

CAMDEN  
GOODS YARD

# THE REGENT

LONDON NW1



**WELCOME  
TO THE  
UNEXPECTED**



# PREMIER LIVING IN NW1

As the first phase of the Camden Goods Yard redevelopment, The Regent sets a new standard for luxury living. Offering 110 meticulously designed apartments, each featuring modern amenities and elegant finishes, residents also enjoy access to a range of exclusive facilities, including a 24-hour concierge service, a state-of-the-art gym, a swimming pool, a spa with a sauna and steam room, and three cinema rooms. Experience the epitome of city living at The Regent.





Regent Street

Bond Street

Marble Arch

Hyde Park

Oxford Circus

Mayfair

Baker Street

Paddington

Bloomsbury

Regent's Park

Euston

Primrose Hill

**THE REGENT**  
LONDON NW1

Camden Town Station 

Kentish Town West 

Chalk Farm

 Chalk Farm Station

# AT HOME IN THE REGENT



The Regent features a selection of beautifully crafted Manhattan, one, two, and three bedroom homes, each thoughtfully designed with comfort and convenience in mind. Embrace the charm of London living in a place where every detail is designed to offer you the perfect sanctuary.

Residents of The Regent will enjoy direct access to a range of private facilities at the Regency Club, designed to elevate their living experience. Whether you enjoy a tranquil evening in your stylish home or wish to indulge in the exceptional amenities, this community offers a harmonious blend of luxury and functionality.



# A HARMONIOUS BLEND OF CITY AND NATURE

Located on the doorstep of one of London's eight Royal Parks, The Regent offers the best of both worlds: the vibrant energy of urban living alongside the tranquillity of nature. Situated in the heart of Zone 2 North London, this 8-acre development is a haven of luxury and convenience.

Discover a collection of stylish apartments, each thoughtfully designed to maximise space and comfort. With a range of Manhattan, one, two, and three bedroom homes, there's something to suit every lifestyle. Enjoy the convenience of nearby Chalk Farm station, providing easy access to the Northern line and the bustling district of King's Cross just minutes away.

Located at the heart of Camden Goods Yard, The Regent places you amidst a community of unique shops, inviting restaurants, and cosy cafés. Stroll through charming streets, wander along scenic canal paths, and uncover hidden gems that capture the essence of local culture.

Whether you're after a peaceful retreat or an energetic living experience, The Regent has it all.



# For the locals & adventurers

The Regent is ideally situated, just a 6-minute walk from Chalk Farm Underground station and under 10 minutes from Kentish Town West and Camden Town stations. Further south, the redevelopment of Euston Station will establish the High-Speed Rail 2 terminus, offering direct connections to Birmingham, Manchester, and Leeds. Additionally, nearby King's Cross and St Pancras stations provide excellent international rail links.



## Travel times (minutes)



	Walking	Bike	Car	Tube
Hampstead	34	12	9	8
Euston	27	12	10	10
King's Cross St Pancras Int.	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. Maps are not to scale and show approximate locations only. Illustrations are indicative only.



## Strollers & runners

Camden is the second greenest borough in Central London by percentage\*, featuring notable green spaces like Hampstead Heath and Golders Hill Park in the north, and Regent's Park and Primrose Hill in the south, all just minutes from The Regent.

Primrose Hill	9 mins	
Regent's Park	10 mins**	
Hampstead Heath	8 mins	
Golders Hill Park	10 mins	



# A NEIGHBOURHOOD MOSAIC

The prestigious NW1 postcode is a scenic tapestry of diverse neighbourhoods, each offering its own unique charm. From the bustling markets and eclectic shops of Camden Town to the serene beauty of Regent's Park, there's something to discover around every corner. Explore the historic streets of Primrose Hill, immerse yourself in the artistic atmosphere of Chalk Farm, or indulge in the culinary delights of Belsize Park. Camden is a place where tradition meets modernity, offering a truly unforgettable experience.



## *Primrose Hill*

An elegant enclave boasting boutique shops and cafés surrounded by stunning Victorian architecture. Its crowning jewel, Primrose Hill Park, provides panoramic views of the city skyline.

## *Regent's Park*

A captivating expanse of green spaces, manicured gardens, and the iconic boating lake. Surrounded by stately terraces and home to the world-renowned London Zoo.

## *St John's Wood*

Grand architecture and iconic landmarks like Abbey Road Studios and Lord's Cricket Ground characterise the leafy streets of this affluent neighbourhood.

## *Swiss Cottage*

A dynamic and cosmopolitan neighbourhood known for its modern architecture and cultural amenities.



## *Marylebone*

Just south of Regent's Park this chic central London neighbourhood offers quaint streets and a host of independent boutiques, smart eateries, and cultural hotspots like Madame Tussauds.

## *Hampstead*

An affluent area that exudes charm with its village ambiance, historic architecture and Hampstead Heath's vast greenery. This picturesque area offers a blend of cultural attractions with upscale boutiques and eateries.

## *Kentish Town*

Bustling high street, with independent shops, cafés and pubs, as well as great transport links to central London and beyond.

## *King's Cross*

A thriving cultural and commercial epicentre. Home to St Pancras International station making it a gateway to Europe, the area also boasts vibrant street art, upmarket shopping and an array of dining hotspots.





# For the movers & the shakers

With the expansion of the London-wide cycle network and the increase in pedestrianised areas across the city, walking and cycling are the quickest and most sustainable forms of transport.



### Active & Sustainable

The Regent is the perfect place from which to explore London's hidden gems. Two underground stations less than a 10-minute walk away, dedicated cycle parking, TFL cycle hire points, electric car charging spaces, new and connective pedestrian walkways will all combine to offer residents easy, active and sustainable travel solutions. All supporting a healthier, happier and cleaner environment.



Over **850** cycle parking spaces at Camden Goods Yard



**6 minute** walk to Chalk Farm Station

**8 minute** walk to Kentish Town West Station



**2** Transport for London cycle hire points



**Car Club**  
Efficient travel with onsite car hire

**3**

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

**ZONE 2**

Location

**7**

**Underground stations**  
in the borough

## Dancers & foot tappers

Drama, jazz, soul, spoken word and stand-up comedy all feature in Camden's lively entertainment scene.



Camden Assembly	2 mins	🚶
The Roundhouse	3 mins	🚶
KOKO	7 mins	🚲
The Jazz Café	10 mins	🚶

The Roundhouse

Lifestyle images are indicative only.  
 Travel times are approximate only. Source: Google Maps.  
 \*Estimated timing on completion of the new pedestrian walkway.

## Hunters & gatherers

You'll find numerous shopping destinations just a short walk or tube ride away. Camden Town is famous for its lively markets, while Primrose Hill boasts a delightful selection of fashion boutiques, charming coffee shops and convenience stores.

Stables Market	3 mins	🚶
Primrose Hill	9 mins	🚶
Coal Drops Yard	10 mins	🚇
King's Cross	10 mins	🚇
Marylebone Village	13 mins	🚲
Oxford Circus	20 mins	🚇



## Nibblers & sippers

From fine dining to casual brunches, quiet and elegant to lively and musical; the local eateries cater for every occasion, serving food from many countries and cuisines.

Arvo	9 mins	🚶
Greenbery Café	9 mins	🚶
Lemonia	9 mins	🚶
Michael Nadra	9 mins*	🚶
The Queen's	9 mins	🚶
Feng Shang Princess	10 mins*	🚶



## Twilighters & nightlifers

Camden and Primrose Hill are renowned for their vibrant social scene, offering a range of spots perfect for every occasion—from lively gatherings to sophisticated evenings out, where you can enjoy everything from refreshing mocktails to delicious cuisine.

The Lucky Club	2 mins	🚶
Koko Café	7 mins	🚲
The Blues Kitchen	13 mins	🚶
BYOC	16 mins	🚶



Michael Nadra



The Blues Kitchen

## Curious & cultured

Camden has been ranked second in London's top ten boroughs for culture by the Greater London Assembly, recognising the areas high concentration of spaces dedicated to culture and leisure.



The British Library

Lifestyle images are indicative only. Travel times are approximate only. Source: Google Maps.

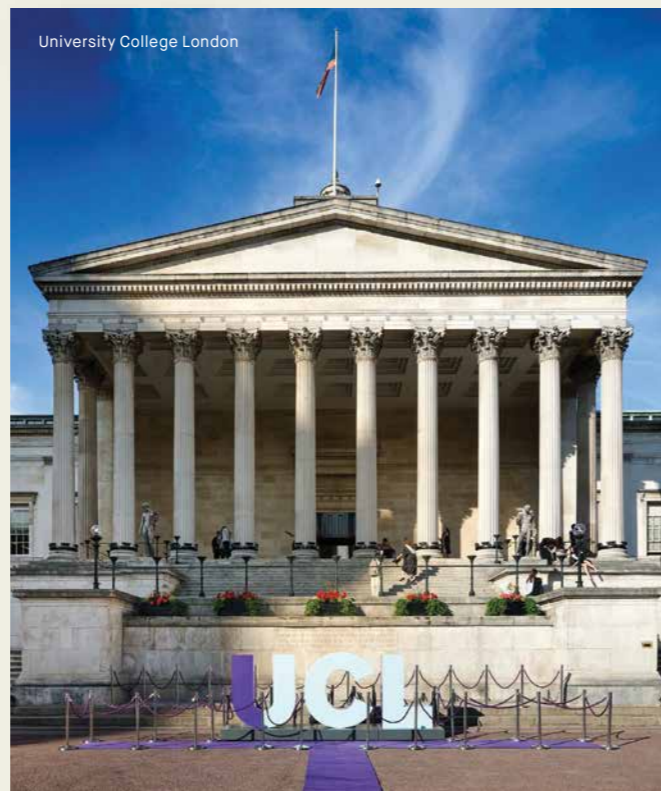
The British Library	11 mins	🚲
Camden Arts Centre	13 mins	🚲
Wellcome Collection	13 mins	🚲
Lisson Gallery	16 mins	🚲

# For the knowledge seekers

Camden offers excellent schooling for children of all ages, 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.

## 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	15 mins	🚲
London School Economics and Political Science (LSE)	20 mins	🚲
King's College London (KCL)	22 mins	🚲
Imperial College London	30 mins	🚲



## Primary schools

Hawley Primary School	9 mins	🚶
The American School in London	9 mins	🚲
The Cavendish School	10 mins	🚶
Primrose Hill School	13 mins	🚶
The Village Prep School	13 mins	🚶
Collège Français Bilingue de Londres	14 mins	🚶

Highgate Primary School	14 mins	🚲
North Bridge House Prep School	15mins	🚶
St Patrick Catholic Primary School	16 mins	🚶
Kentish Town C of E School	17 mins	🚶
Abacus Belsize Primary School	22 mins	🚶
Hampstead Hill School	24 mins	🚶



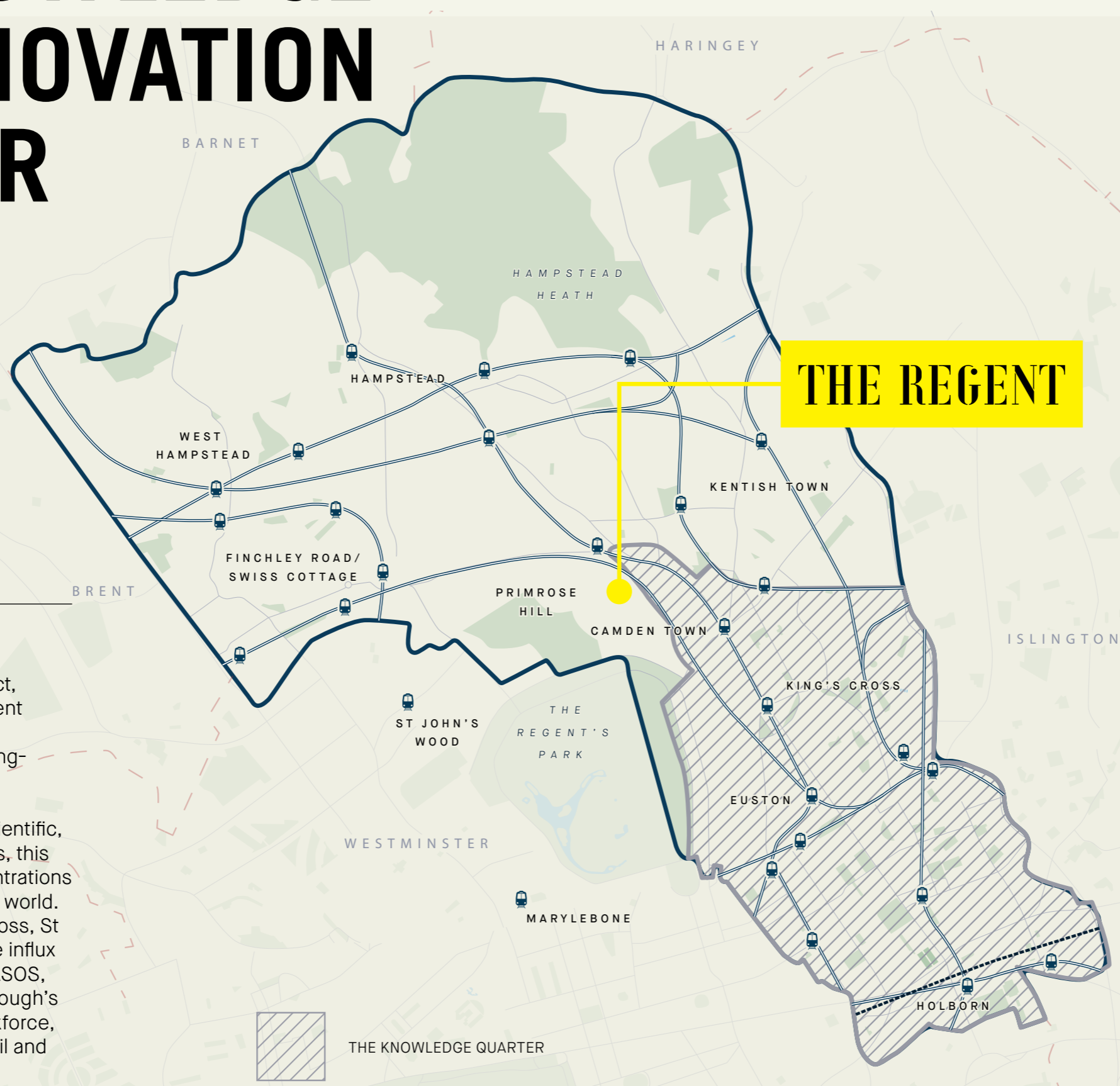
## Secondary schools

Collège Français Bilingue de Londres	5 mins	🚲
Hampstead Fine Arts College	5 mins	🚲
The Camden School for Girls	6 mins	🚲
South Hampstead	7 mins	🚲
La Sainte Union	8 mins	🚲
Parliament Hill School	9 mins	🚶
Harris Academy	10 mins	🚲
St Marylebone	11 mins	🚲
St Georges	12 mins	🚲
Maria Fidelis Catholic School	13 mins	🚶
Elizabeth Garrett Anderson	13 mins	🚲
Channing Senior School	20 mins	🚲
Harrow School	48 mins	🚶



Lifestyle images are indicative only. Travel times are approximate only. Source: Google Maps. \*CBRE Camden Town Area Guide, 2024

# THE KNOWLEDGE AND INNOVATION QUARTER



**THE REGENT**

The Regent proudly stands alongside London's renowned Knowledge and Innovation Quarter. This dynamic district, stretching from Camden Town to Covent Garden, is a global hub of academic excellence, cultural richness and cutting-edge innovation.

Home to a multitude of world-class scientific, academic, and educational institutions, this area boasts one of the highest concentrations of such organisations anywhere in the world. The recent transformation of King's Cross, St Pancras, and Euston, coupled with the influx of global corporate giants like Meta, ASOS, and Google, is a testament to the borough's exceptional connectivity, skilled workforce, prime office spaces, and thriving retail and leisure scene.

**11** HIGHER EDUCATION INSTITUTES (including UCL, UAL, Central St Martins and SOAS)

**3RD** LARGEST STUDENT POPULATION in London

**29K+** HIGHER EDUCATION students

**2ND** Highest number of BUSINESS START-UPS in London

**2ND** Highest NUMBER OF BUSINESSES (Over 38,000\*)

**4** LEADING LONDON HOSPITALS, supporting 20k jobs

**96%** RISE IN CREATIVE JOBS in the last 5 years

**55%** RISE IN TECH JOBS in the last 5 years

**30K** BUSINESSES located in NW1 are creating 2% of the UK's GDP

**300** SMALL CREATIVE BUSINESSES are based around King's Cross

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

Source: camden.gov.uk/invest-in-camden, 2024  
Maps are not to scale and show approximate locations only.

# A PLACE FOR BUSINESS

*From global giants to small startups, 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, fashion powerhouse ASOS, Facebook and Paramount Studios 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 and Alan Turing Institutes.

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'.

Source: camden.gov.uk/invest-in-camden, 2024  
Maps are not to scale and show approximate locations only.



“  
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

# THE REBIRTH OF KING'S CROSS

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



Google headquarters

*The King's Cross project has delivered:*

**400K** SQ M of employment space

**25K** JOBS

**7K** GOOGLE'S NEW HEADQUARTERS will be welcoming 7000 new professionals to the area

**6K** Tech focused experts will take residence at Facebook's new HQ

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

**60** RETAILERS

**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.

Source: kingscross.co.uk , 2024  
Lifestyle images are indicative only.



King's Cross Station



# AT HOME IN CAMDEN



Lifestyle image is indicative only.

Immerse yourself in the charm of London living, where elegance and style blend effortlessly. Every detail at Camden Goods Yard has been meticulously designed to create a perfect sanctuary, from the timeless luxury of the residences to the modern conveniences throughout the community, offering you a genuine retreat in the heart of the city.



Computer generated images are indicative only and subject to change.

# ENJOY THE LANDSCAPE

Approximately 40% of Camden Goods Yard will be beautifully landscaped, creating a healthy and natural setting for residents and visitors. This development will feature play areas for children, a hedge boundary, green and brown roofs, and thoughtfully designed landscaped spaces.

To enhance air quality and support biodiversity, over 240 new trees will be planted, with 80% being native species to the UK. Peaceful seating areas integrated within the landscaping will provide inviting spaces for leisure and recreation, all within this vibrant environment.



# CAMDEN'S ROOF TERRACE AND RESTAURANT

Experience Camden Goods Yard's stunning new rooftop destination, where exceptional dining meets panoramic views.

This unique offering features a stylish al-fresco terrace and a thoughtfully designed restaurant, perfect for any occasion. Whether it's a sunlit lunch, an intimate dinner, or a casual gathering, enjoy expertly crafted dishes in a vibrant, urban setting.

Celebrate modern dining in the heart of Camden, just moments from your home.



# FOR YOUR CONVENIENCE

Morrisons is bringing a fresh and flourishing neighbourhood experience with its new 48,000 sq ft flagship supermarket. This innovative concept features a 'market kitchen' designed to offer customers freshly prepared hot and cold food available in-store.



# THRIVING BUSINESS ON YOUR DOORSTEP

Camden Goods Yard will offer 173,000 sq ft of commercial space, including modern offices, affordable workspaces, and boutique retail. Residents can also enjoy stylish workshops nestled within historic railway arches, with the potential for cafés and restaurants, creating a lively community right on their doorstep.



Lifestyle image is indicative only.



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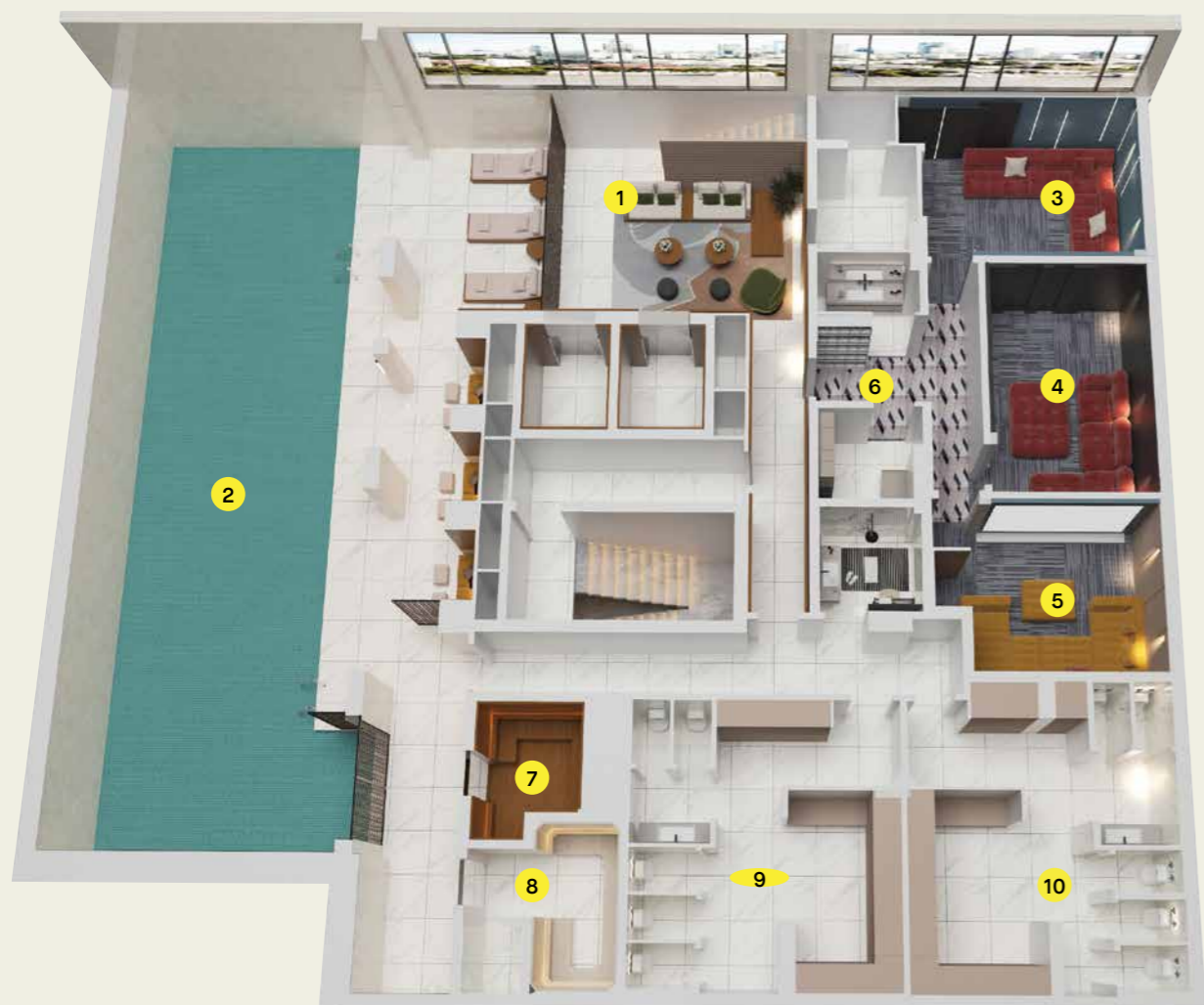
**THE  
REGENCY  
CLUB**

*For the motivators  
& unwinders*

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Entry to The Regent is through the impressive glass-fronted foyer. Beyond it lies an equally impressive range of residents' facilities, including a wellness suite with an indoor swimming pool, sauna, and steam room; a residents' lounge and business centre; a gym with panoramic views; and three luxurious screening rooms.

# A WELLNESS RETREAT



## Key

- |                              |                         |
|------------------------------|-------------------------|
| 1 Pool lobby                 | 6 Screening room lobby  |
| 1 Swimming pool              | 7 Sauna                 |
| 3 The Rex screening room     | 8 Steam room            |
| 4 The Odyssey screening room | 9 Male changing room    |
| 5 The Empire screening room  | 10 Female changing room |

Computer generated floorplan is indicative only and subject to change.



Computer generated images are 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 a steam room and sauna, provides a peaceful space to focus on health and well-being.





# For the goal setters

Achieve your fitness goals the right way in the state-of-the-art gym, located on the first floor — an expansive, light-filled space featuring the latest technology and enviable city views.



## Key

- 11 Fitness studio      12 Gymnasium

Computer generated floorplan is indicative only and subject to change.



Computer generated images are indicative only and subject to change.



# *For the go-getters & achievers*

## *Your office at The Regent*

The co-working space is ideal for focused work, productive meetings, private study, or simply relaxing in a quiet environment.



Computer generated image is indicative only and subject to change.



*Residents' lobby*

## *Lobby, lounge & co-working space*

The contemporary foyer and lounge provide a grand sense of arrival and serve as an entry point to the residents' facilities. Designed by Tara Bernerd, it is the perfect spot to unwind, meet with colleagues, or enjoy a coffee with friends.



*Residents' co-working space*



## *Key*

- 13 Residents' lobby
- 14 Residents' co-working space
- 15 Residents' lobby

Computer generated images and floorplan are indicative only and subject to change.



*Residents' lobby*

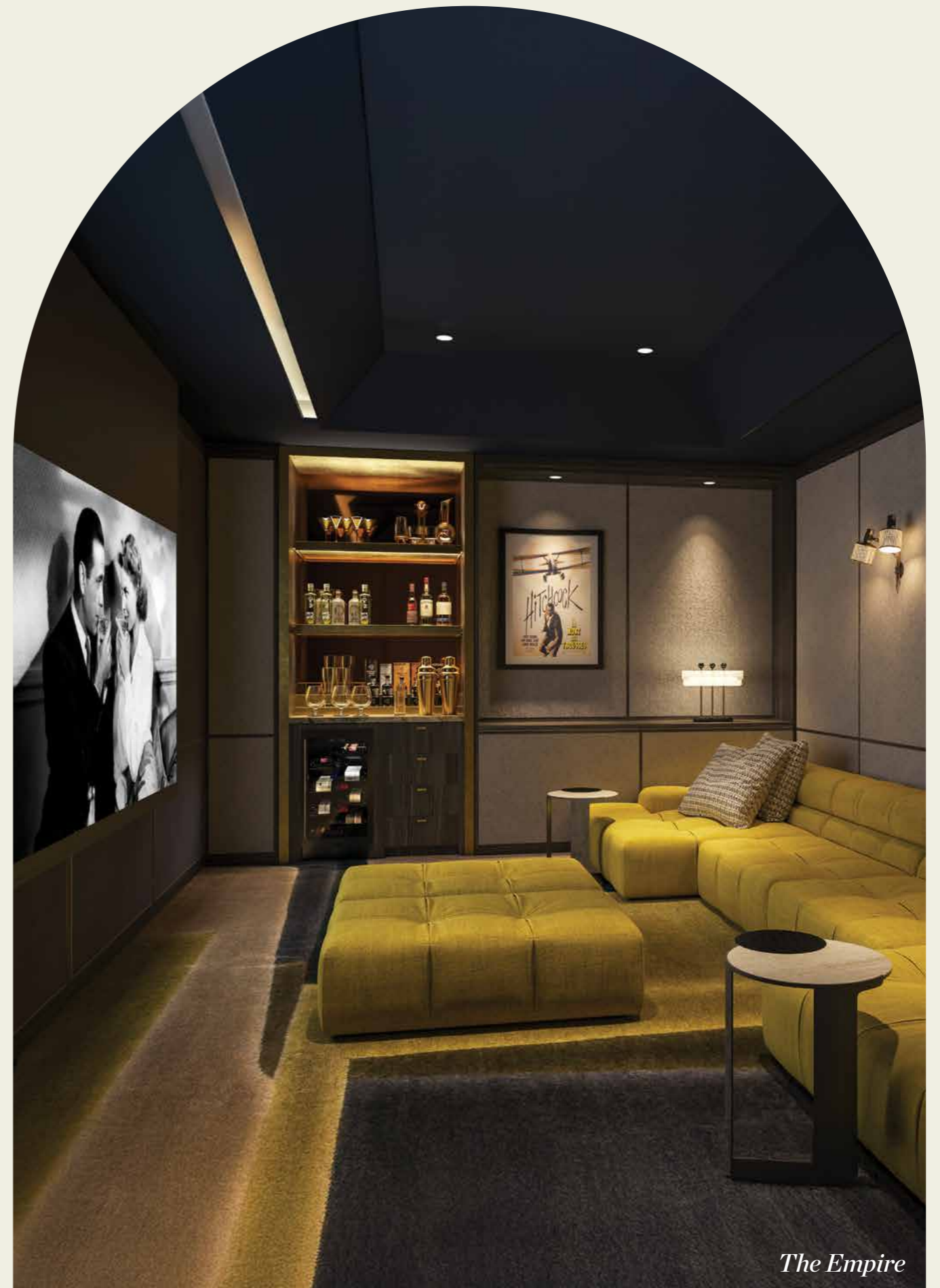
# *For the moviegoers*

Enjoy an intimate movie experience in one of The Regency Club's three 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 focused on health and well-being.



*The Rex*

Computer generated images are indicative only and subject to change.



*The Empire*



*The Odyssey*

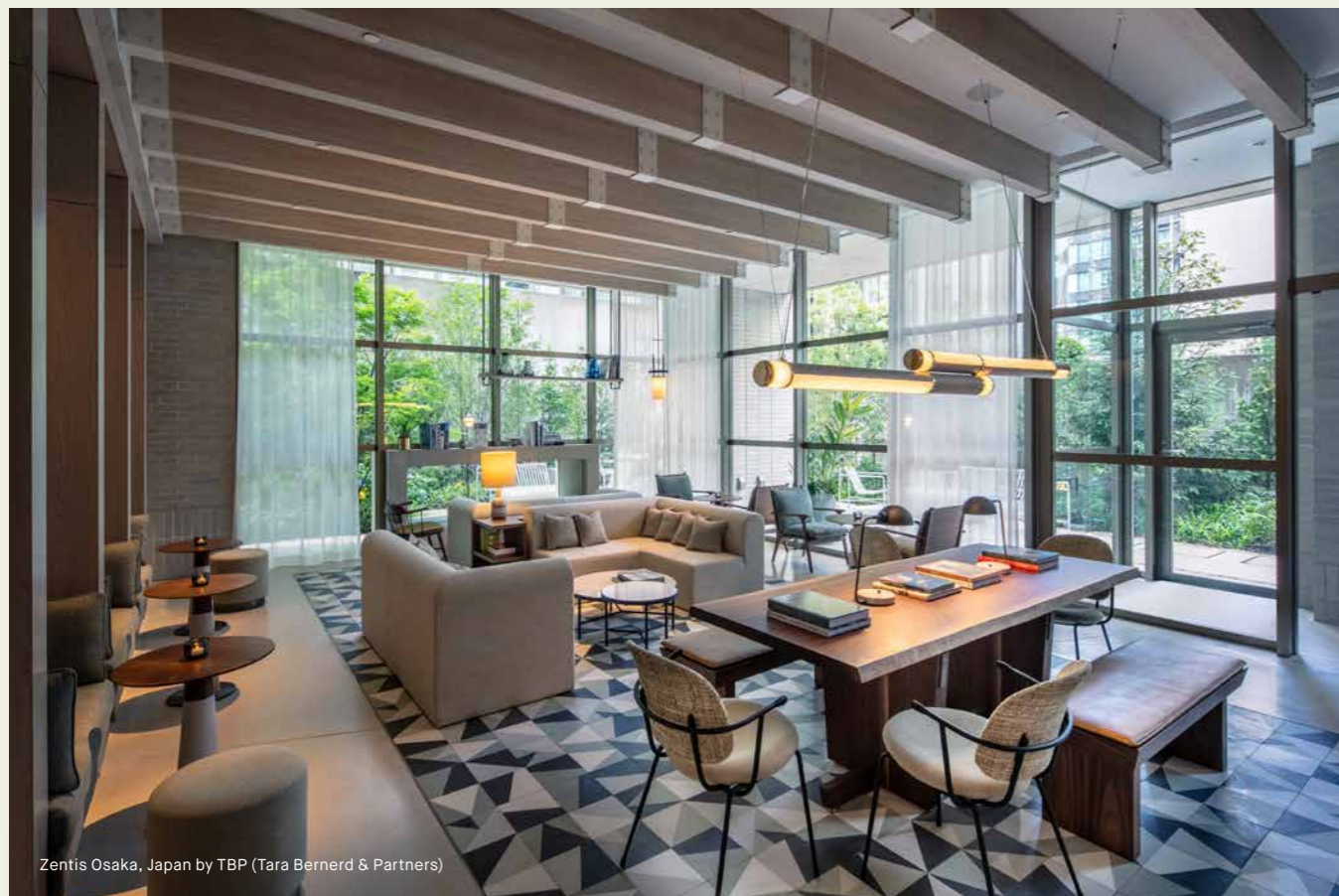
# GLOBALLY INSPIRED, LOCALLY ROOTED

## *Interiors by Tara Bernerd & Partners*

Tara Bernerd is the founder of the interior 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.

Though each project is unique, Tara Bernerd & Partners' embodies luxury with a masculine edge, leaving each space with a timeless elegance.

Bernerd and her team strive to create a feeling of authenticity within each property by establishing a distinct design DNA that is true to both the location and the people who will make it their home. Whether in a hotel lobby, a restaurant, or a private residence; the team seeks to create meaning and connection through a distinct sense of place. Tara Bernerd & Partners' projects span the globe, with work in New York, Miami, Los Angeles, London, Hong Kong and beyond.



Zentis Osaka, Japan by TBP (Tara Bernerd & Partners)



# THE RESIDENCES

*Contemporary,  
exemplary new homes*

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The Regent is composed of two towers and offers a choice of Manhattan, one, two and three bedroom apartments, arranged in a way that maximises space and light.

Each home is perfectly formed for modern-day living and features flexible, open-plan spaces with a balcony, spacious bedrooms and chic kitchens and bathrooms.

## *Elegant finishes*

Free-flowing herringbone timber flooring seamlessly connects the reception and dining space with the kitchen, where natural tones and brass accents provide the ideal backdrop for everyday living and entertaining friends.





## *Natural light*

Natural light floods into the living spaces, and with each home having its own private balcony, it's the perfect place to relax and enjoy the view year round.

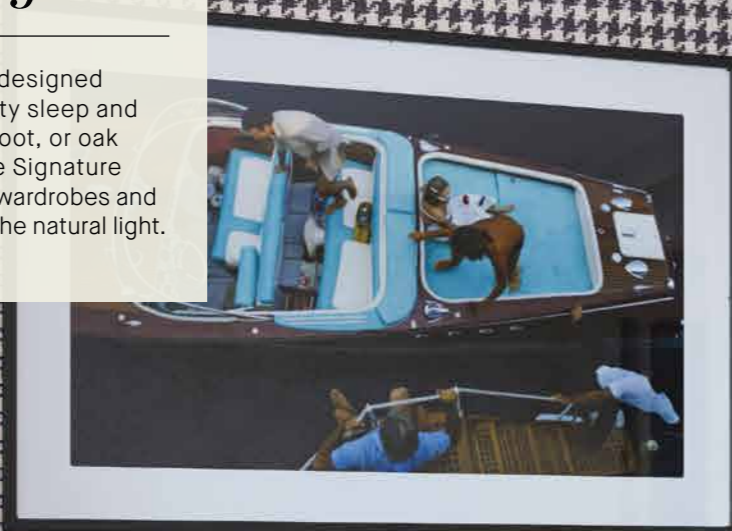
## *Style & function*

The kitchens take inspiration from the heritage of local industry. Natural wood and colour-coded cabinets are set against luxury stone worktops and accented with brushed brassware.



## *Timeless design*

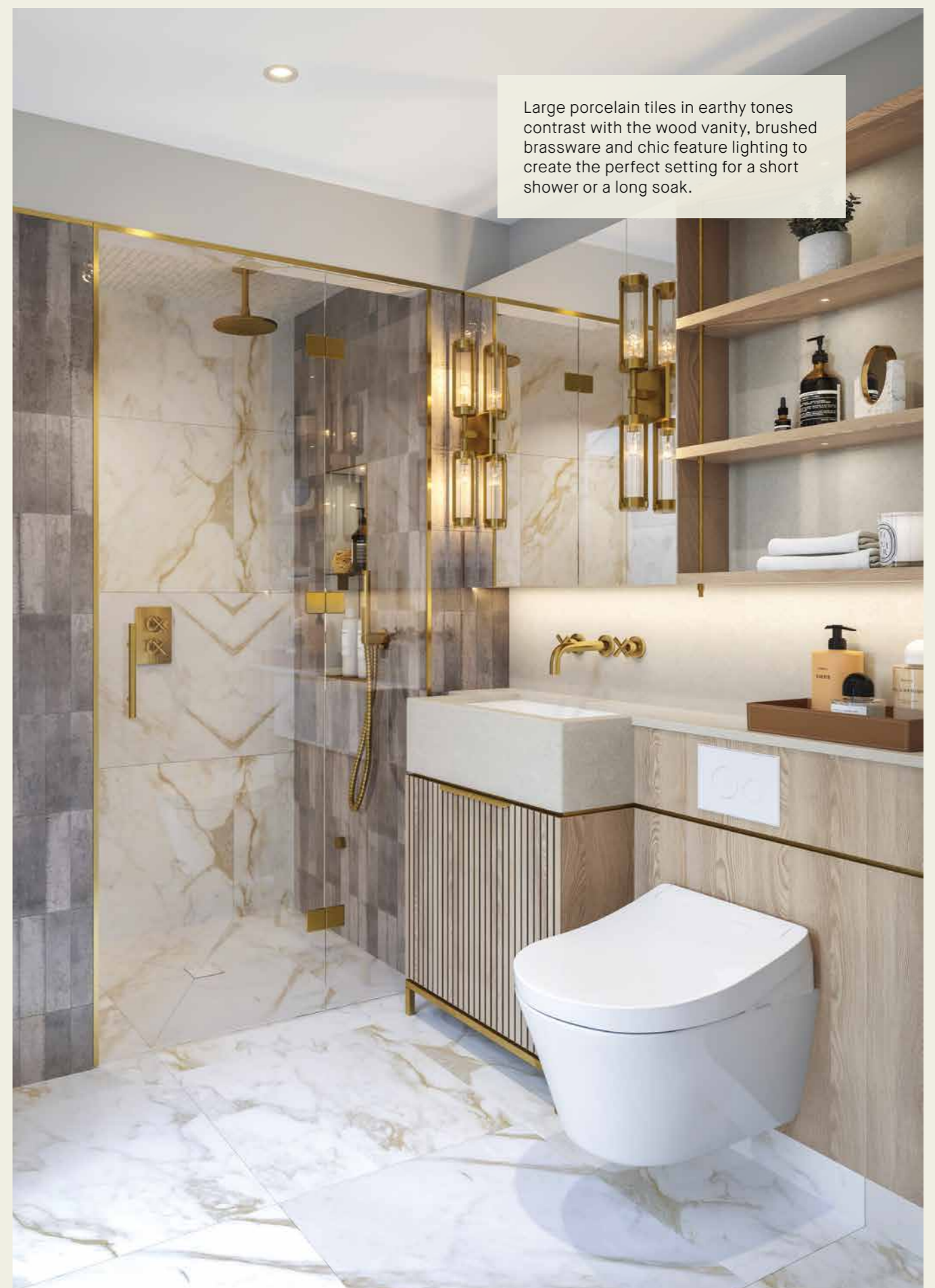
The bedrooms have been designed to minimise noise for quality sleep and include soft carpet underfoot, or oak herringbone flooring to the Signature Collection, fully integrated wardrobes and large windows to embrace the natural light.





## Carefully curated

The bathrooms feature built in shelving, a mirrored cabinet and custom designed vanity unit to ensure pride of place for all of life's essentials and luxuries.



Large porcelain tiles in earthy tones contrast with the wood vanity, brushed brassware and chic feature lighting to create the perfect setting for a short shower or a long soak.

**CHOICE IS  
EVERYTHING**

*For the perfectionists*

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**Your home should reflect your  
unique style.**

Whether you gravitate towards classic elegance or a signature flair, favour light, airy tones or deep, rich hues, The Regent has a home to suit every taste.

# THE CLASSIC COLLECTION

*Timeless sophistication,  
traditional charm.*

## General Standard

- Carpet to bedrooms\*
- Comfort Cooling†
- Underfloor heating†
- Oak herringbone engineered flooring to hallway and living room\*
- Ensuites provided in bedroom 1 in all multiple bedroom homes
- Fitted wardrobe with shelving and lighting provided to bedroom 1 & 2 in select apartments
- Private balcony\*\*
- Two palettes – 'Hockney' and 'Hepworth'
- Utility cupboard with washer/dryer
- Minimalist slot design for air conditioning
- Feature apartment entrance door with antique brass wall light
- Ten-year warranty from date of legal completion
- 999 year lease from 2023

## Kitchen

- Bespoke designed fully integrated kitchen
- Feature kitchen corner cabinet
- Reconstituted stone worktops and tiled splashback
- Feature one and a half bowl sink
- Miele oven, microwave and induction hob
- Integrated Miele fridge/ freezer
- Integrated Miele dishwasher
- Integrated Elica extractor
- Integrated wine cooler
- Feature shelving
- Feature lighting

## Lighting & Electrical

- LED downlights throughout
- Feature lighting to the kitchen, bathroom and wardrobe
- Brushed brass electrical switch plates
- Smart device-controlled lighting system, compatible with voice activation devices

## Bathrooms

- WC and basin with bath and/or shower
- Electric heated towel rail
- Ceramic and porcelain floor and wall tiles
- Fixed shower head and hand-held shower to bath and/or shower
- Fixed bath and shower screens
- Wall-hung WC with soft-close seat
- Stone vanity top and stone splashback
- Bespoke designed vanity unit
- Feature shelving
- Feature lighting
- Brushed brassware

Your attention is drawn to the fact that in rare circumstances it may not be possible to obtain the exact products or materials referred to in the specification. St George PLC reserves the right to alter, amend or update the specification, which may include changes in the colour, material or brand specified. In such cases, a similar alternative will be provided. St George PLC reserves the right to make these changes as required. A number of choices and options are available to personalise your home. Choices and options are subject to time frames, availability and change. The specification has been pre-applied to specific homes.

\* All Manhattan homes featured oak herringbone flooring to the bedroom. \*\*Excluding Manhattan homes

† To ensure proper system performance and energy efficiency, the two systems should not be operated at the same time.

## Key features

Oak herringbone engineered flooring to living areas

Sumptuous carpet to the bedrooms\*

Kitchen breakfast bar in all homes

Glazed feature tiles to the bathroom and kitchen



Hepworth Palette, Classic Collection  
Computer generated images are indicative only and subject to change.

## Key features

Oak herringbone engineered flooring throughout the home

Kitchen breakfast bar in all homes

Spa-inspired steam shower with a stylish mosaic bench

Eco-friendly TOTO washlet to bedroom 1 ensembles

Feature tiles to kitchen and bathrooms

Automated curtain tracks



# The Signature Collection

Modern design,  
contemporary elegance.

## General Standard

- Underfloor heating†
- Oak herringbone engineered flooring throughout, including bedrooms
- Comfort cooling†
- Ensembles provided in bedroom 1
- Fitted wardrobe with shelving and lighting provided to bedroom 1 & 2 in select apartments
- Private balcony
- Two palettes – 'Hockney' and 'Hepworth'
- Utility cupboard with washer/dryer
- Minimalist slot design for air conditioning
- Feature apartment entrance door with antique brass wall light
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## Bathrooms

- WC and basin with bath and/or shower
- Electric heated towel rail
- Ceramic and porcelain floor and wall tiles
- Fixed shower head and hand-held shower to bath and/or shower
- Fixed bath and shower screens
- Ensuite shower rooms with steam room and bench area to bedroom 1 ensembles
- Wall-hung WC with soft-close seat to bathroom
- Wall-hung TOTO Washlet with heated seat and spray functions to bedroom 1 ensembles
- Stone vanity top and stone splashback
- Bespoke designed vanity unit
- Feature shelving
- Feature lighting
- Brushed brassware

# Attention to detail

## Across all homes



### Security & External

- Video entry phone system
- Smoke detectors to hallway and common areas
- 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

- 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

- Mechanical ventilation system with heat recovery
- Smart meter and energy display device
- District heating run via energy efficient air source heat pumps
- Energy efficient LED lighting throughout
- Site-wide low temperature hot water system
- 121 secure cycle storage spaces available
- High performance doors and windows
- Fitted recycling bin
- Efficient kitchen appliances
- Water-saving taps and showerheads
- Dual flush WCs
- All timber responsibly sourced and FSC certified
- All tiles and stone responsibly sourced with a chain of custody



## *The Hockney Palette*



Hockney Palette, Classic Collection

Bold, deep hues create a dynamic statement across the floors and cabinets, complemented by luxurious stone countertops and high-end sanitary ware. Inspired by the vibrant local atmosphere, this palette evokes a sense of contemporary sophistication with luxurious accents, reminiscent of David Hockney's iconic style.

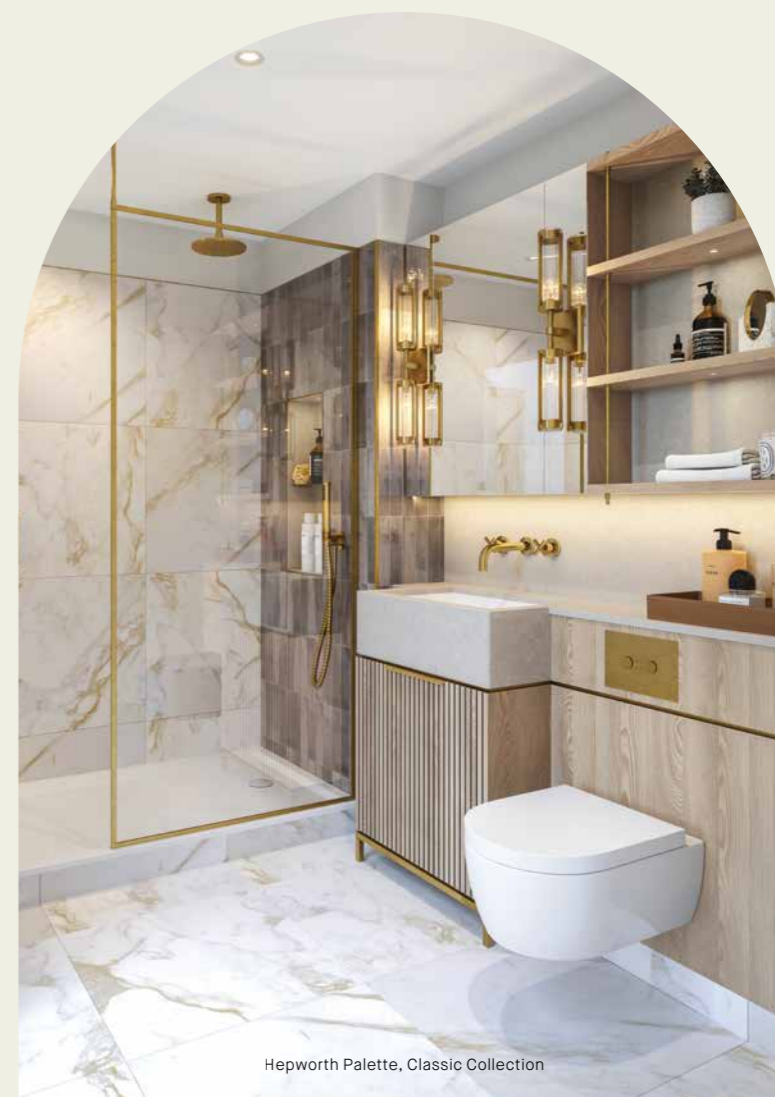


Hockney Palette, Classic Collection



Hepworth Palette, Classic Collection

# *The Hepworth Palette*



Hepworth Palette, Classic Collection

A serene and sophisticated palette featuring clean, contemporary lines, natural tones, and earthy textures. Inspired by the lush green spaces nearby, this home exudes a sense of tranquil luxury. The organic forms and sense of space found in Barbara Hepworth's work are reflected in the home's harmonious design.

# Ensuring sustainability at Camden Goods Yard

Sustainability is fundamental to Berkeley's ethos. In simple terms, we want to ensure the long-term health, well-being and prosperity of people and the planet. There are a range of ways we are managing and minimising the environmental impact of our operations and delivery of homes and communities. These are the initiatives we have implemented at Camden Goods Yard.

## Waste & Recycling

We actively encourage all residents to reduce their waste wherever possible. In addition to external recycling bins, we provide integrated recycling bins in kitchens to make it easier to separate and recycle waste.

## Energy Efficiency

Efficient use of electricity helps lower fuel bills and reduces carbon emissions. Our homes have been designed to use less energy than a standard home. They have enhanced levels of thermal insulation and air tightness, and have been fitted with energy-efficient heat pumps and mechanical ventilation units with heat recovery (MVHR). All lighting is low-energy and kitchen appliances are selected to deliver high levels of energy efficiency.

## Nature & Biodiversity

Parkland, trees, flowers, living roofs, ponds, hedges, gardens are the fundamentals of a thriving natural environment that can be enjoyed by everyone. They are all part of our commitment to net biodiversity gain on our developments. Within and around Camden Goods Yard, we have created natural habitats that encourage wildlife to flourish. We are working with ecologists to engage residents in the natural landscapes that we have created.

## Stewardship

Maintaining our communal open spaces and facilities in perpetuity is an important benefit to the whole community. We work with managing agents and residents to ensure the development remains in pristine condition.

## Future- Proof Design

From the early stages of design, we assess how our homes will stand up to the future effects of climate change, such as how they will be affected by higher summer temperatures, periods of drought, or more extreme rainfall. We are constantly researching how we can ensure our homes and developments are more resilient to these extremes to understand how we can adapt to future climate change in our future designs.

## Sustainable Transport

Camden Goods Yard is very well connected with Chalk Farm Station and Camden Town Station (Northern Line, Zone 2) less than 10 minutes' walk away. We also provide secure cycle parks and car charging points to encourage the use of sustainable methods of transport, to help reduce air pollution around the development and the wider area. Promoting walking and cycling as methods of transport also encourage healthier lifestyles.

# 95%



of the demolition waste will be reused in the construction of Camden Goods Yard

## Clean Air

It is hard to avoid polluted air, particularly in our cities. Throughout Camden Goods Yard we have planted trees, shrubs and flower beds to help create a cleaner air environment. Within our homes, we provide mechanical ventilation to filter the internal air.

## Water Efficiency

Our homes are designed to high water efficiency standards and are fitted with dual flush WCs and low-flow taps and showerheads, which use less water without compromising convenience or comfort. We also suggest simple steps to reduce water consumption, such as not leaving taps running unnecessarily. Individual homes and apartment buildings also benefit from rainwater harvesting, which is used in gardens and landscaped areas.

## Noise reduction

We can't eliminate noise, but we consider the impact of noise in the design of our homes. We consider external noise, such as from nearby roads and internal noise including the transfer between rooms and floors. We incorporate measures to reduce the different types of noise wherever possible to create a quieter environment.

## Sustainable Materials

We are committed to sourcing materials for the construction of our buildings sustainably and responsibly. All timber and wood-based products used to build your home should be certified by either the Forest Stewardship Council (FSC) or the Programme for the Endorsement of Forest Certification (PEFC) scheme. This certification ensures the materials come from responsibly managed forests. Our focus on materials doesn't stop there; as a business, we are committed to measuring and reducing the embodied carbon of our buildings, which, where possible, includes sourcing low-carbon materials and those with high levels of recycled content.

OUR VISION  
**2030**  
TRANSFORMING TOMORROW

Our vision is to be a world-class business, trusted to transform the most challenging sites into exceptional places and to maximise our positive impact on society, the economy and the natural world.



# ACCOLADES

The Berkeley Group continues to strive to be the best at what they do, and have received many awards for design, construction and health & safety. Through the Berkeley Foundation, the Berkeley Group help people reach their potential through apprenticeships and training, and other programs supported by the Berkeley Foundation.

## *Award-winning service*

Our customers remain very positive about the standard and finish of our work, and in feedback and surveys, 98% say they would recommend us to a friend. You can be assured that our attention to detail and quality will remain as high as ever across every one of our sites.

We are honoured to have won awards in the following key areas of our business:

- Customer Service
- Landscape Design
- Architecture
- Health and Safety
- Sustainability
- Business Practice
- Interior Design
- Overall Development Design
- Construction
- Land and Planning

Furthermore, we are immensely proud to have been honoured with the prestigious Queen's Award for Enterprise on two separate occasions, alongside various other notable accolades.



# DESIGNED FOR LIFE

At the Berkeley Group, we are committed to creating great places where people love to live, work and relax. Where the homes are light-filled, adaptable and finished to very high standards. Where carefully planned public areas enhance well-being and quality of life for residents and visitors. Where people feel a sense of community.



Lifestyle image is indicative only.

## *Customers drive all our decisions*

We achieve that by putting our customers at the heart of everything we do. First, we strive to understand what our customers want and need – well-built homes, in a pleasant and safe neighbourhood, with plenty of amenities and good transport connections. Then we apply that understanding to all our planning and design decisions. For every new development, we challenge ourselves to go further, to improve and innovate, ensuring we satisfy the real needs of our customers in inspiring and sustainable ways.

## *Choice and diversity*

No two Berkeley Group customers are the same, so we aim to offer a wide choice of property location, size and type. From Central London to major towns and cities; from market towns to rural villages, the countryside to the coast – we build in locations our customers love. Whatever home you are looking for, whether that's a city penthouse, a modern studio apartment or traditional family home, you will find the perfect fit for your lifestyle.

## *Quality first to last*

Quality is the defining characteristic of Berkeley Group developments, right down to the very last detail. We choose our locations, style of homes, construction practices, materials and specifications with great care. When you buy a new home from Berkeley Group you can be safe in the knowledge that it is built to high standards of design and quality, has low environmental impact and that you will receive a professional, efficient and helpful service from us. For extra peace of mind, all new properties come with a 10 year build warranty.



Computer generated image is indicative only and subject to change.



Lifestyle image is indicative only.

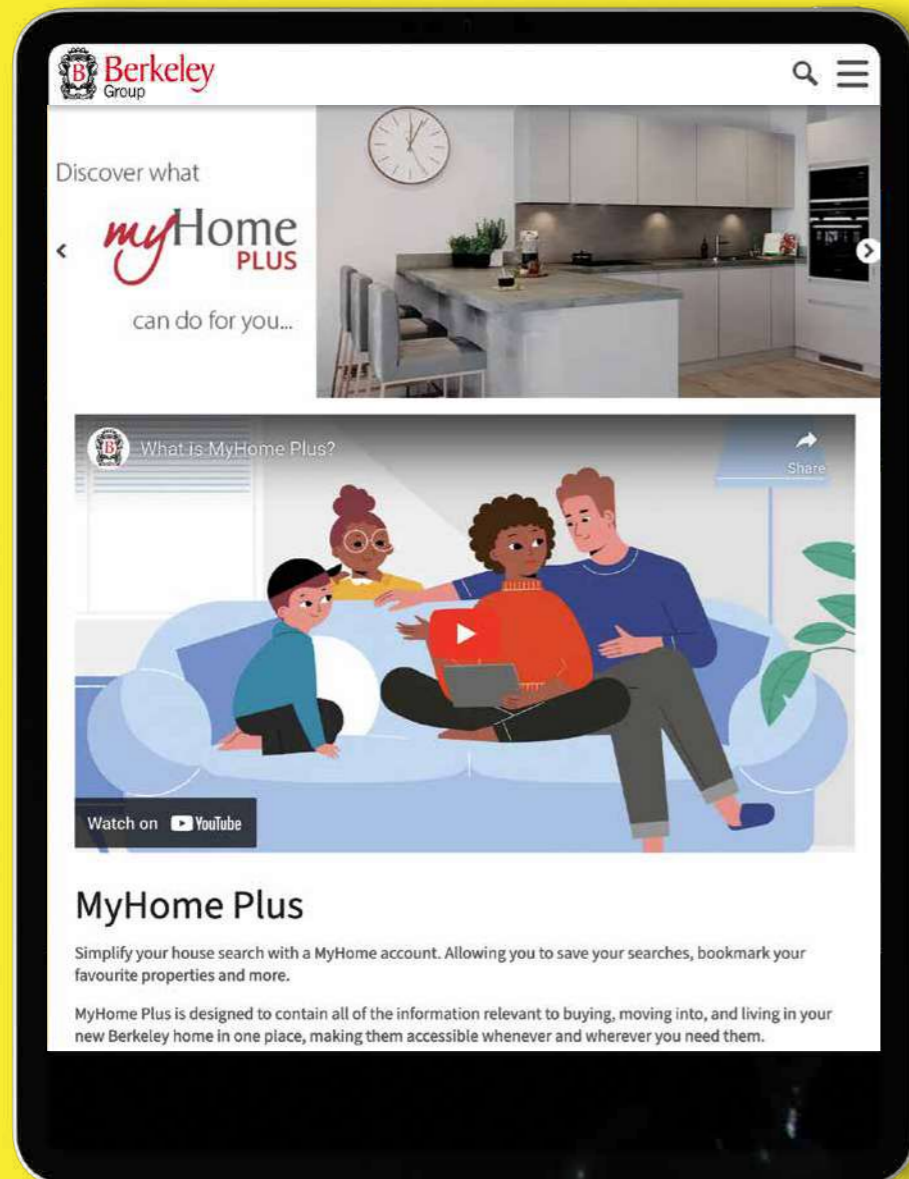
## *Green living*

We are committed to creating a better environment within our developments and in the areas that surround them. That's why we build on brownfield sites whenever we can, bringing new life to disused and unloved spaces. We take care to protect the natural environment and enhance biodiversity. All our homes are designed to reduce water and energy consumption, promote recycling and enable residents to choose sustainable transport options.

## *Commitment to the future*

When we plan a development, we take a long-term view of how the community we create can thrive in years to come. Our aim is to permanently enhance the neighbourhoods in which they are located, through intelligent design, quality landscaping, sympathetic architecture or restoration and high standards of sustainability. We don't just build for today; we build for the future too.

# MYHOME PLUS



MyHome Plus is an online service that is designed to help you manage key aspects of your new home at any time from anywhere around the world.

This section provides you with an overview of MyHome Plus key features to enhance your customer journey.

## 1. Filing cabinet

In the filing cabinet section you can access documentation relating to your new home immediately at your own convenience.



## 2. Meet the team

This section provides an introduction to your dedicated Sales Consultant and Customer Service Manager. You will be able to view their contact details and to contact them directly from the platform.



## 3. Options & choices selection

When you buy a home with us, you will have the option to choose some of your home finishes. This will be subject to the development and property building stage but it's a chance to make it feel truly yours. You will be able to see

the different options, the selection deadline date and submit your choice in this section of MyHome Plus. See the "next steps" section for further detail on this.

## 4. Construction progress

Under this section, regular updates on the construction of your new property will be provided, keeping you up to date on the progress on site and the local area. Your Customer Service Manager will issue regular newsletters and photographs to this section throughout your journey.

## 5. My guides

View and download your buying and living guides to support you step-by-step through your journey with us.

Sign in by visiting [berkeleygroup.co.uk/my-home/sign-in](https://berkeleygroup.co.uk/my-home/sign-in)

## Next Steps

- i Your Sales Consultant will send you instructions to create and validate your MyHome account. Once your account is validated, your Sales Consultant will assign your property to your MyHome account and your account will be upgraded to a MyHome Plus account.
- ii Your Customer Service Manager will then be in touch to invite you in to our show apartment to view the interior selections available for the internal finishes that you have an option to select\*.

# For the change makers

At Berkeley Group our passion and purpose is to build quality homes, strengthen communities and improve people's lives.

We are innovating, pushing boundaries and taking action to ensure we have a long-term, positive impact that is good for our customers, the communities we touch, our business and the world around us.

We transform underused sites into exceptional places and we're also transforming the way we work; embracing technology and raising standards, as we continue to deliver an outstanding customer experience and create high-quality homes that delight our customers.

Our Vision 2030 is our 10 year plan which sets out how we will achieve this.



## Transforming places

Working with local people and partners we create welcoming and connected neighbourhoods where you can be proud to live.



## Transforming lifestyles

Taking action on climate change and giving you ways to live more sustainably. We're building efficient homes that use less energy over their lifetime, with sustainable travel choices on the doorstep.



## Transforming nature

Creating beautiful places with habitats that help nature to thrive, meaning that every site is left with more nature than when we began.



## Transforming futures

Helping people to reach their potential through apprenticeships and training, and programmes supported by the Berkeley Foundation.

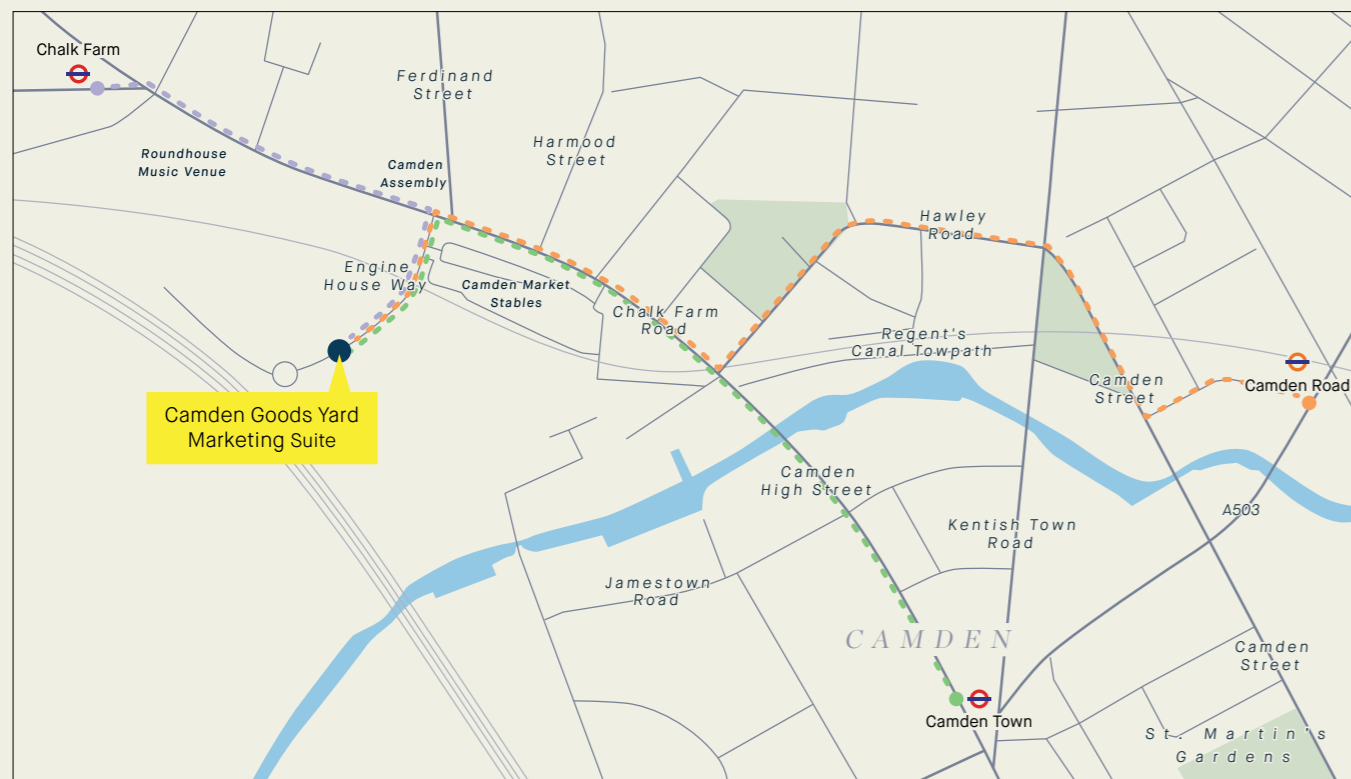


Please scan this QR code for more information on how we are **TRANSFORMING TOMORROW**

# SEE US LIVE

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Maps are not to scale and show approximate locations only.



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Planning Permission number 2020/3116/P. Granted by Camden Council. Purchasers are acquiring an apartment with a new 999-year leasehold from 2023. Like any investment, purchasing uncompleted properties situated outside Hong Kong is complicated and contains risk. You should review all relevant information and documents carefully before making a purchase decision. If in doubt, please seek independent professional advice before making a purchase decision.

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