

ABBĒY ROAD CROSS





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CROSS

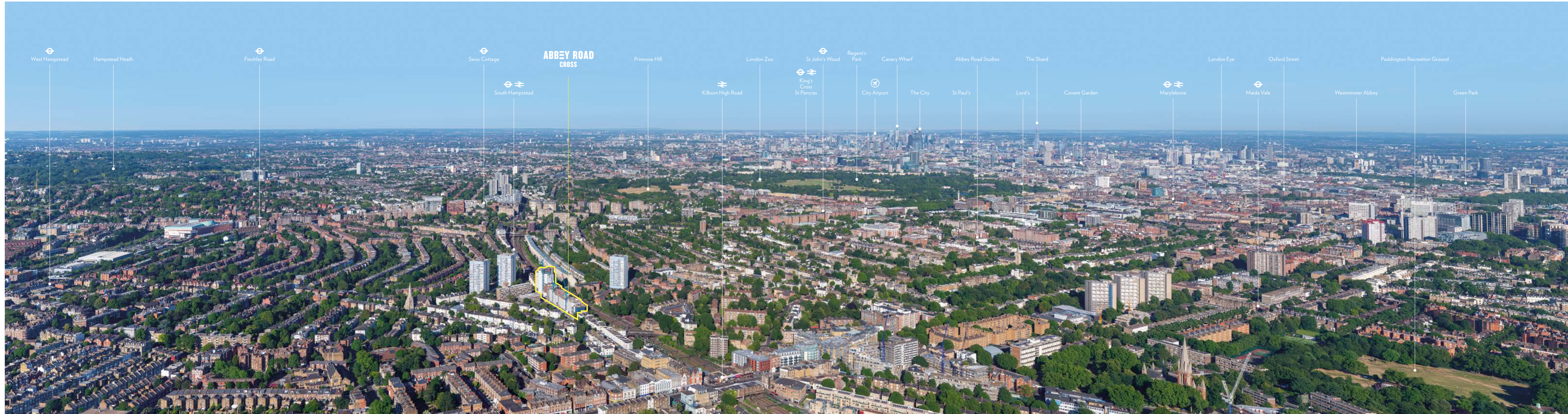
**LONDON
NW6**



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
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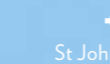
South Hampstead

Primrose Hill



Kilburn High Road

London Zoo



St John's Wood



King's Cross
St Pancras



Regent's Park



City Airport

Canary Wharf

The City

Abbey Road Studios

St Paul's

Lord's

The Shard

Covent Garden



Marylebone

London Eye



Maida Vale

Oxford Street

Westminster Abbey

Paddington Recreation Ground

Green Park

ARCHITECTURE THAT INSPIRES

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

Block F at Abbey Road Cross consists of 47 apartments in an impressive 13-storey tower. Each of the 1, 2 and 3 bedroom apartments will be complemented by a residents' concierge service.

Looking west at the junction of Abbey Road and Belsize Road





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CROSS

A NEW OUTLOOK

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



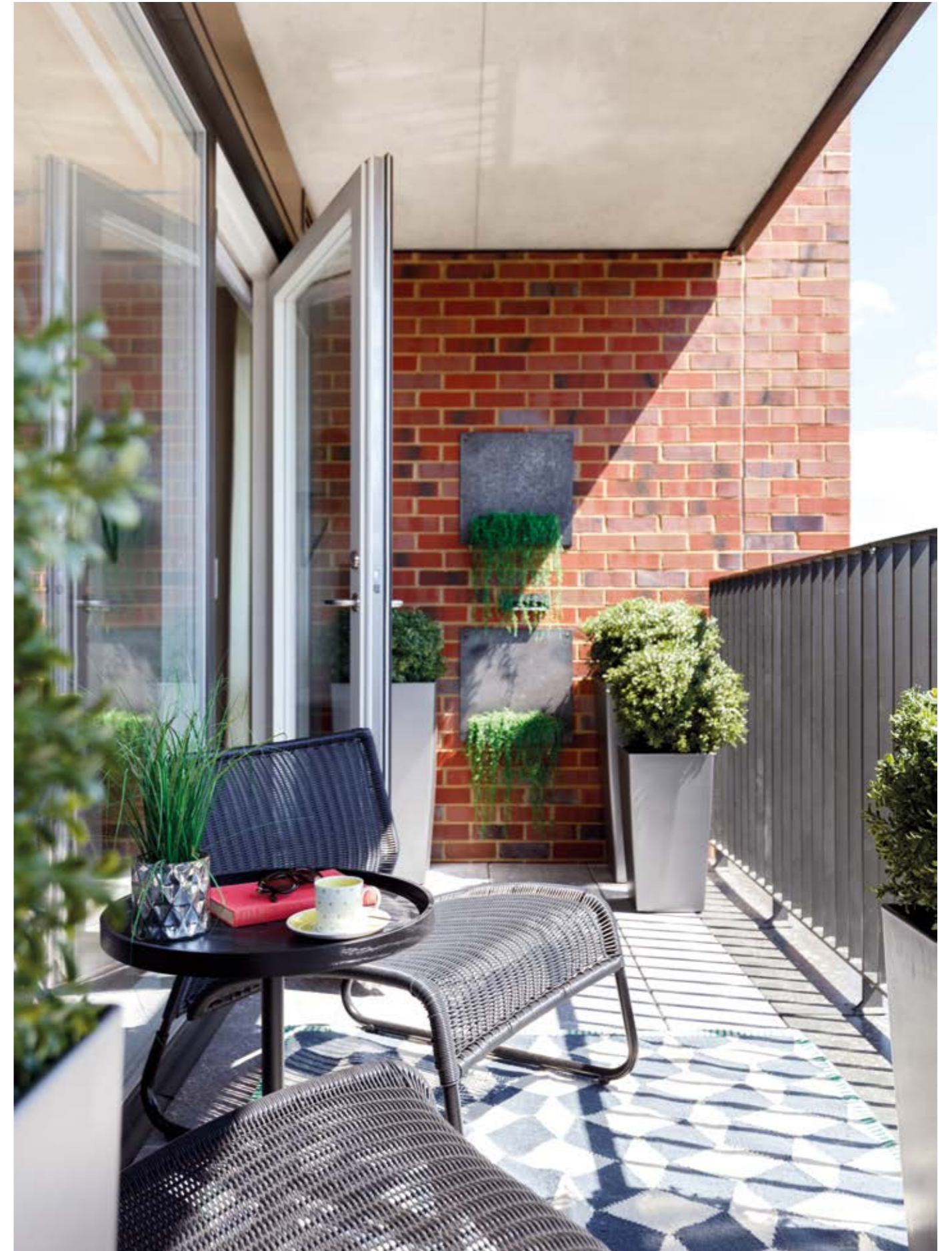
Light and stylish with polished marble detailing.
Most apartments have a master bathroom
with the added luxury of an ensuite.



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 in Block F.





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.

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.

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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.



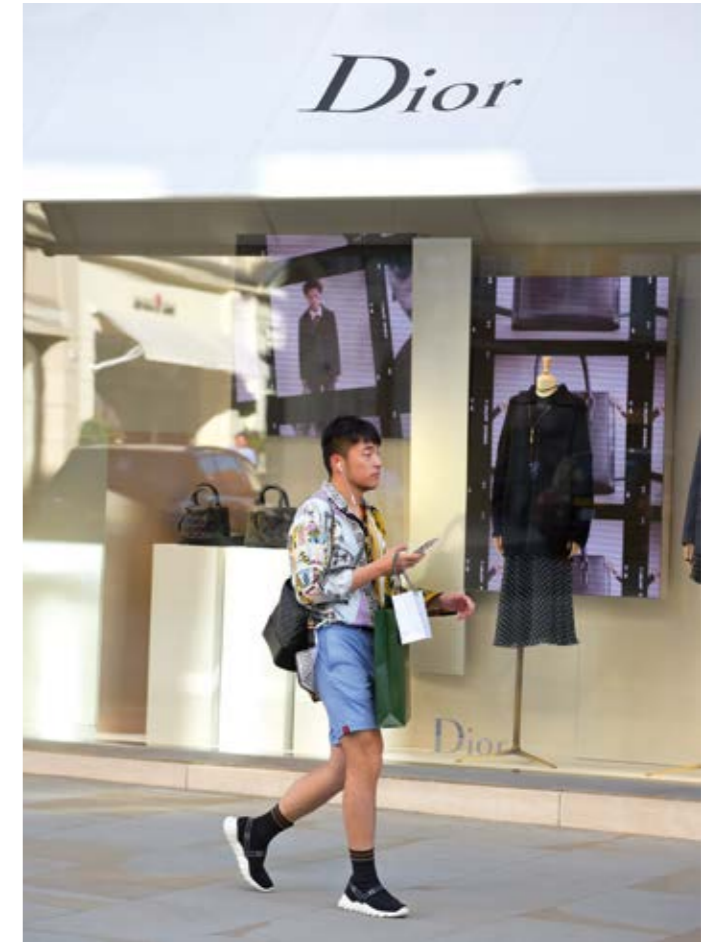
REGENT STREET

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.



OXFORD STREET

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

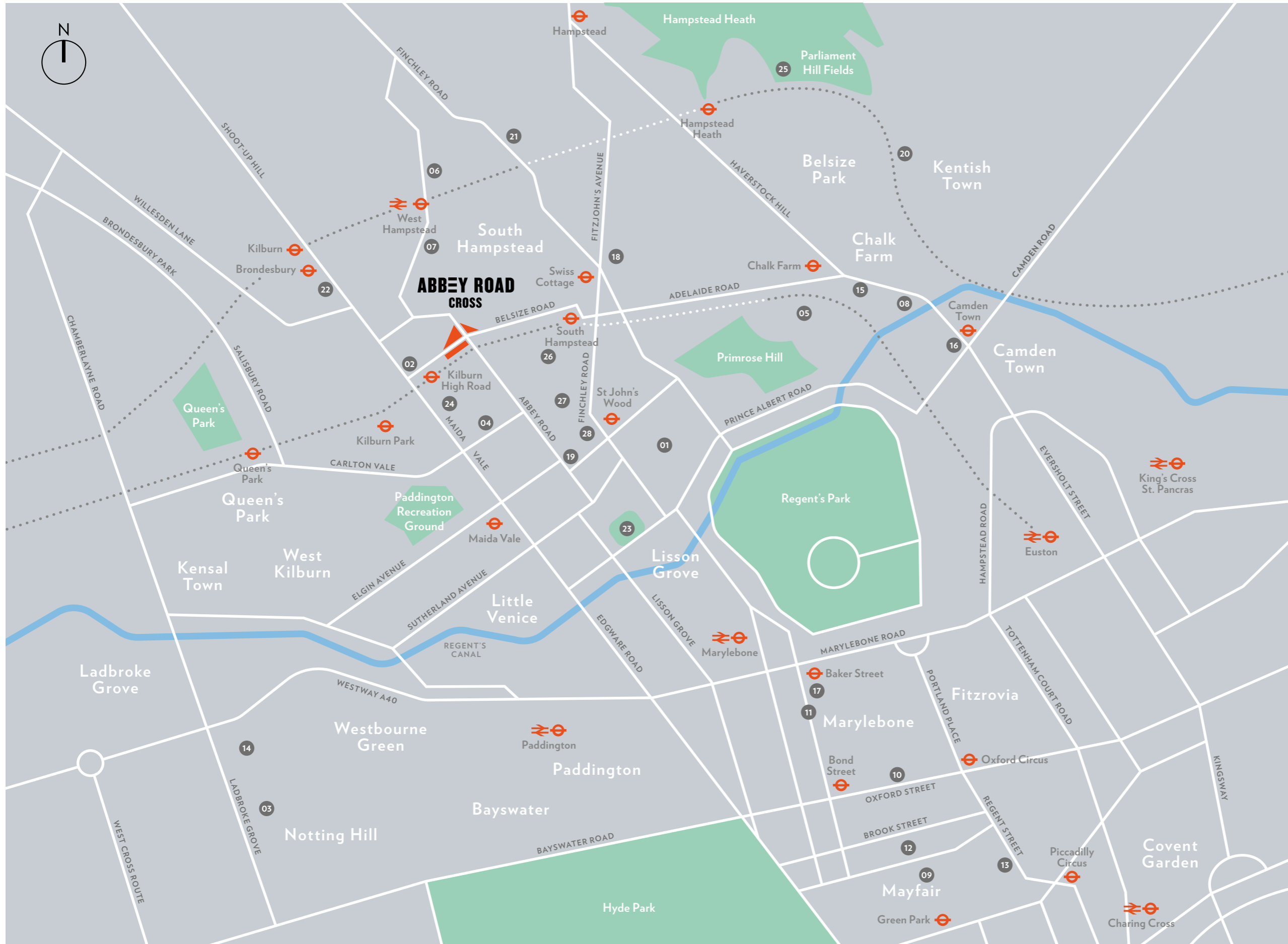
BRUTON STREET

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



WORLD-
CLASS
RETAIL

—
WEST END
LIFESTYLE



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 O2 Forum Kentish Town
- 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

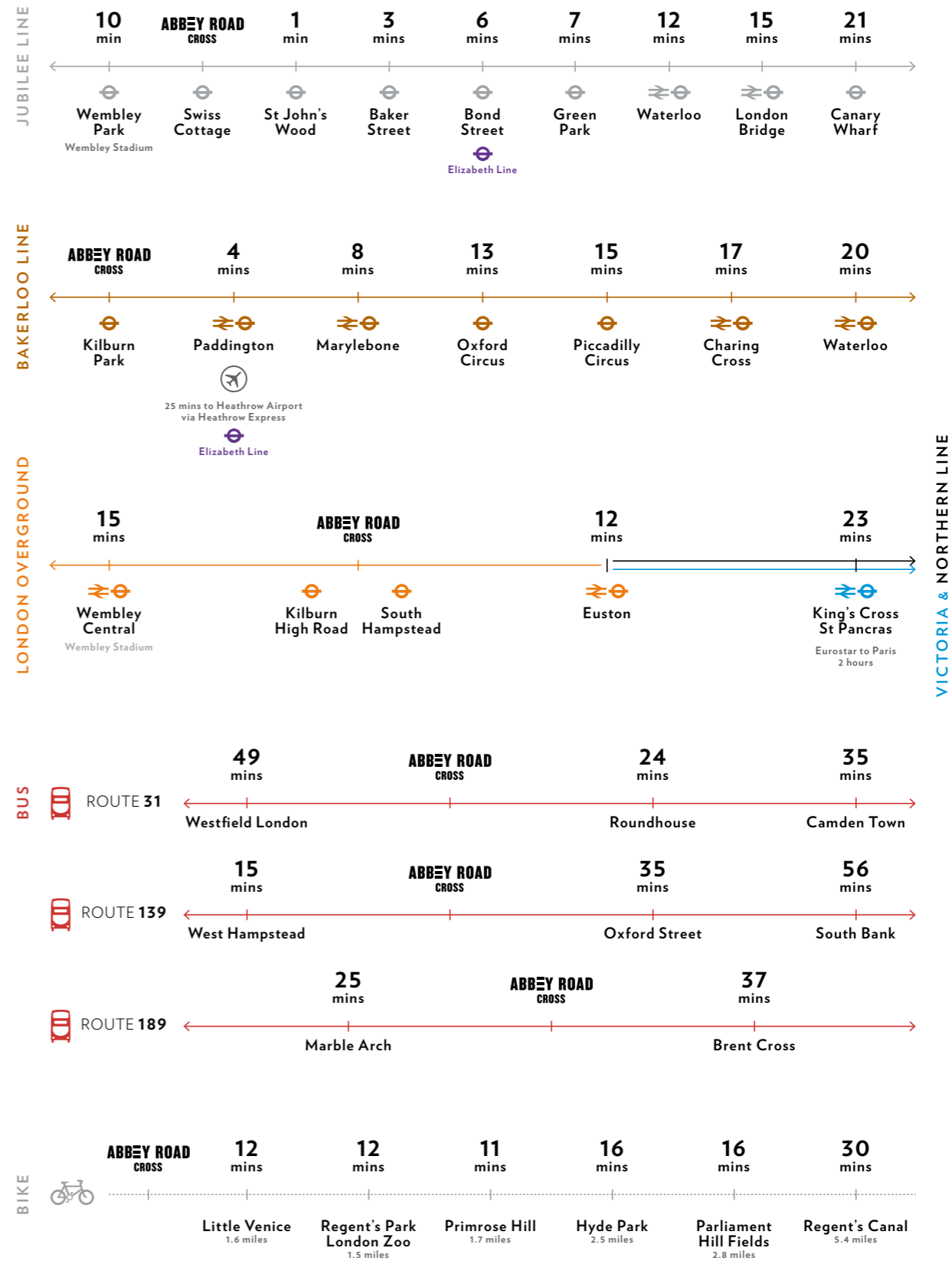
- 26 Harris Academy St John's Wood
- 27 George Eliot Primary School
- 28 The American School

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 accessible by a simple bus or tube journey. Or, thanks to the capital’s growing cycle superhighways, a traffic-beating ride. Nothing is very far away.



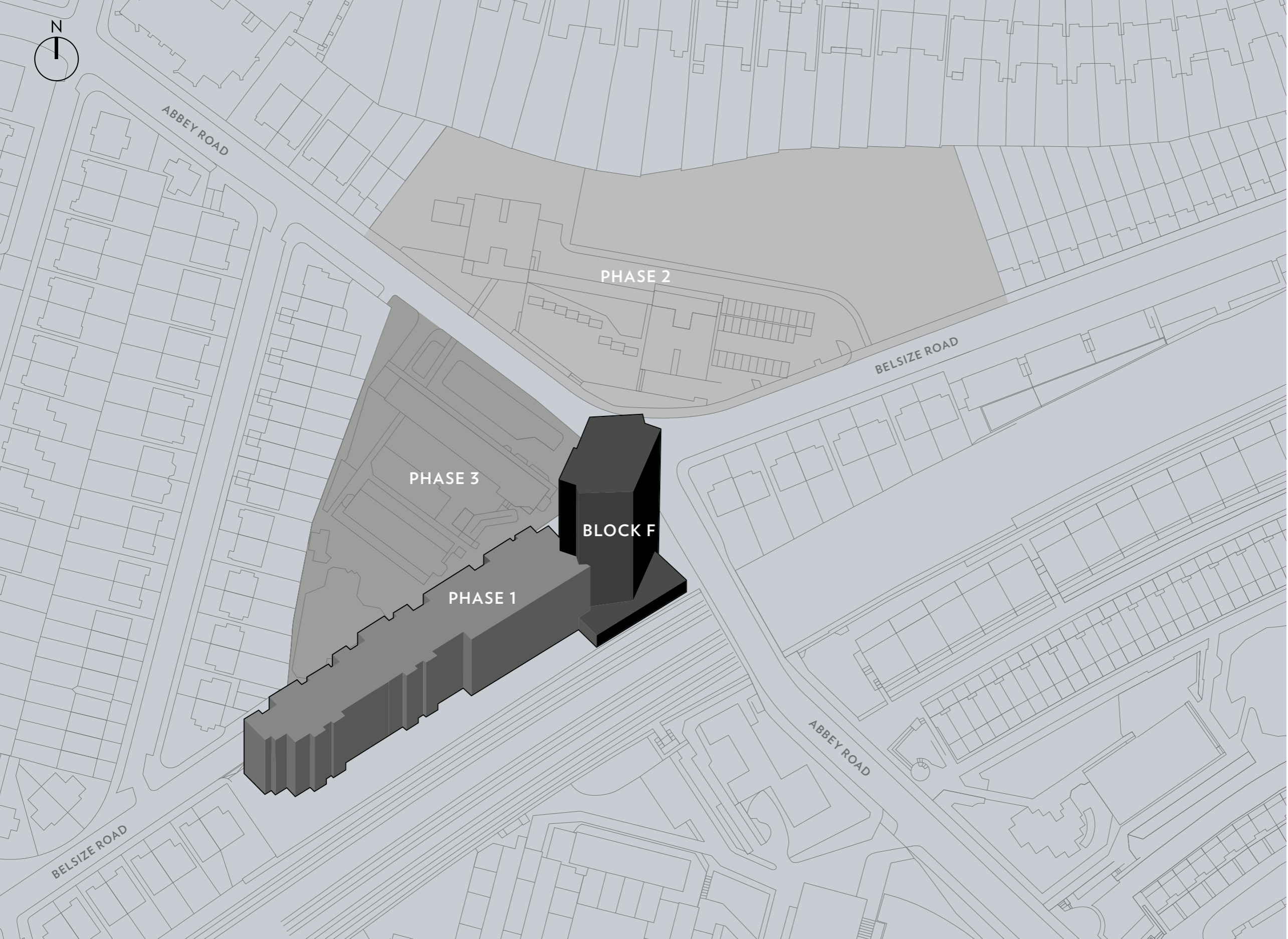
Transport times have been sourced from TfL and are based on travel at 12pm

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SHARP NEW DESIGN

Abbey Road Cross is the result of precision planning. The apartments are designed to cater for modern-day living, and with a mixture of 1,2 and 3 bedroom 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 delivered are set over six blocks in total. Blocks A, B & C are social rent, Blocks D & E are private rent and Block F is private sale. It is anticipated there will be a convenient supermarket on the ground floor corner of Block F.

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.

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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Computer generated images are indicative only.

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THE
CAMDEN
collection