

# THE REGENT

LONDON NW1

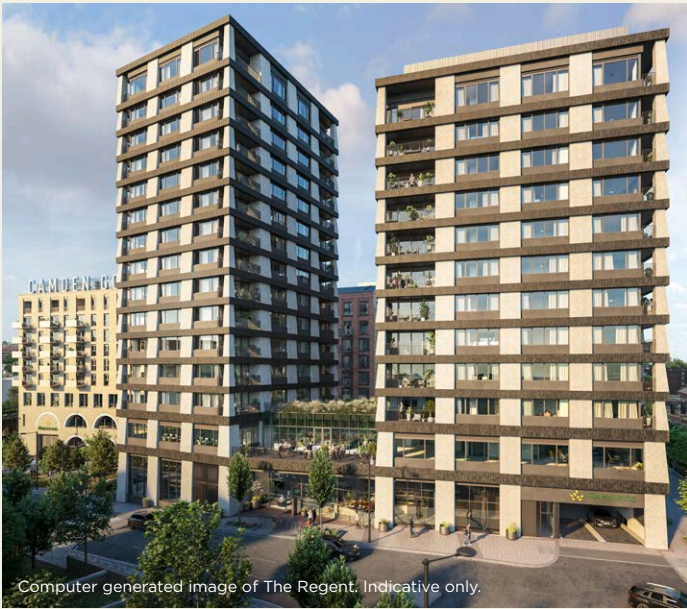


An exceptional 8-acre development just moments from the iconic Primrose Hill and Regent's Park. The Regent is an exquisite collection of Manhattan, 1, 2 and 3 bedroom homes, promising an unparalleled living experience, offering tranquillity amidst the vibrancy of London.



**St George**  
Designed for life





# THE DEVELOPMENT



**PRIVATE DINING**  
rooftop restaurant  
and urban farm



**8 acre site**  
featuring landscaped  
public open space



**Primrose Hill and  
Regent's Park**  
just a short walk away



**St George**  
Designed for life  
**St George**  
quality



**Morrisons supermarket**  
onsite for daily ease



**178,000 sq ft** of space for  
shops, restaurants and cafés



**6 minutes**  
walk to Chalk Farm Station<sup>^</sup>  
**9 minutes**  
walk to Camden Town Station<sup>^</sup>



**King's Cross station** and  
**Business Hub** nearby  
(1 stop)

## APARTMENTS

TYPE	NUMBER	AVERAGE SQ FT
Manhattan homes	18	451
1 bedroom homes	44	559
2 bedroom homes	26	885
3 bedroom homes	22	1,020

*The Developer*  
St George City

### Location

Chalk Farm Road,  
London, NW1 8EH

### Local Authority

London Borough of Camden

### Tenure

999 year lease from 2023

### Architects

Piercy and Company

### Completion

Q4 2025

### Service Charge\*

£6.50 per sq ft per annum



\* 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: 28.05.25

Computer generated images and actual photography are indicative only and subject to change.  
<sup>^</sup>Travel times are approximate only. Source: Google Maps.





## EDUCATION

NW1 offers excellent schooling with 81 primary and secondary schools—98% of which are rated Good or Outstanding—and 30 top independent schools. Its proximity to leading universities like UCL and LSE makes it an ideal location for students and families.

### Primary Schools

Hawley Primary School	8 mins	
The Cavendish School	11 mins	
Primrose Hill Primary ★	13 mins	
North Bridge House Prep School ★	15 mins	

### Secondary Schools

Maria Fidelis Catholic School	13 mins	
Hampstead Fine Arts College ★	17 mins	
Camden School for Girls	20 mins	
Harrow School (Independent)	55 mins	

Close proximity to some of the world's top 50 universities

### Universities

The Royal Veterinary College	7 mins	
Central Saint Martins	11 mins	
Regent's University London	11 mins	
University College London (UCL)	13 mins	
The School of Oriental & African Studies (SOAS)	15 mins	
London School of Economics	20 mins	
King's College London (KCL)	22 mins	
Imperial College London	30 mins	

★ Rated Outstanding by Ofsted

Source: [www.google.co.uk/maps](http://www.google.co.uk/maps). Travel times are based on driving from NW1 8AA at 7:30am on a weekday. Travel times may vary and are indicative only.

## Key Journey DISTANCES

KING'S CROSS  
12  
MINS BY BIKE

EUSTON  
12  
MINS BY BIKE

OXFORD CIRCUS  
18  
MINS BY BIKE

PADDINGTON  
20  
MINS BY BIKE

WATERLOO  
24  
MINS BY BIKE

BANK  
25  
MINS BY BIKE

### Travel Times (minutes)\*

Hampstead	34	12	9	8
Euston	27	12	10	10
King's Cross St Pancras International	30	12	14	10
Bank	75	25	35	18
Oxford Circus	48	18	18	20
Waterloo	70	24	34	24
Edgware Road	49	18	19	28
Paddington	55	20	22	33
Heathrow Airport (Terminal 5)	-	-	58	54

\*Travel times are approximate only. Source: Google Maps. Underground times calculated from Camden Town Station.

## Residents' FACILITIES

- 18-metre indoor swimming pool
- Wellness suite with sauna and steam room
  - State-of-the-art gym
- Three luxurious screening rooms
  - 24-hour concierge
- Contemporary foyer and lounge
- Co-working area with ultra high speed Wi-Fi



Computer generated image. Indicative only.

### Payment Structure

- 10% of purchase price payable on exchange
- 5% of purchase price payable 6 months after exchange of contracts
- 85% payable on completion

### 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.

### Exchange

- 28 Days from reservation

### Vendor's Solicitors

Stepien Lake  
43 Welbeck Street,  
London W1G 8DX

### Documentation required for exchange of contract:

- Photo identification: passport/driving licence or official identification card and;
- 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 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:

- A copy of the certificate of incorporation and memorandum of articles and association
- Evidence of the company's registered address
- A list of directors
- List of shareholders
- Individual photo identification and address identification for directors and shareholders

### Council Tax

COUNCIL TAX BAND	COUNCIL TAX CHARGE FOR 2025/26
A	£1,404.24
B	£1,638.28
C	£1,872.32
D	£2,106.36
E	£2,574.44
F	£3,042.52
G	£3,510.60
H	£4,212.72

Source: camden.gov.uk

## CONTACT

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OUR VISION  
**2030**  
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