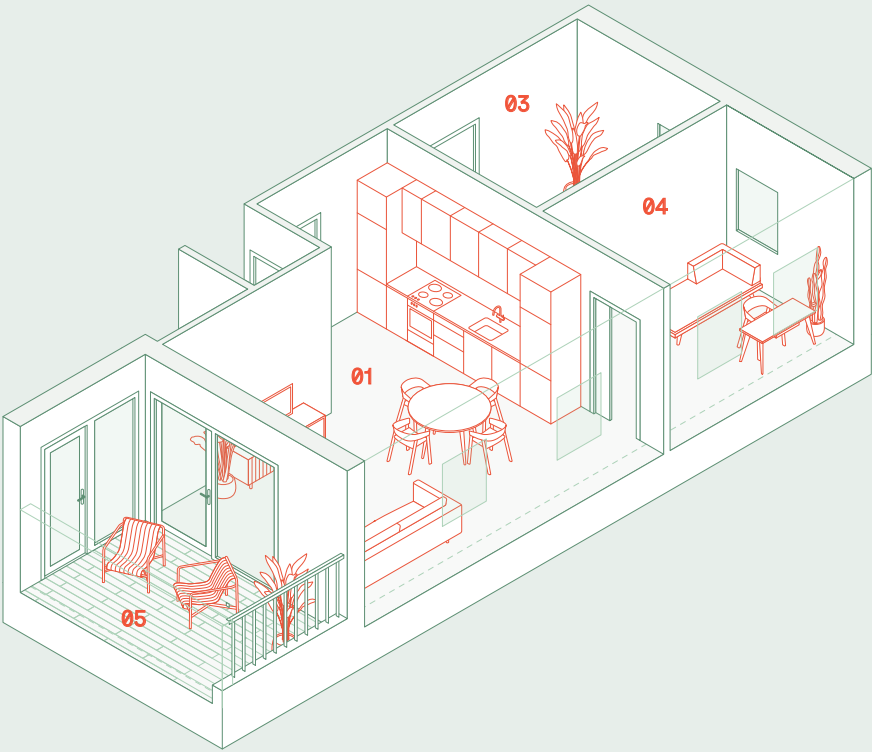
Brought to you by Artform, **XO is a collection of eight unique apartments** in the heart of Stoke Newington. Created alongside Scenesmith and Dowen Farmer Architects, the building weaves a story of craft and sustainability. A celebration of raw interior materials and sculpted exterior design, each of the apartments comes with a renewable energy system. Using air-source heat pumps, this is an outstanding, energy-efficient home in a peaceful London neighbourhood.



xo.apartments
17 Garnham Street,
Stoke Newington N16 7JA



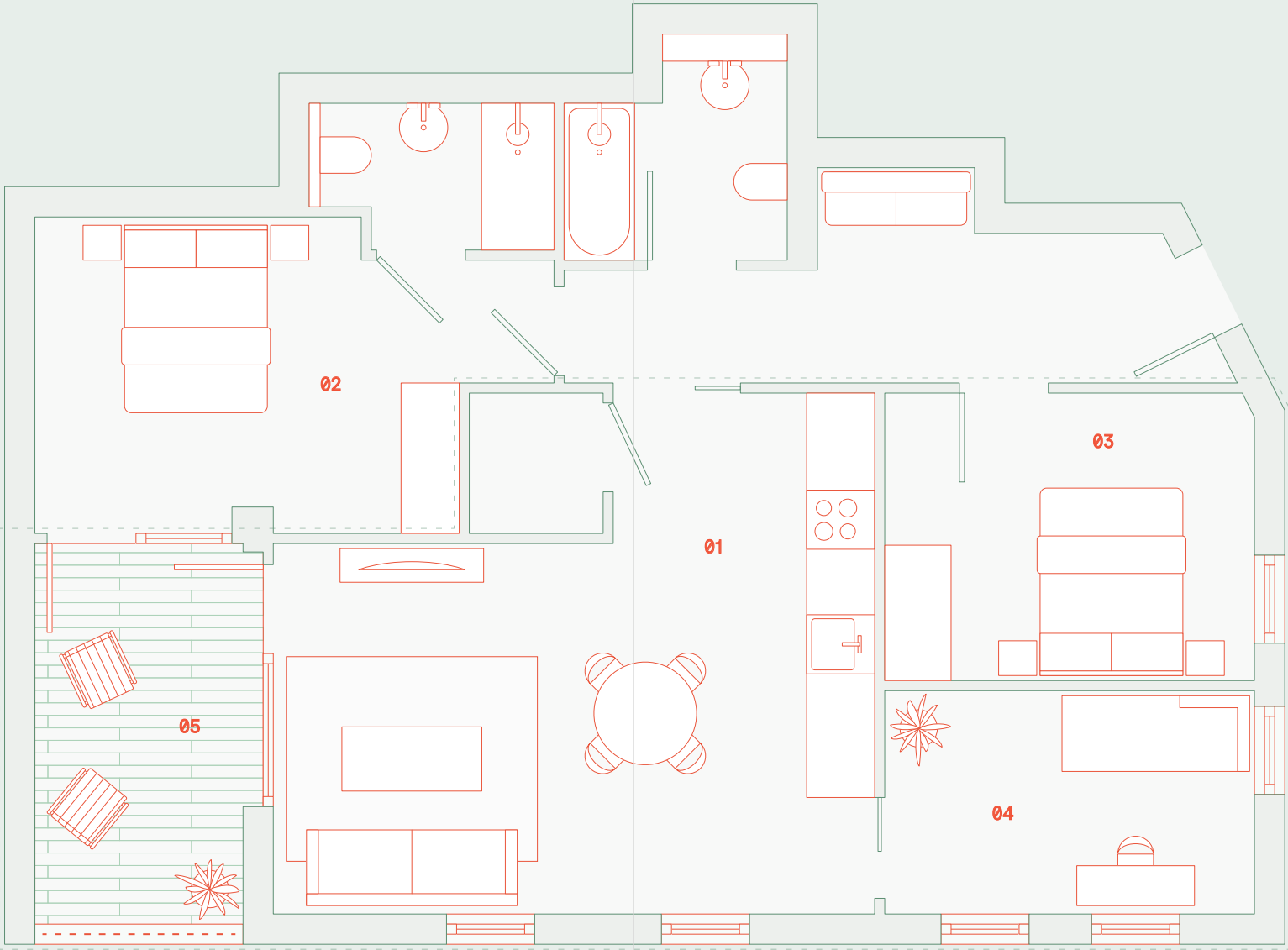
Our vision of remarkable and **environmentally conscious** living spaces is further brought to life through the inclusion of numerous **sustainable features**. As well as using **air-source heat pumps**, the **green roof** increases biodiversity and a grey water system ensures the building **harvests rainwater** to water the communal planter foliage.



APT — 01 / **Isometric illustration** depicts the terrace, living space, second bedroom and third bedroom / study. Please see floorplan for full apartment plan.



APT — 01 / Ground Floor

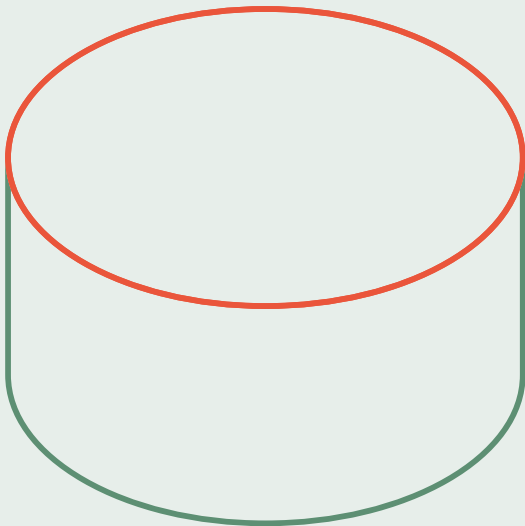


--- Isometric view

APT — 01 / Ground Floor

01 — Living / Kitchen / Dining	6.3 x 5.4m	20.7 x 17.7ft
02 — Master Bedroom	4.5 x 3.0m	14.8 x 9.8ft
03 — Second Bedroom	3.9 x 3.0m	12.8 x 9.8ft
04 — Third Bedroom / Study	3.9 x 2.3m	12.8 x 7.5ft
05 — Terrace	4.0 x 2.4m	13.1 x 7.9ft
Total Internal Area	89m ²	958ft ²

Artform creates unique living spaces with a sharp focus on design and sustainability. Collaborating with exceptional craftspeople, our goal is to inspire, not only through craft but through the creation of **carefully-considered, energy-efficient spaces**. This is why we use high-quality, thoughtfully sourced materials to add a rich elemental touch without costing the planet.



Proud of our kinship with each maker and supplier, our **collective approach** helps to ground each of our projects firmly in its place. This means that every step of the way, our developments are an unforgettable experience for all involved. XO exemplifies this mindset and our drive toward **building something special**.

What’s the next best thing to being comfortable? It’s being flexible and having the ability to be comfortable in more than one setting. With plenty of room to play with, shape the space to suit your needs. Whether you want a work-from-home office, studio, or a third bedroom for guests, you’ve got a clear path to do it all.

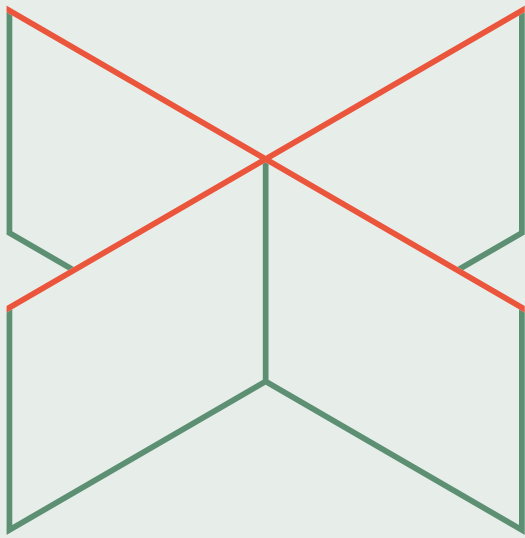
APT — 01 / 3 Bed

Working alongside the designers at Scenesmith, our material palette has been chosen for its beauty and tactility. A **pre-cast concrete façade¹**, **exposed concrete ceilings**, and **bespoke chamfered beams and columns²**, exudes craftsmanship, raw sophistication, and enduring quality. **Resin bound flooring** leads through the communal entrance. Inside the apartments, **engineered oak herringbone floors** connect the warm and characterful living spaces, while **flecked terrazzo floor tiles³** have been chosen for the bathrooms. As well as a **100% energy efficient lighting** scheme, each apartment features a **concrete bathroom sink** by Cementd, a bespoke kitchen by Milk Furniture with fully-integrated **Bosch kitchen appliances** and **terrazzo surfaces**. Large windows, **oversized 2.2m high doors**, **2.7m floor-to-ceiling heights**, and private, sunlit outdoor space highlight XO’s human-centred design.

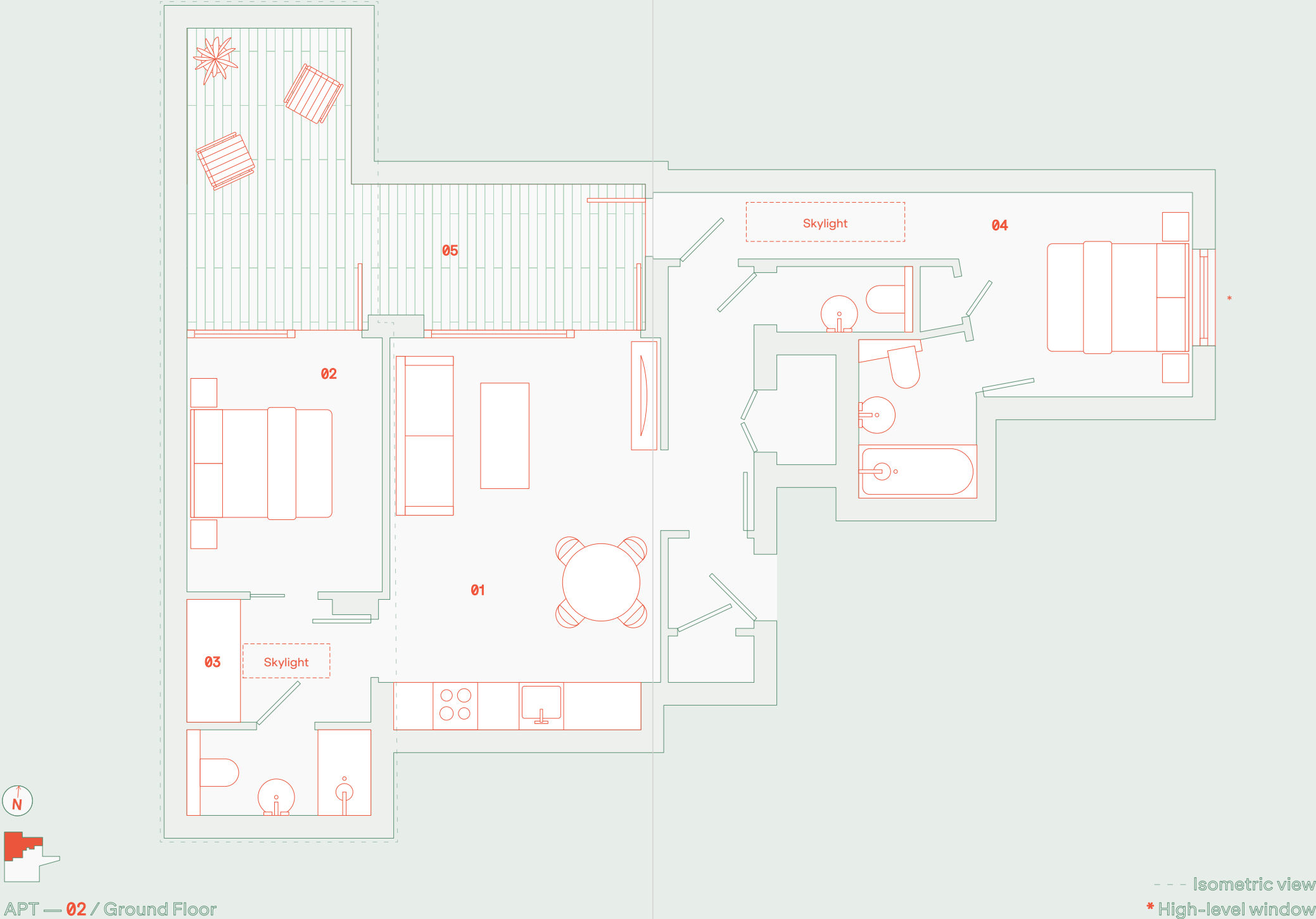
Ferm Living Flow Mug⁴ and **Ferm Living Marble Trees⁵**
HUH Store, 56 Stoke Newington Road, London N16 7XB
Milo Weekly Planner Book⁶
Search & Rescue, 129 Stoke Newington Church Street, London N16 0UH



Brought to you by Artform, **XO is a collection of eight unique apartments** in the heart of Stoke Newington. Created alongside Scenesmith and Downen Farmer Architects, the building weaves a story of craft and sustainability. A celebration of raw interior materials and sculpted exterior design, each of the apartments comes with a renewable energy system. Using air-source heat pumps, this is an outstanding, energy-efficient home in a peaceful London neighbourhood.

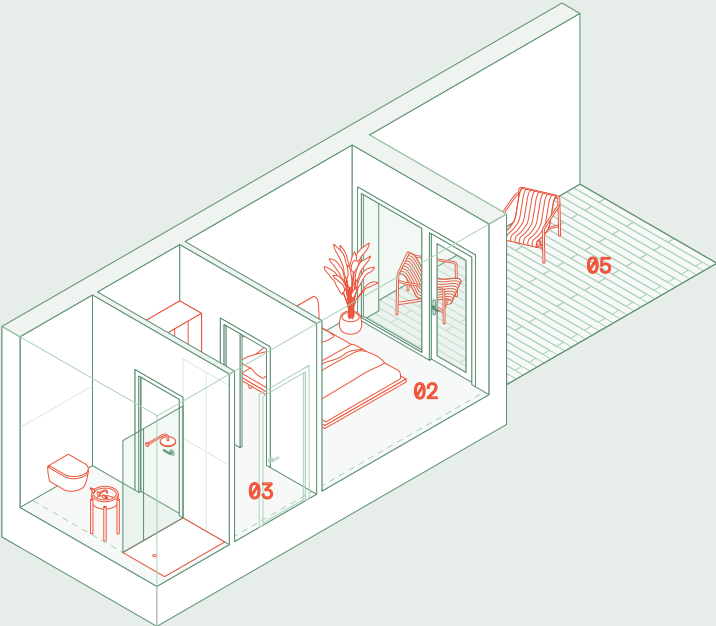


xo.apartments
17 Garnham Street,
Stoke Newington N16 7JA



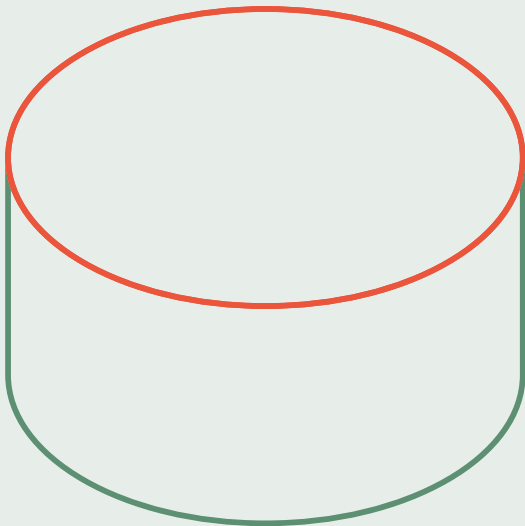
Our vision of remarkable and **environmentally conscious** living spaces is further brought to life through the inclusion of numerous **sustainable features**. As well as using **air-source heat pumps**, the **green roof** increases biodiversity and a grey water system ensures the building **harvests rainwater** to water the communal planter foliage.

APT — 02 / Ground Floor			
01	— Living / Kitchen / Dining	3.8 x 5.4m	12.5 x 17.7ft
02	— Master Bedroom	2.8 x 3.5m	9.2 x 11.5ft
03	— Master Dressing Area	2.6 x 1.7m	8.5 x 5.6ft
04	— Second Bedroom	3.2 x 2.8m	10.5 x 9.2ft
05	— Terrace	6.5 x 4.0m	21.3 x 13.1ft
Total Internal Area		66m ²	710ft ²



APT — 02 / Isometric illustration depicts the master suite. Please see floorplan for full apartment plan.

Artform creates unique living spaces with a sharp focus on design and sustainability. Collaborating with exceptional craftspeople, our goal is to inspire, not only through craft but through the creation of **carefully-considered, energy-efficient spaces**. This is why we use high-quality, thoughtfully sourced materials to add a rich elemental touch without costing the planet.



Proud of our kinship with each maker and supplier, our **collective approach** helps to ground each of our projects firmly in its place. This means that every step of the way, our developments are an unforgettable experience for all involved. XO exemplifies this mindset and our drive toward **building something special**.

Dress up, wind down. Get ready to go out or get ready for bed. The master suite with walk-through dressing room and en-suite provides a relaxed flow that sets you up to start, or end, each day the right way.

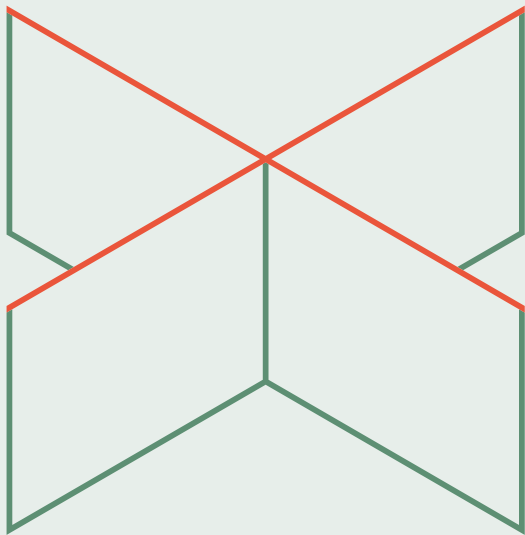
APT — 02 / 2 Bed

Working alongside the designers at Scenesmith, our material palette has been chosen for its beauty and tactility. A **pre-cast concrete façade¹**, **exposed concrete ceilings**, and **bespoke chamfered beams and columns²**, exudes craftsmanship, raw sophistication, and enduring quality. **Resin bound flooring³** leads through the communal entrance. Inside the apartments, **engineered oak herringbone floors** connect the warm and characterful living spaces, while **flecked terrazzo floor tiles⁴** have been chosen for the bathrooms. As well as a **100% energy efficient lighting scheme**, each apartment features a **concrete bathroom sink** by Cementd, a bespoke kitchen by Milk Furniture with fully-integrated Bosch kitchen appliances and terrazzo surfaces. Large windows, oversized 2.2m high doors, 2.7m floor-to-ceiling heights, and private, sunlit outdoor space highlight XO's human-centred design.

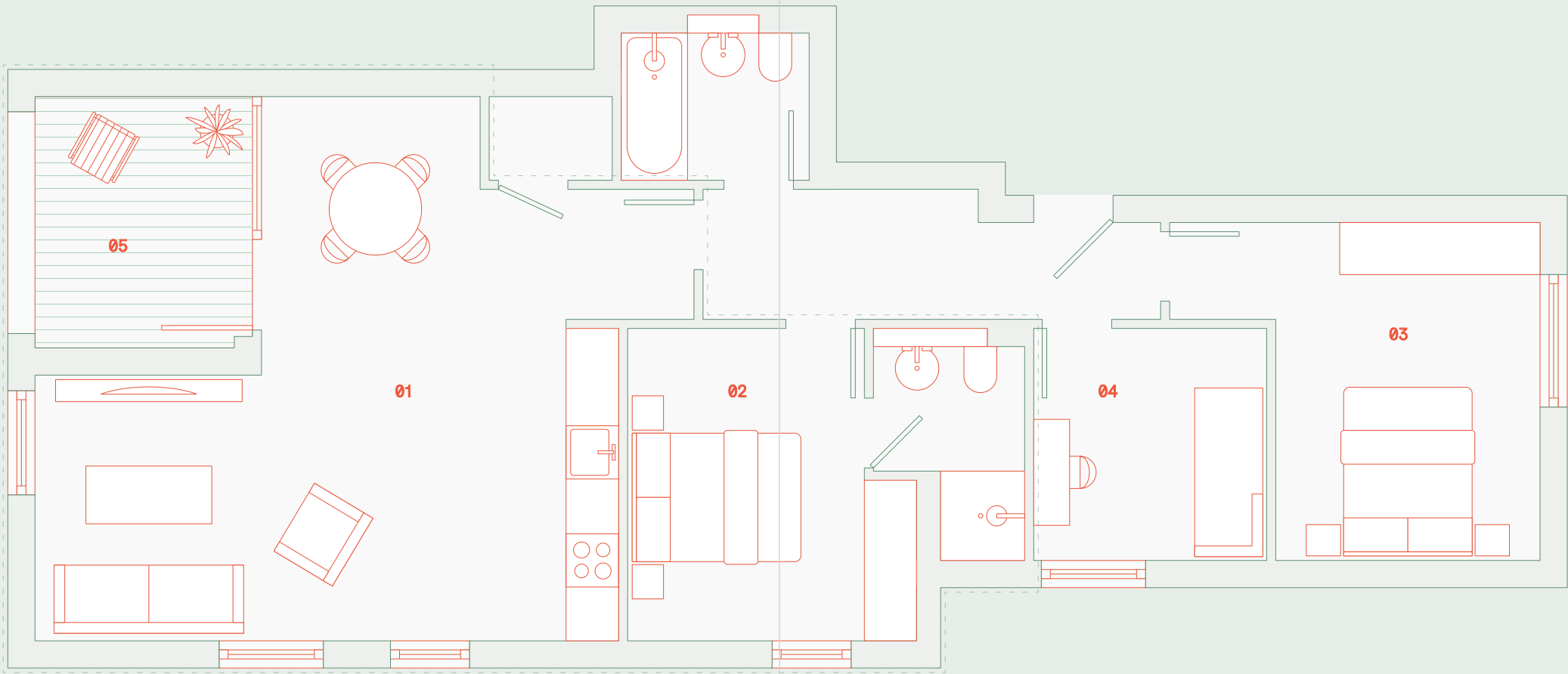
Pegwell Bay Candle⁵
Haekels House London,
16 Broadway Market,
London E8 4QJ
The Rainy Days in Lake District Room Spray – Lola James Harper⁶
HUB, 49 Stoke Newington Church Street, London N16 0AR
Ferm Living Vulca Mini Vase⁷
HUH Store , 56 Stoke Newington Road, London N16 7XB



Brought to you by Artform, **XO is a collection of eight unique apartments** in the heart of Stoke Newington. Created alongside Scenesmith and Dowen Farmer Architects, the building weaves a story of craft and sustainability. A celebration of raw interior materials and sculpted exterior design, each of the apartments comes with a renewable energy system. Using air-source heat pumps, this is an outstanding, energy-efficient home in a peaceful London neighbourhood.



xo.apartments
17 Garnham Street,
Stoke Newington N16 7JA



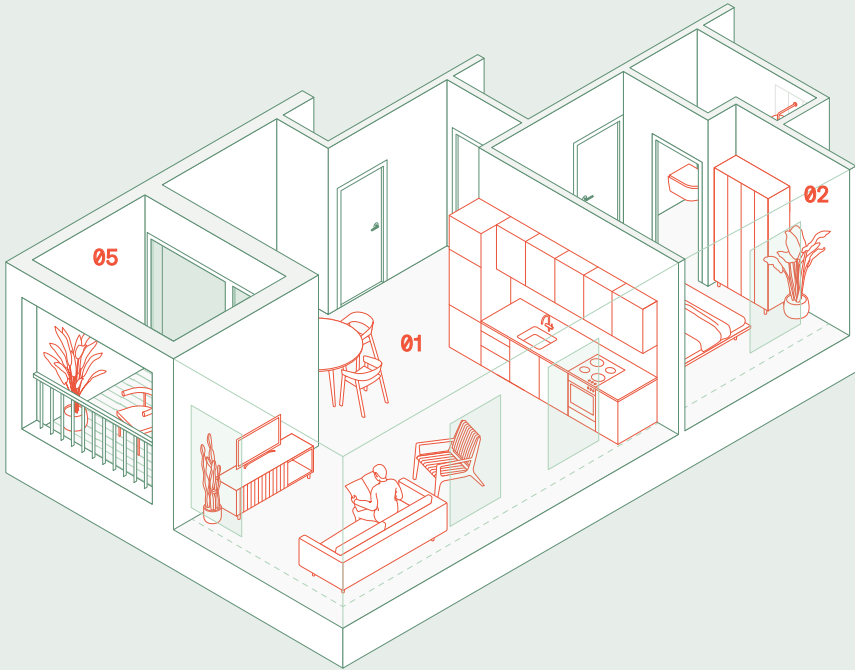
APT — 03 / First Floor

--- Isometric view

Our vision of remarkable and **environmentally conscious** living spaces is further brought to life through the inclusion of numerous **sustainable features**. As well as using **air-source heat pumps**, the **green roof** increases biodiversity and a grey water system ensures the building **harvests rainwater** to water the communal planter foliage.

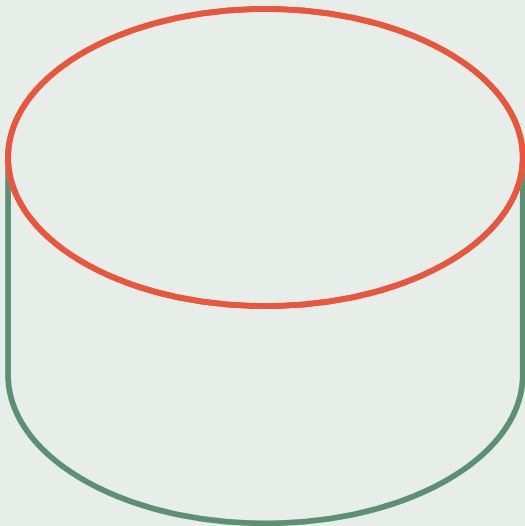
APT — 03 / First Floor

01 — Living / Kitchen / Dining	6.4 x 6.8m	21.0 x 22.3ft
02 — Master Bedroom	3.6 x 2.8m	11.8 x 9.2ft
03 — Second Bedroom	3.9 x 2.7m	12.8 x 8.9ft
04 — Third Bedroom / Study	2.7 x 2.7m	8.9 x 8.9ft
05 — Terrace	2.9 x 2.3m	9.5 x 7.5ft
Total Internal Area	85m²	915ft²



APT — 03 / Isometric illustration depicts the terrace, living space and master suite. Please see floorplan for full apartment plan.

Artform creates unique living spaces with a sharp focus on design and sustainability. Collaborating with exceptional craftspeople, our goal is to inspire, not only through craft but through the creation of **carefully-considered, energy-efficient spaces**. This is why we use high-quality, thoughtfully sourced materials to add a rich elemental touch without costing the planet.



Proud of our kinship with each maker and supplier, our **collective approach** helps to ground each of our projects firmly in its place. This means that every step of the way, our developments are an unforgettable experience for all involved. XO exemplifies this mindset and our drive toward **building something special**.

Stay flexible with a multi-purpose third bedroom. Transition between playroom, guest room, or study depending on what you need. Remain calm and serene with a south-facing sunlit balcony seamlessly connecting the lounge for easy living, indoors and out.

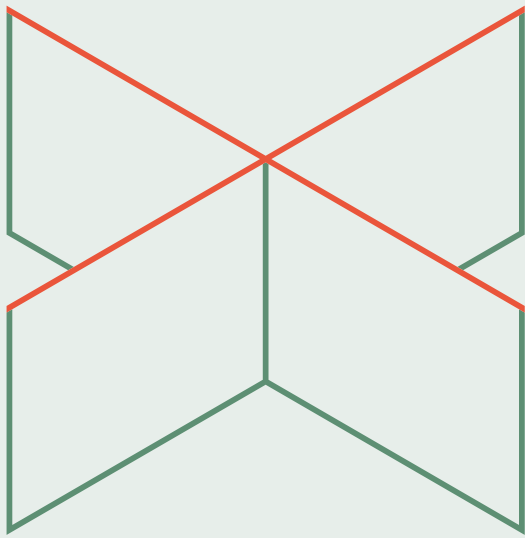
APT — 03 / 3 Bed

Working alongside the designers at Scenesmith, our material palette has been chosen for its beauty and tactility. A **pre-cast concrete façade¹**, **exposed concrete ceilings**, and **bespoke chamfered beams and columns²**, exudes craftsmanship, raw sophistication, and enduring quality. **Resin bound flooring³** leads through the communal entrance. Inside the apartments, **engineered oak herringbone floors** connect the warm and characterful living spaces, while **flecked terrazzo floor tiles⁴** have been chosen for the bathrooms. As well as a **100% energy efficient lighting scheme**, each apartment features a **concrete bathroom sink** by Cementd, a bespoke kitchen by Milk Furniture with fully-integrated **Bosch kitchen appliances** and **terrazzo surfaces⁵**. Large windows, **oversized 2.2m high doors**, **2.7m floor-to-ceiling heights**, and private, sunlit outdoor space highlight XO's human-centred design.

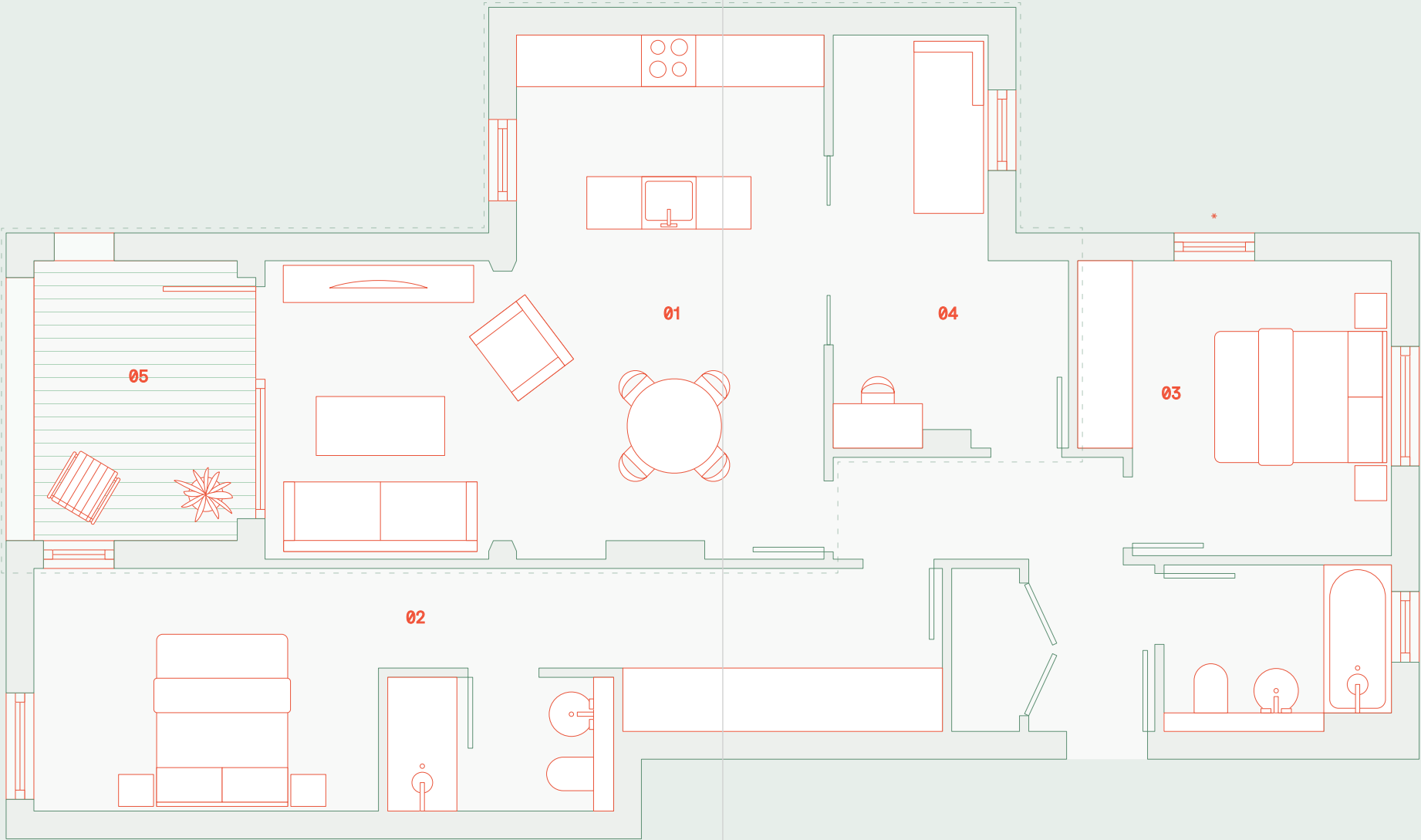
Pegwell Bay Candle⁶
Haekels House London,
16 Broadway Market,
London E8 4QJ
Izipizi Tortoise Sunglasses⁷
Nook, 153 Stoke Newington
Church Street, London N16 0UH
Ferm Living Brus Carafe⁸
HUH Store , 56 Stoke Newington
Road, London N16 7XB



Brought to you by Artform, **XO is a collection of eight unique apartments** in the heart of Stoke Newington. Created alongside Scenesmith and Downen Farmer Architects, the building weaves a story of craft and sustainability. A celebration of raw interior materials and sculpted exterior design, each of the apartments comes with a renewable energy system. Using air-source heat pumps, this is an outstanding, energy-efficient home in a peaceful London neighbourhood.



xo.apartments
17 Garnham Street,
Stoke Newington N16 7JA



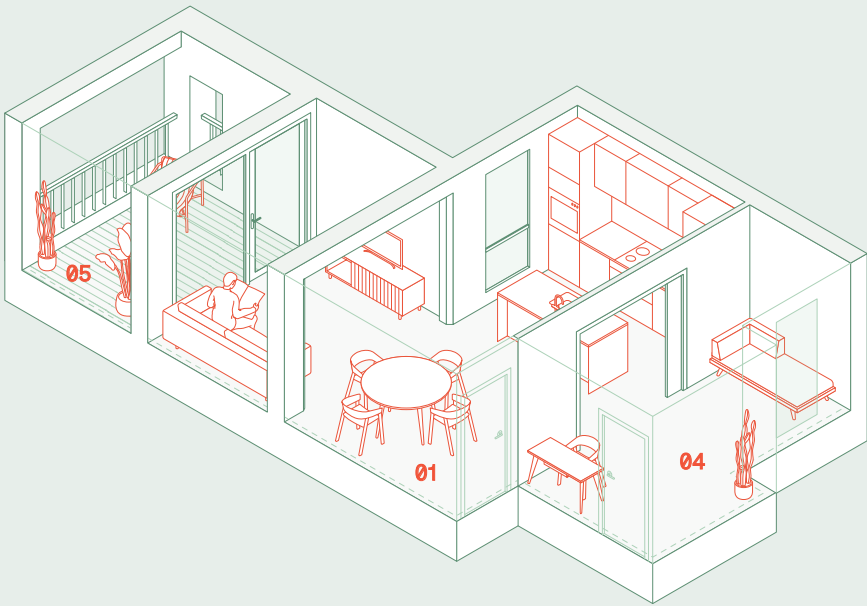
APT — 04 / First Floor

--- Isometric view
* Privacy Glazing

Our vision of remarkable and **environmentally conscious** living spaces is further brought to life through the inclusion of numerous **sustainable features**. As well as using **air-source heat pumps**, the **green roof** increases biodiversity and a grey water system ensures the building **harvests rainwater** to water the communal planter foliage.

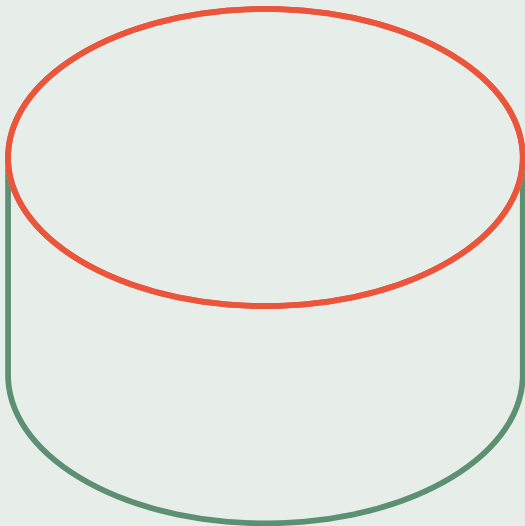
APT — 04 / First Floor

01 — Living / Kitchen / Dining	6.0 x 6.3m	19.7 x 20.7ft
02 — Master Bedroom	2.7 x 3.9m	8.9 x 12.8ft
03 — Second Bedroom	3.4 x 2.9m	11.2 x 9.5ft
04 — Third Bedroom / Study	4.7 x 2.7m	15.4 x 8.9ft
05 — Terrace	3.0 x 2.3m	9.8 x 7.5ft
Total Internal Area	93m ²	1001ft ²



APT — 04 / Isometric illustration depicts the terrace, living space and third bedroom / study. Please see floorplan for full apartment plan.

Artform creates unique living spaces with a sharp focus on design and sustainability. Collaborating with exceptional craftspeople, our goal is to inspire, not only through craft but through the creation of **carefully-considered, energy-efficient spaces**. This is why we use high-quality, thoughtfully sourced materials to add a rich elemental touch without costing the planet.



Proud of our kinship with each maker and supplier, our **collective approach** helps to ground each of our projects firmly in its place. This means that every step of the way, our developments are an unforgettable experience for all involved. XO exemplifies this mindset and our drive toward **building something special**.

Considered, communal and the perfect place to cook, relax and host, the kitchen island is your anchor. The place your energy revolves around, day and night. The exposed chamfered concrete beams and columns within the living area add a modern touch to this versatile space, which connects to your flexible third bedroom.

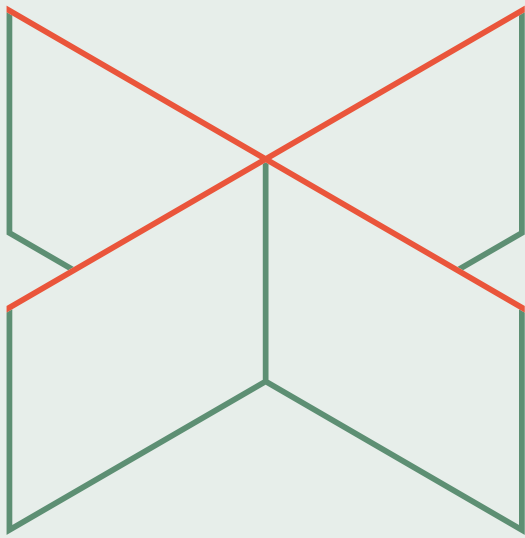
APT — 04 / 3 Bed

Working alongside the designers at Scenesmith, our material palette has been chosen for its beauty and tactility. A **pre-cast concrete façade¹**, **exposed concrete ceilings**, and **bespoke chamfered beams and columns²**, exudes craftsmanship, raw sophistication, and enduring quality. **Resin bound flooring** leads through the communal entrance. Inside the apartments, **engineered oak herringbone floors** connect the warm and characterful living spaces, while **flecked terrazzo floor tiles³** have been chosen for the bathrooms. As well as a **100% energy efficient lighting** scheme, each apartment features a **concrete bathroom sink** by Cementd, a bespoke kitchen by Milk Furniture with fully-integrated **Bosch kitchen appliances** and **terrazzo surfaces⁴**. Large windows, **oversized 2.2m high doors**, **2.7m floor-to-ceiling heights**, and private, sunlit outdoor space highlight XO's human-centred design.

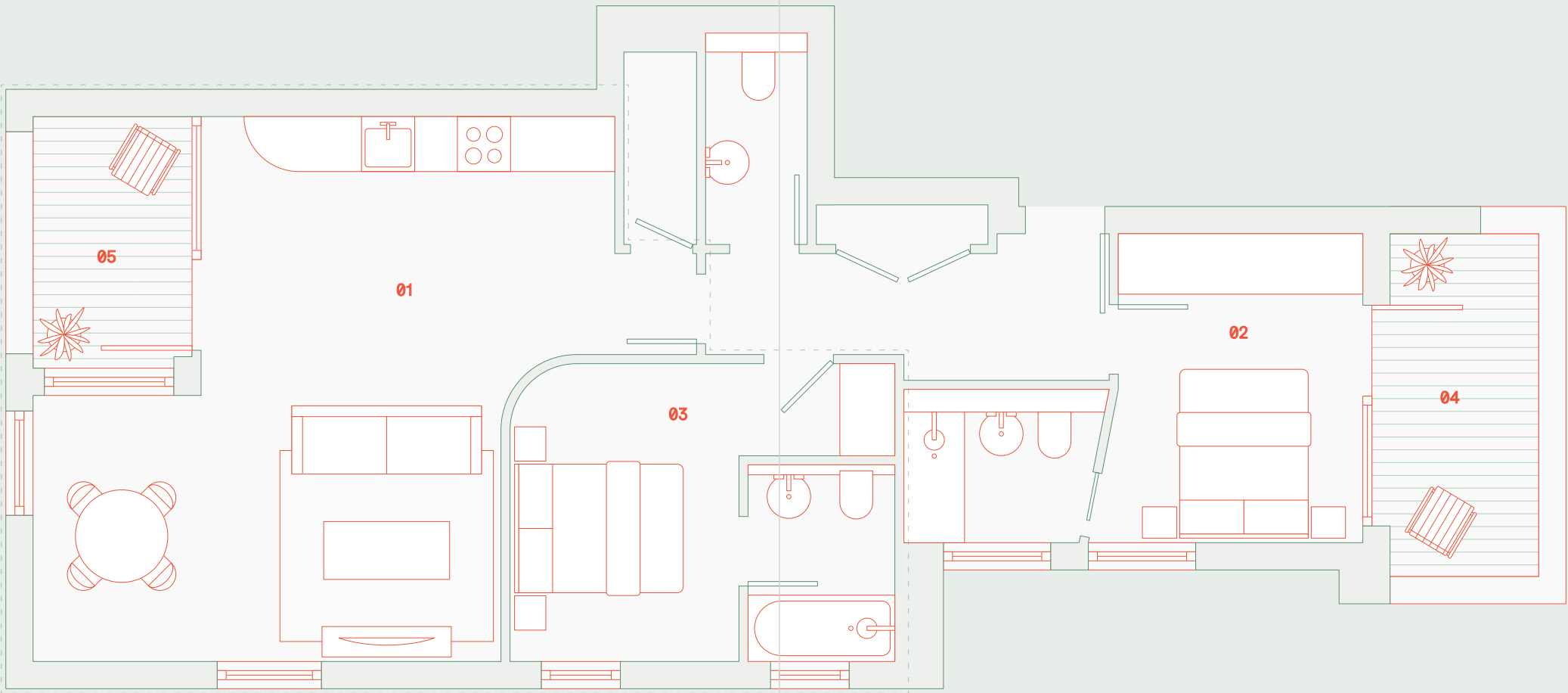
Mini cast iron pestle and mortar⁵ and **London Borough of Jam⁶**
Nook, 153 Stoke Newington Church Street, London N16 0UH
Ferm Living Glass⁷
HUH Store, 56 Stoke Newington Road, London N16 7XB



Brought to you by Artform, **XO is a collection of eight unique apartments** in the heart of Stoke Newington. Created alongside Scenesmith and Downen Farmer Architects, the building weaves a story of craft and sustainability. A celebration of raw interior materials and sculpted exterior design, each of the apartments comes with a renewable energy system. Using air-source heat pumps, this is an outstanding, energy-efficient home in a peaceful London neighbourhood.



xo.apartments
17 Garnham Street,
Stoke Newington N16 7JA



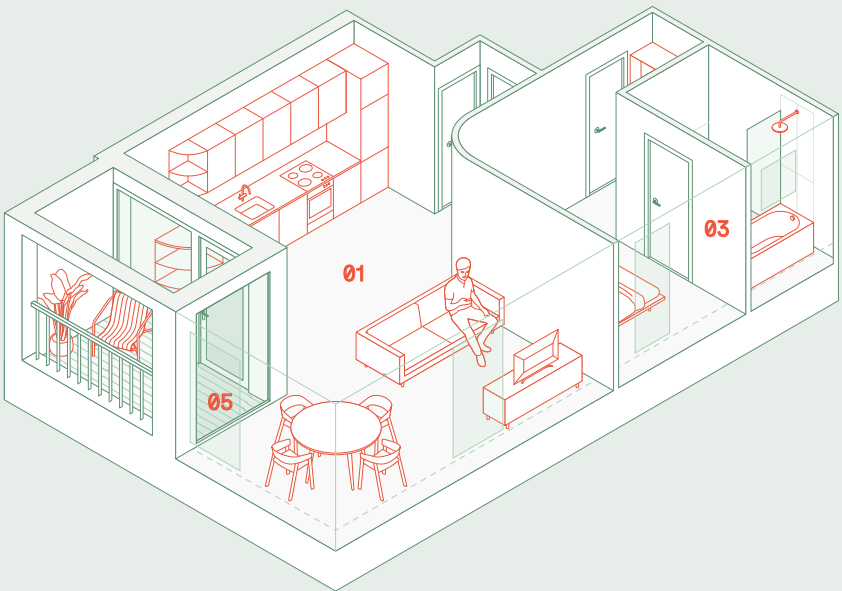
APT — 05 / Second Floor

--- Isometric view
* Privacy Glazing

Our vision of remarkable and **environmentally conscious** living spaces is further brought to life through the inclusion of numerous **sustainable features**. As well as using **air-source heat pumps**, the **green roof** increases biodiversity and a grey water system ensures the building **harvests rainwater** to water the communal planter foliage.

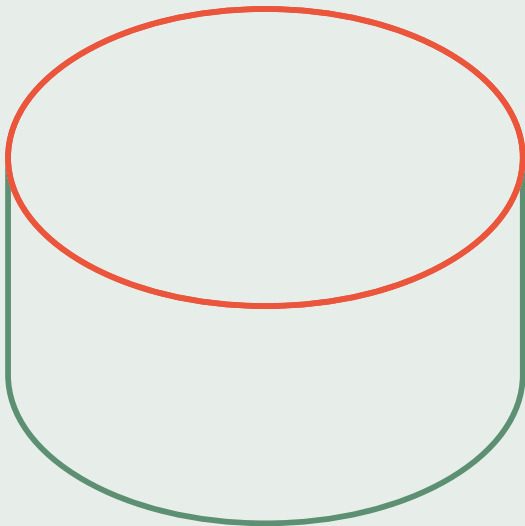
APT — 05 / Second Floor

01 — Living / Kitchen / Dining	6.4 x 5.4m	21.0 x 17.7ft
02 — Master Bedroom	2.9 x 3.3m	9.5 x 10.8ft
03 — Second Bedroom	3.4 x 2.7m	11.2 x 8.9ft
04 — Bedroom Terrace	4.0 x 1.7m	13.1 x 5.6ft
05 — Livingroom Terrace	2.9 x 1.6m	9.5 x 5.2ft
Total Internal Area	77m ²	829ft ²



APT — 05 / Isometric illustration depicts the terrace, living space, second bedroom and ensuite. Please see floorplan for full apartment plan.

Artform creates unique living spaces with a sharp focus on design and sustainability. Collaborating with exceptional craftspeople, our goal is to inspire, not only through craft but through the creation of **carefully-considered, energy-efficient spaces**. This is why we use high-quality, thoughtfully sourced materials to add a rich elemental touch without costing the planet.



Proud of our kinship with each maker and supplier, our **collective approach** helps to ground each of our projects firmly in its place. This means that every step of the way, our developments are an unforgettable experience for all involved. XO exemplifies this mindset and our drive toward **building something special**.

Two balcony spaces mean more options to accommodate your mood – whatever that might be. Breakfast on one side, dinner on the other, modern city life calls for flexible and diverse daily routines. A curved feature wall bends toward the living space, energising the area and providing a cosy, sociable feel. Both double bedrooms feature ensuite bathrooms for added convenience.

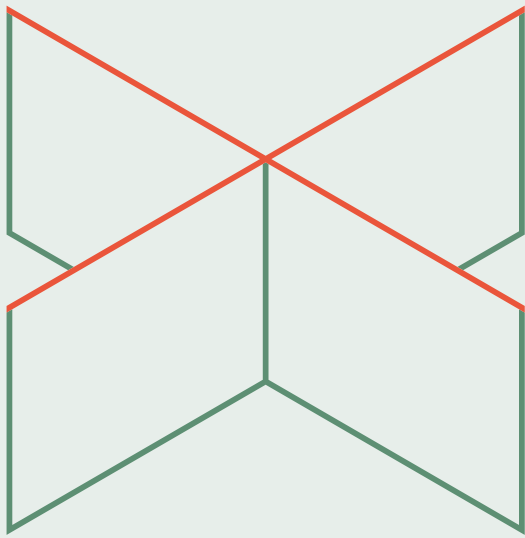
APT — 05 / 2 Bed

Working alongside the designers at Scenesmith, our material palette has been chosen for its beauty and tactility. A **pre-cast concrete façade¹**, **exposed concrete ceilings**, and **bespoke chamfered beams and columns²**, exudes craftsmanship, raw sophistication, and enduring quality. **Resin bound flooring** leads through the communal entrance. Inside the apartments, **engineered oak herringbone floors** connect the warm and characterful living spaces, while **flecked terrazzo floor tiles³** have been chosen for the bathrooms. As well as a **100% energy efficient lighting** scheme, each apartment features a **concrete bathroom sink** by Cementd⁴, a bespoke kitchen by Milk Furniture with fully-integrated **Bosch kitchen appliances** and **terrazzo surfaces**. Large windows, **oversized 2.2m high doors**, **2.7m floor-to-ceiling heights**, and private, sunlit outdoor space highlight XO's human-centred design.

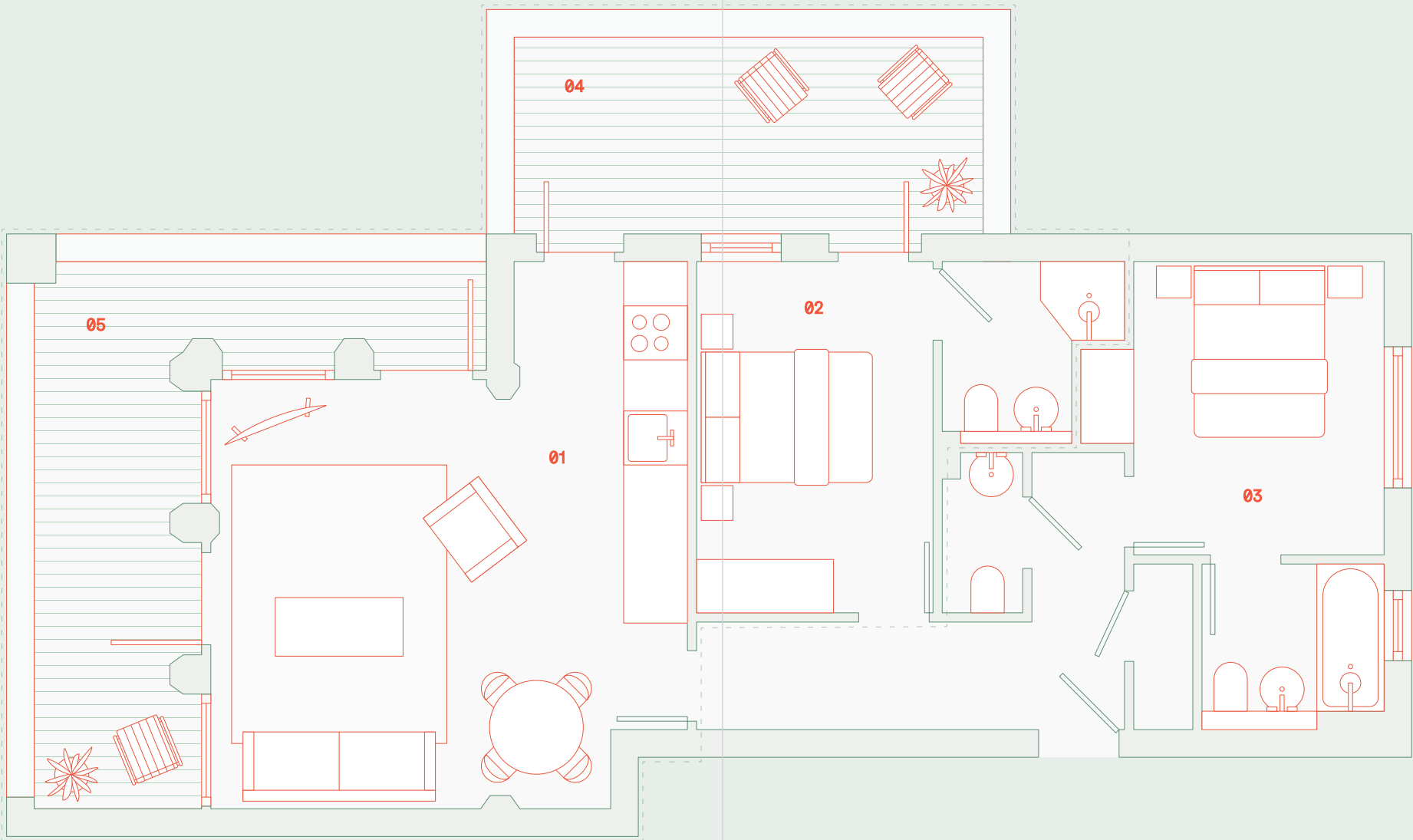
Ferm Living Flow Jar Spoon⁵
and Ferm Living Sekki Coffee Pot⁶
HUH Store , 56 Stoke Newington
Road, London N16 7XB



Brought to you by Artform, **XO is a collection of eight unique apartments** in the heart of Stoke Newington. Created alongside Scenesmith and Downen Farmer Architects, the building weaves a story of craft and sustainability. A celebration of raw interior materials and sculpted exterior design, each of the apartments comes with a renewable energy system. Using air-source heat pumps, this is an outstanding, energy-efficient home in a peaceful London neighbourhood.



xo.apartments
17 Garnham Street,
Stoke Newington N16 7JA



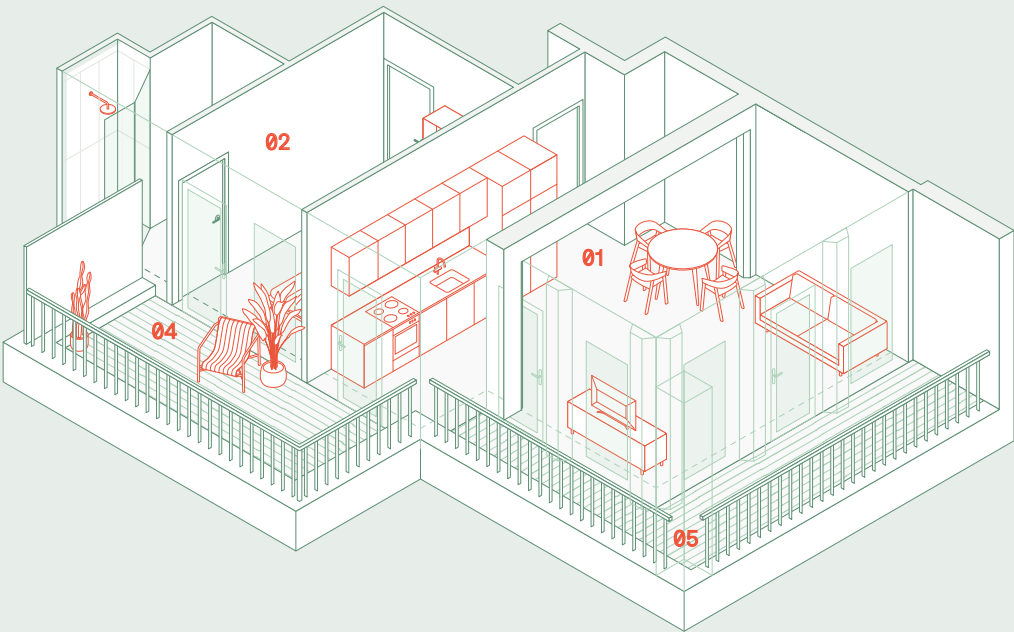
APT — 06 / Second Floor

--- Isometric view

Our vision of remarkable and **environmentally conscious** living spaces is further brought to life through the inclusion of numerous **sustainable features**. As well as using **air-source heat pumps**, the **green roof** increases biodiversity and a grey water system ensures the building **harvests rainwater** to water the communal planter foliage.

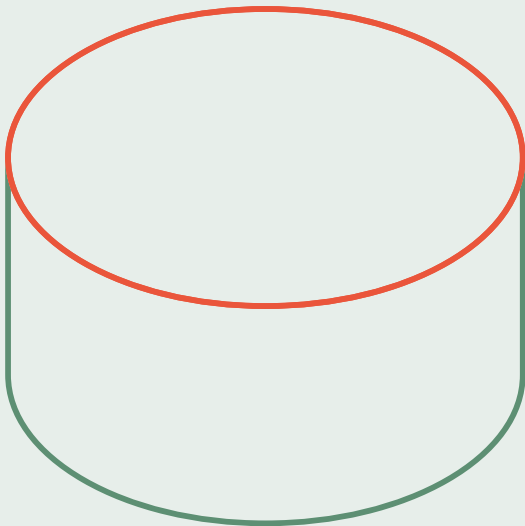
APT — 06 / Second Floor

01 — Living / Kitchen / Dining	4.9 x 5.5m	16.1 x 18.0ft
02 — Master Bedroom	4.0 x 2.7m	13.1 x 8.9ft
03 — Second Bedroom	3.4 x 2.9m	11.2 x 9.5ft
04 — Bedroom Terrace	5.0 x 2.0m	16.4 x 18.4ft
05 — Livingroom Terrace	10.0 x 1.9m	32.8 x 6.2ft
Total Internal Area	71m ²	764ft ²



APT — 06 / Isometric illustration depicts the terraces, living space and master bedroom suite. Please see floorplan for full apartment plan.

Artform creates unique living spaces with a sharp focus on design and sustainability. Collaborating with exceptional craftspeople, our goal is to inspire, not only through craft but through the creation of **carefully-considered, energy-efficient spaces**. This is why we use high-quality, thoughtfully sourced materials to add a rich elemental touch without costing the planet.



Proud of our kinship with each maker and supplier, our **collective approach** helps to ground each of our projects firmly in its place. This means that every step of the way, our developments are an unforgettable experience for all involved. XO exemplifies this mindset and our drive toward **building something special**.

Relax in a space where you can be yourself. With 250sq.ft. of outdoor space across two south-facing balconies, there's plenty of room for families, entertainers, or homebodies alike. Two walls of floor-to-ceiling windows flood the living space with natural light while both double ensuite bedrooms provide private space to unwind in.

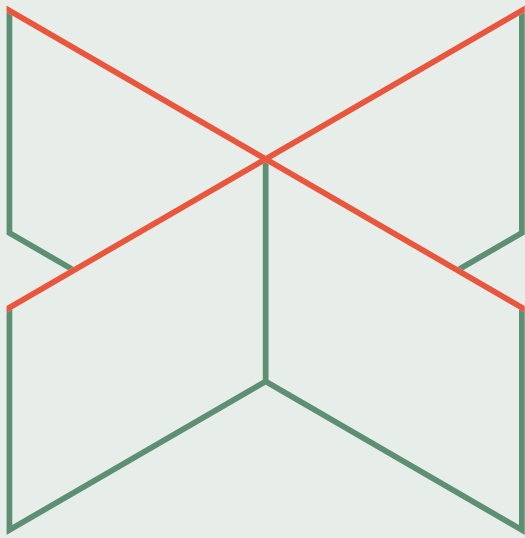
APT — 06 / 2 Bed



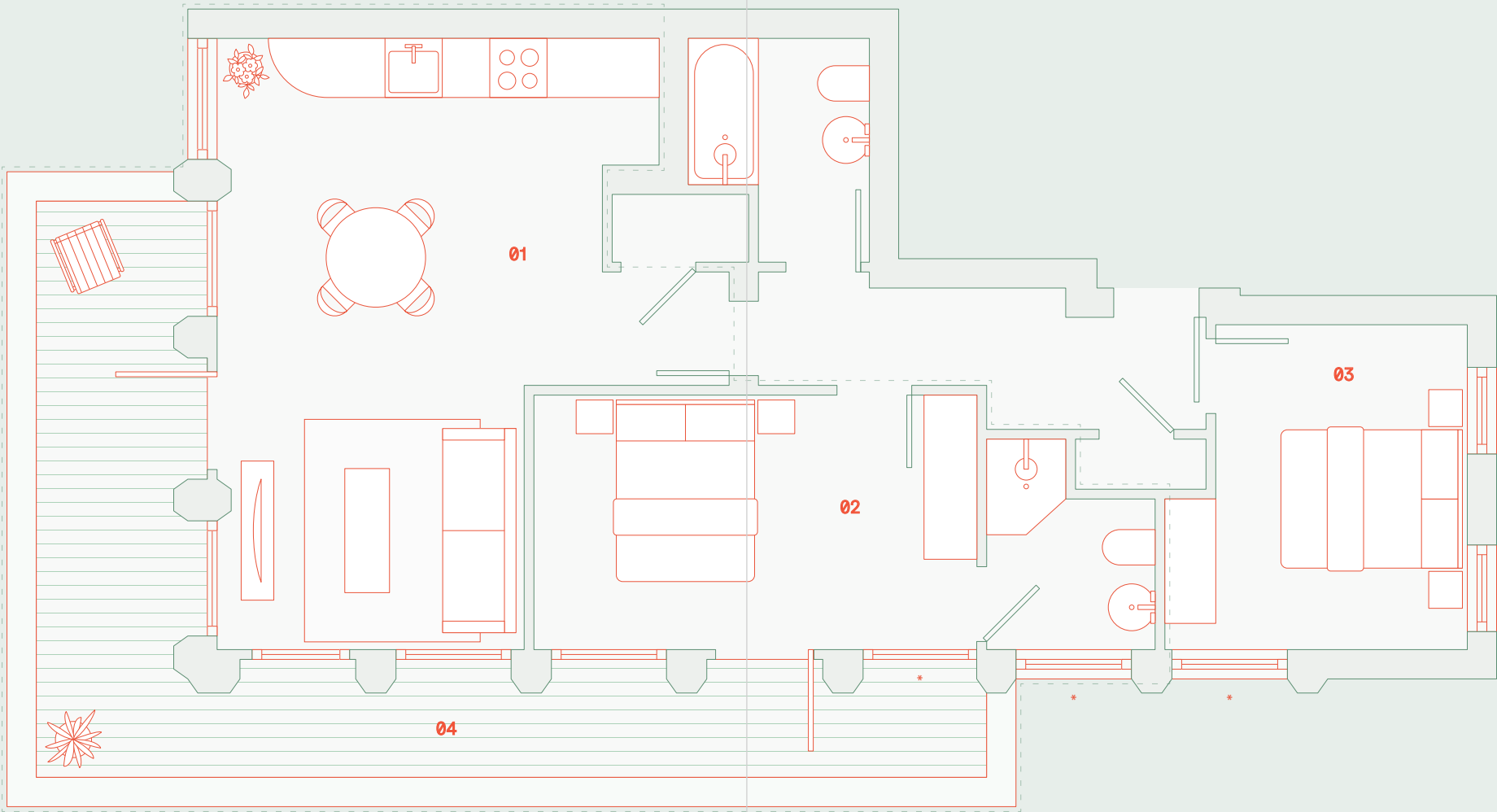
Working alongside the designers at Scenesmith, our material palette has been chosen for its beauty and tactility. A **pre-cast concrete façade¹**, **exposed concrete ceilings**, and **bespoke chamfered beams and columns²**, exudes craftsmanship, raw sophistication, and enduring quality. **Resin bound flooring** leads through the communal entrance. Inside the apartments, **engineered oak herringbone floors** connect the warm and characterful living spaces, while **flecked terrazzo floor tiles³** have been chosen for the bathrooms. As well as a **100% energy efficient lighting scheme**, each apartment features a **concrete bathroom sink** by Cementd⁴, a bespoke kitchen by Milk Furniture with fully-integrated **Bosch kitchen appliances** and **terrazzo surfaces⁵**. Large windows, **oversized 2.2m high doors, 2.7m floor-to-ceiling heights**, and private, sunlit outdoor space highlight XO's human-centred design.

Austin Austin - Palmarosa & Vetiver Hand Cream⁶
Search & Rescue, 129 Stoke Newington Church Street, London N16 0UH
Granite Salt & Pepper Pots⁷
Post, 80 Green Lanes, Newington Green, London N16 9EJ

Brought to you by Artform, **XO is a collection of eight unique apartments** in the heart of Stoke Newington. Created alongside Scenesmith and Downen Farmer Architects, the building weaves a story of craft and sustainability. A celebration of raw interior materials and sculpted exterior design, each of the apartments comes with a renewable energy system. Using air-source heat pumps, this is an outstanding, energy-efficient home in a peaceful London neighbourhood.



xo.apartments
17 Garnham Street,
Stoke Newington N16 7JA

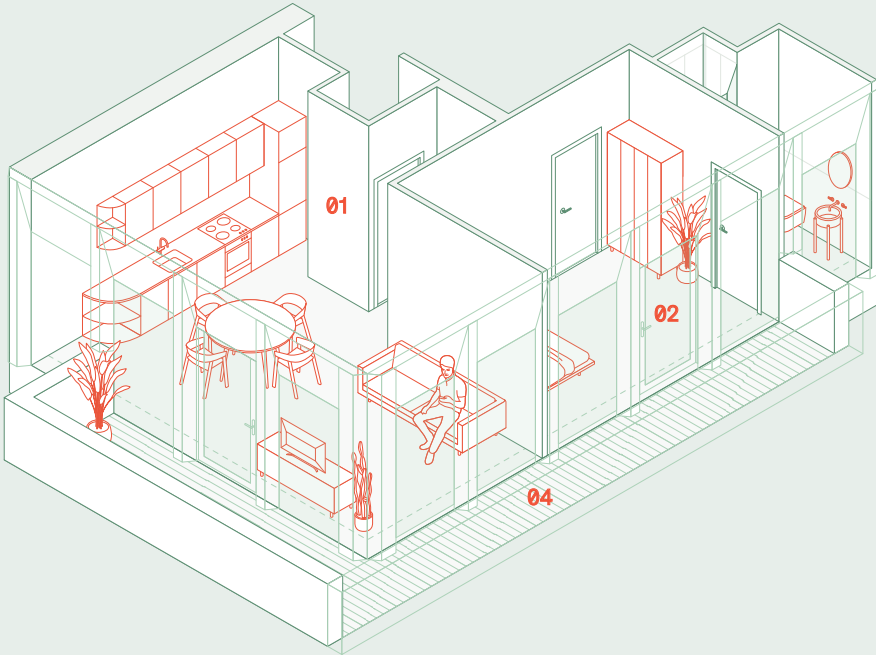


APT — 07 / Third Floor

--- Isometric view
* Privacy Glazing

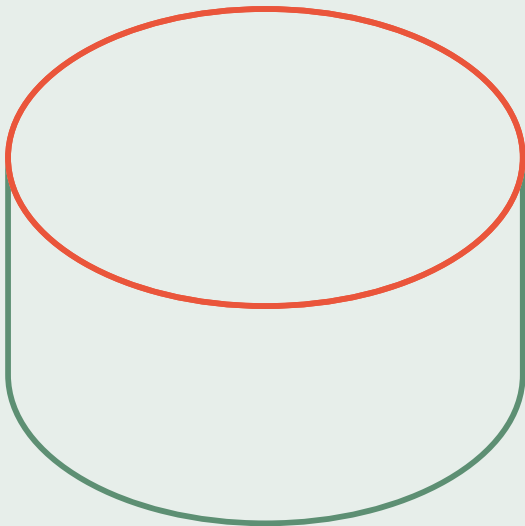
APT — 07 / Third Floor

01 — Living / Kitchen / Dining	6.6 x 4.1m	21.7 x 13.5ft
02 — Master Bedroom	2.8 x 4.8m	9.2 x 15.7ft
03 — Second Bedroom	3.5 x 2.7m	11.5 x 8.9ft
04 — Terrace	15.0 x 1.9m	49.2 x 6.2ft
Total Internal Area	70m ²	753ft ²



APT — 07 / Isometric illustration depicts the terrace, living space and master bedroom suite. Please see floorplan for full apartment plan.

Artform creates unique living spaces with a sharp focus on design and sustainability. Collaborating with exceptional craftspeople, our goal is to inspire, not only through craft but through the creation of **carefully-considered, energy-efficient spaces**. This is why we use high-quality, thoughtfully sourced materials to add a rich elemental touch without costing the planet.



Proud of our kinship with each maker and supplier, our **collective approach** helps to ground each of our projects firmly in its place. This means that every step of the way, our developments are an unforgettable experience for all involved. XO exemplifies this mindset and our drive toward **building something special**.

Accessed conveniently from the living space and the master bedroom, the wrap-around, south-facing balcony with tactile chamfered columns is the perfect place to unwind, morning and night. Large windows and high ceilings add character, drawing in ambient light throughout the day and accentuating the sense of flow between the spaces.

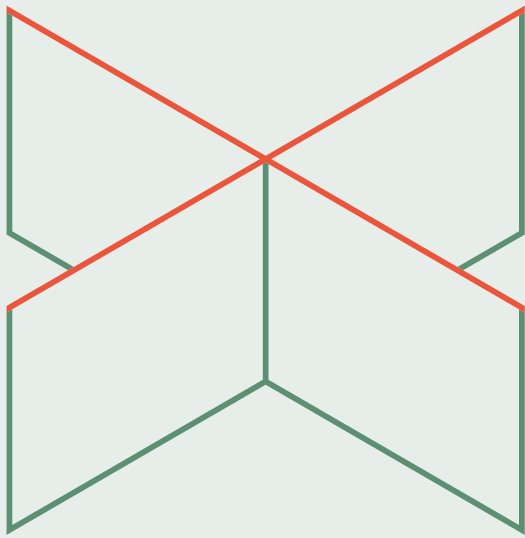
APT — 07 / 2 Bed

Working alongside the designers at Scenesmith, our material palette has been chosen for its beauty and tactility. A **pre-cast concrete façade¹**, **exposed concrete ceilings**, and **bespoke chamfered beams and columns²**, exudes craftsmanship, raw sophistication, and enduring quality. **Resin bound flooring³** leads through the communal entrance. Inside the apartments, **engineered oak herringbone floors** connect the warm and characterful living spaces, while **flecked terrazzo floor tiles⁴** have been chosen for the bathrooms. As well as a **100% energy efficient lighting scheme**, each apartment features a **concrete bathroom sink by Cementd⁵**, a bespoke kitchen by Milk Furniture with fully-integrated **Bosch kitchen appliances and terrazzo surfaces**. Large windows, **oversized 2.2m high doors, 2.7m floor-to-ceiling heights**, and private, sunlit outdoor space highlight XO's human-centred design.

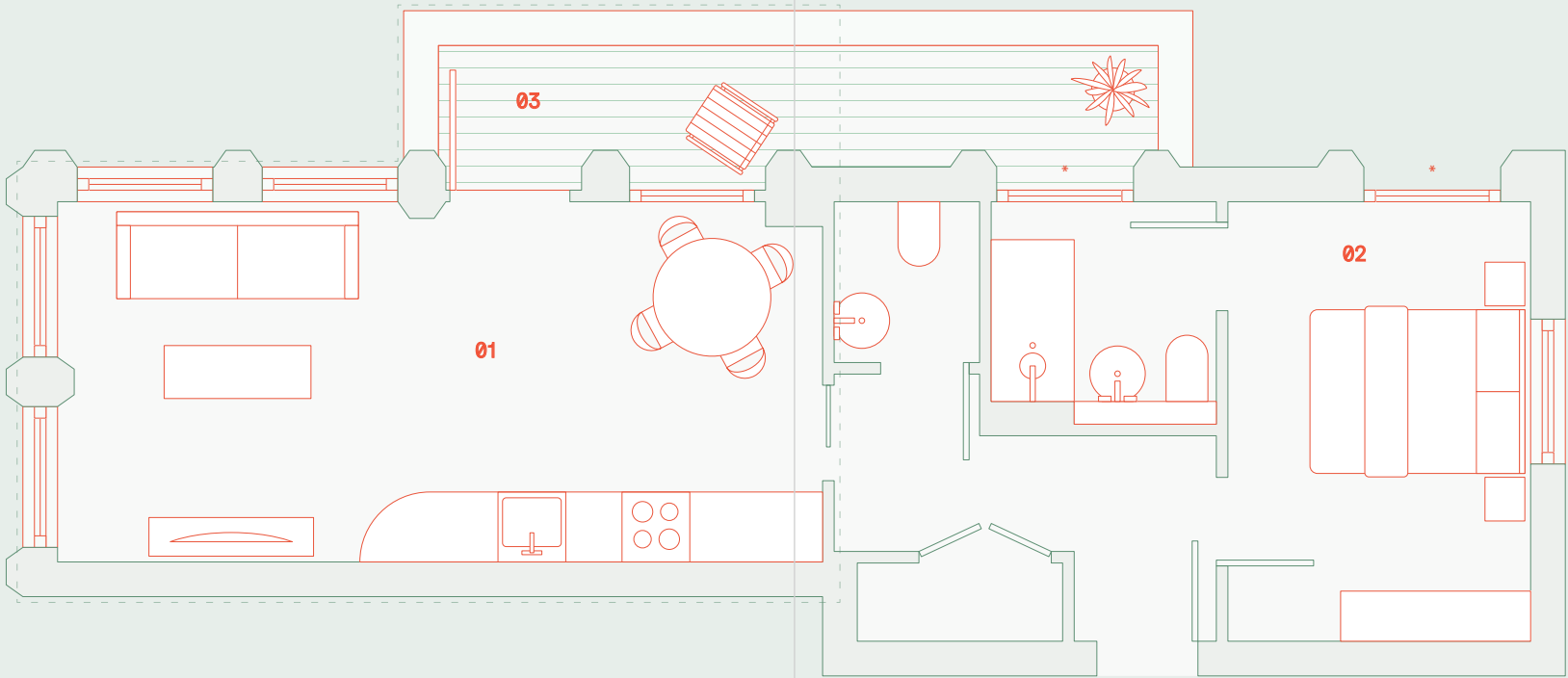
Tanaka The Citrus Bar⁶
HUB, 49 Stoke Newington Church Street, London N16 0AR
Bon Soap Tray⁷ and Ferm Living Vulca Mini Vase (off-white stone)⁸
HUH Store, 56 Stoke Newington Road, London N16 7XB



Brought to you by Artform, **XO is a collection of eight unique apartments** in the heart of Stoke Newington. Created alongside Scenesmith and Dowen Farmer Architects, the building weaves a story of craft and sustainability. A celebration of raw interior materials and sculpted exterior design, each of the apartments comes with a renewable energy system. Using air-source heat pumps, this is an outstanding, energy-efficient home in a peaceful London neighbourhood.



xo.apartments
17 Garnham Street,
Stoke Newington N16 7JA

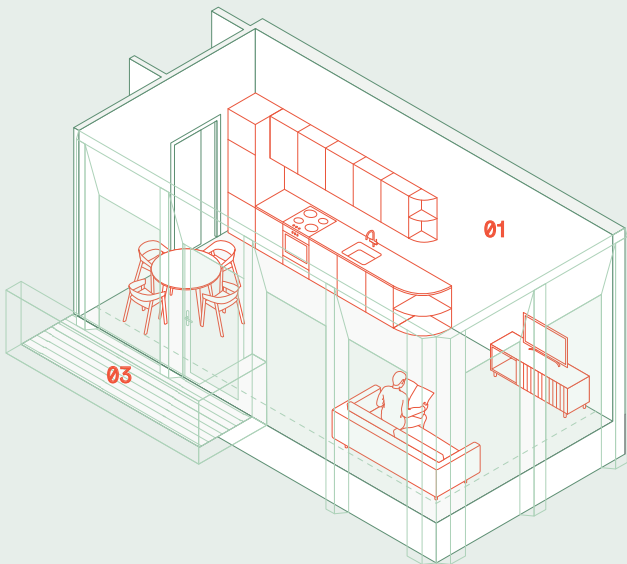


APT — 08 / Third Floor

--- Isometric view
* Privacy Glazing

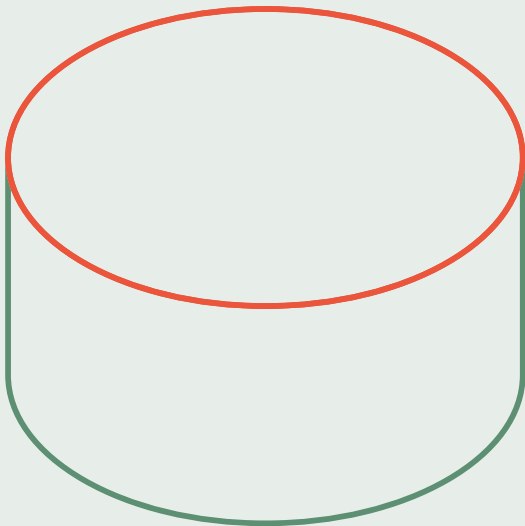
APT — 08 / Third Floor

01 — Living / Kitchen / Dining	3.3 x 7.0m	10.8 x 23.0ft
02 — Bedroom	4.0 x 2.7m	13.1 x 8.9ft
03 — Terrace	6.6 x 1.3m	21.7 x 4.3ft
Total Internal Area	51m ²	549ft ²



APT — 08 / Isometric illustration depicts the living space and part of the terrace. Please see floorplan for full apartment plan.

Artform creates unique living spaces with a sharp focus on design and sustainability. Collaborating with exceptional craftspeople, our goal is to inspire, not only through craft but through the creation of **carefully-considered, energy-efficient spaces**. This is why we use high-quality, thoughtfully sourced materials to add a rich elemental touch without costing the planet.



Proud of our kinship with each maker and supplier, our **collective approach** helps to ground each of our projects firmly in its place. This means that every step of the way, our developments are an unforgettable experience for all involved. XO exemplifies this mindset and our drive toward **building something special**.

It’s much easier to de-clutter your mind when you have an inspiring space to do so. Elevated and soaring, the penthouse is light and airy. Exposed chamfered columns and high ceilings add to the expansiveness of the room. This is your sanctuary and a place to live a more thoughtful life.

APT — 08 / 1 Bed

Working alongside the designers at Scenesmith, our material palette has been chosen for its beauty and tactility. A **pre-cast concrete façade¹, exposed concrete ceilings**, and **bespoke chamfered beams and columns²**, exudes craftsmanship, raw sophistication, and enduring quality. **Resin bound flooring** leads through the communal entrance. Inside the apartments, **engineered oak herringbone floors** connect the warm and characterful living spaces, while **flecked terrazzo floor tiles³** have been chosen for the bathrooms. As well as a **100% energy efficient lighting** scheme, each apartment features a **concrete bathroom sink** by Cementd, a bespoke kitchen by Milk Furniture with fully-integrated **Bosch kitchen appliances** and **terrazzo surfaces**. Large windows, **oversized 2.2m high doors, 2.7m floor-to-ceiling heights**, and private, sunlit outdoor space highlight XO’s human-centred design.

Ferm Living Flow Jar⁴ and **Orb Watering Can⁵** and **Ferm Living Vulca Mini Vase (off-white stone)⁶**
HUH Store, 56 Stoke Newington Road, London N16 7XB

