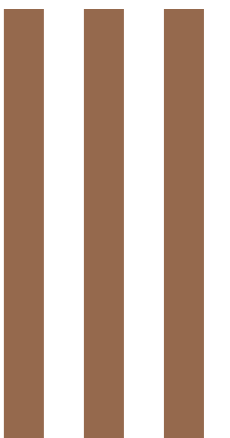
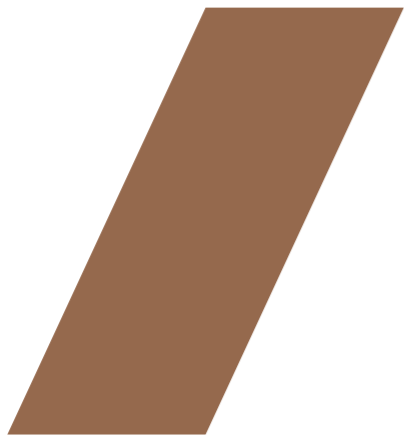
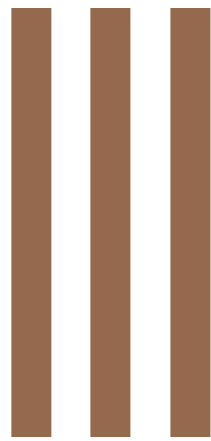
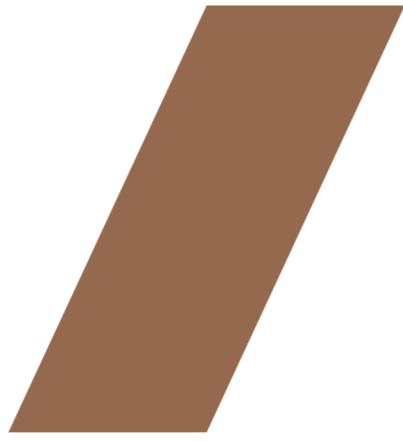
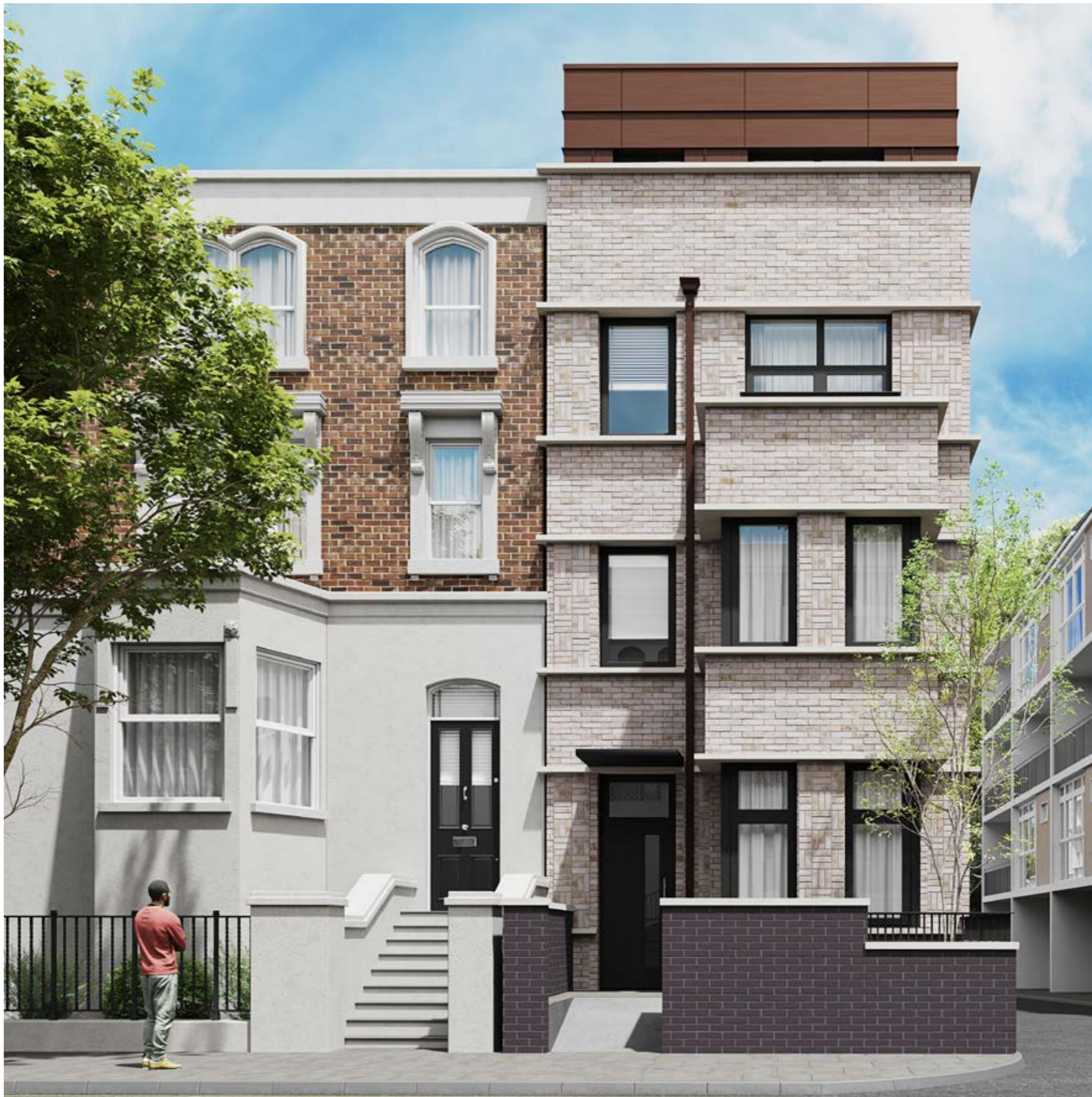




# THE HOUSE

NEOS · NW5





## Discover new beginnings



Discover a standout, modern four-bedroom home in the heart of London's most vibrant borough.

The House effortlessly marries classical proportions with linear, modern architecture. Set over four floors, the sense of space is unparalleled – from the custom designed, open-plan kitchen-diner to the south-facing walled garden it leads onto; the light and airy study to the penthouse master, with front and back balconies offering views across Camden. A one-off, in every way.

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

# Discover time well spent

**Eclectic, colourful Camden. A melting pot of culture, diversity and quirkiness with a warm, community feel, this sought-after London location has a personality that's truly unique.**

Discover inviting eateries and relaxed cafés, buzzing nightlife and a renowned music scene, independent shops and of course, the world-famous Camden market. Whether you're taking time out for you or making memories with loved ones, there's no shortage of places to escape or run free – from the lush greenery of Hampstead Heath to Camden Zoo and the iconic Lido.



# 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

Maps are not to scale and show approximate locations only. The information in this brochure is indicative and intended as a guide only as to the finished product. These particulars should not be relied upon as statement of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty.

# Inviting interiors

Bright, welcoming reception rooms, cosy bedrooms and immaculately finished bathrooms are what make The House a home.

Inside, every detail is designed for modern living – from the high-specification designer kitchen complete with integrated Siemens appliances to sociable living spaces and a dedicated home office – flooded with light from its expansive window.

A subtle colour palette throughout enhances the clean, contemporary feel, together with clever storage solutions such as integrated wardrobes. A place for everything, and everything in its place.





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

LOIS STREET  
INTERIOR DESIGNER



# Specification

## General

- Aluminium/composite grey double-glazed windows with grey internal finish
- Aluminium finished composite entrance door with contrast white internal finish with brushed chrome door furniture
- Engineered hardwood flooring in hall, kitchen, and living/dining area
- Fitted velvet twist carpet to all bedrooms
- Wardrobes with sliding doors fitted to bedroom 1, 2 and 3
- Smooth matt white painted walls and ceilings
- Painted internal doors with brushed chrome lever ironmongery
- Satin paint finish to all internal joinery

## Home Entertainment & Communications

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

## Individually Designed Kitchen

- Individually styled stone-grey 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 double oven
- Siemens integrated microwave oven
- Siemens frameless 4 zone induction hob with touch controls and integrated extractor above
- Siemens integrated dishwasher
- Siemens integrated fridge freezer
- Siemens integrated washer dryer
- Integrated wine cooler
- Pull-out recycling bins

## Quality Bathrooms & En-suites

- Contemporary styled bathrooms and en-suites incorporating white Duravit and Matki sanitary ware with recessed basin and wall hung toilet with soft close seat
- Hans Grohe chrome taps and rain dance thermostatic showers
- Feature flush fitted mirror to all bathrooms and en-suites subject to vanity recess
- Contemporary 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

## Security & Peace of Mind

- Mains fed heat, smoke and carbon monoxide detector
- 10-year LABC build warranty

## Heating, Hot Water, Electrical & Lighting

- LED downlights to hall, kitchen, living/dining areas, bathroom & en-suite
- LED downlights to bedrooms
- Brushed chrome sockets and switches throughout
- Light to entrance, balcony and/or terrace
- Energy efficient central heating and hot water system via air source heat pump
- Mechanical Ventilation Heat Recovery system (MVHR) for continuous ventilation
- Underfloor heating throughout
- Individual metering for utilities including for heating and hot water

## External Areas

- Turf to rear garden with paving to patio area

## Car Free

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

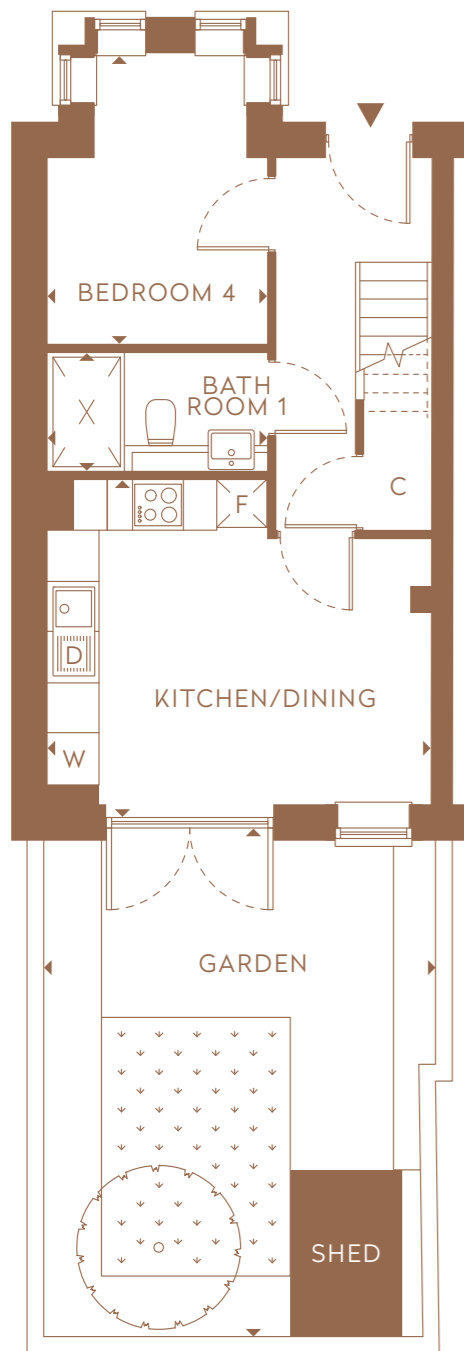


# 45 Grafton Terrace

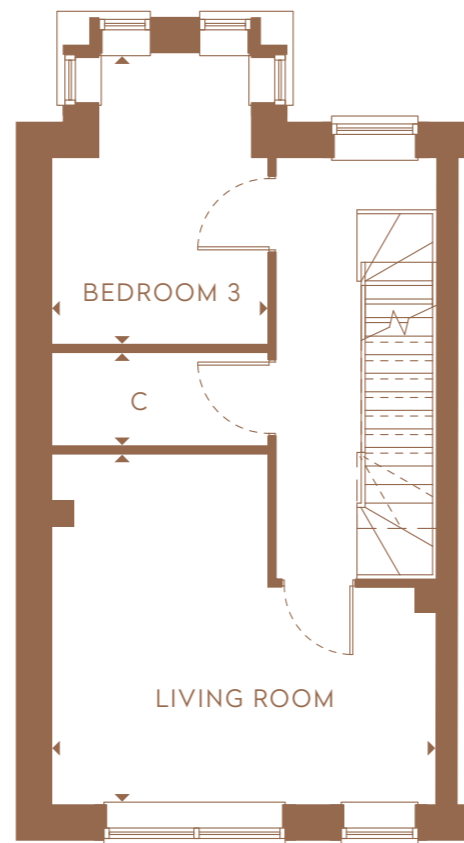
LONDON NW5 4JA



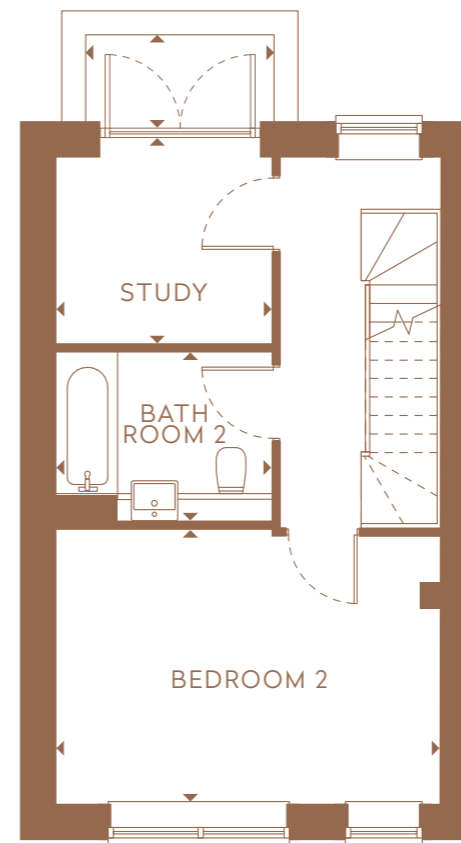
GROUND FLOOR



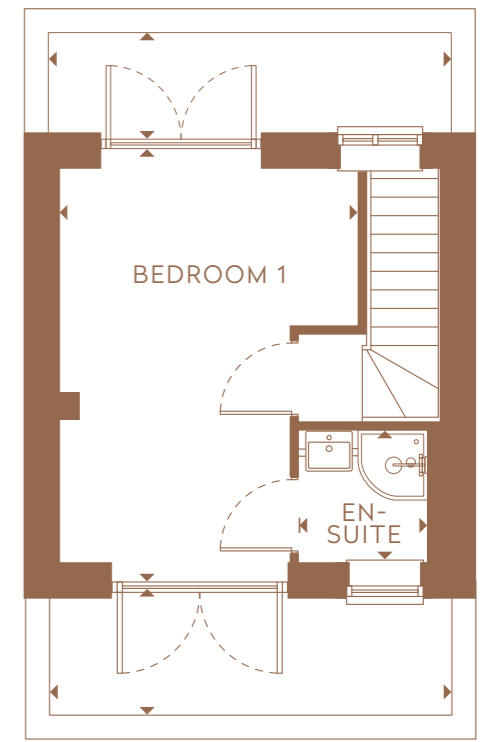
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



## 4 BEDROOM HOUSE

KITCHEN / DINING	4.5 x 4.1 m	14'11" x 13'4"	C – Cupboard D – Dishwasher F – Fridge Freezer W – Washer Dryer
LIVING ROOM	4.5 x 4.1 m	14'11" x 13'6"	
STUDY	2.5 x 2.4 m	8'4" x 8'0"	Predicted EPC rating: B
BEDROOM 1	5.1 x 3.5 m	16'10" x 11'8"	
BEDROOM 2	4.5 x 3.2 m	14'11" x 10'7"	
BEDROOM 3	3.4 x 2.5 m	11'3" x 8'4"	
BEDROOM 4	3.4 x 2.6 m	11'3" x 8'6"	
BATHROOM 1	2.6 x 1.4 m	8'6" x 4'7"	
BATHROOM 2	2.5 x 2.0 m	8'4" x 6'7"	
EN-SUITE	1.7 x 1.5 m	5'7" x 4'11"	
GARDEN	5.0 x 6.9 m	16'3" x 22'3"	
<b>TOTAL AREA</b>	<b>131 sq m</b>	<b>1413 sq ft</b>	

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. The dimensions are taken from the indicated points of measurement for guidance only and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

# 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.**

The Community Investment Programme is now one of the largest and most successful municipal housebuilding programmes in London and across the country. Through CIP we are investing to ensure that Camden is a place for everyone.

Secure, good-quality housing is fundamental to residents' well-being. We want to be bold in supporting the We Make Camden ambition: Everyone in Camden should have a place they call home. Camden is tackling the housing crisis using all the levers available to us – including building bigger, better homes for our families and communities. The Community Investment Programme is one of our most significant and ambitious levers for tackling inequality and improving lives in our Borough.

## WHAT IS CIP?

The Community Investment Programme (CIP) is our ambitious plan to invest over £2.3bn 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 increasing our ambitious targets to building over 4,850 new homes through (CIP), including 1,800 council homes and 350 at genuinely affordable Camden Living rents as well as new temporary accommodation and hostel beds for people experiencing homelessness. We're also investing in 48 schools and children's centres and building new community facilities.

## HOW IT WORKS

To date the Council have built over 1000 homes over the last ten years through CIP and have another 285 under construction and planning permission and agreement for a further 1,000 more homes. These homes include 618 additional and replacement council homes, providing residents modern, energy efficient housing.

We've invested £165m into schools and children's centres including the completion of three new primary school buildings. We've also built new community facilities such as 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.





# Get in touch



## SALES SUITE OPEN

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

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

### For viewings, please contact us:

020 3319 8467  
newhomes@eu.jll.com



JLL, 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, 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.

Delivered by  
Camden's Community  
Investment Programme



THE  
CAMDEN  
*collection*