

**KILN**

**PLAGE**

LONDON • NW5

# KILN PLACE

LONDON • NW5 4AP

## A RELAXED ENCLAVE SURROUNDED BY THE BEST OF LONDON

---

**Enjoying a prime location, moments from Gospel Oak station and Hampstead Heath, Kiln Place is a boutique collection of just eight 2 & 3 bedroom homes.**

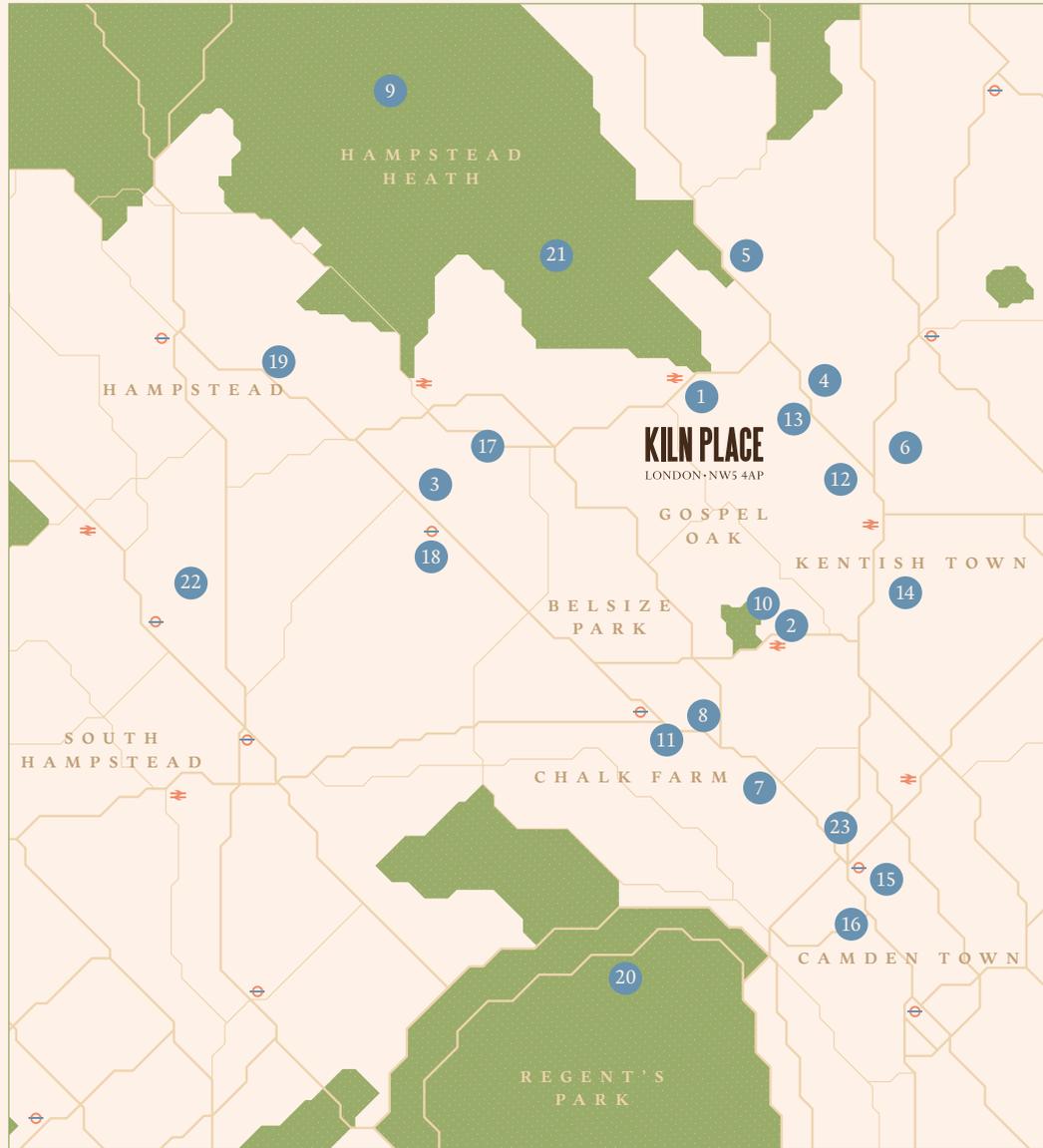
With its superb schooling, abundance of greenery and array of exciting eateries and amenities, Gospel Oak is an area that's as popular with families as it is young professionals. The perfect reprieve from the stresses of city life, with all the connections to central London you could ask for. Not to mention, an enviable selection of brunch and entertainment spots right on your doorstep. Whatever pace you want to live at, Kiln Place caters to your every need.

# ESCAPE INTO SERENITY...

There aren't many areas of London that put a dip in a fresh water pond and a world tour of gastronomic delights in walking distance. That's what makes Kiln Place so special.

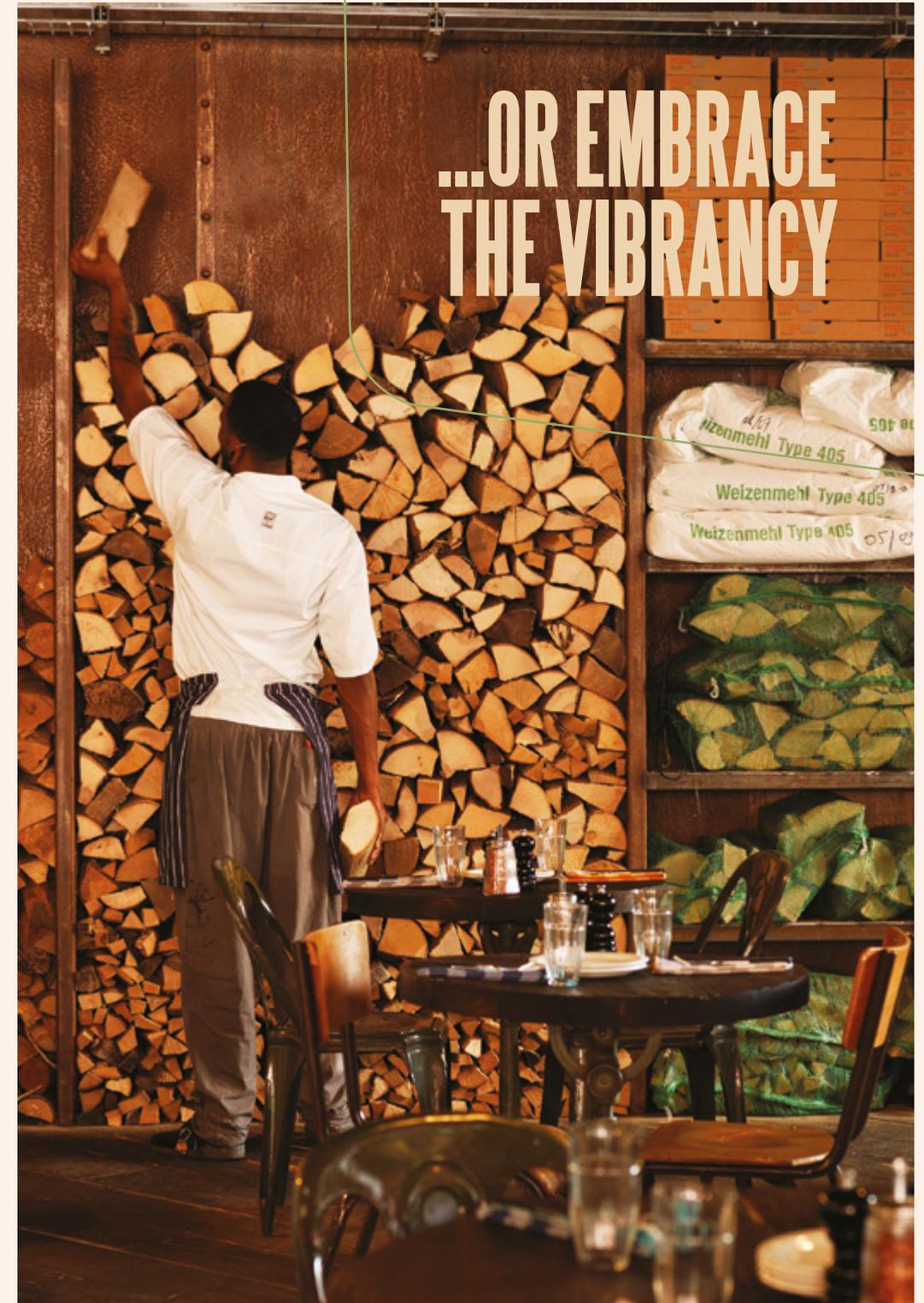
Located at the southern tip of Hampstead Heath, just across from its louder neighbour, Kentish Town, Gospel Oak is one of North West London's hidden gems. Whether you're drawn to the tranquillity of the Heath, the vibrancy of the local restaurants and bars or the bright lights of central London, it's all waiting to be explored.





### Key

- |                        |                             |                                       |
|------------------------|-----------------------------|---------------------------------------|
| 1. Little Oak Coffee   | 9. Hampstead Heath          | 17. The Stag                          |
| 2. Camden Town Brewery | 10. Talacre Sports Centre   | 18. Gail's Bakery                     |
| 3. Franco Manca        | 11. The Roundhouse          | 19. The Hampstead Butcher & Providore |
| 4. The Vine            | 12. The Forum               | 20. ZSL London Zoo                    |
| 5. The Bull and Last   | 13. Pizza East Kentish Town | 21. Parliament Hill Viewpoint         |
| 6. The Pineapple       | 14. The Lion & Unicorn      | 22. Freud Museum London               |
| 7. Camden Market       | 15. BrewDog Camden          | 23. Electric Ballroom                 |
| 8. The Camden Assembly | 16. The Blues Kitchen       |                                       |



# GREAT FOOD, GREAT DRINK, GREAT MEMORIES

## 01. Little Oak Coffee

Opposite Gospel Oak station, this small but perfectly formed café is the perfect morning wake-up call.



## 02. Camden Town Brewery

Enjoy an array of award-winning lagers and ales in the brewery's on-site tap room.



## 03. Franco Manca

From its origins in Brixton, Franco Manca's mouthwatering sourdough pizzas have seen them conquer London.

## 04. The Vine

With the sunniest beer garden in NW5 and an 80-seat restaurant, The Vine's a gastro-pub in the truest sense.

## 05. The Bull and Last

Award-winning gastro-pub focused on seasonal creations that's a stone's throw from Hampstead Heath.

## 06. The Pineapple

A traditional pub whose stunning interiors will take you back to a more artisan time.

01.

02.

03.

*A gastronomic world tour of delights awaits you in the local area.*



04.



05.



06.





07.

*Whether you want to escape into music, nature or just the papers in a great pub, it's all here.*

08.



#### 07. Camden Market

One of Camden's most famous residents, the market is home to some 1000 stalls.

#### 08. The Camden Assembly

A Camden institution, this bar and music venue's history is the history of rock 'n roll itself.

#### 09. Hampstead Heath

With its swimming ponds and ancient woods, The Heath offers some 790 acres of greenery.

09.



10.



11.



#### 10. Talacre Sports Centre

Offers an array of multi-use outdoor and indoor sports facilities including a 7-a-side astro pitch.

#### 11. The Roundhouse

Incredible live performance space that showcases the best of dance, music and theatre.

#### 12. The Forum

An intimate venue playing host to an eclectic programme of artists, The Forum has something for everyone.

12.



# LONDON AWAITS

For all that's in the local area, you're also superbly connected to the rest of London.

From the West End's theatres and shops to The City's financial towers and King's Cross's newly reinvigorated piazzas and canals, whether you're travelling for work or play, nowhere is hard to reach.



The City of London

King's Cross



Southbank



# KILN PLACE

LONDON • NW5 4AP



**Walking Times**  
from Kiln Place



**Gospel Oak** - 5 mins  
Overground



**Tufnell Park** - 16 mins  
Northern Line



**Kentish Town** - 17 mins  
Northern Line & National Rail



**Belsize Park** - 18 mins  
Northern Line



**Train & Underground Times**  
from Kiln Place (includes walking time)



**King's Cross St Pancras** - 24 mins via Kentish Town  
Circle, District, Hammersmith and City,  
Victoria & Northern Lines & National Rail



**Oxford Circus** - 25 mins via Gospel Oak  
Central, Victoria & Bakerloo Lines



**Paddington** - 32 mins via Gospel Oak  
Bakerloo Line & National Rail



**Victoria** - 32 mins via Gospel Oak  
Victoria, Circle & District Lines



**Bank** - 33 mins via Kentish Town  
Northern, Central, Circle,  
District Lines & DLR



**Waterloo** - 35 mins via Kentish Town  
Northern, Jubilee & Bakerloo Lines  
& National Rail

\*All travel times and destinations taken from google.com/maps

# HOMES DESIGNED FOR MODERN LIFE

—  
**Contemporary in their design, every detail of Kiln Place has been meticulously planned to create a series of welcoming and harmonious living spaces.**

The subtle palette of the interior specification elegantly marries with the brick exteriors of the homes, adding to the relaxed feeling they afford. Through the inclusion of a mix of balconies, spacious roof terraces and urban gardens, they're designed to invite the outside in, further enhancing their light and airy ambience.













# SITE MAP

# FIXTURES & FITTINGS

## General

- Flush green finished composite house entrance door with contrast white internal finish
- Aluminium/composite green double glazed windows with white internal finish
- Engineered wood flooring in hall, Kitchen, and Lounge/Dining area. Wood laminate to staircases
- Velvet twist carpet to bedrooms
- Full height wardrobes fitted with hanging shelving and drawers where applicable\*
- Smooth matt white painted walls and ceilings
- Flush white finished internal doors with brushed chrome lever ironmongery
- Satin white painted square profiled skirting and architrave
- Balconies finished with Scandinavian softwood thermos decking
- 10 year NHBC build warranty

## Individually Designed Kitchens

- Contemporary handleless matt lacquer Krieder kitchen with soft close drawers and doors\*
- Caesar stone quartz solid surface worktop and splash back upstands
- Under mounted one bowl stainless steel sink with chrome monobloc mixer tap
- Recessed LED under unit and worktop lighting

- Falmec cooker hood to homes 1.1/1.2/1.3/1.4/1.5/1.6
- Siemens integrated cooker hood to homes 2.1/2.2
- Siemens single oven set under counter worktops (includes microwave) and within tall housing\*
- Siemens frameless four zone induction hob with touch control
- Siemens integrated extractor fans
- Siemens integrated dishwasher
- Siemens integrated fridge/freezer, some separate built in under fridge and freezer
- Siemens integrated washer/dryer
- Recycling and general waste bins

## Quality Bathrooms, WC & En-suites

- Contemporary white sanitary ware with wall hung basin and toilet with soft close seat
- Hans Grohe chrome mixer tap
- Shower enclosure units fitted to en-suites only as shown on floorplans\*
- Bath as shown on the floorplans in units 2.1 & 2.2 with tiled bath panel and shower screen where applicable with shower over bath (in the bathrooms only)
- Contemporary ladder style chrome heated towel rail to en-suite and bathrooms
- Full height porcelain wall tiling to en-suites only with coordinating porcelain floor tiling
- Wall mounted mirrored cabinet or mirror above wash basin\*



## Heating, Electrical & Lighting

- LED downlights to hall, kitchen, lounge/dining areas, bathroom & en-suite
- LED downlights to bedrooms
- Brushed chrome sockets and switches throughout
- Light to entrance, balcony and/or terrace
- Heating & hot water in homes 1.1/1.2/1.3/1.4/1.5/1.6 provided by Megaflo boiler system with cylinder
- Heating & hot water in homes 2.1/2.2 provided by Ideal Logic combination boiler system with compact style white radiators
- Individual house metering for utility services

## Home Entertainment & Communications

- Telephone sockets to lounge and all bedrooms
- TV socket to lounge and all bedrooms

## Outside

- External tap provided to all homes
- Seeded grass to the rear gardens on 3 bedroom houses only

## Communal

- Homes 1.1/1.2/1.3 access to communal refuse bins
- Homes 1.4/1.5/1.6/2.1/2.2 individual street collection

*All units will be required to eventually become part of the communal refuse system*

## Car Free

- This development is a car free zone scheme with no car parking available on site

## Security & Peace of Mind

- Heat Detectors and Smoke Alarms to each floor
- Carbon Monoxide alarm within 3m of the boiler
- Fitted alarm to outside (Freeholder is responsible for connecting alarm to their own security provider)
- Automist (residential fire sprinkler) fitted to Home 1.1 due to it being a 4 storey building

\*Designs and layouts vary. We are unable to accommodate any individual changes, additions or amendments to the specification, layout or plans of any individual home. Specifications may vary, please ask our Sales Executives for further information.



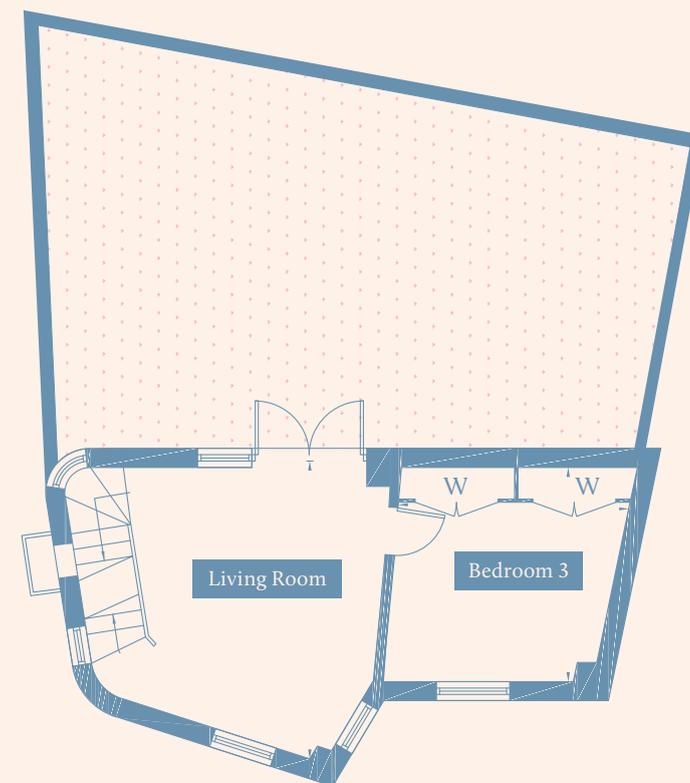
Total Internal Area = 106.1 sqm / 1142 sqft

**First Floor**

**Bedroom 3**  
3.6 x 3.4m  
11'1" x 11'2"

**Living Room**  
4.8 x 4.8m  
15'11" x 15'8"

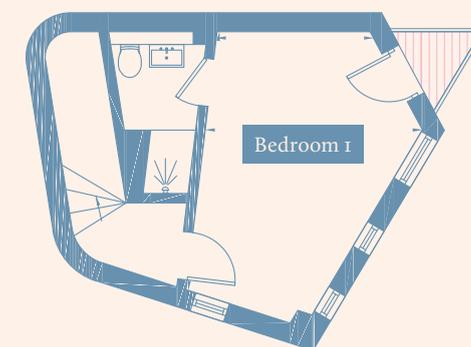
**Garden Area**  
62.0 sqm  
667.4 sqft



**Third Floor**

**Bedroom 1**  
4.2 x 3.3m  
13'8" x 10'10"

**En-Suite**  
2.5 x 1.5m  
8'4" x 4'1"



EPC Rating: B  
Full Energy Performance Certificate available on request

**UNIT 1.1**

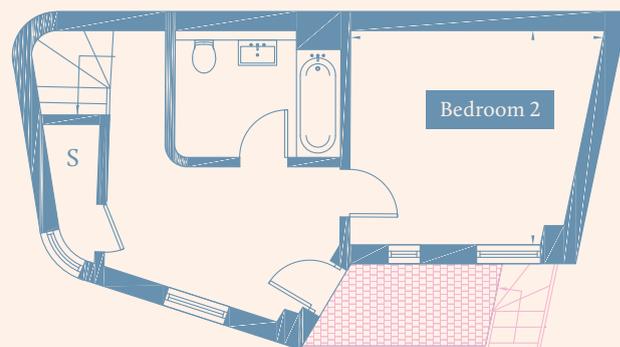
**3 BEDROOMS**

**Ground Floor**

**Bedroom 2**  
3.9 x 3.5m  
12'9" x 11'4"

**Bathroom**  
2.6 x 2.0m  
8'6" x 6'7"

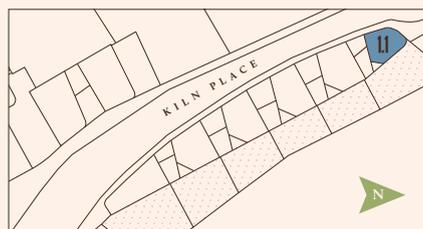
**Courtyard**  
1.46 x 3.19m  
4'9" x 10'6"



**Second Floor**

**Kitchen Area**  
5.2 x 4.5m  
16'1" x 14'1"

**Roof Terrace 1**  
3.13 x 3.24m  
10'3" x 10'8"



W = Wardrobe S = Store

# UNIT 1.2

## 3 BEDROOMS

Total Internal Area = 107.1 sqm / 1153 sqft



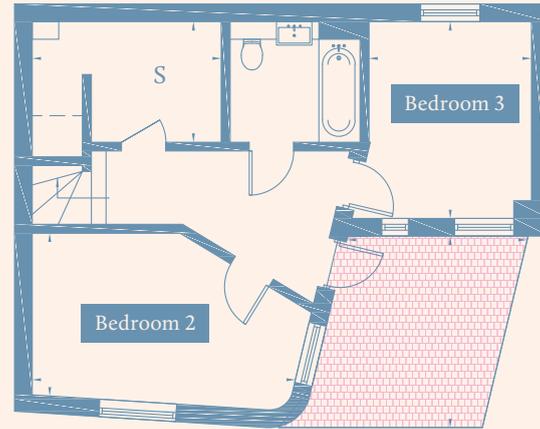
### Ground Floor

**Bedroom 2**  
4.2 x 2.7m  
13'10" x 9'0"

**Bathroom**  
2.2 x 2.1m  
7'3" x 6'9"

**Bedroom 3**  
3.3 x 2.8m  
10'11" x 9'1"

**Courtyard**  
3.4 x 3.0m  
11'0" x 10'0"

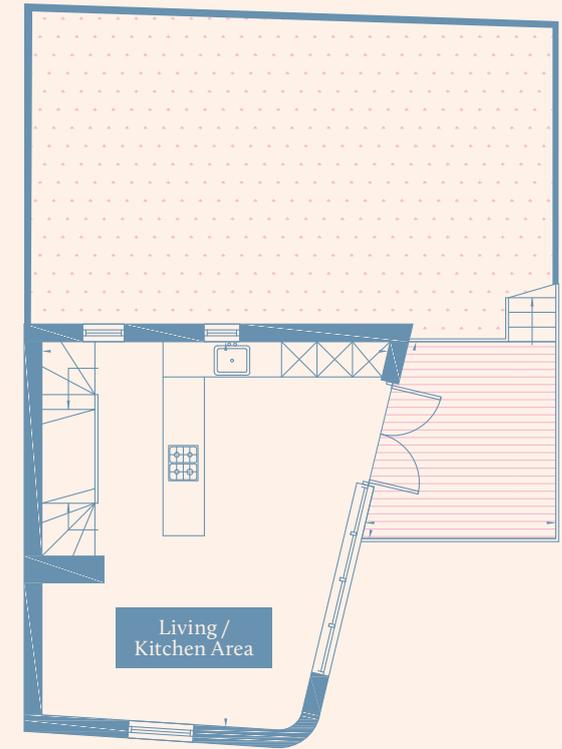


### First Floor

**Living/Kitchen**  
6.5 x 5.9m  
21'5" x 19'5"

**Garden Area**  
44.5 sqm  
479.0 sqft

**Roof Terrace 1**  
3.5 x 3.0m  
11'5" x 10'1"

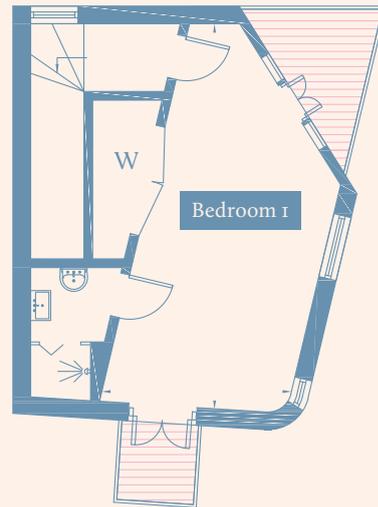


### Second Floor

**Bedroom 1**  
6.6 x 3.2m  
21'9" x 10'4"

**Roof Terrace 2**  
2.29 x 2.34m  
7'6" x 7'8"

**En-Suite**  
2.2 x 1.6m  
7'3" x 5'1"



W = Wardrobe S = Store

EPC Rating: B  
Full Energy Performance Certificate available on request

# UNIT 1.3

## 3 BEDROOMS

Total Internal Area = 110.8 sqm / 1193 sqft



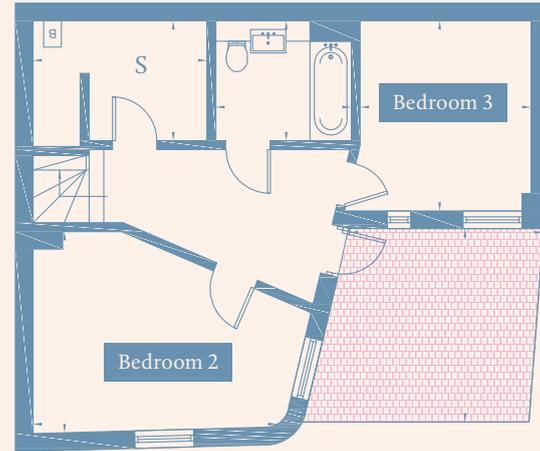
### Ground Floor

**Bedroom 2**  
4.0 x 3.5m  
13'2" x 11'5"

**Bathroom**  
2.3 x 2.1m  
7'7" x 6'9"

**Bedroom 3**  
3.3 x 2.9m  
10'9" x 9'6"

**Courtyard**  
3.4 x 3.3m  
11'0" x 10'10"

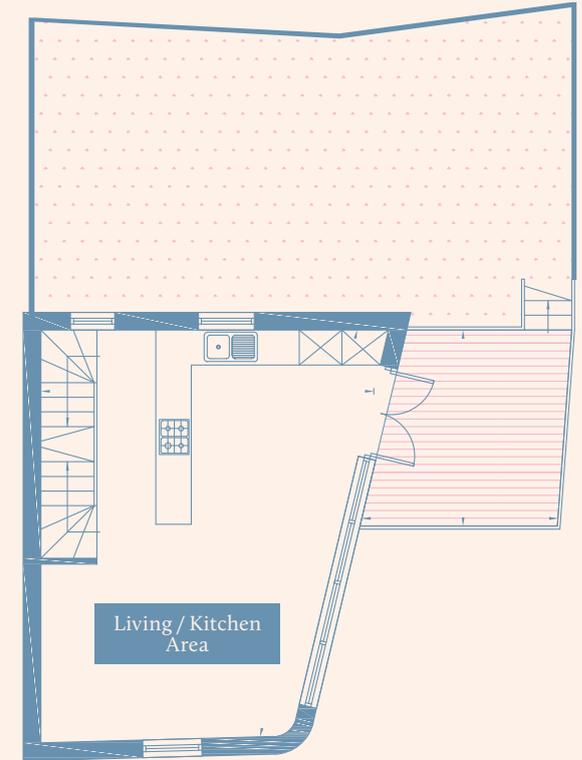


### First Floor

**Living/Kitchen**  
7.0 x 5.6m  
22'11" x 18'5"

**Garden Area**  
44.5 sqm  
479.0 sqft

**Roof Terrace 1**  
3.4 x 3.4m  
11'0" x 11'0"

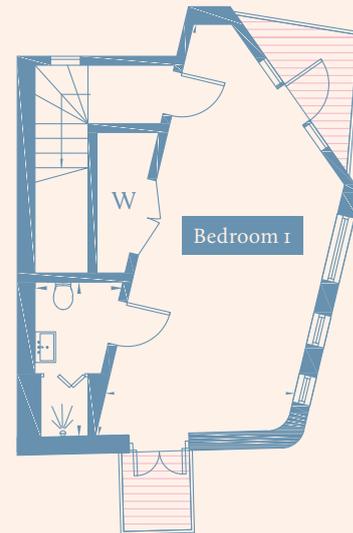


### Second Floor

**Bedroom 1**  
7.2 x 3.1m  
23'9" x 10'1"

**Roof Terrace 2**  
2.41 x 2.36m  
7'11" x 7'9"

**En-Suite**  
2.7 x 1.5m  
8'8" x 4'11"



W = Wardrobe S = Store

EPC Rating: B  
Full Energy Performance Certificate available on request

# UNIT 1.4

## 3 BEDROOMS

Total Internal Area = 107.2 sqm / 1154 sqft



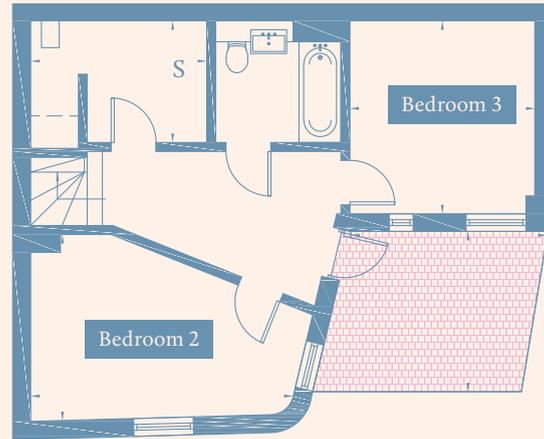
### Ground Floor

**Bedroom 2**  
3.3 x 2.7m  
10'9" x 10'2"

**Bathroom**  
2.2 x 2.1m  
6'1" x 6'9"

**Bedroom 3**  
4.3 x 3.2m  
14'0" x 10'5"

**Courtyard**  
3.3 x 2.7m  
10'10" x 8'10"

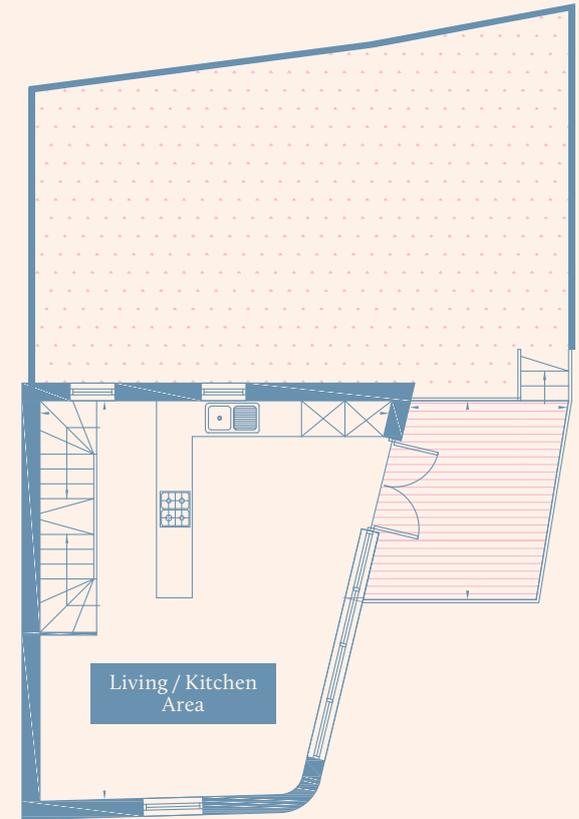


### First Floor

**Living/Kitchen**  
6.7 x 5.8m  
22'1" x 19'2"

**Garden Area**  
53.4 sqm  
574.8 sqft

**Roof Terrace 1**  
3.4 x 2.7m  
11'0" x 10'0"

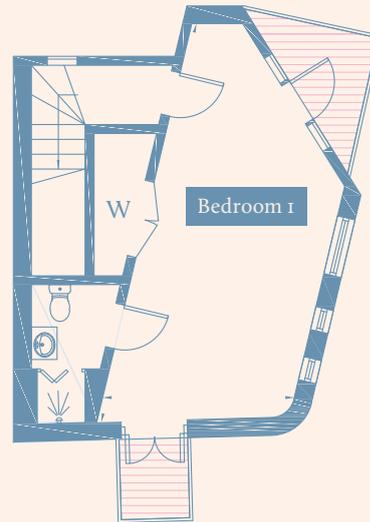


### Second Floor

**Bedroom 1**  
6.9 x 3.1m  
22'9" x 10'2"

**Roof Terrace 2**  
2.31 x 2.33m  
7'7" x 7'8"

**En-Suite**  
2.3 x 1.5m  
7'9" x 4'11"



W = Wardrobe S = Store

EPC Rating: B  
Full Energy Performance Certificate available on request

# UNIT 1.5

## 3 BEDROOMS

Total Internal Area = 102.5 sqm / 1103 sqft



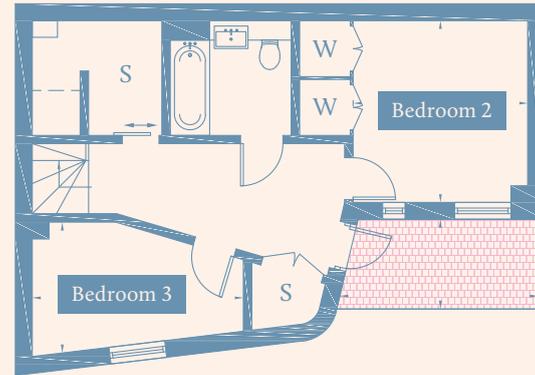
### Ground Floor

**Bedroom 2**  
3.2 x 3.2m  
10'7" x 10'7"

**Bathroom**  
2.2 x 2.1m  
7'1" x 6'9"

**Bedroom 3**  
3.7 x 2.4m  
12'3" x 7'1"

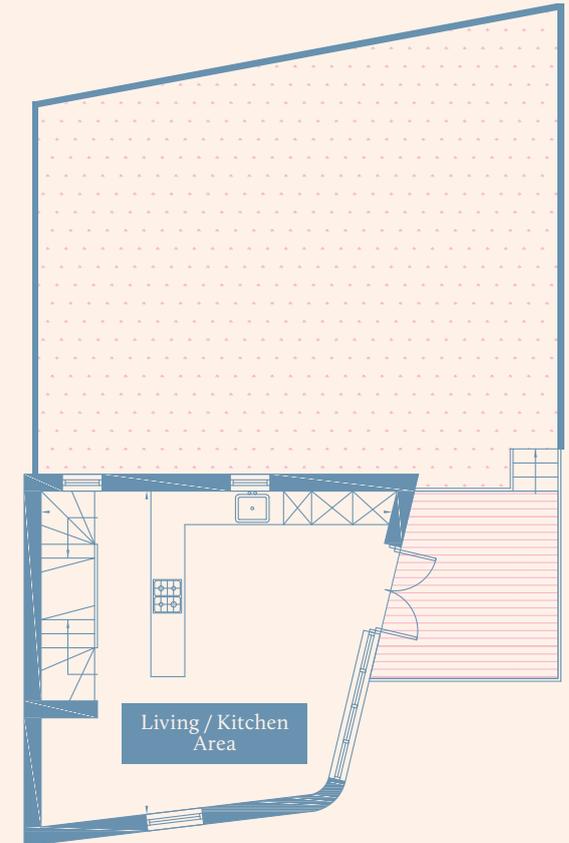
**Courtyard**  
3.3 x 1.6m  
10'10" x 5'3"



### First Floor

**Living/Kitchen**  
6.1 x 4.9m  
20'0" x 16'1"

**Garden Area**  
68.5 sqm  
737.3 sqft

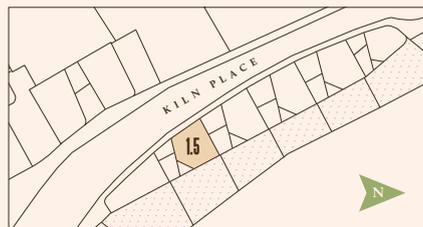
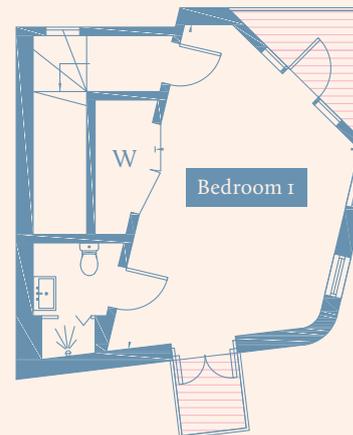


### Second Floor

**Bedroom 1**  
5.9 x 3.6m  
19'5" x 11'8"

**Roof Terrace 2**  
2.1 x 2.1m  
6'10" x 6'10"

**En-Suite**  
2.1 x 1.6m  
6'10" x 5'3"



W = Wardrobe S = Store

EPC Rating: B  
Full Energy Performance Certificate available on request

# UNIT 1.6

## 3 BEDROOMS

Total Internal Area = 107 sqm / 1152 sqft

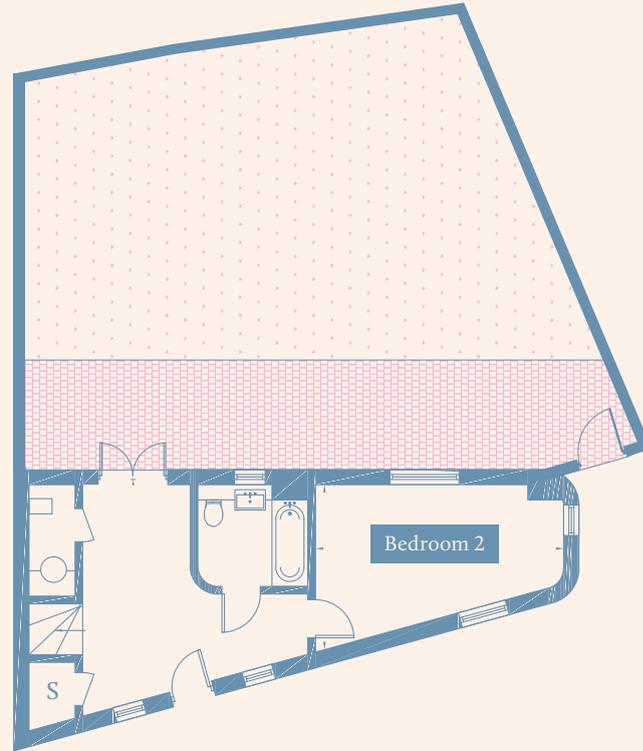


### Ground Floor

**Bedroom 2**  
4.8 x 3.2m  
15'10" x 10'6"

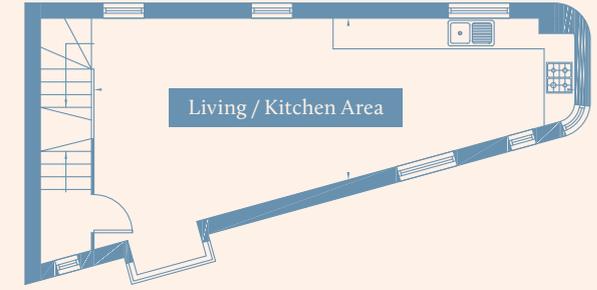
**Bathroom**  
2.2 x 2.0m  
7'1" x 6'7"

**Garden Area**  
108.1 sqm  
1163.6 sqft



### First Floor

**Living/Kitchen**  
9.4 x 3.2m  
30'10" x 10'4"

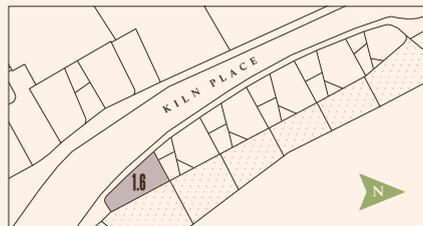
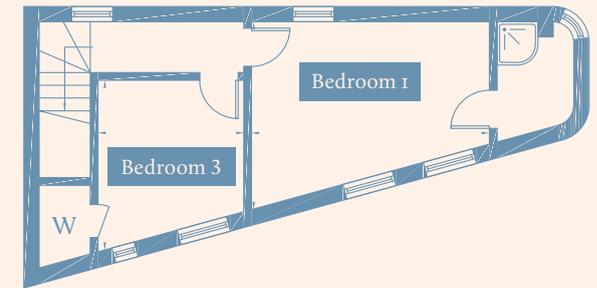


### Second Floor

**Bedroom 1**  
4.7 x 3.6m  
15'5" x 11'10"

**Bedroom 3**  
3.4 x 2.9m  
11'2" x 9'4"

**En-Suite**  
2.4 x 1.5m  
7'9" x 4'1"



W = Wardrobe S = Store

EPC Rating: B  
Full Energy Performance Certificate available on request

# UNIT 2.1

## 2 BEDROOMS

Total Internal Area = 87.9 sqm / 946 sqft

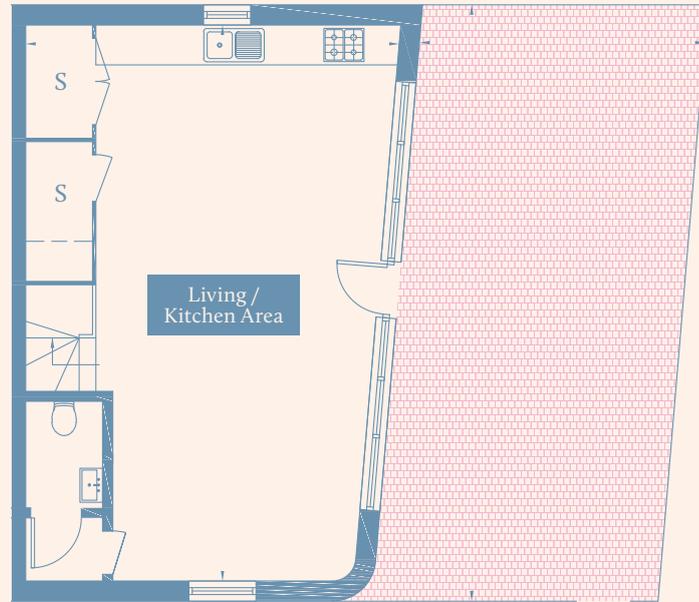


### Ground Floor

**Living/Kitchen**  
8.4 x 5.6m  
27'5" x 18'4"

**WC**  
2.0 x 2.4m  
6'7" x 7'10"

**Courtyard**  
9.0 x 4.2m  
29'8" x 13'11"

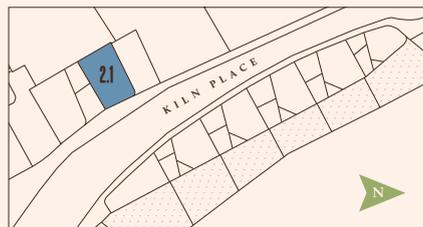
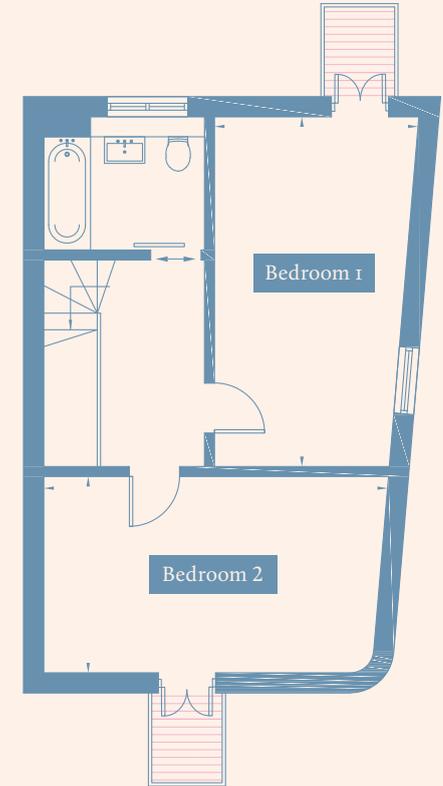


### First Floor

**Bedroom 1**  
5.2 x 3.0m  
17'2" x 10'0"

**Bedroom 2**  
5.1 x 3.0m  
16'9" x 9'9"

**Bathroom**  
2.0 x 2.4m  
6'5" x 7'8"



W = Wardrobe S = Store

EPC Rating: B  
Full Energy Performance Certificate available on request

# UNIT 2.2

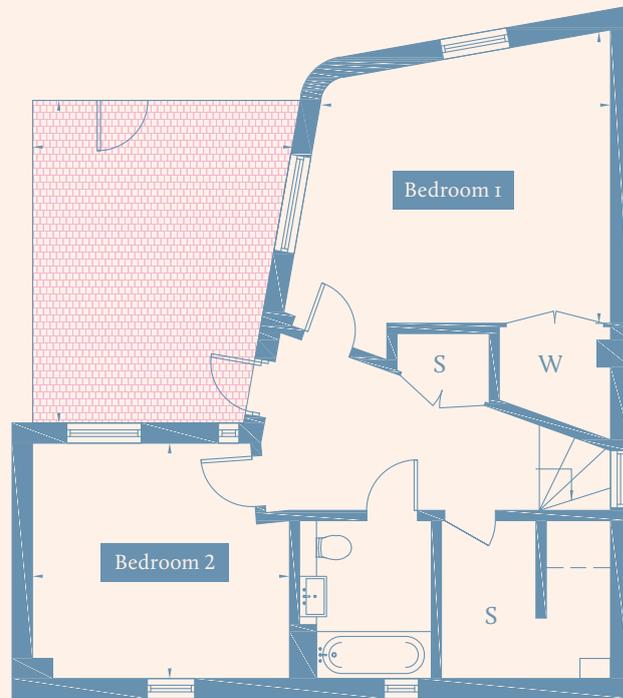
## 2 BEDROOMS

Total Internal Area = 101.5 sqm / 1092 sqft



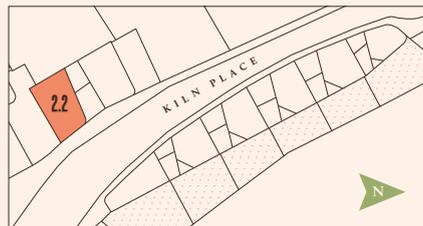
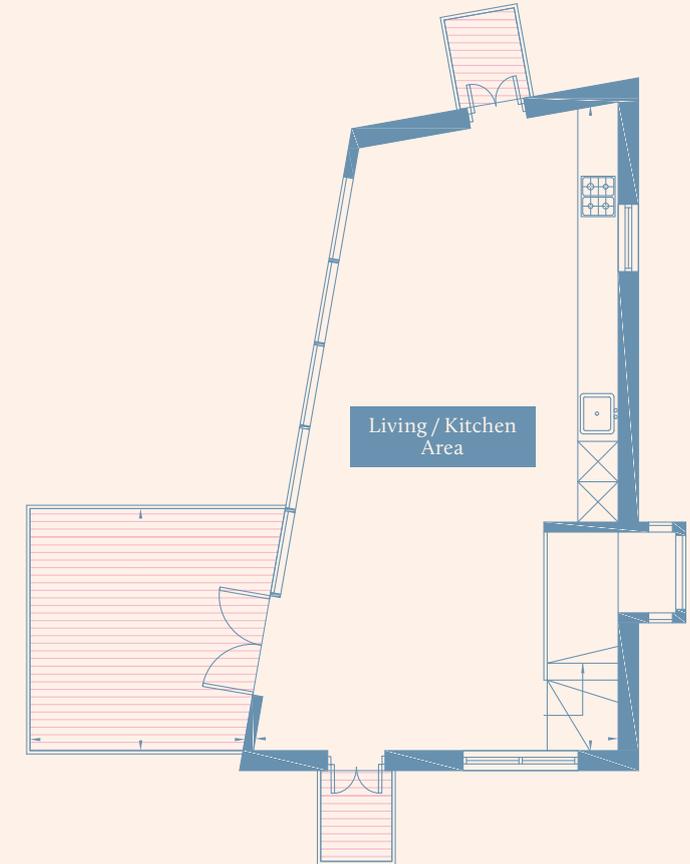
### Ground Floor

- Bedroom 1**  
4.3 x 4.2m  
14'3" x 13'11"
- Bedroom 2**  
3.8 x 3.5m  
12'6" x 11'7"
- Bathroom**  
2.4 x 2.0m  
7'9" x 6'5"
- Courtyard**  
4.8 x 3.9m  
15'8" x 12'9"



### First Floor

- Living/Kitchen**  
9.7 x 5.4m  
31'8" x 17'8"
- Roof Terrace**  
3.6 x 3.2m  
11'10" x 10'5"



W = Wardrobe S = Store

EPC Rating: B  
Full Energy Performance Certificate available on request

Abbey Road Cross  
One of Camden's Community  
Investment Programme developments



# MAKE YOUR MONEY WORK FOR THE COMMUNITY

**Kiln Place is part of Camden Council's Community Investment Programme. This means that when you buy a home, every penny you spend is invested back into the community, helping to build new council homes, schools and community spaces.**

These vital investments are already making a difference, as council tenants swap overcrowded flats for spacious new homes, children access academic opportunities in improved local schools and the homeless find safe accommodation to turn their lives around.

Over 850 homes have been completed so far and hundreds more are currently under construction. In addition, £94million will be spent improving local schools and children centres, including brand new buildings for Parliament Hill School and Kingsgate Primary.

Our focus is delivering the highest standards of quality and design and, whether homes, schools or community spaces, our projects have won prestigious awards from the likes of the Royal Institute of British Architects (RIBA) and New London Architecture (NLA).

# CONTACT US

—  
**For more information, please  
contact the selling agent, Savills:**

T: 020 7409 8756  
E: [KilnPlace@savills.com](mailto:KilnPlace@savills.com)  
W: [thecamdencollection.co.uk](http://thecamdencollection.co.uk)

Savills UK Ltd  
33 Margaret Street  
London W1G 0JD

THE  
**C A M D E N**  
*collection*



Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.
3. 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. Computer generated images are indicative only.

THE  
**C A M D E N**  
*collection*

[thecamdencollection.co.uk](http://thecamdencollection.co.uk)