

THE REGENT

LONDON NW1

THE CLASSIC COLLECTION

Floorplans



THE CLASSIC COLLECTION

*Timeless sophistication,
effortless charm.*



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

Computer generated images are indicative only and subject to change. * Bedrooms in all Manhattan apartments feature oak herringbone flooring.

The Hockney Palette

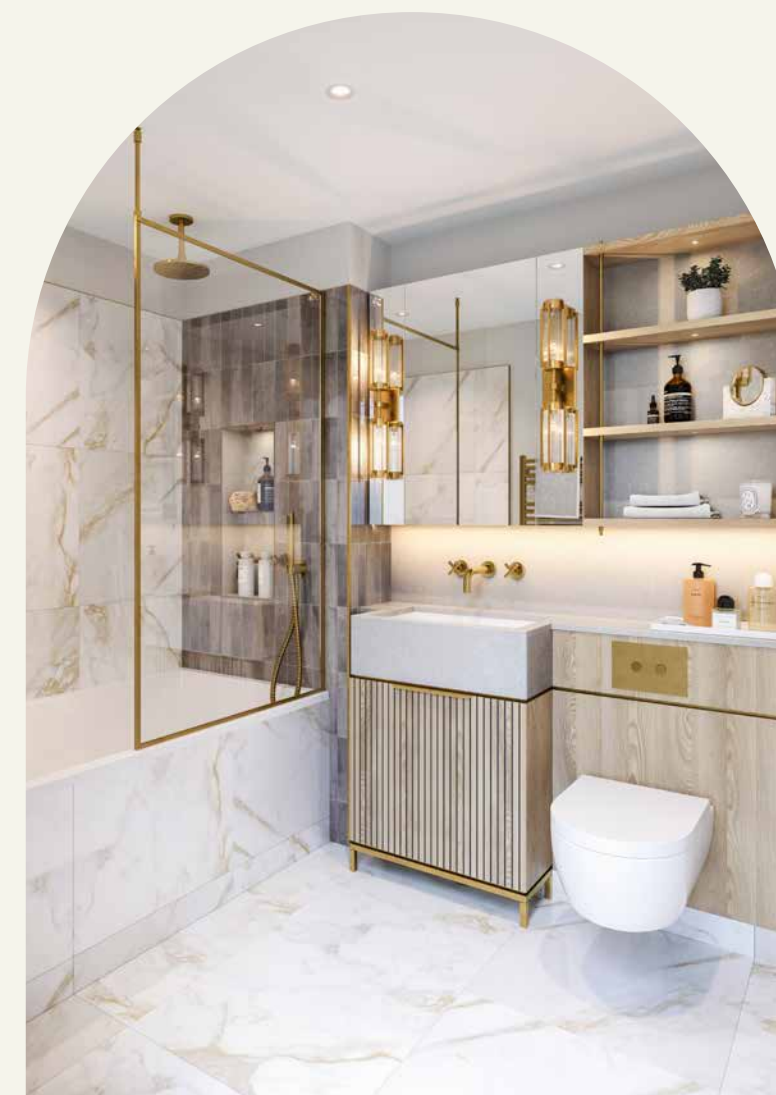


Bold, deep hues create a dynamic statement across the floors and cabinets, complemented by luxurious stone countertops and high-end sanitary ware. Inspired by the vibrant local atmosphere, this palette evokes a sense of contemporary sophistication with luxurious accents, reminiscent of David Hockney's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





The Hepworth Palette



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.

FINER DETAILS

*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.



Lifestyle imagery is indicative only

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 REGENT: WHERE EVERYDAY LIFE FEELS EXCEPTIONAL

An impressive range of residents' facilities includes 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.

RESIDENTS' FACILITIES

The friendly concierge team will always be on hand to assist you with your needs whilst the lounge offers a comfortable and stylish space to relax, socialise, or simply enjoy a cup of coffee.



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

Co-working space

Plunge into the 18-metre pool, perfect for both relaxation and exercise. The adjoining spa, featuring a steam room and sauna, provides a peaceful space for you to focus on health and wellbeing.



Elevate your workout. The state-of-the-art residents' gym offers a private and luxurious space to help you reach your fitness goals.

The Gym



*Immerse yourself in cinematic bliss.
Enjoy a private screening in one of
the three unique screening rooms,
each designed for the ultimate
viewing experience.*

The Rex



The Odyssey

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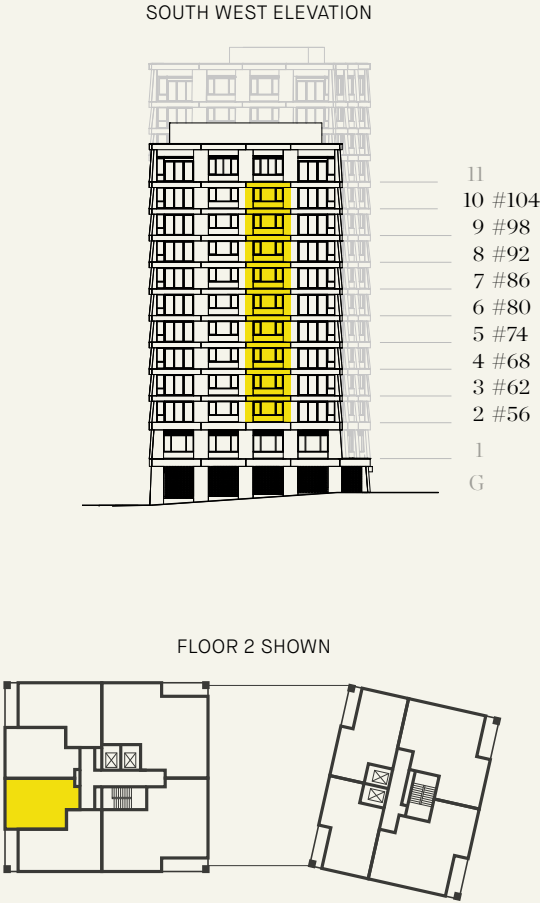
The Empire

FLOORPLANS



FLOORPLANS

Manhattan Home



Total internal area	42.1 sq m	453.3 sq ft
Living / Dining	3.40m x 3.44m	11'2" x 11'3"
Kitchen	2.89m x 2.09m	9'6" x 6'10"
Bedroom	3.04m x 2.18m	10'0" x 7'2"

Key

- ▶

Measurement Points
- W

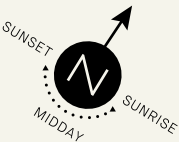
Wardrobe
- C

Cupboard
- U

Utility Cupboard
- M

Media Storage Hub
- WD

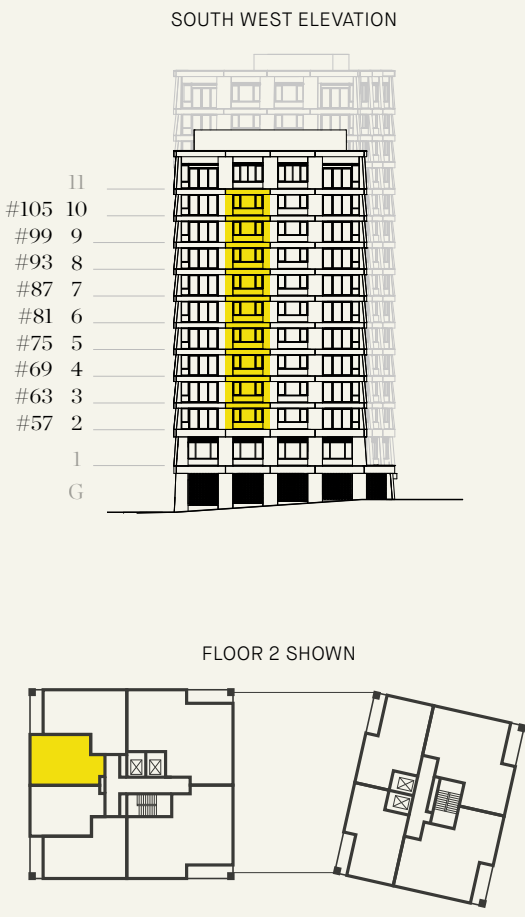
Washer Dryer



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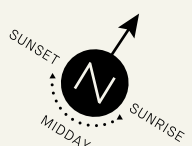
Utility Cupboard
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Media Storage Hub
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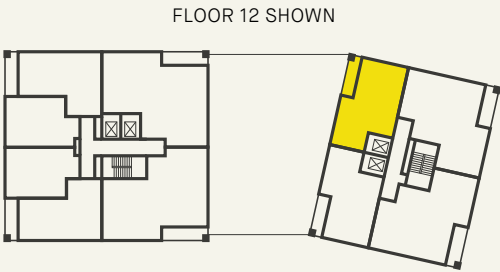
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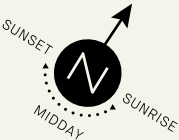
FLOORPLANS

One Bedroom Home



Total internal area	52.4 sq m	565.0 sq ft
Total exterior area	6.6 sq m	71.0 sq ft
Living	4.92m x 2.66m	16'1" x 8'7"
Kitchen / Dining	4.92m x 2.89m	16'1" x 9'5"
Bedroom	2.95m x 3.44m	9'8" x 11'3"

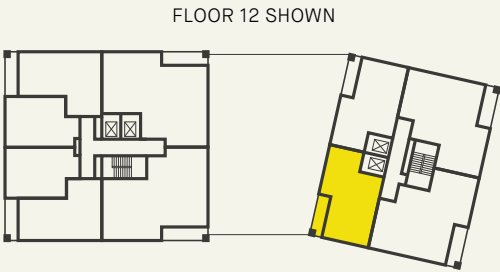
Key		
▶ Measurement Points	W Wardrobe	C Cupboard
U Utility Cupboard	M Media Storage Hub	WD Washer Dryer
B Balcony Doors		



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Measurement Points

W

Wardrobe

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Cupboard

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Utility Cupboard

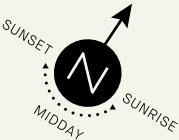
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Media Storage Hub

WD

Washer Dryer

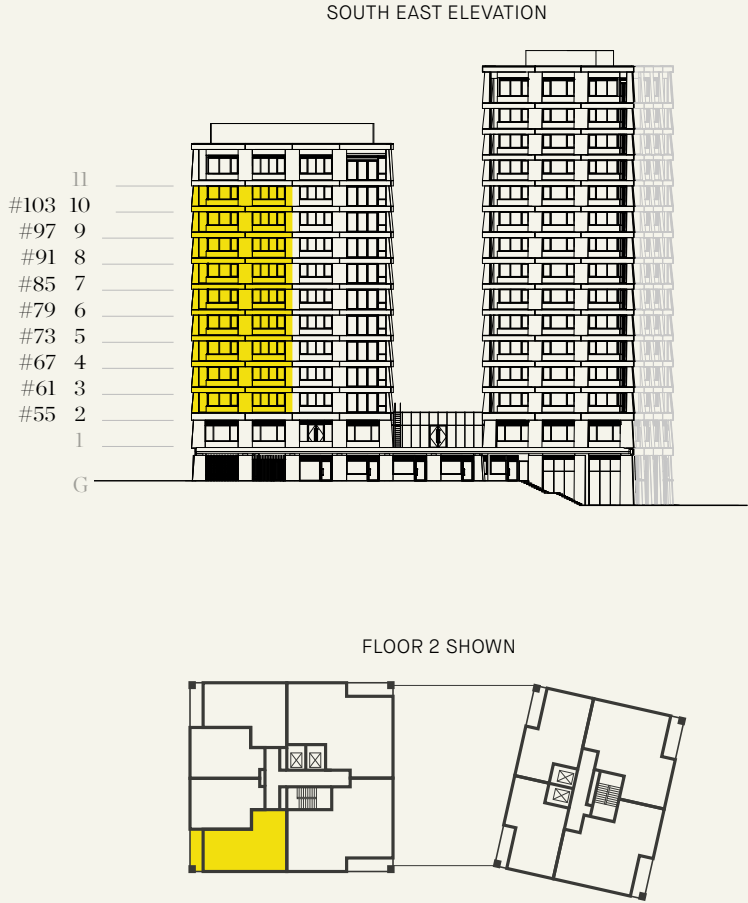
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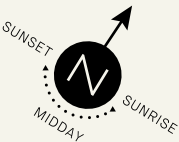
One Bedroom Home



Total internal area	50.9 sq m	547.9 sq ft
Total exterior area	6.7 sq m	72.1 sq ft

Living / Dining	3.51m x 4.36m	11'5" x 14'3"
Kitchen	1.92m x 3.08m	6'4" x 10'1"
Bedroom	3.32m x 2.98m	10'9" x 9'8"

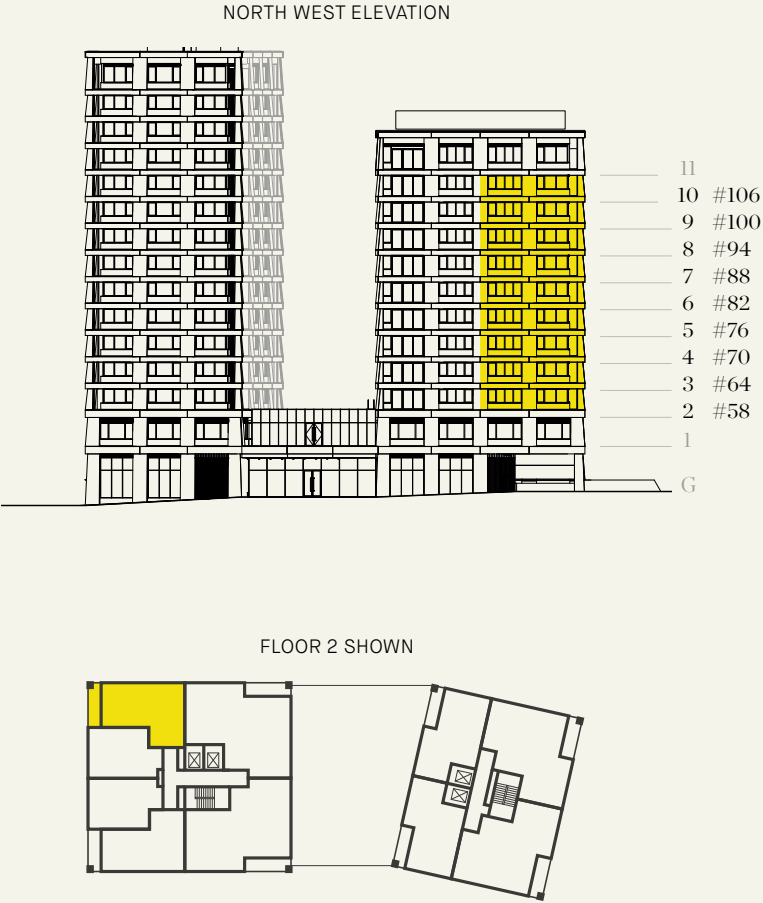
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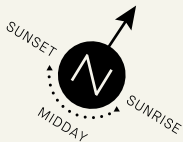
M

Media Storage Hub

WD

Washer Dryer

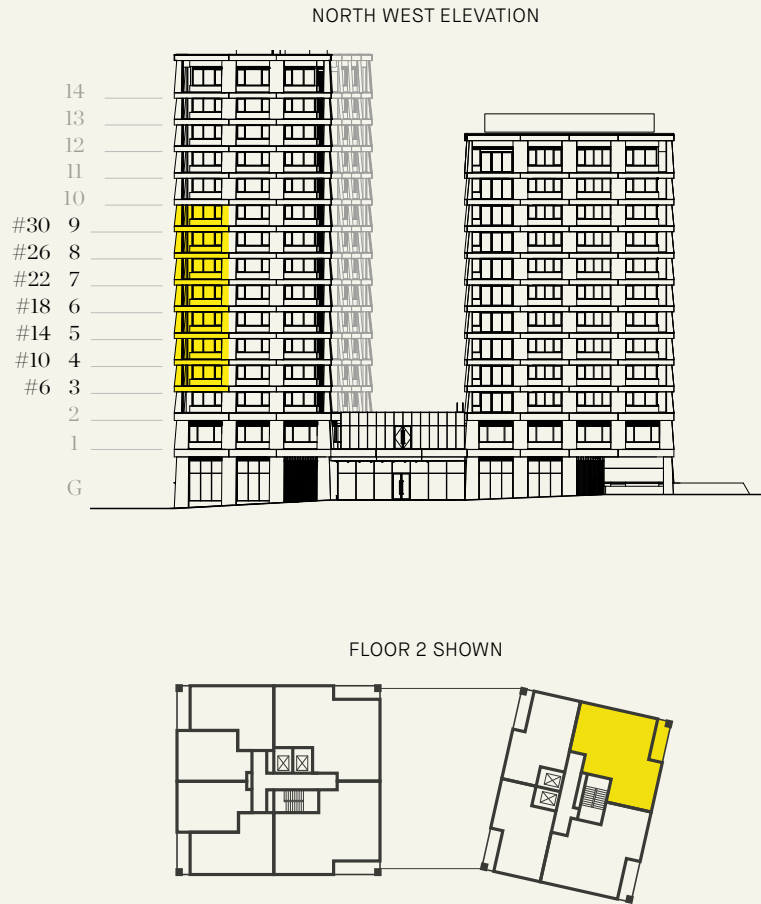
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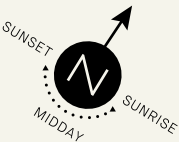
Two Bedroom Home



Total internal area	82.0 sq m	882.6 sq ft
Total exterior area	6.7 sq m	72.1 sq ft

Living / Dining	4.99m x 4.31m	16'4" x 14'2"
Kitchen	3.30m x 2.03m	10'8" x 6'7"
Bedroom 1	2.87m x 3.83m	9'4" x 12'6"
Bedroom 2	4.16m x 2.85m	13'6" x 9'4"

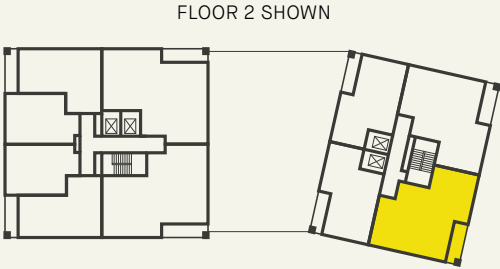
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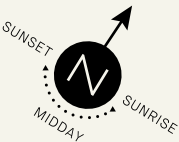


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A DYNAMIC NEIGHBOURHOOD

This iconic development offers a unique blend of modern living and community spirit. With striking architecture and inviting public spaces, it will redefine the NW1 landscape.

Enjoy the convenience of a brand-new 48,000 sq ft Morrisons supermarket just steps from your front door.

Indulge in fresh, local flavours at Camden's rooftop terrace restaurant and experience the vibrant energy of a diverse mix of retail as well as commercial workspaces, making The Regent at Camden Goods Yard a dynamic home for residents and visitors alike.



FOR THE LOCALS & ADVENTURERS

The Regent is well connected, providing opportunities to enjoy the very best the capital has to offer.



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



6 minute walk to Chalk Farm Station
8 minute walk to Kentish Town West Station



Car Club
Efficient travel with onsite car hire



2 Transport For London cycle hire points

3

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

7

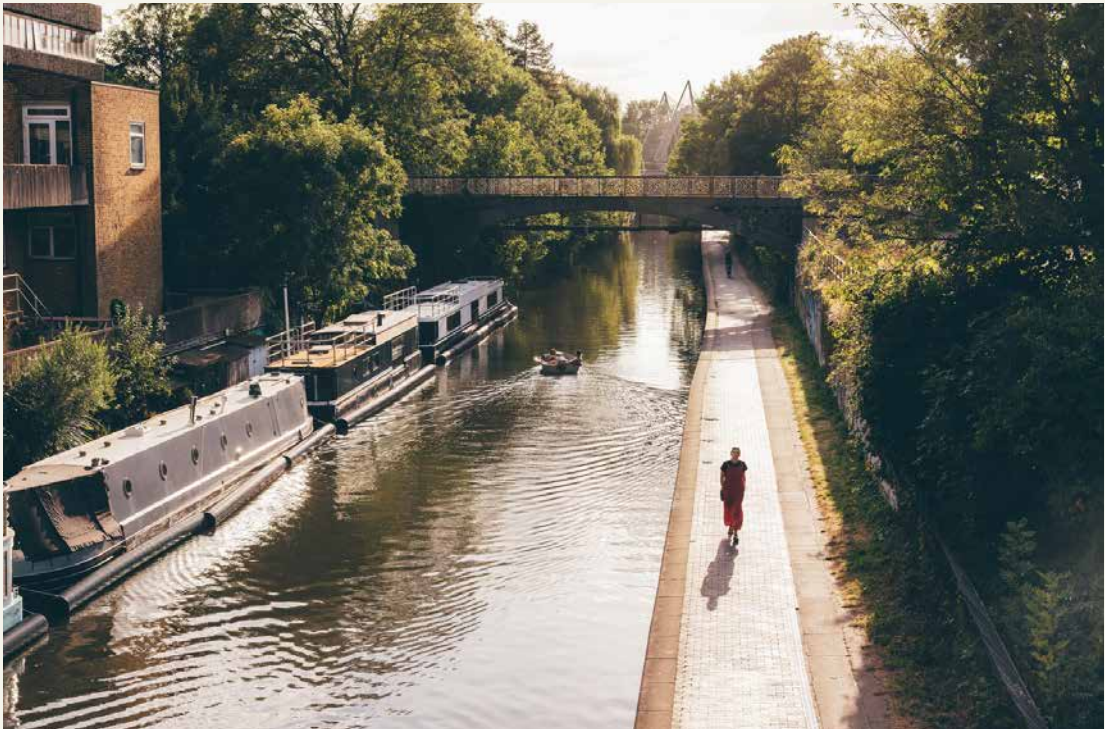
Underground stations in the borough

ZONE 2

Location

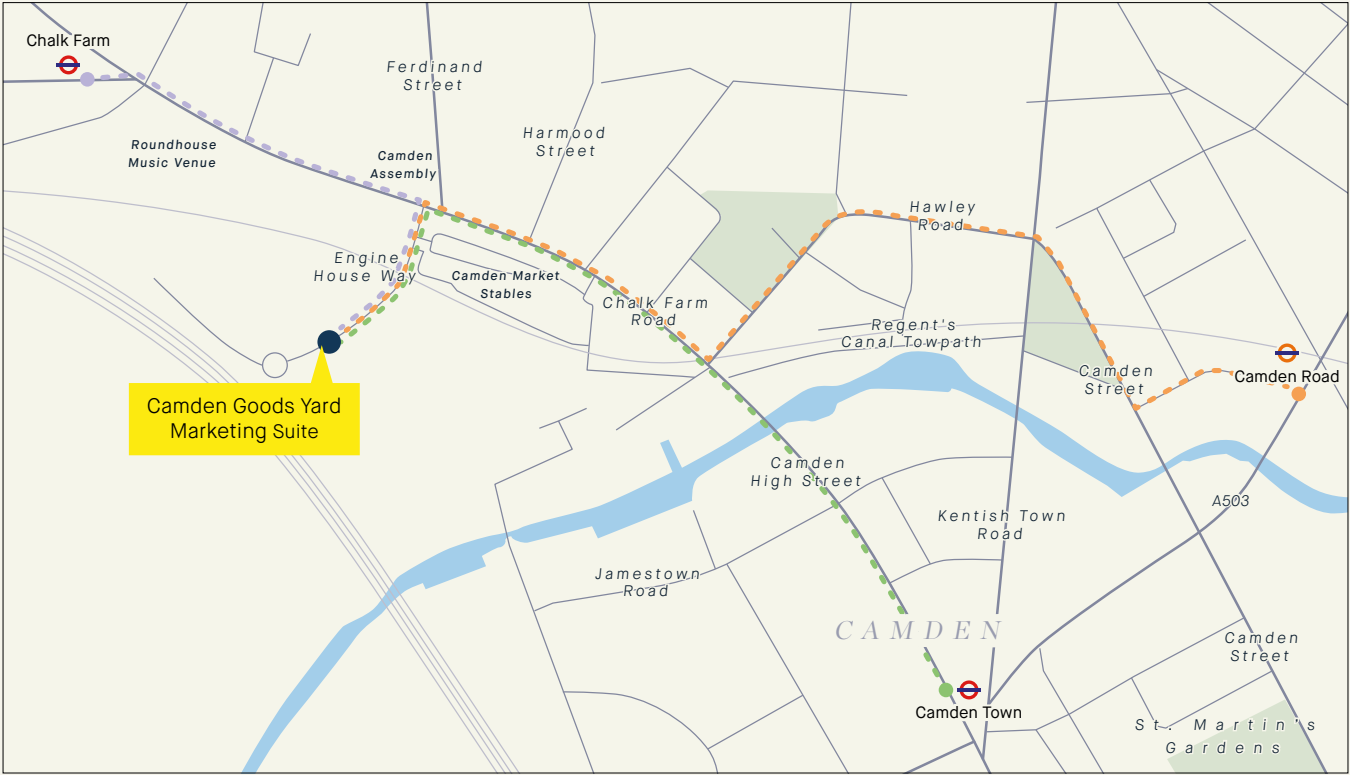


Under **10 mins** by tube to King's Cross



SEE US LIVE

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+44 (0)203 040 7000



Maps are not to scale and show approximate locations only.

OUR VISION

2030

TRANSFORMING TOMORROW

Berkeley
Group

Proud member of the
Berkeley Group

**The Institute of
Customer Service**
MEMBER

**CONSUMER
CODE FOR
HOME BUILDERS**
www.consumercode.co.uk

tsi
APPROVED CODE
TRADING STANDARDS UK

St George
Designed for life

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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.

St George Plc, Registered in England & Wales with Company Registration Number 2590468
Registered Office Berkeley House, 19 Portsmouth Road, Cobham, Surrey, KT11 1JG



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**CAMDEN
GOODS YARD**
LONDON NW1