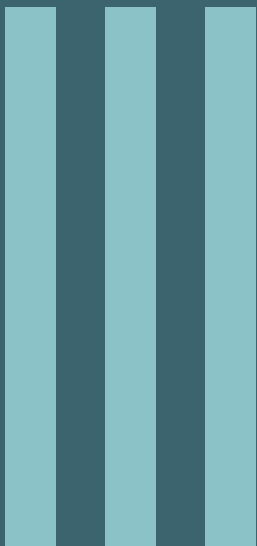
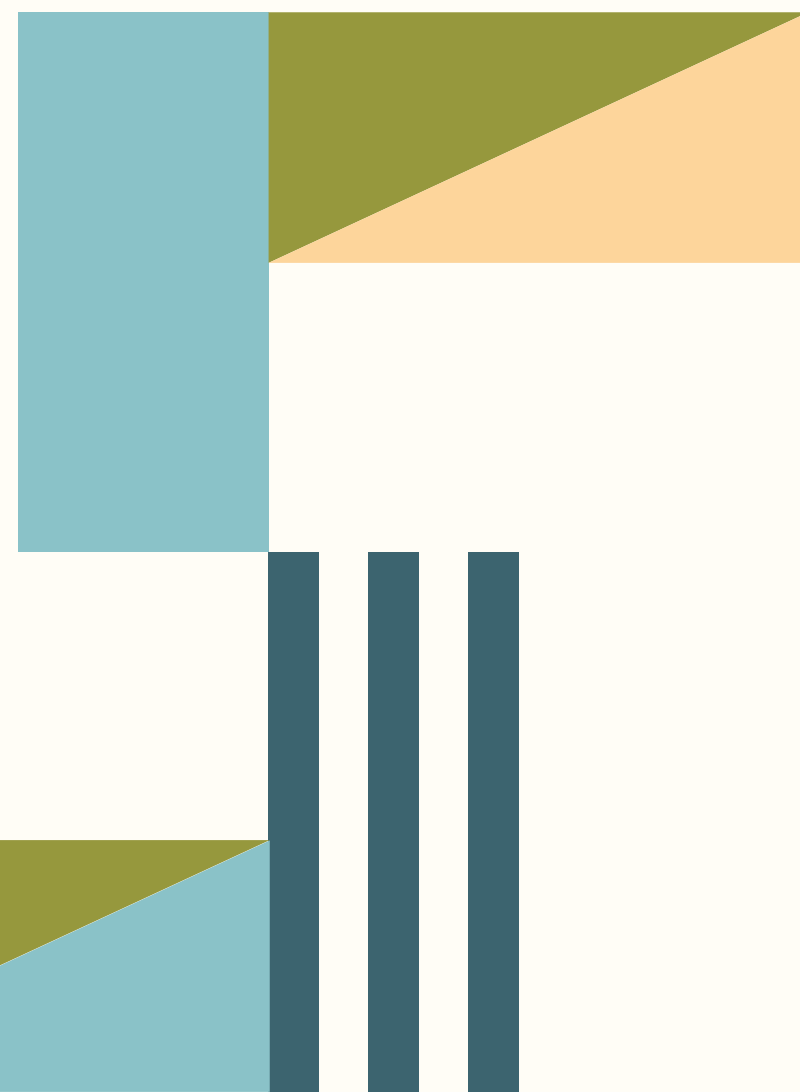




NEOS

NW3





Discover new beginnings

Discover an inviting new home which embraces the vibrancy of iconic Camden: a diverse district that's as welcoming as it is world-renowned.

Set in the heart of this eclectic London borough you'll find Neos: a collection of outstanding one, two and three bedroom apartments and one unique house – meticulously created for contemporary living.

Each of these sleek homes boast coveted outside living areas, while interiors are expertly designed to maximise light and space – offering flexible, high specification accommodation which is thoughtfully planned and seamlessly marries style with functionality.

Ideally located for everything Camden has to offer and within easy reach of London's endless possibilities, a home here offers smart urban living designed to suit your lifestyle. It's time to make a fresh start at Neos.

At Neos you'll find carefully considered, contemporary living spaces designed for modern life.



The photographs are for guidance only and are not necessarily comprehensive.

Discover time well spent

Vibrant, eclectic, colourful Camden. A melting pot of culture, diversity and quirkiness, this sought-after London location is laid-back yet lively, unhurried yet filled with energy – with a personality that's truly unique.

From the all-nighters to the early-risers, there's something for everyone here. Inviting eateries and relaxed cafes, buzzing nightlife and an iconic music scene, independent shops and artisan traders, plus green open spaces and canal-side places.

Take time to people-watch, window-shop, bar-hop or simply savour the alternative atmosphere. Lose yourself in the stalls of world-famous Camden Market, a bustling mecca famed for vintage finds which draws 100,000 visitors each weekend – then seek solace in Boom Cat Books, a treasure-trove of new, used and antiquarian books, art and curiosities.

Embrace the great outdoors, soak up stunning views and sooth your soul while strolling through verdant Hampstead Heath; a London landmark park that's the perfect place for early-morning runs or sunny-afternoon picnics, and there's even a lido for bracing open air swims.



Spend weekends discovering hidden gems in Camden's iconic market.



Visitors to Hampstead Heath are rewarded with breathtaking views and lush green parkland.



Discover community spirit

In Camden, community counts. Luminary Bakery is more than just a provider of sensational sweet treats – it's a social enterprise which employs and empowers some of London's most disadvantaged women. Devour their delicious chocolate brownies while knowing you are contributing to something bigger.

Families are not forgotten in Camden – this inclusive and safe neighbourhood has a community feel with plenty to do for all ages, excellent nurseries and schools, and easy access to a host of parks and green open space for little ones to run free.

Conservation came to town in 1828 with the creation of Camden Zoo, now known as ZSL London Zoo. Experience life as a zookeeper, meet monkeys, meerkats and penguins and even feed a gorilla, or visit after-dark for a twilight encounter with refreshments in the Secret Cocktail Garden.

When night falls, Camden calls – with music and entertainment in abundance. Hosting both global stars and the undiscovered talent of tomorrow, Camden is famed for its live music scene and iconic venues such as the Round House, KOKO, the Electric Ballroom and the Jazz Café.



The diversity of Camden: a neighbourhood offering everything from artisan bakeries with a social conscience to infamous music venues.

Discover moments that matter



Sociable drinking and dining is fundamental to the fabric of Camden – and there's no shortage of venues serving every type of tittle and every kind of cuisine.

Under atmospheric railway arches, housed in Camden Brewery's original site, you'll find a Bavarian-style beer hall serving award-winning lagers and ales alongside an Italian influenced menu. Camden Beer Hall also hosts beer tasting events and brewery tours.

Another local hero, UK Burger, is no ordinary burger joint; the owner's passion for sustainability means the mouth-watering menu uses only 100% free-range and halal meat, and organic ingredients that are locally sourced. Perch at a table inside this pint-sized neighbourhood gem, or have a hand-pressed patty delivered to your door.

A PERFECT SATURDAY MORNING

Saturday mornings Camden style are a combination of canal-side strolls, coffee shop pitstops and market-stall meandering. Explore the labyrinth of stalls, shops, bars and cafes in Camden Market, Camden Lock, Buck Street and The Stables (don't miss an Insta-photo-opportunity under the famous umbrella canopy).

Take time to wander the back-streets and discover spectacular street art, then follow the Regents Canal to picturesque Little Venice and catch the waterbus back to Camden. Time to refuel – savour street food in West Yard, meet friends for a leisurely brunch or take the family for a lively lunch; there's no shortage of atmospheric eateries.



Discover Camden



Eating & Drinking

- 1 Franco Manca
- 2 Ramo Ramen
- 3 Guanabana Restaurant
- 4 Mildreds Camden
- 5 Ma Petite Jamaica
- 6 Brewdog Camden
- 7 The Blues Kitchen
- 8 Camden Beer Hall
- 9 The Stag Belsize Park
- 10 England's Lane
- 11 Namaaste Kitchen
- 12 The Camden Assembly Pub
- 13 Buck Street Market
- 14 Silverberry Deli & Kitchen
- 15 Mitsuryu Hampstead
- 16 Euphorium
- 17 The Fields Beneath
- 18 Burger UK
- 19 Luminary Bakery
- 20 Monarchy, Camden
- 21 The Vine

Shopping

- 22 Camden Market
- 23 Camden High Street
- 24 Queen's Crescent Market
- 25 Organico Camden
- 26 Coal Drops Yard
- 27 Oxford Street

Leisure & Entertainment

- 28 Primrose Hill
- 29 ZSL London Zoo
- 30 Hampstead Heath
- 31 The Regent's Park
- 32 Kentish Town City Farm
- 33 O2 Forum Kentish Town
- 34 Roundhouse
- 35 Regent's Canal
- 36 Hampstead Theatre
- 37 Electric Ballroom
- 38 Parliament Hill Fields Lido
- 39 Everyman Hampstead
- 40 Jazz Cafe
- 41 KOKO

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Smart Connections

Camden couldn't be better connected. Join the car-free generation and enjoy the freedom of walking or cycling around town, and effortlessly explore the capital by taking the tube or hopping on a bus.

From Neos it's just a seven-minute walk to Chalk Farm underground station and 14 minutes to Belsize Park – both on the Northern Line – while the overground stations of Gospel Oak and Kentish Town are each around a 13-minute stroll away.






Whether you prefer to cycle or take the tube, getting from A to B is a breeze.

Walking times from NEOS

 Chalk Farm
7 mins

 Belsize Park
14 mins

  Kentish Town
13 mins

 Camden Town
21 mins


 London Zoo
30 mins



Cycling times from NEOS

 Chalk Farm
3 mins

  Kentish Town
5 mins


 Camden Town
7 mins



 Covent Garden
23 mins



  Paddington
23 mins



Train & Underground times from NEOS

 Chalk Farm
7 mins

 Camden Town
16 mins

  Kentish Town
20 mins

  King's Cross St Pancras
21 mins

  Paddington
30 mins



An educated move

Neos is perfectly placed to reach a wide range of excellent education options – from well-regarded primary and secondary schools to some of London’s leading universities.

From pre-schools for your youngest family members right through to adult post-graduate studies, Camden offers a huge range of education choices.

With Good or Outstanding Ofsted-rated primary schools, high-performing secondary schools – many of which boast specialist college status – plus a vast spectrum of degree courses available to study, you can be sure that a move to Camden offers an educated choice that’s right for your family.

Secondary Schools

Haverstock School

6 minute walk from Neos (0.3 miles)

The ethos of Haverstock is to aim high, step forward and be kind. This mixed comprehensive school for students aged 11-18 offers a Good Ofsted rating and is just moments from the Neos development.

Camden School for Girls

24 minute walk from Neos (1.2 miles)

Rated Outstanding by Ofsted, this comprehensive secondary school for girls also offers a co-educational sixth-form. It boasts specialist status as a music college – and was famously founded by suffragist Frances Mary Buss.

Acland Burghley School

25 minute walk from Neos (1.2 miles)

Enjoying a specialist status as an art college, this co-ed comprehensive is rated Good by Ofsted and as part of the LaSWAP Sixth Form Consortium it can offer as many as 42 different subjects and courses.

The UCL Academy

21 minute walk from Neos (1.1 miles)

Specialising in STEM topics yet offering a broad selection of subjects, this high-achieving non-selective mixed secondary school is rated Good by Ofsted and was established by University College London.

Universities

University College London

15 minute cycle from Neos (2.4 miles)

A global leader in research, UCL is repeatedly ranked as one of the best universities in the world. This multi-disciplinary college was founded in 1826 and proudly boasts 29 Nobel laureates among its alumni.

Central St Martin’s College of Art & Design

14 minute cycle from Neos (2.3 miles)

This world-renowned creative college – famed for art, graphic design, fashion, jewellery, product design and more – offers a mix of undergraduate and post-graduate degrees plus short courses.

Royal Veterinary College

29 minute walk from Neos (1.5 miles)

Part of the University of London, the RVC is the world’s leading college for veterinary sciences according to the QS World University Rankings. Founded more than 200 years ago, it’s internationally acclaimed for veterinary nursing, veterinary medicine and biosciences.



The CGI is for guidance only and are not necessarily comprehensive.

Urban architecture softened by lush planting creates a sanctuary in the heart of Camden.

Architecture to inspire

Offering high quality London living, Neos is a community-driven and inclusive development designed by award-winning architects Cullinan Studio.

The striking appearance of the scheme references the local architecture and uses a common design theme to unify the buildings, featuring a harmonious palette of materials to create a sense of cohesion.

Pale clay bricks and horizontal bands layer the elevations, while herringbone brickwork is contrasted with white render and copper-coloured cladding. Generous sliding windows to the winter gardens bring the outside in, and views from the apartments are unobstructed by discreet metal balustrades on the balconies.

Alongside the urban architecture, lush green landscaping creates an enveloping atmosphere that provides a sanctuary from city life. You'll find considered seasonal planting schemes for year-round interest, cherry trees laden with blossom in spring, a terraced community garden, and a wildlife garden to encourage biodiversity.

Neos is a car-free development with cycle storage for every home.















Inviting interiors

At Neos you'll find homes that have been designed for modern life. These carefully considered, welcoming spaces offer clean lines and contemporary open-plan living – enhanced by an abundance of natural light which floods in through expansive windows.

Using a subtle colour palette throughout enhances the feeling of space and light, while the high-quality feel of these apartments is reflected in designer kitchens, sleek bathrooms, sociable living spaces and cossetting bedrooms.

Outdoor living is a crucial part of today's urban lifestyle, and each home enjoys private outside space, whether a winter garden, balcony or terrace – the perfect spot to savour your morning coffee.

The flexibility of the living space is also key – perhaps you need a home office or a nursery – and clever storage solutions including integrated wardrobes allow you to free your home of clutter and discover the simple pleasures of effortlessly modern interiors.



“Your home should reflect you and be full of things you love and have collected.”

LOIS STREET
INTERIOR DESIGNER

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Specification

General

- Aluminium/composite grey double-glazed windows with grey internal finish
- Solid oak veneer entrance door to apartments with brushed chrome door furniture
- Engineered wood flooring in hall, kitchen, and living/dining area
- Fitted velvet twist carpet to all bedrooms
- Wardrobes with sliding doors fitted to bedroom 1 and bedroom 2 where applicable
- Smooth matt white painted walls and ceilings
- Painted internal doors with brushed chrome lever ironmongery
- Satin paint finish to all internal joinery
- Balconies finished with aluminium decking and outside light to balcony and / or terrace
- 10-year LABC build warranty

Individually Designed Kitchens

- Individually styled kitchen incorporating a solid composite surface worktop, upstand and contemporary glass hob splashback
- Under mounted one and a half bowl stainless steel sink with chrome monobloc mixer tap
- Recessed LED under unit curtain lighting to wall units
- Brushed chrome power sockets above worktops
- Siemens multifunctional stainless-steel fan assisted single oven
- Siemens frameless 4 zone induction hob with touch controls and integrated extractor above
- Siemens integrated dishwasher
- Siemens integrated fridge/freezer
- Siemens freestanding washer/dryer provided within utility cupboard
- Recycling bins

Home Entertainment & Communications

- Telephone sockets to lounge and all bedrooms
- TV socket to living area and all bedrooms with access to Sky services (subject to individual subscription to provider)

Security & Peace of Mind

- Mains operated heat, smoke and carbon monoxide detector
- Video entry system to all apartments
- Individual lockable post box

Quality Bathrooms & En-suites

- Contemporary styled bathrooms and en-suites incorporating white Duravit and Matki sanitaryware with recessed basin and wall hung toilet with soft close seat
- Hans Grohe chrome taps and rain dance thermostatic showers
- Feature in-set mirror to all bathrooms and en-suites subject to vanity recess
- Contemporary ladder-style chrome heated towel rail to all bathrooms and en-suites
- Bath with shower and screen to bathroom
- Ceramic wall tiles to selected areas, coordinating ceramic floor tiles with tiled skirting to all bathrooms and en-suites

Heating, Hot Water, Electrical & Lighting

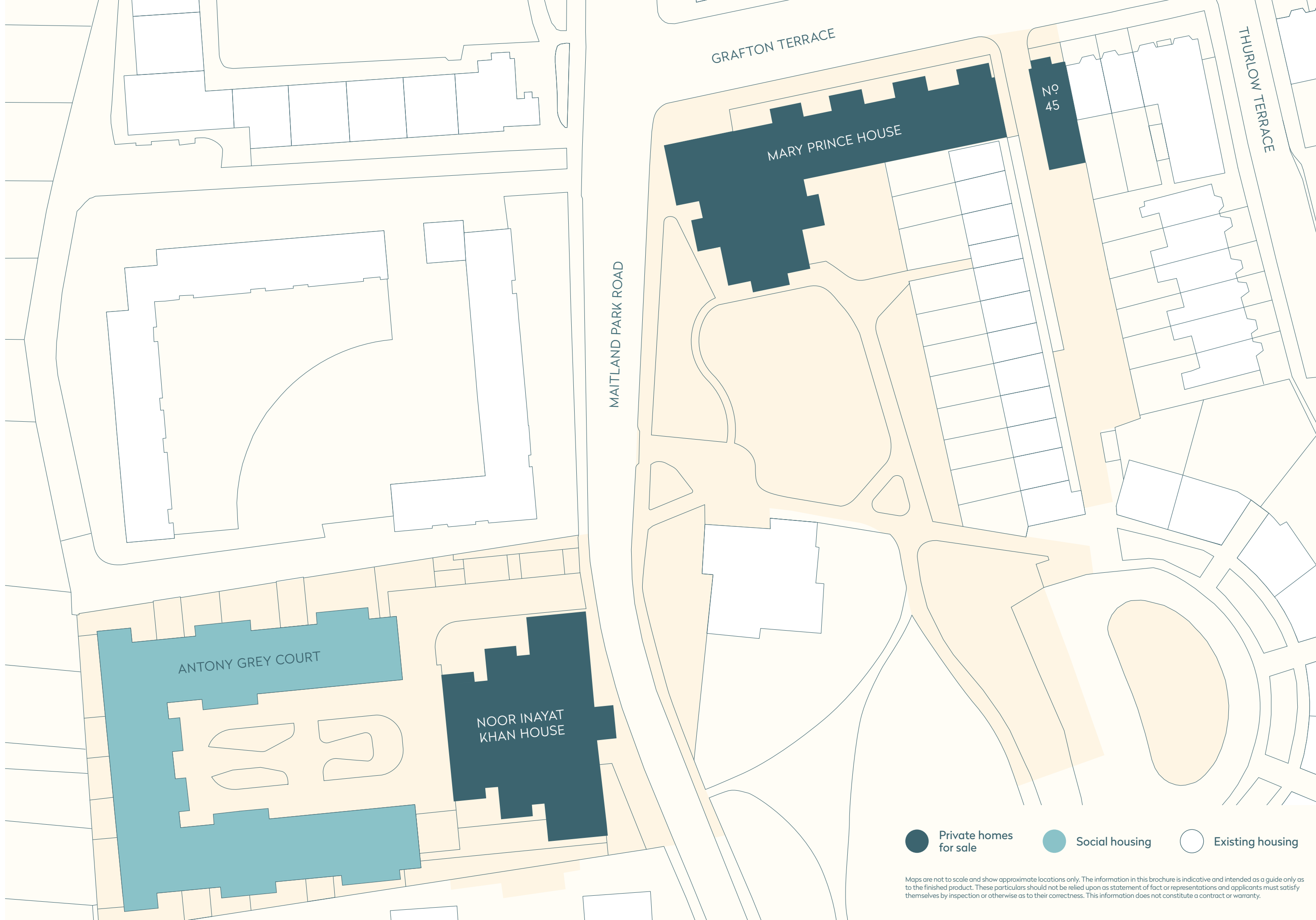
- LED downlights to hall, kitchen, living/dining areas, bathroom and en-suite
- LED downlights to bedrooms
- Brushed chrome sockets and switches throughout
- Light to entrance, balcony and/or terrace
- Mechanical Ventilation Heat Recovery system (MVHR) for continuous ventilation
- Heating and hot water provided by central communal boiler system
- Underfloor heating
- Individual apartment metering for utilities including for heating and hot water

Communal Areas

- Secure access to communal refuse and recycling rooms
- Lift to all floors
- Exposed faced concrete internal stairs to upper floor homes with tiled landings
- Cycle storage areas with secure access

Car Free

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



- Private homes for sale
- Social housing
- Existing housing

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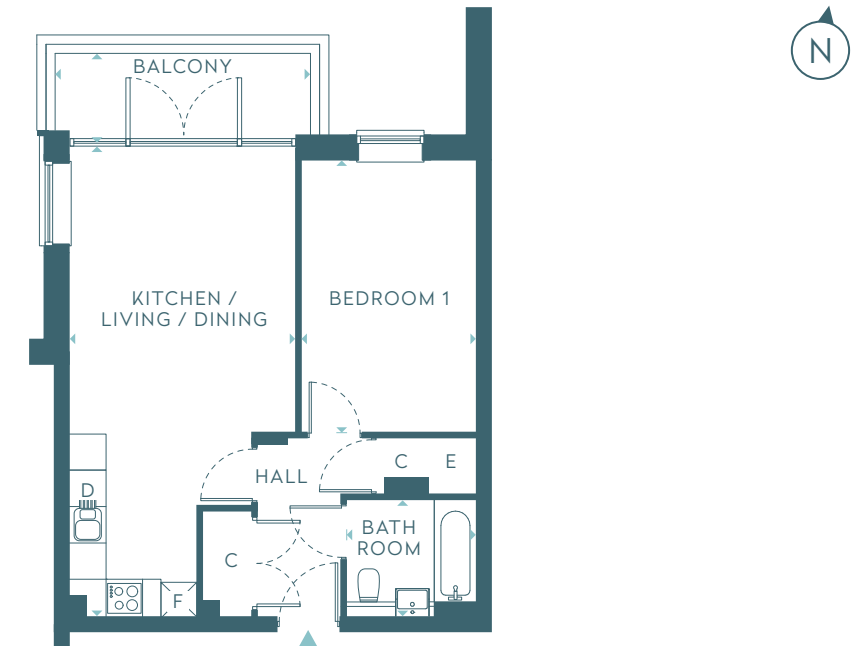
Discover your perfect home



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Noor Inayat Khan House

MAITLAND PARK VILLAS, LONDON NW3 2AZ



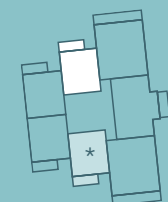
1 BEDROOM / TYPE AV-B

FLOOR APT.

KITCHEN / LIVING / DINING	7.8 x 3.7 m	25'7" x 12'3"	G	01, 04*
BEDROOM 1	2.9 x 4.5 m	9'6" x 14'7"	1	06, 10*
BATHROOM	2.1 x 1.9 m	7'1" x 6'4"	2	13, 17*
TOTAL AREA	51.5 sq m	553.8 sq ft	3	20, 24*
BALCONY	4.2 x 1.5 m	13'10" x 4'10"	4	27, 31*
			5	34, 38*

C – Cupboard D – Dishwasher E – Electric Meter
 F – Fridge / Freezer W – Wardrobe * Handed Plot

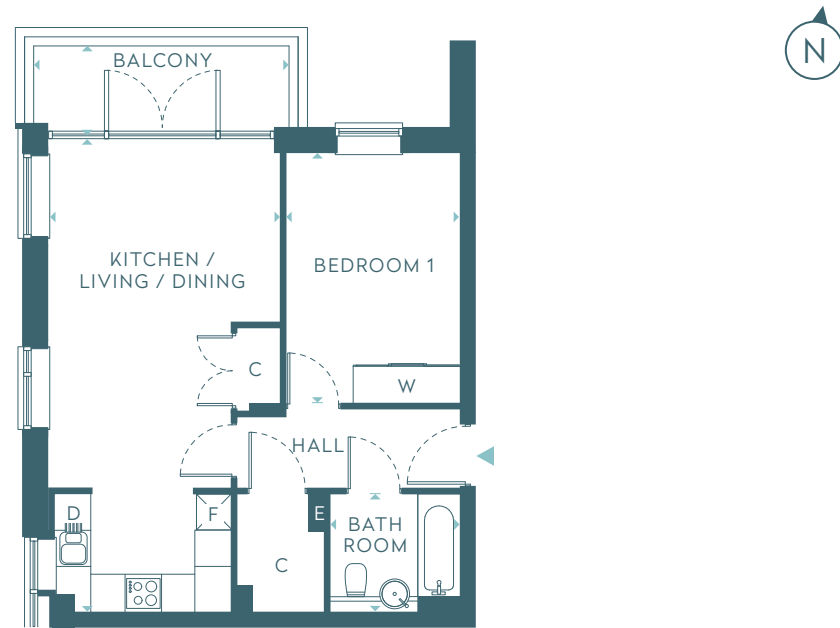
Predicted EPC rating: B



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1 BEDROOM / TYPE AV-C

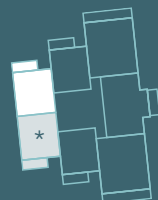
KITCHEN / LIVING / DINING	3.8 x 7.8 m	12'7" x 25'8"
BEDROOM 1	2.9 x 4.1 m	9'6" x 13'5"
BATHROOM	2.1 x 1.9 m	7'1" x 6'5"
TOTAL AREA	52.3 sq m	563.1 sq ft
BALCONY	4.2 x 1.5 m	13'10" x 4'10"

FLOOR APT.

1	05, 11*
2	12, 18*
3	19, 25*
4	26, 32*
5	33, 39*

C – Cupboard D – Dishwasher E – Electric Meter
 F – Fridge / Freezer W – Wardrobe * Handed Plot

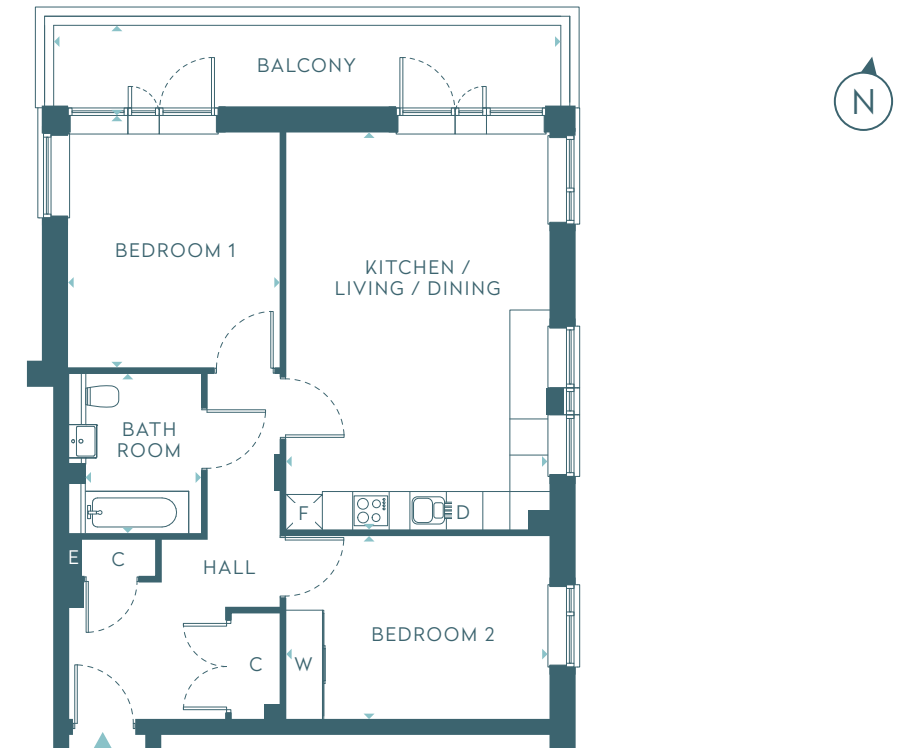
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2 BEDROOM / TYPE AV-A

KITCHEN / LIVING / DINING	4.3 x 6.5 m	14'1" x 21'4"
BEDROOM 1	3.5 x 4.1 m	11'6" x 13'6"
BEDROOM 2	4.3 x 3.0 m	14'1" x 10'0"
BATHROOM	2.2 x 2.6 m	7'2" x 8'8"
TOTAL AREA	77.6 sq m	835.1 sq ft
BALCONY	8.4 x 1.5 m	27'6" x 4'10"

FLOOR APT.

G	02, 03*
1	07, 09*

C – Cupboard D – Dishwasher E – Electric Meter
 F – Fridge / Freezer W – Wardrobe * Handed Plot

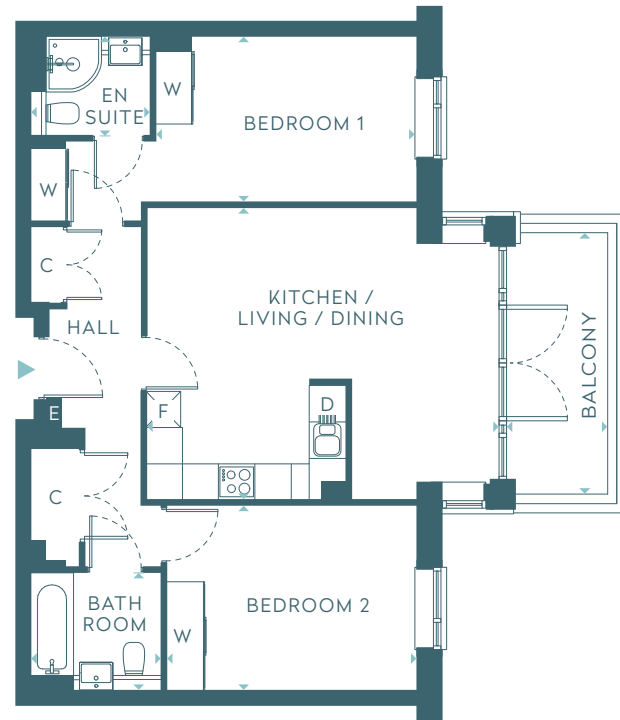
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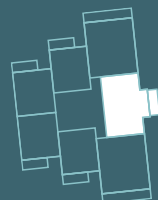
2 BEDROOM / TYPE AV-D

FLOOR APT.

KITCHEN / LIVING / DINING	5.9 x 4.8 m	19'4" x 15'10"	1	08
BEDROOM 1	4.2 x 2.8 m	13'9" x 9'0"	2	15
BEDROOM 2	4.0 x 3.1 m	13'2" x 10'0"	3	22
BATHROOM	2.1 x 1.9 m	7'1" x 6'5"	4	29
EN-SUITE	2.0 x 1.6 m	6'5" x 5'5"	5	36
TOTAL AREA	73 sq m	785.8 sq ft		
BALCONY	1.7 x 4.3 m	5'7" x 14'2"		

C – Cupboard D – Dishwasher E – Electric Meter
 F – Fridge / Freezer W – Wardrobe

Predicted EPC rating: B



Noor Inayat Khan House

MAITLAND PARK VILLAS, LONDON NW3 2AZ



2 BEDROOM / TYPE AV-E

FLOOR APT.

KITCHEN / LIVING / DINING	4.3 x 6.5 m	13'11" x 21'4"	2	14, 16*
BEDROOM 1	3.6 x 3.6 m	11'8" x 12'0"	3	21, 23*
BEDROOM 2	4.4 x 3.1 m	14'5" x 10'0"	4	28, 30*
BATHROOM	2.1 x 1.9 m	7'1" x 6'5"	5	35, 37*
EN-SUITE	2.1 x 1.6 m	7'1" x 5'5"		
TOTAL AREA	77.6 sq m	835.1 sq ft		
BALCONY	8.4 x 1.5 m	27'6" x 4'10"		

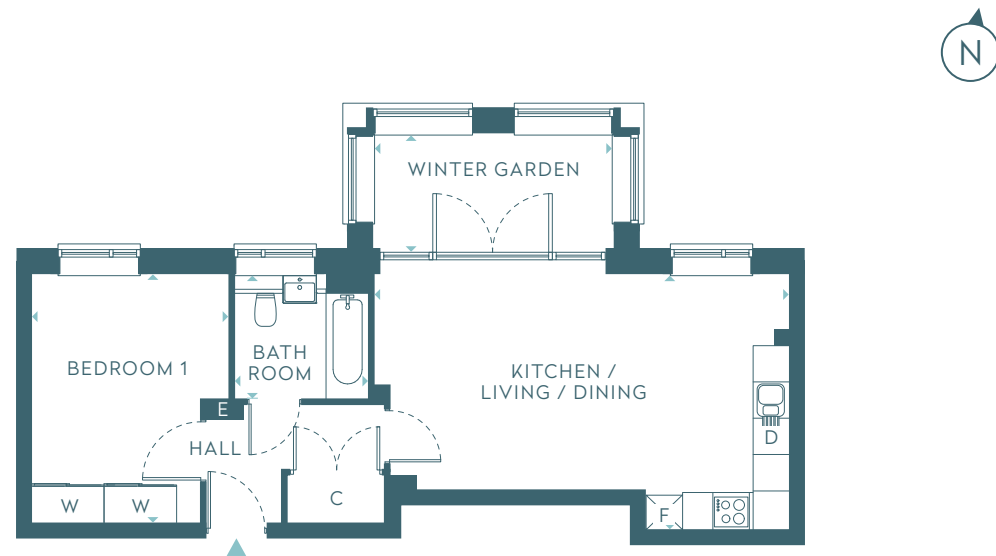
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 F – Fridge / Freezer W – Wardrobe * Handed Plot

Predicted EPC rating: B



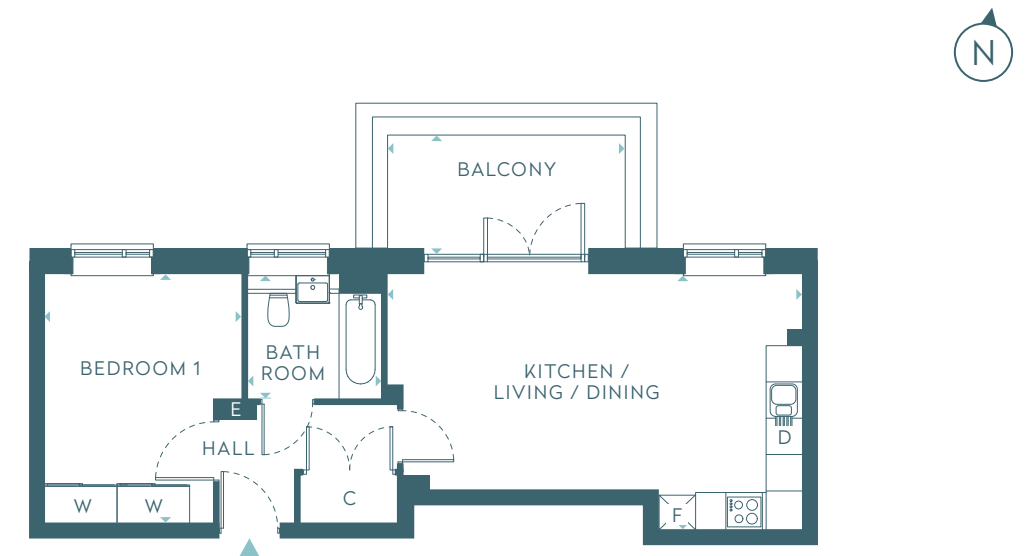
Mary Prince House

GRAFTON TERRACE, LONDON NW5 4JA



Mary Prince House

GRAFTON TERRACE, LONDON NW5 4JA



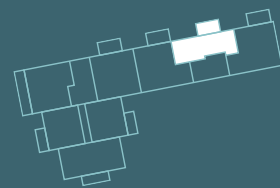
1 BEDROOM / TYPE GT-D

FLOOR APT.

KITCHEN / LIVING / DINING	6.9 x 4.2 m	22'6" x 13'8"	1	03
BEDROOM 1	3.3 x 4.1 m	10'8" x 13'4"		
BATHROOM	2.2 x 2.0 m	7'3" x 6'7"		
TOTAL AREA	50.0 sq m	537.9 sq ft		
WINTER GARDEN	3.9 x 2.0 m	12'8" x 6'7"		

C – Cupboard D – Dishwasher E – Electric Meter
 F – Fridge / Freezer W – Wardrobe

Predicted EPC rating: B



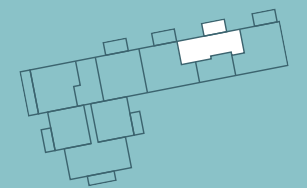
1 BEDROOM / TYPE GT-D

FLOOR APT.

KITCHEN / LIVING / DINING	6.9 x 4.2 m	22'6" x 13'8"	2	06
BEDROOM 1	3.3 x 4.1 m	10'8" x 13'4"		
BATHROOM	2.2 x 2.0 m	7'3" x 6'7"		
TOTAL AREA	50.0 sq m	537.9 sq ft		
BALCONY	3.9 x 2.0 m	12'8" x 6'7"		

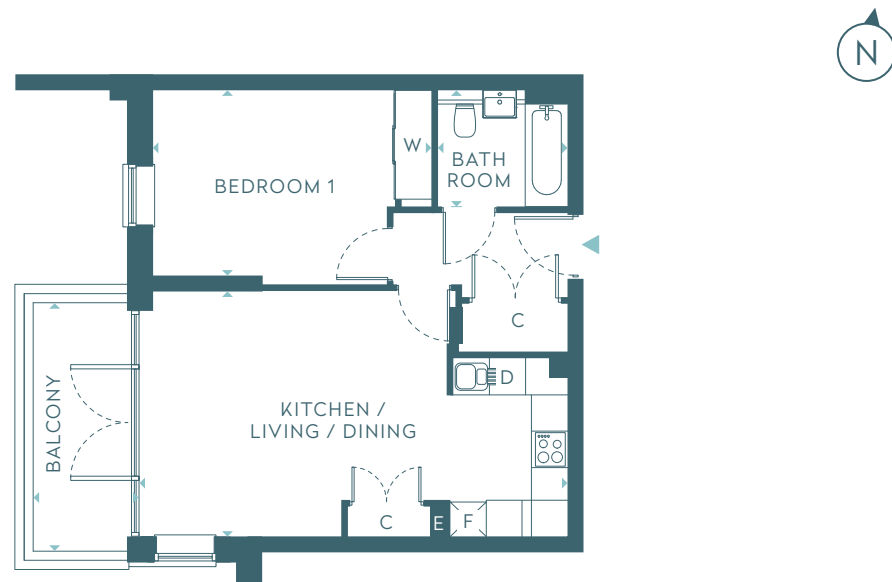
C – Cupboard D – Dishwasher E – Electric Meter
 F – Fridge / Freezer W – Wardrobe

Predicted EPC rating: B



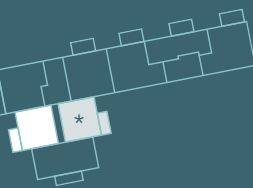
Mary Prince House

GRAFTON TERRACE, LONDON NW5 4JA



1 BEDROOM / TYPE GT-H

	FLOOR	APT.
KITCHEN / LIVING / DINING	7.1 x 4.1 m	23'2" x 13'4"
BEDROOM 1	4.5 x 3.1 m	14'11" x 10'2"
BATHROOM	2.1 x 1.9 m	7'1" x 6'5"
TOTAL AREA	51.3 sq m	552.6 sq ft
BALCONY	1.7 x 4.1 m	5'7" x 13'5"



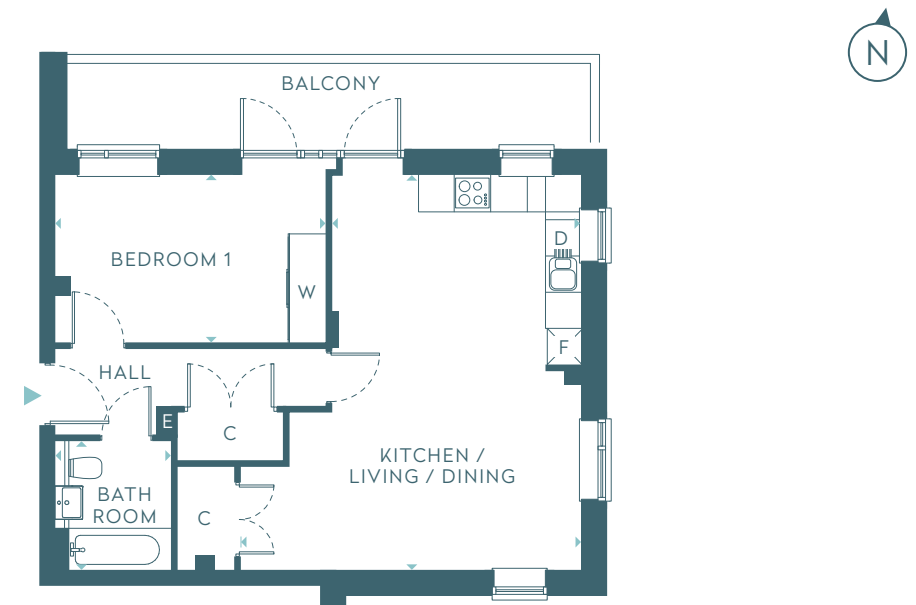
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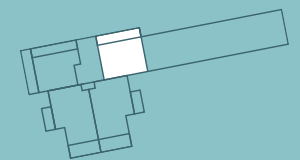
Mary Prince House

GRAFTON TERRACE, LONDON NW5 4JA



1 BEDROOM / TYPE GT-N

	FLOOR	APT.
KITCHEN / LIVING / DINING	4.1 x 6.5 m	13'7" x 21'5"
BEDROOM 1	4.5 x 2.8 m	14'8" x 9'1"
BATHROOM	1.9 x 2.1 m	6'4" x 7'1"
TOTAL AREA	57.5 sq m	618.5 sq ft
BALCONY	8.6 x 1.5 m	28'4" x 5'1"



C – Cupboard D – Dishwasher E – Electric Meter
 F – Fridge / Freezer W – Wardrobe

Predicted EPC rating: B

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Mary Prince House

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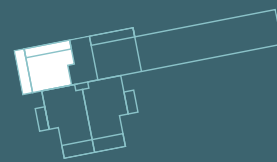
1 BEDROOM / TYPE GT-O

FLOOR APT.

KITCHEN / LIVING / DINING	3.7 x 6.5 m	12'3" x 21'5"	4	27
BEDROOM 1	4.7 x 2.8 m	15'6" x 9'1"		
BATHROOM	2.0 x 2.1 m	6'6" x 7'1"		
TOTAL AREA	52.2 sq m	562.4 sq ft		
BALCONY	1.7 x 8.6 m	5'7" x 28'3"		

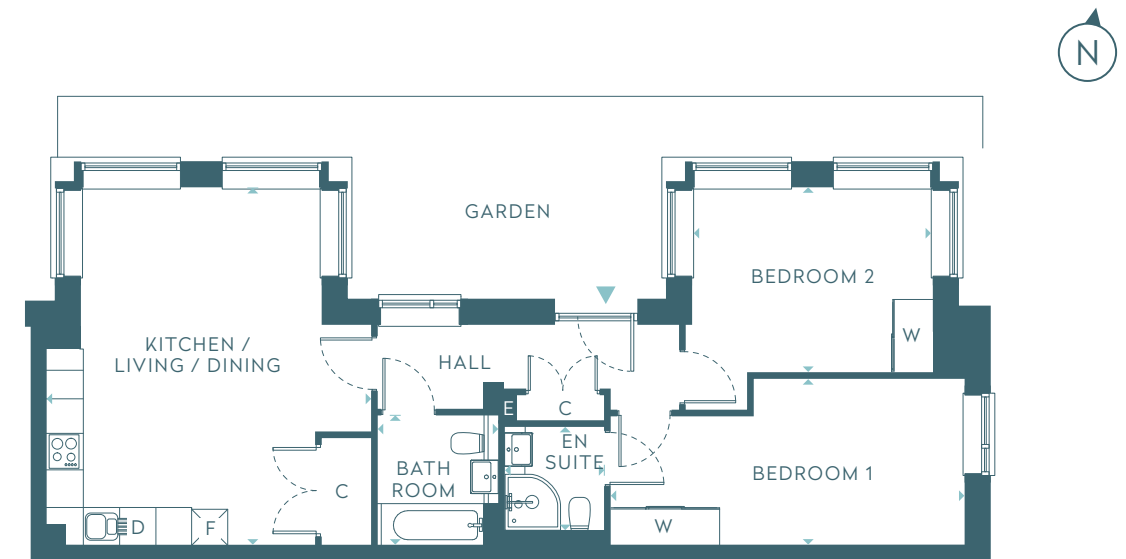
C – Cupboard D – Dishwasher E – Electric Meter
 F – Fridge / Freezer W – Wardrobe

Predicted EPC rating: B



Mary Prince House

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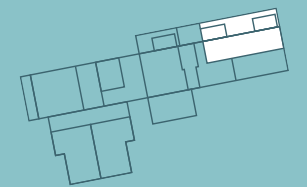
2 BEDROOM / TYPE GT-A

FLOOR APT.

KITCHEN / LIVING / DINING	5.4 x 5.9 m	17'8" x 19'4"	G	01
BEDROOM 1	5.8 x 2.8 m	19'2" x 9'1"		
BEDROOM 2	3.9 x 3.0 m	12'8" x 10'0"		
BATHROOM	2.0 x 2.1 m	6'6" x 7'1"		
EN-SUITE	1.6 x 1.7 m	5'5" x 5'7"		
TOTAL AREA	72.1 sq m	776.2 sq ft		
GARDEN	15.3 x 3.3 m	50'2" x 11'0"		

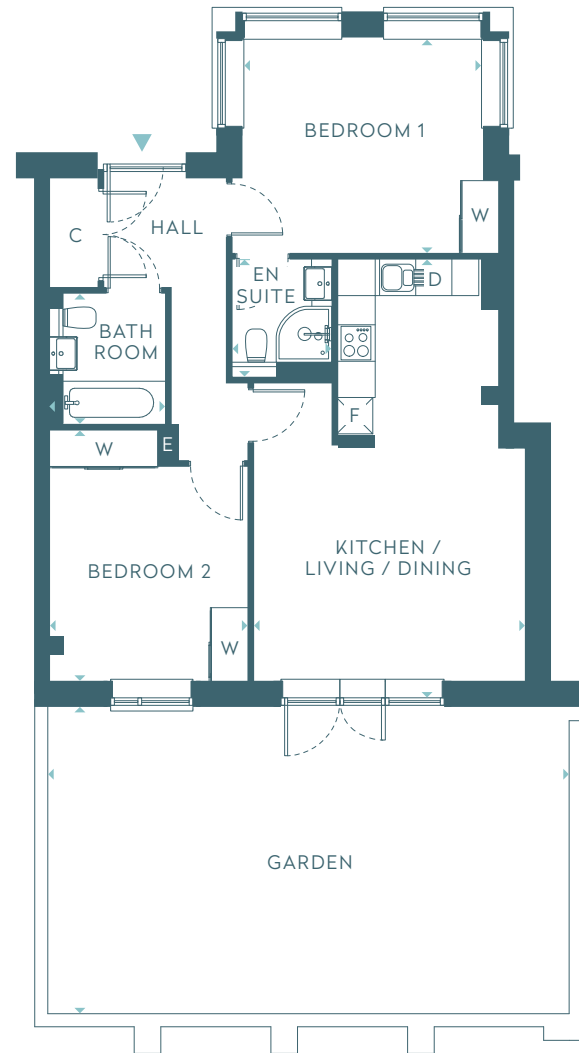
C – Cupboard D – Dishwasher E – Electric Meter
 F – Fridge / Freezer W – Wardrobe

Predicted EPC rating: B



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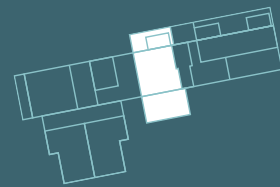
GRAFTON TERRACE, LONDON NW5 4JA



2 BEDROOM / TYPE GT-B

FLOOR APT.

KITCHEN / LIVING / DINING	4.5 x 7.2 m	14'8" x 23'8"	G	10
BEDROOM 1	3.9 x 3.5 m	12.8" x 11'8"		
BEDROOM 2	3.3 x 4.1 m	10'9" x 13'7"		
BATHROOM	1.9 x 2.1 m	6'4" x 7'0"		
EN-SUITE	1.6 x 1.9 m	5'5" x 6'4"		
TOTAL AREA	73.1 sq m	787.1 sq ft		
GARDEN	8.6 x 5.0 m	28'3" x 16'4"		



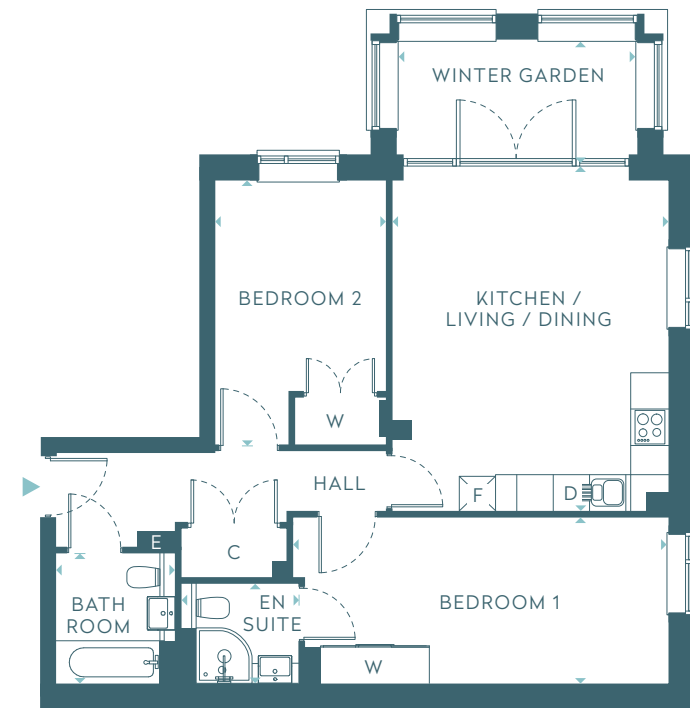
C – Cupboard D – Dishwasher E – Electric Meter
 F – Fridge / Freezer W – Wardrobe

Predicted EPC rating: B

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2 BEDROOM / TYPE GT-C

FLOOR APT.

KITCHEN / LIVING / DINING	4.5 x 5.7 m	14'11" x 18'8"	1	04
BEDROOM 1	6.2 x 2.8 m	20'3" x 9'0"		
BEDROOM 2	2.8 x 4.3 m	9'3" x 14'2"		
BATHROOM	2.0 x 2.1 m	6'5" x 7'1"		
EN-SUITE	1.9 x 1.7 m	6'5" x 5'5"		
TOTAL AREA	72.5 sq m	780.8 sq ft		
WINTER GARDEN	3.9 x 2.0 m	12'8" x 6'7"		



C – Cupboard D – Dishwasher E – Electric Meter
 F – Fridge / Freezer W – Wardrobe

Predicted EPC rating: B

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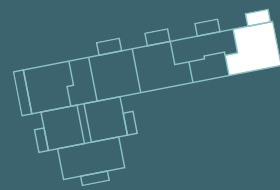
GRAFTON TERRACE, LONDON NW5 4JA



2 BEDROOM / TYPE GT-C

FLOOR APT.

KITCHEN / LIVING / DINING	4.5 x 5.7 m	14'11" x 18'8"	2	07
BEDROOM 1	6.2 x 2.8 m	20'3" x 9'0"		
BEDROOM 2	2.8 x 4.3 m	9'3" x 14'2"		
BATHROOM	2.0 x 2.1 m	6'5" x 7'1"		
EN-SUITE	1.9 x 1.7 m	6'5" x 5'5"		
TOTAL AREA	72.5 sq m	780.8 sq ft		
BALCONY	3.9 x 2.0 m	12'8" x 6'7"		



C – Cupboard D – Dishwasher E – Electric Meter
 F – Fridge / Freezer W – Wardrobe

Predicted EPC rating: B

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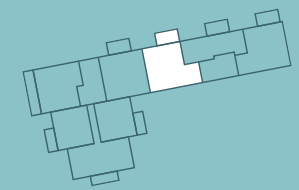
GRAFTON TERRACE, LONDON NW5 4JA



2 BEDROOM / TYPE GT-E

FLOOR APT.

KITCHEN / LIVING / DINING	7.4 x 4.5 m	24'4" x 14'10"	1	02
BEDROOM 1	3.7 x 3.9 m	12'3" x 12'10"		
BEDROOM 2	4.4 x 2.8 m	14'6" x 9'3"		
BATHROOM	1.9 x 2.1 m	6'4" x 7'1"		
EN-SUITE	2.0 x 1.6 m	6'6" x 5'5"		
TOTAL AREA	73.5 sq m	791.4 sq ft		
WINTER GARDEN	3.9 x 2.0 m	12'8" x 6'8"		



C – Cupboard D – Dishwasher E – Electric Meter
 F – Fridge / Freezer W – Wardrobe

Predicted EPC rating: B

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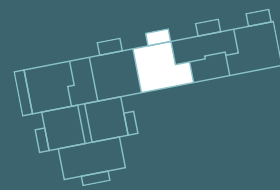
GRAFTON TERRACE, LONDON NW5 4JA



2 BEDROOM / TYPE GT-E

FLOOR APT.

KITCHEN / LIVING / DINING	7.4 x 4.5 m	24'4" x 14'10"	2	05
BEDROOM 1	3.7 x 3.9 m	12'3" x 12'10"		
BEDROOM 2	4.4 x 2.8 m	14'6" x 9'3"		
BATHROOM	1.9 x 2.1 m	6'4" x 7'1"		
EN-SUITE	2.0 x 1.6 m	6'6" x 5'5"		
TOTAL AREA	73.5 sq m	791.4 sq ft		
BALCONY	3.9 x 2.0 m	12'8" x 6'8"		



C – Cupboard D – Dishwasher E – Electric Meter
 F – Fridge / Freezer W – Wardrobe

Predicted EPC rating: B

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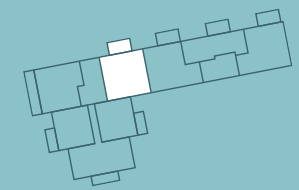
GRAFTON TERRACE, LONDON NW5 4JA



2 BEDROOM / TYPE GT-F

FLOOR APT.

KITCHEN / LIVING / DINING	5.6 x 5.1 m	18'6" x 16'9"	1	15
BEDROOM 1	5.9 x 3.0 m	19'6" x 10'0"	2	20
BEDROOM 2	2.9 x 3.3 m	9'7" x 10'11"		
BATHROOM	2.6 x 2.2 m	8'7" x 7'2"		
TOTAL AREA	72.1 sq m	776.1 sq ft		
BALCONY	4.1 x 2.3 m	13'6" x 7'6"		



C – Cupboard D – Dishwasher E – Electric Meter
 F – Fridge / Freezer W – Wardrobe

Predicted EPC rating: B

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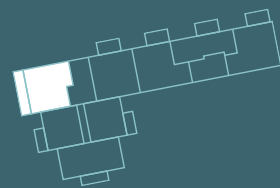
GRAFTON TERRACE, LONDON NW5 4JA



2 BEDROOM / TYPE GT-G

FLOOR APT.

KITCHEN / LIVING / DINING	5.9 x 4.5 m	19'3" x 14'9"	1	14
BEDROOM 1	3.9 x 3.7 m	12'8" x 12'0"	2	19
BEDROOM 2	2.9 x 4.5 m	9'6" x 14'9"	3	23
BATHROOM	1.9 x 2.1 m	6'5" x 7'1"		
EN-SUITE	1.9 x 1.6 m	6'5" x 5'5"		
TOTAL AREA	68.2 sq m	733.7 sq ft		
BALCONY	1.7 x 8.7 m	5'7" x 28'7"		

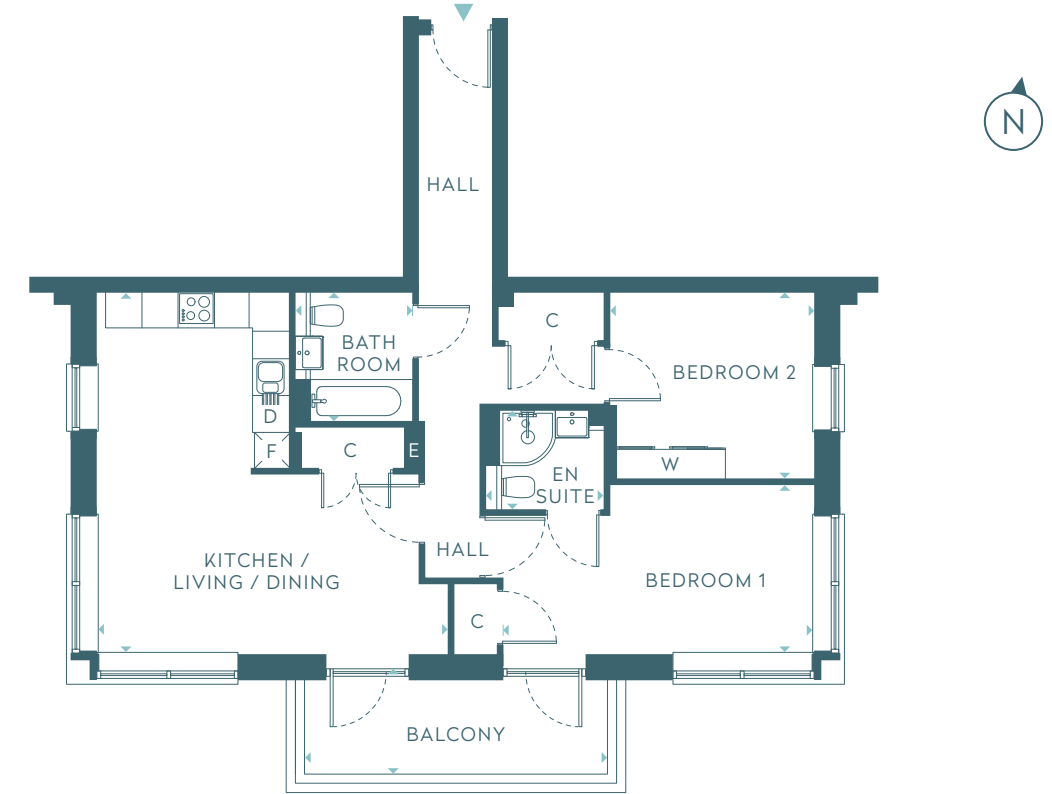


C – Cupboard D – Dishwasher E – Electric Meter
F – Fridge / Freezer W – Wardrobe

Predicted EPC rating: B

Mary Prince House

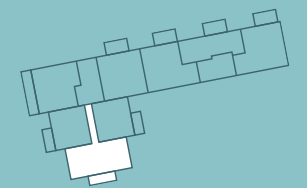
GRAFTON TERRACE, LONDON NW5 4JA



2 BEDROOM / TYPE GT-I

FLOOR APT.

KITCHEN / LIVING / DINING	5.7 x 5.9 m	18'10" x 19'6"	1	12
BEDROOM 1	5.1 x 2.8 m	16'8" x 9'0"	2	17
BEDROOM 2	3.3 x 3.1 m	10'10" x 10'2"		
BATHROOM	1.9 x 2.2 m	6'4" x 7'1"		
EN-SUITE	1.9 x 1.6 m	6'5" x 5'5"		
TOTAL AREA	75.5 sq m	813.1 sq ft		
BALCONY	5.0 x 1.7 m	16'5" x 5'8"		

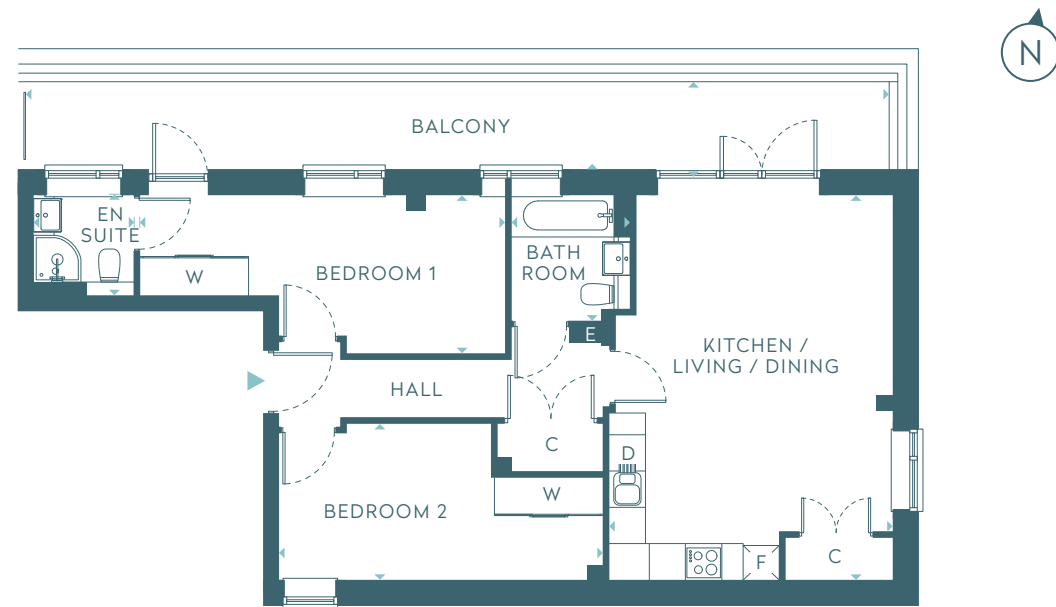


C – Cupboard D – Dishwasher E – Electric Meter
F – Fridge / Freezer W – Wardrobe

Predicted EPC rating: B

Mary Prince House

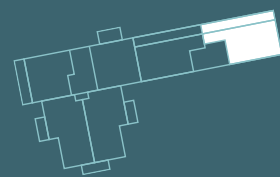
GRAFTON TERRACE, LONDON NW5 4JA



2 BEDROOM / TYPE GT-J

FLOOR APT.

KITCHEN / LIVING / DINING	4.6 x 6.4 m	15'2" x 20'10"	3	09
BEDROOM 1	6.0 x 2.6 m	19'10" x 8'7"		
BEDROOM 2	5.4 x 2.6 m	17'7" x 8'6"		
BATHROOM	2.0 x 2.1 m	6'5" x 6'10"		
EN-SUITE	1.7 x 1.7 m	5'6" x 5'7"		
TOTAL AREA	73.4 sq m	789.6 sq ft		
BALCONY	14.3 x 1.6 m	46'10" x 5'2"		



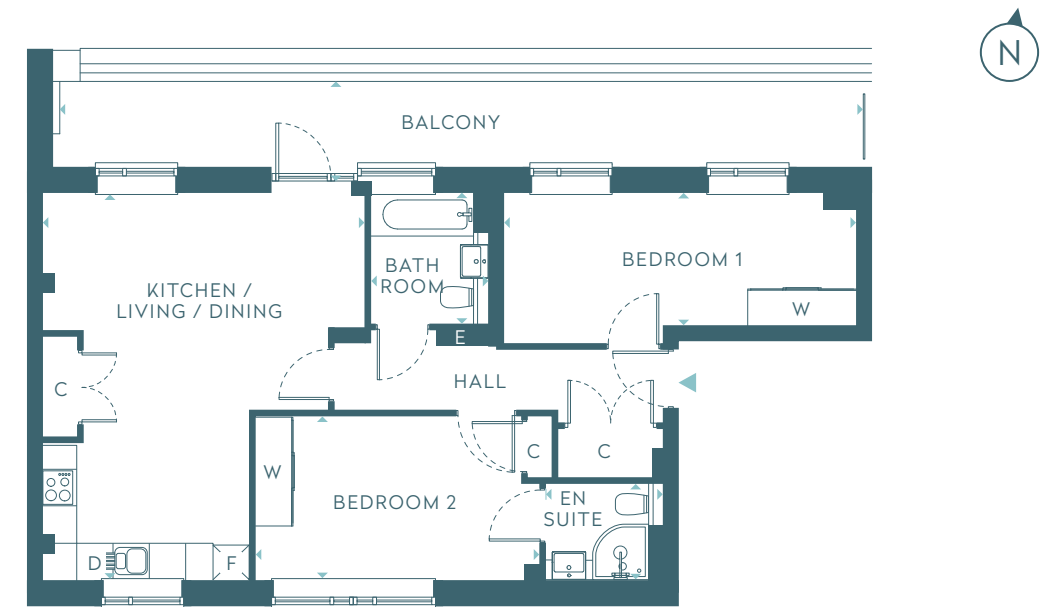
C – Cupboard D – Dishwasher E – Electric Meter
 F – Fridge / Freezer W – Wardrobe

Predicted EPC rating: B

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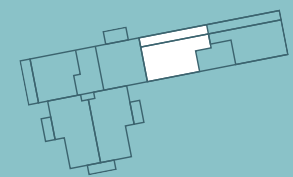
GRAFTON TERRACE, LONDON NW5 4JA



2 BEDROOM / TYPE GT-K

FLOOR APT.

KITCHEN / LIVING / DINING	5.4 x 6.4 m	17'7" x 20'10"	3	08
BEDROOM 1	5.8 x 2.2 m	19'2" x 7'2"		
BEDROOM 2	4.7 x 2.7 m	15'5" x 8'10"		
BATHROOM	1.9 x 2.1 m	6'5" x 7'0"		
EN-SUITE	1.9 x 1.6 m	6'4" x 5'3"		
TOTAL AREA	73.5 sq m	790.6 sq ft		
BALCONY	13.3 x 1.6 m	43'7" x 5'3"		



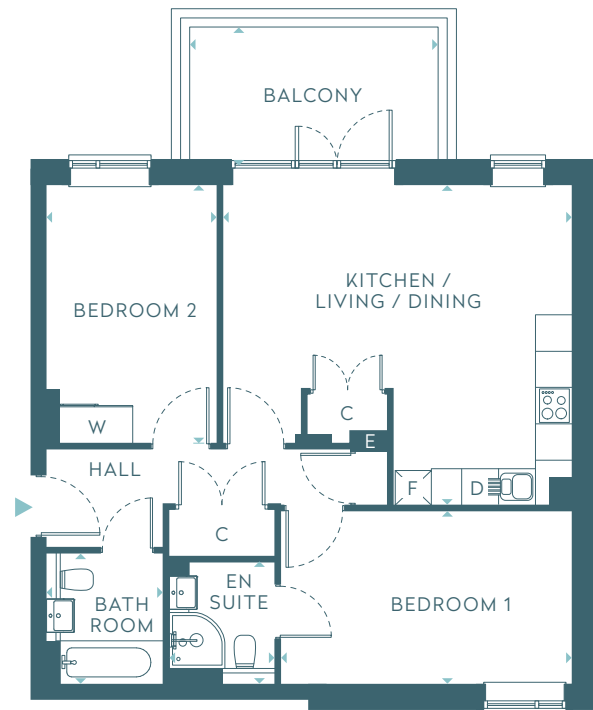
C – Cupboard D – Dishwasher E – Electric Meter
 F – Fridge / Freezer W – Wardrobe

Predicted EPC rating: B

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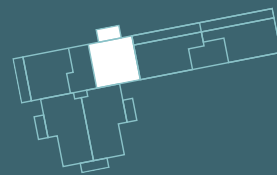
2 BEDROOM / TYPE GT-L

FLOOR APT.

KITCHEN / LIVING / DINING	5.8 x 5.3 m	19'0" x 17'4"	3	24
BEDROOM 1	4.8 x 2.9 m	15'10" x 9'4"		
BEDROOM 2	2.8 x 4.3 m	9'3" x 14'0"		
BATHROOM	1.9 x 2.1 m	6'4" x 7'1"		
EN-SUITE	1.7 x 2.0 m	5'9" x 6'6"		
TOTAL AREA	72.3 sq m	778.8 sq ft		
BALCONY	4.1 x 2.3 m	13'6" x 7'6"		

C – Cupboard D – Dishwasher E – Electric Meter
 F – Fridge / Freezer W – Wardrobe

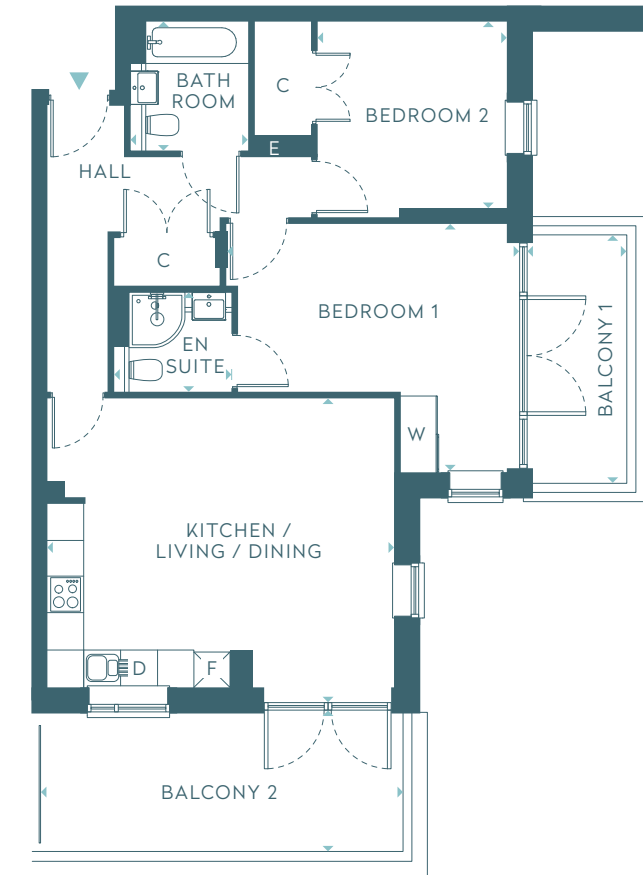
Predicted EPC rating: B



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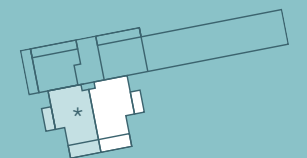
2 BEDROOM / TYPE GT-P

FLOOR APT.

KITCHEN / LIVING / DINING	5.7 x 5.0 m	18'10" x 16'6"	4	25, 26*
BEDROOM 1	4.9 x 4.1 m	16'1" x 13'4"		
BEDROOM 2	3.1 x 3.1 m	10'1" x 10'2"		
BATHROOM	1.9 x 2.1 m	6'5" x 7'0"		
EN-SUITE	1.9 x 1.6 m	6'4" x 5'5"		
TOTAL AREA	76.0 sq m	817.6 sq ft		
BALCONY 1	1.7 x 4.1 m	5'7" x 13'6"		
BALCONY 2	6.0 x 2.4 m	19'8" x 7'10"		

C – Cupboard D – Dishwasher E – Electric Meter
 F – Fridge / Freezer W – Wardrobe * Handed Plot

Predicted EPC rating: B



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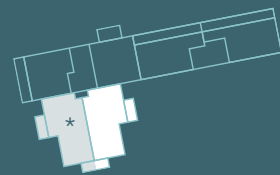
3 BEDROOM / TYPE GT-M

FLOOR APT.

KITCHEN	3.2 x 3.5 m	11'5" x 11'6"	3	21, 22*
LIVING/DINING	5.7 x 3.6 m	18'10" x 11'10"		
BEDROOM 1	4.7 x 4.1 m	15'5" x 13'4"		
BEDROOM 2	3.2 x 3.1 m	10'7" x 10'2"		
BEDROOM 3	2.4 x 3.7 m	8'0" x 12'1"		
BATHROOM	1.9 x 2.1 m	6'5" x 6'11"		
EN-SUITE	1.9 x 1.6 m	6'5" x 5'5"		
TOTAL AREA	90.8 sq m	977.0 sq ft		
BALCONY 1	1.7 x 4.1 m	5'7" x 13'6"		
BALCONY 2	2.5 x 1.7 m	8'2" x 5'8"		

C – Cupboard D – Dishwasher E – Electric Meter
 F – Fridge / Freezer W – Wardrobe

Predicted EPC rating: B





The CGI are for guidance only and are not necessarily comprehensive.

About the architect

Cullinan Studio is an employee-owned architectural and master planning practice whose purpose is to reconnect people with nature: for health and wellbeing, for a fairer more balanced society, and towards a sustainable future for us all.

Founded in 1965, Cullinan Studio has over 50 years' experience designing and delivering across a range of sectors, with expertise in mapping bespoke consultation processes, to ensure designs benefit from the insight of end-users and local communities.

The Maitland Park Estate, located between Chalk Farm and Gospel Oak, is set around a tranquil and mature landscape. Cullinan Studio was initially asked to look at the entire estate for infill opportunities, which led to a focus on two sites - Grafton Terrace and Aspen House. Through extensive consultation over several years, we forged a close relationship with residents and the wider community, to evolve the scheme into a viable project.

Using contemporary architecture that marries sensitively with the scale, form and materials of the setting, the design aims to create a vibrant heart for the community, providing 119 new homes in an enhanced landscape setting, with new open spaces and a new community hall and garden. New homes offer both social rented and private home ownership tenure in a variety of sizes, with fully accessible and adaptable dwellings provided across the development.

Cullinan Studio developed the design up to RIBA Stage 3 and was subsequently retained by Camden as their client advisor. ECE Westworks, working for the main contractor Bouygues, has taken on and completed the design with both practices collaborating closely throughout to deliver the Maitland Park project.

ECE Westworks is an AJ100 award-winning architecture practice dedicated to the successful design and delivery of projects that exceed expectations in the widest sense. They have brought Cullinan Studio's well thought-out design to life, working with Camden Council, contractor Bouygues, M&E Engineers, Ridge and Landscape Architect, Turkington Martin, to deliver a new neighbourhood where people will be proud to live.

It is the first project for Camden to target the Homes Quality Mark (HQM) accreditation to ensure each home achieves a high standard of performance and is made of healthy, low carbon materials to ensure occupant health, and the first fully electric Camden scheme; using air-source-heat-pumps combining with an extensive PV array to heat and ventilate the buildings. This approach, combined with a highly insulated building fabric will achieve a truly low energy scheme. With private terraces and gardens to the ground floor homes, level access balconies to all homes above and landscaped communal courtyards, will together allow flexible use year-round.

**CULLINAN
STUDIO**

 **WESTWORKS**

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 building new community facilities.

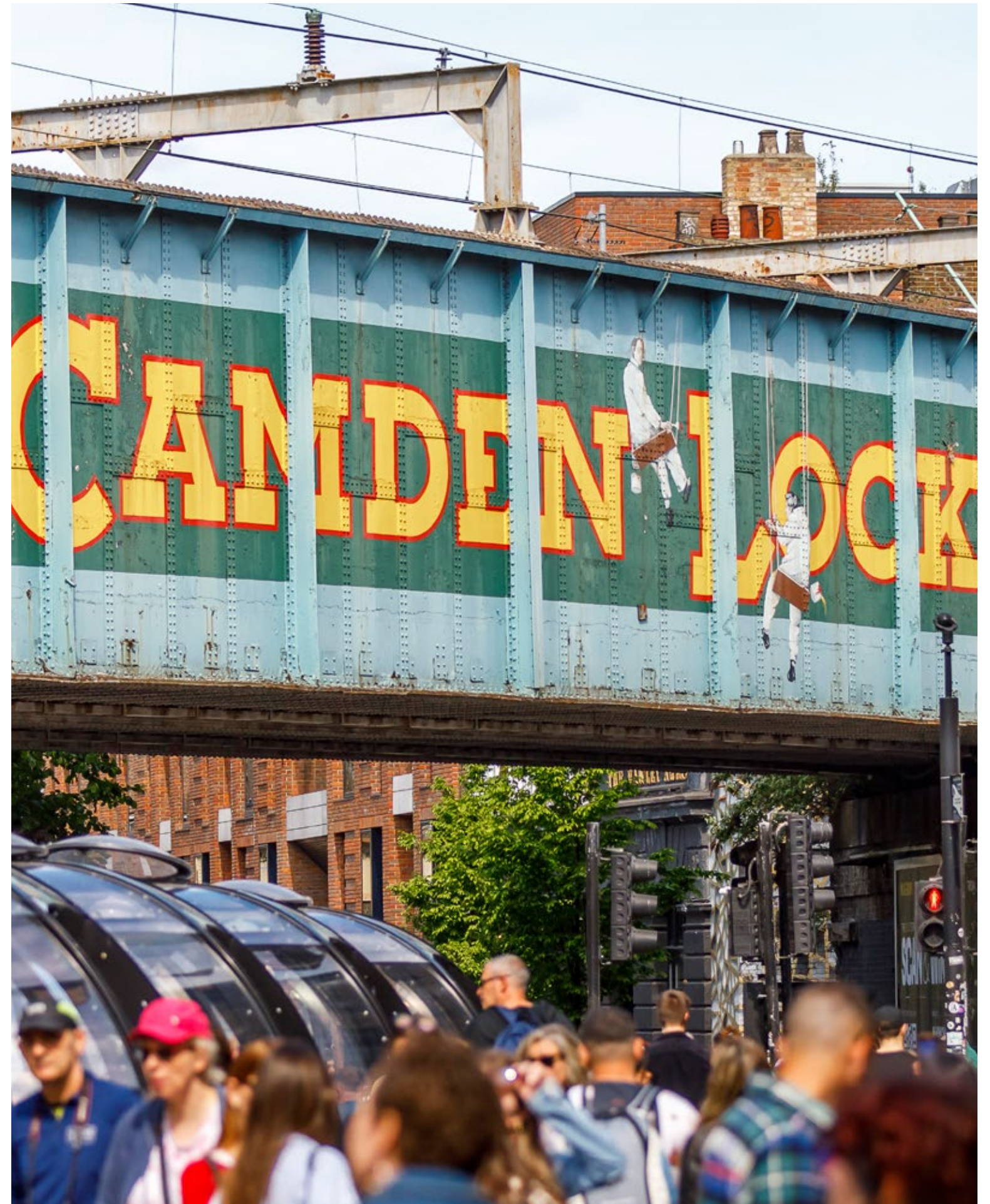
Each scheme is designed in partnership with residents and delivered directly by the Council, giving local people the chance to have their say and shape plans for their community.

HOW IT WORKS

To date the Council have built 991 homes through CIP and have another 285 under construction and planning permission for a further 1,000. These homes include hundreds of additional and replacement council homes, providing residents modern, energy efficient housing.

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 will complete two new community centres and a health centre later this year. We've 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.



Get in touch

SALES SUITE OPEN

Wednesday – Friday 11:00 am – 6:00 pm
Saturday 11:00 am – 5:00 pm

Show flat available to view by appointment only

Flat 3, Noor Inayat Khan House,
Maitland Park Villas,
London NW3 2AZ

020 3319 8467
newhomes@eu.jll.com

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2. Any areas, measurements or distances are approximate. The text, photographs, CGIs 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 the sales agents 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.

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