



PLENDER ST  
APARTMENTS  
NW1



# DISCOVER LONDON'S VIBRANT, COSMOPOLITAN HEART AT PLENDER ST NW1.

Welcome to Plender St – a collection of 31 beautifully presented 1, 2 and 3-bedroom apartments. Positioned within a residential enclave on Camden Street and Plender Street, these stunning homes are perfectly distanced from the buzz but within easy reach of central London and Camden's best and brightest amenities.

From nearby St Pancras International, connections can be easily made to European destinations. King's Cross St Pancras is an interchange station between six tube lines, the Circle, Hammersmith & City, Metropolitan, Northern, Piccadilly and Victoria lines. Getting around couldn't be easier.

Anyone living within reach of London's tube system has one of the world's most fascinating cities in their grasp but Camden is the capital's true cosmopolitan heart — and it's all here.

# THE WHOLE WORLD ON YOUR DOORSTEP



## A GLOBAL FOOD DESTINATION

Camden's vibrant fusion of cultures makes for a richly colourful food community. Even within a half-mile radius of Plender St there's a staggering haul of culinary options on offer. Take a short stroll and you can dine in Greece, Argentina, Brazil, Japan, Spain, India, Thailand and France. Food and drink is king here, and local restaurant, cafe and bar highlights include Andy's Taverna for the real Greek deal, The Blues Kitchen for a heady mix of beer, BBQ and blues music and Falla and Mocaer for top-notch coffee.

## A CULTURE-RICH COMMUNITY

Those hungry for culture are also well-served. Lovers of literature can head to the British Library, aficionados of film will find happiness at the Odeon and fans of comedy can get their fix at Jongleurs and the Blah Blah Comedy Club. Camden's musical heritage is legendary and covers every musical scene. The area's venues range from the iconic Jazz Cafe, to major venues Koko and The Roundhouse, plus the many great music pubs. Shoppers are presented with the full gamut; with the likes of Sainsbury's and M&S on one hand and the fun, frenetic bazaar that is Camden Market on the other.

## A GREEN AND PLEASANT ENVIRONMENT

It's well known that London is blessed by abundant green spaces, and Camden residents are spoilt with the glorious Regent's Park and Primrose Hill, as well as a sprinkling of smaller parks, gardens and sports pitches nearby, such as St Martin's and Pancras Gardens.

## A FIRST-CLASS EDUCATION

London is a place to learn, and Camden boasts some of the capital's best schools. Children might start at Richard Cobden Primary, Our Lady's Roman Catholic Primary or Edith Neville Primary School. Students attending secondary education might attend Regent High School, Camden School for Girls or the Maria Fidelis Convent School.



# CAPITAL CONNECTIONS

These days, living within the inner margins of Zone 2 is a Londoner's luxury. It puts you at the very heart of the capital's transport network. And nearby St Pancras International, literally, opens up a world of travel opportunities.



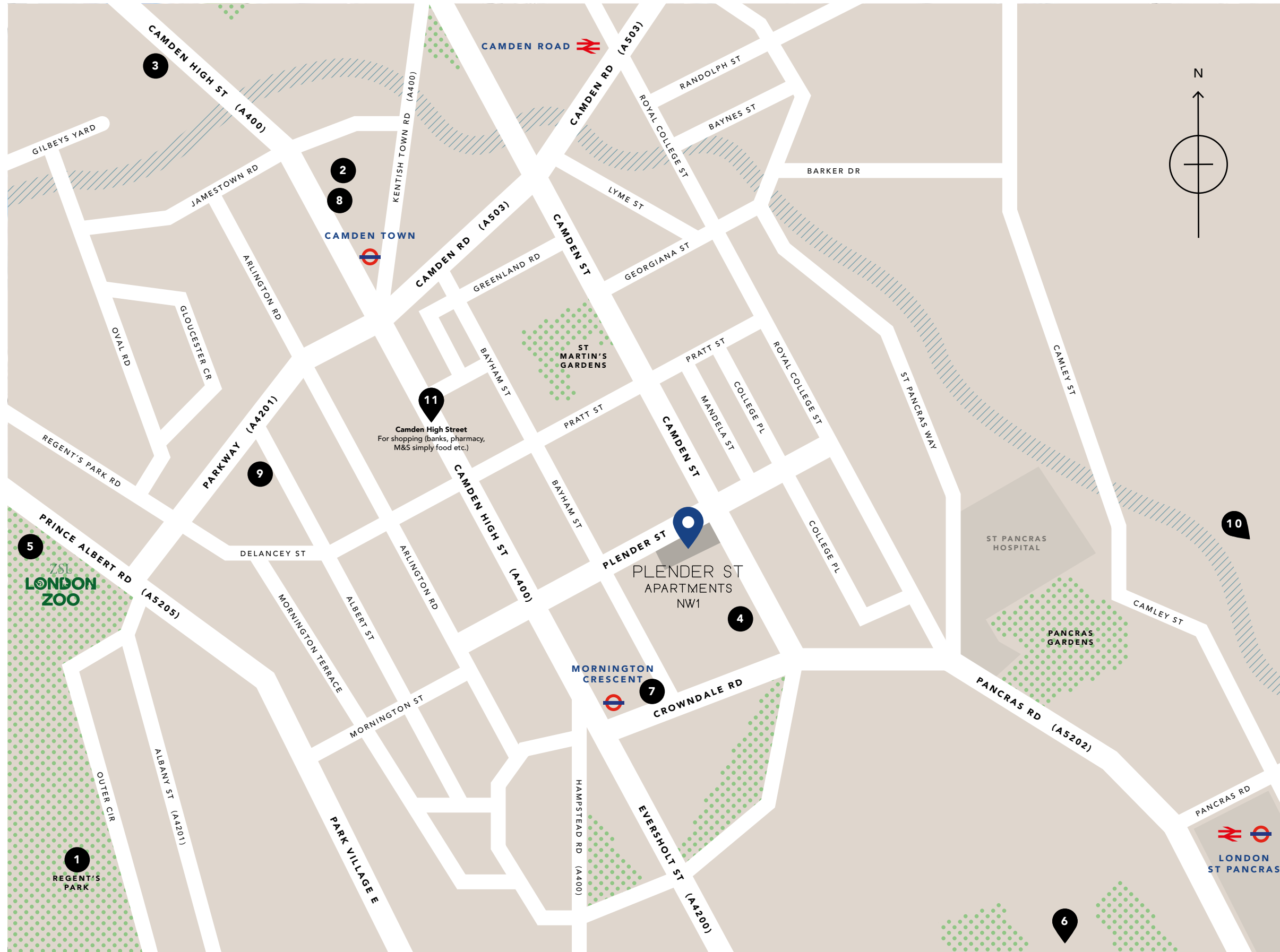
## GETTING AROUND TOWN

With Mornington Crescent and Camden Town stations just around the corner from Plender St, the Northern line is less than a five or ten-minute walk away. This crucial arterial link will carry you to the City or West End in no time, while Camden Road, on the overland network, connects you to East, West and North London. Buses are also plentiful in this part of town, while those partial to an urban stroll can walk to Soho, Regent Street, Covent Garden, Islington or Hampstead in under 45 minutes.

## LUNCH IN PARIS

Of course, a huge boon of Camden living is the proximity to St Pancras International and effortless Eurostar connections to Europe. With the station just a 15-minute walk or a 5-minute cab ride away and the journey to Paris typically taking 2 hours 16 minutes, who could resist the occasional channel hop? And let's not forget the UK-wide destinations offered by King's Cross and Euston stations.

# EVERYTHING WITHIN EASY REACH



## TRANSPORT

Mornington Crescent Station – Northern Line  
3 mins walk (0.2 miles)

Mornington Crescent to  
Oxford Circus — 11 mins  
Bond Street — 17 mins  
Canary Wharf — 27 mins  
Old Street — 14 mins  
Liverpool Street — 21 mins

Camden Town Station – Northern  
8 mins walk (0.4 miles)

London Euston – Northern Line & Victoria Line  
16 mins walk (0.8 miles)  
7 mins on bus (253/168)

King's Cross St Pancras – Circle, Piccadilly, Hammersmith & City, Northern, Metropolitan and Victoria Line  
15 mins walk (0.7 miles)  
14 mins on bus (214)

## LOCAL LANDMARKS

1. Regent's Park  
20 mins walk (1 mile)
2. Camden Market  
9 mins walk (0.5 miles)
3. Camden Lock Market  
12 mins walk (0.6 miles)
4. Richard Cobden Primary School  
3 mins walk (0.2 miles)
5. London Zoo  
20 mins walk (1 mile)
6. British Library  
14 mins walk (0.7 miles)
7. Koko  
4 mins walk (0.2 miles)
8. Electric Ballroom  
8 mins walk (0.4 miles)
9. Jewish Museum  
9 mins walk (0.5 miles)
10. Central Saint Martins  
15 mins walk (0.8 miles)
11. Camden High St  
2 mins walk (0.1 miles)

Source – TfL/Google Maps

# A MODEL OF SUSTAINABILITY

Plender St beautifully demonstrates that exemplary environmental credentials and stylish design can entwine to create an ideal, contemporary living environment.

For the benefit of both residents and the wider community, Plender St has been carefully designed to reach high levels of sustainability. By following best practice and employing innovative techniques, the apartments are set to achieve compliance with the four key objectives of the Government's strategy for sustainable development, equating to Level 4 in the Code for Sustainable Homes.

## Plender Street's top ten key sustainable features:

1. Reduced water consumption
2. High levels of insulation and air tightness
3. Photovoltaic roof panels
4. Energy saving light fittings
5. High-efficiency gas boilers
6. Bicycle parking to promote cycling
7. The use of timber from sustainable forests
8. Homes featuring A-rated appliances
9. Facilities to encourage recycling
10. Landscaping to encourage wildlife.

# INVESTING IN THE FUTURE OF CAMDEN

**Plender St is part of Camden Council's Community Investment Programme (CIP) — a 15-year plan to invest money in schools, homes and community facilities.**

By selling or redeveloping properties that are out-of-date or expensive to maintain, the Council can generate funds that are not otherwise available to reinvest into improving other services and facilities. The CIP is an innovative scheme, and Camden's residents are the ultimate beneficiary.

During the 15-year programme, the CIP will build 3,050 new homes, generate £117 million to be re-invested into 53 schools and children's centres, provide enhanced green spaces, improve 9000m<sup>2</sup> of community facilities and create job opportunities and apprenticeships for local people.

By providing updated community facilities, multiple high-quality homes and excellent public space, Plender St is a shining example of CIP in practice.

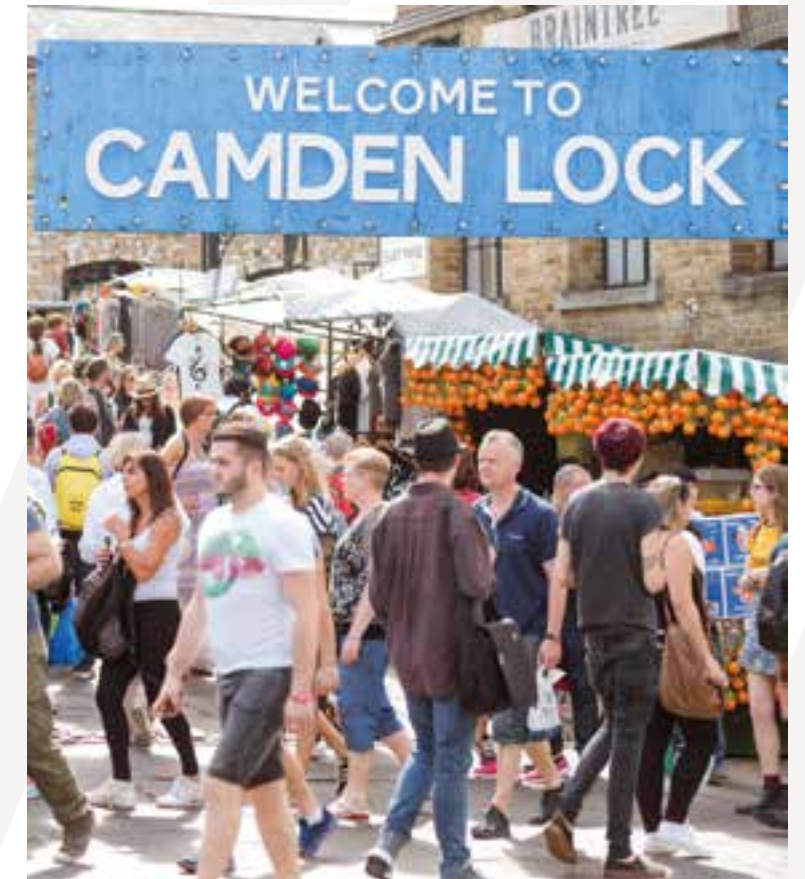


**PLENDER ST IS MINUTES  
AWAY FROM LONDON'S  
COSMOPOLITAN HEART.**





A wealth of parks, shops, bars and restaurants is on your doorstep



# SPECIFICATION

## Bathroom and En-suite

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- Chrome Grohe bath and shower mixer with polished silver shower screen
- White bathroom suite including back to wall WC with concealed cistern
- Strada semi countertop basin with chrome Grohe basin taps
- Chrome heated towel rail and chrome toilet roll holder
- Sahara white slip resistant ceramic tiles to floor
- Sahara grey ceramic tiles to walls with integrated mirror

## Kitchen

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- White high gloss Commodore Vitro handleless kitchen units
- Composite stone Niebla worktops and up-stands
- Glass Niebla splashback
- Franke 1 ½ bowl under-mounted stainless steel sink with Hansgrohe Variac taps
- Integrated stainless steel Siemens appliances including single oven, ceramic hob, fridge/freezer, washer/dryer, dishwasher and extracting cooker hood

## Finishes

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- Oak plank hardwood engineered timber flooring to halls, cupboards, living rooms and kitchens
- 80% wool twist carpet to bedrooms
- White matt emulsion walls and ceilings throughout
- Ash Veneered flush face internal doors with chrome finished handles
- Polished chrome light switches, sockets and down-lighters throughout
- White softwood rounded architraves and skirtings throughout

## Safety and Security

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- AICO smoke, carbon monoxide and heat alarms
- Colour video entry phone system

## General

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- Predicted energy assessment rating – B
- Valliant Eco Tec Boilers – combination to one bathroom apartments, hot water storage system to two bathroom apartments
- NHBC building warranty to all apartments

## Communal

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- Ceramic tiling to entrance lobbies and fitted carpets to upper floors and communal stairs
- Cycle and refuse store
- Low energy light fittings throughout lobbies, stairways, corridors and landings

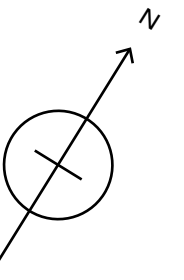






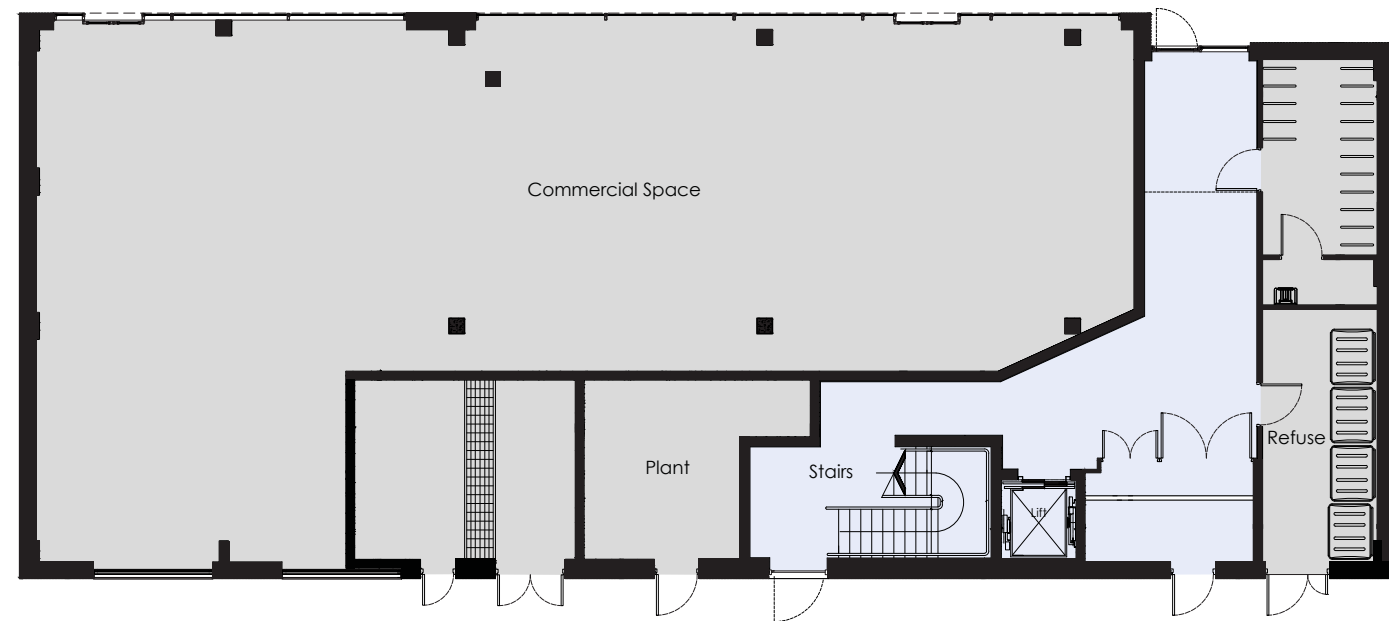
# SITE PLAN

## BUILDING A&B

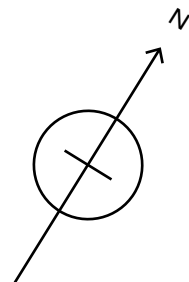


Building A

Ground Floor



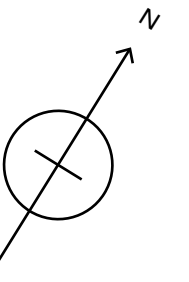
A



Building A

First Floor — General Arrangements

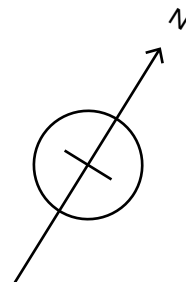
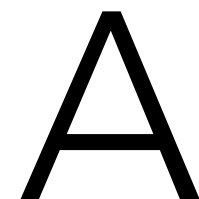
|                       | A104                              | A103                             | A102                             | A101                             |
|-----------------------|-----------------------------------|----------------------------------|----------------------------------|----------------------------------|
| Living Dining Kitchen | 4.78 × 6.42m<br>15"8' × 21"0' ft  | 3.42 × 7.56m<br>11"2' × 24"9' ft | 3.43 × 7.55m<br>11"3' × 24"9' ft | 4.42 × 6.89m<br>14"6' × 22"7' ft |
| Bedroom 1             | 3.47 × 3.52m<br>11"4' × 11"6' ft  | 3.20 × 4.14m<br>10"5' × 13"6' ft | 3.20 × 4.14m<br>10"5' × 13"6' ft | 3.08 × 4.08m<br>10"1' × 13"4' ft |
| Bedroom 2             | 2.39 × 3.35m<br>7"10' × 10"11' ft | n/a                              | n/a                              | 3.60 × 3.05m<br>11"9' × 10"0' ft |
| Bathroom              | 2.30 × 2.01m<br>7"6' × 6"7' ft    | 2.30 × 2.00m<br>7"6' × 6"6' ft   | 2.30 × 2.00m<br>7"6' × 6"6' ft   | 1.98 × 2.27m<br>6"5' × 7"5' ft   |



Building A

Second Floor

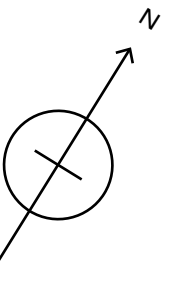
|                       | A204                              | A203                             | A202                             | A201                             |
|-----------------------|-----------------------------------|----------------------------------|----------------------------------|----------------------------------|
| Living Dining Kitchen | 4.78 x 6.42m<br>15'8" x 21'0" ft  | 3.42 x 7.56m<br>11'2" x 24'9" ft | 3.43 x 7.55m<br>11'3" x 24'9" ft | 4.42 x 6.89m<br>14'6" x 22'7" ft |
| Bedroom 1             | 3.47 x 3.52m<br>11'4" x 11'6" ft  | 3.20 x 4.14m<br>10'5" x 13'6" ft | 3.20 x 4.14m<br>10'5" x 13'6" ft | 3.08 x 4.08m<br>10'1" x 13'4" ft |
| Bedroom 2             | 2.39 x 3.35m<br>7'10" x 10'11" ft | n/a                              | n/a                              | 3.60 x 3.05m<br>11'9" x 10'0" ft |
| Bathroom              | 2.30 x 2.01m<br>7'6" x 6'7" ft    | 2.30 x 2.00m<br>7'6" x 6'6" ft   | 2.30 x 2.00m<br>7'6" x 6'6" ft   | 1.98 x 2.27m<br>6'5" x 7'5" ft   |



Building A

Third Floor

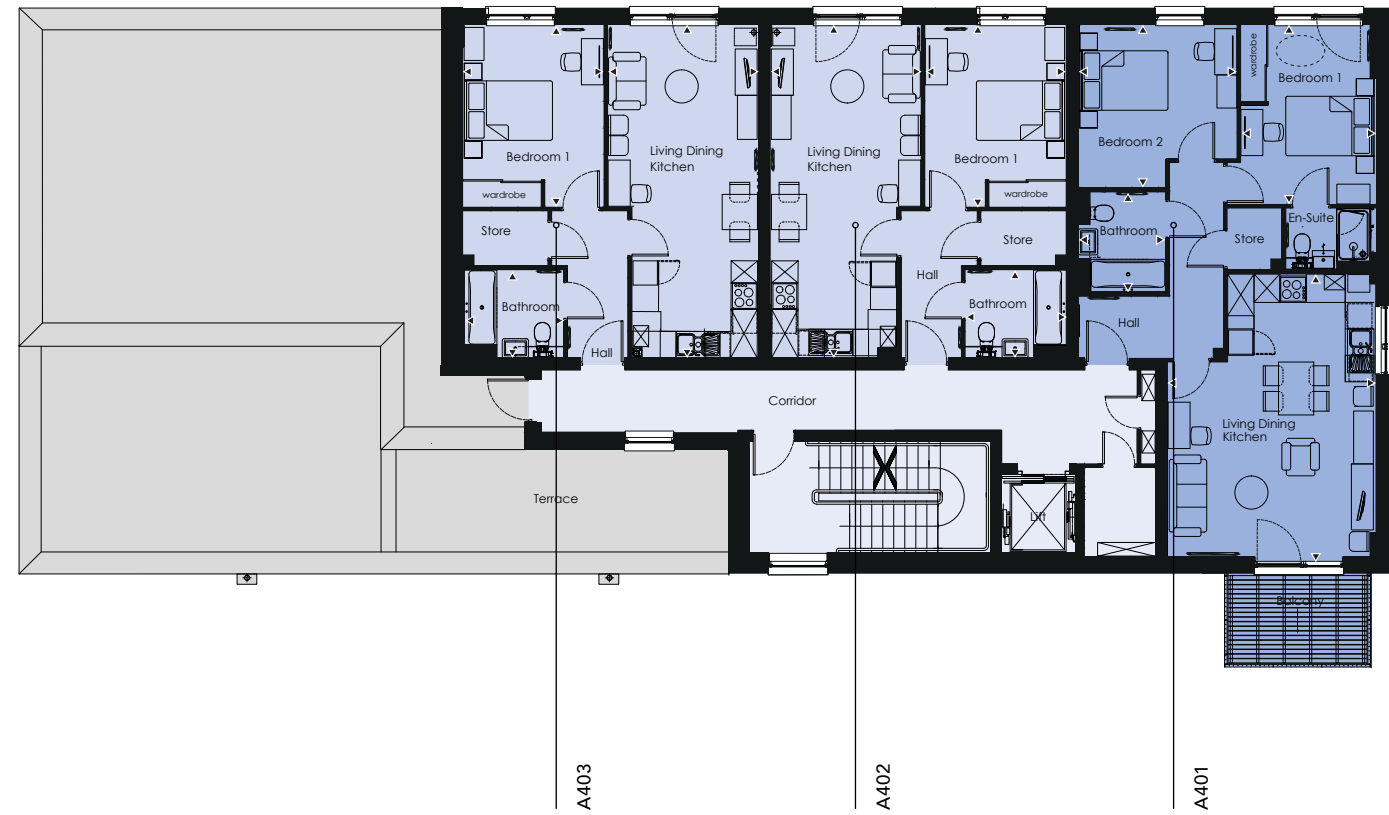
|                       | A304                              | A303                             | A302                             | A301                             |
|-----------------------|-----------------------------------|----------------------------------|----------------------------------|----------------------------------|
| Living Dining Kitchen | 4.78 x 6.42m<br>15'8" x 21'0" ft  | 3.42 x 7.56m<br>11'2" x 24'9" ft | 3.43 x 7.55m<br>11'3" x 24'9" ft | 4.42 x 6.89m<br>14'6" x 22'7" ft |
| Bedroom 1             | 3.47 x 3.52m<br>11'4" x 11'6" ft  | 3.20 x 4.14m<br>10'5" x 13'6" ft | 3.20 x 4.14m<br>10'5" x 13'6" ft | 3.08 x 4.08m<br>10'1" x 13'4" ft |
| Bedroom 2             | 2.39 x 3.35m<br>7'10" x 10'11" ft | n/a                              | n/a                              | 3.60 x 3.05m<br>11'9" x 10'0" ft |
| Bathroom              | 2.30 x 2.01m<br>7'6" x 6'7" ft    | 2.30 x 2.00m<br>7'6" x 6'6" ft   | 2.30 x 2.00m<br>7'6" x 6'6" ft   | 1.98 x 2.27m<br>6'5" x 7'5" ft   |



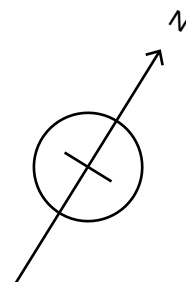
Building A

Fourth Floor

|                       | A403                             | A402                             | A401                             |
|-----------------------|----------------------------------|----------------------------------|----------------------------------|
| Living Dining Kitchen | 3.43 × 7.55m<br>11"3' × 24"9' ft | 3.42 × 7.56m<br>11"2' × 24"9' ft | 4.78 × 6.42m<br>11"3' × 24"9' ft |
| Bedroom 1             | 3.20 × 4.14m<br>10"5' × 13"6' ft | 3.20 × 4.14m<br>10"5' × 13"6' ft | 3.08 × 4.08m<br>10"1' × 13"4' ft |
| Bedroom 2             | n/a                              | n/a                              | 3.60 × 3.05m<br>11"9' × 10"0' ft |
| Bathroom              | 2.30 × 2.00m<br>7"6' × 6"6' ft   | 2.30 × 2.00m<br>7"6' × 6"6' ft   | 1.98 × 2.27m<br>6"5' × 7"5' ft   |

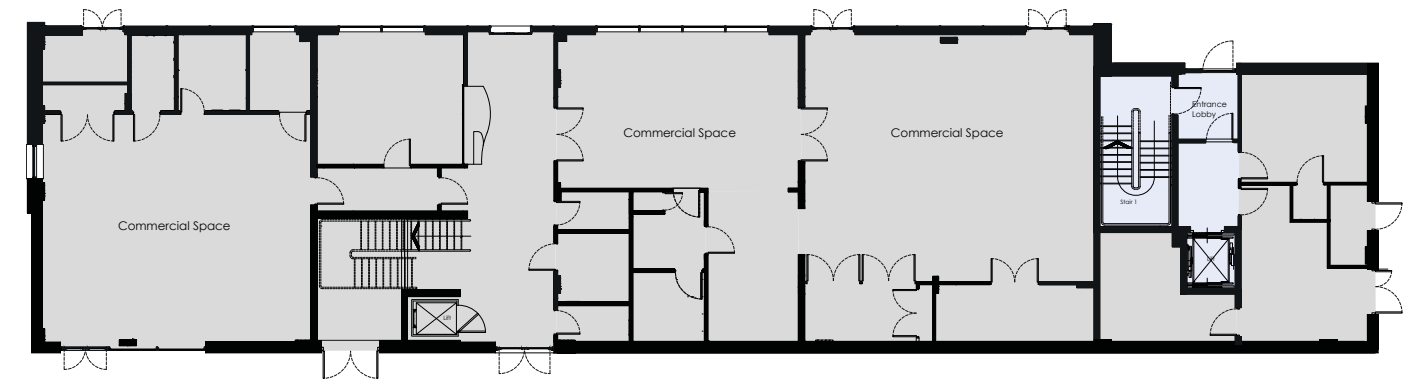


A

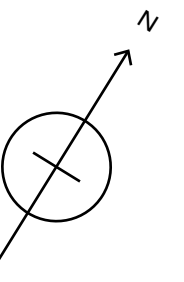


Building B

Ground Floor



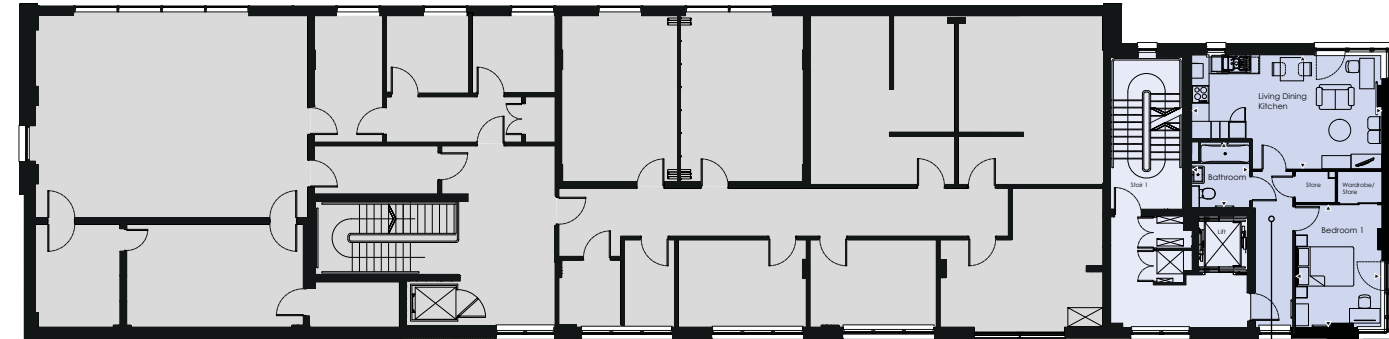
B



Building B

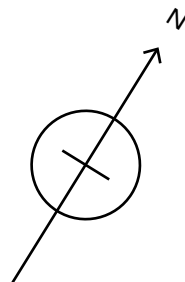
First Floor

|                       | B101                              |
|-----------------------|-----------------------------------|
| Living Dining Kitchen | 6.54 × 3.92m<br>21"5' × 12"10' ft |
| Bedroom 1             | 2.96 × 4.21m<br>9"8' × 13"9' ft   |
| Bathroom              | 2.00 × 2.25m<br>6"6' × 7"4' ft    |



B101

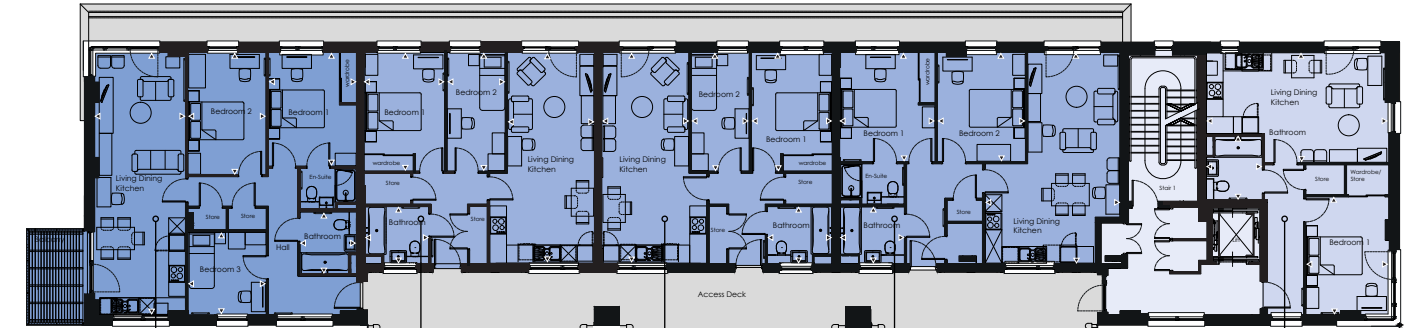
B



Building B

Second Floor

|                       | B205                             | B204                             | B203                             | B202                              | B201                               |
|-----------------------|----------------------------------|----------------------------------|----------------------------------|-----------------------------------|------------------------------------|
| Living Dining Kitchen | 3.24 × 9.23m<br>10"7' × 30"4' ft | 3.74 × 7.53m<br>12"3' × 24"8' ft | 3.74 × 7.53m<br>12"3' × 24"8' ft | 3.93 × 7.53m<br>12"10' × 24"8' ft | 6.39 × 3.92m<br>20"11' × 12"10' ft |
| Bedroom 1             | 3.14 × 4.07m<br>10"3' × 13"4' ft | 2.88 × 4.23m<br>9"5' × 13"10' ft | 2.90 × 4.23m<br>9"6' × 13"10' ft | 3.40 × 3.90m<br>11"1' × 12"9' ft  | 2.98 × 4.21m<br>9"9' × 13"9' ft    |
| Bedroom 2             | 2.79 × 4.36m<br>9"1' × 14"3' ft  | 2.07 × 4.23m<br>6"9' × 13"10' ft | 2.07 × 4.23m<br>6"9' × 13"10' ft | 3.14 × 3.90m<br>10"3' × 12"9' ft  | n/a                                |
| Bedroom 3             | 2.79 × 2.95m<br>9"1' × 9"8' ft   | n/a                              | n/a                              | n/a                               | n/a                                |
| Bathroom              | 2.01 × 2.20m<br>6"7' × 7"2' ft   | 2.27 × 2.03m<br>7"5' × 6"7' ft   | 2.33 × 2.05m<br>7"7' × 6"8' ft   | 2.30 × 2.02m<br>7"6' × 6"7' ft    | 2.00 × 2.25m<br>6"6' × 7"4' ft     |



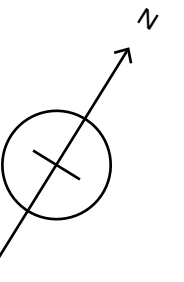
B205

B204

B203

B202

B201





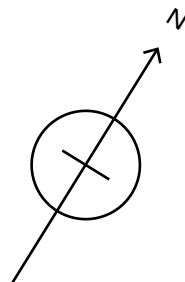
Building B

Third Floor

|                       | B305                             | B304                             | B303                             | B302                              | B301                               |
|-----------------------|----------------------------------|----------------------------------|----------------------------------|-----------------------------------|------------------------------------|
| Living Dining Kitchen | 3.24 × 9.23m<br>10"7' × 30"4' ft | 3.74 × 7.53m<br>12"3' × 24"8' ft | 3.74 × 7.53m<br>12"3' × 24"8' ft | 3.93 × 7.53m<br>12"10' × 24"8' ft | 6.39 × 3.92m<br>20"11' × 12"10' ft |
| Bedroom 1             | 3.14 × 4.07m<br>10"3' × 13"4' ft | 2.88 × 4.23m<br>9"5' × 13"10' ft | 2.90 × 4.23m<br>9"6' × 13"10' ft | 3.40 × 3.90m<br>11"1' × 12"9' ft  | 2.98 × 4.21m<br>9"9' × 13"9' ft    |
| Bedroom 2             | 2.79 × 4.36m<br>9"1' × 14"3' ft  | 2.07 × 4.23m<br>6"9' × 13"10' ft | 2.07 × 4.23m<br>6"9' × 13"10' ft | 3.14 × 3.90m<br>10"3' × 12"9' ft  | n/a                                |
| Bedroom 3             | 2.79 × 2.95m<br>9"1' × 9"8' ft   | n/a                              | n/a                              | n/a                               | n/a                                |
| Bathroom              | 2.01 × 2.20m<br>6"7' × 7"2' ft   | 2.27 × 2.03m<br>7"5' × 6"7' ft   | 2.33 × 2.05m<br>7"7' × 6"8' ft   | 2.30 × 2.02m<br>7"6' × 6"7' ft    | 2.00 × 2.25m<br>6"6' × 7"4' ft     |



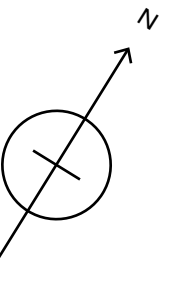
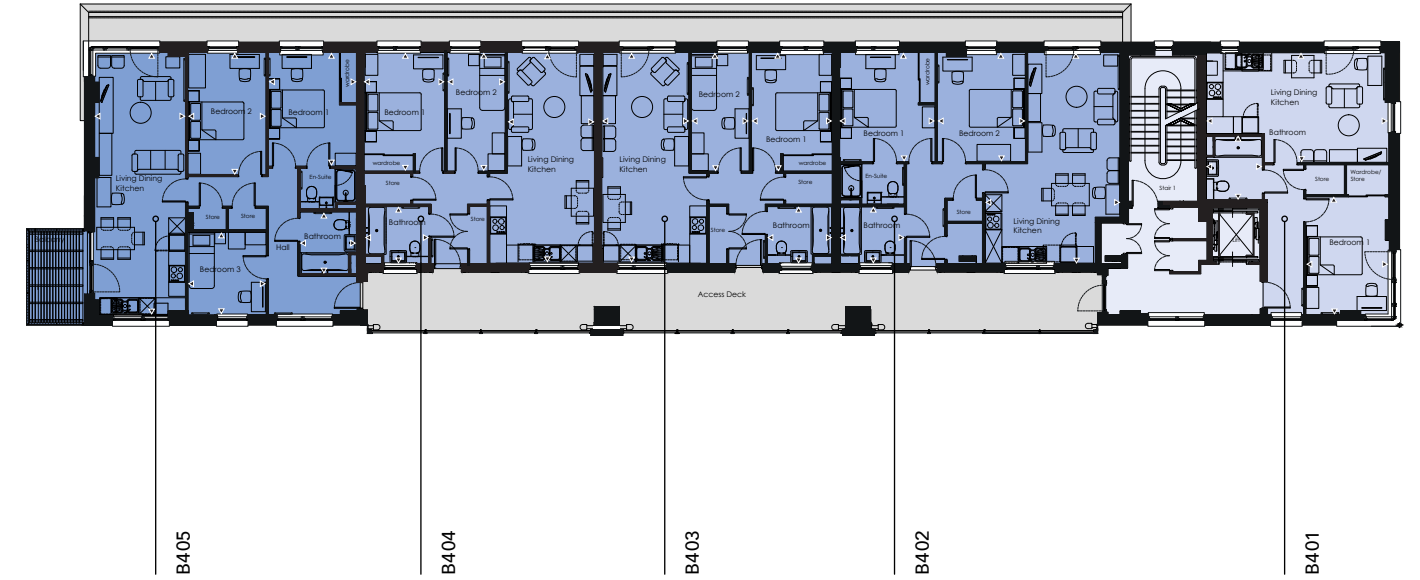
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Building B

Fourth Floor

|                       | B405                             | B404                             | B403                             | B402                              | B401                               |
|-----------------------|----------------------------------|----------------------------------|----------------------------------|-----------------------------------|------------------------------------|
| Living Dining Kitchen | 3.24 × 9.23m<br>10"7' × 30"4' ft | 3.74 × 7.53m<br>12"3' × 24"8' ft | 3.74 × 7.53m<br>12"3' × 24"8' ft | 3.93 × 7.53m<br>12"10' × 24"8' ft | 6.39 × 3.92m<br>20"11' × 12"10' ft |
| Bedroom 1             | 3.14 × 4.07m<br>10"3' × 13"4' ft | 2.88 × 4.23m<br>9"5' × 13"10' ft | 2.90 × 4.23m<br>9"6' × 13"10' ft | 3.40 × 3.90m<br>11"1' × 12"9' ft  | 2.98 × 4.21m<br>9"9' × 13"9' ft    |
| Bedroom 2             | 2.79 × 4.36m<br>9"1' × 14"3' ft  | 2.07 × 4.23m<br>6"9' × 13"10' ft | 2.07 × 4.23m<br>6"9' × 13"10' ft | 3.14 × 3.90m<br>10"3' × 12"9' ft  | n/a                                |
| Bedroom 3             | 2.79 × 2.95m<br>9"1' × 9"8' ft   | n/a                              | n/a                              | n/a                               | n/a                                |
| Bathroom              | 2.01 × 2.20m<br>6"7' × 7"2' ft   | 2.27 × 2.03m<br>7"5' × 6"7' ft   | 2.33 × 2.05m<br>7"7' × 6"8' ft   | 2.30 × 2.02m<br>7"6' × 6"7' ft    | 2.00 × 2.25m<br>6"6' × 7"4' ft     |





For further information, contact Savills

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Delivered by  
Camden's Community  
Investment Programme

