

NKG

NORTH KENSINGTON GATE

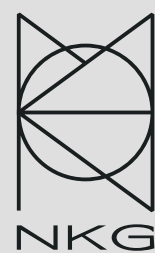
OLD OAK REGENERATION ZONE

MITRE BRIDGE
GRAND UNION CANAL
LONDON
NW10 6QU

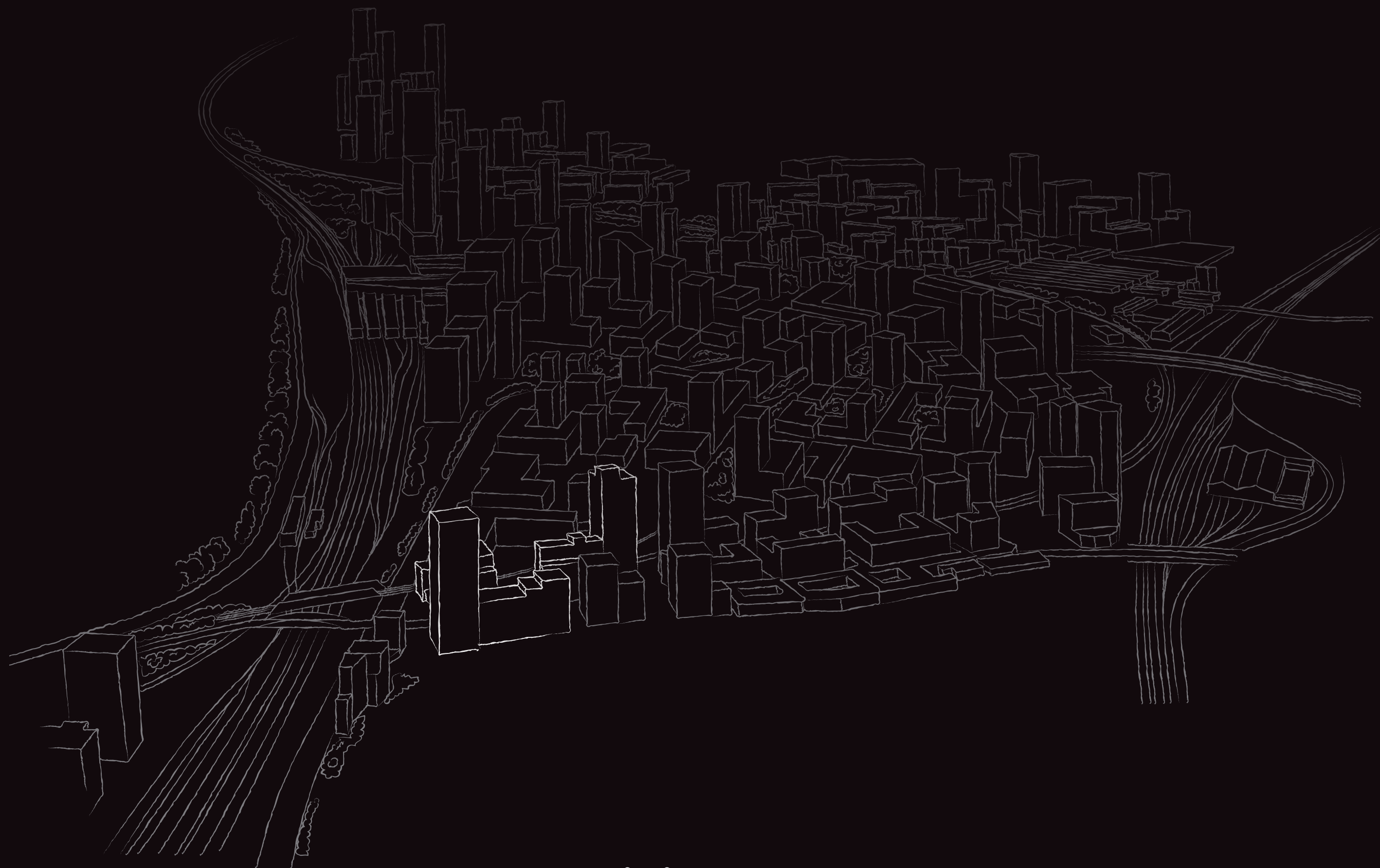
A NEW LANDMARK DEVELOPMENT BY

City  Docklands

North Kensington Gate will be a landmark residential development that is set to redefine this West London regeneration zone. Located on the Grand Union Canal within the OPDC, this will be one of the most dynamic and best connected new residential districts in the UK.



Computer generated image of NKG & Mitre Yard fronting the Grand Union Canal.



A vision of unparalleled growth

6 MINUTES FROM THE HEART OF THE CAPITAL

NKG will not only offer a unique & luxurious lifestyle opportunity, but will be at the fore front of the transformation of a visionary £26 billion masterplan that will generate a growth zone of unprecedented potential for a decade to come.



North Kensington Gate will rise 24 levels to provide **a unique soaring statement** at the very entrance to West London's most futuristic new district.

The development will offer **150 luxurious private apartments** amid an array of ground level and elevated landscaped gardens.

Computer generated image of NKG tower and roof garden.



- NKG comprises 150 highly specified executive suites, 1, 2 & 3 bedroom apartments, each with a private balcony or sun terrace.
- The development will be mixed use including extensive co-working space.
- Residents will enter via an opulent reception foyer with concierge desk, the ground level will also feature a private garden lounge overlooking landscaped courtyards.
- NKG will be situated immediately adjacent to Mitre Yard - City & Docklands PRS showcase development.
- Mitre Yard will provide fabulous lifestyle facilities including The Seacole Brew House - a themed lounge bar and restaurant fronting the Grand Union Canal.
- Residents at NKG will be a 1 minute walk from the amenities Mitre Yard will offer, including art studios and designer workshops.

Placemaking. Where architecture meets art

DEVELOPMENT OVERVIEW

- NKG will be little over a 10 minute walk from tube and overground services at Willesden Junction.
- Old Oak Common, the forthcoming HS2 and Crossrail super-hub will also be within convenient walking proximity.
- The development will lie immediately adjacent to the Grand Union Canal with its tow path providing a tranquil 20 minute cycle route to Paddington.
- The OPDC's vision for the regeneration of the Mitre Bridge area is to provide a new futuristically designed pedestrian truss bridge spanning the canal and rail lines connecting to the opposite tow path and route towards White City.



A world of distinct, urban elegance

BEAUTIFUL LOUNGE BAR, ARTISAN STUDIOS & A HOST OF AMENITIES
1 MINUTE FROM YOUR APARTMENT AT NKG





Computer generated image of Seacole Gardens fronting the Grand Union Canal.

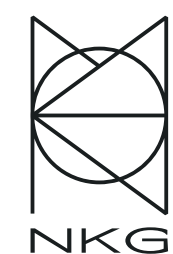


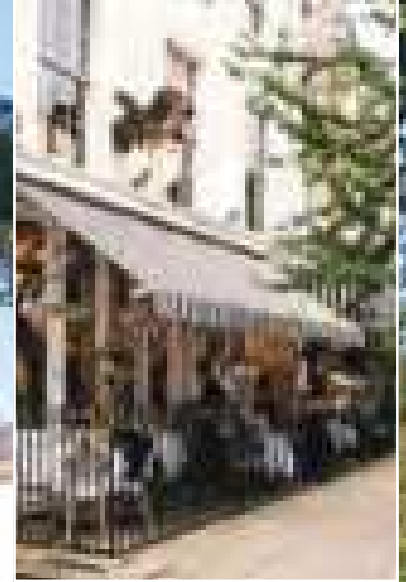
Computer generated image of Old Oak High Street - minutes from NKG.

As the shift of the Capital's focus grows and expands to the west, the momentum of change is ever more dramatic. White City is today, the Capital's leading academic, cultural and retail quarter, Old Oak Common Interchange is under construction and Old Oak itself is seeing inward investment on a scale comparable to Canary Wharf in the early 90's. Major development to the east of NKG is also endorsing the district as a high end, sought after location for luxury London living. NKG is instrumental in the change, a vital part of the catalyst as West London takes centre stage.

West London takes centre stage

CHANGING THE CAPITAL'S LANDSCAPE





The Grand Union Canal provides an idyllic towpath route to the heart of Paddington - being just 20 minutes cycle time from North Kensington Gate.



The locality today

FROM QUIET WATERWAYS TO COCKTAIL BARS, SPEAKEASIES,
SUPPER CLUBS, BUSTLING MARKETS & MORE



One of London's most affluent & culturally energetic districts on your doorstep

THE ROYAL BOROUGH OF KENSINGTON & CHELSEA

The western boundary of London's most celebrated royal borough lies at Mitre Bridge - literally, a stone's throw from North Kensington Gate.

This niche pocket of the Capital is home to many world renowned landmarks including Harrods, Harvey Nichols, Portabello Road Market, the Notting Hill Carnival, Victoria & Albert Museum, Kensington Palace, the Grand Union Canal itself together with a plethora of 'A-List' gastro haunts, bars, clubs and hotels.

Today, the streets of Notting Hill are as much about celebrity clientele as they are it's iconic painted townhouses and terraces.



Willesden Junction - served by the Bakerloo Line and Overground will be little over 10 minutes walk from NKG.



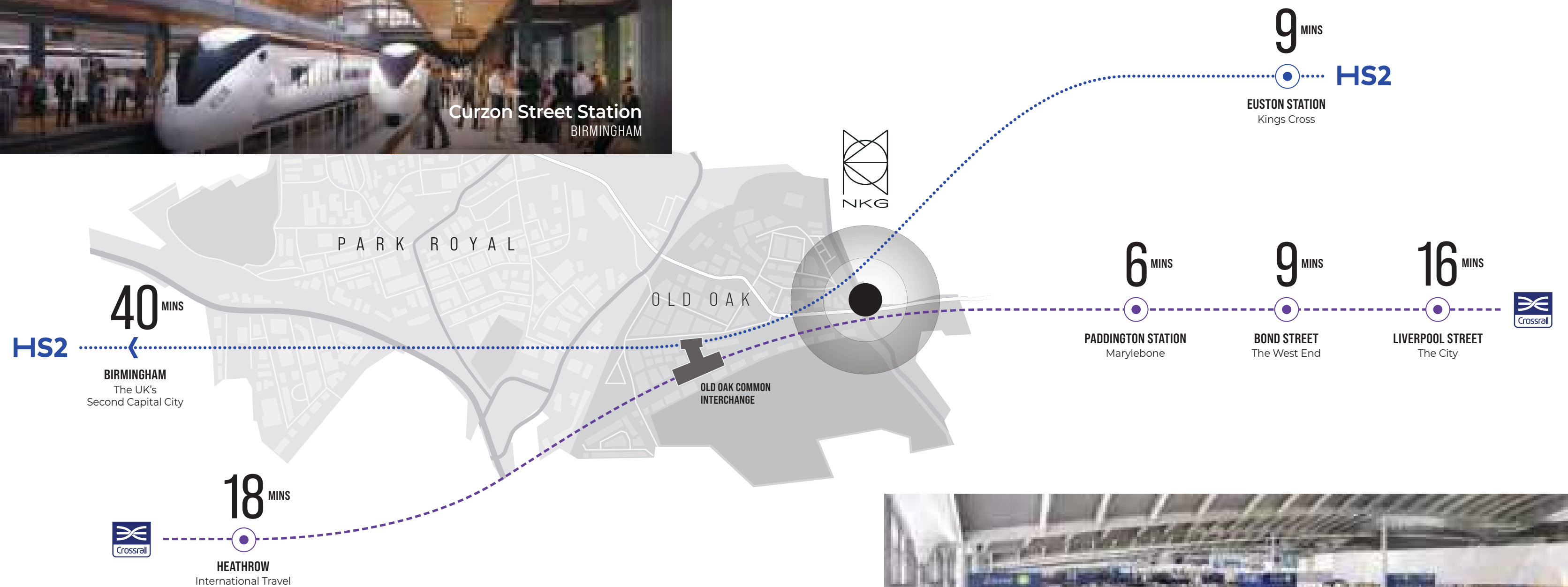
From a vision to vivid reality

THE TRANSFORMATION
HAS BEGUN





The forthcoming HS2 high speed rail link will have two major new hubs, Old Oak Common - the £1.7 billion interchange that will be the largest new build station ever constructed in the UK, together with Curzon Street Station - a brand new £570 million intercity terminus forming the focal point of Birmingham's Curzon Street masterplan. Both stations are scheduled to be operational by 2026.



Residents at NKG will be minutes from unrivalled connectivity

WITH OLD OAK COMMON PROVIDING THE ONLY RAIL SUPER-HUB ON THE NEW HS2 NETWORK TO BE SERVED BY CROSSRAIL





A masterplan to deliver a thriving new world class district & destination

FUELLED BY THE MOST TECHNOLOGICALLY ADVANCED TRANSPORT INFRASTRUCTURE IN THE UK

Old Oak Common Interchange and the surrounding transport network are projected to extend the catchment area for new commercial sectors bringing 250,000 additional people and 150,000 additional jobs to within a one hour commute. The district's commerce is projected to fuel the UK economy by £7.6 billion a year.

This inspirational vista of new era urban
excellence will be a 5 minute canal-side stroll
from the apartments at NKG



Computer generated image.

Grand Union Park in the heart of Old Oak

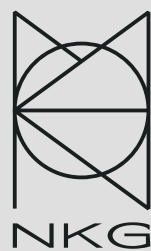


- A comprehensive road, rail and air travel transport infrastructure is already in place.
- HS2 will deliver a new £1.7 billion super hub high speed interchange in the heart of the district.
- 7 rail and tube lines will interconnect across the area.
- Park Royal is already recognised as Europe's prime manufacturing and logistics based district.
- London's population is projected to grow to around 11 million by 2050 - residential and commercial growth can only greatly expand to the west.
- West London is already seeing unprecedented inward investment with the expansion of Westfield and Imperial College London at White City.
- The new visionary district will provide up to 25,000 new homes and some 65,000 new jobs.

The dynamics
that will deliver a brand
new £26 billion district

OLD OAK & PARK ROYAL - THE FACTS

- The district's commerce is projected to fuel the UK economy by £7.6 billion a year.
- Imperial College London have expanded their campus facilities at Portal Way with two major new residences (30,000 sq.m) in addition to their existing 690 unit Woodward building.
- Imperial College London are also initiating a £1 billion 4.5 acre masterplan to fully transform 1 Portal Way into a vibrant new space with a phased delivery of some 1,500 new homes, co-living units, retail, restaurants, a 70,000 sq.ft hotel and 180,00 sq.ft of offices and co-working space.
- Ballymore are in partnership with Sainsburys to create a £1.7 billion canalside town centre to the east of NKG - developing within the Kensal Canalside Opportunity Area.
- NKG is City & Docklands third major residential development within the OPDC Regeneration Zone - collectively delivering 1,150 new apartments.



The immediate vicinity surrounding NKG on Scrub's Lane has a vision to include:

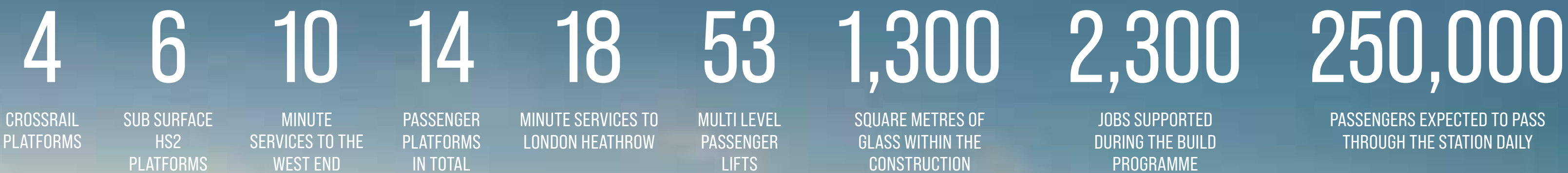
- New open space and public realm.
- 5 pockets of designated town centre environs.
- A vibrant mix of social lifestyle & recreational amenities.
- Increased and new bus routes & services.
- New walking and cycling routes.
- A potential new futuristic pedestrian truss bridge.
- Nearby educational and health facilities.
- New canalside gardens and lounge bar themed by the late Mary Seacole (inspirational british nurse 1805-1881).



Computer generated image.

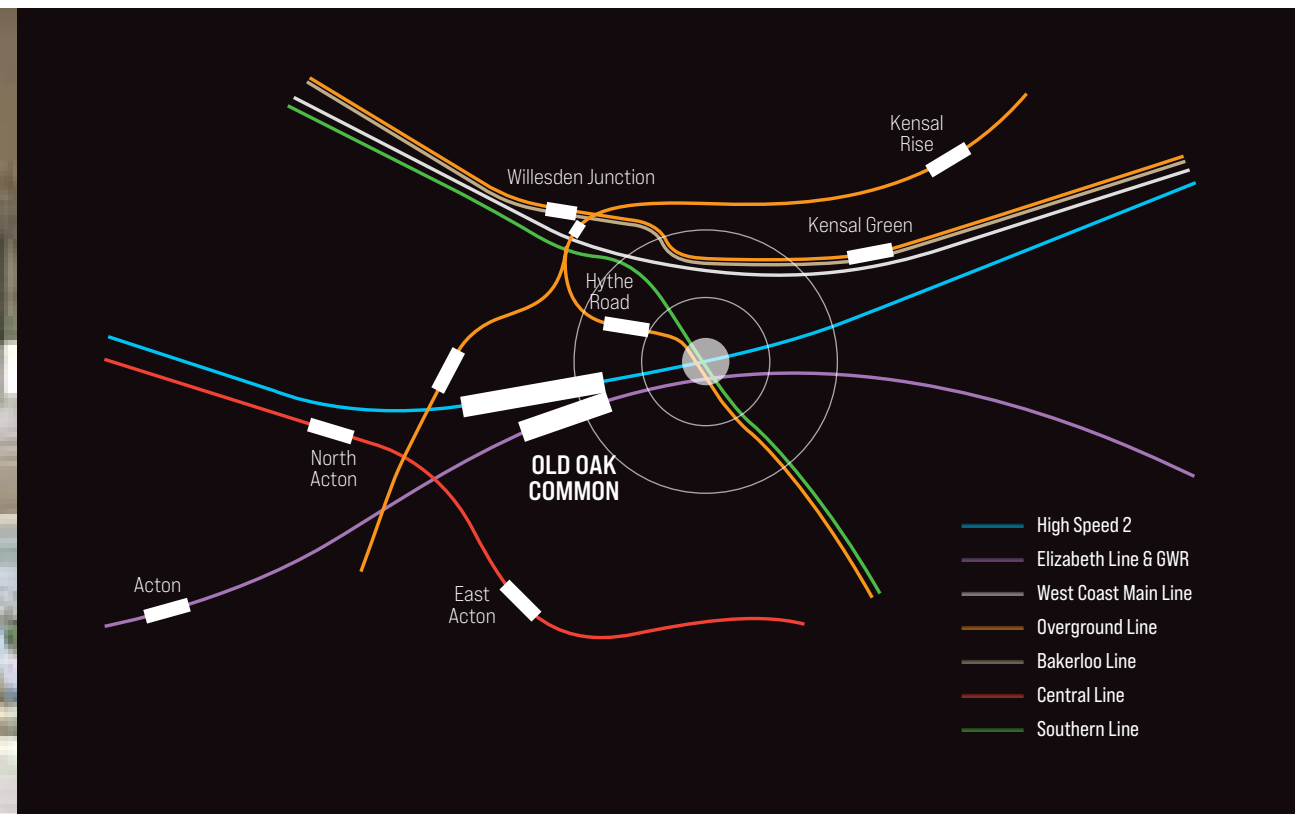
Old Oak Common

The super-hub in numbers:



Above all, one single interchange projected to contribute to a £15 billion boost to the economy over the next 30 years.





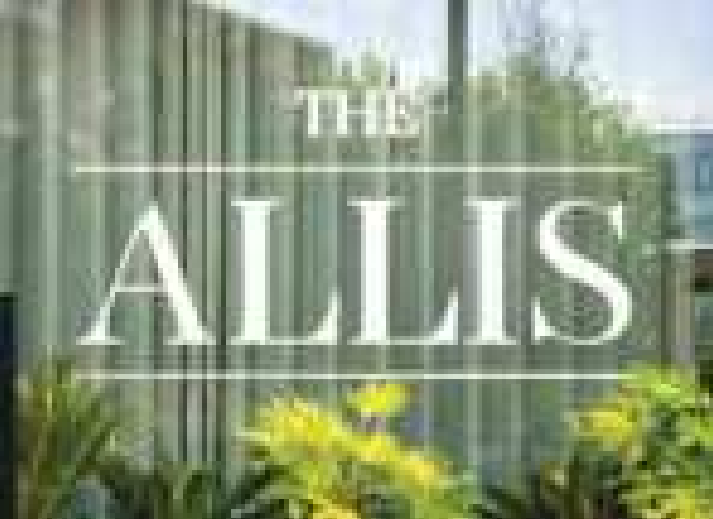
The central location of NKG will provide unprecedented access to 7 rail and tube lines

TOGETHER CONNECTING TO NOT ONLY LONDON'S BUT THE UK'S ENTIRE TRANSPORT NETWORK



When delivered, Old Oak Common super-hub will have 14 platforms - with six being built underground to serve the HS2 line, this engineering feat will define it as one of the largest subterranean structures in the world. An overbridge will link to the stations ground level platforms which will be served by the Elizabeth line. The entire station will be encompassed by a vast roof, with its design inspired by the site's industrial heritage.





Soho House

Imperial College
London

WHITE
CITY
PLACE

BBC

itv

R
&
BANKS

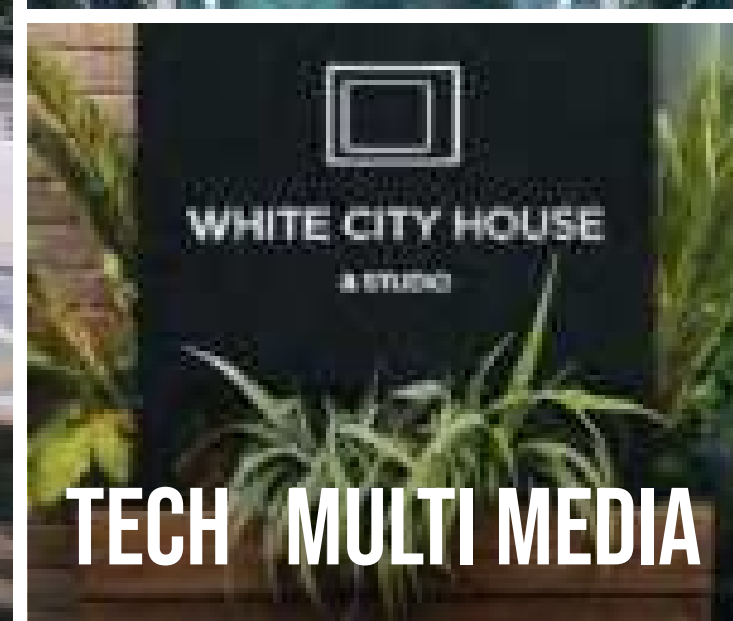
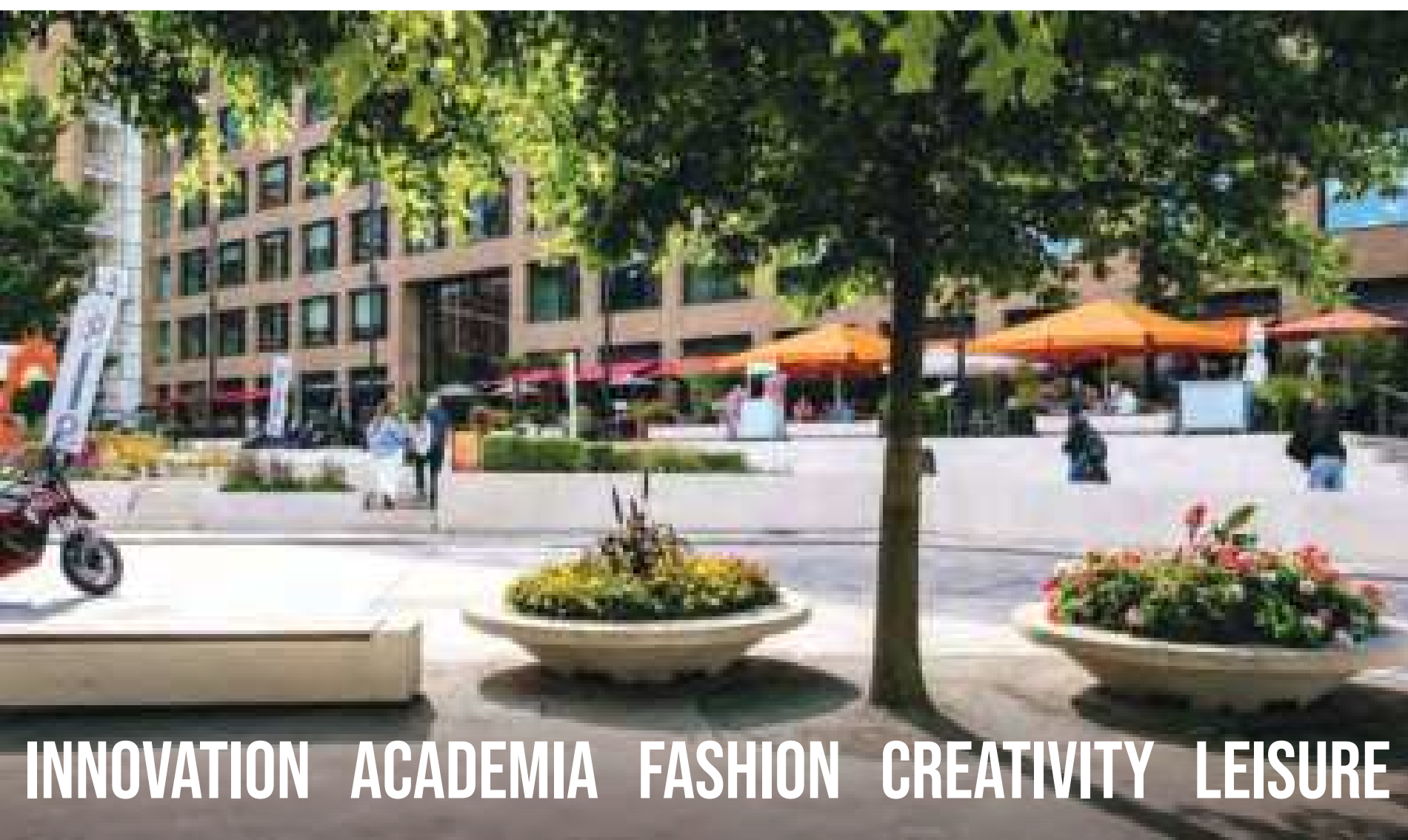
THE
ROYAL COLLEGE OF ART

Royal College of Art

TELEVISION CENTRE

Westfield

White City



LITTLE OVER 15 MINUTES WALK
INTO A WORLD OF
CULTURAL, COMMERCIAL & ACADEMIC
EXCELLENCE



INNOVATION ACADEMIA FASHION CREATIVITY LEISURE

TECH MULTI MEDIA

Imperial College London

Encompassing 10 hectares, ICL's White City Campus has seen £2 billion in investment and continues to expand its world leading research.

WHITE CITY PLACE

Now a thriving 17 acre business district and where some 3,000 BBC staff continue creative production. It is also home to The Royal College of Art.

TELEVISION CENTRE

A mini metropolis in itself and home to White City House with its fabulous 45 room deluxe hotel with private members club and rooftop pool.

Westfield

Westfield London remains Europe's largest shopping centre with over 300 stores, 700 brands, 70 places to eat and a 20 screen Vue Cinema.



NORTH KENSINGTON GATE TO WHITE CITY



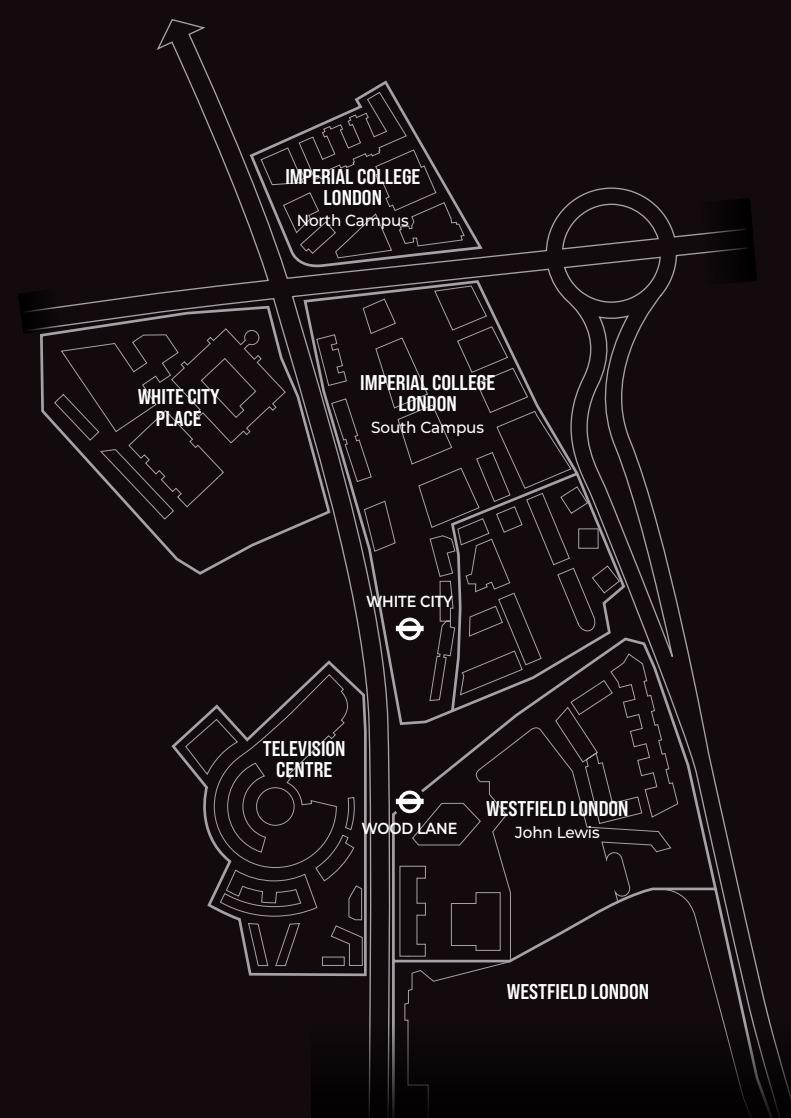
3
MINUTES



5
MINUTES



16
MINUTES



White City

Dynamic by design

Today, White City is an exemplar of 21st century architecture creating a fusion of visually striking landmark buildings that so define it as a leading, state of the art district.

- Imperial College London has around 19,000 students including 10,000 undergraduates across its campuses.
- Student nationality remains predominantly from outside the UK (64%) with 21% from China and the Far East.
- Academic staff total in excess of 4,300 with 1,300 scientists, clinicians and engineers now located at White City.
- ICL works with more than 500 corporate partners helping turn cutting-edge scientific research into real world benefits for society.
- Over 6,700 degrees are awarded by ICL every year.
- Imperial is home to the greatest concentration of high-impact research, with a framework ahead of any other major UK university.

Data: 2018 - 2020

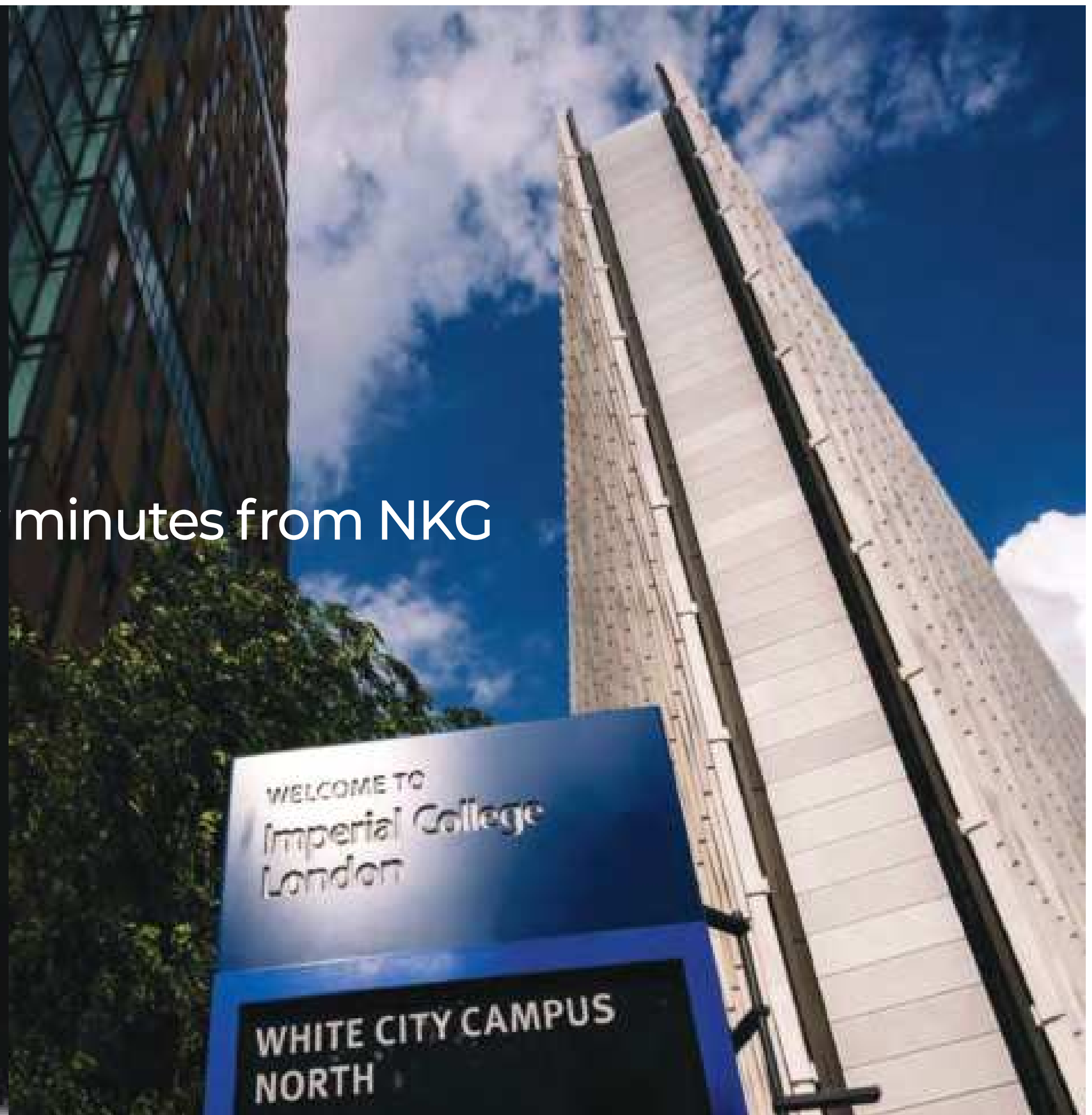
A global top 10 university minutes from NKG

IMPERIAL COLLEGE LONDON

ICL's vast 23 acre campus complex lies within one mile of NKG (around 15 minutes walk). It is the only university in the UK entirely focussed on science, engineering, medicine and business. The university maintains its reputation for excellence in teaching and research - which consistently ranks it in the top 10 universities worldwide.

**ICL is ranked
2nd in London
and 7th in the
world 2021**

Source: The Guardian University Guide 2021
& QS World University Rankings 2022





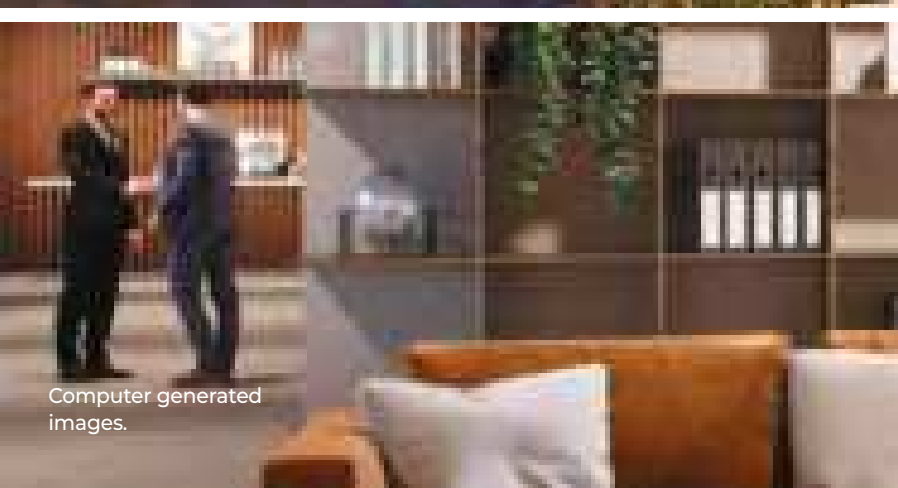
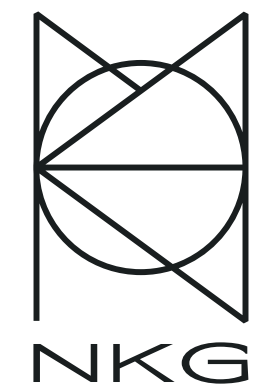
With over 680 luxury retail and fashion stores alone, this spectacular shopping & leisure showcase will be deceptively close to the apartments at NKG.



Westfield
LONDON



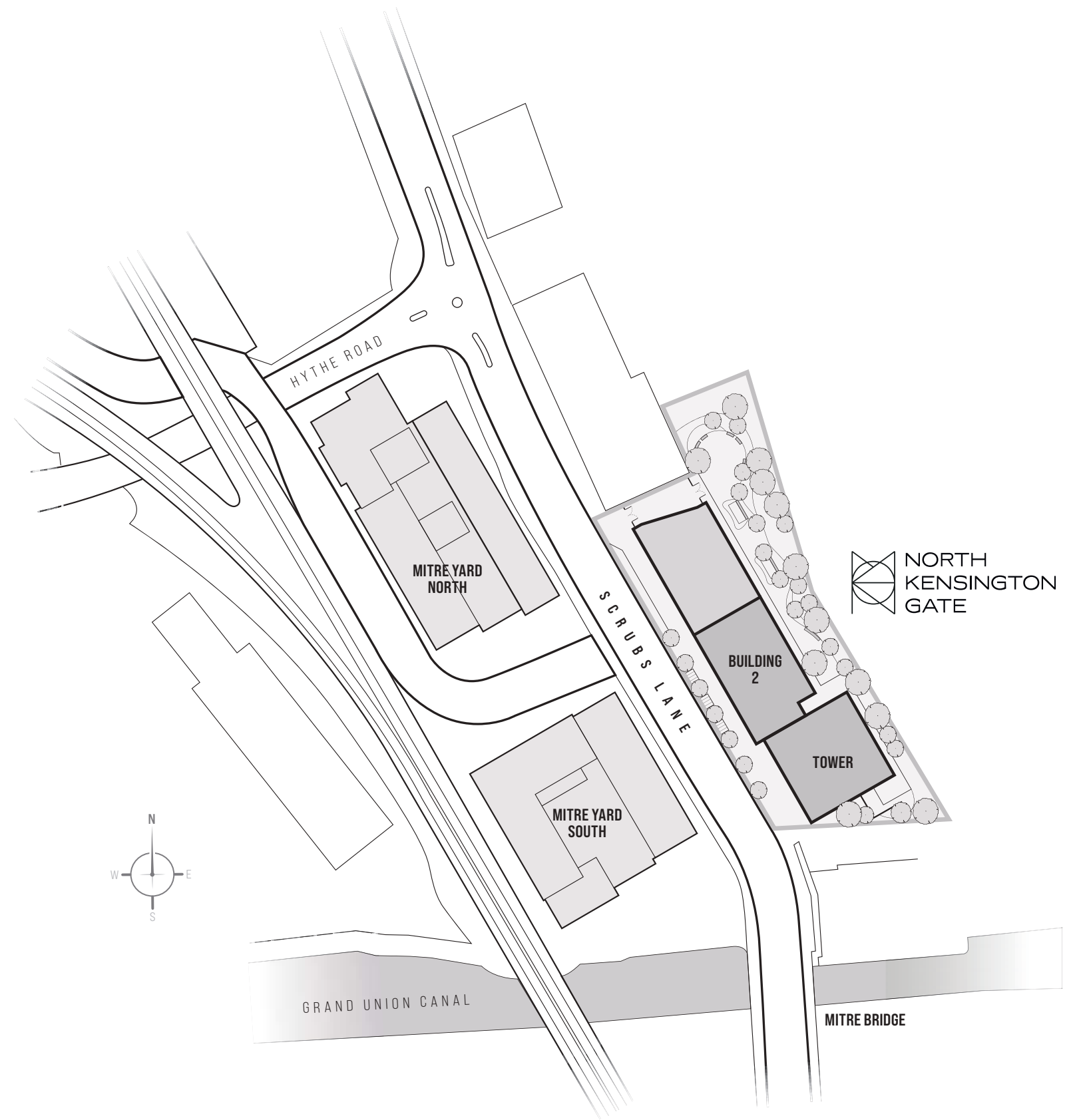
CREATIVE WORKSHOPS GALLERIES BREW HOUSE CANAL & ROOF GARDENS



NORTH KENSINGTON GATE
&
MITRE YARD



Computer generated image.



North Kensington Gate
& Mitre Yard will together, provide a superb
array of upscale lifestyle facilities



Computer generated image.

Seacole Brew House & garden terrace located in Mitre Yard

The establishment & gardens are themed after the distinguished British - Jamaican nurse, Mary Seacole (1805-1881).



Computer generated images of how studio/gallery spaces may look.

Space and the place for artists, makers, designers and creatives

Mitre Yard will offer a cluster of creative workspace designed as incubator units for emerging practices up to showcase galleries for established studios.

This artistic hub will be a 1 minute stroll from your luxury apartment at NKG.



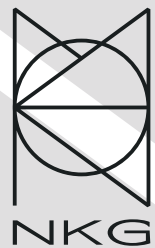
NKG will be a melting
pot for entrepreneurial
productivity & business
growth - stimulated by a
brand new co-working
community



Computer generated image of NKG co-working space,
interior design detailing may vary.



Computer generated image of NKG reception foyer,
interior design detailing may vary.



Residents will enter
NKG Tower via an
opulent reception foyer
with concierge desk
and services



The apartments

STYLE BEYOND INSPIRATION



Whatever your choice
of apartment style, each will be alive with
sophisticated urban elegance

Computer generated image, interior design and finishes
shown are conceptual only, materials, finishes and fittings may vary.



Sleek,
functional and
inviting space
for high end
London living

Intelligent space

Computer generated image, interior design and finishes
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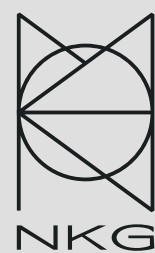
Each apartment at NKG will have a private balcony or dual aspect terrace



Computer generated image, interior design and finishes shown are conceptual only, materials, finishes and fittings may vary.



Interior decor will be specified to include a stylish palate of warm tone hues. Principal living areas and bedrooms will have light coloured composite strip flooring. Bathrooms will feature ceramic marble style floor and wall tiling.



Computer generated images, interior design and finishes shown are conceptual only, materials, finishes and fittings may vary.



Computer generated image, interior design and finishes shown are conceptual only, materials, finishes and fittings may vary.



Specifications & interior finishes

GENERAL

- High quality solid core veneered flush front door.
- Bespoke solid core internal doors with refined contemporary door furniture.
- All with private balcony or terrace.
- Feature architrave and skirting.
- Timber style flooring to living room, kitchen area, hallway and bedrooms.
- Underfloor heating.

ELECTRICAL

- High specification down lighting.
- Mood lighting to living room and each bedroom.
- Brushed steel switch and socket plates.
- Telephone and home network points to living room and bedrooms.
- Sky Q satellite connections to living room and bedrooms (subject to subscription).

BEDROOMS

- Each will be highly specified to include full height wardrobes with mirror fronted doors.

BATHROOMS

- White bathroom suite featuring shower tray or bath as appropriate, floor mounted wc, glass shower screen and chrome fittings.
- Heated towel rail.

- Ceramic floor tiling and full height wall tiling to bathrooms, en-suite and shower rooms.
- High quality vanity unit with mirrored cabinet.

KITCHENS

- Exclusive custom design with granite worktop.
- Smeg (or similar prestige brand) integrated appliances to include:
 - Oven with touch sensitive ceramic hob, extractor hood.
 - Fridge/freezer, dishwasher and combination microwave.
 - Integrated or freestanding (cupboard) washer/dryer.
- Wall unit underlighting.
- Timber style flooring.

FIRE SAFETY

- Integrated sprinkler system throughout.
- Mains operated smoke detectors to apartment hallways and communal areas.

SECURITY

- Video security entry phone connected to concierge.
- CCTV security to car park, entrance lobby and communal grounds.
- 24 hour concierge and services.

Many apartments will enjoy
unrestricted panoramic views of the
Capital's skyline

Actual view from upper level Tower apartments looking south east



Actual view from upper level Tower apartments looking north east



