

# CAMDEN GOODS YARD

LONDON NW1

## PRIMROSE HOUSE.

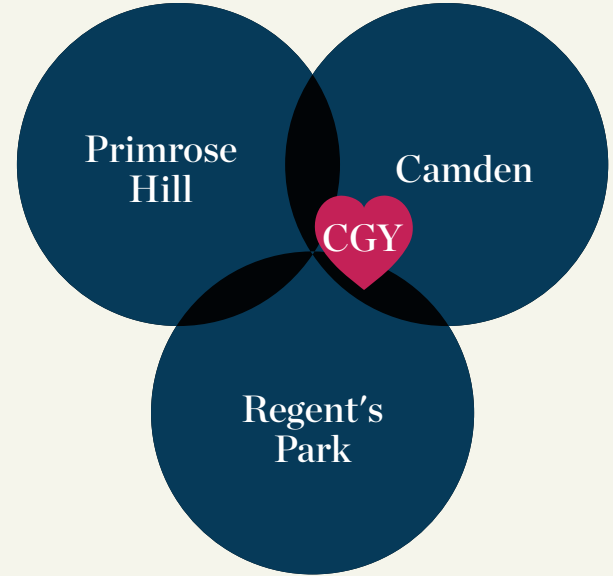


OUR VISION  
**2030**  
TRANSFORMING TOMORROW



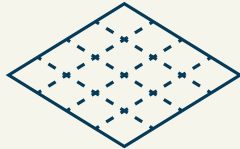
Investor in  
Customers®  
Gold 2022

# CAMDEN



Population circa

241,000



Miles in area

8.4 sq



Zone

2

THE URBAN SPIRIT OF CAMDEN TOWN,  
THE BOHEMIAN CHIC OF PRIMROSE HILL,  
THE AIRY GREEN ACRES OF THE REGENT'S PARK.





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# CAMDEN GOODS YARD

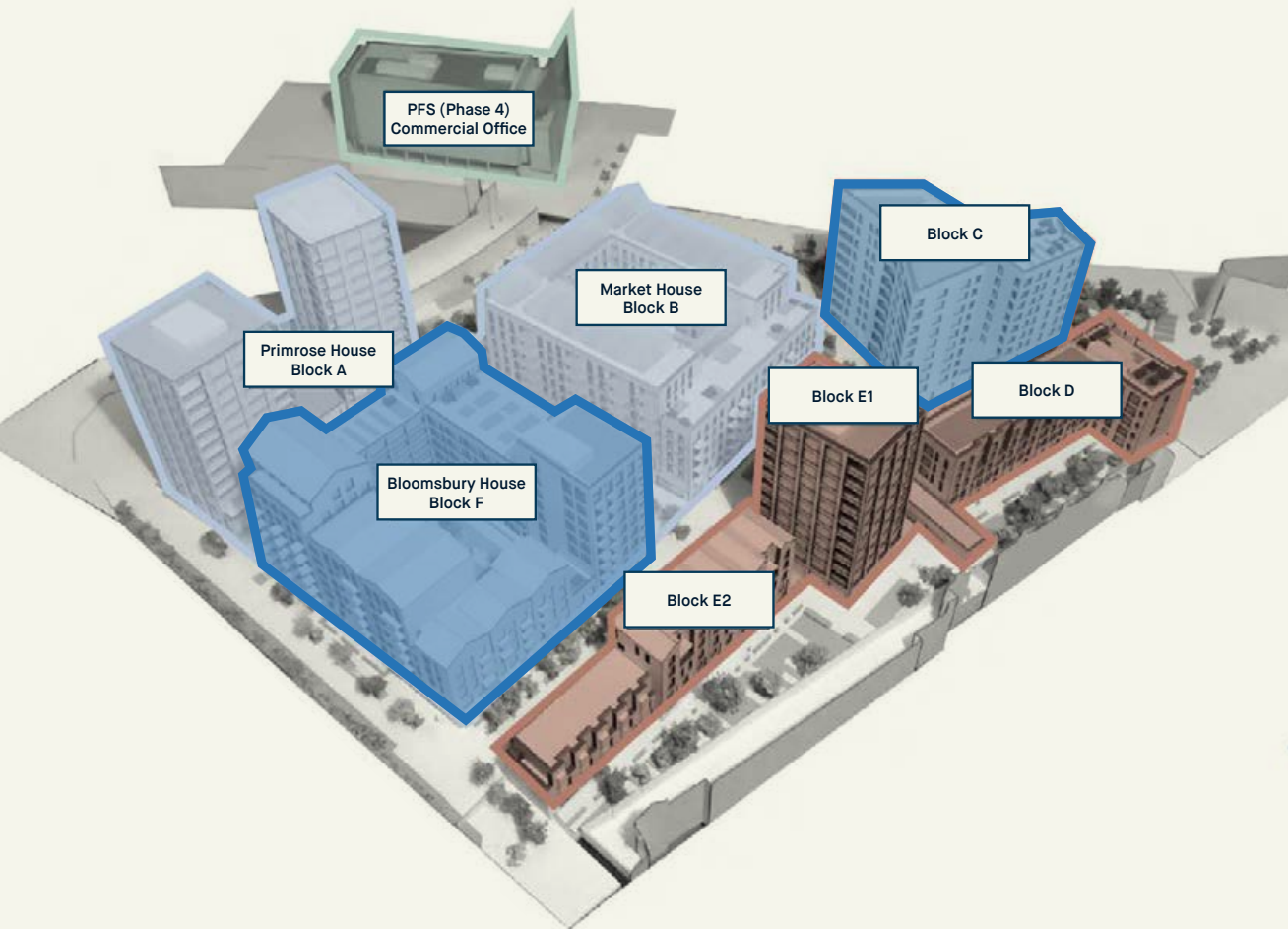
Set within 8 acres, Camden Goods Yard offers a selection of beautifully appointed homes with interiors by world-renowned designer Tara Bernerd. Camden Goods Yard builds on the dynamism of Camden Town, while embracing the sophistication of Primrose Hill and the tranquillity of The Regent's Park. The result is a brave new neighbourhood for living, working and enjoying time out.

With architecture of the highest standard, inviting public spaces and improved connections to the local and wider area; Camden Goods Yard is playing a major role in NW1's future.





# SITE PLAN & PHASING



## Phase 1

### Primrose House – Block A

15 floors including ground floor  
110 no. Private Homes

### Market House – Block B

8 floors including ground floor  
108 no. Private Homes  
60 no. Intermediate Homes

## Phase 2

### Block C

11 floors including ground floor  
96 no. Private Homes

### Bloomsbury House – Block F

11 floors including ground floor  
67 no. Private Homes  
88 no. Affordable

## Phase 3

### Block D

5 floors including ground floor  
4 no. Private Homes  
9 no. Affordable Homes  
29 no. Intermediate Homes

### Block E1

11 floors including ground floor  
50 no. Private Homes

### Block E2

5 floors including ground floor  
6 no. Private Homes  
12 no. Affordable Homes  
4 no. Intermediate Homes

## Phase 4

### PFS (Phase 4)

Commercial Office



# SITE PLAN.



First completions from 2025

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Primrose House

Future Launches

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Market House

Regent's House

Bloomsbury House



# LAND & PLANNING



## Camden Goods Yard



### Circa 8 Acre Site

previously occupied by a Morrisons Supermarket & Petrol Filling Station



644  
New Homes



### Juniper Building (PFS site)

#### 6 Storey Building

currently consented as 64,466 SQ FT of office space,  
7,244 SQ FT of retail floor space & a new  
Morrisons convenience store



### Acquired Site

with the following planning  
permission granted by LB Camden:  
(Ref 2017/3847/P) dated 15 June 2018



79,866 sq ft  
of Commercial Space,

9,812 sq ft  
of Retail Space &

54,525 sq ft  
Morrisons Store

# LAND & PLANNING



## Planning

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Juniper Building Phase 1 – A Section 73 planning application for a temporary food store on the PFS site to enable earlier delivery of the main site was approved 5 May 2020 (ref: 2020/0034/P).

The application also created two separate S106 phases for the PFS site: (Phase 1A) to include the new Morrison Temporary Store, prior to delivery of the new office building (Phase 3).

## Main Site Optimisation Strategy

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Stage 1 – Buildings A, B, C & F (71 additional homes): Optimisation of development capacity of the main site, through the existing floor plates, floor to floor levels, plus a minor increase in building heights. Consented 3 December 2020 (ref: 2020/3116/P). This planning consent revised the total number of homes to 644.

Stage 2 – Buildings D, E1 and E2 (40 additional homes – 31,000 sq ft) One Housing Group (OHG) own the adjoining Gilbey's Yard development, which they are proposing to redevelop in partnership with Countryside.

The opportunity exists to redesign Buildings D, E1 and E2, which adjoin OHG's Gilbeys Yard to reflect these changing circumstances as part of a comprehensive design approach. However, this is subject to a successful tenant ballot in Q2 2022.

We are currently reviewing the programme.



# LAND & PLANNING



## PFS Optimisation Strategy

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The aim for the PFS office optimisation is to remove the petrol filling station (PFS) at ground floor; enhance the floor layouts to provide circa 95,000 sq ft of offices, 2,300 sq ft of retail and a new Morrisons convenience store.

During pre-application discussions, the principle of removing the PFS was supported and principle of additional office floorspace welcomed. We are currently reviewing the planning strategy in light of the imminent purchase of 100 CFR - see below.

## Construction Working Group

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St George holds monthly Construction Working Group meetings whereby local residents, businesses, local members and stakeholders are provided with updates on construction, linked and community activities. The CWG is an important communication channel alongside the Camden Goods Yard project website and email. CWG is facilitated by BECG.

## Affordable Workspace

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Camden Goods Yard project will deliver at least 365 sqm of fitted out affordable workspace to be handed over to a workspace operator in 2025.

The space will be available to local businesses to rent at a lower rate compared to market levels. This space is in addition to office, workspace and retail in a variety of sizes to suit a range of occupiers which will create a vibrant community at Camden Goods Yard.

## Urban Farms

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The Camden Goods Yard planning permission includes an Urban Farm on the roof of Building B, which includes circa 8,000 sq ft of food growing space plus a maximum of 2,400 sq ft ancillary food and drink space. The S106 requires St George to prepare a Rooftop Management Plan including details of the operator alongside the community and education initiatives the operation will include. There are opportunities to also link in allotment growing space, community, youth space and Morrisons community work.

St George is currently engaging with rooftop operators and food and beverage operators to inform proposals for agreement with the Council. It is anticipated that the Urban Farm will open in 2025.

# LAND & PLANNING

## Morrisons Main Store

- Morrisons are creating a new 'Urban' supermarket concept to provide a unique shopping experience to its customers. Within this new concept is a new 'market kitchen' which they are developing to offer a new kind of hot and cold food offering to customers in-store
- The new store and Back of House areas will remain largely unchanged from the consented scheme however SGWL has optimised the car park layout and footprint so that it no longer sits under Building E1. This has reduced the number of parking bays offered to Morrisons from 300 to 250 and reduced the dig in the ground
- The new basement footprint is smaller than the consented scheme again to reflect the upper level and to minimise the effect on the buildings above ground
- The basement has to take account of the existing Thames Water sewer that runs across the site between buildings A & F
- You will see that there is now also a small basement under building A for the residents pool and plant area
- There will be 50 active electric vehicle charging points in the Morrisons car park
- We are providing Morrisons with 10 bays for their vans to do local home deliveries, it is likely that the bays will be made accessible to EV charging in due course.





# LAND & PLANNING

## Community Engagement

We place communities at the heart of what we do. We take time to understand the site and its surrounding community, and working in partnership with local people, businesses and Camden Council to design a unique place with clear local influence and character.

At Camden Goods Yard, there are significant opportunities for St George and Morrisons to work collaboratively on community initiatives. Early work has identified several exciting themes with opportunities for joint working at Camden centred around the core theme of food to include:

- Tackling food poverty
- Education
- Fresh produce and healthy food
- Reducing food miles

In conjunction with these key community initiatives St George will deliver the following key infrastructure:

- Urban Farm
- Interchange Yard Community Space
- Community Centre

## CYG Community Working Group

St George and Morrisons will be lead members of the Community Working Group, working with other key local stakeholders to coordinate, encourage and promote community involvement in the delivery of key community facilities. Local stakeholders will help shape the development in important areas such as the Community Space specification and how it is used.





# DEVELOPMENT OVERVIEW.



The 8 acre site will feature landscaped public open space



644 homes comprising 441 open market sale and 203 affordable



Excellent transport connections with Chalk Farm and Camden Town underground stations within a 10 minute walk



134,879 sq ft office space



Zero parking spaces to be provided encouraging a greener safer development



A new 48,000 sq ft Morrisons supermarket



Within easy reach of Camden Town and Camden Market for shops, bars and restaurants



St George will open up the Railway Arches on the site to provide 5,000 sqm of affordable work space for the local community



Market House will feature a rooftop Urban Farm – a growing production facility on the roof offering a rooftop cafe for the local community



11,604 sq ft retail and restaurant space



# A TRULY EXCITING PLACE TO LIVE.



## Commercial Space

173,000 sq ft of commercial space including office and affordable workspace, retail and stylish workshops set within the historic railway arches.



## Morrisons

A new 48,000 sq ft urban supermarket and kitchen.



## Rooftop Farm-to-Fork Restaurant

Camden's first rooftop farm-to-fork restaurant, growing space and produce shop, a place to experience urban agriculture and mix great food with great views.



## The Regency Club

Residents' lounge, concierge, three screening rooms, swimming pool, gym, sauna.



11

## Welcome

The contemporary foyer and lounge area provides a grand sense of arrival and entry point to the residents' facilities, designed by Tara Bernerd this is the perfect spot in which to unwind, meet with colleagues or entertain friends.

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12

Computer generated images are indicative only and subject to change.



### Key

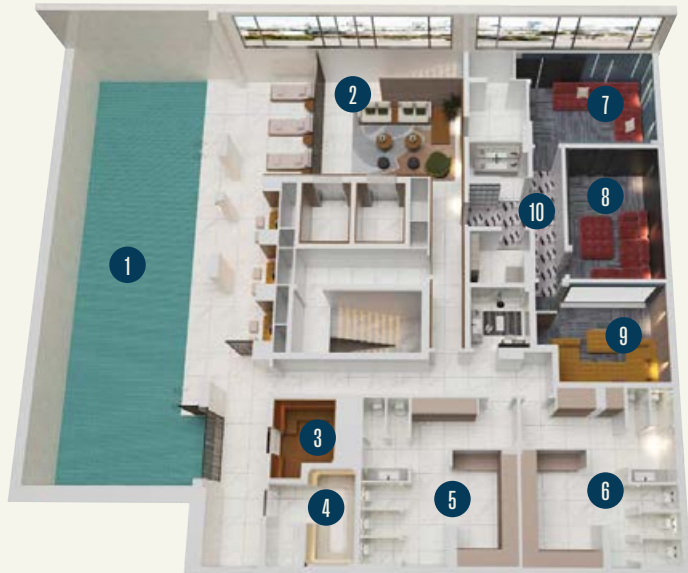
- 11 Residents' Lobby
- 12 Residents' Lobby
- 13 Co-Working Space

13

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# YOUR FACILITIES.



## Key

- |                 |                             |                              |
|-----------------|-----------------------------|------------------------------|
| 1 Swimming Pool | 5 Male Changing Room        | 9 The Odyssey Screening Room |
| 2 Pool Lobby    | 6 Female Changing Room      | 10 Screening Room Lobby      |
| 3 Sauna         | 7 The Rex Screening Room    |                              |
| 4 Steam Room    | 8 The Empire Screening Room |                              |



Computer generated image is indicative only and subject to change.



# SWIMMING POOL.

Immerse yourself in the 18 metre pool, perfect for both relaxation and exercise.

The adjoining spa with steam room and sauna provides you with a peaceful space to focus on health and wellbeing.





# LUXURIOUS SCREENING ROOMS.

Enjoy an intimate movie experience at one of The Regency Club's stylish screening rooms. For your viewing comfort each uniquely designed screening room comes equipped with luxurious seating, a bar and state-of-the-art sound and vision technology.

## The Rex

Enjoy an intimate movie experience at one of The Regency Club's three stylish screening rooms.

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## The Odyssey

For your viewing comfort each uniquely designed screening room comes equipped with luxurious seating and a great bar.

Computer generated images are indicative only and subject to change.

## The Empire

Never miss a moment, state-of-the-art sound and vision technology combine to create an unforgettable movie experience.

Computer generated images are indicative only and subject to change.

# GYMNASIUM.

Achieve your fitness goals the right way in the state-of-the-art gym. An expansive, light filled space featuring the latest technology and enviable city views.



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# HOMES



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# LIVING ROOM





# LIVING ROOM





# BEDROOM





# KITCHEN - THE HOCKNEY COLLECTION





# KITCHEN - THE HEPWORTH COLLECTION



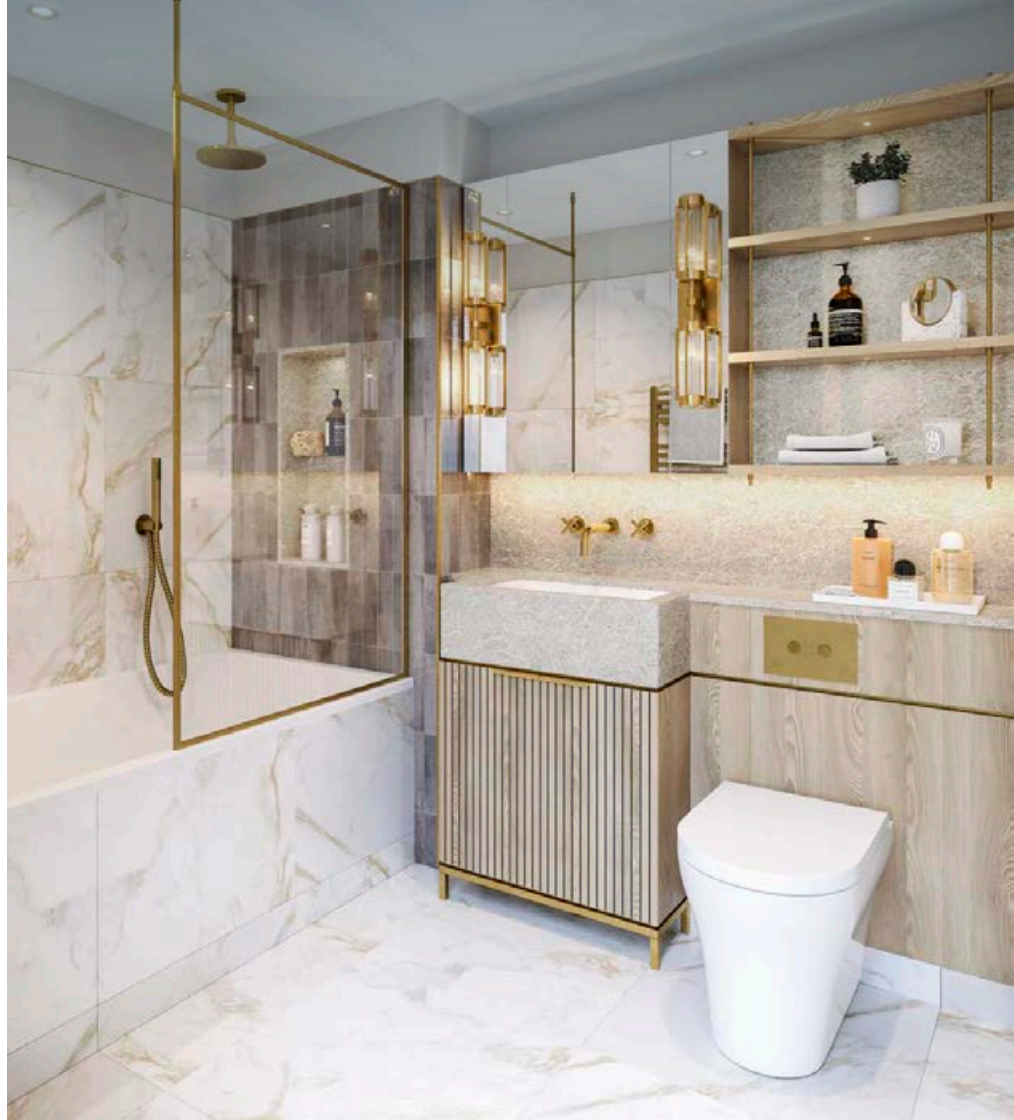
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# BATHROOM - THE HOCKNEY COLLECTION



# BATHROOM - THE HEPWORTH COLLECTION







# PRIMROSE HOUSE ●

Apartments

1 BEDROOM SUITES  
**18**  
451 SQ FT\*

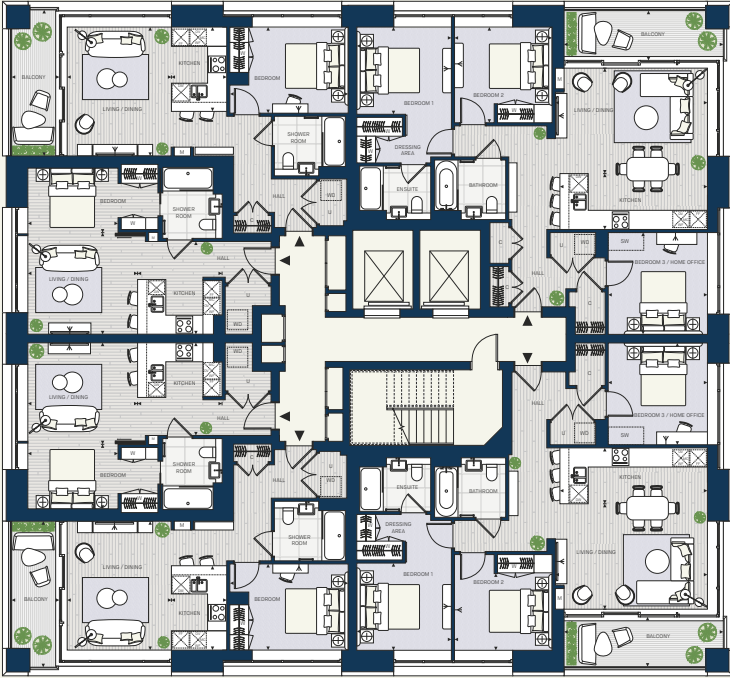
1 BED HOMES  
**44**  
559 SQ FT\*

2 BED HOMES  
**26**  
885 SQ FT\*

3 BED HOMES  
**22**  
1,020 SQ FT\*

\*Average apartments sq ft

# PRIMROSE HOUSE - FLOOR PLATES





# 1 BEDROOM SUITES

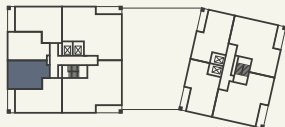


Homes	56	62	68	74	80	86	92	98	104
Floors	2	3	4	5	6	7	8	9	10

SOUTH WEST ELEVATION



FLOOR 2 SHOWN



Total internal area	41.9 sq m	451.0 sq ft
Living / Dining	3.44m x 3.44m	11'4" x 11'3"
Kitchen	2.85m x 3.14m	9'4" x 10'4"
Bedroom	3.04m x 2.18m	10'0" x 7'2"

Key

- Measurement Points    ◀ TV Aerial Point    W Wardrobe
- MC Microwave            U Utility Cupboard    FF Fridge/Freezer
- OV Oven                    WF Wine Fridge        DW Dishwasher
- M Media Centre            PS Privacy Screen     WD Washer Dryer



# ONE BEDROOM HOME

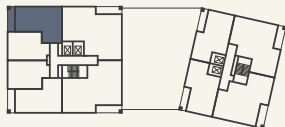


Homes	58	64	70	76	82	88	94	100	106
Floors	2	3	4	5	6	7	8	9	10

NORTH WEST ELEVATION



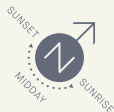
FLOOR 2 SHOWN



Total internal area	51.1 sq m	550.0 sq ft
Total exterior area	7.5 sq m	80.7 sq ft
Living / Dining	3.51m x 4.36m	11'6" x 14'4"
Kitchen	1.91m x 4.36m	6'3" x 14'4"
Bedroom	3.96m x 2.98m	13'0" x 9'9"

Key

↔ Measurement Points	← TV Aerial Point	W Wardrobe
C Cupboard	U Utility Cupboard	FF Fridge/Freezer
MC Microwave	WF Wine Fridge	DW Dishwasher
OV Oven	WD Washer Dryer	M Media Centre

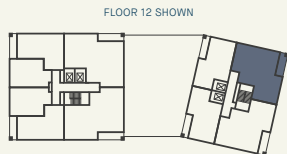
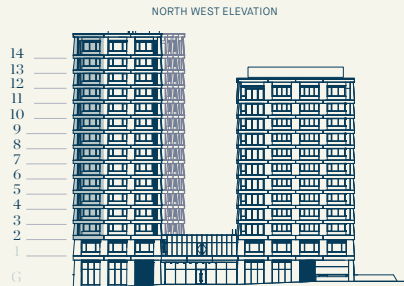




# TWO BEDROOM HOME



Homes	2	6	10	14	18	22	26	30	34	38	42	46	50
Floors	2	3	4	5	6	7	8	9	10	11	12	13	14



Total internal area	82.2 sq m	884.8 sq ft
Total exterior area	7.4 sq m	79.7 sq ft
Living / Dining	4.99m x 4.31m	16'4" x 14'2"
Kitchen	3.3m x 2.03m	10'10" x 6'8"
Bedroom 1	2.87m x 3.83m	9'5" x 12'7"
Bedroom 2	4.16m x 2.85m	13'8" x 9'4"

Key		
↔ Measurement Points	← TV Aerial Point	W Wardrobe
C Cupboard	U Utility Cupboard	FF Fridge/Freezer
MC Microwave	WF Wine Fridge	DW Dishwasher
OV Oven	WD Washer Dryer	M Media Centre





# THREE BEDROOM HOME

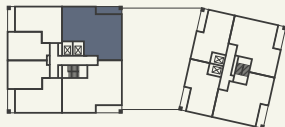


Homes	53	59	65	71	77	83	89	95	101	107
Floors	2	3	4	5	6	7	8	9	10	11

NORTH WEST ELEVATION



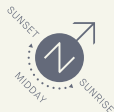
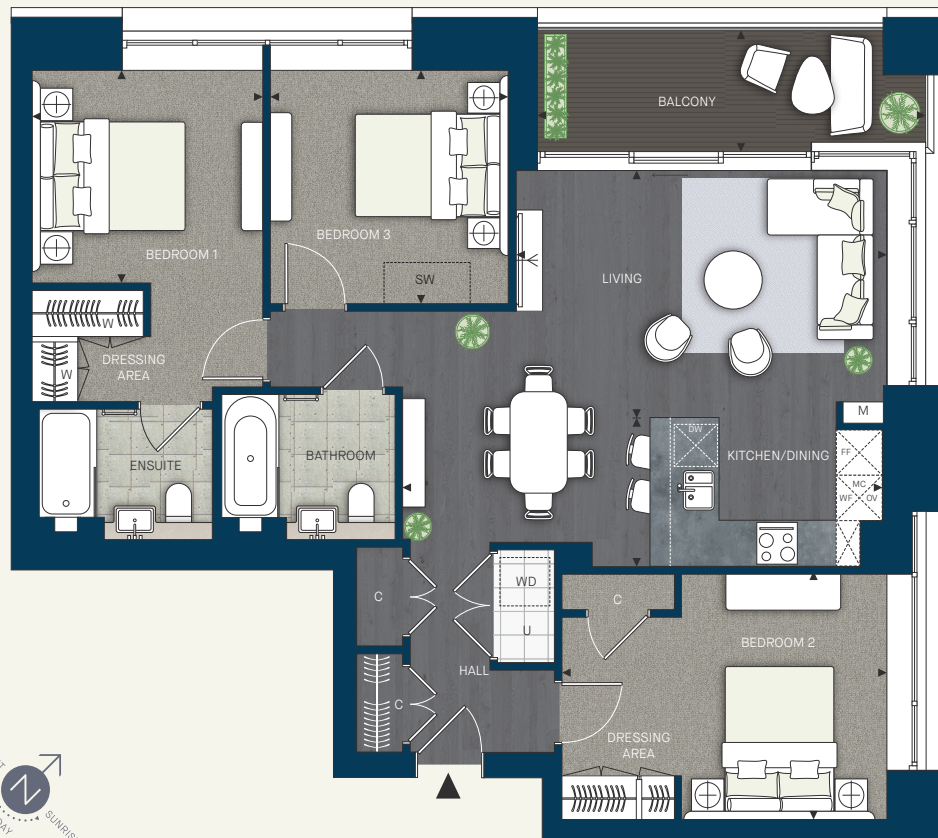
FLOOR 2 SHOWN



Total internal area	95.9 sq m	1,032.3 sq ft
Total exterior area	8.1 sq m	87.2 sq ft
Living	5.13m x 3.42m	16'10" x 11'3"
Kitchen / Dining	5.45m x 2.09m	17'10" x 6'10"
Bedroom 1	3.20m x 2.95m	10'6" x 9'8"
Bedroom 2	4.46m x 3.37m	14'8" x 11'1"
Bedroom 3	3.30m x 3.24m	10'10" x 10'7"

Key

↔ Measurement Points	← TV Aerial Point	W Wardrobe
C Cupboard	U Utility Cupboard	FF Fridge/Freezer
MC Microwave	WF Wine Fridge	DW Dishwasher
OV Oven	WD Washer Dryer	M Media Centre
SW Space for Wardrobe		



# INTERIORS.

by Tara Bernerd

Camden Goods Yard represents a harmonious balance between the high standards of design and quality of a St George development and the signature style of renowned architectural practice, Tara Bernerd & Partners. Based in London's Belgravia, the practice works globally and prides itself on its intelligent approach to interior design and space-planning, whether in a hotel lobby, restaurant, or a private residence.

From the luxurious homes, to the exquisite resident facilities, Bernerd and her team have successfully created a feeling of authenticity and approachable luxury by establishing a succinct design that is true to the St George vision, the location and the people who will make Camden Goods Yard their home.











# HOME SPECIFICATIONS ●

## Impeccable Style and Refinement

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St George's architectural vision and the creative excellence of designer Tara Bernard have come together harmoniously to create a carefully curated collection of homes that are adaptable, rich in detail and finished to a superior standard.

Engineered timber flooring, comfort cooling, custom designed kitchens with integrated appliances and bespoke built-in storage, luxury sanitary ware in the bathrooms and ensuites are just some of the notable inclusions.



# SPECIFICATION

## The Hockney Collection

Rich, dark hues provide a bold statement across floors and cabinets with stone worktops and luxury sanitary ware. Inspired by the local area this palette gives a feeling of modern sophistication with an elegant twist.



The Hockney Collection, standard finish

## The Hepworth Collection

A light, bright palette with clean contemporary lines and natural tones. This palette takes inspiration from the neighbouring Regent's Park and Primrose Hill giving a calming and luxury feel to the space.



The Hepworth Collection, standard finish

## General Specification

- Carpets to bedrooms
- Underfloor heating
- Engineered timber flooring
- Comfort cooling
- Ensuites provided in all multiple bedroom homes
- Fitted wardrobes provided to bedroom one and two
- Two palettes – 'Hockney' and 'Hepworth'
- Utility cupboard with washer/dryer
- Ten year warranty from date of legal completion
- Two year St George warranty
- 999 year lease from 2023

## Lighting & Electrical

- LED spotlights throughout
- Feature lighting to kitchen, bathroom and wardrobe
- Brushed brass electrical switch plates

## Kitchen

- Custom designed fully integrated kitchen
- Reconstituted stone worktops and tiled splashback\*\*
- Feature one and a half sink
- Integrated oven, microwave, induction hob and warming drawer\*
- Integrated fridge/freezer
- Integrated wine cooler
- Integrated dishwasher
- Integrated extractor
- Feature shelving
- Feature lighting

## Bathrooms

- WC and basin with bath and/or shower
- Electric heated towel rail
- Tiled walls and floor
- Fixed shower head and hand-held shower to shower enclosure
- WC with soft-close seat
- Reconstituted stone vanity top and splashback
- Feature shelving
- Feature wall lighting
- Custom design vanity unit
- Brushed brassware

\* Warming drawer to 2 and 3 bed homes, with the exception of Manhattan and one bedroom homes.

\*\* Stone splashback to premier homes

# SPECIFICATION.



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## Security & External

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- Video entry phone system
- Smoke detectors throughout
- Multi-point high security door locking system to entrance door
- CCTV security system to entrance lobby and site-wide development
- Sprinkler system to all apartments

## Residents' Facilities

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- Exclusive access to The Regency Club wellness centre with swimming pool, sauna, steam room and gym
- Residents' lounge and business centre
- Three screening rooms
- 24-hour concierge
- Interior designed entrance lobbies, lifts and corridors
- Landscaped public piazzas and courtyards including rooftop greenery and orchard spaces

## Sustainability

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- Mechanical ventilation system
- Air source heat pumps
- Energy efficient LED lighting throughout
- Site-wide low temperature hot water system
- Secure cycle storage facility available
- High performance doors and windows



# KEY INFORMATION



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## The Developer

St George Plc

## Location

Chalk Farm Road, London, NW1 8EH

## Local Authority

London Borough Of Camden

## Tenure

999 Year Lease From 2023

## Architects

Piercy And Company (Primrose House)

## Completion

Q2/3 2025

## Service Charge\*

Primrose House - £7.80

Per Square Foot Per Annum

## Payment Structure

- 10% of purchase price on exchange
- 10% of purchase price payable 12 months after exchange of contracts
- 5% payable 18 months after exchange of contracts
- 75% on completion

## Exchange

- 21 Days from Reservation

## Deposit

- £5,000 up to £999,999
- £10,000 for £1million+

## Ground Rent

For all reservations from 30th June 2022, in line with Government legislation, a Peppercorn Rent will be applicable to all apartments.

## Council Tax

COUNCIL TAX BAND	COUNCIL TAX CHARGE FOR 2022/23
A	£1,194.62
B	£1,393.72
C	£1,592.83
D	£1,791.93
E	£2,190.14
F	£2,588.35
G	£2,986.55
H	£3,583.86

## Documentation Required for Exchange of Contract

1. Photo identification – passport driving licence or official identification card; and;
2. A current utility bill or bank statement showing name and home address, no older than 6 months

Please be advised that if originals are not certified by the Sales Office, St George Plc must be provided with certified copies of the above documents.

### If the purchase is being taken in a company name, then the following must be provided

1. A copy of the certificate of incorporation and memorandum or articles & association
2. Evidence of the company's registered address
3. A list of Directors
4. List of Shareholders
5. Individual photo identification and address identification for Directors and Shareholders

\* Estimated service charge is an estimate only and is subject to change. This estimated service charge does not include Communal Energy. The estimated service charge provides an indication of the anticipated expenditure for the first service charge year (which runs from 1 Jan – 31 December). The Managing Agents will issue you with a copy of the new service charge budget prior to the commencement of each forthcoming service charge year. The estimate is dated March 2022 and does not make allowances for increases due to RPI, inflation etc. from the date of preparation to legal completion. Terms of change that can affect the service charge include, but are not limited to, changes in industry or government legislation, unexpected cost and any other matter outside of the control of St George. The appointed Managing Agent may also charge additional fees, outside of the service charge, for items including, but not limited to, licences and consents, sub-letting, legal proceedings and re-selling / sales pack. Energy Costs will be charged in addition to the estimated Service Charge. The Energy Charges will be based on the current market rates at the time of usage and will vary based on individual usage. Date of issue: 14.03.23

# REASONS TO BUY

3

Mainline stations:  
St Pancras, King's Cross  
and Euston

ZONE 2

Location

40

Conservation areas cover  
approx. 50% of the borough

5,600

Buildings and structures  
listed as having special  
architectural or historic interest

7

Underground stations  
in the borough

22

Square kilometres  
in the heart of London

76

Parks and more than  
300 green spaces\*

2nd

Highest number of businesses  
in London including Warner Bros  
Television, ASOS and Google\*\*

20+

Universities and colleges, more  
than anywhere else in the UK

37,680

Businesses (March 2021,  
ONS UK Business 2021)

79,000

New jobs are forecast to be  
created in Camden by 2036

\*Source: <https://www.camden.gov.uk/parks-in-camden>. \*\*Camden borough profile 2022.

## Capital value forecast by year\*



Forecast increase  
in capital values  
over the next  
five years

Source: Savills Research Savills house price forecasts apply to average prices in the second hand market. New build values may not move at the same rate. Forecasts as at July 2022 and are subject to change given recent economic instability.

## Prime central London house price forecast

Year	Forecasted Growth
2022	+4%
2023	+7%
2024	+2%
2025	+3.5%
2026	+3.5%
<b>5-year total</b>	<b>+21.6%</b>

## The rental market

A number of major developments are bringing even greater opportunities to Camden. Areas include King's Cross Central, the largest inner-city development in Europe, providing 25,000 new jobs, 400,000 sq metres of employment space and 1,700 new homes. Development at Euston will include the terminus for the new High Speed 2 rail link and further opportunities for the creation of new homes and business spaces.

As residents continue to look for high quality rental opportunities Camden Goods Yard will be in a prime position to capitalise on this demand.

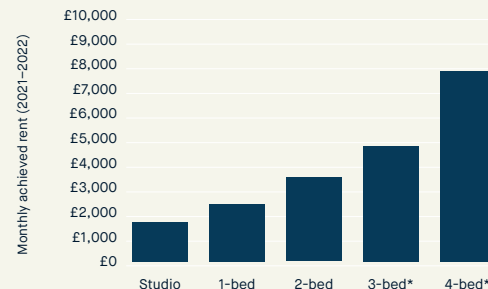
Source: <https://www.camden.gov.uk/invest-in-camden>



increase in  
compound  
growth over the  
next 5 years for  
Prime London

Source: <https://www.camden.gov.uk/invest-in-camden>

## Average achieved rent in NW1



Source: Savills lettings dealbook data 2021-2022. \*Based on less than 10 deals



# A PLACE FOR BUSINESS

From global giants to small startups and world class research institutes, NW1 is fast becoming the destination of choice for astute business owners.

Camden enjoys high growth industries in bio-medicine, tech, professional services, and the creative industries. World leading businesses such as Google, newly-listed car giant Cazoo, fashion powerhouse Asos, Facebook and Nike have made NW1 home to their UK HQs. The past few years have also seen the opening of several national tech and science organisations in the area, including the Francis Crick Institute and the Alan Turing Institute.

The Federation of Small Businesses 2021 named the Borough 'the most entrepreneurial part of London and home to more new start-ups per capita between 2020 and 2021 than any other area'.

## A dynamic economy

**96% rise** in creative jobs in the last 5 years

**30,000 businesses** are located in NW1 creating 2% of the UK's GDP

**300 small creative businesses** are based around King's Cross

**55% rise** in tech jobs in the last 5 years

**27% growth** in jobs in the last 6 years

Home to **4** leading London hospitals, supporting 20k jobs

**24% rise** in Camden based startups



Google headquarters

“Camden is a much more diverse, multicultural environment than either of the world's bigger tech areas, the Bay Area or Beijing. It's one of the best places in the world to start a business.”

**SAUL KLEIN**  
Founder, LocalGlobe Venture Capital Firm.  
Evening Standard 2021

Global giants in the area

ASOS

Expedia

facebook

Google

LOUIS VUITTON

Nike

SAMSUNG

UNIVERSAL  
UNIVERSAL MUSIC GROUP

# THE REBIRTH OF KING'S CROSS

The regeneration of the King's Cross area is the largest inner-city development in Europe and will continue to positively impact property values in the area.

The regeneration project is delivering

**400,000 SQ M** of employment space

**25,000** jobs

**GOOGLE'S NEW HEADQUARTERS** will welcoming 7,000 new professionals to the area

**6,000** tech focused experts will take residence at Facebook's new HQ

On completion **30,000** people are expected to be working in King's Cross

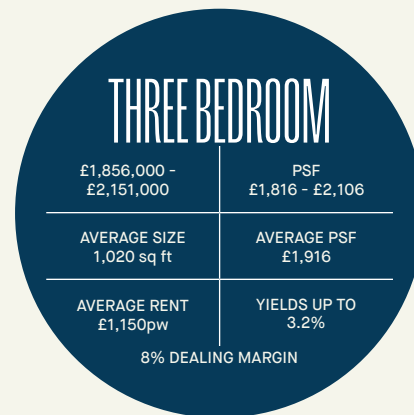
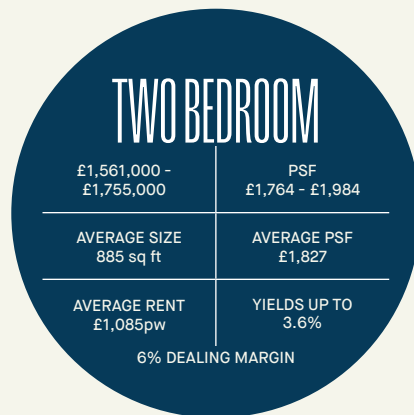
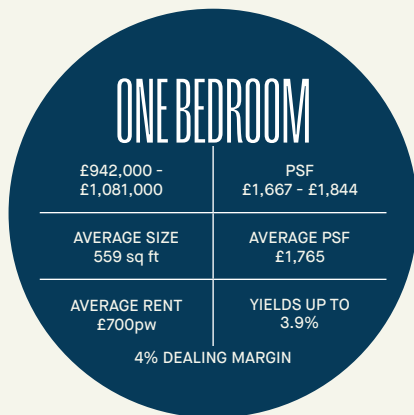
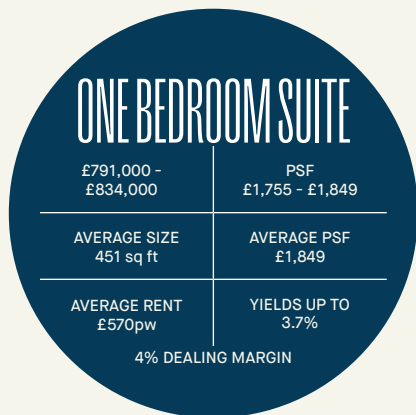
Coal Drops Yard, a new social and shopping hub within King's Cross will provide **45** luxury stores and **15** restaurants & cafés

Also located here are **UNIVERSAL MUSIC**, **YOUTUBE** and world fashion icon **LOUIS VUITTON**. **HUAWEI** has opened a new research and development employing computer vision engineers.



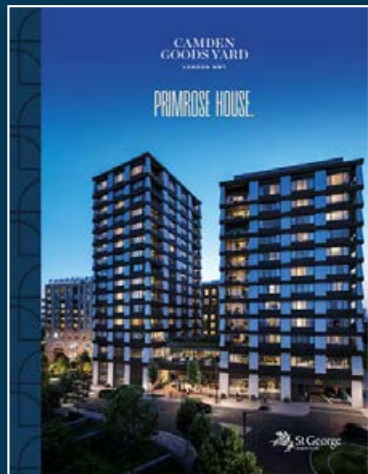
King's Cross train station

# PRICING





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Floor Plan Brochure



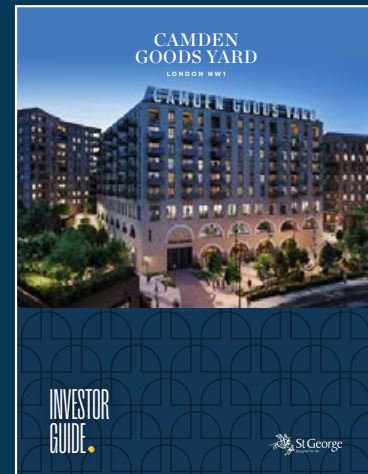
Primrose House  
Factsheet



Education Guide



Neighbourhood Guide



Investor Guide

THANK YOU

