THE REGENT

LONDON NW1



The Signature Collection

Floorplans

St George
Designed for life

The Signature Collection

Modern design, contemporary elegance.

Computer generated images are indicative only and subject to change.
One line of automated curtain track being supplied.

Key features

Oak herringbone engineered flooring throughout the home

Kitchen breakfast bar in all homes

Spa-inspired steam shower with a stylish mosaic bench

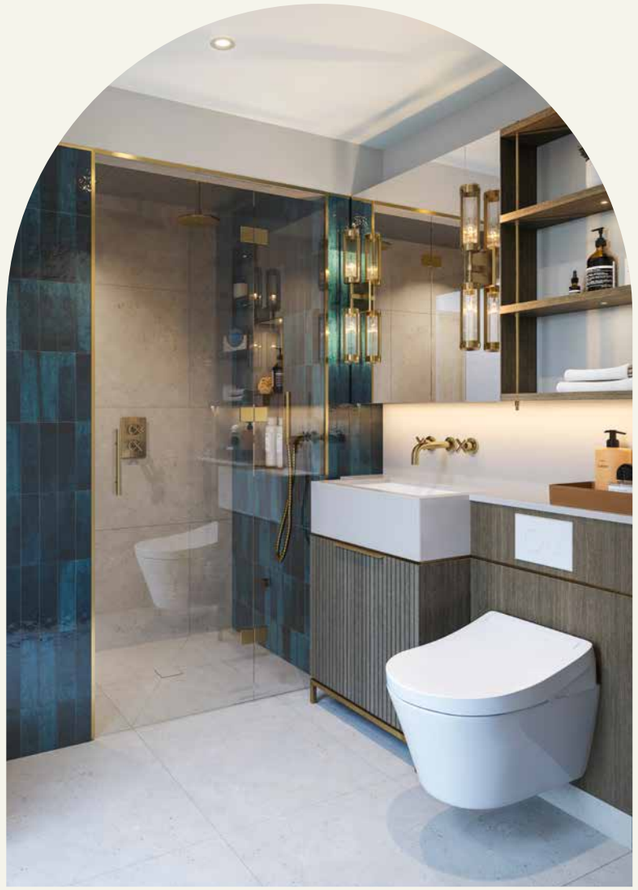
Eco-friendly TOTO washlet to bedroom 1 ensuites

Feature tiles to kitchen and bathrooms

Automated curtain tracks

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The Hockney Palette

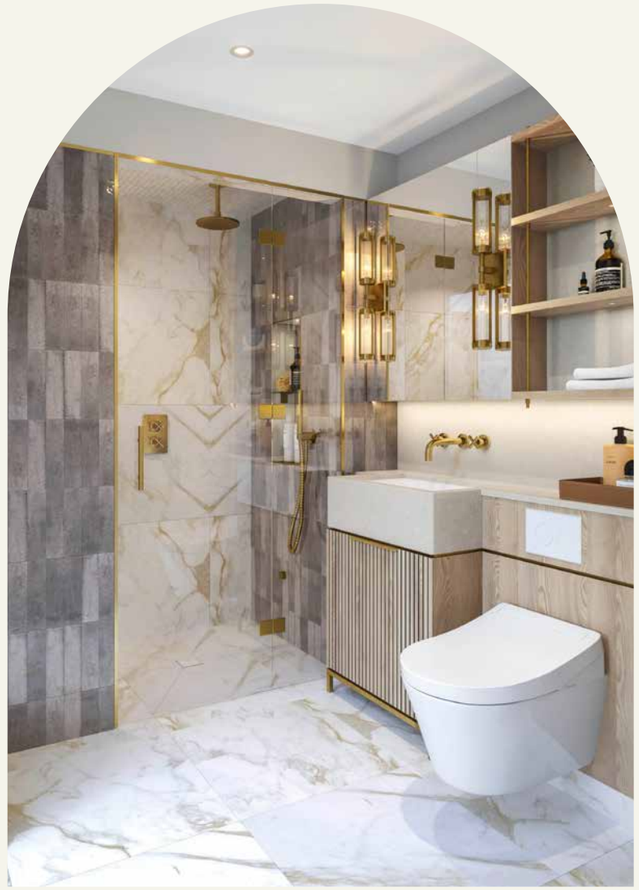


Bold, deep hues create a dynamic statement across the floors and cabinets, complemented by luxurious stone countertops and high-end sanitary ware. Inspired by the vibrant local atmosphere, this palette evokes a sense of contemporary sophistication with luxurious accents, reminiscent of David Hockney’s iconic style.

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The Hepworth Palette



A serene and sophisticated palette featuring clean, contemporary lines, natural tones, and earthy textures. Inspired by the lush green spaces nearby, this home exudes a sense of tranquil luxury. The organic forms and sense of space found in Barbara Hepworth's work are reflected in the home's harmonious design.



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Finer details

Modern design, contemporary elegance.

General Standard

- Underfloor heating†
- Oak herringbone engineered flooring throughout, including bedrooms
- Comfort cooling†
- Ensuites provided in bedroom 1
- Fitted wardrobe with shelving and lighting provided to bedroom 1 & 2 in select apartments
- Private balcony
- Two palettes – 'Hockney' and 'Hepworth'
- Utility cupboard with washer/dryer
- Minimalist slot design for air conditioning
- Feature apartment entrance door with antique brass wall light
- Ten year warranty from date of legal completion
- 999 year lease from 2023

Kitchen

- Bespoke designed fully integrated kitchen
- Feature kitchen corner cabinet
- Reconstituted stone worktops and tiled splashback
- Feature one and a half bowl sink
- Miele oven, microwave and induction hob
- Integrated Miele fridge/ freezer
- Integrated Miele dishwasher
- Integrated Elica extractor
- Integrated wine cooler
- Feature shelving
- Feature lighting

Lighting & Electrical

- LED downlights throughout
- Feature lighting to the kitchen, bathroom and wardrobe
- Brushed brass electrical switch plates
- Smart device-controlled lighting system, compatible with voice activation devices

Bathrooms

- WC and basin with bath and/ or shower
- Electric heated towel rail
- Ceramic and porcelain floor and wall tiles
- Fixed shower head and hand-held shower to bath and/or shower
- Fixed bath and shower screens
- Ensuite shower rooms with steam room and bench area to bedroom 1 ensuites
- Wall-hung WC with soft-close seat to bathroom
- Wall-hung TOTO washlet with heated seat and spray functions to bedroom 1 ensuites
- Stone vanity top and stone splashback
- Bespoke designed vanity unit
- Feature shelving
- Feature lighting
- Brushed brassware

Your attention is drawn to the fact that in rare circumstances it may not be possible to obtain the exact products or materials referred to in the specification. St George PLC reserves the right to alter, amend or update the specification, which may include changes in the colour, material or brand specified. In such cases, a similar alternative will be provided. St George PLC reserves the right to make these changes as required. A number of choices and options are available to personalise your home. Choices and options are subject to time frames, availability and change. The specification has been pre-applied to specific homes.

† To ensure proper system performance and energy efficiency, the two systems should not be operated at the same time.

Attention to detail

Across all homes

Security & External

- Video entry phone system
- Smoke detectors to hallway and common areas
- Multi-point high security door locking system to entrance door
- CCTV security system to entrance lobby and site-wide development
- Sprinkler system to all apartments

Residents' Facilities

- Exclusive access to The Regency Club wellness centre with swimming pool, sauna, steam room and gym
- Residents' lounge and business centre
- Three screening rooms
- 24-hour concierge
- Interior designed entrance lobbies, lifts and corridors
- Landscaped public piazzas and courtyards including rooftop greenery and orchard spaces

Sustainability

- Mechanical ventilation system with heat recovery
- Smart meter and energy display device
- District heating run via energy efficient air source heat pumps
- Energy efficient LED lighting throughout
- Site-wide low temperature hot water system
- 121 secure cycle storage spaces available
- High performance doors and windows
- Fitted recycling bin
- Efficient kitchen appliances
- Water-saving taps and showerheads
- Dual flush WCs
- All timber responsibly sourced and FSC certified
- All tiles and stone responsibly sourced with a chain of custody

Hepworth Palette, Signature Collection.
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One line of automated curtain track being supplied.

The Regent: Where Everyday Life Feels Exceptional

An impressive range of residents' facilities includes a wellness suite with an indoor swimming pool, sauna, and steam room; a residents' lounge and business centre; a gym with panoramic views; and three luxurious screening rooms.

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Residents' facilities

The friendly concierge team will always be on hand to assist you with your needs whilst the lounge offers a comfortable and stylish space to relax, socialise, or simply enjoy a cup of coffee.

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Co-working space

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Plunge into the 18-metre pool, perfect for both relaxation and exercise. The adjoining spa, featuring a steam room and sauna, provides a peaceful space for you to focus on health and wellbeing.

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Elevate your workout. The state-of-the-art residents' gym offers a private and luxurious space to help you reach your fitness goals.

The Gym

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Immerse yourself in cinematic bliss. Enjoy a private screening in one of the three unique screening rooms, each designed for the ultimate viewing experience.

The Rex

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The Odyssey

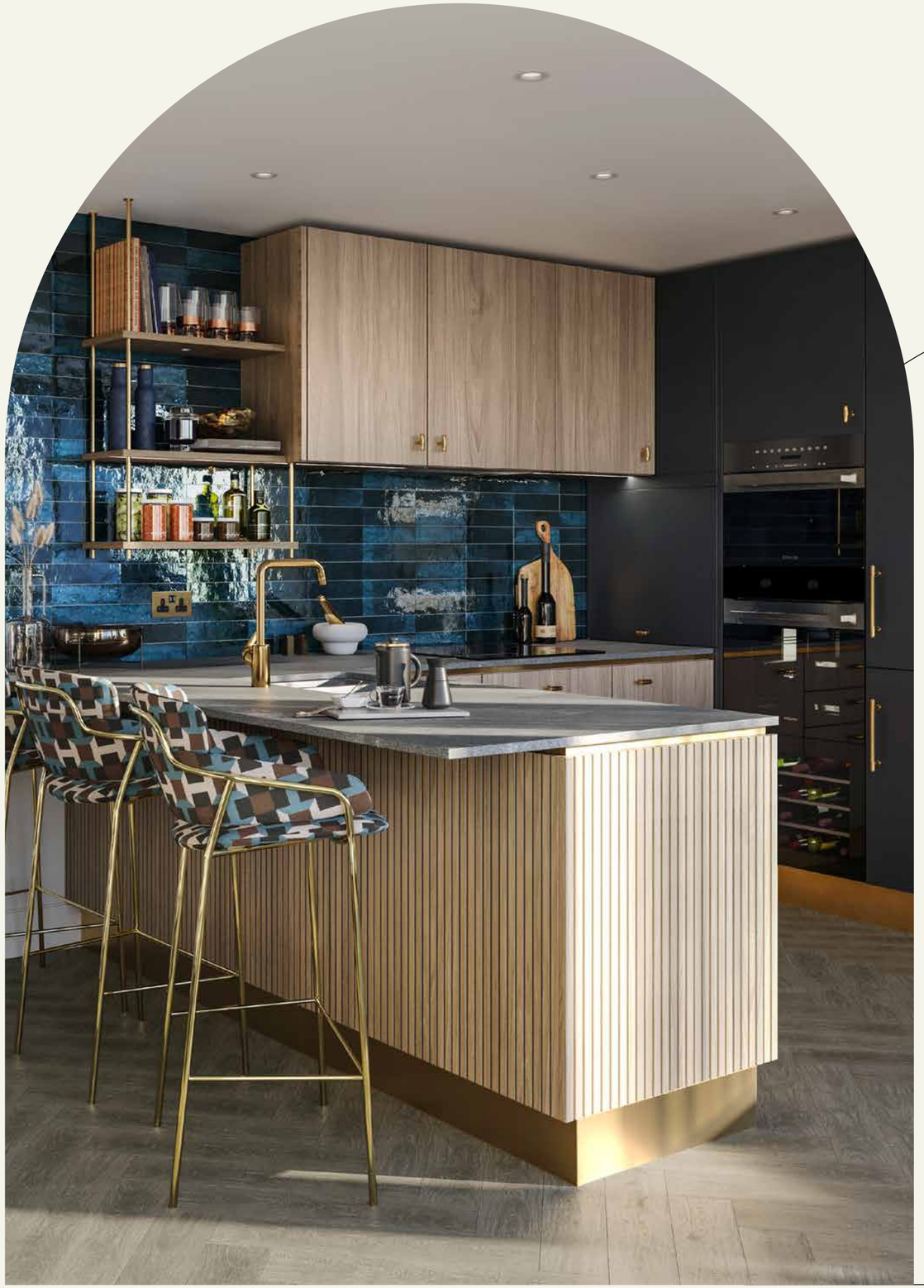
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The Empire

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Floorplans



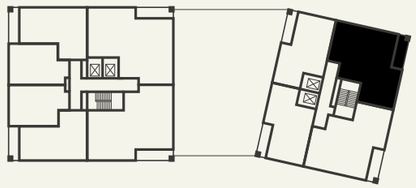
Floorplans

Two Bedroom Home

NORTH WEST ELEVATION



FLOOR 10 SHOWN



Total internal area	82.0 sq m	882.6 sq ft
Total exterior area	6.7 sq m	72.1 sq ft

Living / Dining	4.99m x 4.31m	16'4" x 14'2"
Kitchen	3.30m x 2.03m	10'8" x 6'7"
Bedroom 1	2.87m x 3.83m	9'4" x 12'6"
Bedroom 2	4.16m x 2.85m	13'6 " x 9'4"

Key

◂▸ Measurement Points
U Utility Cupboard
B Balcony Doors
W Wardrobe
M Media Storage Hub
C Cupboard
WD Washer Dryer





Please note that a ceiling height of 2.8m applies to top floor homes, all other homes are 2.6m. Note that lower ceiling heights exist in hallways, bathrooms, kitchens and where there may be bulkheads for the comfort cooling – top floor homes: 2.55m, all other homes: 2.35m. Floorplans shown are approximate measurements and areas only. Exact layout, sizes, measurements and areas may vary within a tolerance of 5%. The net sales area is based on the RICS Code of Measuring Practice 6th Edition, and is the internal area of the home including internal columns and service boxing. The dimensions and areas are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture and kitchen layouts are indicative only. Colours are indicative only and may vary depending on the customer palette selection. Views are indicative only. Landscaping on balconies is indicative only. Please note, to increase legibility these plans have been sized to fit the page. As a result this plan may not be at the same scale as those on other pages. The bed sizes shown across all floorplans provided in this brochure are King size beds, 1.5m x 2m.

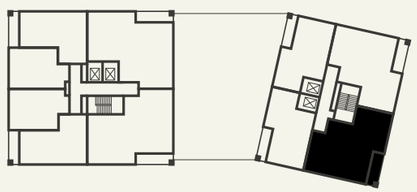
Floorplans

Two Bedroom Home

SOUTH EAST ELEVATION



FLOOR 11 SHOWN



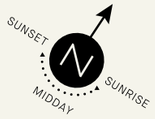
Total internal area	82.0 sq m	882.6 sq ft
Total exterior area	6.6 sq m	72.1 sq ft

Living / Dining	4.99m x 4.31m	16'4" x 14'2"
Kitchen	3.30m x 2.03m	10'8" x 6'7"
Bedroom 1	2.87m x 3.83m	9'4" x 12'6"
Bedroom 2	4.16m x 2.85m	13'6" x 9'4"

Key

- ◂▸ Measurement Points
- **U** Utility Cupboard
- **B** Balcony Doors
- **W** Wardrobe
- **M** Media Storage Hub
- **C** Cupboard
- **WD** Washer Dryer





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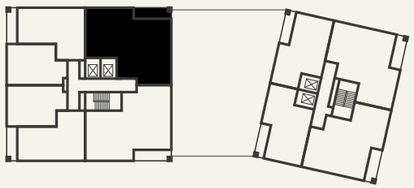
Floorplans

Three Bedroom Home

NORTH WEST ELEVATION



FLOOR 2 SHOWN



Total internal area	95.9 sq m	1032.2 sq ft
Total exterior area	7.4 sq m	79.7 sq ft

Living	5.13m x 3.20m	16'8" x 10'5"
Kitchen / Dining	6.65m x 2.32m	21'8" x 7'6"
Bedroom 1	3.20m x 2.95m	10'5" x 9'7"
Bedroom 2	4.46m x 3.37m	14'6" x 11'1"
Bedroom 3	3.30m x 3.24m	10'8" x 10'6"

Key

◂▸ Measurement Points
U Utility Cupboard
SW Space for Wardrobe
W Wardrobe
M Media Storage Hub
B Balcony Doors
C Cupboard
WD Washer Dryer





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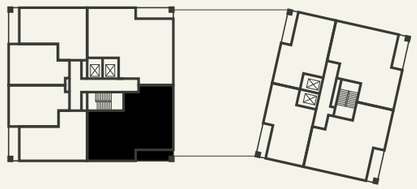
Floorplans

Three Bedroom Home

SOUTH EAST ELEVATION



FLOOR 2 SHOWN



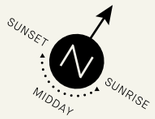
Total internal area	93.9 sq m	1010.7 sq ft
Total exterior area	7.4 sq m	79.7 sq ft

Living	5.13m x 3.20m	16'8" x 10'5"
Kitchen / Dining	6.70m x 2.32m	22'0" x 7'7"
Bedroom 1	3.20m x 3.00m	10'5" x 9'8"
Bedroom 2	3.41m x 3.37m	11'2" x 11'1"
Bedroom 3	3.30m x 3.25m	10'8" x 10'7"

Key

◂▸ Measurement Points
U Utility Cupboard
SW Space for Wardrobe
W Wardrobe
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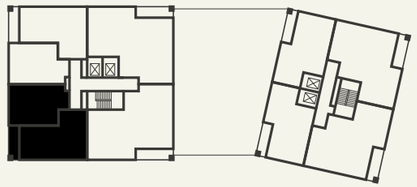
Floorplans

Three Bedroom Home

SOUTH EAST ELEVATION



FLOOR 11 SHOWN



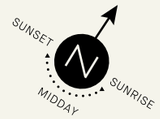
Total internal area	96.0 sq m	1033.3 sq ft
Total exterior area	6.7 sq m	72.1 sq ft

Living / Dining	3.78m x 4.76m	12'4" x 15'6"
Kitchen	2.39m x 4.36m	7'8" x 14'3"
Bedroom 1	3.21m x 3.00m	10'5" x 9'8"
Bedroom 2	3.34m x 3.34m	11' x 11'
Bedroom 3 / Study	3.90m x 2.18m	12'9" x 7'2"

Key

◂▸	Measurement Points	**W**	Wardrobe	**C**	Cupboard
U	Utility Cupboard	**M**	Media Storage Hub	**WD**	Washer Dryer
SW	Space for Wardrobe	**B**	Balcony Doors		





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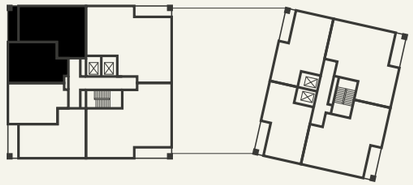
Floorplans

Three Bedroom Home

NORTH WEST ELEVATION



FLOOR 11 SHOWN



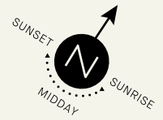
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A Dynamic Neighbourhood

This iconic development offers a unique blend of modern living and community spirit. With striking architecture and inviting public spaces, it will redefine the NW1 landscape. Enjoy the convenience of a brand-new 48,000 sq ft Morrisons supermarket just steps from your front door.

Indulge in fresh, local flavours at Camden's rooftop terrace restaurant and experience the vibrant energy of a diverse mix of retail as well as commercial workspaces, making The Regent at Camden Goods Yard a dynamic home for residents and visitors alike.

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For the locals & adventurers

The Regent is well connected, providing opportunities to enjoy the very best the capital has to offer.

Over **850** cycle parking spaces at Camden Goods Yard

6 minute walk to Chalk Farm Station

8 minute walk to Kentish Town West Station

Car club
Efficient travel with onsite car hire

2 Transport For London cycle hire points

3

Mainline stations:
St Pancras, King's Cross and Euston

7

Underground stations in the borough

ZONE 2

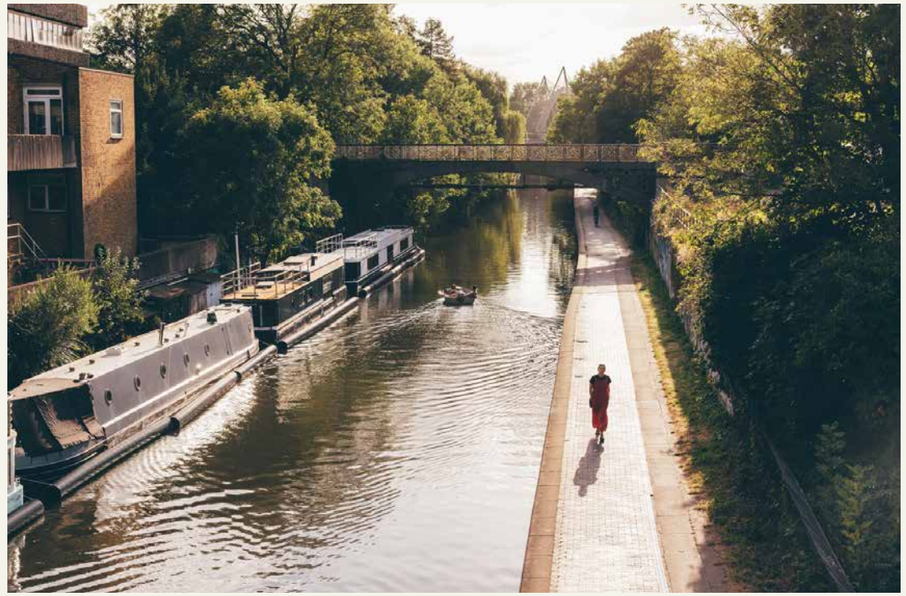
Location

Under **10 mins** by tube to King's Cross











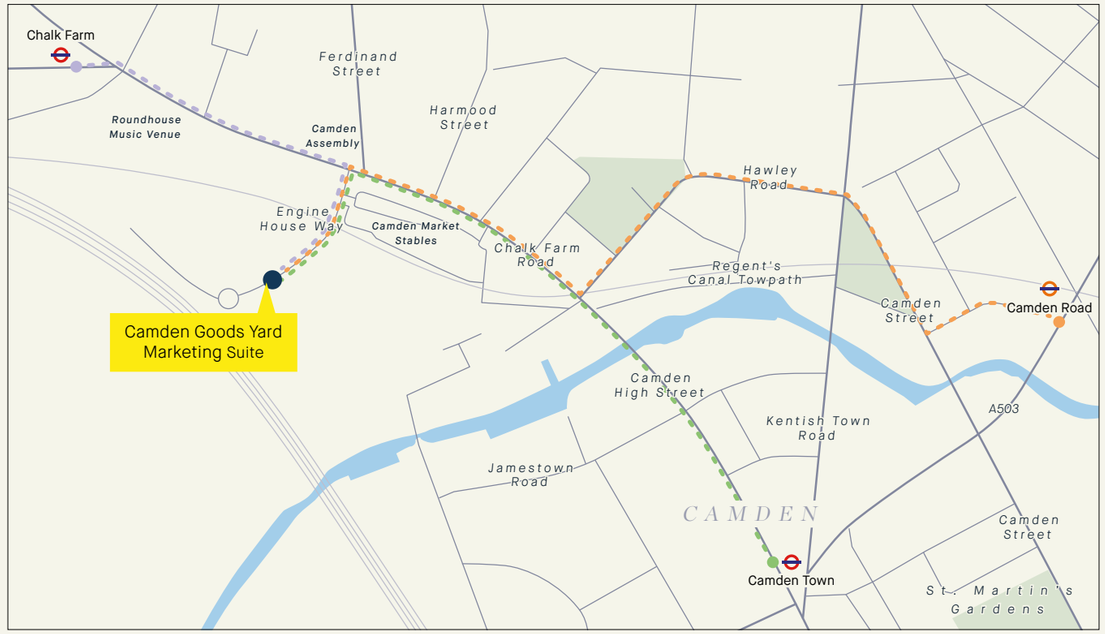


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SEE US LIVE

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Maps are not to scale and show approximate locations only.

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Registered Office Berkeley House, 19 Portsmouth Road, Cobham, Surrey, KT11 1JG



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CAMDEN
GOODS YARD
LONDON NW1