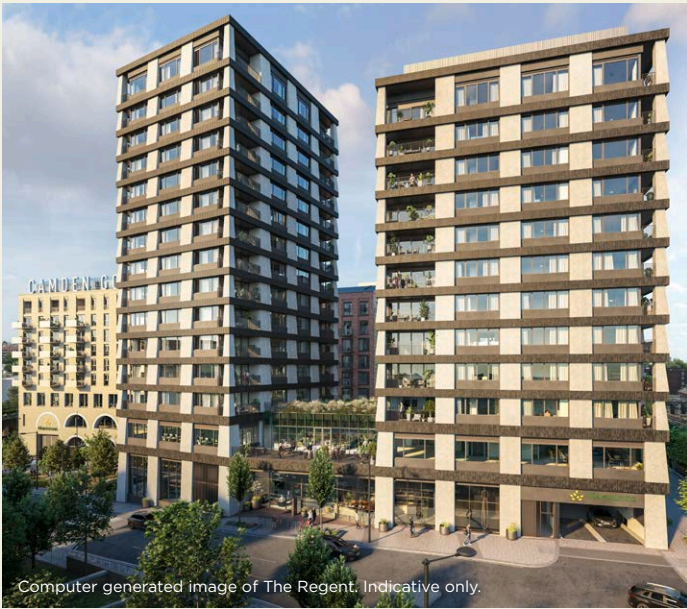


THE REGENT

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.



Computer generated image of The Regent. Indicative only.

THE DEVELOPMENT



FARM-TO-FORK
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
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[^]
9 minutes
walk to Camden Town Station[^]



**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

From Q3 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: 28.01.25

Computer generated images and actual photography are indicative only and subject to change.
[^]Travel times are approximate only. Source: Google Maps.



Computer generated image of The Regent. Indicative only.

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. 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



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 2024/25
A	£1,340.38
B	£1,563.77
C	£1,787.17
D	£2,010.57
E	£2,457.37
F	£2,904.16
G	£3,350.95
H	£4,021.14

Source: camden.gov.uk

CONTACT

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+44 (0)203 040 7000

CAMDENGOODSYARD.CO.UK



The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to St George's policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. The dimensions given are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. The Regent and Camden Goods Yard are marketing names and may not necessarily form part of the approved postal address. Applicants are advised to contact St George to ascertain the availability of any particular property. CGIs are indicative only and subject to change. Purchasing uncompleted properties located outside Hong Kong is complicated and contains risk. You should review all relevant information and documents carefully. If in doubt, please seek independent professional advice before making a purchase decision. Planning permission number: 2020/3116/P. Borough/council issuing permission: Camden Council. Acquiring interest: 999 year leasehold interest from 2023. Date of issue: 28.01.25