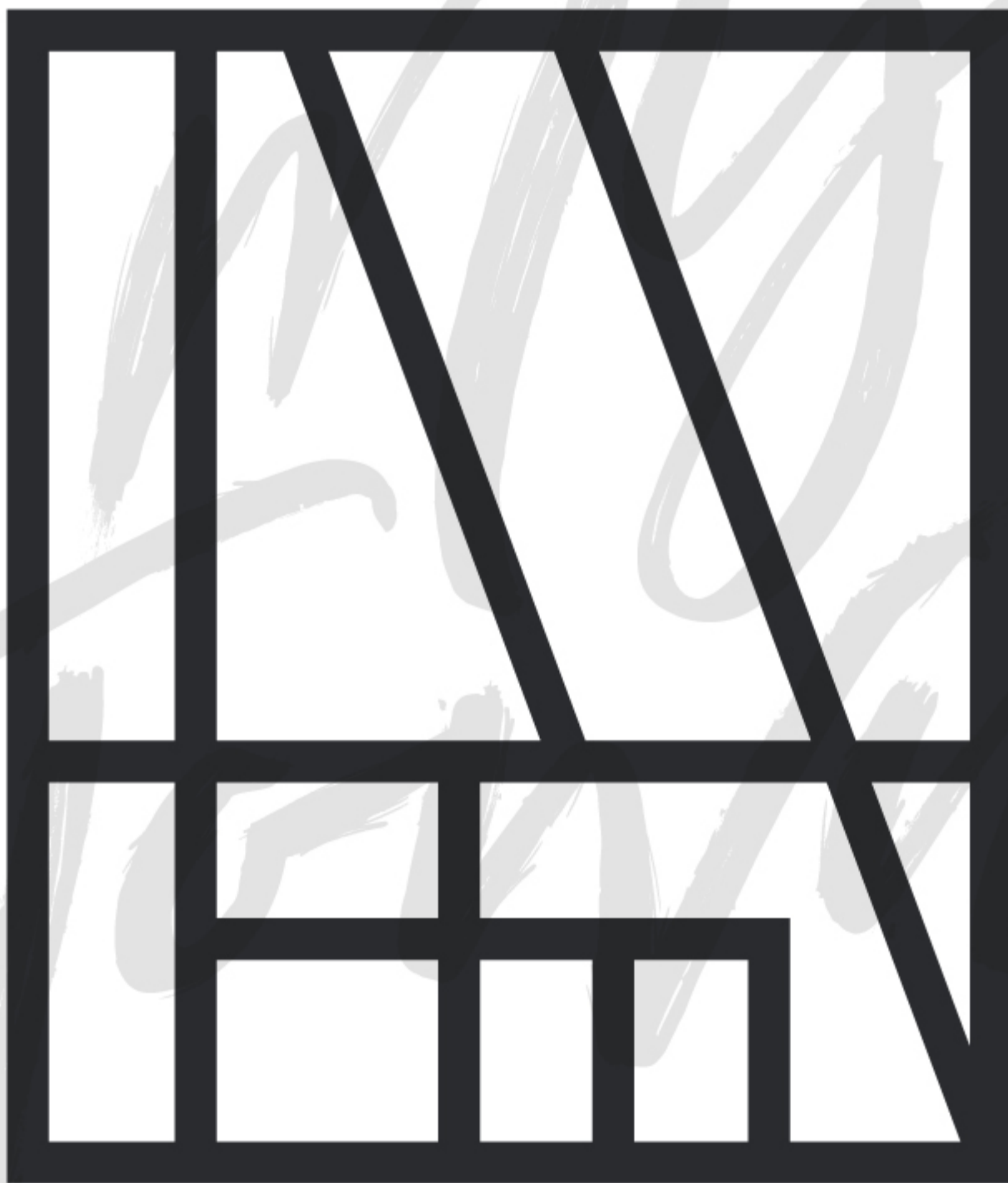


VISIV



THE
CAMDEN
collection



VISIV

Camden Town is many things to many people. A home to young families and old rockers, tech hubs and classic pubs, canal-side strolls and ramen filled bowls, its greatness is the sum of its eclectic parts. It's a place for everyone, where each of its residents has their own unique reason for living here.

Conveniently located slightly east of Camden Town and north of King's Cross, Visiv sits proudly at the heart of this vibrancy. Surrounded by green spaces, nightlife, eateries and shops, with superb connections to all of the capital, it's London living at its very best.

While the development consists of 507 homes in total, of which 251 will be available for private sale, its first phase offers just 23 superbly designed apartments. Seamlessly blending environmental, social and, of course, aesthetic design considerations, no detail has been overlooked to create somewhere remarkable to call home. Make Camden Town, your town.



VISM - BLOCK JKL
REFER TO SITE PLAN P.22-23

Computer generated image

PASSIVHAUS HOMES

Creating homes that stand the test of time isn't just an aesthetic decision, it's an environmental one.

Visiv has been built to meet the 'Passivhaus' standard. In real terms, this means that each of the new buildings has been designed to use a very low amount of heating.

An approach that's not only green, but good for your bank balance as it keeps your bills far smaller. It works by using a combination of high levels of insulation, triple-glazing and an innovative heat recovery ventilation system (MVHR). The first two help to keep the temperature of your new home at a steady level, while the MVHR, also known as comfort ventilation, supplies your home with clean, filtered air without you needing to do anything.

This all helps keep your home comfortable and healthy with minimal effort and, just as importantly, with minimal costs. There is also a radiator and a towel rail to provide back-up heat if you need an extra boost to help you out of bed. Every detail has been thought of.

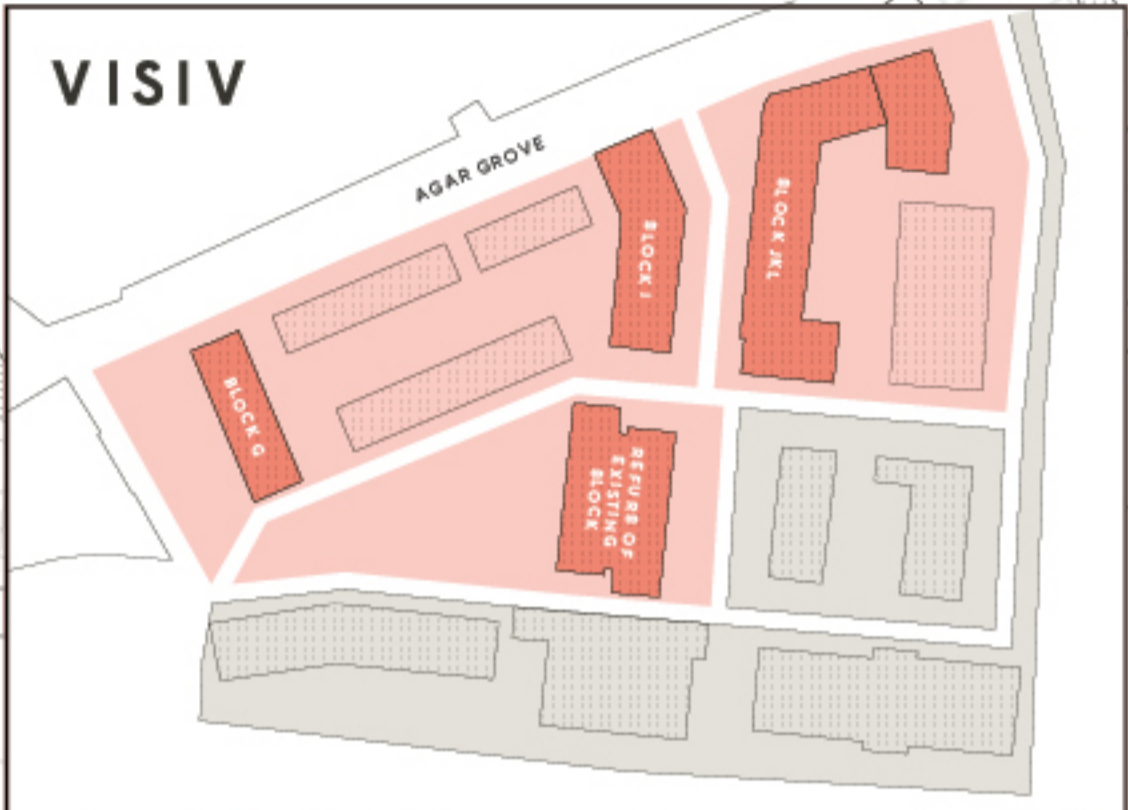
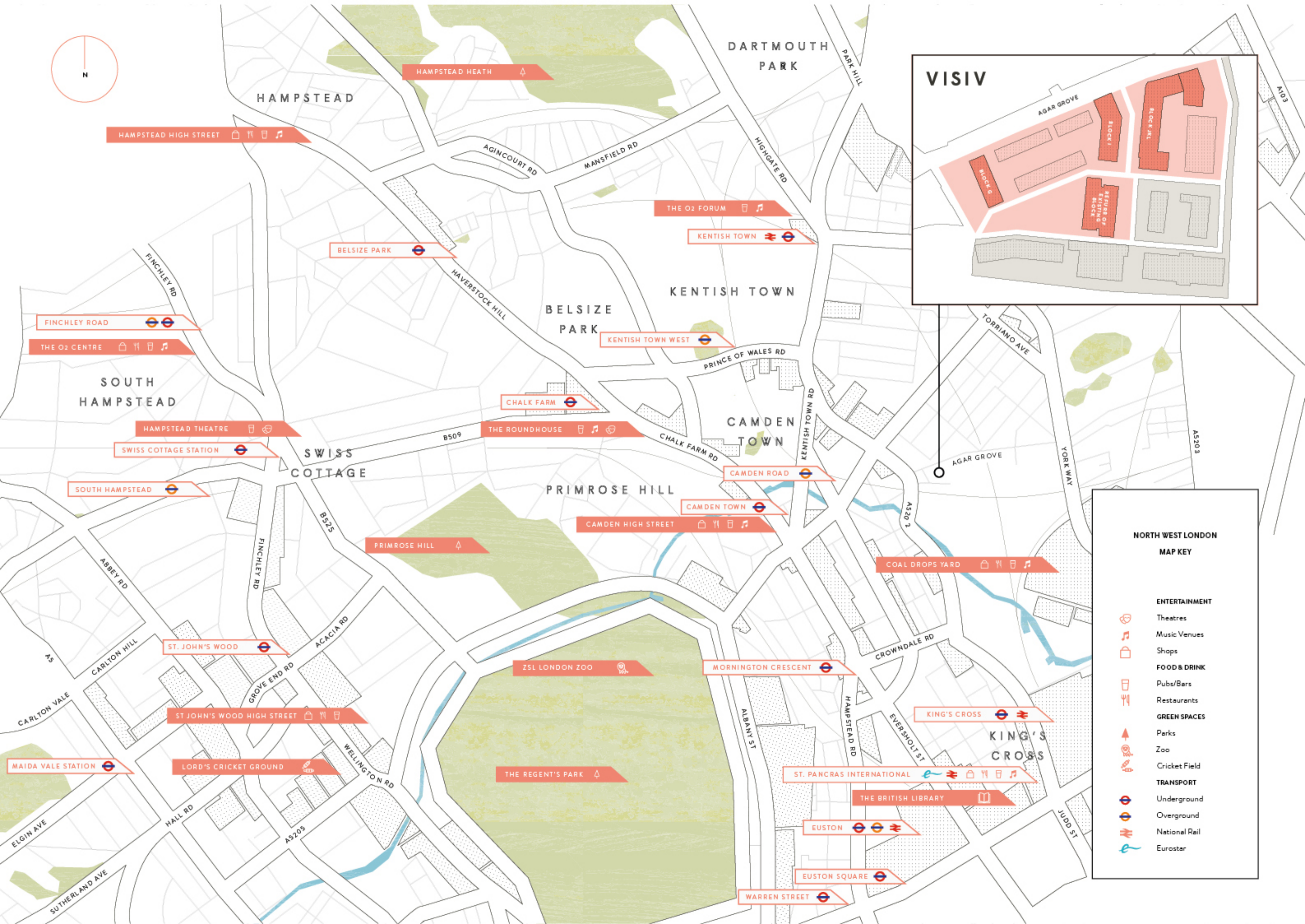
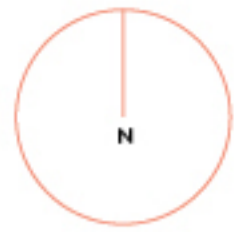
What Passivhaus means for you:

- A comfortable home with low energy use
- Reduced CO₂ emissions for more sustainable and environmentally friendly living
- Heating bills typically reduced by up to 75%



VIEW FROM THE COMMUNAL TERRACE AT VISIV - 2-14 AGAR PLACE
REFER TO SITE PLAN P.22-23

Computer generated image



**NORTH WEST LONDON
MAP KEY**

ENTERTAINMENT

- Theatres
- Music Venues
- Shops

FOOD & DRINK

- Pubs/Bars
- Restaurants

GREEN SPACES

- Parks
- Zoo
- Cricket Field

TRANSPORT

- Underground
- Overground
- National Rail
- Eurostar

LOCAL AREA

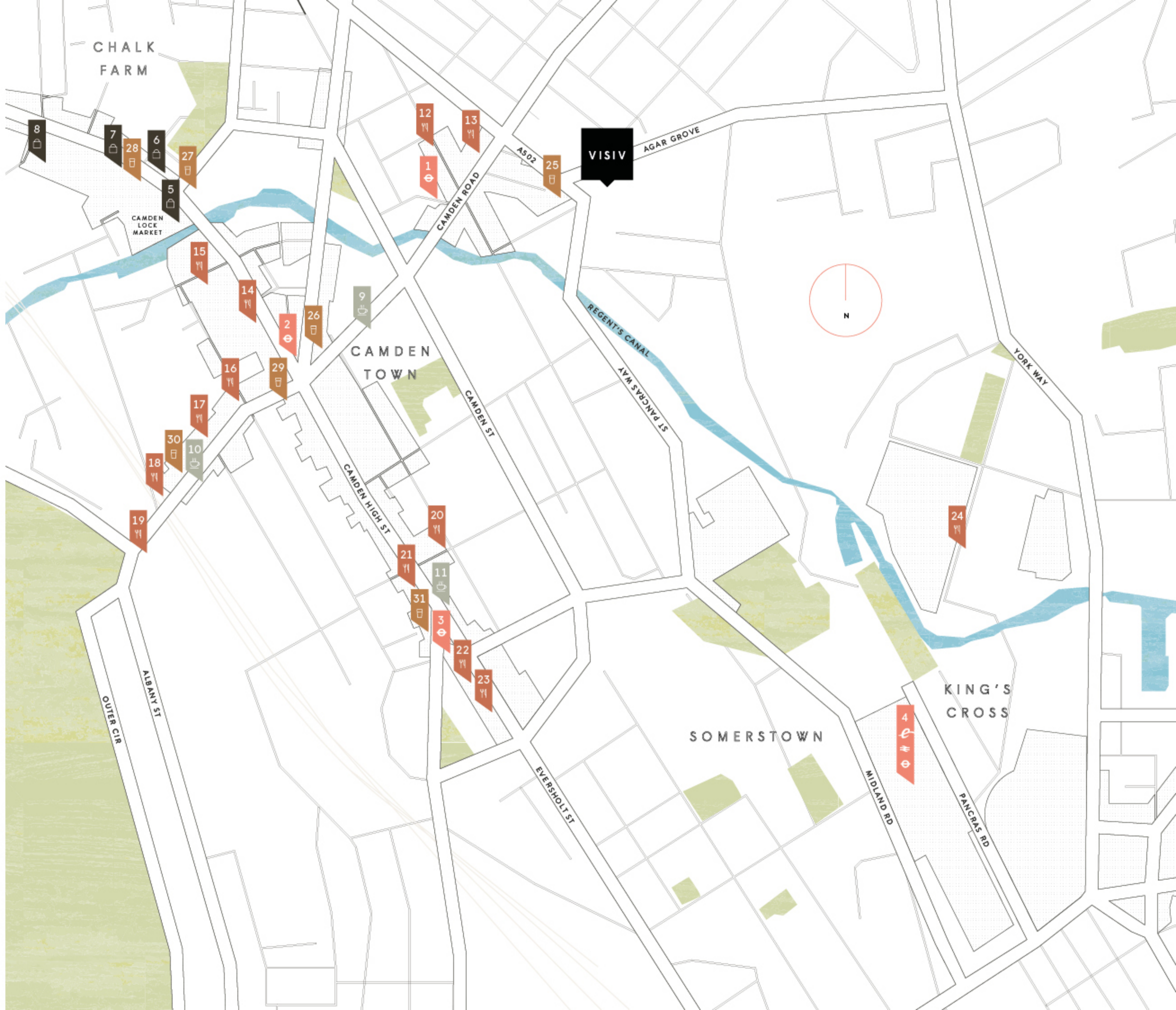
- STATIONS
- 1 Camden Road Overground
- 2 Camden Town Underground
- 3 Mornington Crescent Underground
- 4 King's Cross & St Pancras International

- SHOPS
- 5 Camberry
- 6 Universe of Us
- 7 Collectif
- 8 General Eyewear

- COFFEE
- 9 Camden Coffee House
- 10 The Coffee Jar
- 11 Saint Espresso

- FOOD
- 12 Lemongrass
- 13 Mango Room
- 14 Ma Petite Jamaica
- 15 Mildreds
- 16 Goodfare
- 17 Namaaste Kitchen
- 18 Shimogamo
- 19 York & Albany
- 20 Alexander the Great
- 21 La Patagonia
- 22 Asakusa
- 23 Lost Boys Pizza
- 24 Dishoom

- BARS & PUBS
- 25 The Colonel Fawcett
- 26 The Underworld
- 27 The Hawley Arms
- 28 Gabeto
- 29 Jazz Café
- 30 The Dublin Castle
- 31 B.Y.O.C.





Photograph taken prior to COVID-19



Walking times taken from google and cycle time estimates based on plotaroute.com

CYCLING & WALKING ABOUT

While Camden's transport links are superb, its location also means it's ideal for exploring the capital by foot or bicycle. The Regent's Canal towpath is a particularly useful and picturesque asset in this respect.

Winding through the heart of Camden Town, it puts dynamic areas like Angel and King's Cross just moments away. Not to mention iconic destinations, such as The Regent's Park, London Zoo and Lord's Cricket Ground.

Please note that this image was taken before March 2020. Please continue to follow The Government's advice regarding social distancing.

VISIV



TRAVEL

With so much on your doorstep, you could happily spend all your time in Camden and still not explore it all. When you do need to venture out into the rest of the capital though, you'll find superb transport links within easy reach. You can conveniently access all of London, not to mention the whole UK, or take yourself even further afield to many European hot spots, courtesy of Eurostar from St. Pancras.



VISIV - 2-14 AGAR PLACE
REFER TO SITE PLAN P.22-23

Computer-generated image

DEVELOPMENT MASTERPLAN

KEY

 HOMES FOR SALE

 SOCIAL HOUSING

 INTERMEDIATE HOMES* AND SOCIAL HOUSING

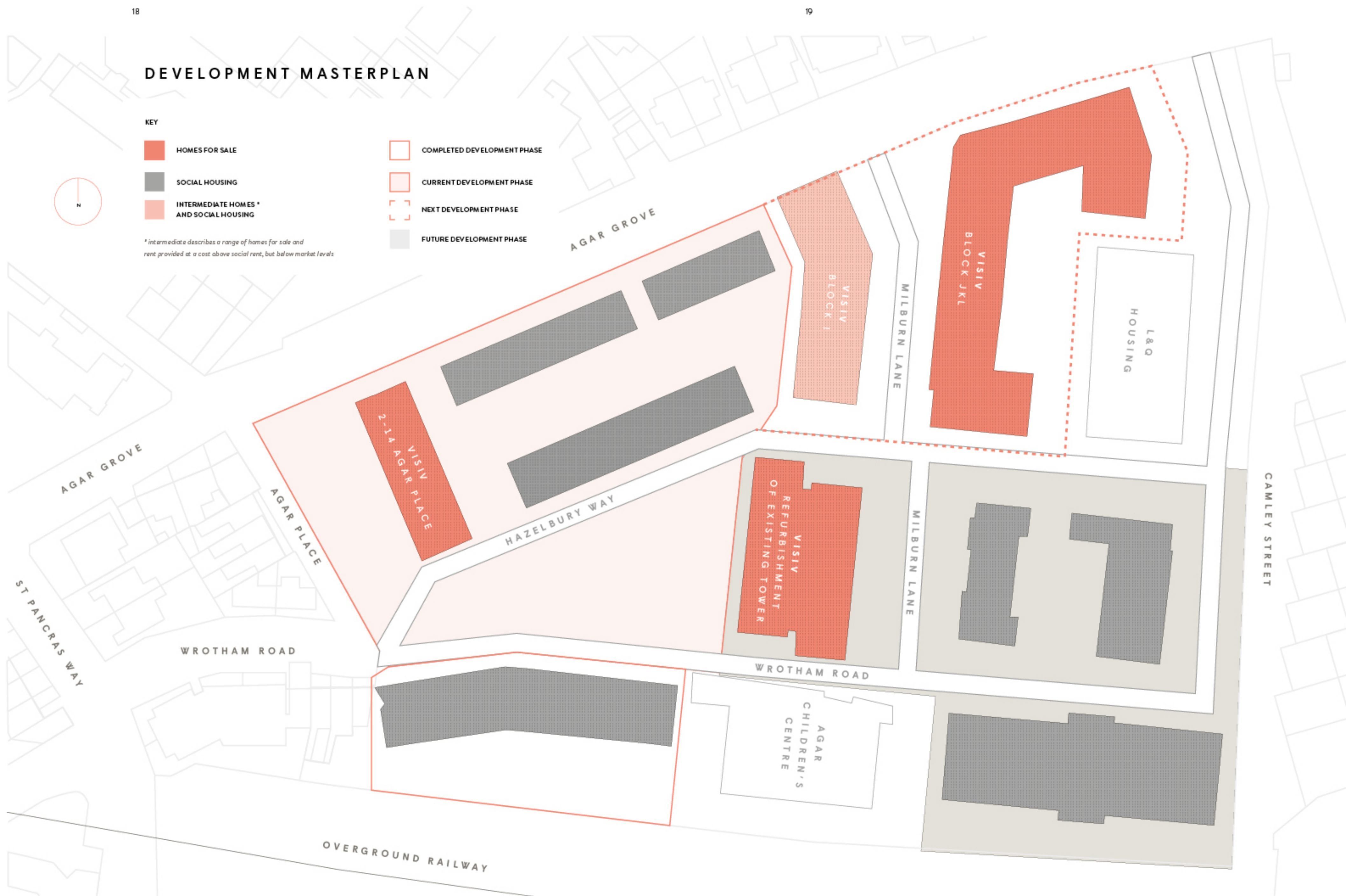
 COMPLETED DEVELOPMENT PHASE

 CURRENT DEVELOPMENT PHASE

 NEXT DEVELOPMENT PHASE

 FUTURE DEVELOPMENT PHASE

** intermediate describes a range of homes for sale and rent provided at a cost above social rent, but below market levels*



AGAR GROVE

VISIV
BLOCK I

MILBURN LANE

VISIV
BLOCK JKL

L&Q
HOUSING

AGAR GROVE

AGAR PLACE

VISIV
2-14 AGAR PLACE

HAZELBURY WAY

VISIV
REFURBISHMENT
OF EXISTING TOWER

MILBURN LANE

WROTHAM ROAD

WROTHAM ROAD

CAMLEY STREET

AGAR
CHILDREN'S
CENTRE

OVERGROUND RAILWAY

ST PANCRAS WAY

2 - 14 AGAR PLACE SPECIFICATION

Passivhaus

- Carefully designed and constructed to the Passivhaus standard using significantly less energy for heating and cooling
- Thicker insulation in the walls and triple-glazed windows
- Designed to allow homes to be warmed by the sun in the winter and shaded in the summer
- Built to exacting standards ensuring no draughts, condensation or mould, and good mechanical ventilation all year round
- Efficient lighting and appliances selected to further reduce energy consumption
- Extra height ceiling to living and/or dining area of all homes
- Smooth matt tinted white painted walls and ceilings, satin white woodwork
- Flush white finished internal doors with satin stainless steel ironmongery
- Exposed fair faced concrete internal stairs to upper floor homes with hardwood treads and steel handrail with timber topping
- Balconies with AG TerraPave Rimini Ground flagstones and custom-made metal balustrades
- Patios finished with Charon Andover Silver Fleck textured paving
- Lockable post box

Building

- Lateral apartments on the ground floor; apartments split over three levels on the upper floors
- Secure communal entrance lobby for homes on upper floors - high quality interior design with the cool industrial feel of exposed concrete offset by warm colour tones
- Lift
- Secure access refuse and recycling rooms
- 12 year NHBC build warranty

General

- Solid apartment entrance door with aluminium profile to ground floor homes; half-glazed apartment entrance doors with aluminium profile to homes on upper floors, some with secondary exit door, all white internal finish and grey external finish
- Aluminium triple-glazed windows frames in colours to match external doors
- Havwoods engineered oak wood flooring, matt brushed coffee, in herringbone pattern to hall, living, kitchen and dining areas and in bedrooms
- Mix of exposed fair faced concrete and plasterboard ceilings across the apartments; main living areas generally have exposed concrete soffit

Kitchens

- Contemporary, handleless Symphony New York cabinets in matt Platinum (pale grey) with soft close drawers and doors
- Caesarstone Misty Carrera (white with grey flecks) quartz solid surface worktop and white glaze tiled splash backs
- Under-mounted Franke one-and-a-half bowl stainless steel sink with pull out mixer tap in brushed stainless steel
- Pull out recycling bins
- Under wall cabinet worktop LED lighting
- Integrated Siemens appliances:
 - Single multifunction oven set under counter worktop
 - Induction hob with touch control and recirculating cooker hood
 - Full-sized dishwasher
 - Microwave
 - Fridge / freezer
 - Washer / dryer

Shower rooms

- Wet rooms with enclosure-free shower and contemporary white sanitary ware
- Caesarstone organic white countertop with vanity unit and semi-recessed wash basin with single lever chrome mixer tap
- Wall-hung toilet with concealed cistern and soft close seat
- Contemporary ladder-style chrome heated towel rail
- Full height porcelain tiling to all walls in white with coordinating floor tiling
- Wall-mounted mirrored cabinet above wash basin

Separate toilets and en-suite toilets

- Countertop, basin, toilet, cabinet and tiling as in the shower rooms

Patios, balconies and roof terrace

- The five ground floor apartments each have a patio
- All upper floor apartments have a balcony
- All apartments in the building have access to the shared roof terrace
- All apartments have access to communal courtyard gardens, including children's play equipment, shared use with three adjacent buildings

Car free / bicycle storage

- This development is 'car free' in line with Camden's green planning policies. Home buyers or any occupants will not be entitled to buy a resident's permit for on-street parking or to park on any Camden Council housing estate
- Shared, secure bicycle storage is available; ground floor homes each have a cycle store within their patio area

Heating, hot water, electrical and lighting

- Hot water and heating provided by communal boiler with one radiator in each apartment
- Individual apartment metering for utilities, including for heating and hot water
- Recessed warm LED downlights to plasterboard ceilings, pendants to exposed concrete ceilings in living and dining areas
- External lighting to patio or balcony
- All apartments fitted with a mechanical ventilation heat recovery (MVHR) unit for continuous ventilation

Communications and home entertainment

- TV and radio socket to living area and bedrooms with access by subscription to SKY and either Astrosat or Hotbird
- Telephone sockets to living area and bedrooms

Security and peace of mind

- Video entry phone to apartments on upper floors
- Mains operated heat, smoke and carbon monoxide alarms
- Provision for future installation of alarm by home owner

VISIV SITE PLAN



CAMDEN TOWN
9MINS WALK*



AGAR GROVE

BLOCK H

BLOCK H

COMMUNAL GARDENS WITH PLAY EQUIPMENT,
SHARED BY 2-14 AGAR PLACE AND BLOCKS F, H AND I

BLOCK F

VISIV
BLOCK I

MILBURN LANE

VISIV
BLOCK JKL

L&Q HOUSING

KING'S CROSS
14MINS WALK*



AGAR PLACE

PUBLIC OPEN
SPACE

2-14 AGAR PLACE
VISIV

HAZELBURY WAY

VERWOOD GARDENS
PUBLIC GARDENS WITH PLAY
EQUIPMENT AND MULTI-USE
GAMES AREA

VISIV
REFURBISHMENT
OF EXISTING TOWER

MILBURN LANE

BLOCK CDE

BLOCK CDE

WROTHAM ROAD

BLOCK A

CHILDREN'S
CENTRE

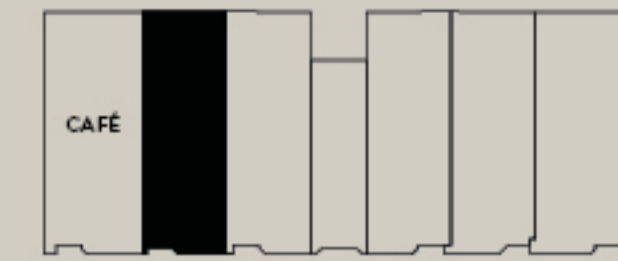
BLOCK B

Walking times taken from googlemaps.com

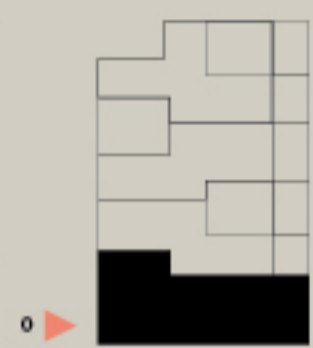
4 Agar Place

PLOT 1 - 1 BEDROOM APARTMENT
Total Internal Area 53.4m²

BLOCK LOCATION



FLOOR



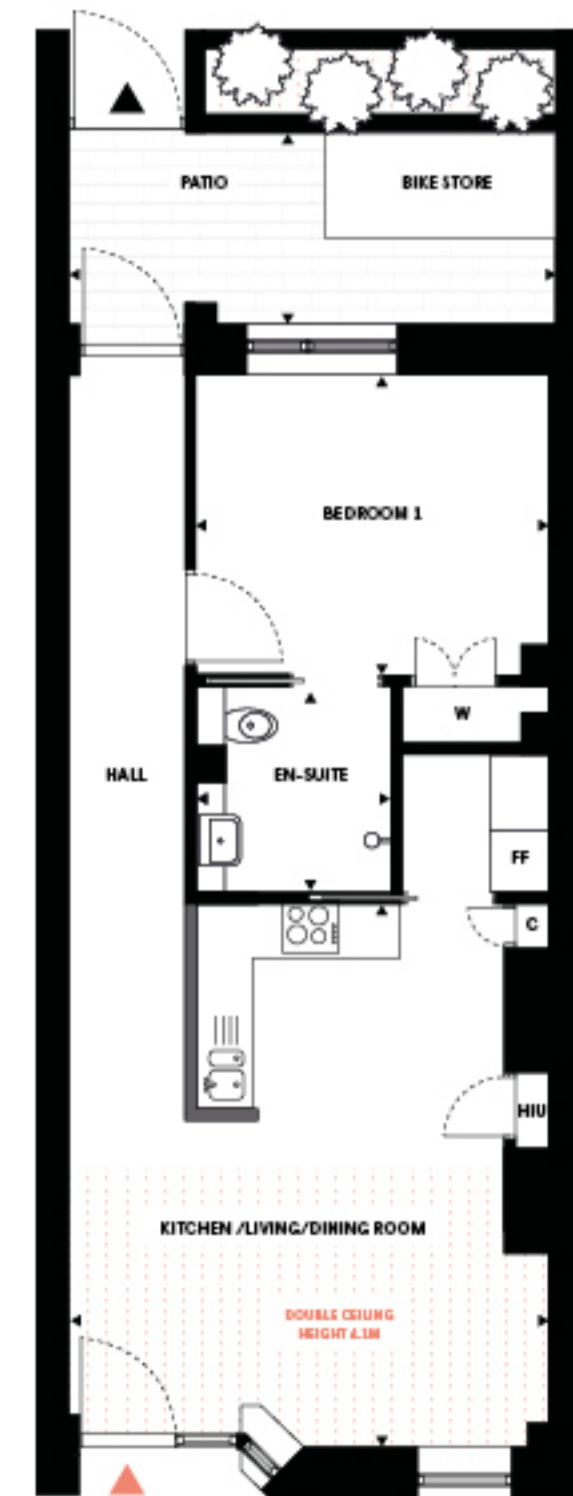
EPC RATING: B

GROUND FLOOR APARTMENTS

4, 6, 10, 12 & 14 Agar Place

There are five ground floor one bedroom apartments at Visiv, each with their own street level front door into the property along with a private rear patio garden with a bike store.

Each home has an open-plan kitchen, living and dining area, featuring an extra high ceiling over the living area.



DIMENSIONS



Kitchen / Living / Dining Room	5.1 x 5.8m	16'7" x 19'0"
Bedroom 1	3.8 x 3.2m	12'5" x 10'5"
En-suite	2.1 x 2.2m	6'9" x 7'2"
Patio	5.2 x 2.0m	17'1" x 6'6"
Total Internal Area	53.4m²	574.8ft²

KEY

FF	FRIDGE FREEZER
C	CUPBOARD
W	WARDROBE
▲	EXIT TO SHARED COURTYARD GARDENS
HIU	HEAT INTERFACE UNIT
•••	DOUBLE CEILING HEIGHT AREA

These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

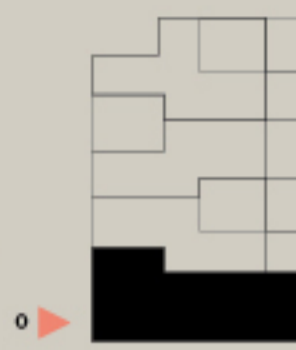
10 Agar Place

PLOT 3 - 1 BEDROOM APARTMENT
Total Internal Area 53.4m²

BLOCK LOCATION



FLOOR



EPC RATING: B

MULTI LEVEL APARTMENTS

FLATS 1-18, 8 AGAR PLACE

3

BEDROOM



DOUBLE CEILING HEIGHT

MIDDLE FLOOR LIVING AREA

2



1

KITCHEN/DINING



This 3D drawing demonstrates the three floors of a multi-level apartment. Please note that the design varies between apartments.

Set over three floors, the innovative design of Visiv's 18 multi level apartments offers a separation of living spaces that's traditionally only found in a house.

As the illustration shows, the layouts are like zigzagging townhouses, with upper first floors reinforcing the tremendous sense of space the double ceiling heights offer.

There are a mix of one and two bedroom apartments available, all of which are finished to the highest standards - they just vary in terms of their layouts.

The one beds have separate kitchen/dining areas and living rooms. While the two beds combine these spaces and some also offer a study, which is ideal for home working. Explore the options and see which is best for your lifestyle.



DIMENSIONS

Kitchen / Living/ Dining Room	5.1 x 5.8m	16'7" x 19'0"
Bedroom 1	3.8 x 3.2m	12'5" x 10'5"
En-suite	2.1 x 2.2m	6'9" x 7'2"
Patio	5.2 x 2.0m	17'1" x 6'6"
Total Internal Area	53.4m²	574.8ft²

KEY

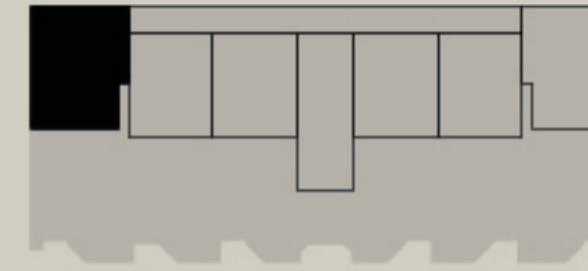
- FF FRIDGE FREEZER
- C CUPBOARD
- W WARDROBE
- ▲ EXIT TO SHARED COURTYARD GARDENS
- HIU HEAT INTERFACE UNIT
- DOUBLE CEILING HEIGHT AREA

Flat 1

8 Agar Place

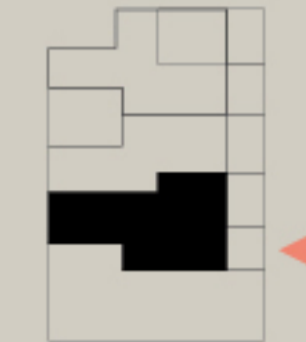
PLOT 6 - 2 BEDROOM MULTI LEVEL APARTMENT
 Total Internal Area 75.8m²

BLOCK LOCATION*



*Position of apartment within block-entrance floor level

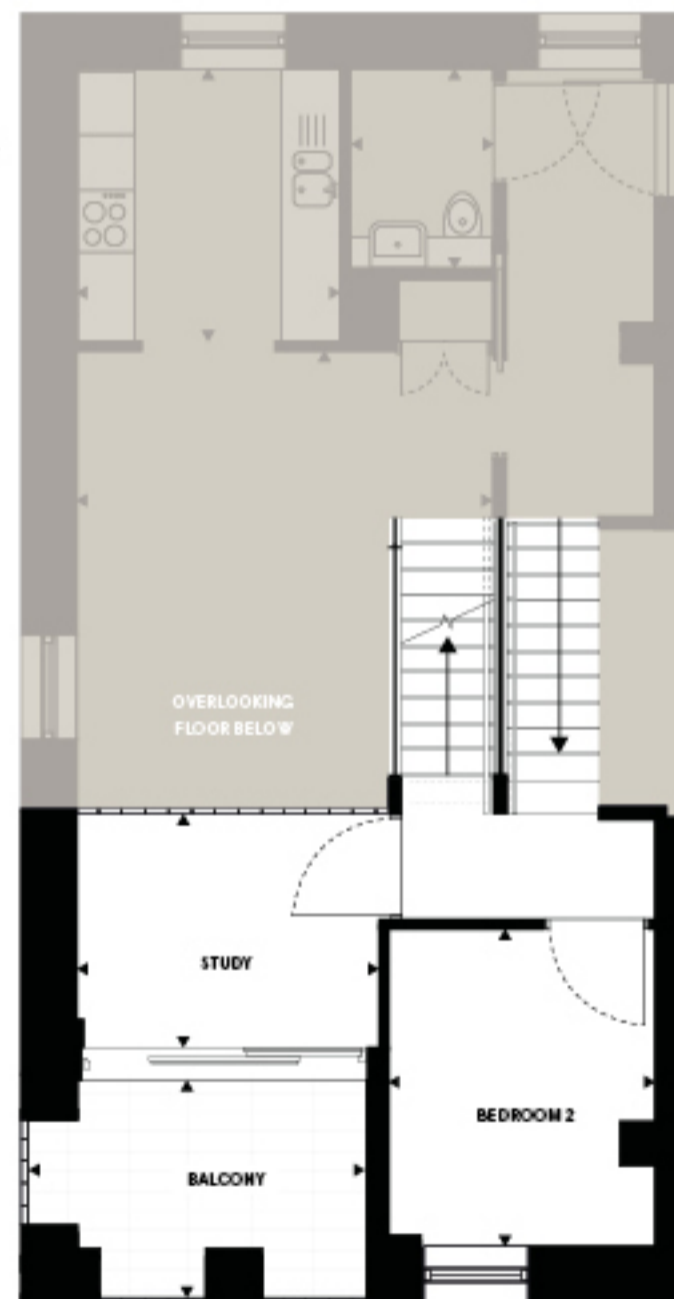
FLOOR



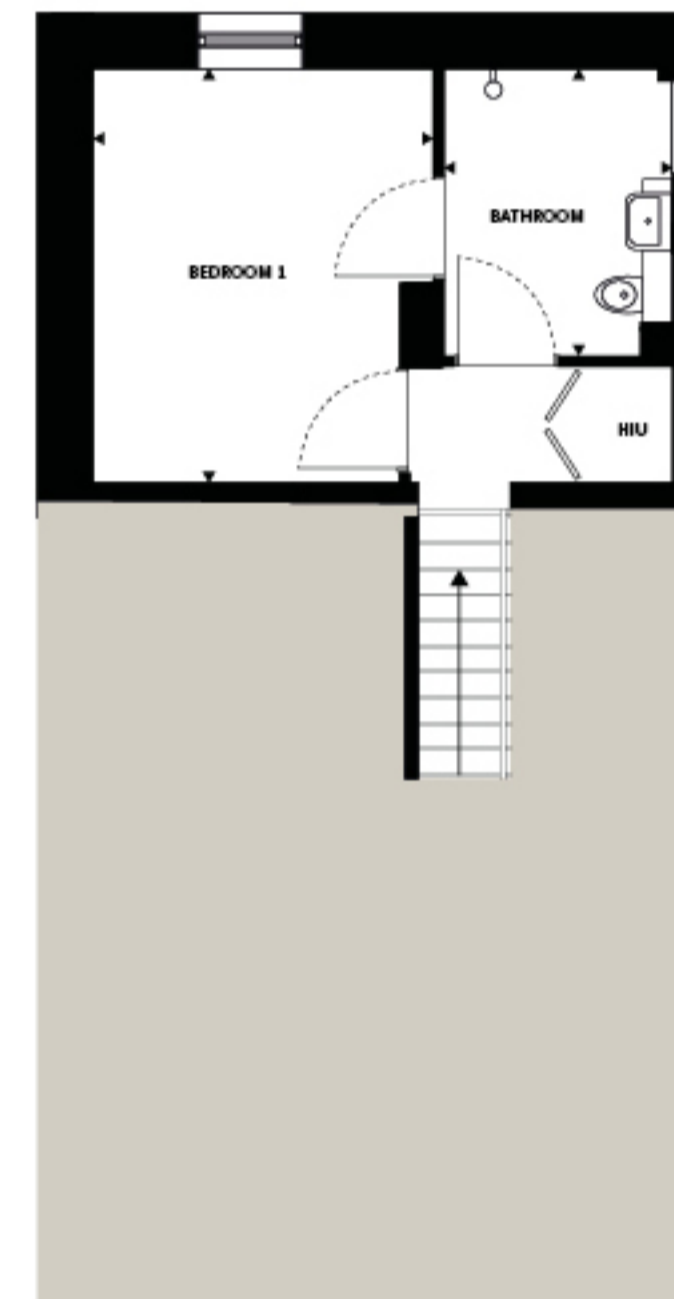
EPC RATING: B



UPPER GROUND FLOOR
 ENTRY LEVEL



LOWER FIRST FLOOR



UPPER FIRST FLOOR

DIMENSIONS



Living/ Dining Room	4.1 x 4.5m	13'4" x 14'8"
Kitchen	2.6 x 2.8m	8'5" x 8'5"
Study	2.9 x 2.2m	9'5" x 7'2"
Bedroom 2	2.5 x 3.0m	8'2" x 9'8"
Bedroom 1	3.3 x 4.0m	10'8" x 13'1"
Bathroom	2.2 x 2.8m	7'2" x 9'2"
Balcony	2.8 x 1.8m	9'2" x 5'9"
Total Internal Area	75.8m²	815.9ft²

KEY

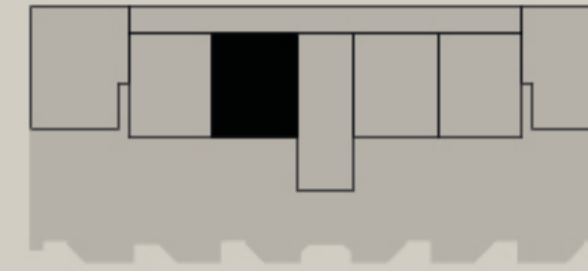
FF	FRIDGE FREEZER
C	CUPBOARD
HIU	HEAT INTERFACE UNIT
MVHR	MECHANICAL VENTILATION WITH HEAT RECOVERY
•••	DOUBLE CEILING HEIGHT AREA

Flat 3

8 Agar Place

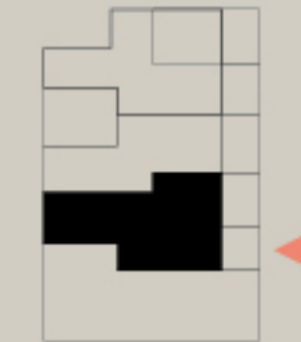
PLOT 8 - 1 BEDROOM MULTI LEVEL APARTMENT
 Total Internal Area 57.7m²

BLOCK LOCATION*



*Position of apartment within block-entrance floor level

FLOOR



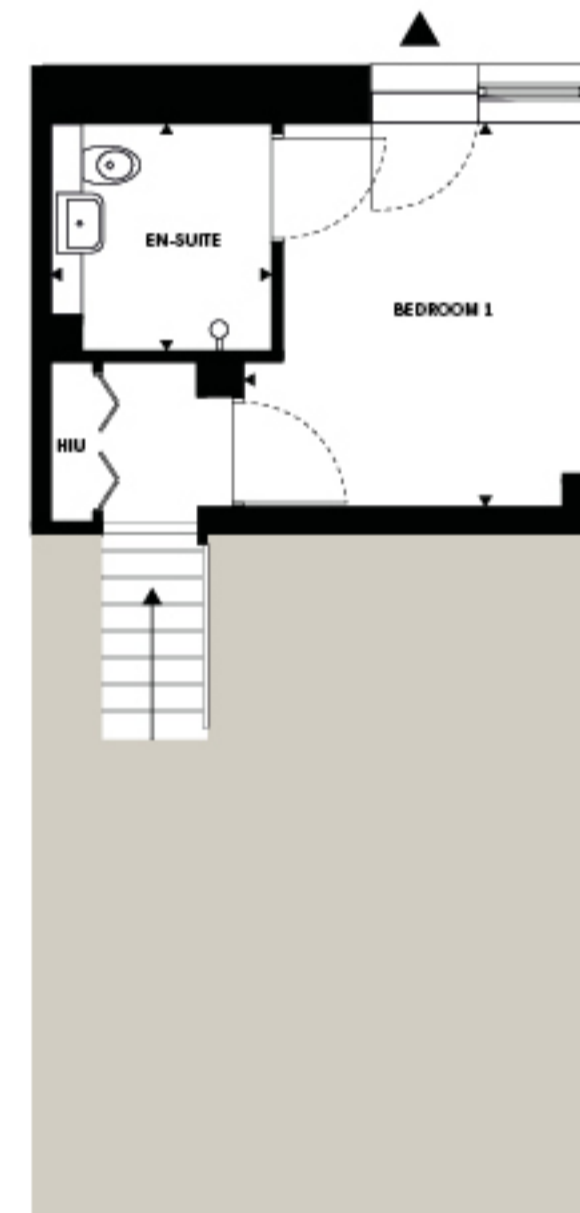
EPC RATING: B



UPPER GROUND FLOOR
 ENTRY LEVEL



LOWER FIRST FLOOR



UPPER FIRST FLOOR

DIMENSIONS



Dining Room	2.7 x 2.0m	8'8" x 6'6"
Kitchen	3.6 x 3.7m	11'8" x 12'1"
Living Room	5.1 x 3.7m	16'7" x 12'1"
Bedroom 1	3.3 x 3.6m	10'8" x 11'8"
En-Suite	2.1 x 2.1m	6'8" x 6'8"
Balcony	2.6 x 1.5m	8'5" x 4'9"
Total Internal Area	57.7m²	621.1ft²

KEY

- FF FRIDGE FREEZER
- C CUPBOARD
- HIU HEAT INTERFACE UNIT
- MVHR MECHANICAL VENTILATION WITH HEAT RECOVERY
- DOUBLE CEILING HEIGHT AREA
- ▲ SECONDARY EXIT ONTO COMMUNAL DECK

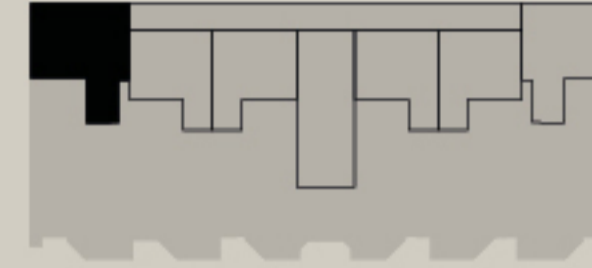
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Flat 7

8 Agar Place

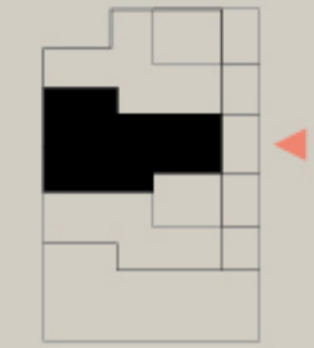
PLOT 12 - 2 BEDROOM MULTI LEVEL APARTMENT
Total Internal Area 72m²

BLOCK LOCATION*

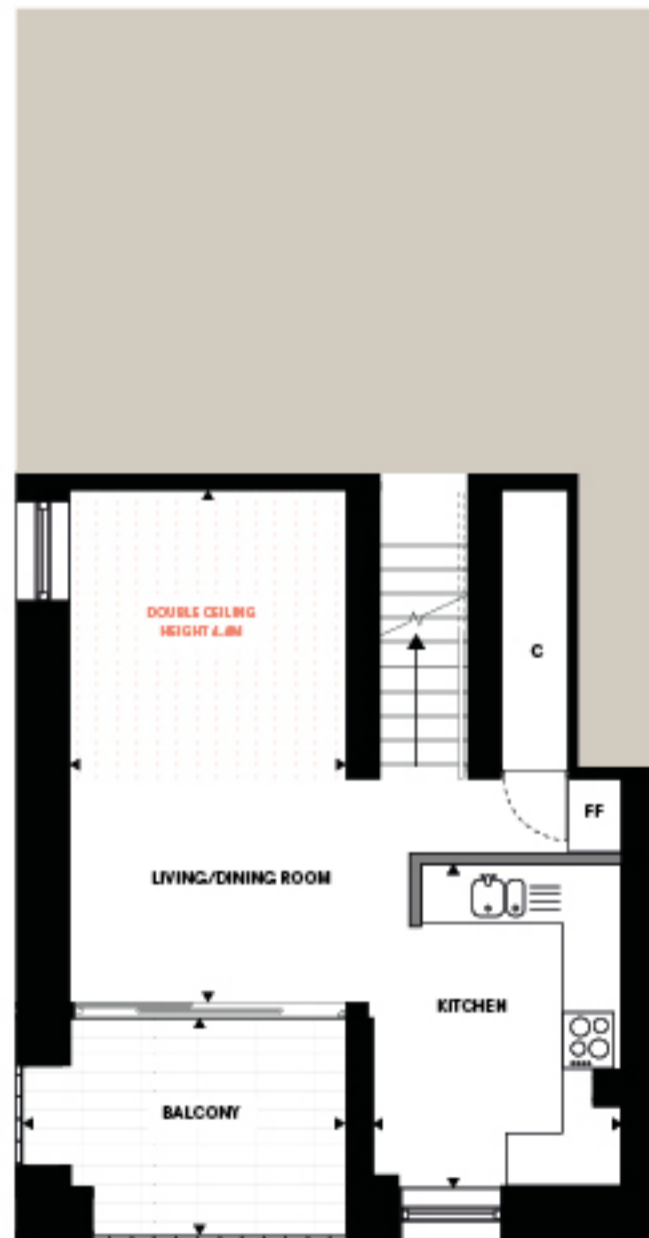


*Position of apartment within block-entrance floor level

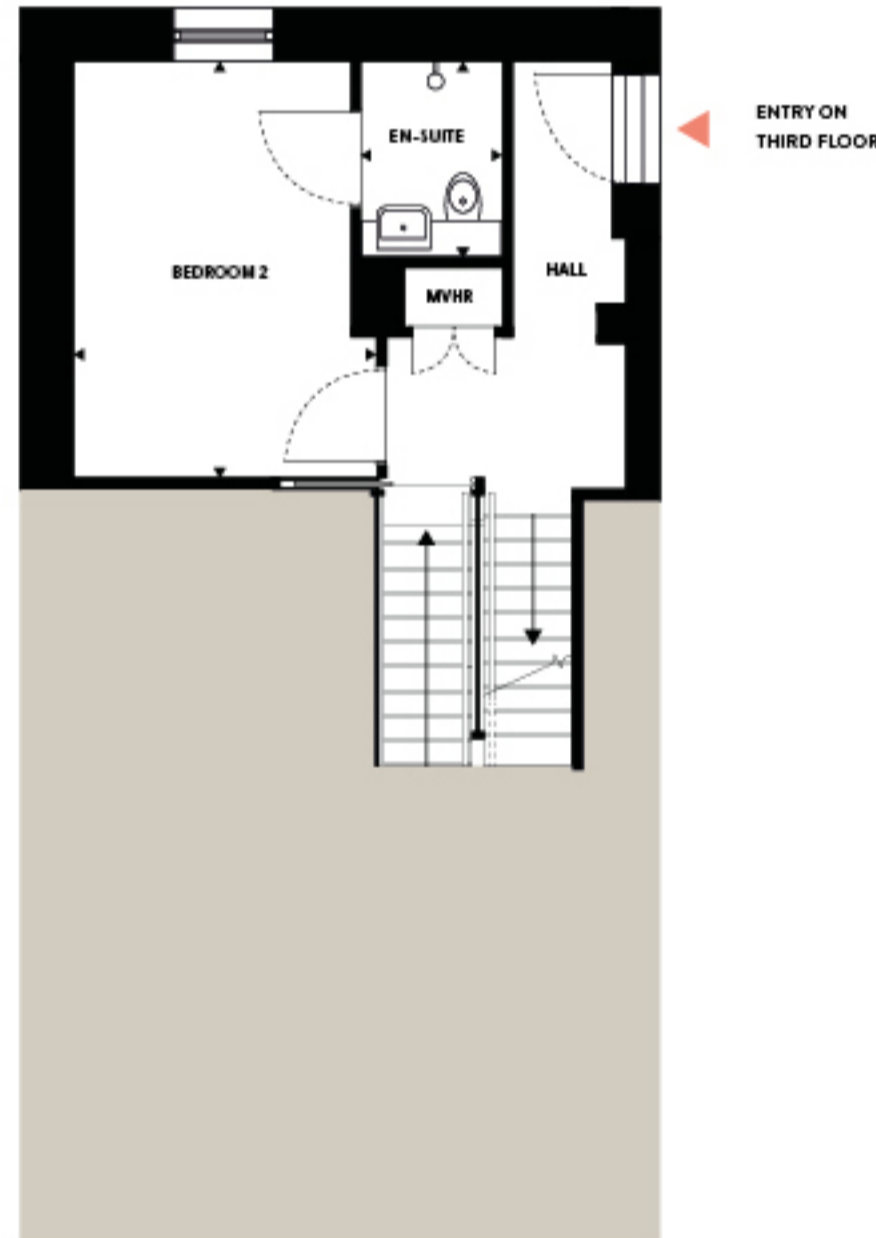
FLOOR



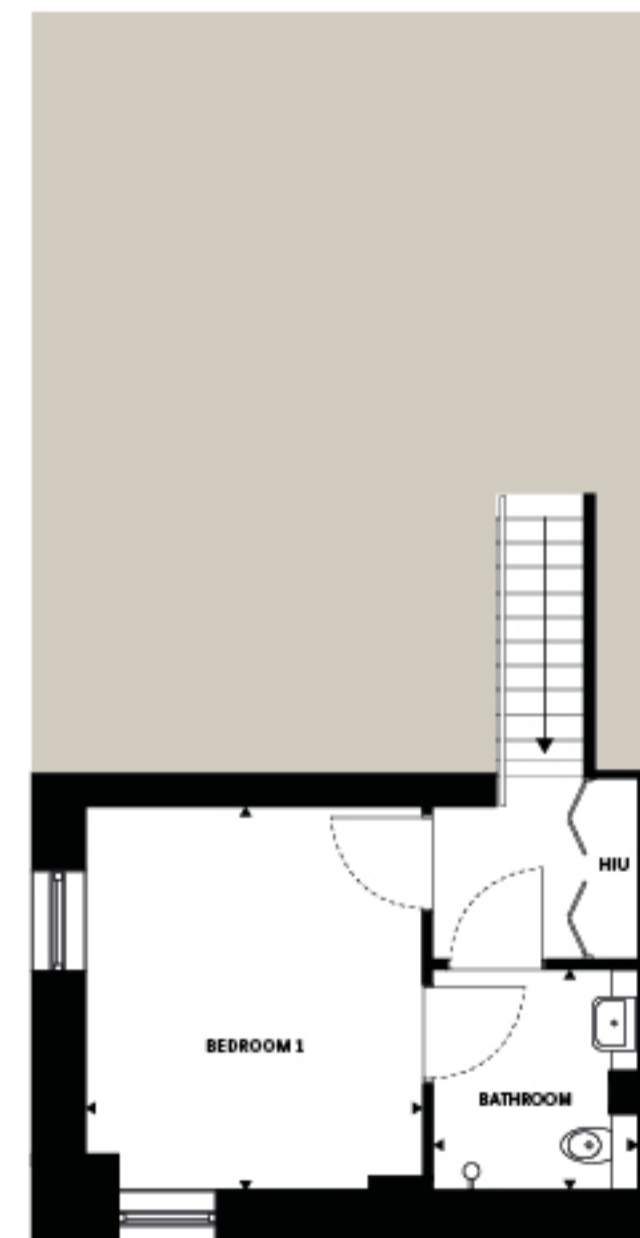
EPC RATING: B



LOWER SECOND FLOOR



UPPER SECOND FLOOR
ENTRY LEVEL



LOWER THIRD FLOOR

DIMENSIONS



Living/ Dining Room	3.5 x 5.2m	11'5" x 17'1"
Kitchen	2.0 x 3.2m	6'6" x 10'5"
Bedroom 2	3.0 x 4.2m	9'8" x 13'8"
Bedroom 1	3.4 x 3.9m	11'1" x 12'8"
Bathroom	2.1 x 2.2m	6'9" x 7'2"
Balcony	2.8 x 1.7m	9'2" x 5'6"
Total Internal Area	72m²	775ft²

KEY

FF	FRIDGE FREEZER
C	CUPBOARD
HIU	HEAT INTERFACE UNIT
MVHR	MECHANICAL VENTILATION WITH HEAT RECOVERY
•••	DOUBLE CEILING HEIGHT AREA

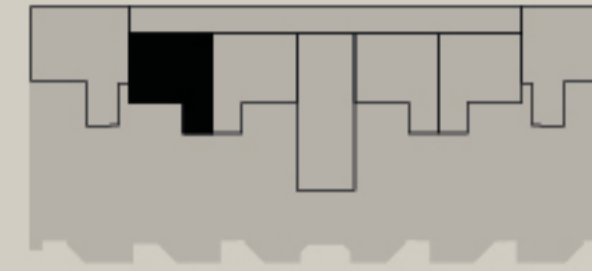
Flat 8

8 Agar Place

PLOT 13 - 1 BEDROOM MULTI LEVEL APARTMENT

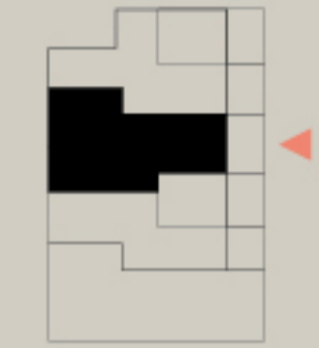
Total Internal Area 60.9m²

BLOCK LOCATION*

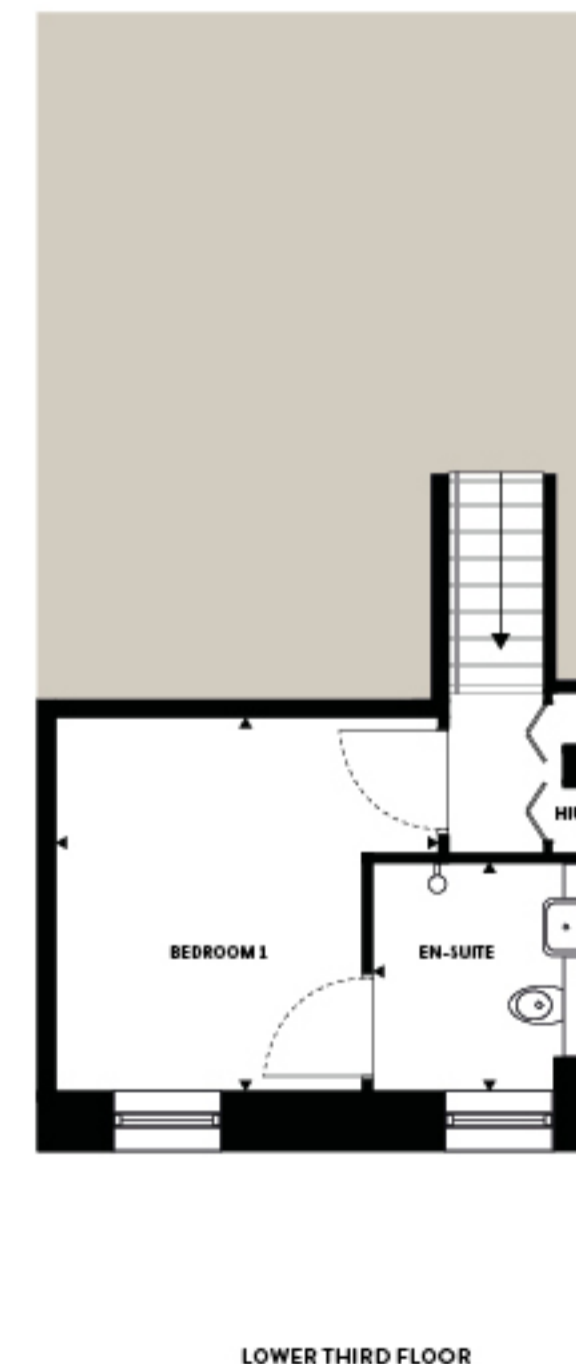
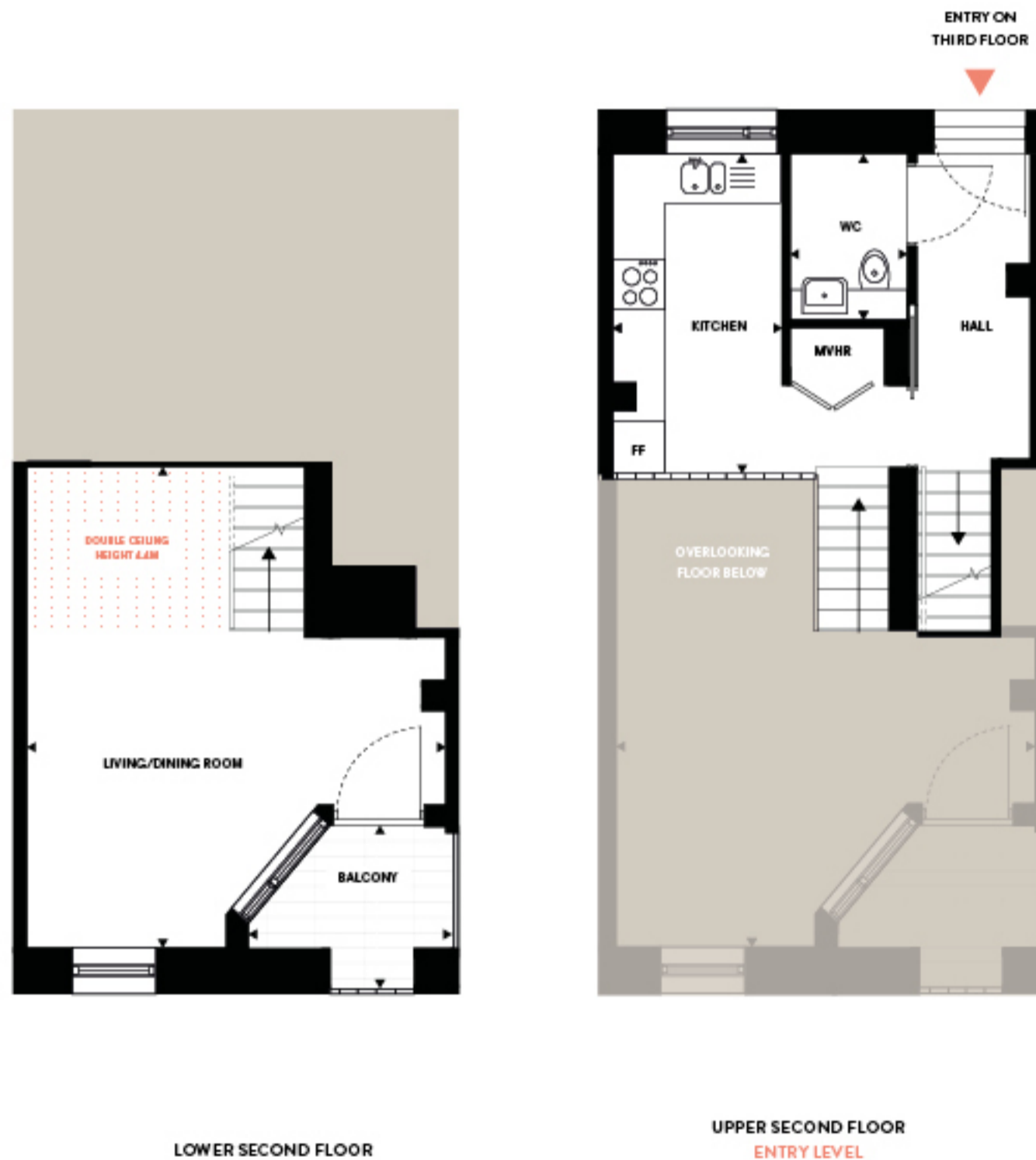


*Position of apartment within block-entrance floor level

FLOOR



EPC RATING: B



DIMENSIONS



Living/ Dining Room	5.1 x 5.8m	16'7" x 19'0"
Kitchen	2.0 x 3.9m	6'6" x 12'8"
Bedroom 1	3.6 x 3.5m	11'8" x 11'5"
En-Suite	2.1 x 2.2m	6'9" x 7'2"
Balcony	2.6 x 1.5m	8'5" x 4'9"
Total Internal Area	60.9m²	655.5ft²

KEY

FF	FRIDGE FREEZER
C	CUPBOARD
HIU	HEAT INTERFACE UNIT
MVHR	MECHANICAL VENTILATION WITH HEAT RECOVERY
•••	DOUBLE CEILING HEIGHT AREA

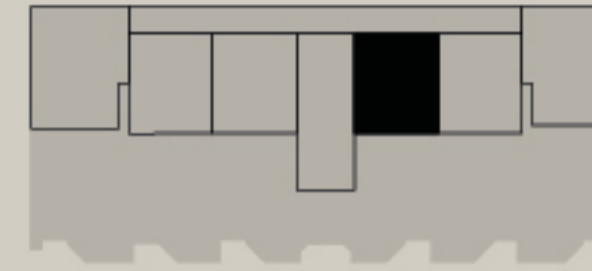
Flat 16

8 Agar Place

PLOT 21 - 1 BEDROOM MULTI LEVEL APARTMENT

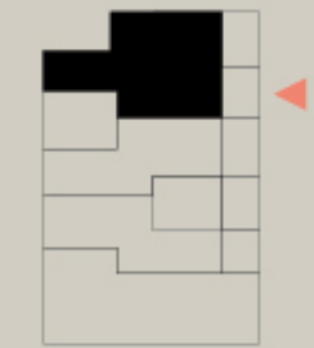
Total Internal Area 64m²

BLOCK LOCATION



*Position of apartment within block-entrance floor level

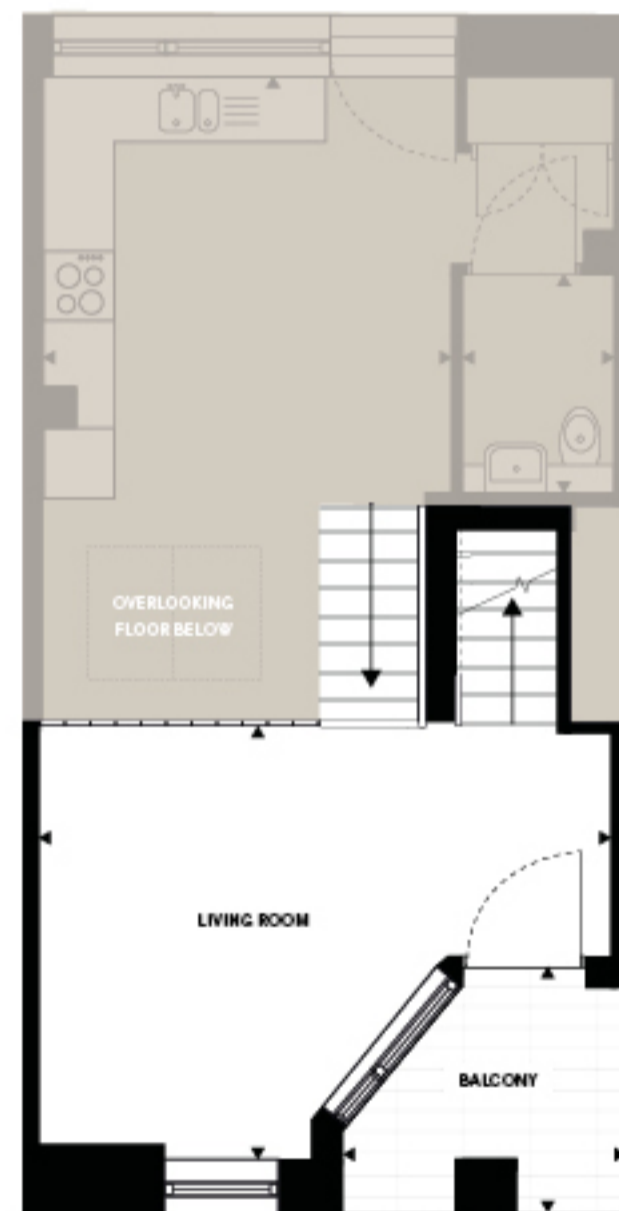
FLOOR



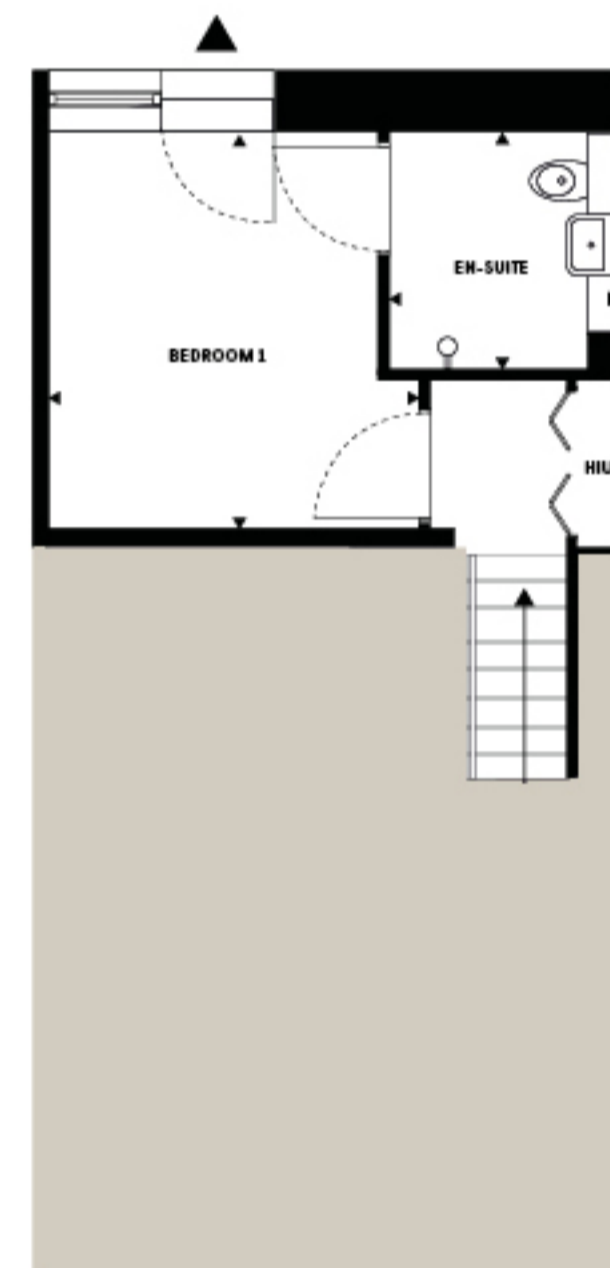
EPC RATING: B



UPPER THIRD FLOOR
ENTRY LEVEL



LOWER FOURTH FLOOR



UPPER FOURTH FLOOR

DIMENSIONS

Dining Room	2.5 x 2.0m	8'2" x 6'6"
Kitchen	3.6 x 3.7m	11'8" x 12'1"
Living Room	5.1 x 3.7m	16'7" x 12'1"
Bedroom 1	3.3 x 3.5m	10'8" x 11'5"
En-Suite	2.1 x 2.1m	6'9" x 6'9"
Balcony	2.6 x 1.5m	8'5" x 4'9"
Total Internal Area	64m²	688.9ft²

KEY

FF	FRIDGE FREEZER
C	CUPBOARD
HIU	HEAT INTERFACE UNIT
MVHR	MECHANICAL VENTILATION WITH HEAT RECOVERY
•••	DOUBLE CEILING HEIGHT AREA
▲	SECONDARY EXIT ONTO COMMUNAL DECK

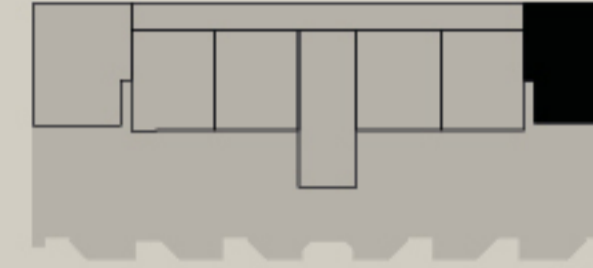
Flat 18

8 Agar Place

PLOT 23 - 2 BEDROOM MULTI LEVEL APARTMENT

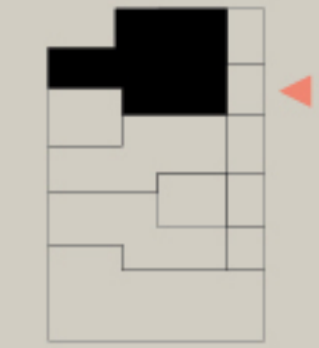
Total Internal Area 73.4m²

BLOCK LOCATION



*Position of apartment within block-entrance floor level

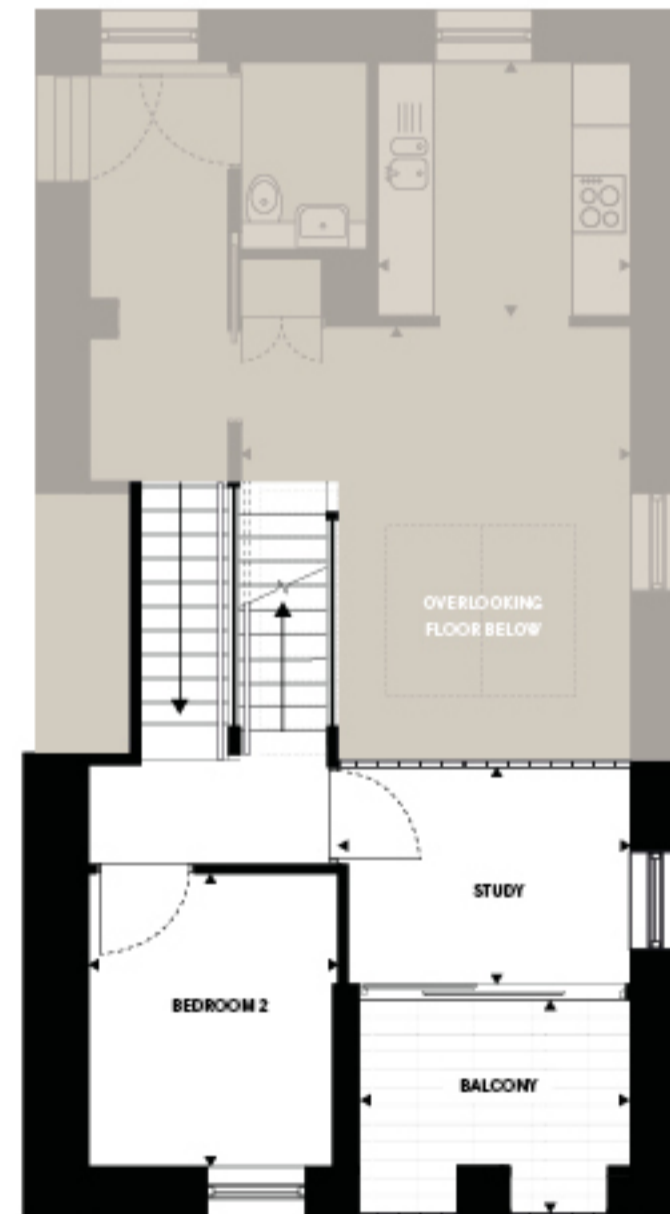
FLOOR



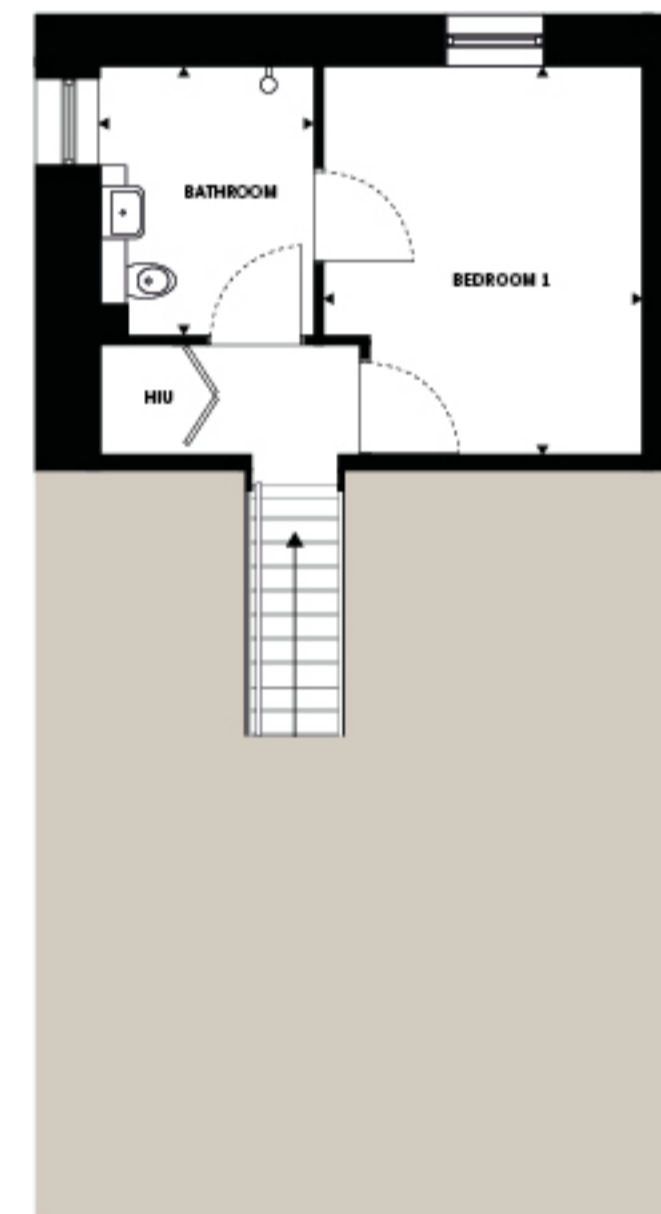
EPC RATING: B



UPPER THIRD FLOOR
ENTRY LEVEL



LOWER FOURTH FLOOR



UPPER FOURTH FLOOR

DIMENSIONS



Living/ Dining Room	4.1 x 4.5m	13'4" x 14'8"
Kitchen	2.6 x 2.6m	8'5" x 8'5"
Study	3.0 x 2.2m	9'8" x 7'2"
Bedroom 2	2.6 x 3.0m	8'5" x 9'8"
Bedroom 1	3.2 x 4.0m	10'5" x 13'1"
Bathroom	2.4 x 2.8m	7'9" x 9'2"
Balcony	2.8 x 1.7m	2'8" x 1'7"
Total Internal Area	73.4m²	790.1ft²

KEY

FF	FRIDGE FREEZER
C	CUPBOARD
HIU	HEAT INTERFACE UNIT
MVHR	MECHANICAL VENTILATION WITH HEAT RECOVERY
•••	DOUBLE CEILING HEIGHT AREA



CAMDEN COUNCIL



Investing in Camden

We don't just build beautiful new homes. Created and managed by Camden Council, The Camden Collection is a major contributor to the Borough's Community Investment Programme (CIP). By building these new homes for sale and market rent, The Camden Collection generates revenue which is in turn reinvested into CIP to benefit the wider community. This is what we call Better London Living.

What is CIP?

The Community Investment Programme (CIP) is our ambitious plan to invest over £1 billion in homes, schools and community spaces in Camden. It's our answer to government spending cuts – an innovative way to continue building in our communities despite massive reductions in central government funding.

Through the programme we're building 3,050 new homes, including 1,100 council homes and 300 at genuinely affordable Camden Living rents. We're also investing in 48 schools and children's centres and providing 9,000m² of improved community space – equivalent of 35 tennis courts. CIP is helping to fund improvements to 22,500 existing council homes as part of the Council's Better Homes Programme. Each scheme is designed in partnership with residents and delivered directly by the Council, giving local people the chance to have their say and shape plans for their community.

How it Works

To date we have built 865 homes through CIP and have another 120 under construction and planning permission for a further 1,250.

We've invested £165 million into schools and children's centres including the completion of three new primary school buildings. We've also built new community facilities like the St Pancras Community Centre and the Greenwood Centre - Camden's first Centre for Independent Living, run by disabled people, for disabled people. We've also refurbished old hostels into state of the art accommodation and training facilities for homeless people. We are funding this investment in affordable homes, schools and community facilities by building homes for private sale and by selling buildings and land that we no longer need. Every pound raised through these sales is reinvested back into Camden – for the benefit of residents today and in the future.

**FOR MORE INFORMATION PLEASE
CONTACT THE SELLING AGENT, SAVILLS:**

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Delivered by
Camden's Community
Investment Programme



Camden



THE
CAMDEN
collection

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