

CAMLEY STREET

LONDON
N1C

Camley Street, N1

This stunning new collection of boutique apartments, a short walk from the Camley Street Natural Park and fashionable bars of King's Cross, offers affordable homes in the perfect location.

Rising above the canal-side, the Camley Street development is bold, eye-catching and contemporary.

Generous, large windows define an architectural confidence that extends inside to every 1, 2 and 3 bedroom apartment.

Kitchens and bathrooms are fully fitted and use materials in soft, tonal colours that set the standard for elegance. Living areas are light and spacious.

Right time. Right place.

This part of London is undergoing an impressive transformation that has made the world take note. Smart tech and media companies are attracted here, the dining destinations are varied and excellent, while the jewel in the crown – St Pancras Station – boasts one of the most recognisable hotels in Britain.

Your neighbours include top universities, the British Library and the popular venues of Camden. Yet, when you want to relax, the canal paths offer a peaceful walk to unwind at the end of the day.

Choose Camley Street and make yourself a home in exactly the right part of London.



Computer generated image



King's Cross station



Dishoom restaurant, King's Cross



Camden

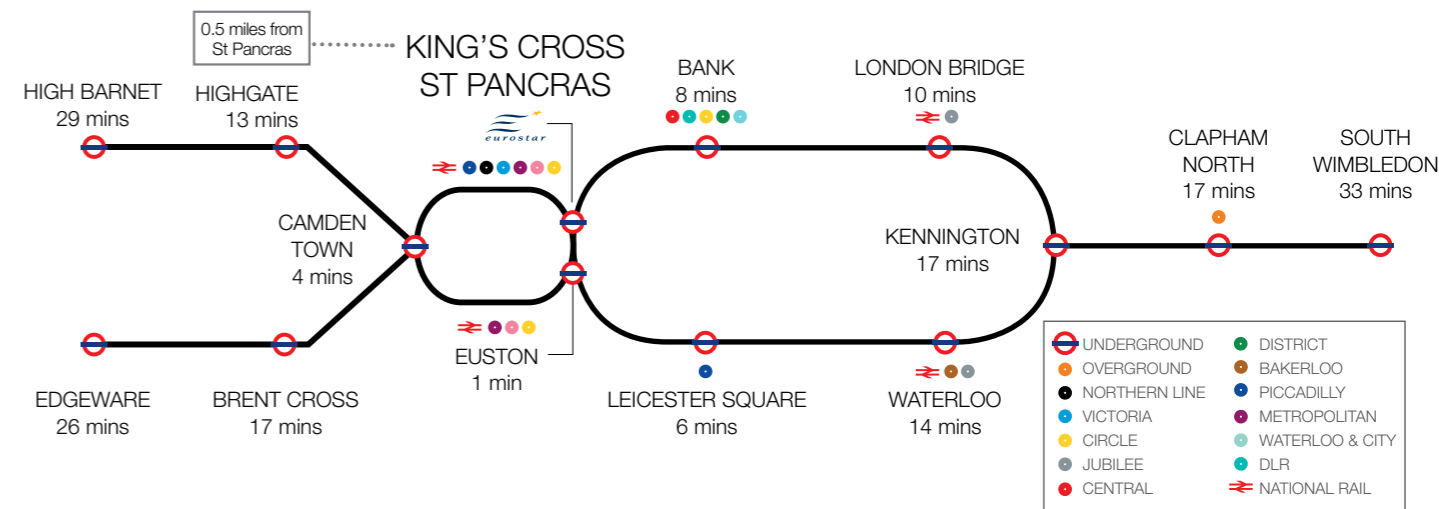


Granary Square

Well connected

Camley Street places you in the heartland of London's transport network. From here you can take the Victoria, Northern, Piccadilly, District, Circle and Metropolitan Line tubes. There are overground services from King's Cross,

St Pancras and Euston to the Midlands and North. Buses will whisk you to all parts of London, day or night. Then, when you want to travel further afield, the Eurostar terminus links you to Paris, Brussels and the rest of Europe. Wherever your journey takes you, this is a great place to start.



SPECIFICATION

GENERAL

- Brushed chrome ironmongery
- White internal doors
- Wool twist carpet in all bedrooms
- Wardrobe to master bedrooms
- White skirtings and architraves
- Wood effect laminate flooring to kitchen, reception hallway, kitchen and living room

KITCHEN

- Contemporary kitchen units
- Silestone worktop with matching upstands
- Stainless steel undermounted sink
- Glass splashback behind hob
- Contemporary chrome mixer tap
- Integrated fridge/freezer
- Stainless steel electric oven
- Integrated canopy hood
- Four zone induction hob
- Integrated dishwasher

BATHROOM

- Grey wall and floor tiles to all bath/shower rooms
- Contemporary white sanitaryware
- Grohe chrome fittings
- Chrome ladder style heated towel rail
- Ventilation system
- Fitted mirrored cabinet with integral shaver socket

HEATING & ELECTRICAL

- Neff washer/dryer located in hallway cupboard*
- Stainless steel sockets and switches to kitchen
- White sockets and switches to bedrooms and living room
- Radiators
- Telephone socket to living room and all bedrooms
- Low energy spotlights in white to kitchen, hallway and bathrooms
- Pendant light to bedrooms and living room
- Hard-wired smoke alarms
- Mechanical ventilation system with heat recovery

COMMUNAL AREA

- Cycle store
- Post boxes located in communal lobby
- Access - TV/Tel



The specification is the anticipated specification but may be subject to change as necessary and without notice. Photograph is indicative of the quality and style of the specification. Specification is not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract.

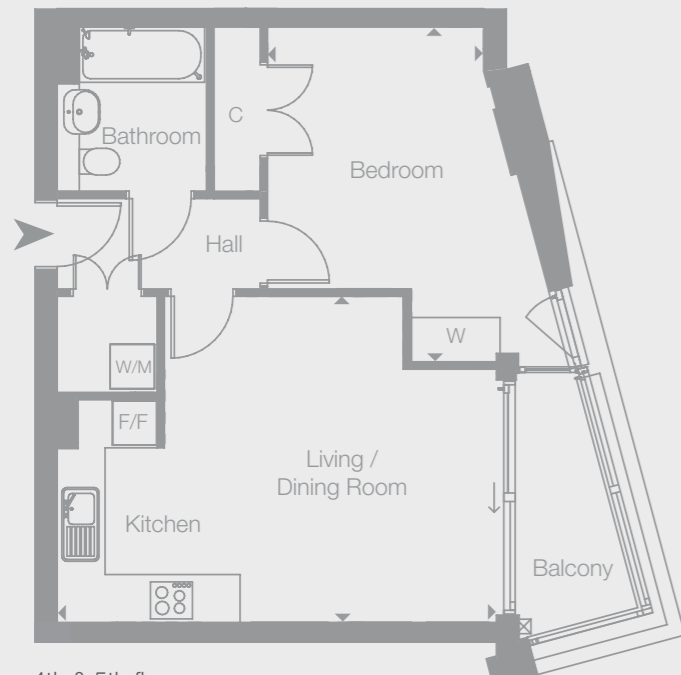
SITE PLAN



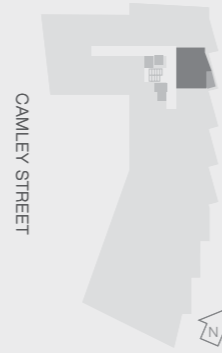
The site plan has been prepared with all due care for the convenience of the intending purchaser. However, the information contained herein is a preliminary guide only. Ground levels and other variances are not shown.

FLOOR PLANS

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4th & 5th floors

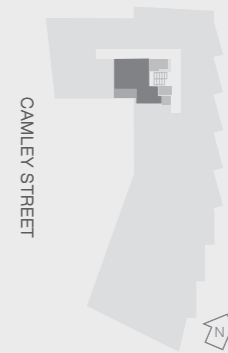


**ONE BEDROOM
APARTMENTS 145 & 153
4TH & 5TH FLOORS**

LIVING / DINING / KITCHEN	
5.96m x 4.42m	19' 7" x 14' 6"
BEDROOM	
4.54m x 2.93m	14' 11" x 9' 7"
TOTAL AREA	
50.2 sq.m.	540 sq.ft.



4th & 5th floors



**ONE BEDROOM
APARTMENTS 140 & 148
4TH & 5TH FLOORS**

LIVING / DINING / KITCHEN	
5.94m x 4.47m	19' 6" x 14' 8"
BEDROOM	
4.20m x 3.27m	13' 9" x 10' 9"
TOTAL AREA	
53.9 sq.m.	580 sq.ft.



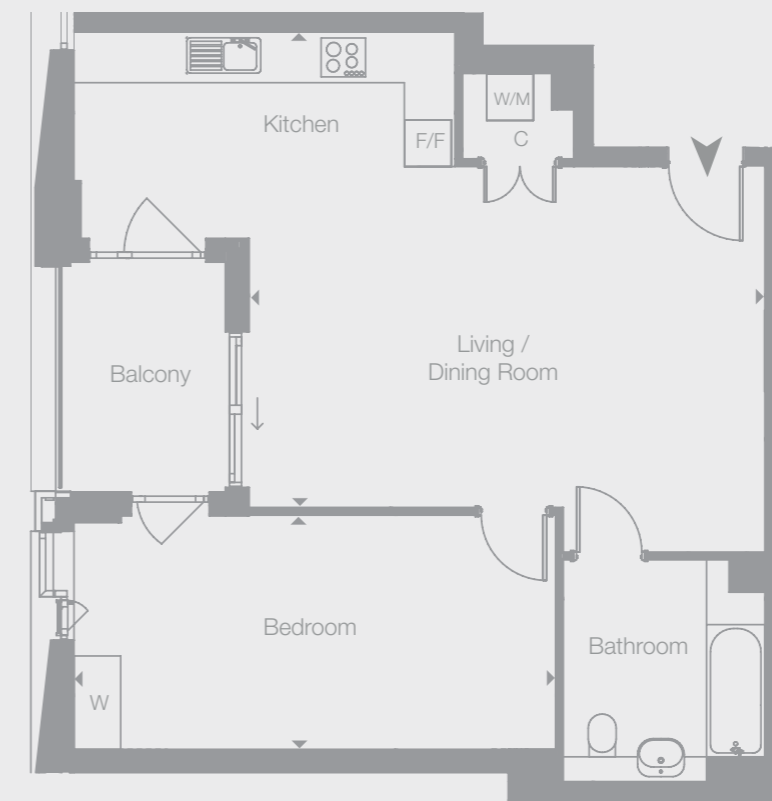
4th & 5th floors



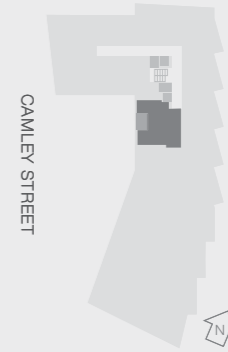
**ONE BEDROOM
APARTMENTS 146 & 154
4TH & 5TH FLOORS**

LIVING / DINING / KITCHEN	
5.96m x 4.42m	19' 7" x 14' 6"
BEDROOM	
4.54m x 2.93m	14' 11" x 9' 7"
TOTAL AREA	
50.2 sq.m.	540 sq.ft.

KEY
W/M - Washing Machine
W - Wardrobe C - Cupboard



5th floor



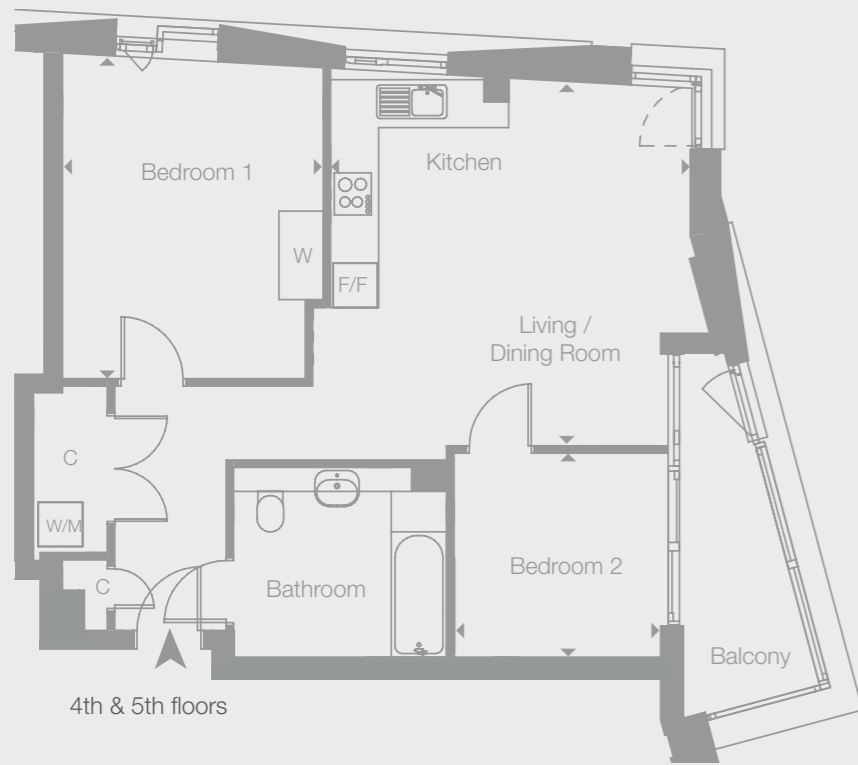
**ONE BEDROOM
APARTMENT 147
5TH FLOOR**

LIVING / DINING / KITCHEN	
6.63m x 6.11m	21' 9" x 20' 1"
BEDROOM	
6.19m x 3.01m	20' 4" x 9' 11"
TOTAL AREA	
69.5 sq.m.	748 sq.ft.

KEY
W/M - Washing Machine
W - Wardrobe C - Cupboard

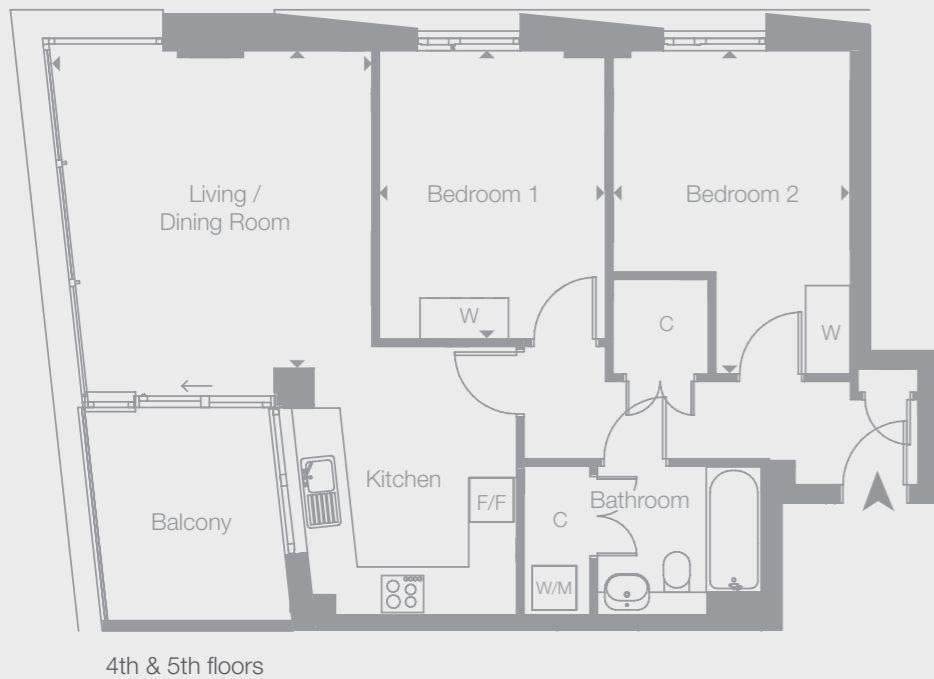
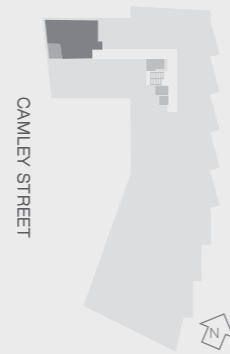
Floor plans are not to scale and are indicative only. Location of windows, doors, kitchen units and appliances may differ. Doors may swing in the opposite direction to that shown on selected [apartments/houses]. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used to calculate space for items of furniture. Total areas are provided as gross internal areas and are subject to variance. Please speak to our Sales Consultant for further information.

FLOOR PLANS



TWO BEDROOM APARTMENTS 144 & 152 4TH & 5TH FLOORS

LIVING / DINING / KITCHEN	4.97m x 4.88m	16' 4" x 16' 0"
BEDROOM 1	4.42m x 3.54m	14' 6" x 11' 7"
BEDROOM 2	2.80m x 2.77m	9' 2" x 9' 1"
TOTAL AREA	66.6 sq.m.	717 sq.ft.

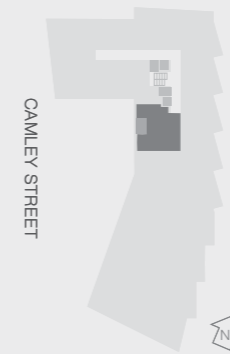


TWO BEDROOM APARTMENTS 142 & 150 4TH & 5TH FLOORS

LIVING / DINING ROOM	4.38m x 4.31m	14' 4" x 14' 2"
KITCHEN	3.64m x 2.77m	11' 11" x 9' 1"
BEDROOM 1	4.29m x 3.22m	14' 1" x 10' 7"
BEDROOM 2	3.91m x 3.07m	12' 10" x 10' 1"
TOTAL AREA	70.6 sq.m.	760 sq.ft.



4th floor



TWO BEDROOM APARTMENT 139 4TH FLOOR

LIVING / DINING ROOM	6.63m x 3.25m	21' 9" x 10' 8"
KITCHEN	3.60m x 1.85m	11' 10" x 6' 1"
BEDROOM 1	5.72m x 3.38m	18' 9" x 11' 1"
BEDROOM 2	3.69m x 2.77m	12' 1" x 9' 1"
TOTAL AREA	72.5 sq.m.	780 sq.ft.

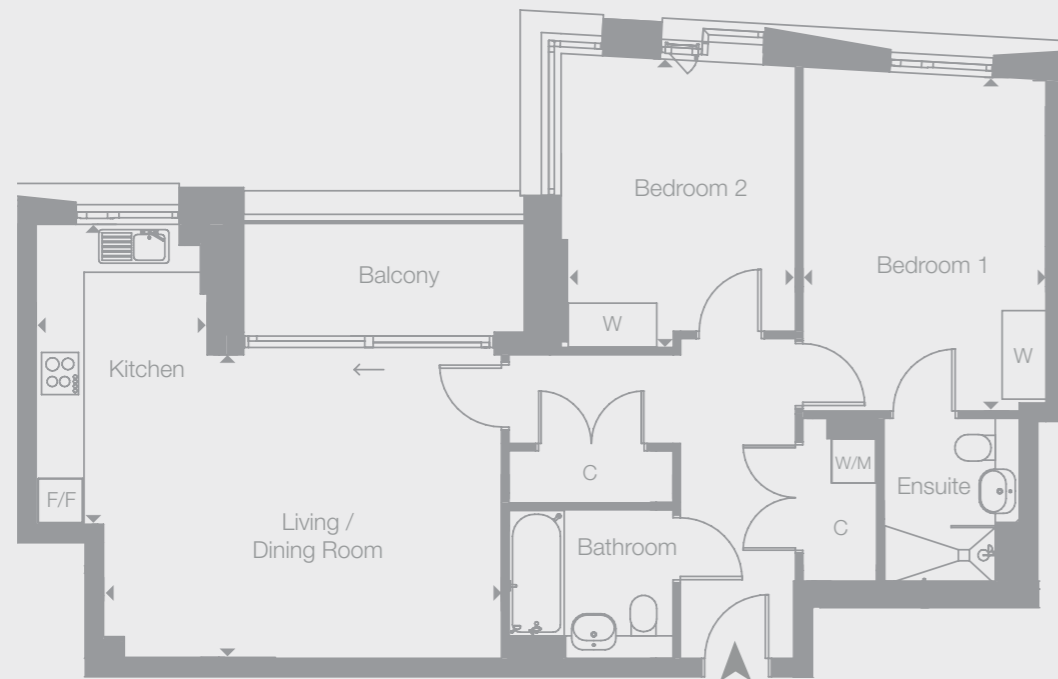
KEY
W/M - Washing Machine
W - Wardrobe C - Cupboard

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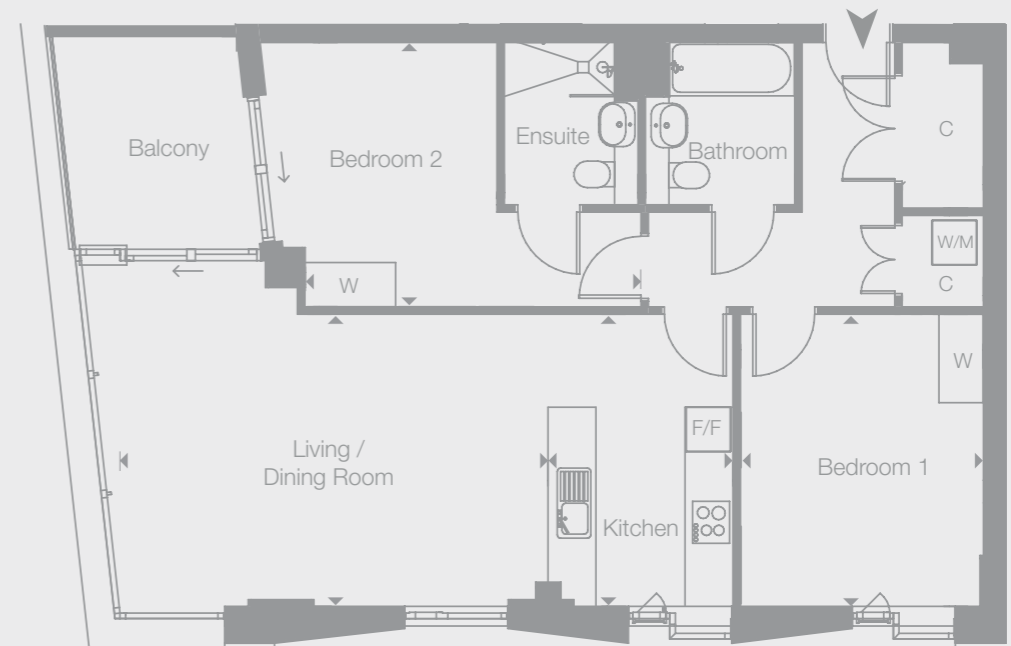
FLOOR PLANS

CAMLEY STREET

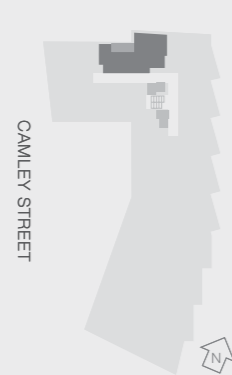
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4th & 5th floors



4th & 5th floors

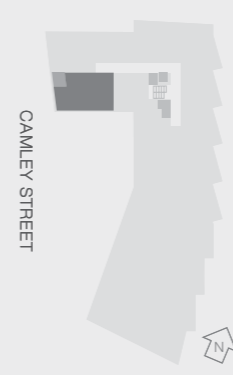


TWO BEDROOM APARTMENTS 143 & 151 4TH & 5TH FLOORS

LIVING / DINING ROOM	
5.40m x 4.10m	17' 8" x 13' 6"
KITCHEN	
4.07m x 2.32m	13' 4" x 7' 7"
BEDROOM 1	
4.52m x 3.30m	14' 10" x 10' 10"
BEDROOM 2	
3.69m x 3.09m	12' 1" x 10' 2"
TOTAL AREA	
79.9 sq.m.	860 sq.ft.

KEY

W/M - Washing Machine
W - Wardrobe C - Cupboard



TWO BEDROOM APARTMENTS 141 & 149 4TH & 5TH FLOORS

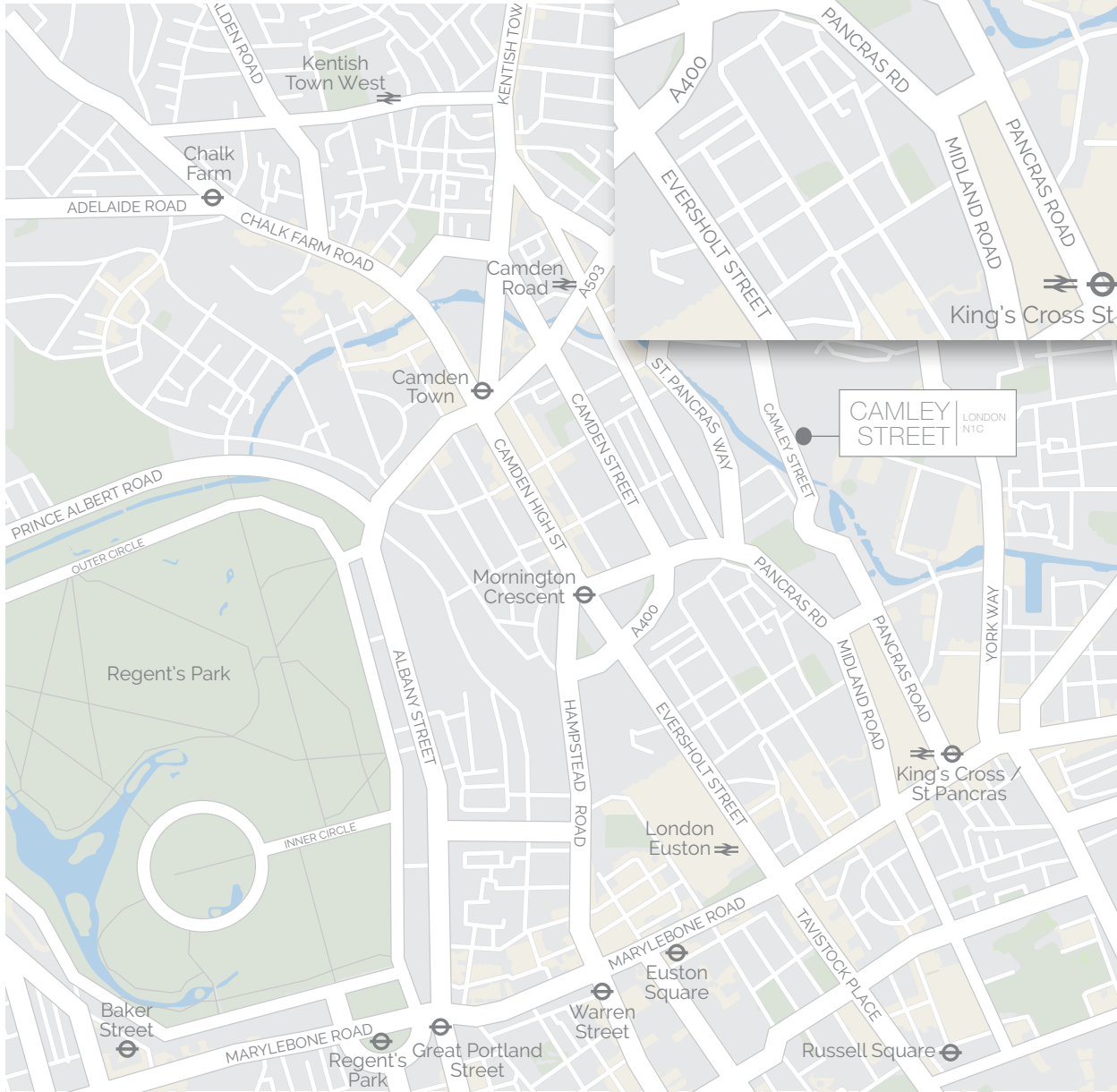
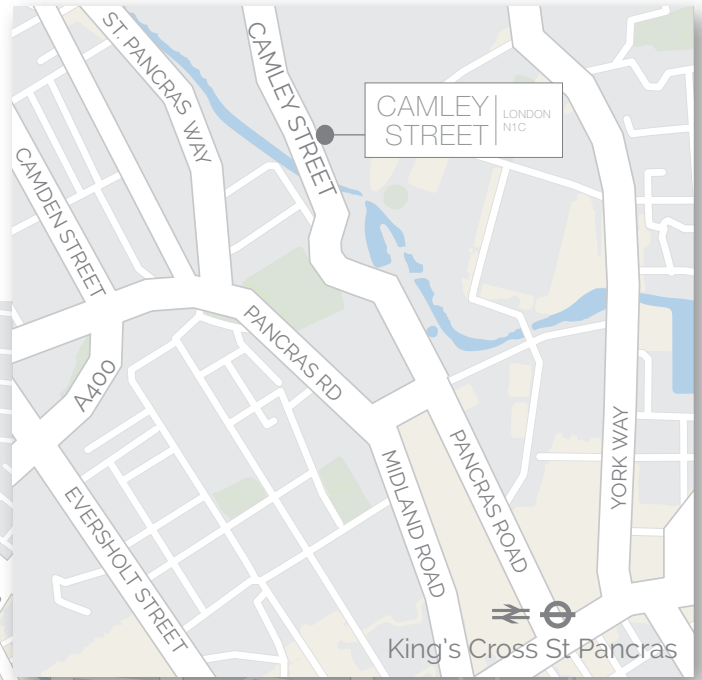
LIVING / DINING ROOM	
5.81m x 3.96m	19' 1" x 13' 0"
KITCHEN	
3.96m x 2.51m	13' 0" x 8' 3"
BEDROOM 1	
4.55m x 3.58m	14' 11" x 11' 9"
BEDROOM 2	
3.96m x 3.29m	13' 0" x 10' 10"
TOTAL AREA	
85.1 sq.m.	916 sq.ft.

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www.site-sales.co.uk/CamleyStreet



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