

A unique collection of stylish
1 and 2 bedroom homes

**ST MARTIN'S
WALK**
NW5

ST
MARTIN'S
WALK

THE
CAMDEN
collection



ST MARTIN'S WALK NW5

Imaginative design ensures that these apartments are carefully integrated with their neighbourhood in a corner of London that's surprisingly well connected.

The opportunity to purchase a stylish new home with access to so much of what central London has to offer, is rare indeed. At St Martin's Walk, you are only a walk, a tube or a bus ride from the things that make city life worth living, whether you love to eat and drink, do some serious shopping or simply soak up the culture. And it's not all intensely urban. You're just as close to the big skies and green spaces of Parliament Hill Fields and Regent's Park.

The architects of St Martin's Walk have made the most of the site and taken great care, not simply to create a building of character, but to integrate it with an existing neighbourhood that has its own identity and an established community. This development is part of an exciting programme of regeneration for Gospel Oak, a forward-looking project with a real sense of heritage. In tribute to the area's 19th-century origins, the new apartments take their name from the Grade 1 listed neighbourhood church, described by architectural historian, Nicholas Pevsner, as the 'craziest of London's Victorian churches'.



A corner of distinction

Set around shared landscaped spaces, St Martin's Walk sits comfortably within the surrounding streets, its distinctive brickwork frontages echoing those of the nearby Victorian terraces.

THE GHERKIN

THE WALKIE-TALKIE

THE SHARD
ST PAUL'S CATHEDRAL



View is indicative of the top-floor apartment view.

Computer generated image, is indicative only.

SAVILLS 020 3320 8220

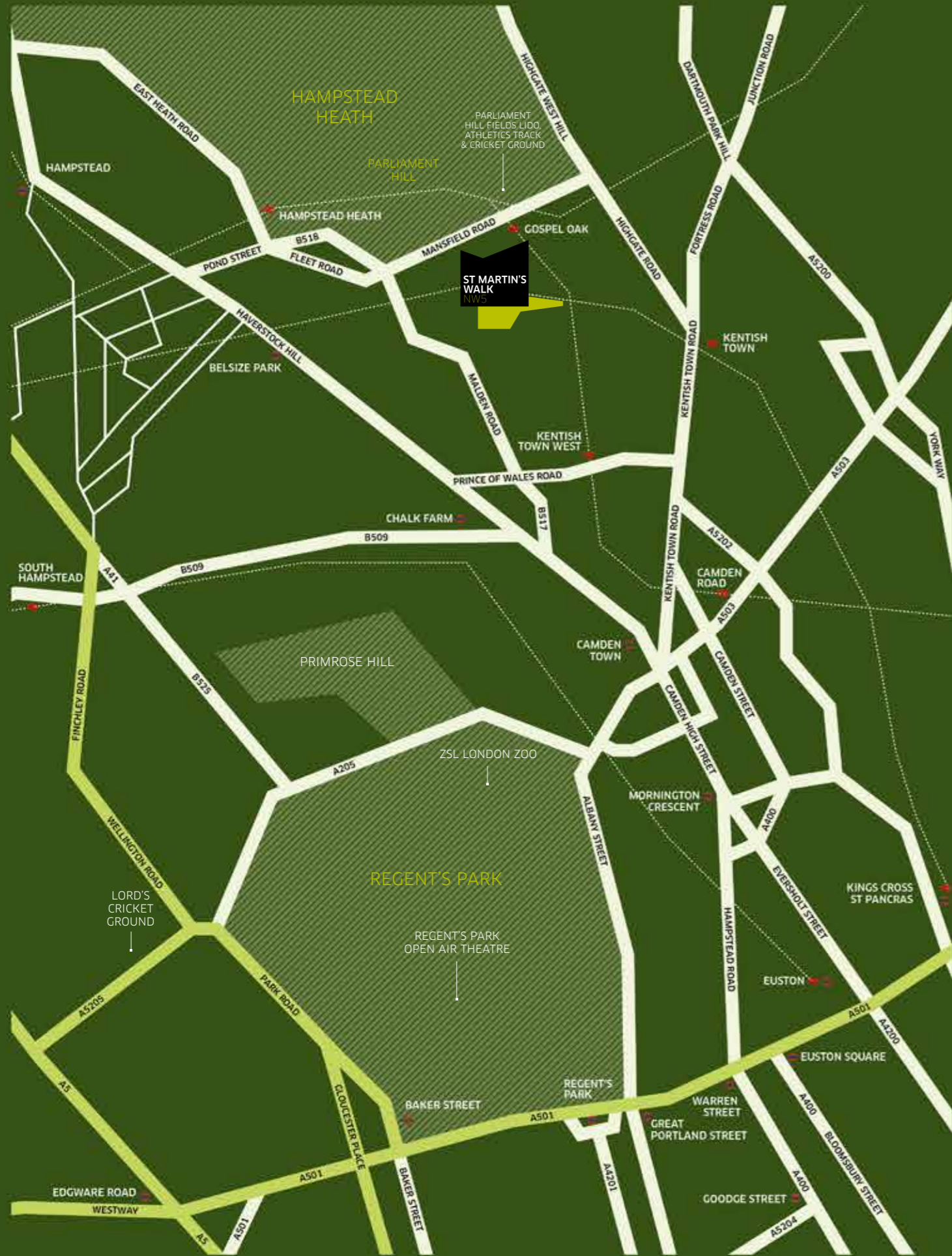
STMARTINS-WALK.CO.UK

Simple elegance

These apartments represent a truly contemporary balance between the functional and the beautiful. Designed to be practical and convenient, the streamlined kitchens with their ergonomic layouts are cleverly integrated with the main living space, having distinct areas set aside for dining and relaxing.



Computer generated image is indicative only.



The urban life

The creators of St Martin's Walk, Karakusevic Carson, have built an impressive reputation, creating homes that are popular with residents and admired by their fellow architects.



Computer generated image is indicative only.

The Guardian was moved to describe Karakusevic Carson's work as feeling like 'the contemporary equivalent of what makes the generic streets and squares of Georgian London so attractive'. It's their sensitivity to the needs and wishes of potential residents that really sets them apart. This involves paying careful consideration to the practical layout of any scheme and how it interacts and sympathises with what is already on the ground.

Their design approach aims at achieving simple and elegant architecture with robust detailing and specifications. They are experts at pushing boundaries, navigating and surpassing national design standards to create exemplary and sustainable homes and thriving neighbourhoods which reflect a unique sense of place, and which can stand the test of time. The result is the creation of houses and apartments that residents are proud to call home.

Karakusevic Carson Architects were named Housing Architect of the Year in 2013 and 2011, and in 2016 were shortlisted for numerous awards, five of which are for St Martin's Walk (BLR). They were also described in The Guardian as the "social housing stars who really know what makes a city tick".

KARAKUSEVIC CARSON ARCHITECTS - AWARDS

2016

- BUILDING AWARDS 2016 - HOUSING PROJECT OF THE YEAR Winner
- HOUSING DESIGN AWARD 2016 Shortlisted
- BRITISH CONSTRUCTION INDUSTRY AWARDS Shortlisted
- COMMUNITY ENGAGEMENT Highly Commended
- BUILDING PROJECT OF THE YEAR Shortlisted
- LOW CARBON CONSTRUCTION Shortlisted

- SUNDAY TIMES BRITISH HOMES AWARDS 2016 Shortlisted
- NEW LONDON AWARDS HOUSING Shortlisted
- NEW LONDON AWARDS MAYOR'S PRIZE Commended
- NEW LONDON AWARDS 2016 - MASTERPLANS & AREA STRATEGIES Winner

2014

- NEW LONDON ARCHITECTURE AWARD BEST MIXED USE SCHEME Winner
- HOUSING DESIGN AWARD Winner
- HOUSING DESIGN AWARD 2014 Shortlisted
- NEW LONDON AWARDS Shortlisted

2013

- HOUSING ARCHITECT OF THE YEAR Winner
- HOUSING DESIGN AWARDS Shortlisted
- LONDON PLANNING AWARDS Shortlisted
- RTPi AWARDS Shortlisted



Modern style

The bedrooms, with their generous built-in wardrobes, provide contemporary, clear spaces in which to sleep and perhaps, to dream.

Computer generated image is indicative only.



Computer generated image is indicative only.

Relaxed and refined

Anyone who lives in a big city needs space to escape from the bustle of urban living, somewhere they can enjoy time on their own and recharge for the day ahead. In recognition of this, all of the apartments at St Martin's Walk benefit from the latest in state-of-the-art soundproofing technology, to shut the outside world out so you can feel totally relaxed.

The beautifully appointed family and ensuite bathrooms feature carefully chosen finishes and fittings, with mood lighting to create a sense of tranquillity. Logical but flexible layouts allow you to personalise your lifestyle and organise your home the way you want it. At the same time, the design's plain and simple lines offer a blank canvas on which you are free to make your individual mark.



Computer generated image is indicative only.

Specification

Every detail, from the electrical fittings to the flooring, the kitchen taps to the central heating, has been chosen to create a living environment that not only looks and feels good but really works.

INTERNAL FINISHES

Internal Doors - Heavy-duty brushed stainless steel door handles (chrome to bathroom side) // **Doors** - Premdoor Oak veneers, set into a painted softwood frame // **Floors** - Engineered timber floor in Blenheim Oak. Engineered flooring in Oak Rustic // **Central Heating** - Heat Interface Unit (HIU) in each apartment // **Phone Point** - Phone sockets to master bedroom and living room // **Entertainment** - Virgin Media/Sky // **Electrical Sockets/Switch Plates** - Switches in brushed stainless steel. Sockets in white plastic/brushed stainless steel (above worktops) // **Lighting** - Downlighters to kitchen, living and dining room* // Smoke detectors

KITCHEN FEATURES

Units - Commadore units, with soft-close cabinets // **Doors** - Moon Cashmere, handleless doors, matt lacquered with door matching clad on exposed side cabinet panels // **Work tops/Splash backs** - 20mm Silestone White Storm composite with bevelled edge // **Sink** - Zenuno 15 undermounted satin stainless steel sink with Abode Propus single-level stainless steel tap (or Blanco Periscope if unit has secondary glazing) // **Oven** - Siemens stainless steel single hot air oven // **Hob** - Siemens 60cm black gloss Quicklite ceramic hob // **Fridge/Freezer** - Siemens static built in fridge/freezer // **Dishwasher** - Siemens Tactical 60cm fully integrated dishwasher in black // **Recirculation hood** - Elica Sklock twin-motor telescopic hood (Apartment 1 only - Siemens box design stainless steel extractor hood) // **Washing machine** - Siemens iSensoric washer dryer

ENSUITES

Shower - Kaldewei Superplan model 386 enamelled steel shower tray with Hansgrohe Ecostat S thermostatic mixer and Croma 100 multi Ecosmart with Unica C shower bar. Ideal Standard Kubo corner-entry shower screen enclosure // **WC** - Duravit Starck 3 range, wall-hung pan with concealed cistern // **Basin** - Duravit Starck pedestal basin. Hansgrohe, single-lever mixer tap with turn penny waste // **Wall Finish** - Lungomare porcelain full-height ceramic tiles in natural // **Floor** - Lungomare porcelain ceramic tiles in natural

BATHROOMS

Bath - Enamelled pressed steel Kaldewei, Vaio Set Eco bath in Alpine White // **Bath panel** - Wedi bath panel, tiled to match walls // **Bath taps** - Ecostat S bar shower mixer in chrome with Exafill bath filler and waste // **Bath screen** - Simpsons frameless 'ten' hinged bath screen // **Shower** - Croma 100 multi Ecosmart with Unica C shower bar // **WC** - Duravit Starck3 range, wall-hung pan with concealed cistern, standard seat and cover in white // **Basin** - Duravit Starck semi-recessed basin. Hansgrohe, Logis, single-lever mixer tap with turn penny waste // **Wall Finish** - Lungomare porcelain full height ceramic tiles in Natural // **Floors** - Lungomare porcelain ceramic tiles in Natural

FEATURES IN BOTH

Geyser Oslo chrome dual fuel towel warmer // Vanity Unit cabinet with mirrored doors // Tiled plasterboard Haxex solid surfaces by Sloane Square low level vanity unit with painted shelf to concealed cistern // MK chrome shaver outlet

ENGINEERED TIMBER FLOOR IN BLENHEIM OAK & RUSTIC OAK.

SIEMENS OVEN, CERAMIC HOB, FRIDGE-FREEZER & INTEGRATED DISHWASHER

LUNGOMARE PORCELAIN FULL-HEIGHT CERAMIC TILES IN NATURAL



BEDROOMS

Lighting - Deta white ceiling rose pendants // **Sockets/Switches** - Brushed stainless steel switches // **Wardrobes** - Wardrobes by Hammonds Radley, silver, mirrored, hinged door with white surround (if opening less than 1300mm) White sliding door with coconut glass and white surround (if opening greater than 1300mm)

BALCONY/TERRACE

Walls - Brick balustrade with obscured glass infill panel // **Floor** - European Redwood John Brash timber decking to balconies with 25 year guarantee // **Ceiling** - Cassette fixed Vitrabond aluminium composite panel in white // **Lighting** - Astro Lighting Chios 150 wall mounted up/downlighter/brushed stainless steel switch

* Apartments 1 and 20 have 1 pendant light over the dining table area.

FLOORPLANS

Intelligent and thoughtful design results in layouts that are responsive to the demands of contemporary living, as well as maximising floor space and making the most of the available natural light.

2 BEDROOM APARTMENT 1



GROUND FLOOR

Front elevation from Vicar's Road



Total Area	78.2m ²	842ft ²
Kitchen/Dining/Living	6.35m x 5.45m	20'10" x 17'10"
Bedroom 1	4.34m x 3.89m	14'2" x 12'8"
Bedroom 2	4.07m x 3.40m	13'4" x 11'1"



◀▶ Depicts measurement points C Cupboard W Wardrobe WM Washing Machine

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OUR SCHEME IS A CONTEXTUAL AND MODERN EXPRESSION OF URBAN LIFE INCORPORATING COMMUNAL SQUARES, HIGH QUALITY BRICKWORK AND GENEROUS WINDOWS CONNECTING INTO THE WIDER GOSPEL OAK AND KENTISH TOWN AREA.

KARAKUSEVIC CARSON ARCHITECTS

2 BEDROOM APARTMENT 2



Front elevation from Vicar's Road

GROUND FLOOR



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2 BEDROOM APARTMENT 21



Rear elevation from Barrington Close

GROUND FLOOR



◀▶ Depicts measurement points C Cupboard W Wardrobe WM Washing Machine

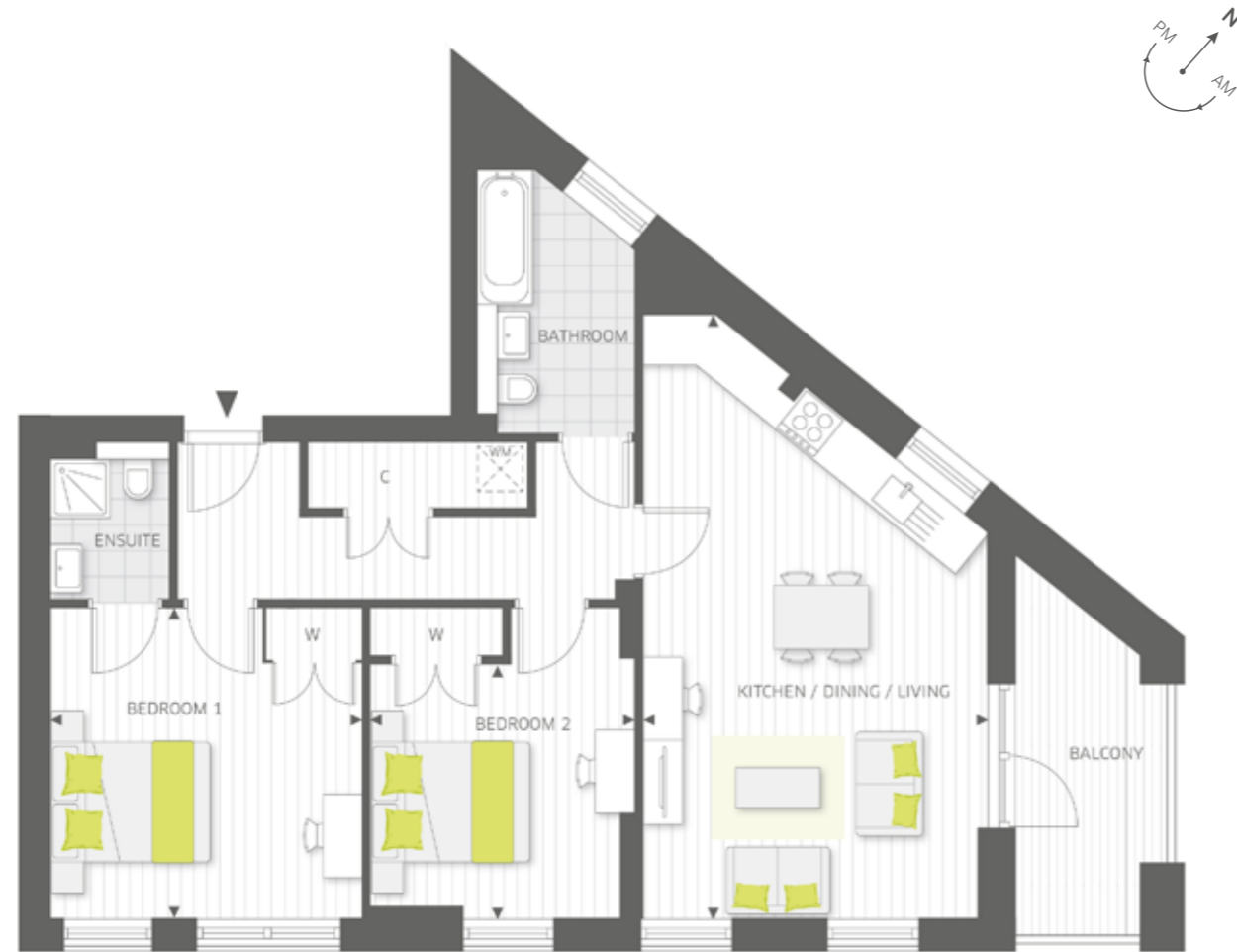
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2 BEDROOM APARTMENT 3



Front elevation from Vicar's Road

FIRST FLOOR



Total Area	80.7m ²	869ft ²
Kitchen/Dining/Living	7.54m x 4.33m	24'8" x 14'2"
Bedroom 1	3.98m x 3.93m	13'0" x 12'10"
Bedroom 2	3.92m x 3.34m	12'10" x 10'11"



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2 BEDROOM APARTMENT 4



Front elevation from Vicar's Road

FIRST FLOOR



Total Area	70.0m ²	753ft ²
Kitchen/Dining/Living	6.88m x 4.03m	22'6" x 13'2"
Bedroom 1	3.60m x 2.76m	11'9" x 9'0"
Bedroom 2	3.78m x 3.07m	12'4" x 10'0"



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2 BEDROOM APARTMENT 5



Rear elevation from Barrington Close

FIRST FLOOR



Total Area	71m ²	765ft ²
Kitchen/Dining/Living	6.35m x 4.10m	20'10" x 13'5"
Bedroom 1	3.51m x 2.77m	11'6" x 9'1"
Bedroom 2	4.47m x 2.75m	14'7" x 9'0"

◀▶ Depicts measurement points C Cupboard W Wardrobe WM Washing Machine

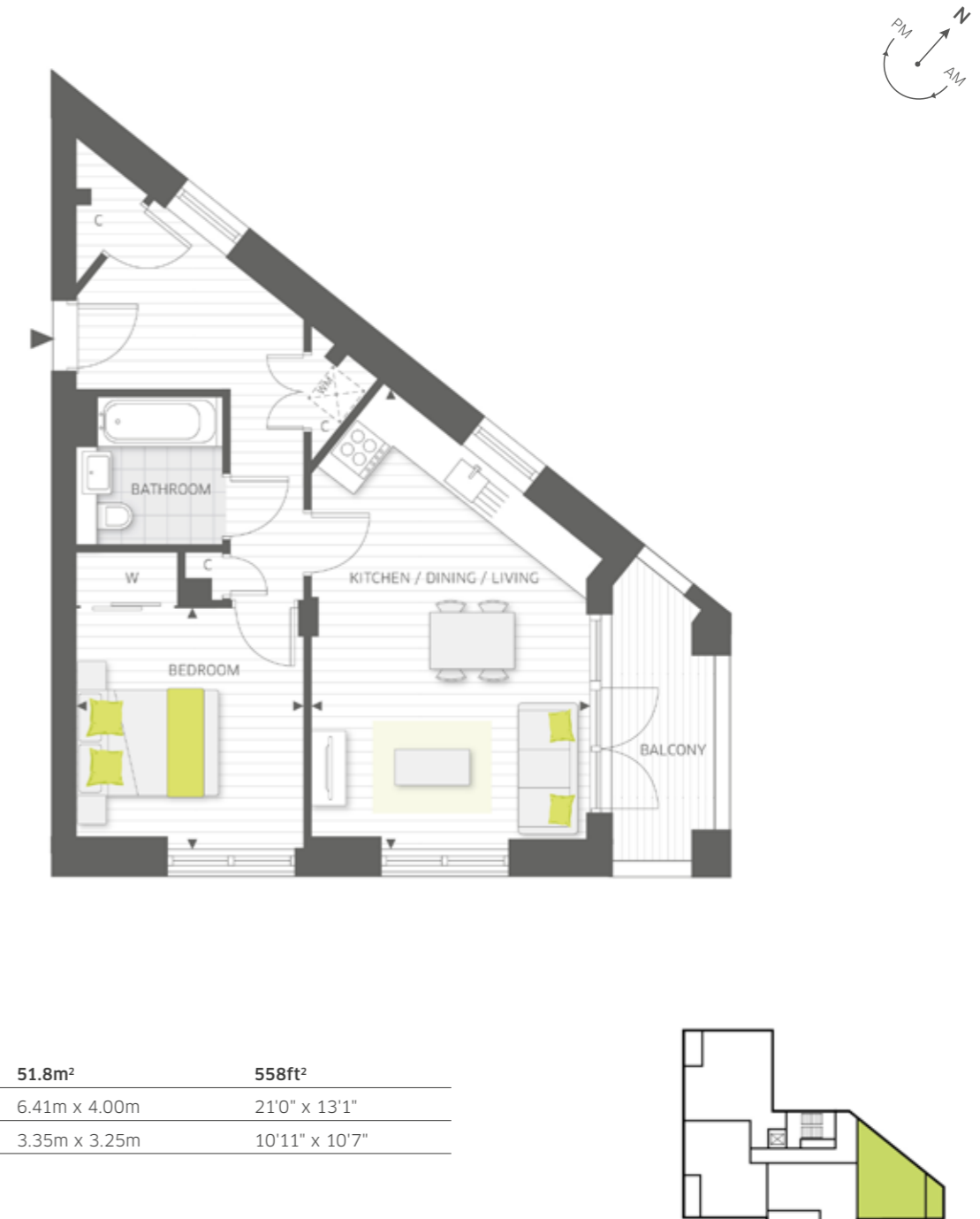
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1 BEDROOM APARTMENTS 6, 10 & 14



Front elevation from Vicar's Road

SECOND, THIRD & FOURTH FLOORS



Total Area	51.8m ²	558ft ²
Kitchen/Dining/Living	6.41m x 4.00m	21'0" x 13'1"
Bedroom	3.35m x 3.25m	10'11" x 10'7"

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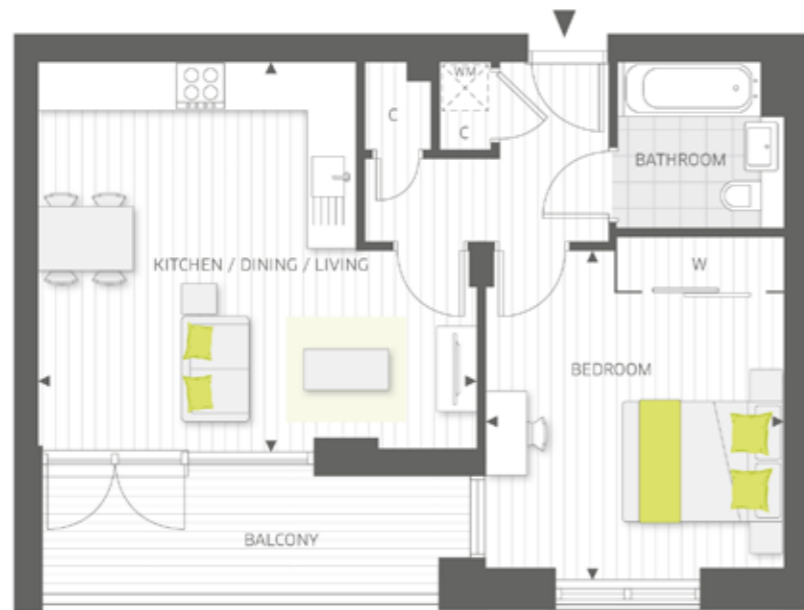
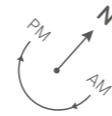
1 BEDROOM

APARTMENTS 7, 11, 15 & 19



Front elevation from Vicar's Road

SECOND, THIRD & FOURTH FLOORS



Total Area	51.5m ²	554ft ²
Kitchen/Dining/Living	5.51m x 5.00m	18'0" x 16'4"
Bedroom	3.89m x 3.74m	12'9" x 12'3"



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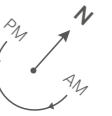
2 BEDROOM

APARTMENTS 8, 12 & 16



Front elevation from Vicar's Road

SECOND, THIRD & FOURTH FLOORS



Total Area	70.1m ²	755ft ²
Kitchen/Dining/Living	7.00m x 4.10m	22'11" x 13'5"
Bedroom 1	3.89m x 2.76m	12'9" x 9'0"
Bedroom 2	4.22m x 2.76m	13'10" x 9'0"



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2 BEDROOM APARTMENTS 9, 13 & 17



Rear elevation from Barrington Close



SECOND, THIRD & FOURTH FLOORS



Total Area	77.1m²	830ft²
Kitchen/Dining/Living	6.62m x 3.78m	21'8" x 12'4"
Bedroom 1	3.80m x 2.76m	12'5" x 9'0"
Bedroom 2	4.90m x 2.78m	16'0" x 9'1"



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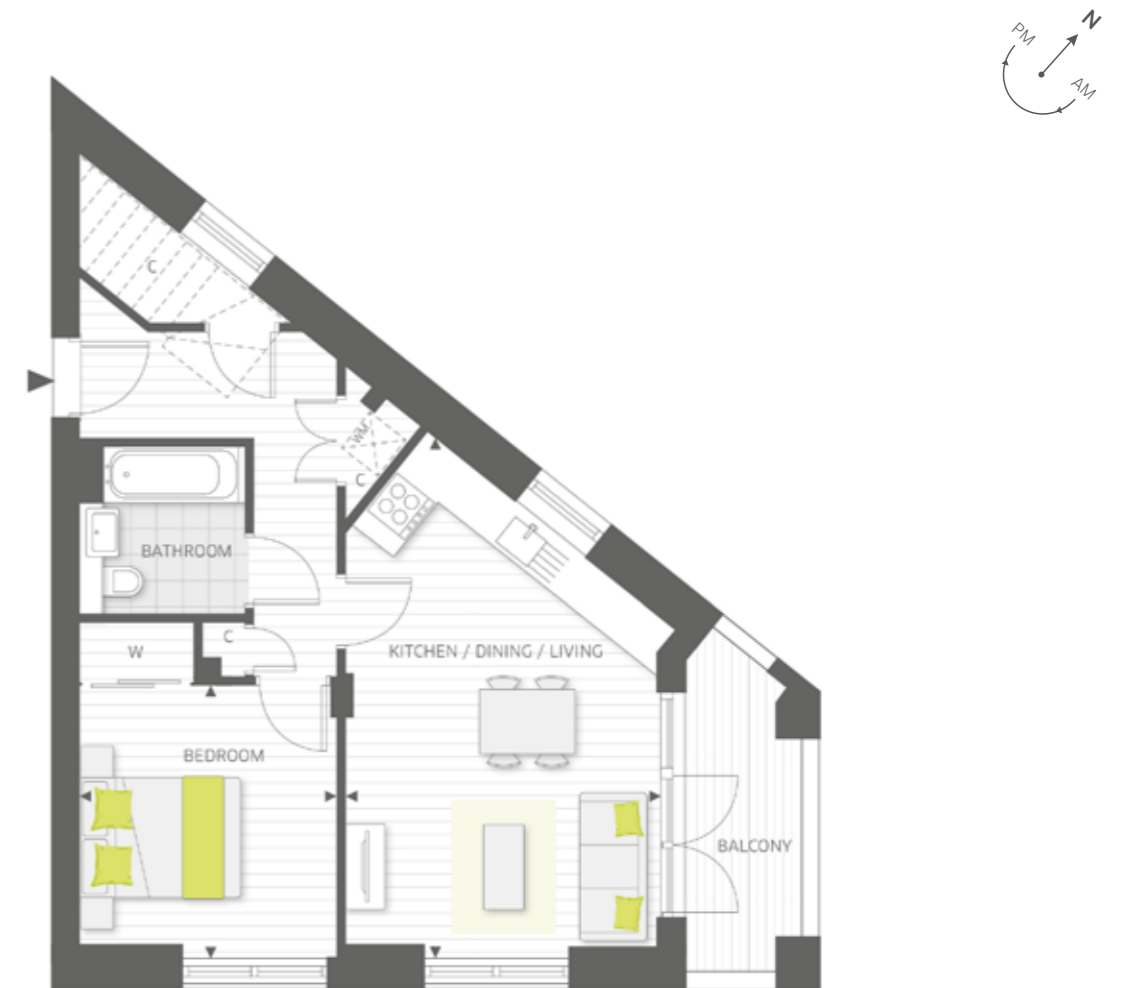
1 BEDROOM APARTMENT 18



Front elevation from Vicar's Road



FIFTH FLOOR



Total Area	51.8m²	558ft²
Kitchen/Dining/Living	6.42m x 4.00m	21'0" x 13'1"
Bedroom	3.42m x 2.36m	11'2" x 7'8"



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2 BEDROOM APARTMENT 20

FIFTH, SIXTH & SEVENTH FLOORS



Total Area	113.4m²	1221ft²
Bedroom 1	4.00m x 3.30m	13'1" x 10'9"
Bedroom 2	4.33m x 2.70m	14'2" x 8'10"



Kitchen/Dining/Living	7.40m x 6.66m	24'3" x 21'10"
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Only moments away

Feed off the buzz of the big city or take in the tranquillity of the canal towpath. Hunt for bargains in Camden Market or stroll under the big skies on Hampstead Heath. Wherever the mood takes you, you can be there in minutes.



CYCLING

HAMPSTEAD HEATH

JUST 10 MINUTES ON **TWO WHEELS**

The cycle routes on the Heath will take you through open meadows and past woodland to some of London's highest points and finest views. Walkers can ramble here for hours, nature lovers can be with the birds and butterflies, and open water swimmers can do their thing.

Easy access

*Where do you want to go and how do you want to get there?
Walking, cycling, bus or train – the choice is all yours.*

WALK OR BUS

PARKS, PUBS & LOCAL PLACES

JUST 10 MINUTES BY **BUS**

Take a stroll to Parliament Hill Fields for some of the finest views across London or to fly a kite. If the weather's warm or you're feeling especially brave, you might even take a dip in its Grade II listed Lido. For a quiet lunch or a sociable evening, the Southampton Arms is reputed to be the best pub in Gospel Oak and the Bull and Last, a Victorian coaching inn, is another popular watering hole.



Gospel Oak 'Roundel' is ™ Transport for London



OVERLAND & UNDERGROUND

GOSPEL OAK

JUST A 6 MINUTE **WALK** AWAY

From Gospel Oak overground station, you can travel all the way around London, west to Richmond or east to Barking, north to Watford or south to Croydon. Alternatively, change onto the tube network at West Hampstead or Highbury & Islington. The underground stations at Belsize Park and Tufnell Park are almost as close.

EDUCATION

SCHOOL DAYS

FOR THE BEST YEARS OF THEIR LIVES

Camden has an excellent reputation when it comes to education. In Gospel Oak, Fleet Primary was rated 'good' by Ofsted and Gospel Oak Primary 'outstanding'. Two local secondary schools - William Ellis for boys and Parliament Hill for girls - are also rated 'good'.



NATIONAL & INTERNATIONAL

KING'S CROSS ST PANCRAS

JUST A 12 MINUTE **TAXI** RIDE

Even the most dedicated Londoner occasionally needs to get away. If you fancy heading off elsewhere in the UK, you are minutes from the national rail network. And with the Eurostar station at St Pancras so close, Europe is your oyster.



Step out & explore

When you live in London, you have a lifetime's worth of places and experiences to discover. When you live in St Martin's Walk, you have more than enough just waiting on your doorstep.

CAMDEN & BELSIZE PARK

STREET FOOD TO FINE DINING

DECIDE ON YOUR BUDGET AND ENJOY

There are so many places to eat around here, in addition to the usual chains. Choosing is never going to be easy but, for starters, try The Truscott Arms in Belsize Park, a great gastropub, or Anima e Cuore in Kentish Town, voted one of London's 100 best restaurants by Time Out for its 'five-star Italian food at one-star prices'. Camden is great for cheap eats too, from noodle bars to soul food.



FROM THE ROUNDHOUSE TO KENWOOD HOUSE

RICH IN MUSIC, ART, FILM & THEATRE

FAMOUS FOR ITS CREATIVITY

The Roundhouse stages everything from live music gigs to literary events. There's cutting-edge drama at the Hampstead Theatre and open-air shows in Regent's Park. And the art ranges from Old Masters in Kenwood to contemporary conceptualists at Gallery 176.



WHERE THE WORLD COMES TO SHOP CAMDEN MARKET

JUST 16 MINUTES BY BUS

This globally-famous market has expanded hugely from its early days selling local arts and crafts. Today you'll find stalls with everything from antiques to alternative fashion. The weekends really buzz here but you can always grab a little peace and quiet by the canal.

Nearby Hampstead is home to a plethora of independent retailers and quirky specialist shops like The Button Lady.



THE COMMUNITY INVESTMENT PROGRAMME (CIP) IS CAMDEN COUNCIL'S INITIATIVE TO INVEST MONEY IN SCHOOLS, HOMES AND COMMUNITY FACILITIES BY REDEVELOPING UNDERUSED BUILDINGS OR LAND.

The Community Investment Programme

The Community Investment Programme (CIP) is Camden's answer to government spending cuts. The Council aims to build over 3,000 homes and invest £117 million in schools and children's centres through its CIP, as well as deliver new community centres and accommodation for single, homeless people.

The Council is also responding to the Housing and Planning Act by using innovative ways to offer more affordable housing options for residents. Around 1,400 homes will be affordable under CIP. Through the creation of Camden Living, a wholly council-controlled company, they will be able to retain more of the new homes they are building through CIP and offer affordable rents to residents.

The programme is making a real difference to the lives of local people - whether it's council tenants moving out of overcrowded accommodation into new homes, children enjoying

a brand new school building or homeless people benefiting from a safe environment to learn new skills and turn their lives around.

To date the Council's CIP has built nearly 300 homes and expects to complete another 425 homes in the next 18 months. So far, £61m has been invested in improvements to schools and children's centres, including a new building for Netley Primary School. Building works are in progress at six CIP sites, including Agar Grove estate, one of the biggest CIP housing regeneration schemes in Camden - delivering 493 new or replacement homes.



Delivered by Camden's
Community Investment Programme



Find out more

SELLING AGENTS



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Delivered by Camden's
Community Investment Programme



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