

ABBĒY ROAD
CROSS





**ABBĒY ROAD
CROSS**

**LONDON
NW6**



**ABBĒY ROAD
CROSS**

AN ICONIC LOCATION

Welcome to Abbey Road Cross,
a beautiful collection of apartments
heralding a new era for this much-loved
London neighbourhood and its
world-famous location immortalised by
The Beatles and that zebra crossing.



West Hampstead

Hampstead Heath

Finchley Road

Swiss Cottage

**ABBEY ROAD
CROSS**

Primrose Hill

London Zoo

St John's Wood

Regent's Park

Canary Wharf

Abbey Road Studios

The Shard

London Eye

Oxford Street

Paddington Recreation Ground

South Hampstead

Kilburn High Road

King's Cross
St Pancras

City Airport

The City

St Paul's

Lord's

Covent Garden

Marylebone

Maida Vale

Westminster Abbey

Green Park

ARCHITECTURE THAT INSPIRES

—

New urban living designed by award-winning architects Pollard Thomas Edwards. A distinctive and harmonious kiln-fired red-brick façade, with set-back terraces, contrasts beautifully with the dynamic smoked blue brick of the 13-storey tower.

Abbey Road Cross consists of 75 apartments. Each 1, 2 and 3 bedroom apartment will be complemented by a residents' concierge service.



Computer generated image looking east along Belsize Road is indicative only



A NEW
LANDMARK
—
FOR A NEW
LIFESTYLE

Computer-generated image looking west at the junction of Abbey Road and Belsize Road is indicative only



ABBĒY ROAD
CROSS

A NEW OUTLOOK

09

Passionate design, fine materials and precise engineering come together to create exquisite, contemporary living spaces.

All apartments have either private balconies or terraces, many with beautiful views across London.

YOUR
NEW
LIVING
SPACE

—
LIGHT,
BRIGHT
AND
OPEN





THE KITCHEN



Cool, considered design.

Beautifully crafted space with clean lines and state-of-the-art appliances.

Contemporary living at its finest.



THE BEDROOMS

Choose from a stunning collection of 1, 2 and 3 bedroom apartments. Spacious rooms and most with generous fitted wardrobe space. Modern living you've always dreamed of.





THE BATH & SHOWER ROOMS

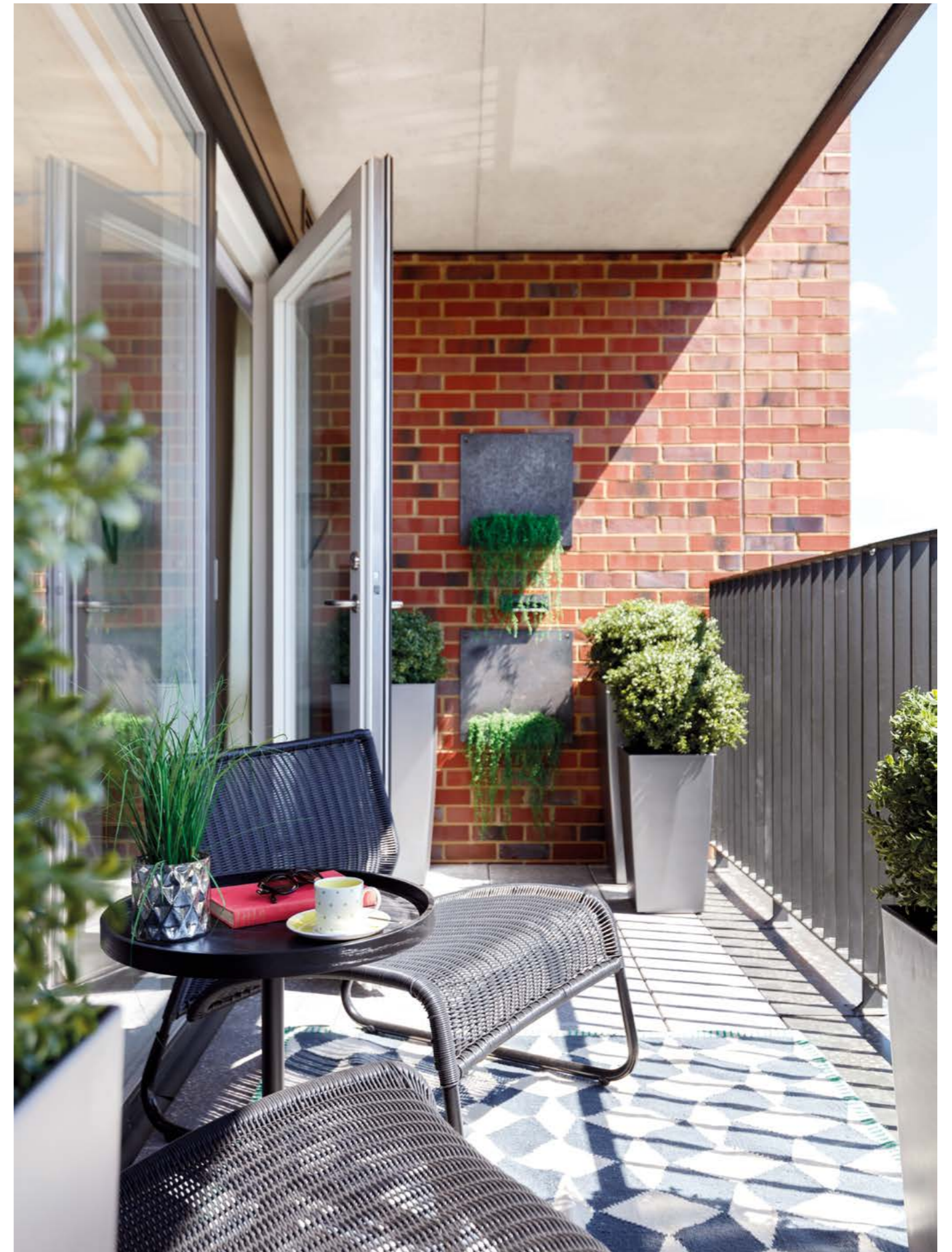
Light and stylish with polished marble detailing.
Most apartments have a master bathroom
with the added luxury of an ensuite.



THE BALCONIES & TERRACES

—
Outside in. Floor-to-ceiling glazed windows
open out to chic terraces and balconies.

Private space for breakfast on a summer's morning,
entertaining friends or just taking in the view.



AMAZING PANORAMIC VIEWS



View looking south-east from an
11th-floor apartment.





ABBĒY ROAD
CROSS

CLOSE TO HAND

Abbey Road Cross is an exclusive location with easy access to boutique shops, restaurants, pubs and cafés.

A stroll east offers elegant The Ivy St John's Wood. West takes in trendy Franco Manca and north finds Hampstead's fine dining and breathtaking parkland. A trip south takes you to the renowned Clifton pub, the world-famous Lord's cricket ground and the boutique village charm of Primrose Hill.



PRIMROSE HILL
Yeomans florist on Regent's Park Road.



LORD'S
The home of cricket.



PORTOBELLO ROAD
Discover an abundance of curios,
bric-a-brac and fashion at the
world's largest antiques market.

PARLIAMENT HILL
Beautiful green open spaces with
breathtaking views over London and beyond.



REGENT'S CANAL
An idyllic waterway running through central
London, perfect for messing about on!



ABBEY ROAD STUDIOS
Birthplace of some of the world's
most iconic music.



A TASTE OF ITALY

—
One of London's most endearing escapes, Little Venice, is mere minutes away. Ready to host leisurely walks and unhurried lunches with an ambience like no other.

SOCIAL SCENES



THE IVY ST JOHN'S WOOD
Stylish dining in the heart of St John's Wood.



FRANCO MANCA
Cool and lively Neapolitan pizza restaurant on Kilburn High Road.



NEGOZIO CLASSICA
Al fresco dining on a sunny afternoon in Westbourne Grove.



HAMPSTEAD THEATRE
Offering productions driven to challenge, influence and shape the future of British theatre.



THE CLIFTON
A historic hidden gem gastropub in leafy St John's Wood.

COWSHED
Luxury spa and intimate farmhouse kitchen in idyllic Primrose Hill.



ABBĒY ROAD
CROSS

FASHION ON TAP

Step outside Abbey Road Cross and it couldn't be easier to enjoy some of the world's greatest shopping destinations. Selfridges, Oxford Street, Bond Street and Regent Street are all less than 15 minutes away by tube.

Alternatively, it's only 30 minutes to either the designer boutiques of Knightsbridge or the Westfield London flagship mall.



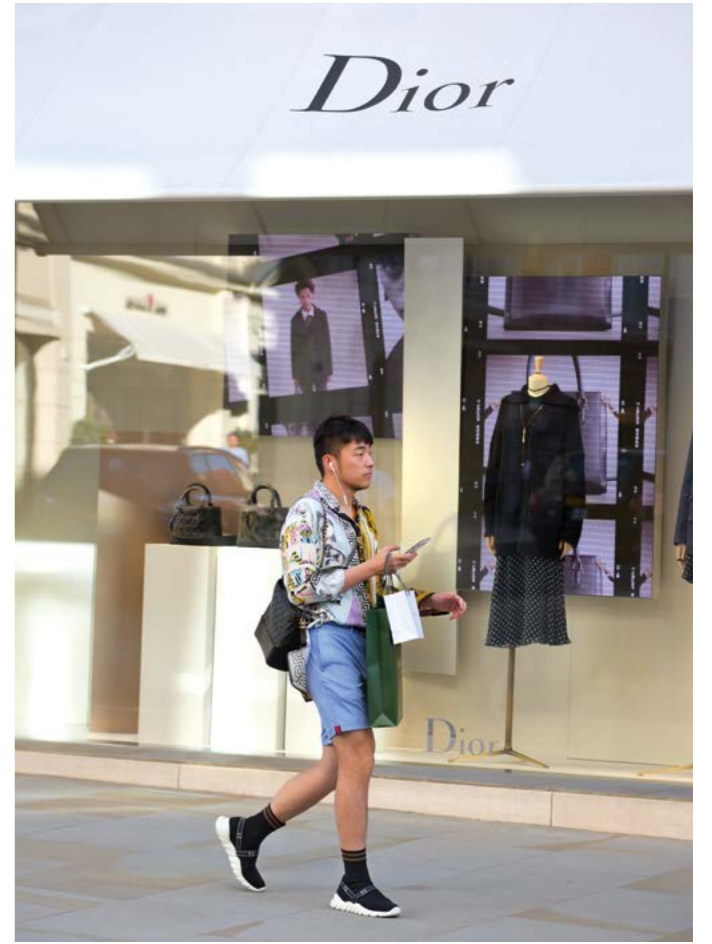
REGENT STREET

London's distinctive fashion and lifestyle destination.



MARYLEBONE VILLAGE

Chiltern Street. A quiet enclave of boutique shopping and dining.



NEW BOND STREET

One of the world's most exclusive retail thoroughfares is 6 minutes away on the Jubilee line.



OXFORD STREET

Europe's busiest shopping street is only three stops away by tube.

BRUTON STREET

One of London's most iconic streets in the heart of Mayfair.



WORLD-CLASS RETAIL

WEST END LIFESTYLE



34

BARS, RESTAURANTS & CAFÉS

- 01 The Ivy St John's Wood
- 02 Franco Manca
- 03 Negozia Classica
- 04 The Clifton
- 05 Cowshed
- 06 Rosa's Thai
- 07 The Gallery
- 08 The Engineer

SHOPPING

- 09 Bruton Street
- 10 Oxford Street
- 11 Marylebone High Street
- 12 New Bond Street
- 13 Regent Street
- 14 Portobello Road

ENTERTAINMENT

- 15 Roundhouse
- 16 Electric Ballroom
- 17 Everyman Cinema
- 18 Hampstead Theatre
- 19 Abbey Road Studios
- 20 Kentish Town Forum
- 21 Camden Arts Centre
- 22 Kiln Theatre

SPORT & LEISURE

- 23 Lord's Cricket Ground
- 24 Bannatyne Health Club
- 25 Parliament Hill Athletics Track & Lido

SCHOOLS

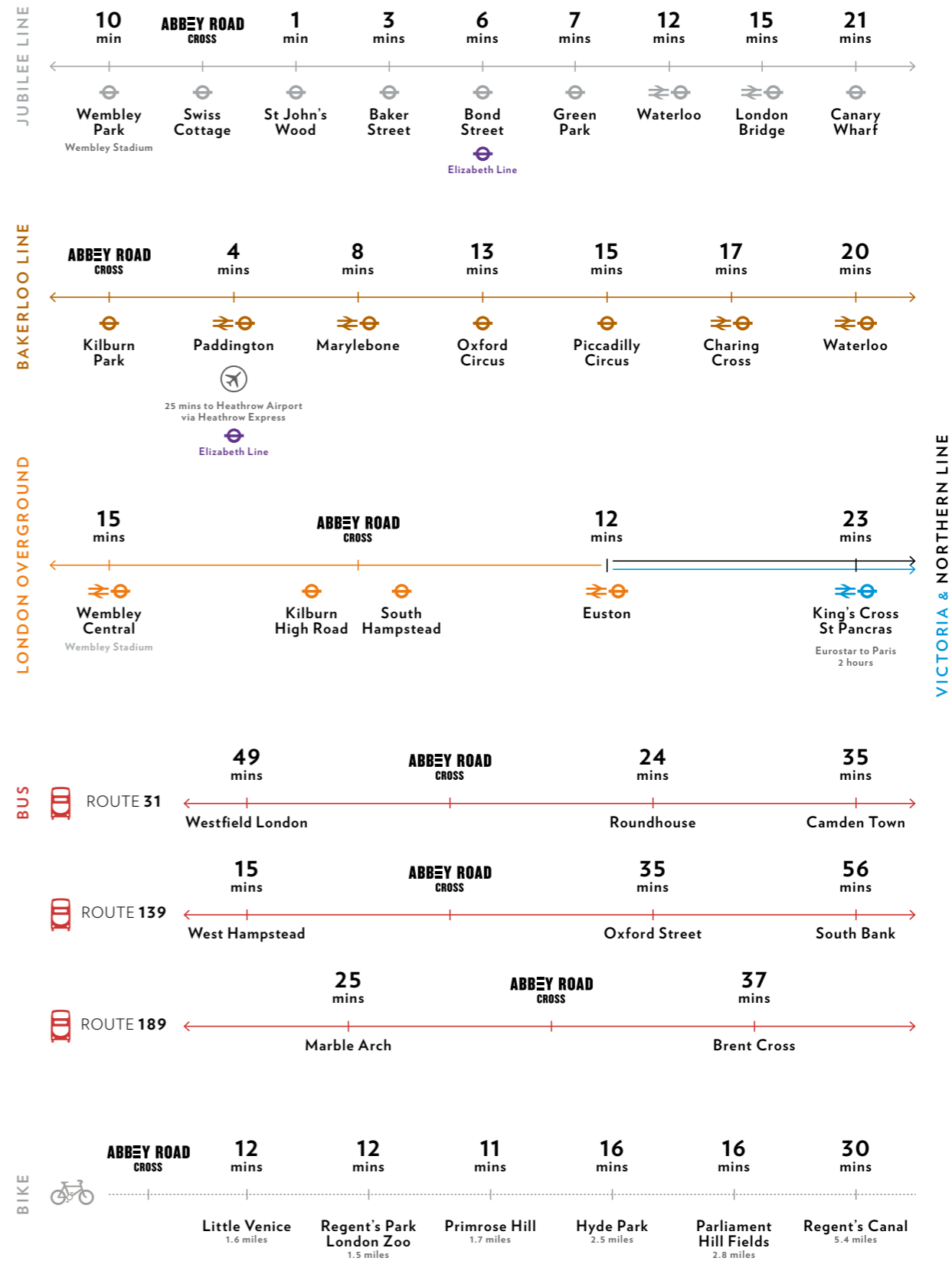
- 26 Harris Academy St John's Wood
- 27 George Eliot Primary School
- 28 The American School

London Overground

**ABBĒY ROAD
CROSS**

GETTING AROUND TOWN

Life is connected at Abbey Road Cross – to Central London’s parks, shopping, business districts and more. Destinations that aren’t quite walkable are a simple bus or tube journey away. Or, thanks to the capital’s growing cycle superhighways, a traffic-beating ride away. Nothing is very far away.



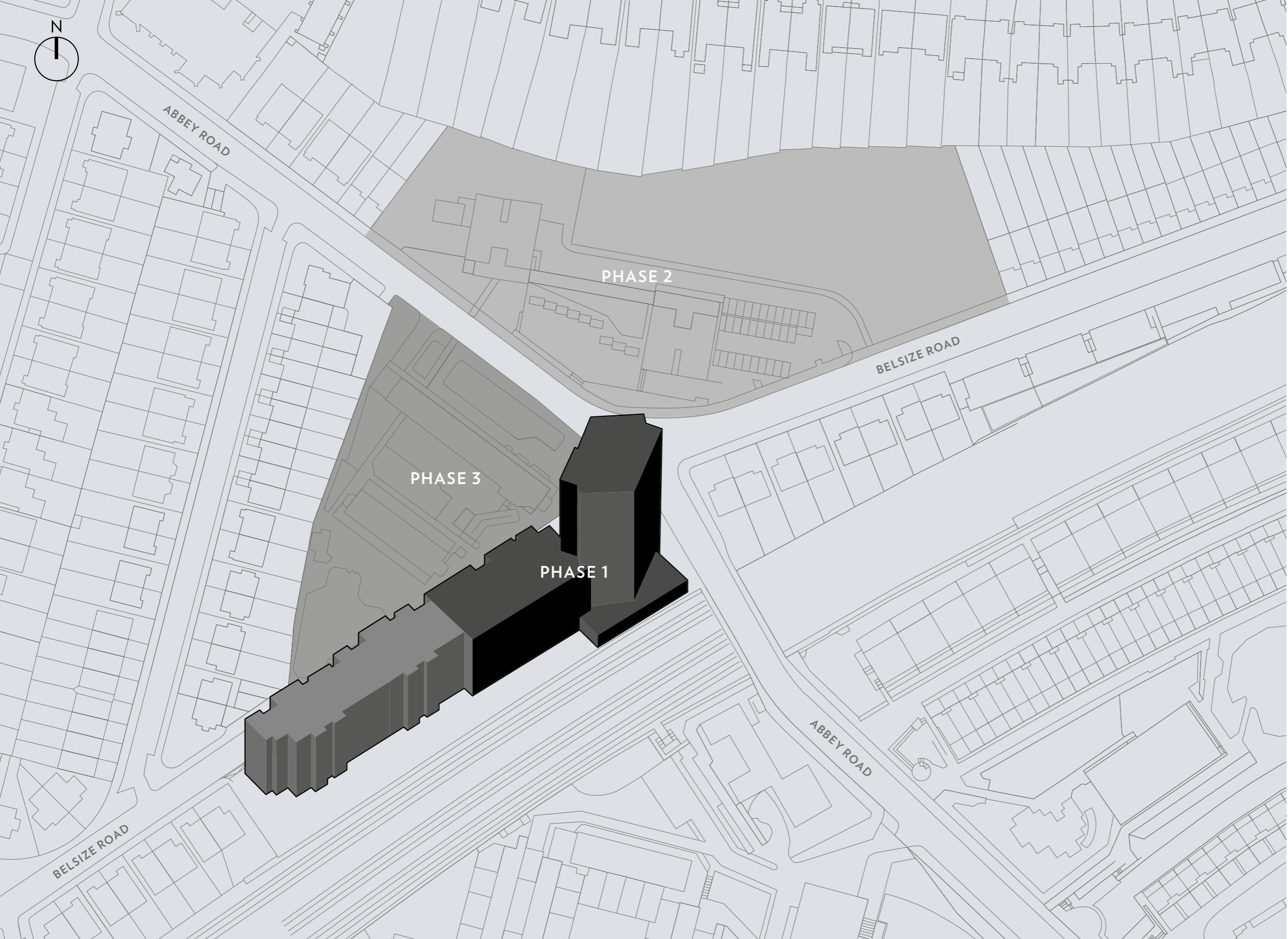
Transport times have been sourced from TfL and are based on travel at 12pm

ABBĒY ROAD
CROSS

SHARP NEW DESIGN

Abbey Road Cross is the result of precision planning. The apartments are designed to cater for modern-day living, and with 28 different layout options there will undoubtedly be a design to suit your lifestyle.

SITE PLAN



PHASE 1 (ABBAY ROAD CROSS)

A new landmark and focus for the community; the first properties to be launched are set over six blocks in total – three of which are detailed in this brochure – and include a convenient supermarket on the ground floor.

PHASE 2 (PROPOSED)

Still in planning, phase 2 will add a further dimension to the neighbourhood with health facilities and a community centre. The proposal also includes landscaped spaces and a playground for Abbey Road Cross residents to enjoy.

PHASE 3 (PROPOSED)

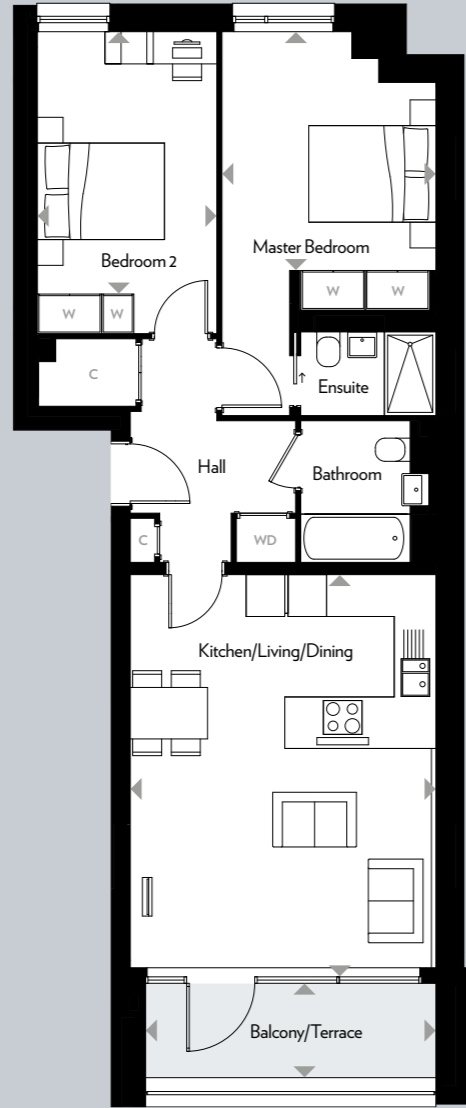
Abbey Road Cross will be completed with the introduction of over 100 private and social rental homes. The final phase, six new commercial units, will welcome new businesses to the area and further increase the amenities on offer for residents and locals alike.



THE APARTMENTS

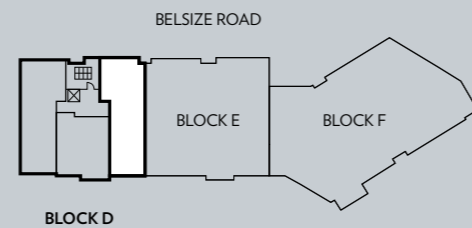
BLOCK D

TWO BEDROOM / TYPE D1
APARTMENTS 1, 4, 7 & 10
LEVELS 1, 2, 3 & 4



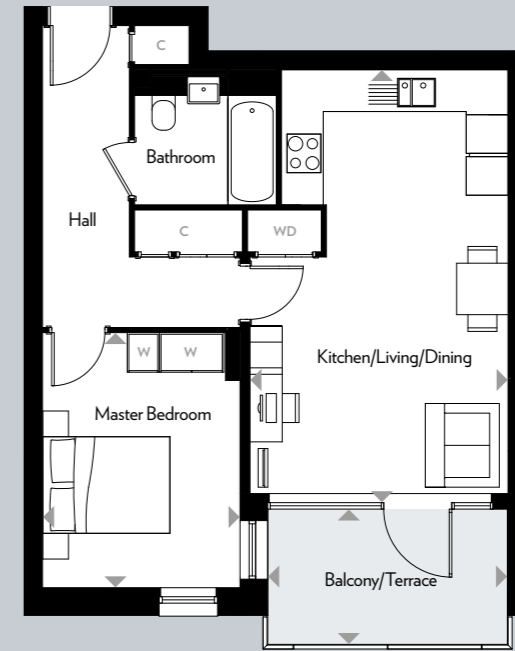
KEY
C Cupboard
W Wardrobe
WD Washer Dryer

Kitchen/Living/Dining	4.7m x 6.1m	15'4" x 20'0"
Master Bedroom	3.3m x 3.7m	10'8" x 12'1"
Bedroom 2	2.8m x 4.1m	9'2" x 13'5"
Balcony/Terrace	4.5m x 1.4m	14'9" x 4'6"
TOTAL INTERNAL AREA	76.6 sq m	824.5 sq ft



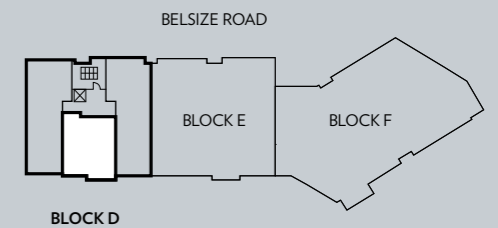
BLOCK D

ONE BEDROOM / TYPE D2
APARTMENTS 2, 5, 8 & 11
LEVELS 1, 2, 3 & 4



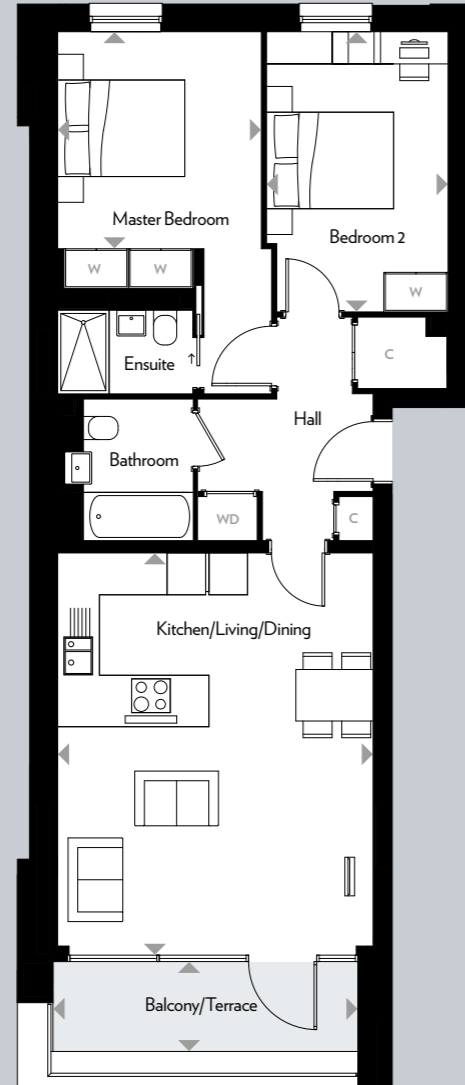
KEY
C Cupboard
W Wardrobe
WD Washer Dryer

Kitchen/Living/Dining	4m x 6.6m	13'1" x 21'7"
Master Bedroom	3.1m x 3.3m	10'2" x 10'8"
Balcony/Terrace	3.7m x 2.1m	12'1" x 6'9"
TOTAL INTERNAL AREA	53.7 sq m	578.0 sq ft



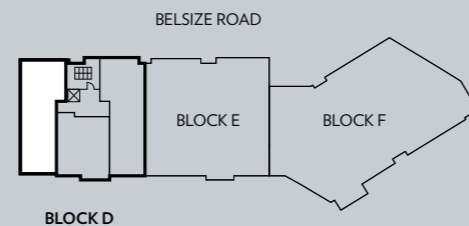
BLOCK D

TWO BEDROOM / TYPE D3
APARTMENTS 3, 6, 9 & 12
LEVELS 1, 2, 3 & 4



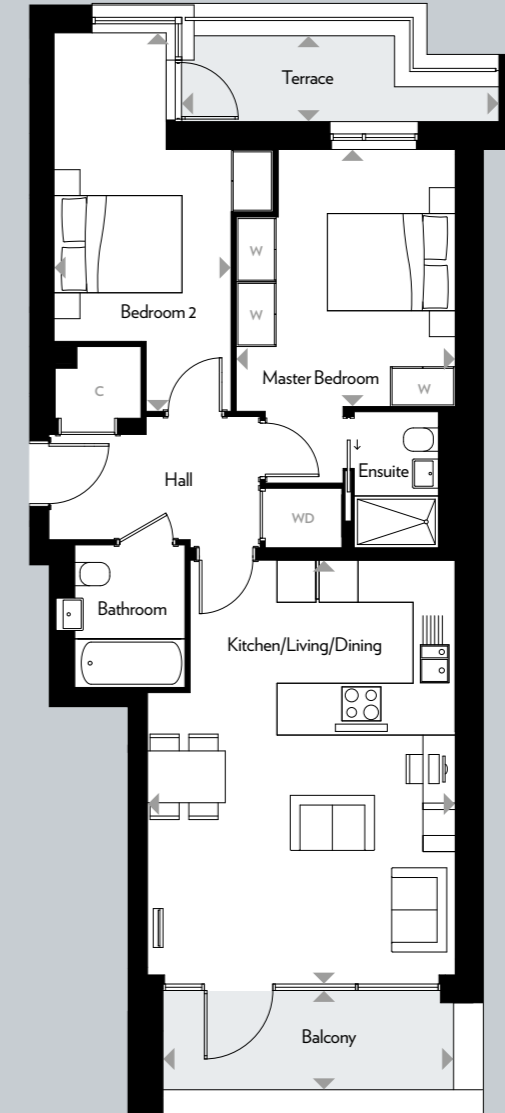
KEY
C Cupboard
W Wardrobe
WD Washer Dryer

Kitchen/Living/Dining	4.8m x 6.1m	15'7" x 20'0"
Master Bedroom	3.2m x 3.4m	10'5" x 11'2"
Bedroom 2	2.9m x 4.4m	9'5" x 14'4"
Balcony/Terrace	4.7m x 1.3m	15'4" x 4'3"
TOTAL INTERNAL AREA	76.0 sq m	818.0 sq ft



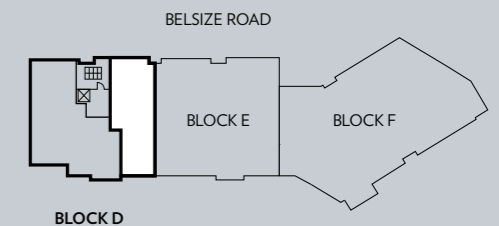
BLOCK D

TWO BEDROOM / TYPE D4
APARTMENT 13
LEVEL 5



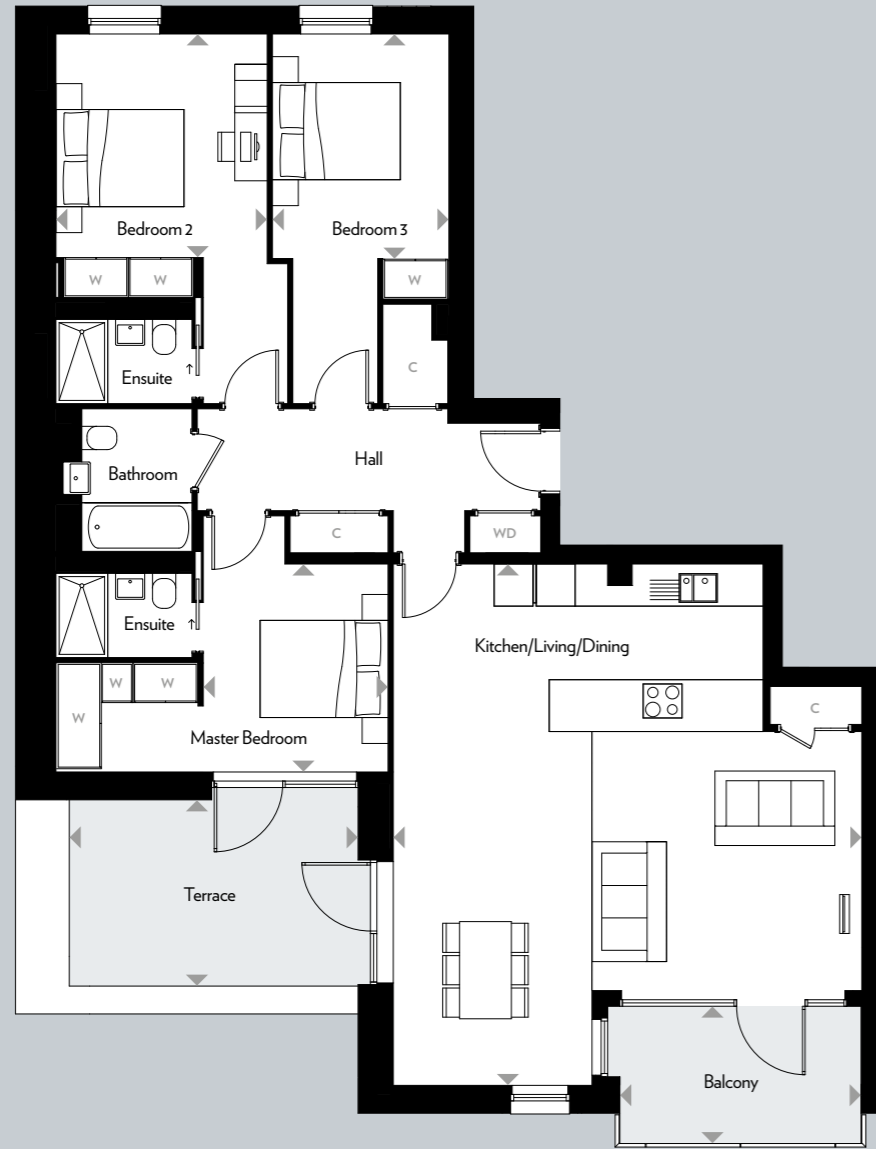
KEY
C Cupboard
W Wardrobe
WD Washer Dryer

Kitchen/Living/Dining	4.7m x 6.4m	15'4" x 21'0"
Master Bedroom	3.4m x 4.0m	11'2" x 13'1"
Bedroom 2	2.7m x 5.8m	8'9" x 19'0"
Balcony	4.5m x 1.5m	14'8" x 4'9"
Terrace	4.8m x 1.3m	15'7" x 4'2"
TOTAL INTERNAL AREA	75.9 sq m	817.0 sq ft



BLOCK D

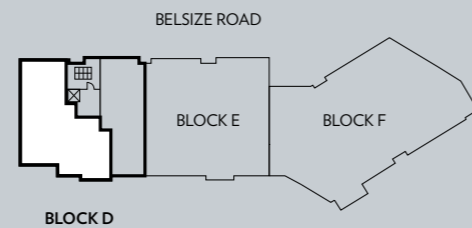
THREE BEDROOM / TYPE D5
APARTMENT 14
LEVEL 5



48

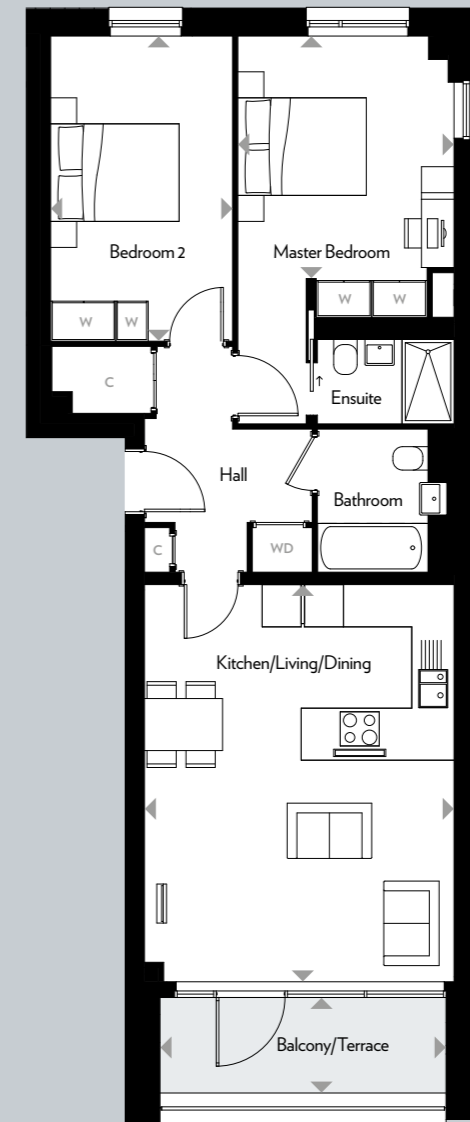
KEY
C Cupboard
W Wardrobe
WD Washer Dryer

Kitchen/Living/Dining	7.2m x 8.0m	23'6" x 26'2"
Master Bedroom	2.9m x 3.2m	9'6" x 10'6"
Bedroom 2	3.2m x 3.4m	10'5" x 11'2"
Bedroom 3	2.7m x 3.5m	8'9" x 11'5"
Balcony	3.7m x 2.1m	12'1" x 6'9"
Terrace	4.4m x 2.8m	14'4" x 9'2"
TOTAL INTERNAL AREA	118.6 sq m	1,276.6 sq ft



BLOCK E

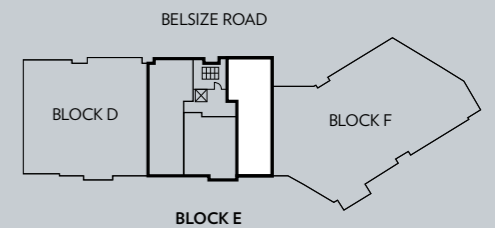
TWO BEDROOM / TYPE E1
APARTMENTS 48, 51, 54 & 57
LEVELS 1, 2, 3 & 4



49

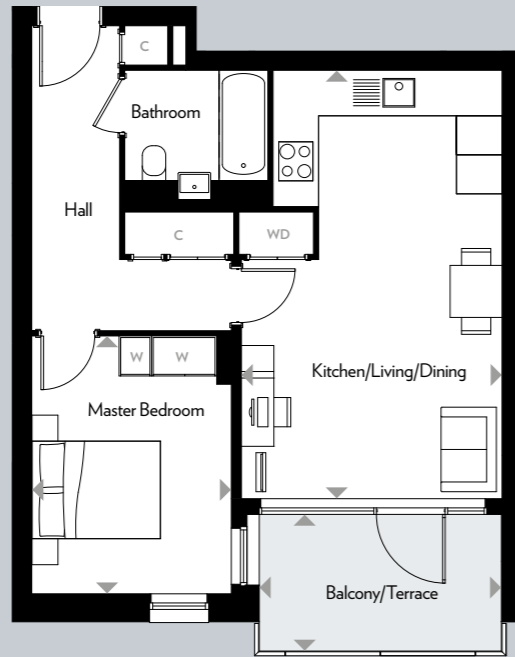
KEY
C Cupboard
W Wardrobe
WD Washer Dryer

Kitchen/Living/Dining	4.8m x 6.2m	15'7" x 20'3"
Master Bedroom	3.3m x 3.7m	10'8" x 12'1"
Bedroom 2	2.8m x 4.7m	9'2" x 15'4"
Balcony/Terrace	4.3m x 1.4m	14'1" x 4'6"
TOTAL INTERNAL AREA	77.4 sq m	833.1 sq ft



BLOCK E

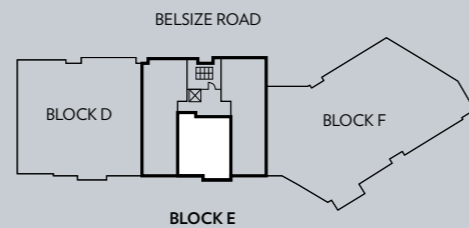
ONE BEDROOM / TYPE E2
 APARTMENTS 49, 52, 55 & 58
 LEVELS 1, 2, 3 & 4



50

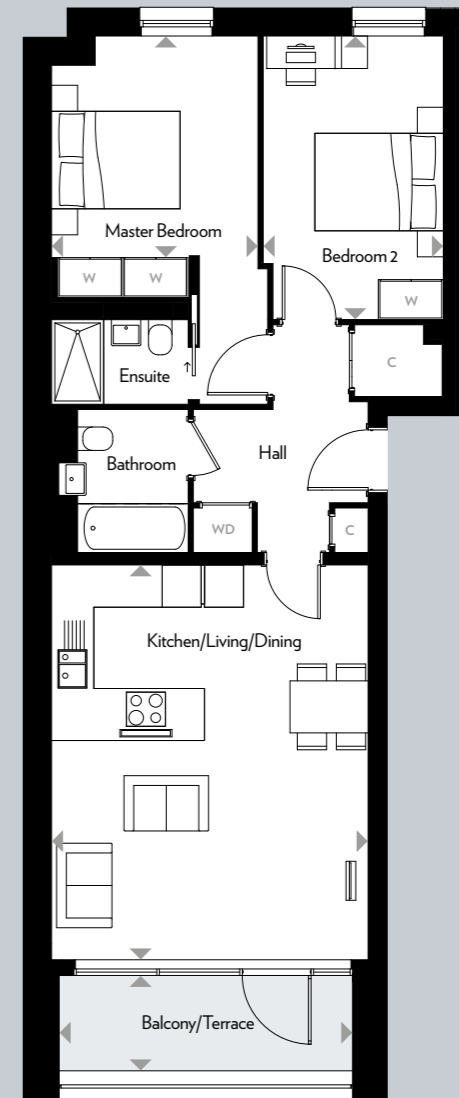
KEY
 C Cupboard
 W Wardrobe
 WD Washer Dryer

Kitchen/Living/Dining	4.0m x 6.7m	13'1" x 21'9"
Master Bedroom	3.1m x 4.0m	10'2" x 13'1"
Balcony/Terrace	3.7m x 2.1m	12'1" x 6'9"
TOTAL INTERNAL AREA	53.7 sq m	578.0 sq ft



BLOCK E

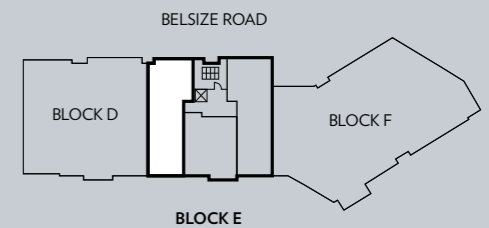
TWO BEDROOM / TYPE E3
 APARTMENTS 50, 53, 56 & 59
 LEVELS 1, 2, 3 & 4



51

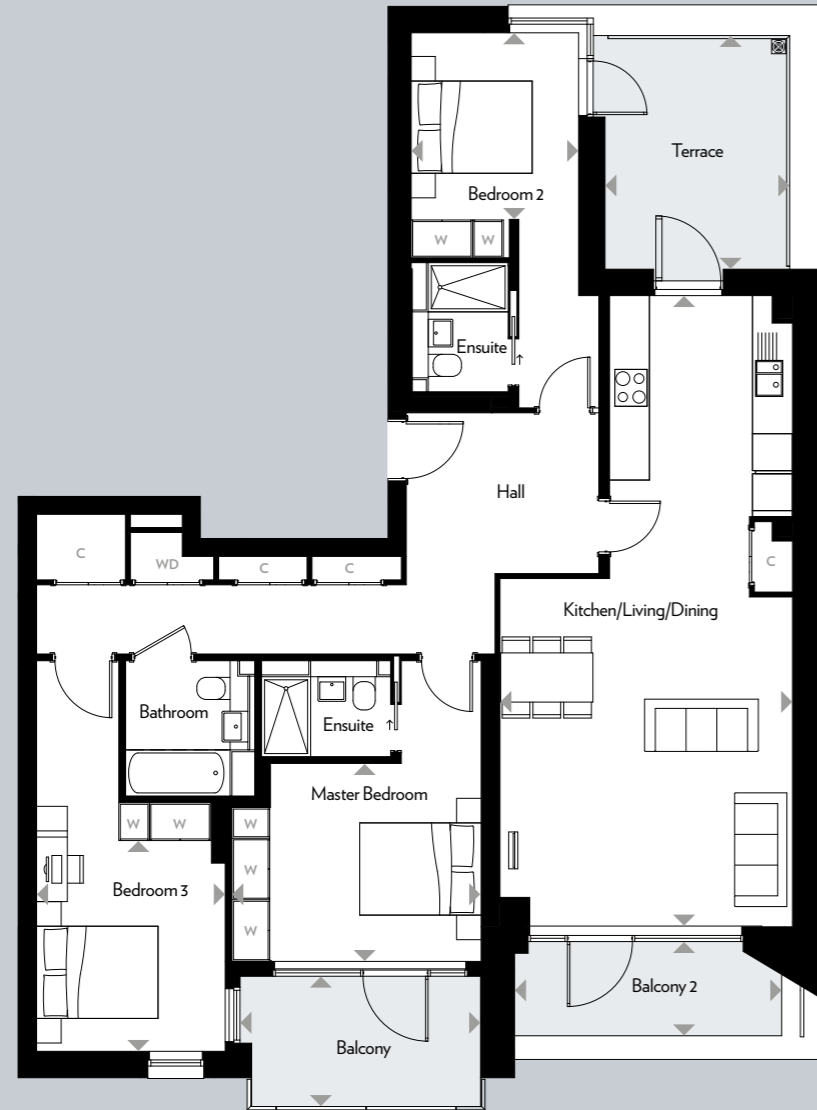
KEY
 C Cupboard
 W Wardrobe
 WD Washer Dryer

Kitchen/Living/Dining	4.9m x 6.1m	16'1" x 20'0"
Master Bedroom	3.2m x 3.4m	10'5" x 11'2"
Bedroom 2	2.8m x 4.4m	9'2" x 14'4"
Balcony/Terrace	4.5m x 1.4m	14'8" x 4'6"
TOTAL INTERNAL AREA	75.1 sq m	808.3 sq ft



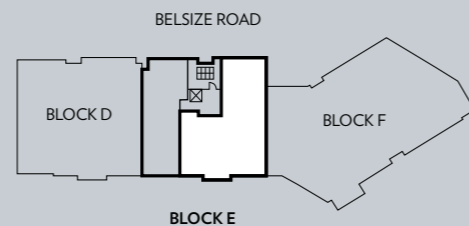
BLOCK E

THREE BEDROOM / TYPE E4
 APARTMENT 60
 LEVEL 5



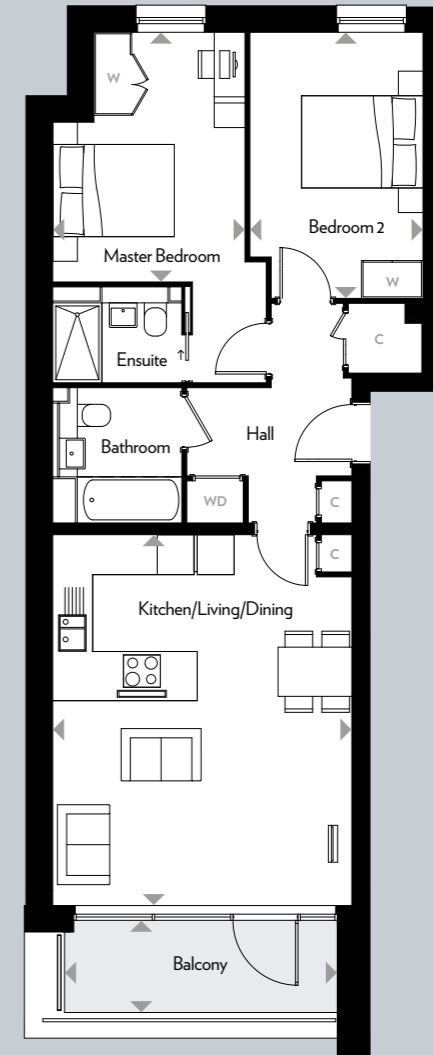
KEY
 C Cupboard
 W Wardrobe
 WD Washer Dryer

Kitchen/Living/Dining	4.8m x 10.3m	15'9" x 33'9"
Master Bedroom	3.5m x 3.3m	11'5" x 10'8"
Bedroom 2	2.7m x 3.0m	8'9" x 9'8"
Bedroom 3	3.0m x 3.4m	9'10" x 11'2"
Balcony	2.1m x 3.7m	6'11" x 12'2"
Balcony 2	4.3m x 1.4m	14'1" x 4'6"
Terrace	3.0m x 3.7m	9'8" x 12'1"
TOTAL INTERNAL AREA	122.4 sq m	1,317.5 sq ft



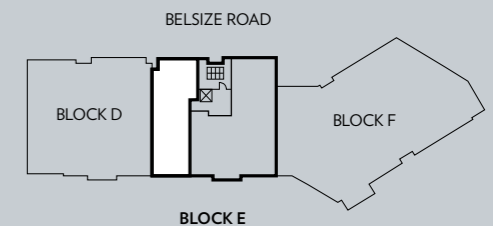
BLOCK E

TWO BEDROOM / TYPE E5
 APARTMENT 61
 LEVEL 5



KEY
 C Cupboard
 W Wardrobe
 WD Washer Dryer

Kitchen/Living/Dining	4.9m x 6.0m	16'1" x 19'7"
Master Bedroom	3.1m x 4.1m	10'2" x 13'5"
Bedroom 2	4.3m x 2.8m	14'1" x 9'2"
Balcony	4.4m x 1.6m	14'4" x 5'2"
TOTAL INTERNAL AREA	74.4 sq m	800.8 sq ft



BLOCK F

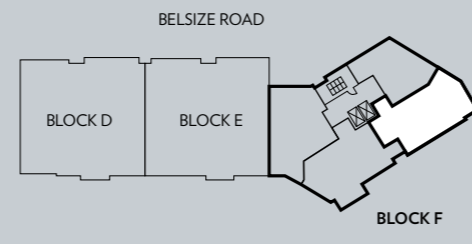
TWO BEDROOM / TYPE F1
 APARTMENTS 2, 6, 10, 14 & 18
 LEVELS 1, 2, 3, 4 & 5



54

KEY
 C Cupboard
 W Wardrobe
 WD Washer Dryer

Kitchen/Living/Dining	6.5m x 6.5m	21'3" x 21'3"
Master Bedroom	2.8m x 4.2m	9'2" x 13'8"
Bedroom 2	2.9m x 4.2m	9'5" x 13'8"
Balcony	1.9m x 3.6m	6'2" x 11'8"
TOTAL INTERNAL AREA	80.4 sq m	865.4 sq ft



BLOCK F

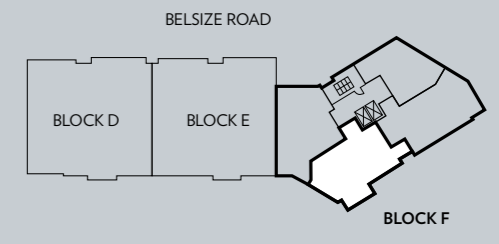
TWO BEDROOM / TYPE F2
 APARTMENTS 3, 7, 11 & 15
 LEVELS 1, 2, 3 & 4



55

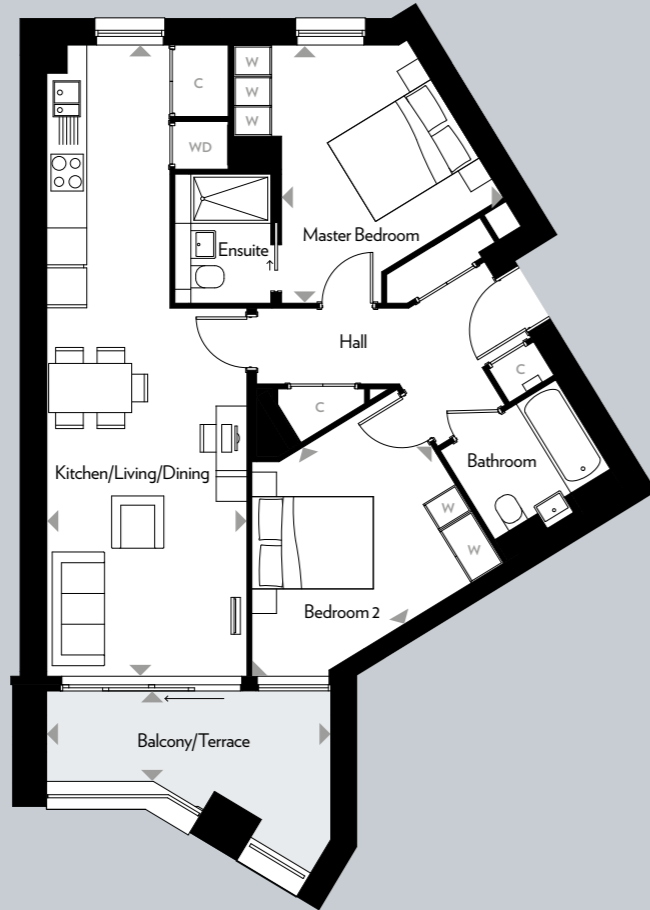
KEY
 C Cupboard
 W Wardrobe
 WD Washer Dryer

Kitchen/Living/Dining	4.5m x 6.6m	14'8" x 21'7"
Master Bedroom	3.1m x 4.1m	10'2" x 13'5"
Bedroom 2	3.0m x 4.1m	9'8" x 13'5"
Balcony/Terrace	4.6m x 1.6m	15'1" x 5'2"
TOTAL INTERNAL AREA	81.9 sq m	881.5 sq ft



BLOCK F

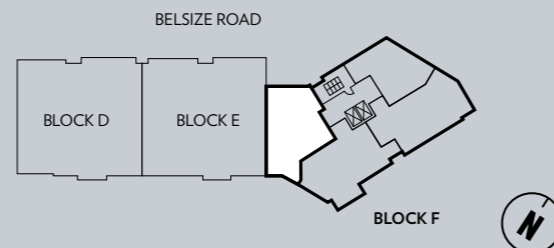
TWO BEDROOM / TYPE F3
 APARTMENTS 4, 8, 12, 16 & 20
 LEVELS 1, 2, 3, 4 & 5



56

KEY
 C Cupboard
 W Wardrobe
 WD Washer Dryer

Kitchen/Living/Dining	10.3m x 3.3m	33'7" x 10'8"
Master Bedroom	3.3m x 4.2m	10'8" x 13'8"
Bedroom 2	3.4m x 3.7m	11'2" x 12'1"
Balcony/Terrace	4.6m x 1.6m	15'1" x 5'2"
TOTAL INTERNAL AREA	75.9 sq m	817.0 sq ft



BLOCK F

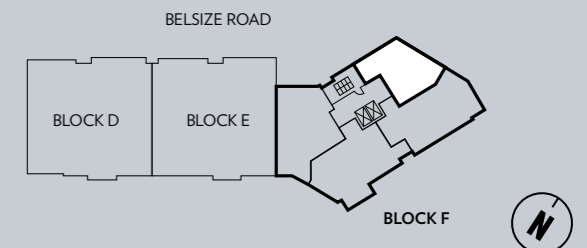
ONE BEDROOM / TYPE F4
 APARTMENTS 1, 5 & 9
 LEVELS 1, 2 & 3



57

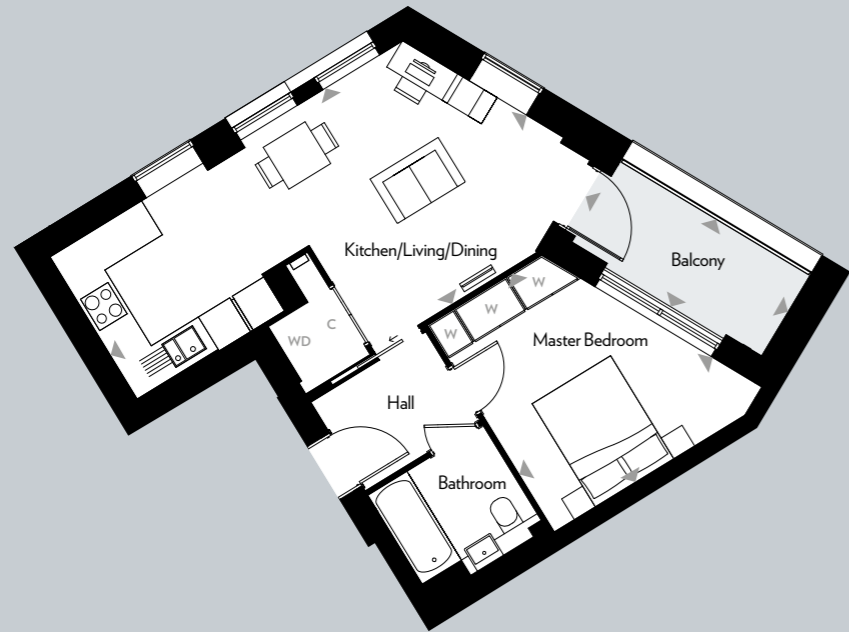
KEY
 C Cupboard
 W Wardrobe
 WD Washer Dryer

Kitchen/Living/Dining	7.7m x 4.0m	25'3" x 13'1"
Master Bedroom	3.6m x 3.3m	11'8" x 10'8"
Balcony/Terrace	1.4m x 3.6m	4'6" x 11'8"
TOTAL INTERNAL AREA	50.3 sq m	541.4 sq ft



BLOCK F

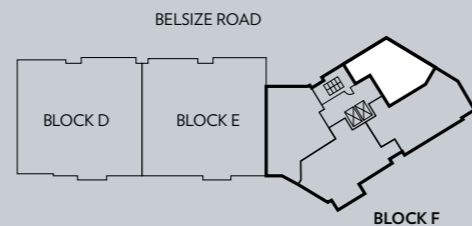
ONE BEDROOM / TYPE F16
 APARTMENTS 13, 17, 21, 25, 29, 33 & 37
 LEVELS 4, 5, 6, 7, 8, 9 & 10



58

KEY
 C Cupboard
 W Wardrobe
 WD Washer Dryer

Kitchen/Living/Dining	4.0m x 8.0m	13'1" x 26'3"
Master Bedroom	3.6m x 3.3m	11'8" x 10'8"
Balcony	1.5m x 3.6m	4'9" x 11'8"
TOTAL INTERNAL AREA	50.3 sq m	541.4 sq ft



BLOCK F

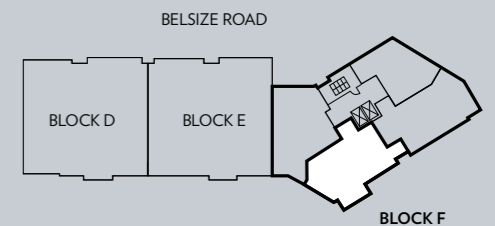
TWO BEDROOM / TYPE F15
 APARTMENT 19
 LEVEL 5



59

KEY
 C Cupboard
 W Wardrobe
 WD Washer Dryer

Kitchen/Living/Dining	5.4m x 6.7m	17'7" x 22'0"
Master Bedroom	3.3m x 4.1m	10'8" x 13'5"
Bedroom 2	3.1m x 4.1m	10'2" x 13'5"
Balcony	4.4m x 1.5m	14'4" x 4'9"
TOTAL INTERNAL AREA	81.9 sq m	881.5 sq ft



BLOCK F

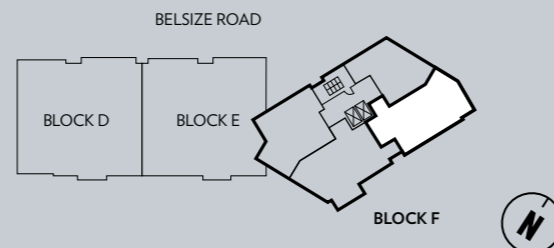
TWO BEDROOM / TYPE F12
 APARTMENT 22
 LEVEL 6



60

KEY
 C Cupboard
 W Wardrobe
 WD Washer Dryer

Kitchen/Living/Dining	8.0m x 6.6m	26'2" x 21'6"
Master Bedroom	2.9m x 4.2m	9'5" x 13'8"
Bedroom 2	2.9m x 4.2m	9'5" x 13'8"
Balcony	1.9m x 3.6m	6'2" x 11'8"
TOTAL INTERNAL AREA	80.3 sq m	864.3 sq ft



BLOCK F

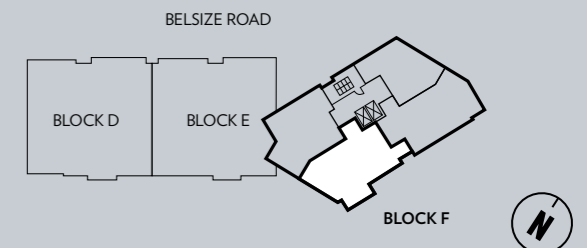
TWO BEDROOM / TYPE F5
 APARTMENT 23
 LEVEL 6



61

KEY
 C Cupboard
 W Wardrobe
 WD Washer Dryer

Kitchen/Living/Dining	5.3m x 6.7m	17'4" x 22'0"
Master Bedroom	3.2m x 4.1m	10'5" x 13'5"
Bedroom 2	3.3m x 4.1m	10'8" x 13'5"
Balcony	1.5m x 3.3m	4'11" x 10'10"
TOTAL INTERNAL AREA	85.4 sq m	919.2 sq ft



BLOCK F

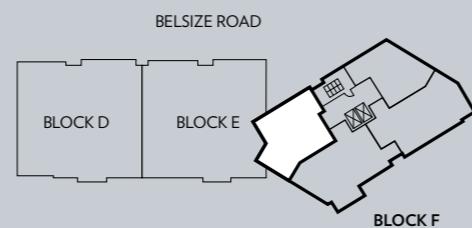
TWO BEDROOM / TYPE F6
 APARTMENT 24
 LEVEL 6



62

KEY
 C Cupboard
 W Wardrobe
 WD Washer Dryer

Kitchen/Living/Dining	5.4m x 3.6m	17'7" x 11'8"
Master Bedroom	4.2m x 2.8m	13'8" x 9'2"
Bedroom 2	3.6m x 3.0m	11'8" x 9'8"
Terrace	2.7m x 2.4m	8'9" x 7'9"
TOTAL INTERNAL AREA	78.7sq m	847.1 sq ft



BLOCK F

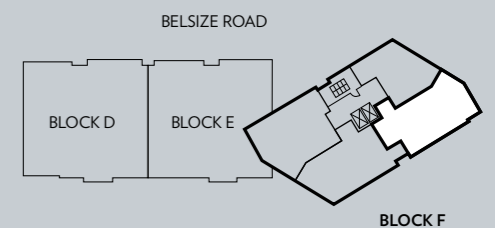
TWO BEDROOM / TYPE F13
 APARTMENTS 26, 30, 34 & 38
 LEVELS 7, 8, 9 & 10



63

KEY
 C Cupboard
 W Wardrobe
 WD Washer Dryer

Kitchen/Living/Dining	6.4m x 6.6m	21'0" x 21'6"
Master Bedroom	2.9m x 4.2m	9'5" x 13'8"
Bedroom 2	2.9m x 4.2m	9'5" x 13'8"
Balcony	1.9m x 3.6m	6'2" x 11'8"
TOTAL INTERNAL AREA	80.3 sq m	864.3 sq ft



BLOCK F

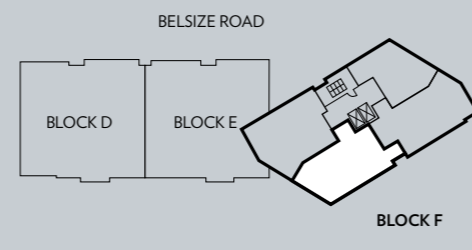
TWO BEDROOM / TYPE F7
 APARTMENTS 27, 31, 35, 39 & 43
 LEVELS 7, 8, 9, 10 & 11



64

KEY
 C Cupboard
 W Wardrobe
 WD Washer Dryer

Kitchen/Living/Dining	5.0m x 6.6m	16'5" x 21'6"
Master Bedroom	3.2m x 4.1m	10'5" x 13'5"
Bedroom 2	3.2m x 4.1m	10'5" x 13'5"
Balcony/Terrace	3.2 x 2.0m	10'5" x 6'7"
TOTAL INTERNAL AREA	76.0 sq m	818.0 sq ft



BLOCK F

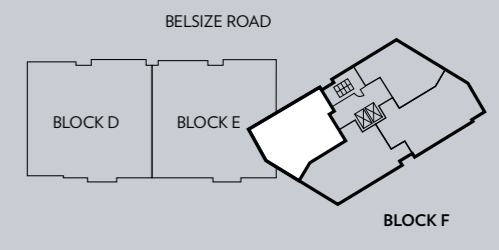
TWO BEDROOM / TYPE F11
 APARTMENTS 28 & 32
 LEVELS 7 & 8



65

KEY
 C Cupboard
 W Wardrobe
 WD Washer Dryer

Kitchen/Living/Dining	5.5m x 3.6m	18'1" x 11'8"
Master Bedroom	4.1m x 2.7m	13'5" x 8'9"
Bedroom 2	3.0m x 3.5m	9'8" x 11'5"
Balcony	1.9m x 3.2m	6'2" x 10'5"
TOTAL INTERNAL AREA	78.5 sq m	844.9 sq ft



BLOCK F

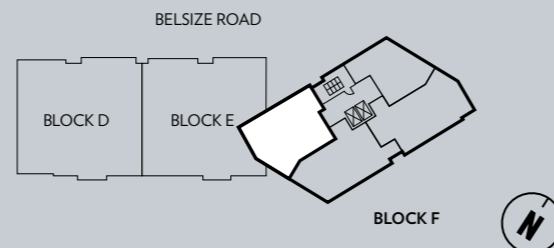
TWO BEDROOM / TYPE F18
 APARTMENTS 36, 40 & 44
 LEVELS 9, 10 & 11



66

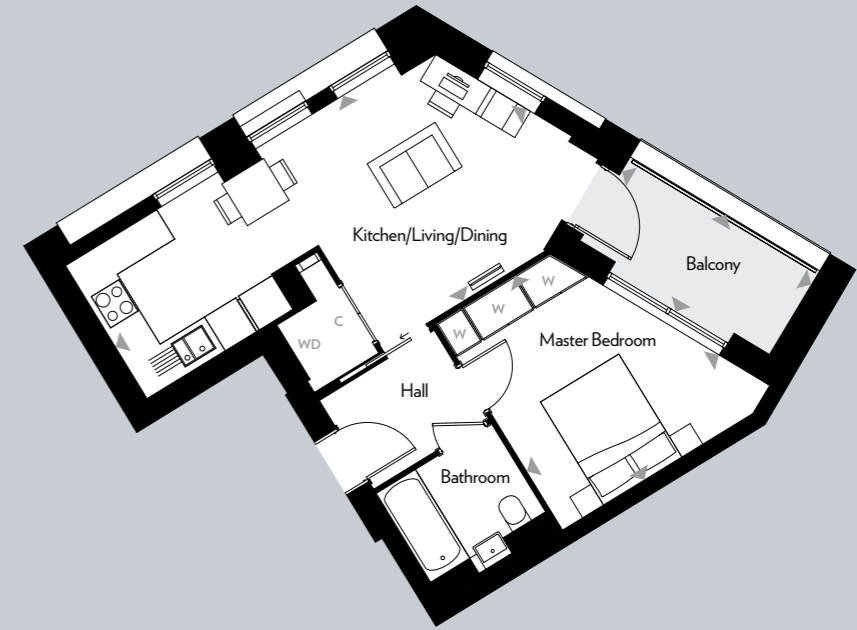
KEY
 C Cupboard
 W Wardrobe
 WD Washer Dryer

Kitchen/Living/Dining	5.5m x 3.6m	18'1" x 11'8"
Master Bedroom	4.1m x 2.7m	13'5" x 8'9"
Bedroom 2	3.0m x 3.6m	9'8" x 11'8"
Balcony	2.1m x 3.2m	6'9" x 10'5"
TOTAL INTERNAL AREA	78.5 sq m	844.9 sq ft



BLOCK F

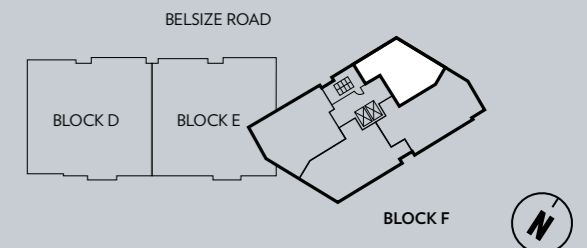
ONE BEDROOM / TYPE F17
 APARTMENT 41
 LEVEL 11



67

KEY
 C Cupboard
 W Wardrobe
 WD Washer Dryer

Kitchen/Living/Dining	7.3m x 3.8m	23'9" x 12'6"
Master Bedroom	3.6m x 3.3m	11'8" x 10'8"
Balcony	1.5m x 3.6m	4'9" x 11'8"
TOTAL INTERNAL AREA	49.6 sq m	533.9 sq ft



BLOCK F

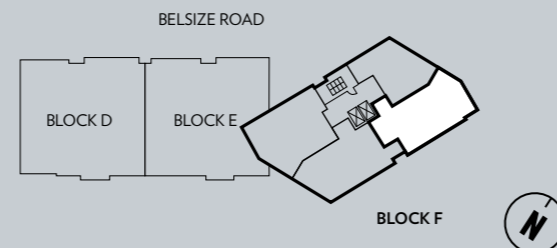
TWO BEDROOM / TYPE F14
APARTMENT 42
LEVEL 11



68

KEY
C Cupboard
W Wardrobe
WD Washer Dryer

Kitchen/Living/Dining	6.5m x 6.4m	21'4" x 20'9"
Master Bedroom	2.8m x 4.0m	9'2" x 13'1"
Bedroom 2	2.9m x 4.0m	9'5" x 13'1"
Balcony	2.0m x 3.5m	6'6" x 11'5"
TOTAL INTERNAL AREA	78.7 sq m	847.1 sq ft



SPECIFICATIONS

COMMUNAL

- Feature entrance lobby with 24-hour concierge desk
- CCTV installed at the perimeter of the building
- Bicycle storage
- Secure underground parking available to purchase on selected units
- Porcelain tiled floor to lobbies and corridors
- Lift to all floors in all blocks

GENERAL

- Engineered oak wood flooring in medium grey to halls and living areas
- Soft grey carpet to bedrooms
- Walls painted in white Dulux super matt emulsion throughout
- 2.35m internal doors painted in white matt emulsion
- AEG washer dryer to utility cupboards
- Private balcony or terrace to each apartment
- Composite timber and aluminium exterior windows
- Balconies finished in paving slabs
- 2.42m high off-white wardrobes with an infill panel to the top in the master bedroom and bedroom 2
- Under floor heating throughout
- BLP 10 year warranty

KITCHEN

- Contemporary bespoke kitchen units with handleless soft close doors in pearl grey gloss
- Unistone Cemento quartz, polished finish with full height upstand
- Concealed LED lighting to underside of wall and base units
- Undermounted stainless steel built-in sink
- Siemens 4-ring black touch control induction hob
- Siemens black and stainless steel oven
- Siemens black and stainless steel microwave oven
- Integrated Siemens pop-up extractor in island or protruding kitchen units
- Integrated Siemens dishwasher
- Integrated Siemens fridge-freezer
- Pull-out recycling bins

ELECTRICAL

- BT TV/Sky/Q/Virgin outlets in living room and the master bedroom
- TV media plate and reinforced wall in living room
- Incoming fibre optic provision
- USB sockets to the master bedroom and bedroom 2
- Video-entry system via mobile app
- Low energy downlighters throughout

BATHROOMS & ENSUITES

- Porcelain tiles to floors and 3 surrounding walls
- Vitra Sento WHG pan and Vitra Sento soft-close seat
- Frameless single panel bath screen
- Chrome shower / bath mixers with thermostatic controls plus an anti-scald device
- Semi recessed wash-hand basins, square shaped
- Shower cubicle - single function easy clean slim 200mm shower head with 10mm toughened safety glass
- Vado shower arm
- Shower enclosure - frameless glass shower pivot door with hinges
- Low Iron Opti glass
- Vitra Sento wall-hung WC with concealed cistern
- Optisilver mirror
- Shaver sockets to bathrooms and ensuites
- Mains operated smoke/heat detectors
- Chrome heated towel rail

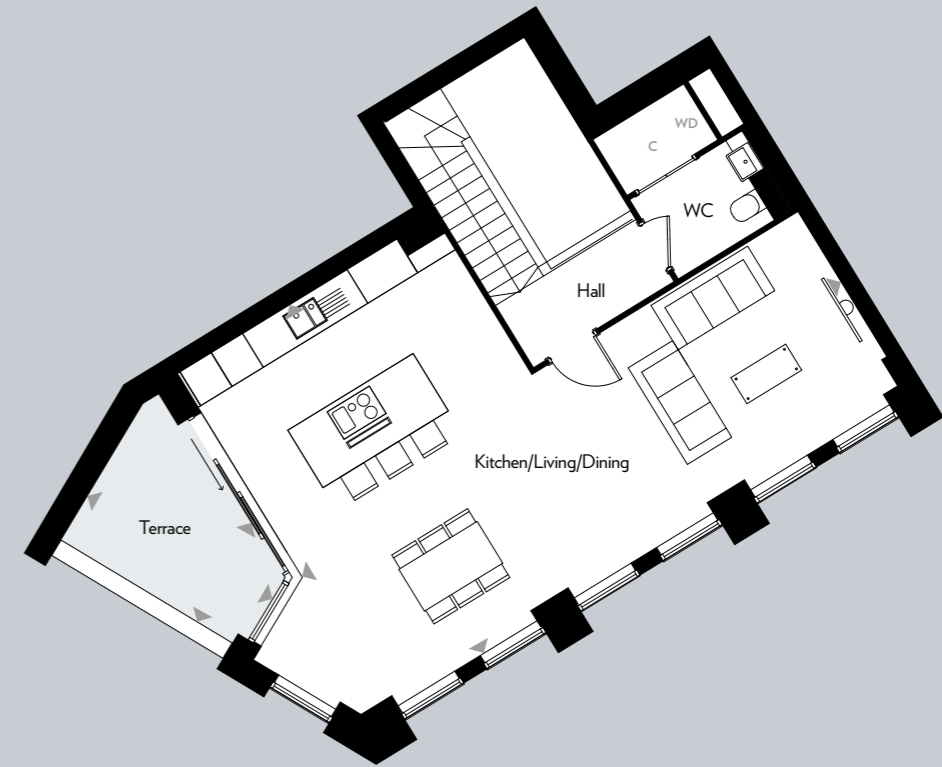


THE PENTHOUSES

BLOCK F

THREE BEDROOM / TYPE F9
 APARTMENT 46 LOWER LEVEL
 LEVEL 12

UPPER LEVEL
 LEVEL 13

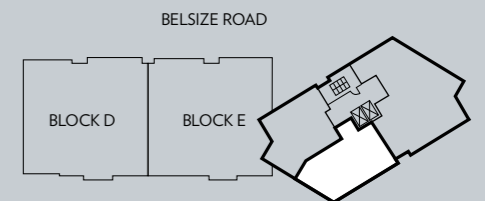


72

73

KEY
 C Cupboard
 W Wardrobe
 WD Washer Dryer

Kitchen/Living/Dining	9.9m x 6.5m	32'6" x 21'3"
Master Bedroom	4.0m x 4.6m	13'1" x 15'1"
Bedroom 2	3.5m x 3.4m	11'5" x 11'2"
Bedroom 3	3.3m x 3.4m	10'8" x 11'2"
Terrace	2.0m x 3.4m	6'6" x 11'2"
TOTAL INTERNAL AREA	141.9 sq m	1,527.3 sq ft



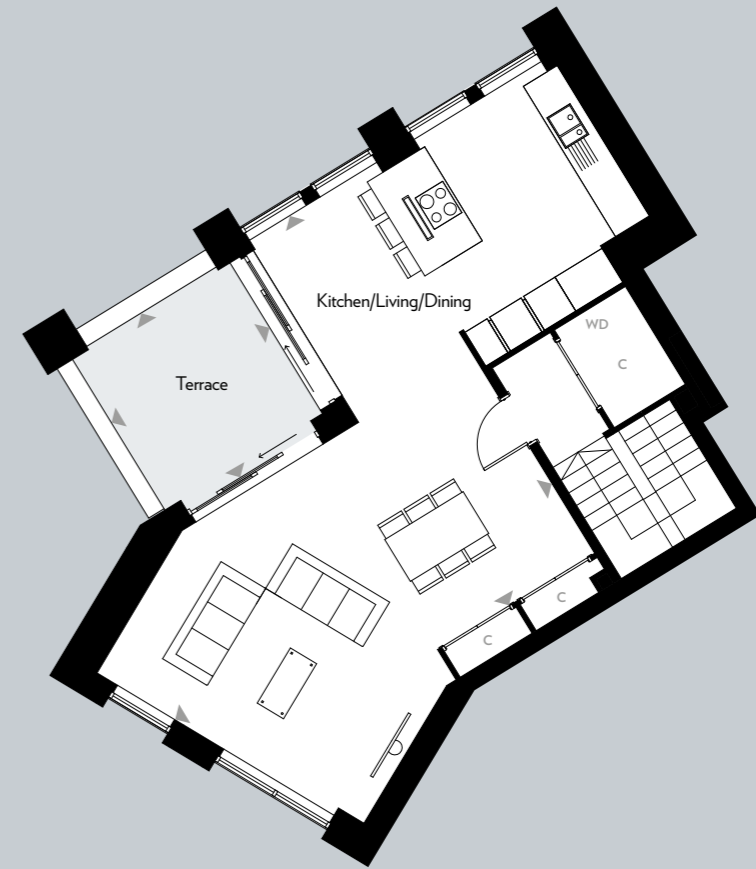
BLOCK F



BLOCK F

THREE BEDROOM / TYPE F10
 APARTMENT 47 LOWER LEVEL
 LEVEL 12

UPPER LEVEL
 LEVEL 13

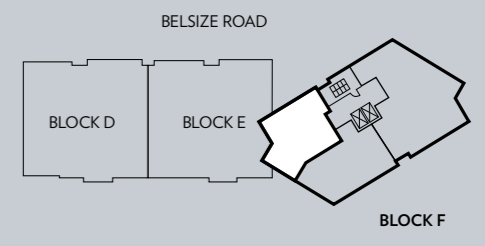


74

75

KEY
 C Cupboard
 W Wardrobe
 WD Washer Dryer

Kitchen/Living/Dining	7.4m x 7.2m	24'3" x 23'6"
Master Bedroom	3.3m x 4.4m	10'8" x 14'4"
Bedroom 2	3.5m x 2.8m	11'5" x 9'2"
Bedroom 3	4.4m x 2.4m	14'4" x 7'8"
Study	3.6m x 3.1m	11'8" x 10'1"
Terrace	2.9m x 3.0m	9'5" x 9'8"
TOTAL INTERNAL AREA	135.8 sq m	1,461.7 sq ft



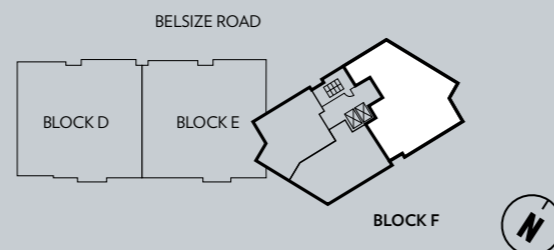
BLOCK F

THREE BEDROOM / TYPE F8
 APARTMENT 45
 LEVEL 12



KEY
 C Cupboard
 W Wardrobe
 WD Washer Dryer

Kitchen/Living/Dining	5.5m x 7.4m	18'0" x 24'3"
Master Bedroom	6.0m x 3.0m	19'7" x 9'8"
Bedroom 2	2.9m x 4.0m	9'5" x 13'1"
Bedroom 3	3.2m x 4.0m	10'5" x 13'1"
Terrace	5.8m x 2.4m	19'0" x 7'9"
TOTAL INTERNAL AREA	126.2 sq m	1,358.4 sq ft



EXCLUSIVE PENTHOUSE SPECIFICATIONS

- Miele appliances (apart from WD)
- Kitchen island with pop-up electrical sockets
- Bespoke staircases
- Walk-in wardrobes to some units
- Glazed balustrades to terraces
- Secure underground parking available to purchase on selected units
- Contemporary bespoke kitchen units with handleless soft close doors in pearl grey gloss
- Marble effect porcelain tiles to bathroom floors
- Fully open large terraces
- Under floor heating throughout
- BLP 10 year warranty



Images shown are standard apartment specification and fittings

COMMUNITY INVESTMENT PROGRAMME (CIP)

Abbey Road Cross is part of Camden Council's CIP. This means 100% of its sales profits are invested back into the local community, helping to build new homes, schools and facilities.

CIP is making a difference already – council tenants are swapping overcrowded properties for more spacious homes, children are enjoying new school buildings, and homeless people are finding safe accommodation to turn their lives around.

Through the programme, we'll build 3,050 new homes, of which 1,100 are Council homes and 300 are homes at Camden Living Rents. To date, the CIP has completed more than 700 new homes, with hundreds more currently under construction.

In addition, the CIP has enabled us to invest £94million into improving local schools, including new buildings for Netley and Kingsgate Primary Schools.

We're focused on delivering the highest standards of quality and design, and our projects have won numerous awards from the likes of the Royal Institute of British Architects (RIBA) and New London Architecture (NLA).



MICRO-VILLAGE VISIONARIES



THE CAMDEN COLLECTION DEVELOPERS

The Council's focus on providing quality housing led to the Community Investment Programme proposal for what has become Abbey Road Cross.



POLLARD THOMAS EDWARDS ARCHITECT

Specialist creators of new and revitalised neighbourhoods, PTE's recent projects include the immensely popular Angel Waterside. Respected locally and globally, PTE combines design talent, commercial acumen and social commitment to elevate everyday places into out-of-the-ordinary experiences.



WATES CONSTRUCTION

Award-winning social responsibility and sustainability programmes sit at the heart of Wates's ethos. And with 4,000 people and 10,000 supply chain operatives, it's now the UK's largest privately owned construction, development and property services company.

FIND OUT MORE

For more information please contact the
selling agent Savills at the marketing suite:

Abbey Road Cross Marketing Suite
145-149 Belsize Road, London NW6 4BX
AbbeyRoadCross@savills.com

Delivered by
Camden's Community
Investment Programme



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THE
CAMDEN
collection