

GASHOLDERS LONDON

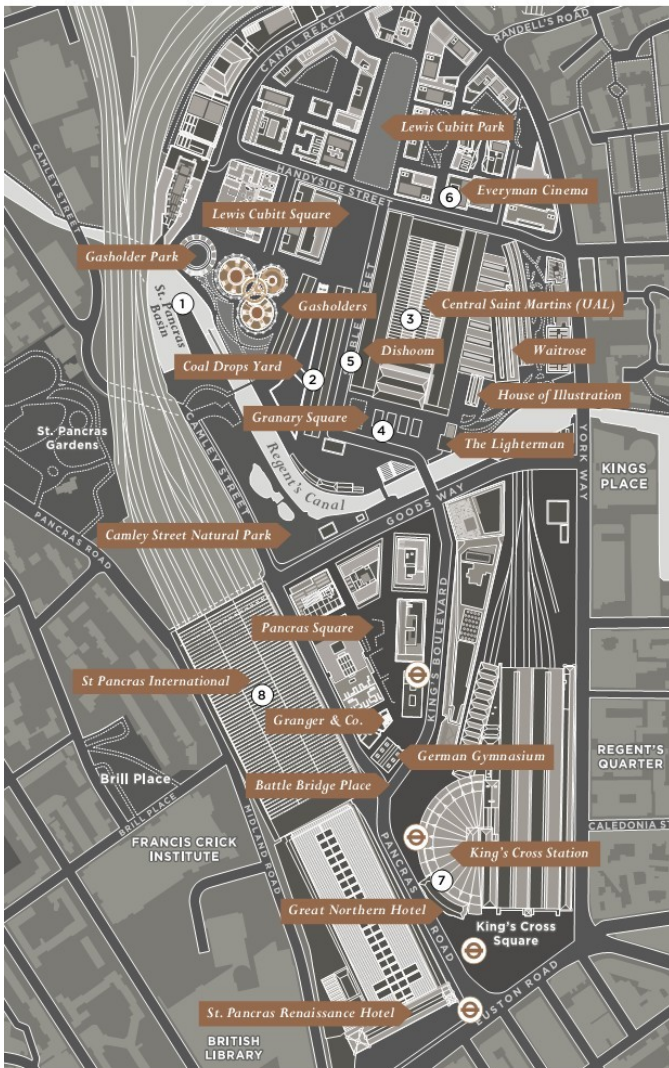
The Gasholders London is a remarkable feat of contemporary design and cutting-edge engineering by renowned architects WilkinsonEyre, working with Jonathan Tuckey Design on interior architecture and Dan Pearson Studio on landscaping. There are 145 distinctive apartments and penthouses, built within a refurbished triplet of Grade II-listed, cast-iron gasholder guide frames, next to the Regent's Canal at the heart of King's Cross.

King's Cross

In a new era for King's Cross, those living, working and shopping here will have the opportunity to be part of a vibrant new neighbourhood – a renaissance for this historic slice of central London. The regeneration of its 67 acres is creating 20 new streets and 10 open squares, nearly 2,000 homes and 500,000 sq ft of retail space, cafés, bars and leisure facilities, plus the city's best transport links.

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A medley of restaurants, bars and cafés, headed up by world-class culinary talent, is one of the big draws of King's Cross. It is one of the capital's most exciting shopping destinations with the new carefully curated Coal Drops Yard which sits next door. Coal Drops Yard is Victorian engineering allied with contemporary architecture by Heatherwick Studio.



1 **THE REGENT'S CANAL**
The Victorian canal calmly meanders through the King's Cross landscape.



2 **COAL DROPS YARD**
London's most exciting new shopping, bar and restaurant destination, set within and around these evocative historic buildings.



3 **UNIVERSITY OF THE ARTS LONDON AND CENTRAL SAINT MARTINS**
A world-class hub of creativity housed in the beautifully remodelled Granary Complex.



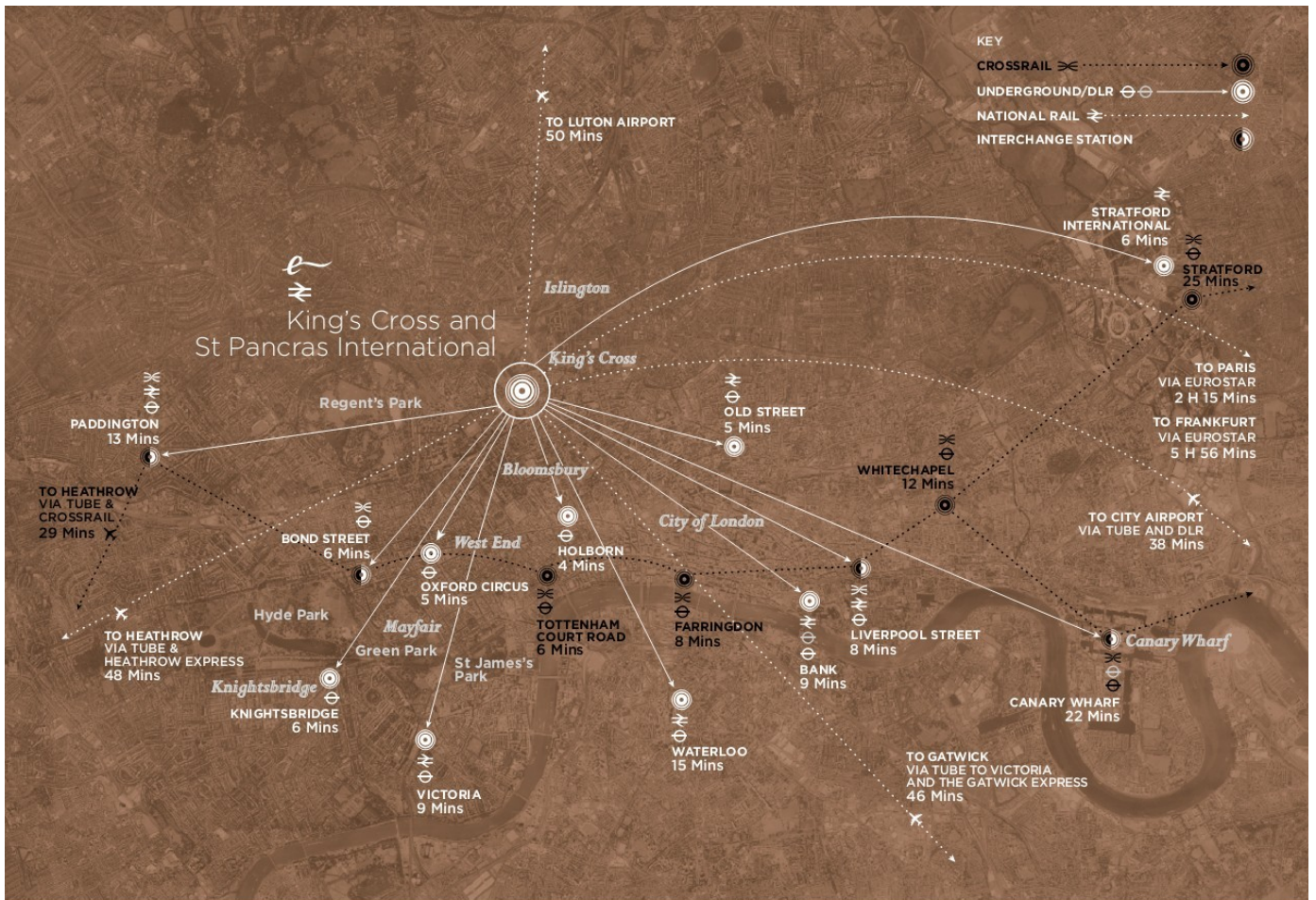
4 **GRANARY SQUARE**
One of Europe's largest public squares with spectacular fountains is the setting for al fresco dining and a diverse programme of events.



5 **DISHOOM**
The Bombay café Dishoom is one of the many eclectic dining options which transport the flavours of the world to King's Cross.



6 **EVERYMAN CINEMA**
Independent cinema group Everyman has opened a boutique cinema at King's Cross.



Connections

Travelling within the city, the UK, Europe or further afield is as simple as walking out of your front door.

Eurostar connections place mainland Europe just under two hours from St Pancras International. The restored, Grade-1 listed King's Cross station is pivotal for train travel throughout the UK, with other key transport hubs – Euston, Paddington, Victoria and Waterloo – only 15 minutes away or less.

Gasholders is perfectly positioned for London's important business and shopping destinations including Bloomsbury, the City, Bond Street and Canary Wharf.



7

KING'S CROSS STATION
Around 100,000 people travel through King's Cross station each day, relying on services to the North of England and to Scotland.



8

ST PANCRAS INTERNATIONAL STATION
Regular trains to Paris, Brussels and Lyon, with more international connections opening soon, and services to the Southeast and the Midlands.

Key journey times from King's Cross

LONDON	
Oxford Circus	5 minutes
Knightsbridge	6 minutes
Bond Street	6 minutes
Victoria	9 minutes
Bank	9 minutes
Waterloo	15 minutes
Canary Wharf	22 minutes

AIRPORTS	
Heathrow	29 minutes*
Gatwick	46 minutes

EUROPE	
Lille	1 hour 22 mins
Brussels	2 hours 01 mins
Paris	2 hours 15 mins

Data provided from Transport for London and Eurostar websites.
* Via Crossrail, service expected to commence in 2020.

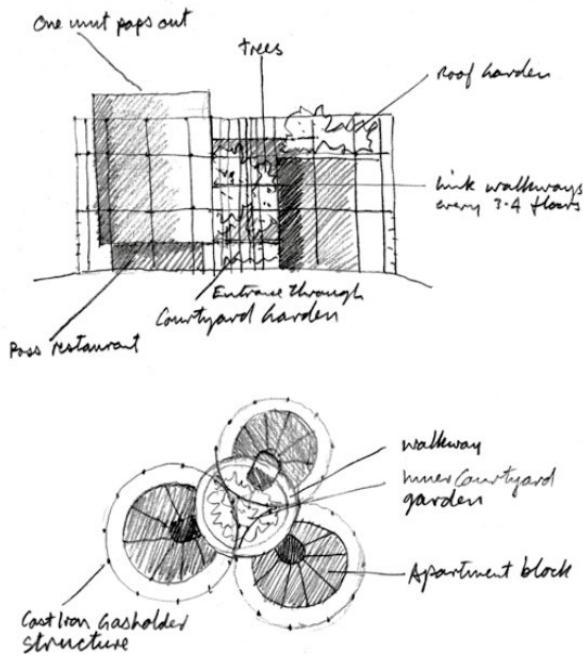
The building

The Gasholders' architecture is anything but ordinary; it piques the curiosity of all who see it. Part of the architects' vision is that the building's façade should appear alive and responsive to passers-by; it will shift and change constantly as the people who live within adjust their view.

Most of its 145 residences have generous private balconies or terraces with views across the capital. Full height triple glazing emphasises this panoramic living alongside folding, perforated screens peppered across the façade for privacy and protection from the sun. For full impact, the mechanised elements are made of shimmering, warm metals that will catch the light as they are opened and closed, enhancing the profile of the Gasholders' contemporary architecture.



The central courtyard of the Gasholders



Looking skywards through the structure from within the central courtyard

The kitchens created by Jonathan Tuckey Design are a study in industrial refinement, combining material references to the past with sharp, contemporary and functional design

Jonathan Tuckey Design has created apartments that strike a perfect balance of subtlety and modern elegance, drawing inspiration from the Gasholders' unique architecture and position.

The Gasholders offers apartments of the highest quality, finish and specification. All have bespoke kitchens and bathrooms with custom made brassware and concrete basins, poured resin floors and the latest in home automation.

Exceptional apartments

Apartment

Floor Areas

From 39.5 sq m/425 sq ft to 283.4 sq m/3,050 sq ft

Apartment Mix

17 x Studio
38 x 1 bed
43 x 2 bed
38 x 3 bed
9 x Penthouse
145 private apartments in total within Gasholders 10, 11 and 12

The Developer

Delivered and managed by Argent for the King's Cross Central Limited Partnership

The Architect

Wilkinson Eyre Architects

Local Authority

London Borough of Camden

Tenure

Lease expires in 2267

Building Insurance

10-year NHBC warranty

Completion

Q1 2018

Estate Management

King's Cross Estate Services

Amenities

Landscaped residents' rooftop garden by acclaimed landscape architecture practice Dan Pearson Studio

External central courtyard with reflective pool and viewing platform

Business suite, lounge and bookable conference room

Residents' entertainment suite with games room, private dining room, catering facilities and 14 seat screening room

Residents' gym with bookable studio

Residents' spa complete with hydro pool, steam room and sauna

24-hour concierge and security

Car parking and storage available for selected apartments

Secure bicycle storage



Featuring high quality Vola and Hans Grohe brassware, the bathroom suites are both striking and elegant



Most apartments have terraces or balconies with perforated moveable screens to both control the light and provide privacy



The Gasholders' lobby with its intricate brasswork and dramatic walkway above

The Gasholders presents an opportunity to live inside a piece of history, where clever design combines with a refined sensibility. Residents can enjoy a range of private amenities and services that speak to every area of the modern urban lifestyle.

On arrival, residents enter the striking Gasholders lobby and be greeted by the 24-hour concierge team. The lobby leads into the spectacular central courtyard with its view through the interlinking gasholder frames to the sky above, all reflected in the calm water at the base.

The three atria within the building embrace the circularity of the architecture. On approach to the apartments, these spiralling spaces have metallic balustrades which reflect light that floods in from the expansive skylights above. The atmospheric lighting in the space reacts and adapts as day turns to night.

From here residents can access a range of exceptional amenities. A gym and spa offers the perfect environment to relax and re-energise; a highly sophisticated entertainment suite with a private dining room, games room and contemporary 14 person screening room; and a business lounge with a handsomely furnished meeting room, presentation screen and conference facilities.

Topping Gasholder 12 is the extraordinary residents' roof garden offering superb views of London and linked to each building by a circular walkway. It has been designed by RHS Chelsea Flower Show gold-medal winning landscape architecture practice, Dan Pearson Studio, as a variety of exterior spaces for relaxing, reading or just meeting with friends around the contemporary seating and tables.



The sumptuous private dining room, served by an adjoining kitchen, is adjacent to the games room and screening room

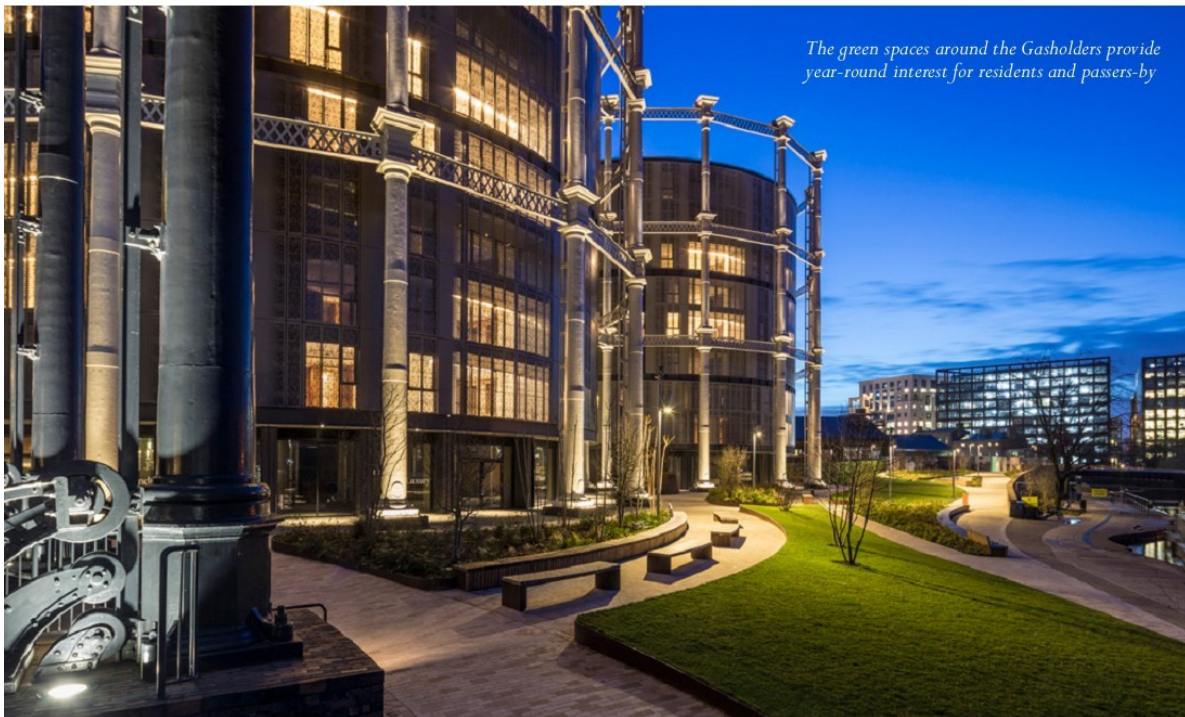
The experience



The Gasholders' spa, with a hydrotherapy pool, steam room and sauna, is a space to regenerate and relax



The residents' roof garden with its magnificent views across the Capital, is divided into a number of open-air spaces to relax, to read or simply to sleep



The green spaces around the Gasholders provide year-round interest for residents and passers-by

Summary of apartment specifications

External

The triplet of gasholder frames houses new apartments in the three residential cylinders of the Gasholders Reinforced concrete framed building

Thermally efficient façade, comprises triple glazed full-height windows and doors

Automatic, movable, perforated metal panels for solar shading and privacy

External bridges at levels one, five and eight provide connectivity and access to the communal roof garden on the top of Gasholder 12

A glazed central atrium within each cylinder provides access to the apartments

Communal Areas

Impressive double height entrance lobby with bespoke designed feature staircase by WilkinsonEyre Architects

Prestigious reception with high quality finishes and feature lighting designed by WilkinsonEyre Architects

Comfortable waiting area for guests

Two passenger lifts per core to all residential floors

Car lifts provide vehicular access to the basement car park from ground level

Landscaped rooftop garden on level eight of Gasholder 12 by Dan Pearson Studio

Residents' gym and spa

Residents' business suite

Residents' entertainment suite including screening room, games room and dining room

Central courtyard and reflecting pool

Apartments

Entrance door and frame in high quality oak veneer finish complete with brass hinges, enhanced acoustic separation, individual entrance light and bespoke brass door furniture designed by Chris Wilkinson, including night latch and spy hole

Poured resin floor with brass threshold accents throughout excluding master bedrooms and some second bedrooms

Full scene-set and dimmable lighting control system throughout, feature lighting in selected locations.

Home automation system

Thermostatically controlled under-floor heating throughout

Comfort cooling to living areas and bedrooms in selected apartments

Telephone, television and data points to all reception rooms and bedrooms

Served by fibre network

Combined washer/dryer to all apartments excluding three bedroom featuring separate washing machine and tumble dryer

Kitchens

The bespoke Italian kitchen suites have been specially designed for the Gasholders by Jonathan Tuckey Design

Cabinets and wall units with touch latch and soft close drawers finished in Valchromat

Brushed brass splash back and accents

Recessed down lighting to the work surface

Brushed stainless steel worktop with integral stainless steel sink

Bespoke Vola mixer tap specially designed for the Gasholders

Integrated appliances, all Miele or similar, to include fridge/freezer, induction hob, wine cooler, dishwasher, microwave combination oven, oven and warming drawers to some apartments

Bathrooms

The bathroom suites have been specially designed for the Gasholders by Jonathan Tuckey Design featuring bespoke basins and brassware

Mirrored storage cabinet with feature lighting and brushed brass shelving

Architectural cast concrete basins with coordinating porcelain tiles and feature wall panels

High quality Vola and Hans Grohe brassware in brushed brass and stainless steel finish

Bath in steel enamel with glazed shower screen where appropriate, white wall mounted WC, walk-in shower to selected master bathrooms

Stainless steel towel rail and warm wall

Feature natural stone to selected areas

General

Uniformed 24 hour concierge and security

10 year NHBC warranty

Video entry control to all apartments

CCTV surveillance to all public areas

Security fob access to all building entrances, car parks

Car parking and storage rooms available for purchase by separate negotiation. Applicable to selected apartments only

Secure bicycle storage

Membership of the King's Cross Estate web portal

Lease expires in 2267

A building service charge will be payable together with an annual fixed contribution towards Estate services

Note: Variances occur between apartment types, please refer to sales team for details of a particular apartment.

Documentation required for reservation

Two forms of identification are required by EACH purchaser:

1. Proof of Address (POA)
2. Proof of Identity (POI)

These must be either an original document or a certified copy.

Please note that both are required for each purchaser named on the sales contract and must be valid within the last three months.

If the purchase is being taken in a Company name then the following must be provided:

- A copy of the Certificate of Incorporation and Memorandum of Articles and Association
- Evidence of the Company's registered address
- A list of Directors and Shareholders
- Individual Photo Identification and Address Identification for at least two Directors and Shareholders

Terms of payment

1. Non-refundable reservation fee of £5,000 (£10,000 for Penthouses) payable upon reservation/exchange of contracts
2. A further 15% of purchase price (less reservation fee) payable at exchange within 21 days
3. Balance of 85% payable upon completion

Vendor's solicitors

Cripps LLP
Number 22
Mount Ephraim
Tunbridge Wells
Kent TN4 8AS

Attn: Fiona McIntosh
T. +44 (0)1892 515 121
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Frequently asked questions

1. How good is the transport?

King's Cross has the best transport connectivity in the UK, with two mainline stations, international services via the Eurostar, six tube lines and fast links to airports all on your doorstep.

2. How big is King's Cross?

King's Cross is the largest mixed use development in central London and covers 67 acres. 50 new buildings will provide some 1,900 new homes, some 3,500,000 sq ft of offices and 500,000 sq ft of retail space. The scheme has outline planning permission and more than 60% has now been designed in detail. Gasholders London is the fourth collection of private apartments to be released for sale.

3. Where is it?

King's Cross is in a prime part of central London, near the world-famous institutions of the British Library, Francis Crick Institute, Regent's Park and University College London. It is within walking distance of many of London's other top universities, and most of London's key attractions are only a few minutes away by tube.

4. Who owns King's Cross?

King's Cross is held in single ownership as a managed estate by the King's Cross Central Limited Partnership (KCCLP).

5. Who is developing King's Cross?

The King's Cross Central Limited Partnership is the landowner and developer for the King's Cross Estate. The partnership includes developer Argent, who has responsibility for the delivery and management of the development, and is one of the most respected and admired property developers in the UK.



GASHOLDERS
LONDON

Register your interest at gasholderslondon.co.uk

+44 (0)333 077 0200

KING'S CROSS



Disclaimer: Refer to brochure for full disclaimer, available online at gasholderslondon.co.uk

Ground rents

Property type	Amount
Studio	£400
1 bed	£600
2 bed	£800
3 bed	£1,000
4 bed	£1,200