

# GARDEN VIEWS AT DAWN. PARK VIEWS AT DUSK.

The Dual Collection apartments at Luma are furnished with light. Watch the sun rise over Persian-inspired Jellicoe Gardens to the east and set over the serene beauty of Lewis Cubitt Park to the west.

Imagined by award-winning architects Squire & Partners, and interior designers, Conran and Partners, they reference the unique parkside setting in their design. This creates elegant, modern homes which harness the restorative powers of natural light and surrounding greenery, evoking a sense of escape from the modern world.

Full height windows and generous ceilings maximise the light and space. Intricate fret-cut balcony screens glisten as sunlight passes overhead, creating beautiful shadow play within the living areas.







Visualisation of a balcony view overlooking Lewis Cubitt Park at dusk.



“  
UNDULATING SPLAYED  
BAYS CHARACTERISE  
LUMA'S FACADE,  
CREATING PRIVATE AND  
SPACIOUS BALCONIES  
BLURRING THE  
BOUNDARY BETWEEN  
INSIDE AND OUT.

SQUIRE & PARTNERS

”

Visualisation of Luma  
from Lewis Cubitt Park.



# WELCOME TO KING'S CROSS

King's Cross offers a variety of things to see and do. Acres of beautiful and manicured open space include landscaped parks and gardens, tranquil canalside paths and fountain-filled squares.

These are enlivened by an intriguing and varied schedule of entertainment featuring popular events like Lumiere Light Festival, Classic Car Boot, Wimbledon Tennis Screenings and Cubitt Sessions, the free electrifying music programme at Lewis Cubitt Square.

It is home to an expanding collection of specialist retailers and entertainment venues including fashion brands, chic boutiques and independent market stalls, creating a lively atmosphere with lifestyle and experience at its core. Not to mention an Everyman Cinema which is next door to Luma. It's all brought together at

Coal Drops Yard, one of London's newest shopping districts, re-imagined by architect Thomas Heatherwick.

Breakfast and brunch spots, bars, coffee shops and restaurants cater to every taste. The transformation of King's Cross is so vast that it has even generated its very own London postcode – N1C.



- |                                  |                               |                          |
|----------------------------------|-------------------------------|--------------------------|
| 1 King's Cross Station           | 17 Space NK                   | 33 Kings Place           |
| 2 St. Pancras International      | 18 Kimchee                    | 34 House of Illustration |
| 3 Great Northern Hotel           | 19 Carhartt WIP               | 35 Ruby Violet           |
| 4 Plum & Split Milk              | 20 Maple & King's             | 36 Waitrose              |
| 5 The Gilbert Scott              | 21 Jigsaw                     | 37 Radio Hair            |
| 6 St. Pancras Renaissance Hotel  | 22 Sweaty Betty               | 38 Frame                 |
| 7 British Library                | 23 & Other Stories            | 39 Handyside Gardens     |
| 8 Francis Crick Institute        | 24 Tom Dixon and Coal Office  | 40 Dishoom               |
| 9 German Gymnasium               | 25 Camley Street Natural Park | 41 18montrose            |
| 10 Granger & Co.                 | 26 Gasholder Park             | 42 Spiritland            |
| 11 YouTube Creator Store         | 27 King's Cross Academy       | 43 Central Saint Martins |
| 12 Pancras Square Library        | 28 Coal Drops Yard            | 44 Platform Theatre      |
| 13 Pancras Square Leisure Centre | 29 Granary Square Brasserie   | 45 Everyman Cinema       |
| 14 Pancras Square                | 30 Caravan                    | 46 Jellicoe Gardens      |
| 15 Vinoteca                      | 31 Granary Square             | 47 Lewis Cubitt Park     |
| 16 Nike                          | 32 The Lighterman             | 48 Lewis Cubitt Square   |







King's Cross Train Station.

# TRAVEL FAR AND WIDE

King's Cross leads the way as a national and international travel hub. It is served by 6 tube lines, reaching Oxford Circus in 4 minutes and Paddington in 10, while the two major railway stations at King's Cross and St. Pancras International mean the rest of the UK and the world are on your doorstep. There's also Euston Station which is approximately a 10 minute walk away.

Paris and Brussels are just over 2 hours away by Eurostar and all London airports are easily accessible within the hour.

With exceptional London, UK and international connections, this is the capital's best connected area for modern living. Those who prefer to explore the capital at a more leisurely pace will enjoy King's Cross' central position, with a number of the best London universities and important business and shopping districts all within walking distance.

 London Underground		 National Rail	
Euston	1 min	Luton Airport	32 mins
Oxford Circus	4 mins	Stansted Airport	52 mins
Green Park	5 mins	Brighton	1 hr 13 mins
Bank	7 mins	Manchester	1 hr 18 mins
Victoria	7 mins	Birmingham	1 hr 20 mins
London Bridge	9 mins		
Bond Street	9 mins		
Paddington	10 mins		
Waterloo	12 mins	 Eurostar	
Marylebone	12 mins	Brussels	2 hrs 1 mins
Sloane Square	13 mins	Lyon	2 hrs 2 mins
Liverpool Street	16 mins	Paris	2 hrs 26 mins
		Amsterdam	3 hrs 41 mins

Travel times are the quickest route from station to station, taken from [tfl.gov.uk](https://tfl.gov.uk) and [eurostar.com](https://eurostar.com)

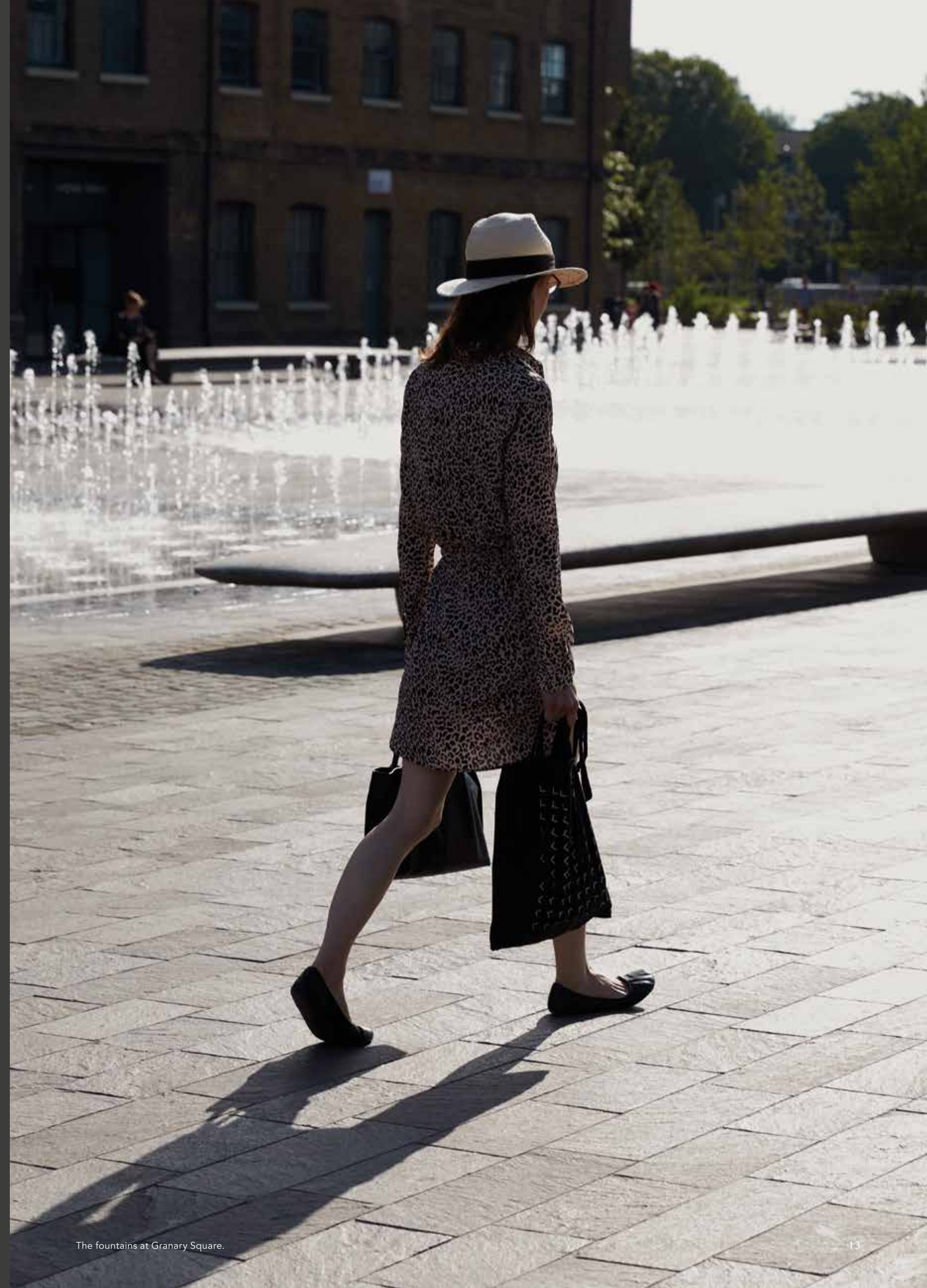


## LONDON'S NEW CREATIVE HUB

King's Cross is one of London's most established and well-connected creative hubs. Its transformation is set to continue as the area attracts those inspired by its modern and forward-thinking spirit.

A number of global businesses including Google, Facebook, Havas, Louis Vuitton and Universal Music are finding their homes here, following in the footsteps of key cultural influencers such as Central Saint Martins who relocated to the area in 2011.

Art exhibitions, a weekly market, the House of Illustration and the Platform Theatre, along with hundreds of memorable places to shop, eat and drink have re-energised the area. King's Cross is now a sophisticated and dynamic destination for modern living.

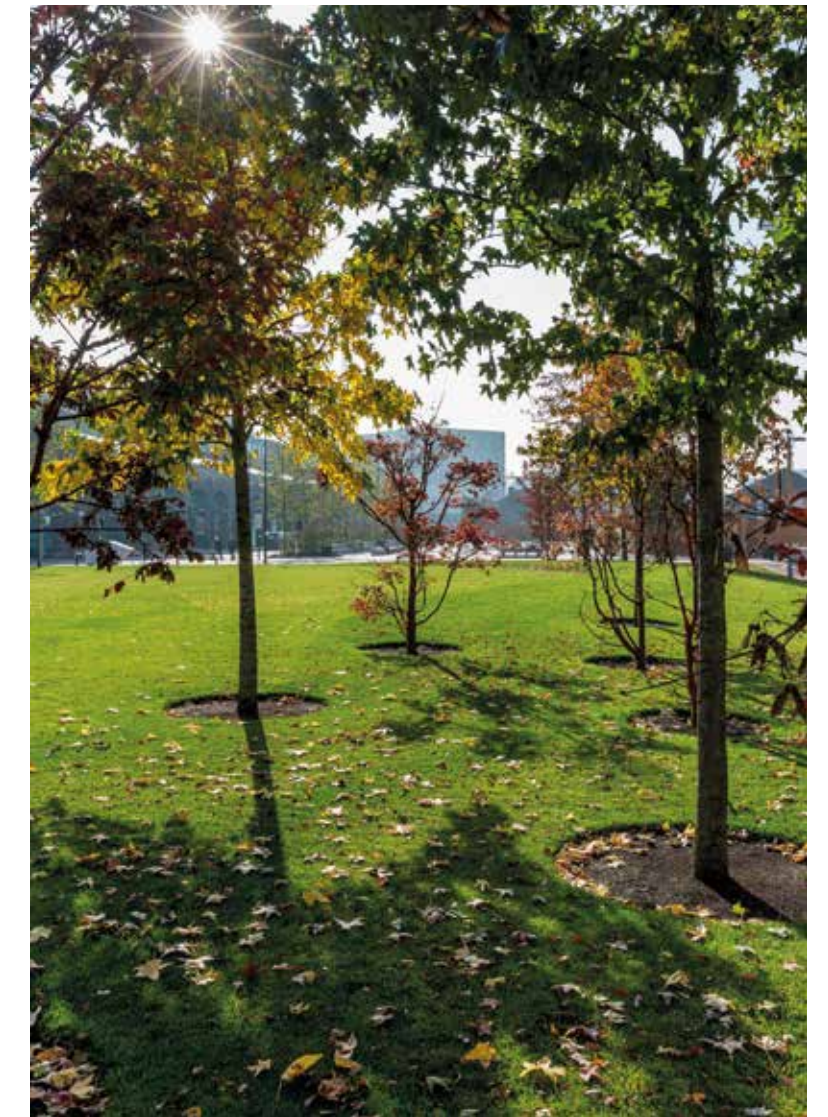






CLOCKWISE FROM LEFT

Pancras Square.  
Lewis Cubitt Park.  
Regent's Canal tow path.



## PARKSIDE LIVING

Luma sits within a fully managed Estate with 24-hour security, where pristine lawns and seasonal planting have been designed by award-winning landscape architects and are maintained by a dedicated on-site team.

The grand Lewis Cubitt Park, and manicured Jellicoe Gardens flank Luma on either side, and within a minutes walk you will find a host of inspiring open spaces for a moment of calm. Take a seat on the benches among the arching waterjets and fountains of Lewis Cubitt and Granary Squares, relax on the grass within the guideframe at Gasholder Park or dine on the continental style terraces on Pancras Square.

The historic Regent's Canal runs through the heart of King's Cross offering the opportunity to walk, run or cycle along its towpath. To the west are Camden Town and Regent's Park, to the east lie Islington and Victoria Park – all waiting to be explored.





CLOCKWISE FROM LEFT  
Coffee at The Lighterman.  
Dinner at German Gymnasium.  
Brunch at Granger & Co.



## A VIBRANT FOODIE DESTINATION

King's Cross offers a multitude of quality places to eat and drink. Its reputation as a vibrant foodie destination is unquestioned, catering to all tastes around the clock, from breakfast through to after dinner cocktails.

'Go to' breakfast and brunch venues include Dishoom, Granger & Co. and Caravan. Chef Asaaf Granit at Coal Office excites the senses in collaboration with British designer Tom Dixon. At Coal Drops Yard, there will be a varied dining offer from Spanish tapas restaurant Barrafinna, to the more casual Morty & Bob's.

D&D's German Gymnasium, awarded "the most beautiful restaurant in the world", serves high-end European food and is one of many unique restaurants on offer. Others include al fresco dining, jazz nights, cocktail bars featuring world-class sound systems and a Korean BBQ inspired menu. For mouth-watering British classics, The Lighterman offers an exciting seasonal menu served against the stunning backdrop of the canal and Granary Square.







“  
FOR US THIS IS MORE  
THAN JUST A SHOP. THIS  
IS OUR HEADQUARTERS,  
OUR HOME AND A  
PLEASANT ENVIRONMENT  
FOR PEOPLE TO WORK IN.

TOM DIXON

”

CLOCKWISE FROM LEFT

Tom Dixon © Tom Dixon  
Studio and Peer Lindgreen.

18montrose.

Visualisation of Samsung  
anchor unit in Coal Drops Yard.



## BE ALL CONSUMED

Coal Drops Yard is the new Heatherwick Studio-designed shopping and restaurant district in King's Cross.

Originally established in 1850 to handle the eight million tonnes of coal delivered to the capital each year, and latterly the location of legendary nightclubs Bagley's and The Cross, Coal Drops Yard is now reopening to the public as a vibrant new area at the centre of King's Cross.

It will be home to over 50 stores, restaurants and cafés, bringing together a community of like-minded brands alongside new public spaces, making it an oasis-like space for visitors to dwell, discover and to explore.

The unique mix of established and emerging retailers to open at Coal Drops Yard includes Paul Smith, Tom Dixon, Cubitts, Wolf & Badger, Le Chocolat by Alain Ducasse, Samsung, MHL. By Margaret Howell and COS, as well as restaurants Barrafinna, Casa Pastor, Hicce and wine bar The Drop.



## YOUR PARKSIDE RETREAT

Luma is a sophisticated residential address that takes full advantage of its tranquil setting. Elegantly faceted balconies open out to Jellicoe Gardens and Lewis Cubitt Park, connecting the beautiful outdoors with the inner sanctuary of home.

Luma sits proudly in front of Lewis Cubitt Park, the largest expanse of green space at King's Cross. To the rear you will find Jellicoe Gardens, an exotic Persian-inspired hideaway created by Tom Stuart-Smith, an eight times gold award winner at the Chelsea Flower Show.

Squire & Partners' architectural detailing takes inspiration from both the historic industrial metalwork seen at King's Cross Station and the natural shapes and textures of plantlife in the adjacent green spaces. The eye-catching balcony designs which characterise the striking façade of the building animate the exterior, adding the undulating texture which lends Luma its unique architectural personality.



Visualisation of Luma façade  
from Lewis Cubitt Park.





Communal spaces showcase Conran and Partners' design and are finished to an impeccable standard. Using a range of beautiful materials, such as stone and timber panelling, they draw in the parkside setting while feature lighting and metalwork create eye-catching focal points.

The grand yet serene entrance lobby is designed around a customised stone floor and reception desk. This leads to a residents' lounge which offers stunning dual-aspect views, plush furnishing and a feature fireplace, along with a dedicated work zone.

“

EXPERIENCE A TONAL JOURNEY FROM THE ATMOSPHERIC DARK TIMBER-LINED LOBBY TO LIGHT, AIRY APARTMENTS. THE DUAL-ASPECT DESIGN OPENS UP THE SPACE WITH CONTINUOUS VIEWS THROUGH TO THE GREENERY OUTSIDE.

CONRAN AND PARTNERS

”

Visualisation of the residents' lounge and reception looking out to Jellicoe Gardens.



# DUAL-ASPECT LIVING

Light brings space to life. This belief stands at the heart of Luma’s design ethos – it’s the inspiration for the curation of the living spaces, the muse behind the interior colour palette and the essence of the building’s name.

The Dual Collection apartments showcase the truest expression of this philosophy. Their design creates a lateral dual-aspect home with views from a central hallway. The result is sunrise bedroom views of Jellicoe Gardens and sunset living room vistas over Lewis Cubitt Park.

“  
**THE MATERIAL PALETTE HAS BEEN CAREFULLY CONSIDERED, LIGHTENING IN TONE AS YOU STEP FROM CORRIDOR TO LIVING SPACE.**  
”

CONRAN AND PARTNERS

TWO BEDROOM CROSS-SECTION

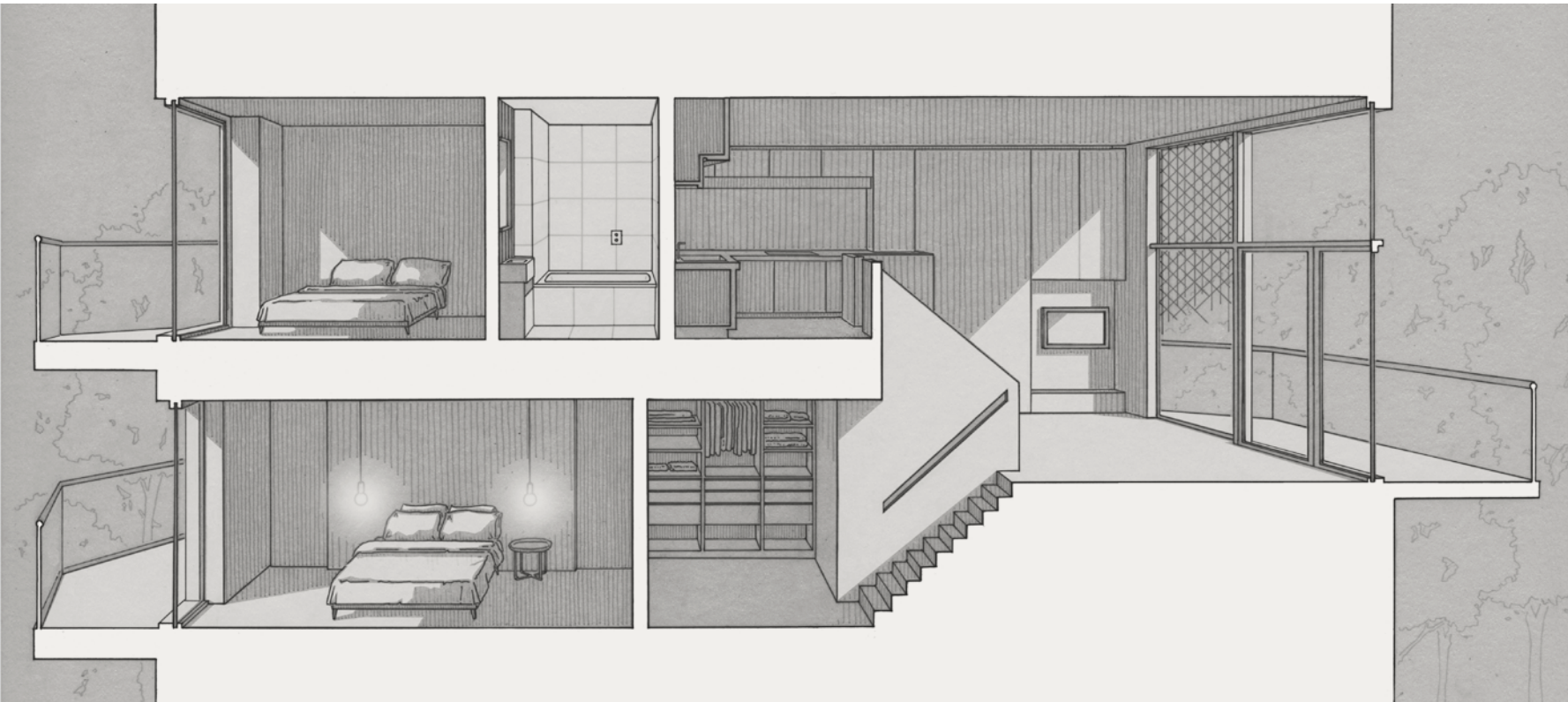


FROM LEFT TO RIGHT

Architectural cross-section sketch of a two bedroom apartment with extra-height ceilings.

Architectural cross-section sketch of a three bedroom duplex apartment with extra-height ceilings.

THREE BEDROOM CROSS-SECTION



“  
**DUAL-ASPECT VIEWS CREATE STRIKING, NATURALLY-LIT INTERIORS. INTRICATE WINDOW SCREENS MITIGATE THE EFFECTS OF SOLAR GAIN, WHILST INTRODUCING INTERPLAY OF LIGHT AND SHADOW.**  
”

CONRAN AND PARTNERS

Six of the three bedroom apartments offer ‘triplex’, split level, dual-aspect living, designed to further maximise space and views. Full-height windows are the point where light and space meet, the shadows cast by their fret-cut balcony screens punctuate the light, animating the interiors and bringing them to life.

Slide the windows across and the line between inside and out becomes blurred. The living areas spill out onto full-width balconies bathed by the warmth of the sun – your private viewing platform for the verdant open spaces below.



Visualisation of a two bedroom living/kitchen with extra-height ceiling and optional TV joinery unit in living area which can be purchased separately.

Fully integrated kitchens are fitted with high quality appliances, stone worktops/ islands (where applicable), and bespoke units crafted in timber, stone and frosted glass for a sophisticated feel.

Luma offers the perfect setting for any occasion – relaxing on the balcony with a glass of wine, cooking supper for your guests or simply unwinding with your favourite book.

“

A CLEAN, LIGHT PALETTE  
CREATES A SANCTUARY  
AND FEELING OF ESCAPISM.

CONRAN AND PARTNERS

”





Visualisation of a three bedroom duplex apartment with extra-height ceiling. View shows optional TV joinery unit in living area which can be purchased separately.





# ABOVE AND BEYOND

Floor-to-ceiling windows harness the light-capturing potential of The Dual Collection’s impressive extra-height ceilings. Natural light cascades through the metal window screens, composing delicate, dappled light patterns which fill the full expanse of the living spaces within.

“  
IMPRESSIVE EXTRA-HEIGHT CEILINGS ACCENTUATE THE VOLUME OF THE SPACES AND ENHANCE SPECTACULAR VIEWS ACROSS THE CAPITAL.  
CONRAN AND PARTNERS  
”

Visualisation of a three bedroom duplex apartment with extra-height ceiling and balcony overlooking Lewis Cubitt Park. View shows optional TV joinery unit in living area which can be purchased separately.







Visualisation of a three bedroom duplex mezzanine kitchen with extra-height ceiling. View shows optional TV joinery unit in living area which can be purchased separately.





Visualisation of a typical Luma bathroom, featuring bespoke joinery delivered as part of the specification.



# FLOORPLANS AND SPECIFICATION

The Dual Collection is a carefully curated set of 18 dual-aspect apartments enjoying park and garden views.

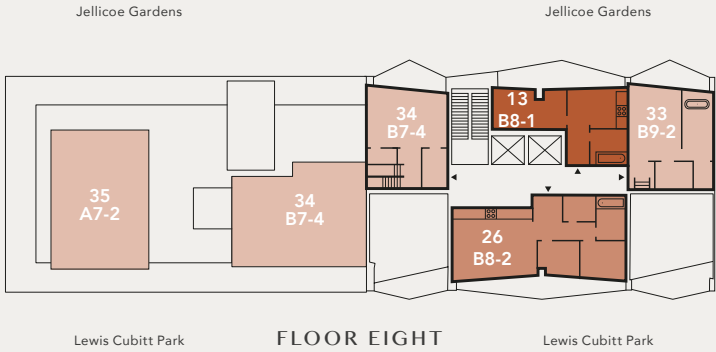
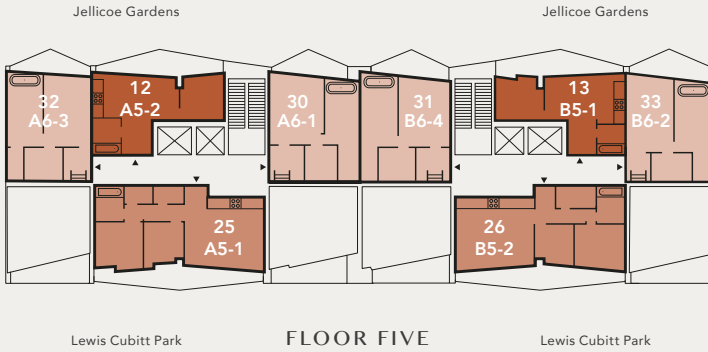
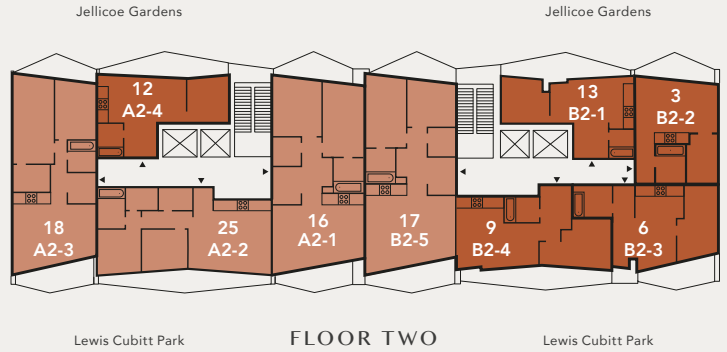
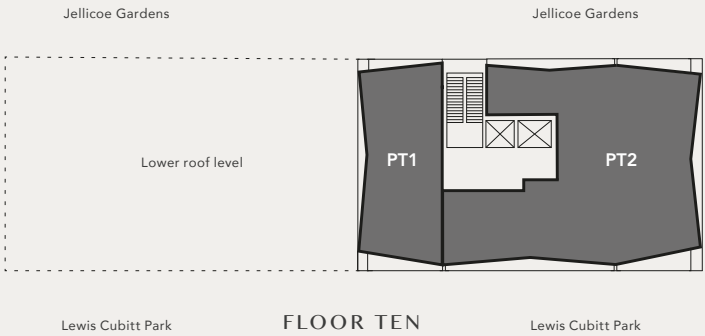
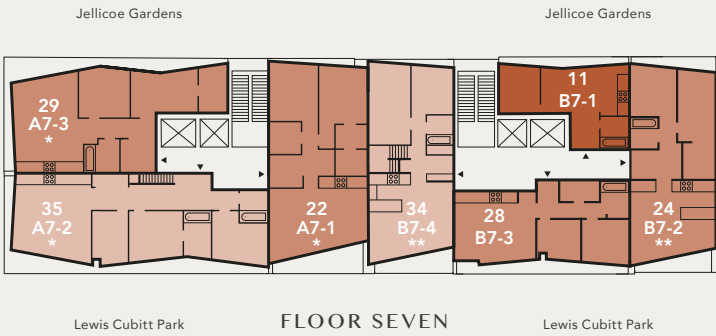
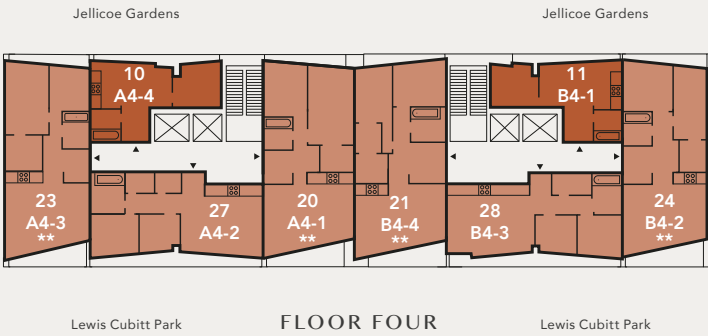
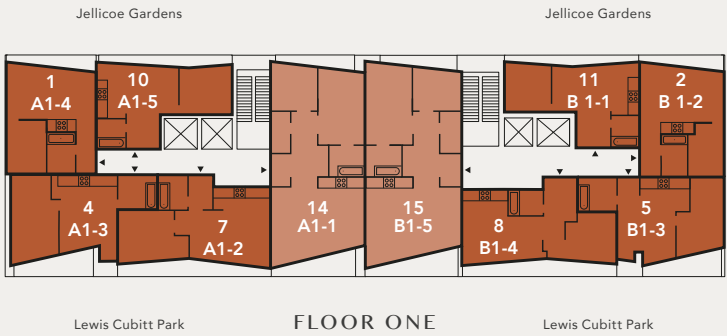
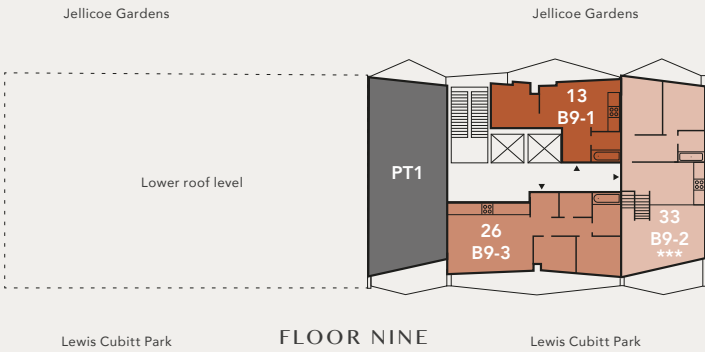
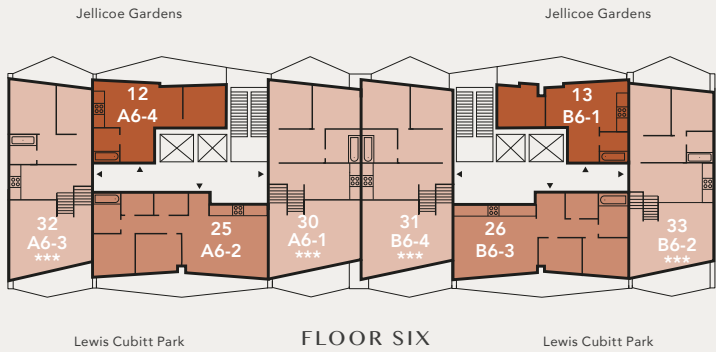
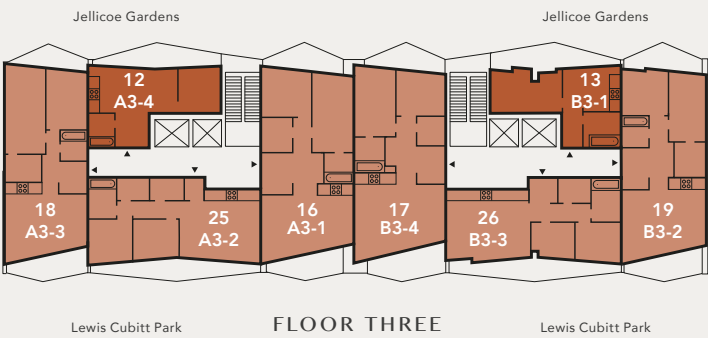
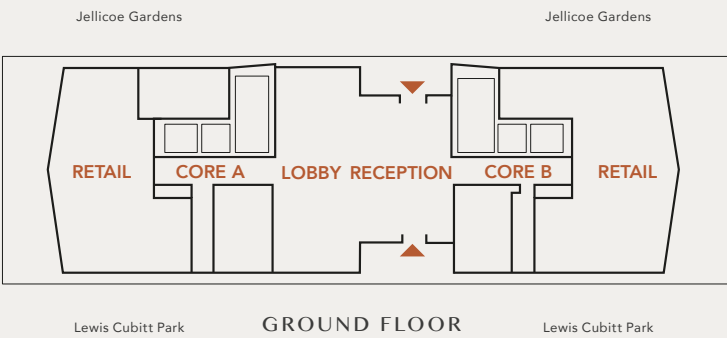
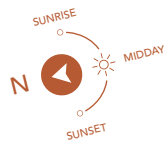




# APARTMENT FINDER



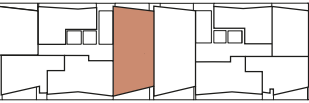
ONE BEDROOM TWO BEDROOM THREE BEDROOM PENTHOUSE



\*2.99m high living space \*\*4m high living space \*\*\*4.5m high living space  
All apartments have 2.6m high ceilings unless highlighted above.  
Please refer to sales agents and floorplans for more details.



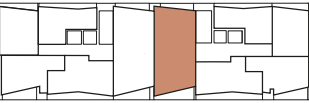
TYPE 14  
2 BEDROOM



A1-1  
FLOOR 1

NSA		MASTER BEDROOM	
86.4 SQM	930 SQFT	3.51M × 3.26M	11'6" × 10'8"
BALCONY		SECOND BEDROOM	
5.55M × 0.98M	18'3" × 3'2"	3.52M × 3.06M	11'6" × 10'0"
LIVING/KITCHEN AREA			
6.42M × 5.27M	21'1" × 17'3"		

TYPE 15  
2 BEDROOM



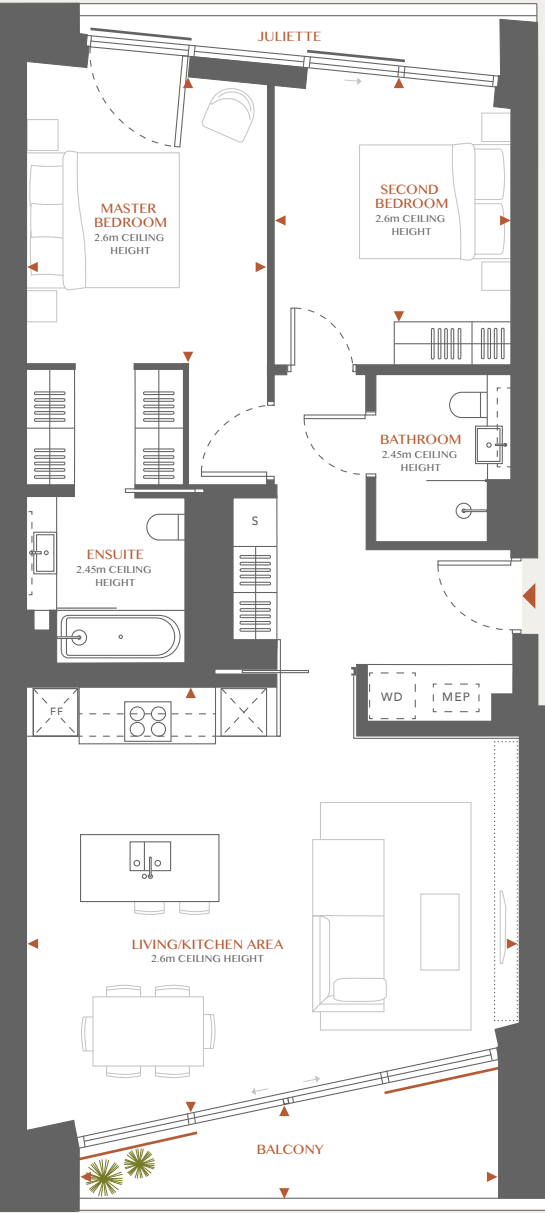
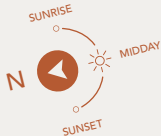
B1-5  
FLOOR 1

NSA		MASTER BEDROOM	
87.1 SQM	938 SQFT	3.76M × 3.26M	12'4" × 10'8"
BALCONY		SECOND BEDROOM	
5.55M × 1.08M	18'3" × 3'6"	3.26M × 3.06M	10'8" × 10'0"
LIVING/KITCHEN AREA			
6.53M × 5.66M	21'5" × 18'7"		



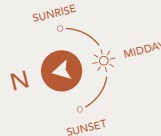
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- FF FRIDGE FREEZER
- WD WASHER DRYER
- S STORE
- BALCONY SCREEN
- BALUSTRADE
- RESTRICTOR
- OPTIONAL JOINERY UNIT
- MEP MECHANICAL, ELECTRICAL & PLUMBING

Plans are not to scale. All measurements are approximate. All furniture and planting shown for context only, not supplied with the apartment.



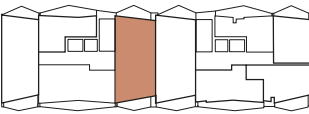
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- FF FRIDGE FREEZER
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- S STORE
- BALCONY SCREEN
- BALUSTRADE
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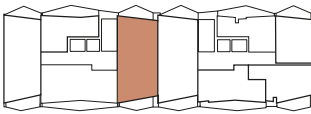




TYPE 16  
2 BEDROOM



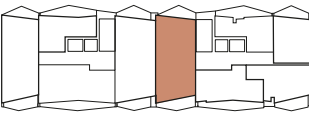
A2-1  
FLOOR 2



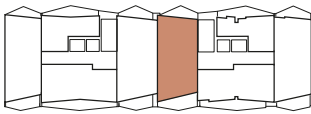
A3-1  
FLOOR 3

NSA		LIVING/KITCHEN AREA	
87.2 SQM	939 SQFT	6.55M × 5.27M	21'6" × 17'3"
BALCONY 1		MASTER BEDROOM	
5.55M × 1.70M	18'3" × 5'7"	3.51M × 3.26M	11'6" × 10'8"
BALCONY 2		SECOND BEDROOM	
5.55M × 1.66M	18'3" × 5'5"	3.52M × 3.06M	11'6" × 10'0"

TYPE 17  
2 BEDROOM

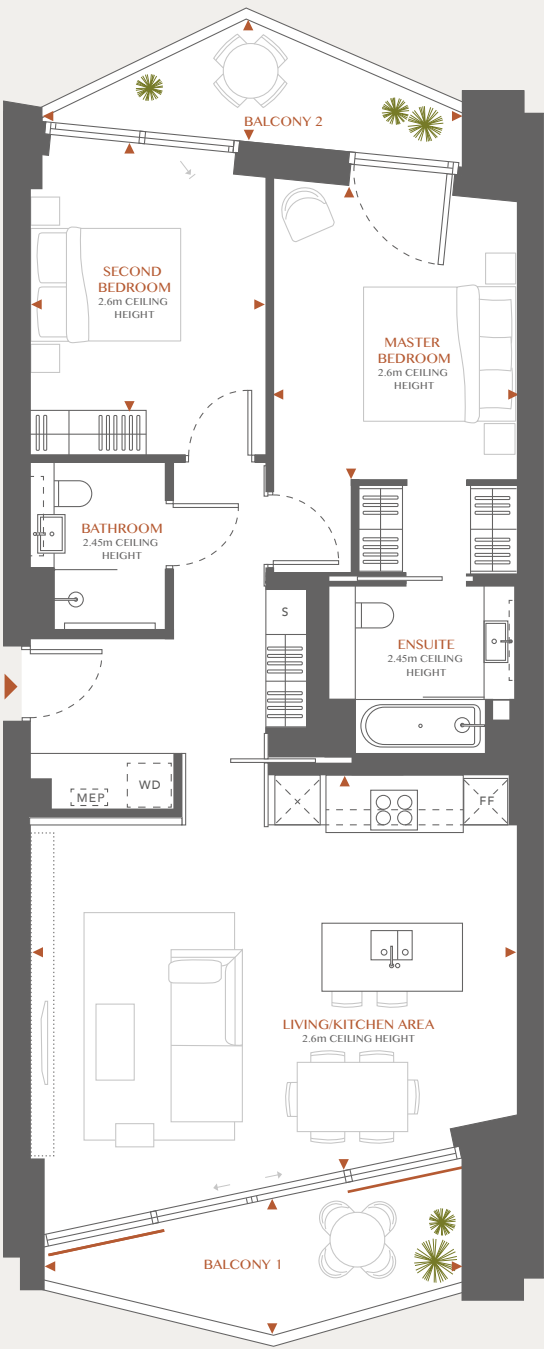


B2-5  
FLOOR 2



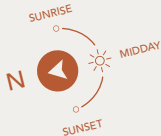
B3-4  
FLOOR 3

NSA		LIVING/KITCHEN AREA	
87.7 SQM	944 SQFT	6.55M × 5.66M	21'6" × 18'7"
BALCONY 1		MASTER BEDROOM	
5.55M × 1.80M	18'3" × 5'11"	3.76M × 3.26M	12'4" × 10'8"
BALCONY 2		SECOND BEDROOM	
5.55M × 1.68M	18'3" × 5'6"	3.26M × 3.06M	10'8" × 10'0"



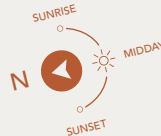
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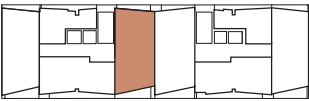
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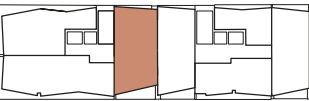
TYPE 20  
2 BEDROOM



A4-1  
FLOOR 4

NSA		MASTER BEDROOM	
87.2 SQM	939 SQFT	3.60M × 3.18M	11'10" × 10'5"
BALCONY		SECOND BEDROOM	
5.55M × 1.01M	18'3" × 3'4"	3.42M × 3.16M	11'2" × 10'4"
LIVING/KITCHEN AREA			
6.54M × 5.27M	21'3" × 17'3"		

TYPE 22  
2 BEDROOM



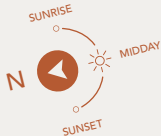
A7-1  
FLOOR 7

NSA		MASTER BEDROOM	
88.3 SQM	950 SQFT	3.72M × 3.18M	12'2" × 10'5"
BALCONY		SECOND BEDROOM	
5.90M × 1.78M	19'4" × 5'10"	3.24M × 3.16M	10'7" × 10'4"
LIVING/KITCHEN AREA			
6.44M × 5.43M	21'1" × 17'10"		



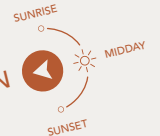
- ◀▶ MEASUREMENT POINTS    FF FRIDGE FREEZER    WD WASHER DRYER    S STORE    — BALCONY SCREEN
- BALUSTRADE    ↗ RESTRICTOR    [ ] OPTIONAL JOINERY UNIT    MEP MECHANICAL, ELECTRICAL & PLUMBING

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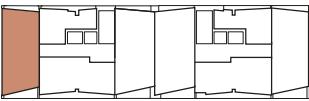
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- BALUSTRADE    ↗ RESTRICTOR    [ ] OPTIONAL JOINERY UNIT    MEP MECHANICAL, ELECTRICAL & PLUMBING

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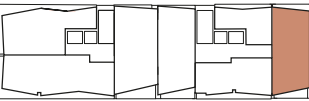
TYPE 23  
2 BEDROOM



A4-3  
FLOOR 4

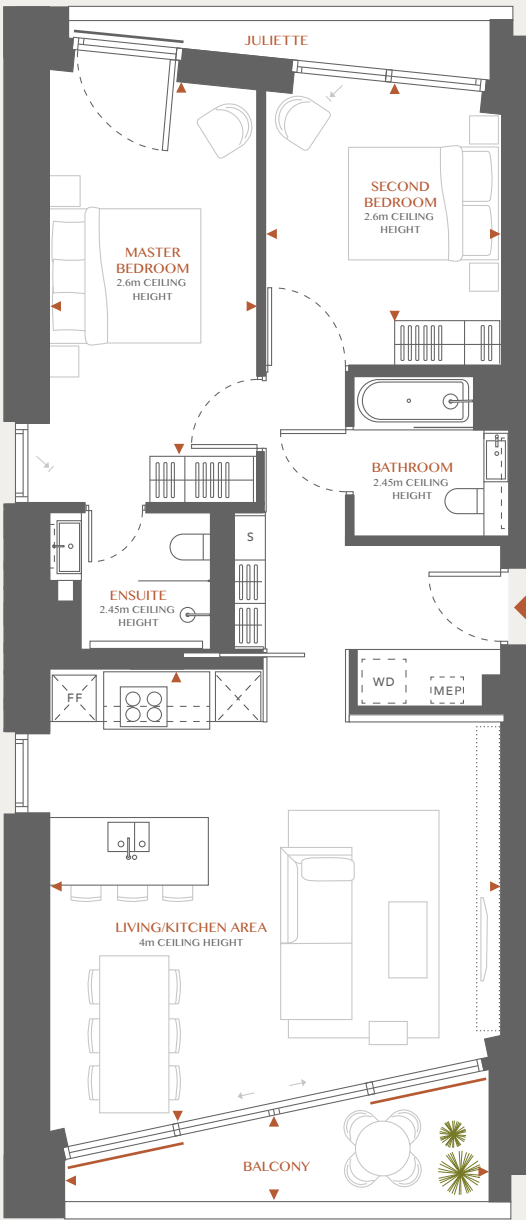
NSA		MASTER BEDROOM	
82.4 SQM	887 SQFT	5.01M × 2.75M	16'5" × 9'0"
BALCONY		SECOND BEDROOM	
5.61M × 1.02M	18'5" × 3'4"	3.12M × 3.12M	10'3" × 10'3"
LIVING/KITCHEN AREA			
5.99M × 5.97M	19'8" × 19'7"		

TYPE 24  
2 BEDROOM



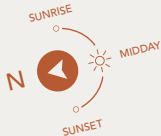
B7-2  
FLOOR 7

NSA		MASTER BEDROOM	
82.2 SQM	885 SQFT	4.76M × 2.75M	15'8" × 9'0"
BALCONY		SECOND BEDROOM	
5.61M × 1.02M	18'5" × 3'4"	3.37M × 3.12M	11'1" × 10'3"
LIVING/KITCHEN AREA			
5.98M × 5.49M	19'7" × 18'0"		



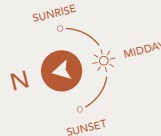
◀▶ MEASUREMENT POINTS    FF FRIDGE FREEZER    WD WASHER DRYER    S STORE    — BALCONY SCREEN  
— BALUSTRADE    ↗ RESTRICTOR    [ ] OPTIONAL JOINERY UNIT    MEP MECHANICAL, ELECTRICAL & PLUMBING

Plans are not to scale. All measurements are approximate. All furniture and planting shown for context only, not supplied with the apartment.



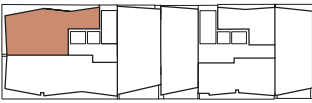
◀▶ MEASUREMENT POINTS    FF FRIDGE FREEZER    WD WASHER DRYER    S STORE    — BALCONY SCREEN  
— BALUSTRADE    ↗ RESTRICTOR    [ ] OPTIONAL JOINERY UNIT    MEP MECHANICAL, ELECTRICAL & PLUMBING

Plans are not to scale. All measurements are approximate. All furniture and planting shown for context only, not supplied with the apartment.





TYPE 29  
2 BEDROOM

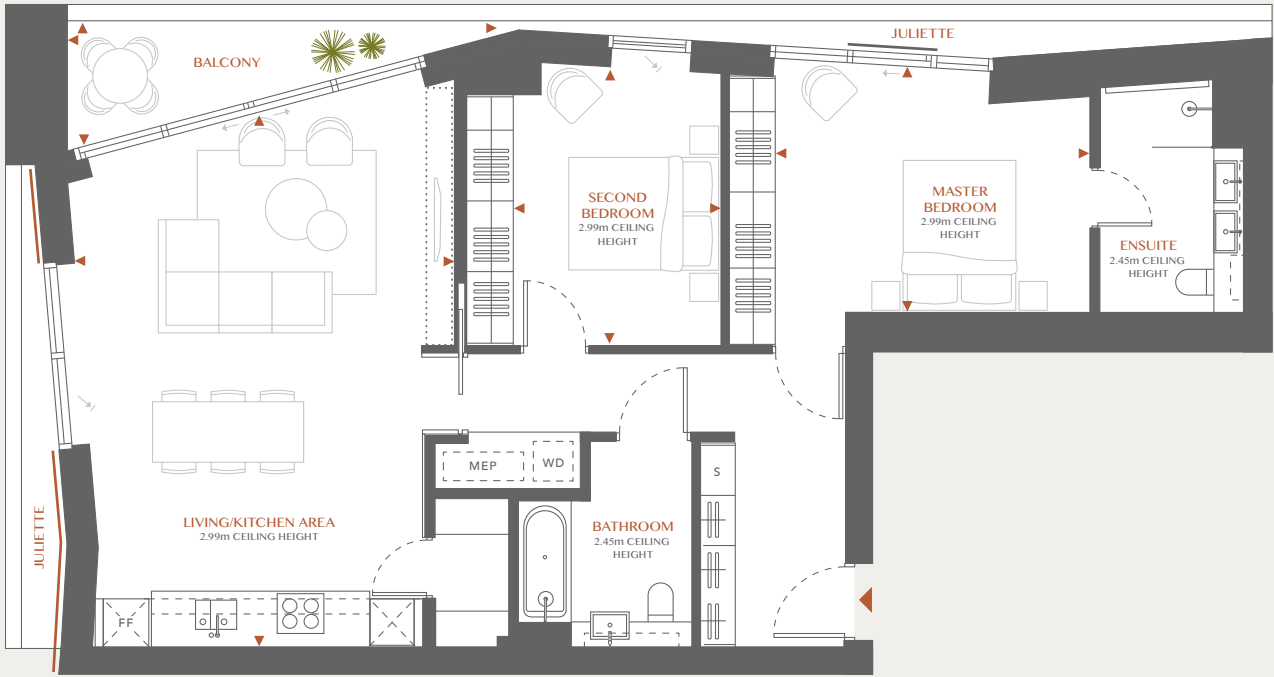


A7-3  
FLOOR 7

NSA		MASTER BEDROOM	
91.3 SQM	983 SQFT	4.12M × 3.31M	13'6" × 10'10"
BALCONY		SECOND BEDROOM	
5.96M × 1.66M	19'6" × 5'5"	3.68M × 2.74M	12'1" × 9'0"
LIVING/KITCHEN AREA			
7.06M × 5.11M	23'2" × 16'9"		

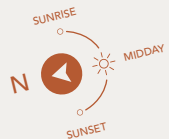
Visualisation of a two bedroom apartment living area with extra-height ceiling and balcony overlooking Lewis Cubitt Park. View shows optional TV joinery unit in living area which can be purchased separately.

“  
A SELECTION OF  
LUMA’S LARGEST  
APARTMENTS FEATURE  
IMPRESSIVE EXTRA-  
HEIGHT CEILINGS.  
CONRAN AND PARTNERS  
”



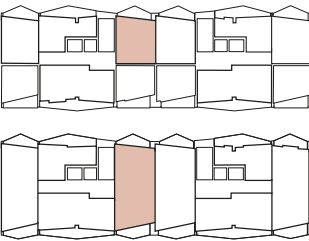
► MEASUREMENT POINTS    FF FRIDGE FREEZER    WD WASHER DRYER    S STORE    — BALCONY SCREEN  
➤ RESTRICTOR    [ ] OPTIONAL JOINERY UNIT    MEP MECHANICAL, ELECTRICAL & PLUMBING

Plans are not to scale. All measurements are approximate. All furniture and planting shown for context only, not supplied with the apartment.





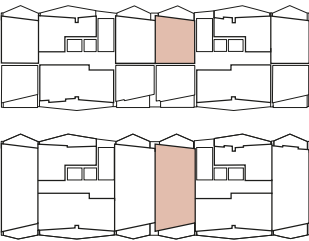
TYPE 30  
3 BEDROOM



A6-1  
FLOORS 5 (LOWER)  
& 6 (ENTRY)

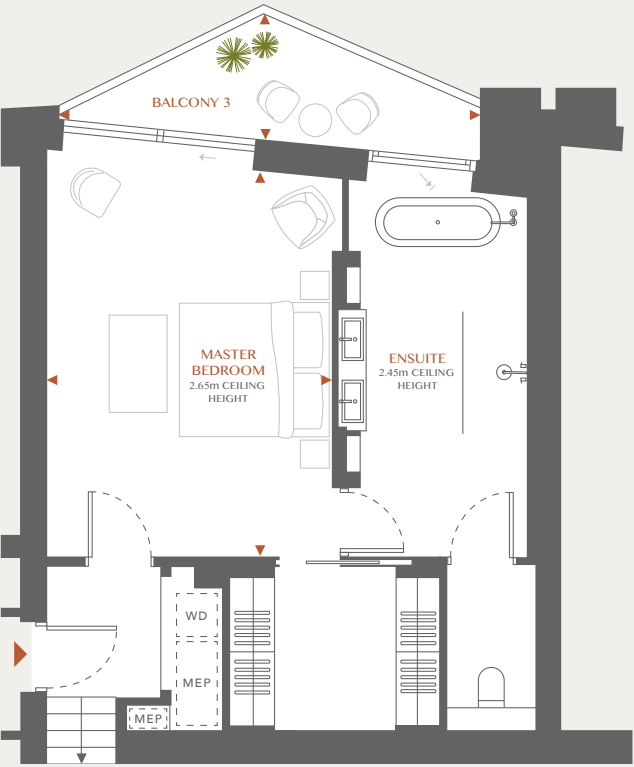
NSA		LIVING/DINING AREA	
136.3 SQM	1,467 SQFT	6.45M × 4.83M	21'2" × 15'10"
BALCONY 1		KITCHEN	
5.55M × 1.70M	18'3" × 5'7"	4.50M × 2.95M	14'9" × 9'8"
BALCONY 2		MASTER BEDROOM	
5.55M × 1.66M	18'3" × 5'5"	5.11M × 3.71M	16'9" × 12'2"
BALCONY 3		SECOND BEDROOM	
5.55M × 1.67M	18'3" × 5'6"	3.25M × 3.01M	10'8" × 9'11"
		THIRD BEDROOM	
		3.32M × 3.32M	10'11" × 10'11"

TYPE 31  
3 BEDROOM

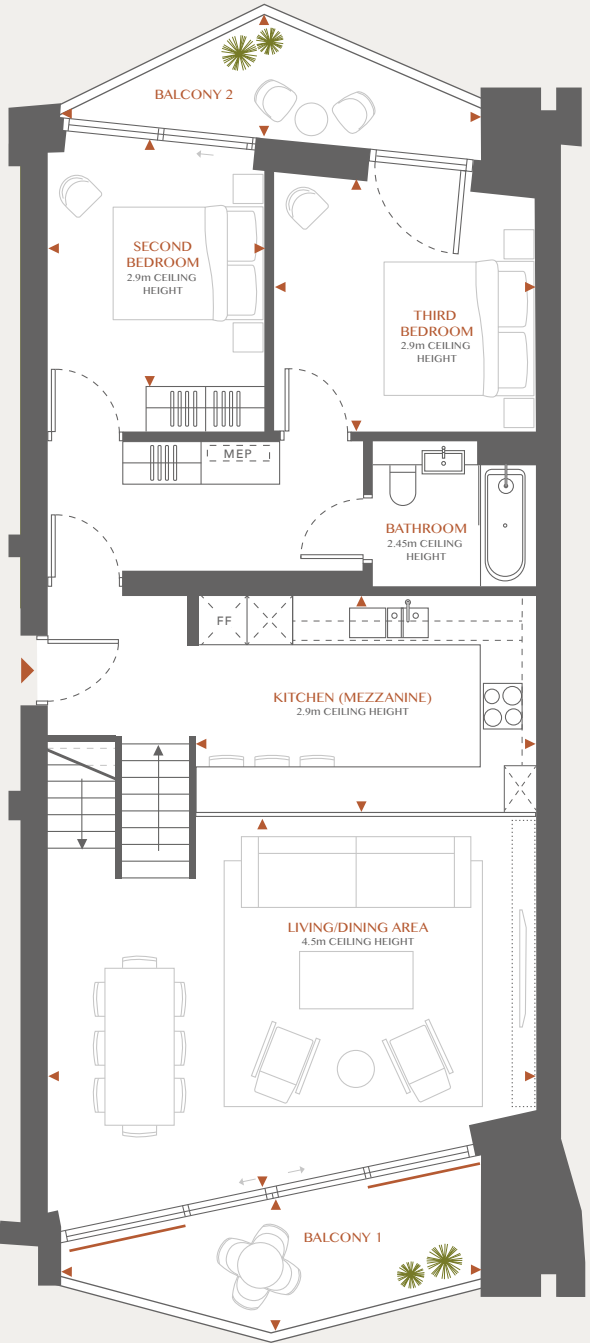


B6-4  
FLOORS 5 (LOWER)  
& 6 (ENTRY)

NSA		LIVING/DINING AREA	
137.2 SQM	1,477 SQFT	6.45M × 4.83M	21'2" × 15'10"
BALCONY 1		KITCHEN	
5.55M × 1.80M	18'3" × 5'11"	4.50M × 2.95M	14'9" × 9'8"
BALCONY 2		MASTER BEDROOM	
5.55M × 1.68M	18'3" × 5'6"	5.11M × 3.71M	16'9" × 12'2"
BALCONY 3		SECOND BEDROOM	
5.55M × 1.68M	18'3" × 5'6"	3.30M × 2.98M	10'10" × 9'9"
		THIRD BEDROOM	
		3.60M × 3.02M	11'10" × 9'11"



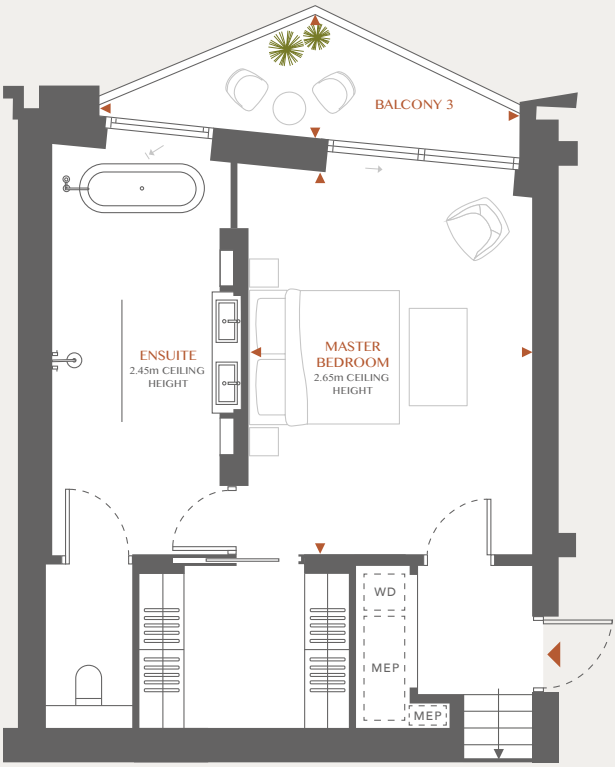
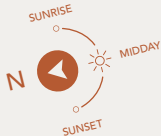
LOWER LEVEL



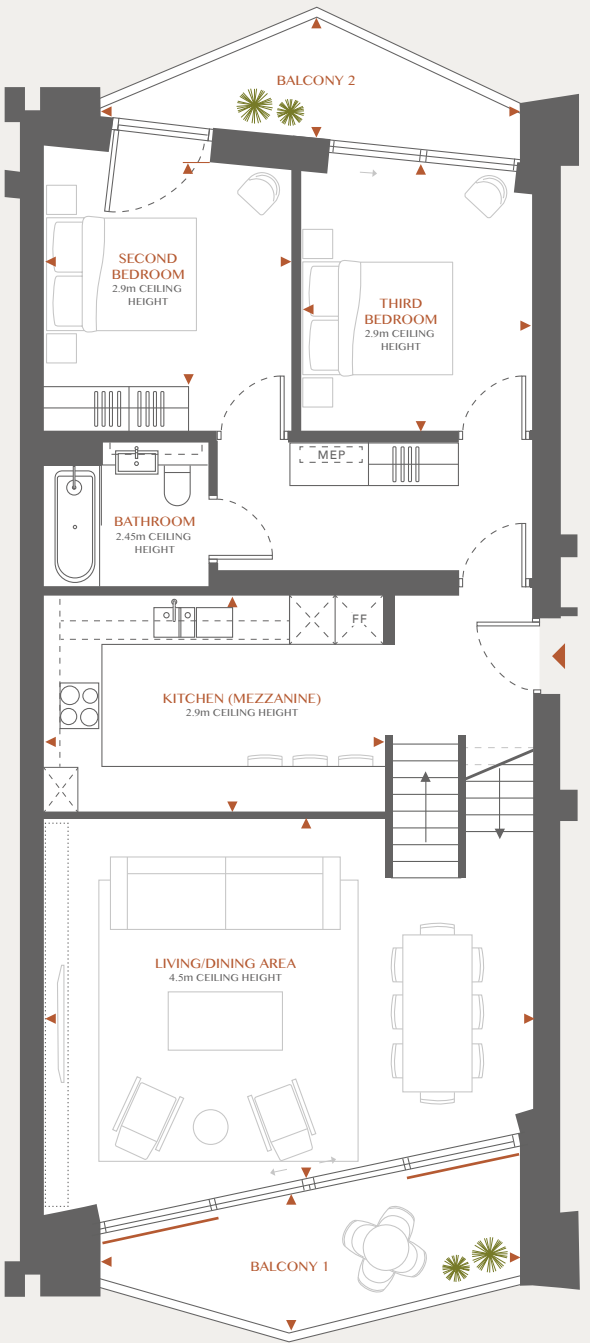
ENTRY LEVEL

► MEASUREMENT POINTS FF FRIDGE FREEZER WD WASHER DRYER S STORE — BALCONY SCREEN  
➔ RESTRICTOR — OPTIONAL JOINERY UNIT MEP MECHANICAL, ELECTRICAL & PLUMBING

Plans are not to scale. All measurements are approximate. All furniture and planting shown for context only, not supplied with the apartment.



LOWER LEVEL



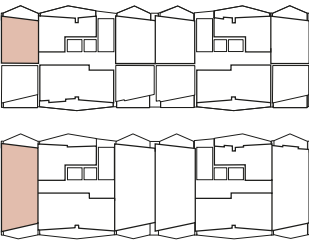
ENTRY LEVEL

► MEASUREMENT POINTS FF FRIDGE FREEZER WD WASHER DRYER S STORE — BALCONY SCREEN  
➔ RESTRICTOR — OPTIONAL JOINERY UNIT MEP MECHANICAL, ELECTRICAL & PLUMBING

Plans are not to scale. All measurements are approximate. All furniture and planting shown for context only, not supplied with the apartment.



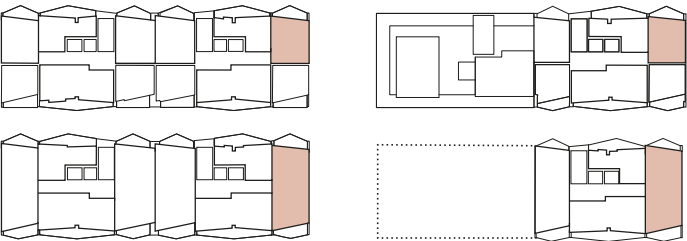
TYPE 32  
3 BEDROOM



A6-3  
FLOORS 5 (LOWER)  
& 6 (ENTRY)

NSA		LIVING/DINING AREA	
130.6 SQM	1,406 SQFT	5.90M x 4.71M	19'4" x 15'5"
BALCONY 1		KITCHEN	
5.61M x 1.76M	18'5" x 5'9"	4.02M x 2.95M	13'2" x 9'8"
BALCONY 2		MASTER BEDROOM	
5.61M x 1.68M	18'5" x 5'6"	5.15M x 3.35M	16'11" x 11'0"
BALCONY 3		SECOND BEDROOM	
5.61M x 1.67M	18'5" x 5'6"	3.05M x 2.98M	10'0" x 9'9"
		THIRD BEDROOM	
		3.60M x 2.83M	11'10" x 9'3"

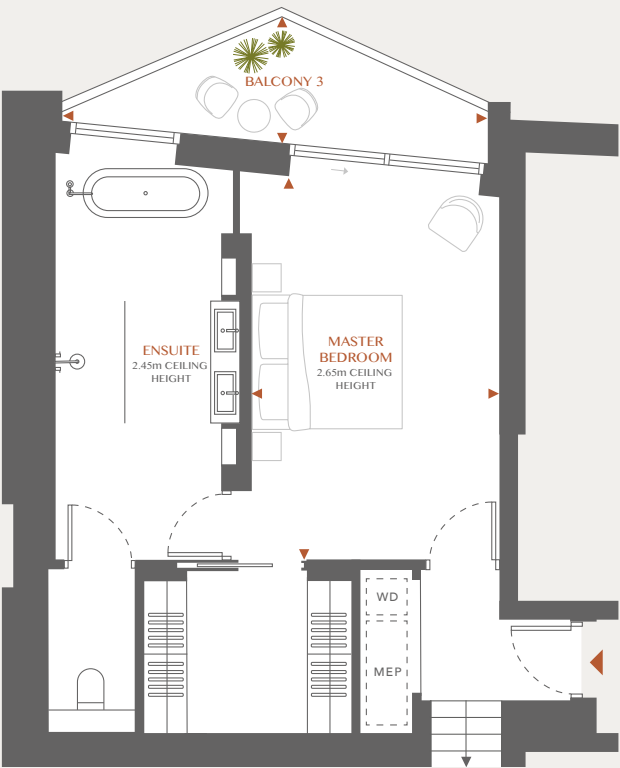
TYPE 33  
3 BEDROOM



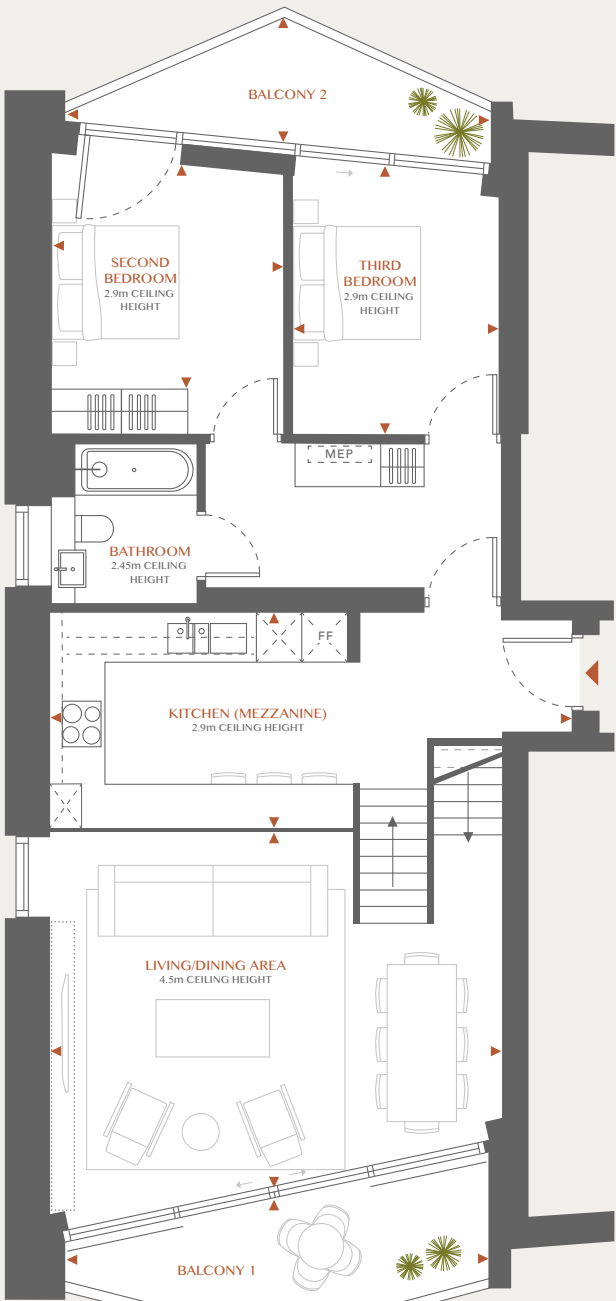
B6-2  
FLOORS 5 (LOWER)  
& 6 (ENTRY)

B9-2  
FLOORS 8 (LOWER)  
& 9 (ENTRY)

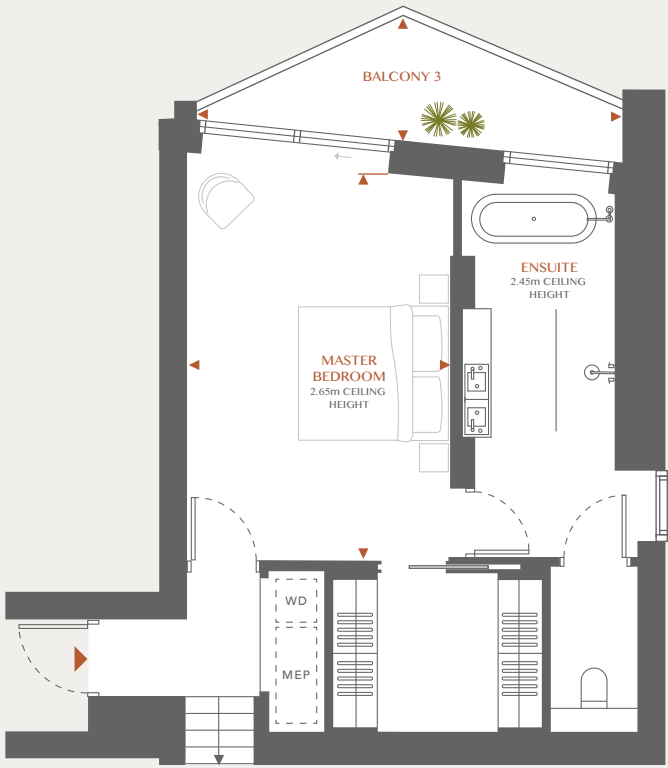
NSA		LIVING/DINING AREA	
129.7 SQM	1,396 SQFT	5.90M x 4.71M	19'4" x 15'5"
BALCONY 1		KITCHEN	
5.61M x 1.76M	18'5" x 5'9"	4.02M x 2.95M	13'2" x 9'8"
BALCONY 2		MASTER BEDROOM	
5.61M x 1.67M	18'5" x 5'6"	5.50M x 3.35M	18'0" x 11'0"
BALCONY 3		SECOND BEDROOM	
5.61M x 1.67M	18'5" x 5'6"	3.25M x 2.83M	10'8" x 9'3"
		THIRD BEDROOM	
		3.32M x 3.05M	10'11" x 10'0"



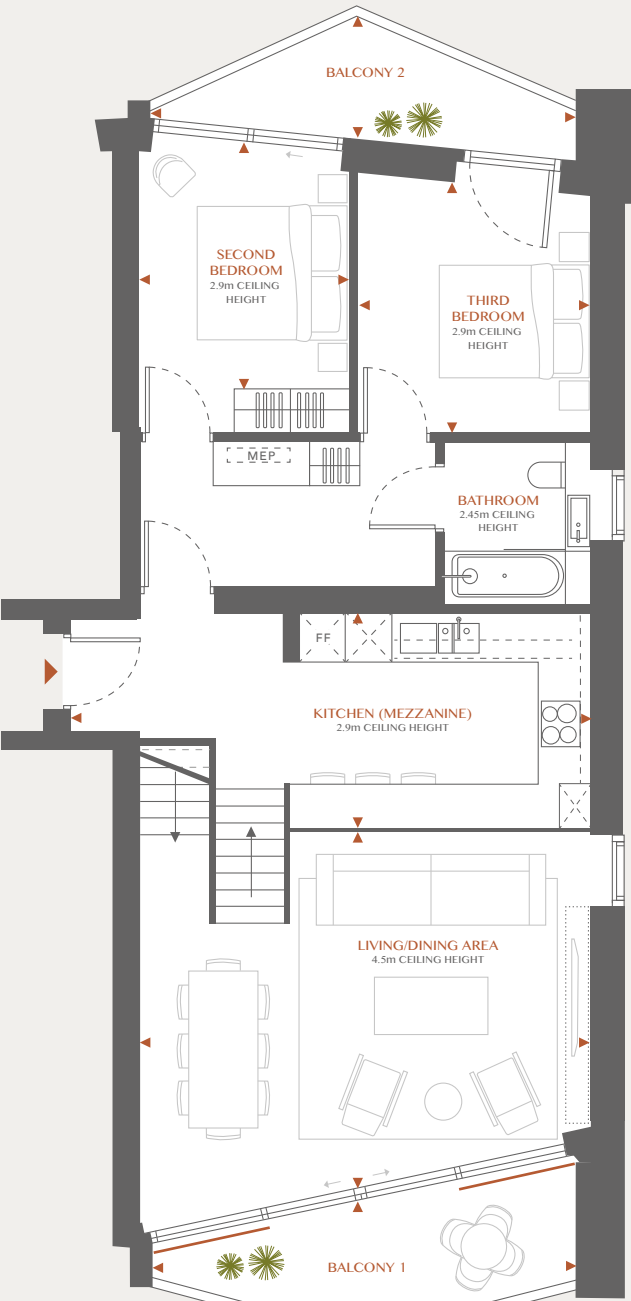
LOWER LEVEL



ENTRY LEVEL

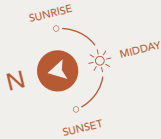


LOWER LEVEL



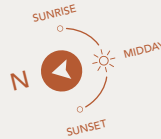
ENTRY LEVEL

MEASUREMENT POINTS FF FRIDGE FREEZER WD WASHER DRYER S STORE BALCONY SCREEN  
RESTRICTOR OPTIONAL JOINERY UNIT MEP MECHANICAL, ELECTRICAL & PLUMBING



Plans are not to scale. All measurements are approximate. All furniture and planting shown for context only, not supplied with the apartment.

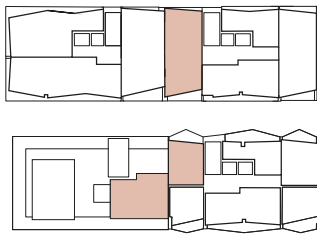
MEASUREMENT POINTS FF FRIDGE FREEZER WD WASHER DRYER S STORE BALCONY SCREEN  
RESTRICTOR OPTIONAL JOINERY UNIT MEP MECHANICAL, ELECTRICAL & PLUMBING



Plans are not to scale. All measurements are approximate. All furniture and planting shown for context only, not supplied with the apartment.



TYPE 34  
3 BEDROOM



B7-4  
FLOORS 7 (ENTRY)  
& 8 (UPPER)

NSA		LIVING/KITCHEN AREA	
131.3 SQM	1,413 SQFT	6.54M × 5.81M	21'5" × 19'1"
BALCONY 1		MASTER BEDROOM	
5.55M × 1.74M	18'3" × 5'8"	4.39M × 3.13M	14'5" × 10'3"
BALCONY 2		SECOND BEDROOM	
5.55M × 1.68M	18'3" × 5'6"	4.80M × 3.32M	15'9" × 10'11"
ROOF TERRACE		THIRD BEDROOM	
65.4 SQM	704 SQFT	3.14M × 3.12M	10'3" × 10'2"

TYPE 35  
3 BEDROOM



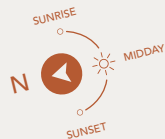
A7-2  
FLOORS 7 (ENTRY)  
& 8 (UPPER)

NSA		LIVING/KITCHEN AREA	
106.1 SQM	1,142 SQFT	5.94M × 5.22M	19'6" × 17'1"
BALCONY 1		MASTER BEDROOM	
5.96M × 1.25M	19'6" × 4'1"	4.23M × 3.25M	13'11" × 10'8"
BALCONY 2		SECOND BEDROOM	
12.74M × 0.81M	41'10" × 2'8"	3.26M × 2.75M	10'9" × 9'0"
ROOF TERRACE		THIRD BEDROOM	
53.1 SQM	572 SQFT	4.02M × 2.35M	13'2" × 7'8"



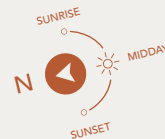
► MEASUREMENT POINTS FF FRIDGE FREEZER WD WASHER DRYER S STORE — BALCONY SCREEN  
— BALUSTRADE — RESTRICTOR — OPTIONAL JOINERY UNIT MEP MECHANICAL, ELECTRICAL & PLUMBING

Plans are not to scale. All measurements are approximate. All furniture and planting shown for context only, not supplied with the apartment.



► MEASUREMENT POINTS FF FRIDGE FREEZER WD WASHER DRYER S STORE — BALCONY SCREEN  
— RESTRICTOR MEP MECHANICAL, ELECTRICAL & PLUMBING

Plans are not to scale. All measurements are approximate. All furniture and planting shown for context only, not supplied with the apartment.







Visualisation of Jellicoe Gardens.

# SPECIFICATIONS



## BUILDING

Reinforced concrete frame building designed by award-winning architects Squire & Partners.

A stepped form of two blocks of eight and eleven storeys framed in precast concrete and further articulated by folded, horizontal bands of aluminium façade and projecting aluminium-clad balconies.

A high quality aluminium façade system within the primary precast frame consists of three shades of bronze, graduating from dark bronze at ground floor to a pale gold at upper storeys.

Full height fenestration maximises daylight to living areas. All apartments enjoy views over either Lewis Cubitt Park to the west or Jellicoe Gardens to the east, some living areas overlooking Lewis Cubitt Park have the added benefit of grand extra-height ceilings.

Solar shading to the west elevation is provided by full height perforated aluminium panels.

The design used in the perforated panels is a repeating motif applied elsewhere on the building exterior: at ground floor residential entrance doors; Bas-relief precast panels to the north and south elevations; and pressed aluminium cladding panels to the stair cores visible on the east elevation.

All living areas benefit from projecting or Juliette balconies.

## KITCHENS

High level wall hung cupboards are finished in a timber veneer with soft push doors, midlevel half depth cupboards feature white frosted glass frontage and lift up opening.

Stone worktop and splashback with integrated stainless steel 1.5 bowl sink, single bowl to one bedrooms.

Base units consist of a white melamine carcass with timber veneer doors on soft close hinges and fully integrated waste receptacle.

Full height cabinet houses high level microwave and under counter oven with treated surface for hot goods, fold-away door finished in timber.

Where featured, islands are wrapped in a stone with timber veneer cabinet doors, integrated sink and under counter fully integrated dishwasher.

High quality brassware with a satin nickel finish.

High quality appliances to include:

- Four zone induction hob (Gorenje or similar)
- Oven (combi oven to one bedrooms only)
- Microwave
- Dishwasher (slimline to one bedrooms only)
- Integrated fridge freezer (under counter to one bedrooms only)
- Free-standing washer dryer, commonly situated in the entrance hall cupboard.

All Siemens or similar unless otherwise stated.

NOTE: VARIANCES OCCUR BETWEEN APARTMENT TYPES, PLEASE REFER TO THE SALES TEAM FOR DETAILS OF A PARTICULAR APARTMENT.

## BATHROOMS

Timber veneer wall panelling with bespoke storage cabinet featuring blackened metal detailing, feature vertical lighting, silver mirror, under cabinet linear lighting and bespoke stone vanity unit with integrated basin.

Large format porcelain tiles to floor and walls with heated towel rail finished in a satin nickel and accompanying garment hooks.

White wall mounted WC with dual push flush.

Where featured, baths in steel enamel with glazed shower screen and wall mounted shower head.

High quality brassware with a satin nickel finish.

Selected ensuite master bathrooms also include:

- Matte white solid surface free standing bath tub with floor mounted taps in a satin nickel finish (to selected three bed apartments).
- Walk in shower with ceiling mounted shower head, flush timber shower tray and glazed screen.
- Bespoke stone twin basins.

NOTE: VARIANCES OCCUR BETWEEN APARTMENT TYPES. PLEASE REFER TO THE SALES TEAM FOR DETAILS OF A PARTICULAR APARTMENT.



WARDROBES AND JOINERY

Where provided, wardrobes have white lacquered soft close doors, inset handles, a high level shelf and hanging rail. Inbuilt soft close drawers to selected master bedrooms.

Solid wood hand rail to staircases and toughened glass balustrades to mezzanine levels in selected duplex apartments, otherwise a recessed handrail in wall featured elsewhere.

Option to purchase additional joinery elements such as living room shelving in selected two and three bedroom apartments. Speak to sales agents for more information.

All fitted cupboards have full height doors with white lacquer finish.

FLOORING

Engineered timber floor finish to all rooms except bathrooms.

Large format porcelain floor tiles to bathrooms.

DOORS

Entrance door and frame to be solid timber complete with high quality door furniture including night latch, spyhole and bespoke wall lights.

Timber internal doors and frames with high quality ironmongery.

HEATING AND COOLING

The building is served by the development’s communal district heating and cooling network providing low carbon metered heating and cooling.

Thermostatically controlled under-floor heating to all rooms.

Comfort cooling to reception rooms, master and second bedrooms to selected apartments.

HOME AUTOMATION AND LIGHTING

Home automation system within each apartment controls lighting, heating, and comfort cooling (where applicable). Residents are also able to access these controls via an application on a mobile device.

Video intercom linked to the main building entrance located in a central location within each apartment.

Linear lighting detail to the underside of wall mounted kitchen cabinets.

Vertical and linear lighting features to bathroom vanity area.

Internal lighting to selected bedroom wardrobes.

ELECTRICAL

All visible plates, sockets, TV and data outlets in white powder coated metal to suit wall and surface finishes.

TELEPHONE, DATA SYSTEMS AND AV

Television (terrestrial and Sky+) points to reception rooms and bedrooms.

Telephone points to all reception rooms and bedrooms.

The King’s Cross development is served by a fibre network, connection to the network to be arranged by the purchaser.

BALCONIES AND TERRACES

All apartments benefit from a balcony or Juliette balcony.

All balconies feature a composite timber finish, glass balustrade and are accessed via glass doors.

Where applicable, private terraces feature a timber finish, glass balustrade and are accessed via retractable glazed roof lights or a glass door.

ENTRANCE LOBBY AND RESIDENTS’ LOUNGE

A serene entrance lobby with feature timber wall, feature metalwork, stone floor with metal insets and bespoke stone reception desk designed by Conran and Partners.

A comfortable furnished residents’ lounge with dedicated work zone, plush furnishing, working feature fire place and timber ceiling panelling with dual-aspect views across Lewis Cubitt Park and Jellicoe Gardens.

Bespoke integrated post boxes designed by Conran and Partners.

LIFT LOBBIES AND COMMUNAL HALLWAYS

Lobbies feature timber wall panelling, bespoke wall lights feature signage and carpet floor finish with stone thresholds to lifts.

LIFTS

Two passenger lifts serve each core and all residential floors from basement level.

Lift cars feature full height smoked mirrors, black metal details and stone floors.

CAR PARKING

Limited car parking available for purchase by separate negotiation.

SECURITY

Fob access control to all building entrances, car park and lifts.

Video entry control to building entrance.

Mains supply smoke or heat detectors.

CCTV surveillance to all public areas.

PEACE OF MIND

Uniformed daytime concierge service.

Parcel store for oversized deliveries.

All apartments benefit from a 10 year NHBC warranty.

Lease expires 31 December 2267.

ESTATE AND BUILDING MANAGEMENT SERVICES

External cleaning will be carried out on a managed programme to ensure the building is kept to the required high standard.

A service charge will be payable by apartment owners to cover costs of building services, building maintenance, cleaning and insurance. A fixed contribution towards costs of Estate management will also be payable for services such as 24-hour security, cleaning and maintenance, amenities and landscaping.

NOTES: A MANAGEMENT COMPANY WILL BE APPOINTED TO PROVIDE BUILDING MANAGEMENT SERVICES.

PLEASE NOTE THAT THE DESIGN DEVELOPMENT OF LUMA KING’S CROSS IS STILL ONGOING AND CERTAIN ITEMS OF THE SPECIFICATIONS MAY BE AMENDED TO AN ITEM OF EQUIVALENT QUALITY.



# THE TEAM

The King's Cross Residential team delivering the building combines planning, design, development and construction expertise alongside a dedicated on-site Customer Care team, with significant experience in creating genuinely exceptional homes. It is consistently committed to the benefits of the finest architecture, intelligent space planning and carefully considered interior design.

Luma sits proudly within the surrounding Estate; all 67 acres of which are owned, being delivered and attentively managed by the King's Cross Central Limited Partnership.

The success of Luma, and the success of King's Cross, is the product of understanding how colourful and vibrant shopping, arts and music, business and travel, old and new, hard and soft, and cafés and restaurants, all combine to make both a place for today and, more importantly, tomorrow.



Granary Square at King's Cross.





“

LUMA'S LIGHT-FILLED  
INTERIORS ARE  
CONTEMPORARY AND  
SERENE WITH SUBTLE  
DESIGN REFERENCES  
INSPIRED BY THE  
INDUSTRIAL HERITAGE  
OF KING'S CROSS.

CONRAN AND PARTNERS

”



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