



Carlow House

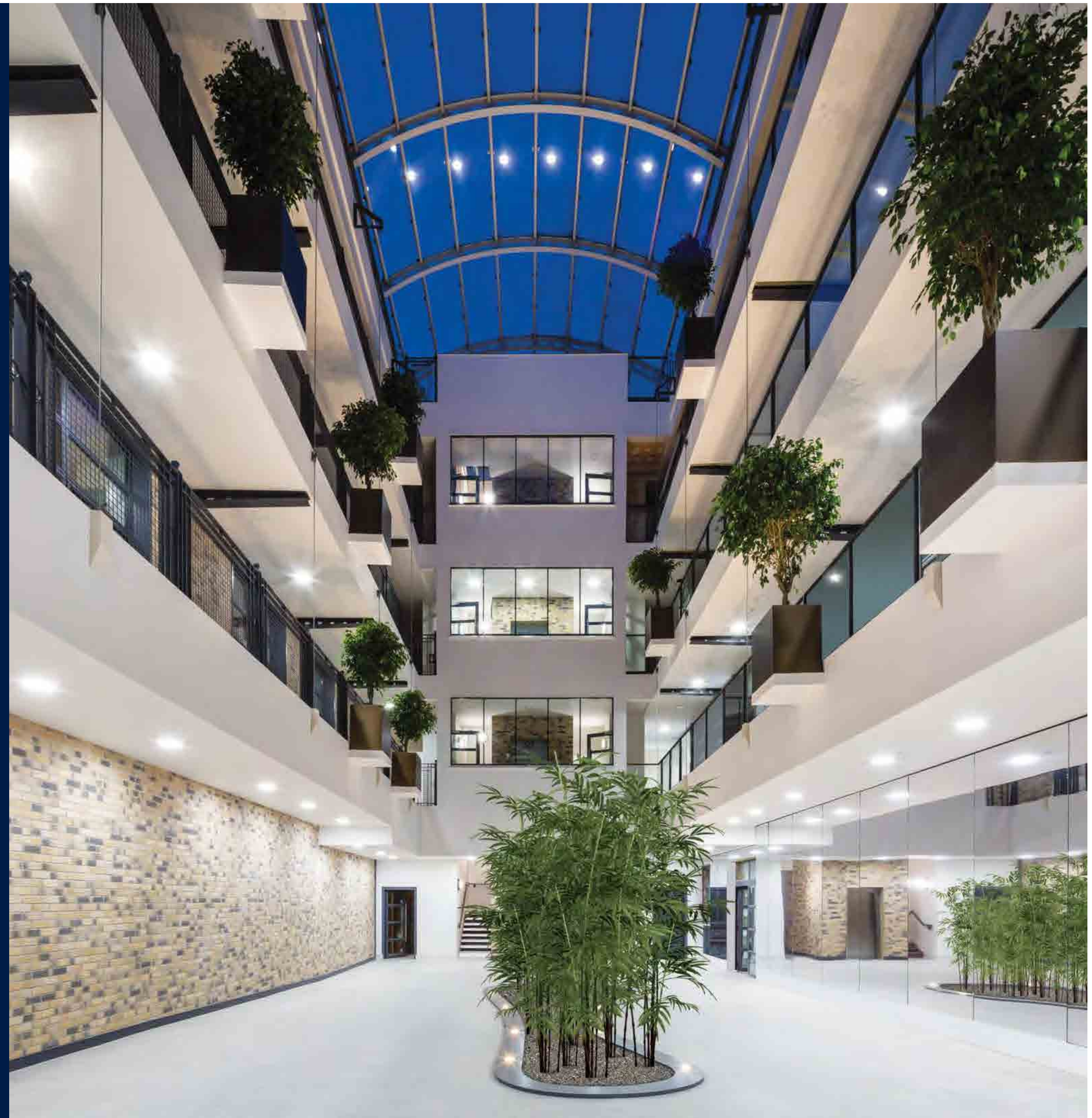
LONDON NW1

Manhattan loft style living space
designed around the largest & most dramatic
4 storey glass domed atrium void
in the Capital

Interior design by
internationally acclaimed
Rabih Hage



*‘At Carlow House we have created
a new ‘Rough Luxe’ finish combining raw and polished
textures to accentuate the unique values of this
inspirational 1930’s warehouse conversion’*



DEVELOPMENT PARTNERS

PRINCETON
PROPERTY
PARTNERS



Pop to the park for a leisurely stroll

410 acres of former hunting grounds, the Royal Parkland of Regent's Park – 8 minutes walk from Carlow House.



Regent's Park
LONDON NW1



- King's Cross
- British Library
- St Paul's Cathedral
- More London
- London Bridge Quarter
- Mornington Crescent
- Tate Modern
- Euston Road
- Euston Station
- University of London
- British Museum
- University College London
- University College Hospital
- The County Hall and London Eye
- Oxford Street
- Trafalgar Square
- Big Ben & Houses of Parliament
- Buckingham Palace
- Westminster Abbey
- Regent's Park

Carlow House
LONDON NW1

- 1 minute, one stop from Euston Station.
- 1 minute, one stop from Camden Town.
- 2 minutes walk from Northern line tube services at Mornington Crescent.
- 5 minutes, four stops from Tottenham Court Road Station and forthcoming Crossrail Interchange.
- 7 minutes by tube from Kings Cross/St Pancras International and Eurostar.
- 8 minutes walk from the splendour of Regent's Park.
- 12 minutes walk from the tranquility of Primrose Hill.

Perfectly placed for high end London living

- Surrounded and within close proximity of some of the Capital's most sought after districts – Belsize Park, Swiss Cottage, St John's Wood and Lord's Cricket Ground, Marylebone, Fitzrovia & Bloomsbury.
- Strategically located to maximise on the regeneration and long term growth of what is currently the largest area of urban redevelopment in Europe – Kings Cross Central, a brand new 67 acre district with its own new postcode, NC1.
- Well placed and within convenient walking distance of some of London's most prestigious universities including University College London, University College Hospital and The Royal Academy of Dramatic Art.



The sheer innovation and breathtaking conversion of Carlow House has been inspired by New York developments such as The Solaire, One 57 and the Diane Von Furstenberg Studios where greenery and winter gardens formed an integral feature.

This vision, together with the conceptual brilliance of interior design guru, Rabih Hage, has led to the creation of some of London's finest new loft style living space.

Carlow House, a visionary transformation

- Choice of Suites, 1 Bed, 1 Bed Plus and 2 Bedroom apartments.
- Living space arranged from ground to fourth floor level arranged around a spectacular glass domed atrium with mirrored walls, exposed brick walls, steel gantry ways with 'floating' feature planters and a dramatically lit, curved and formed oriental palm tree garden showcasing the ground level.
- Two stairwells and lifts, serving each apartment level.
- Fabulous 'semi-industrial Rough Luxe' finished entrance foyer and concierge reception.
- Luxurious apartment specifications with a fusion of classic 1930's overtones amid contemporary finishes.
- A landmark building with striking Art Deco facade and retained warehouse type features.

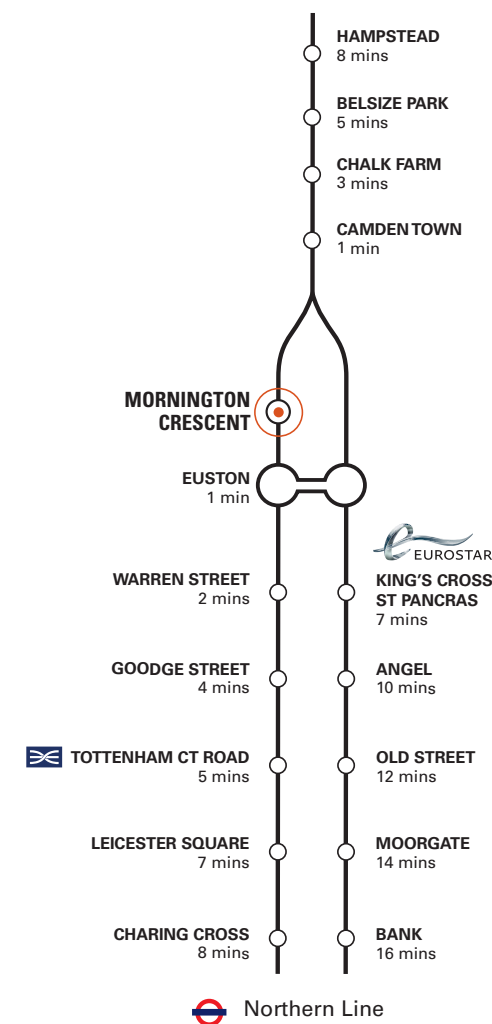


Carlow House
LONDON NW1



Connect for
the continent at
Kings Cross/St Pancras
International
in 7 minutes

... 2 hours later it's
business in Brussels
or prepare to arrive
in central Paris



Carlow House will provide
an exceptional base for
fast and convenient
domestic and international
travel.

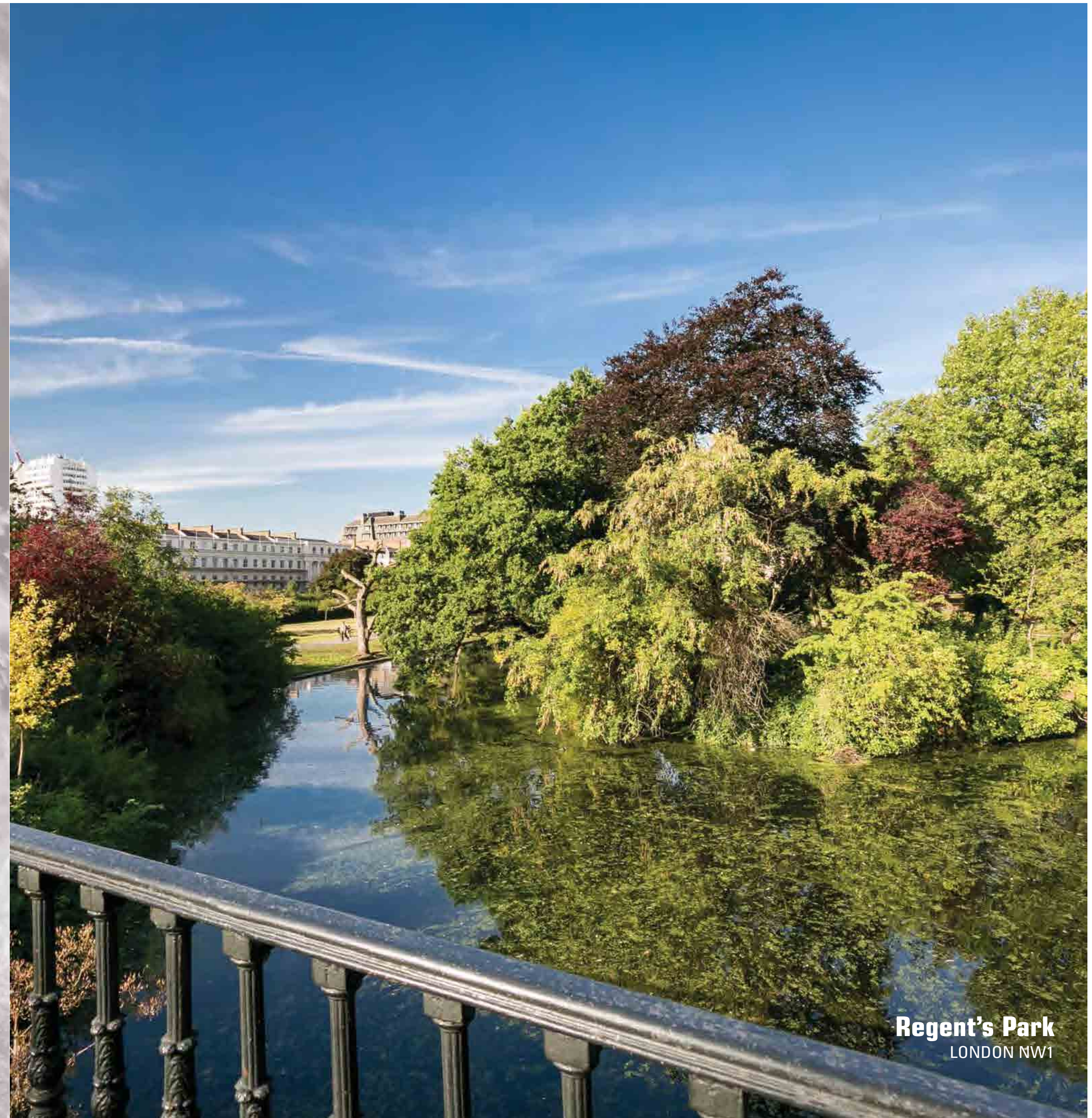
Residents at Carlow House will have Northern line services virtually on their doorstep, Crossrail connections within 5 minutes, Eurostar travel within 7 minutes and a 30 minute hop to London Heathrow with the introduction of the Elizabeth line in 2019.

The location offers fast accessibility to all parts of the Capital, its financial centres, Royal parks, universities and world renowned shopping streets.



Tranquil parkland, quiet waterways and immaculate gardens

The magnificent green oasis that is Regent's Park today,
little over 5 minutes walk from Carlow House.



Regent's Park
LONDON NW1



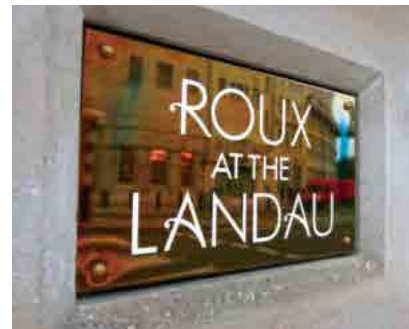
London's most revered and fashionable playground

Primrose Hill lies around 12 minutes walk from Carlow House and remains synonymous to the sheer exclusivity and affluence of this niche residential pocket.

Primrose Hill
LONDON NW1

Camden and Marylebone need little introduction as districts of distinct and diverse cultural style, havens for fashionable haunts, fine dining establishments and the brash mix of bustling markets, distinguished boutiques and everything in between.

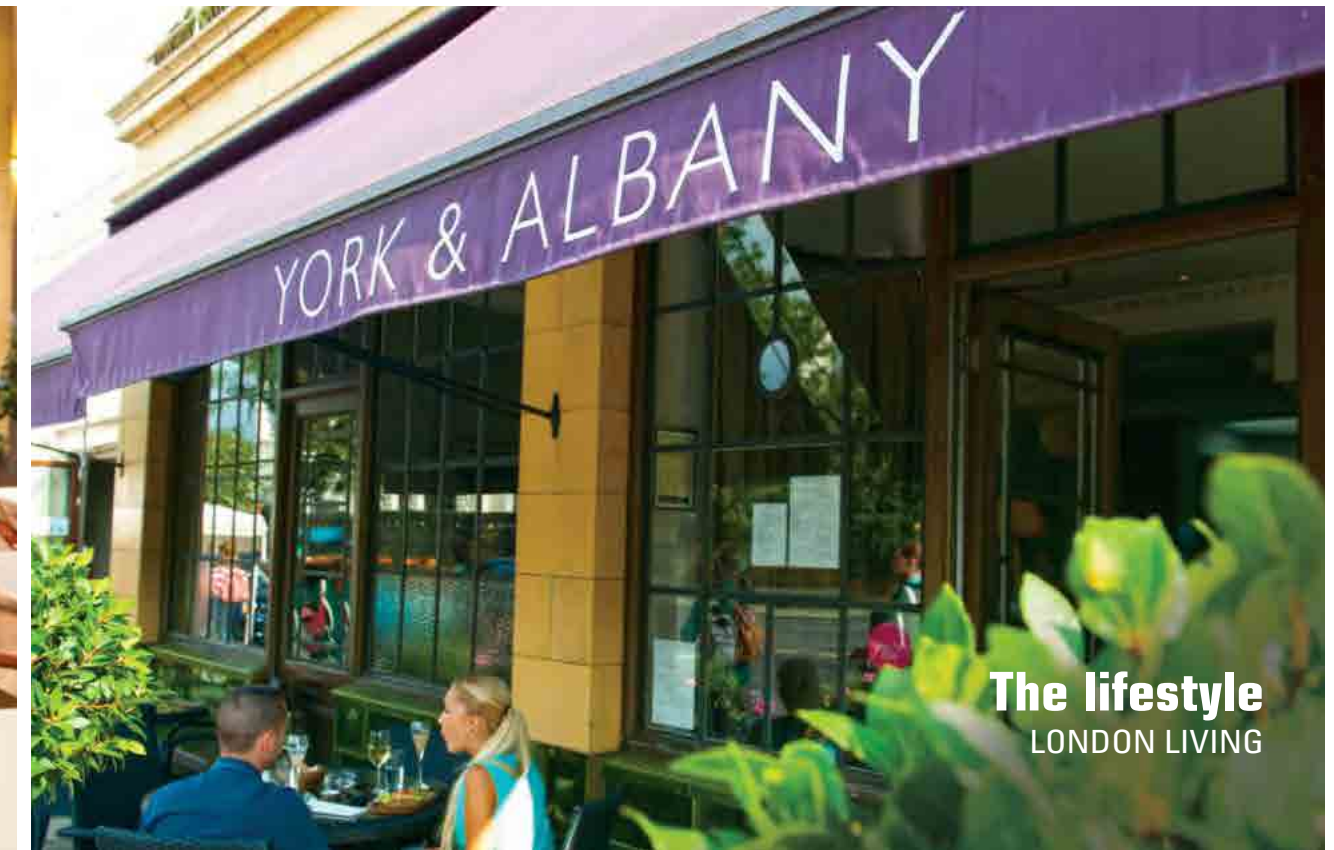
Residents at Carlow House will be within easy reach of Chiltern Street - voted 'London's coolest street' by Condé Nast Traveller, with the Chiltern Firehouse currently enjoying celebrity status as the eatery to be seen in!



Carlow House lies within close proximity of many notable London landmarks including the British Library, Madame Tussaud's and the Royal Academy of Music, with neighbouring King's Cross Central showcasing an entire new district for the Capital.



A buzzing, dynamic district surrounded by cosmopolitan style



The lifestyle
LONDON LIVING



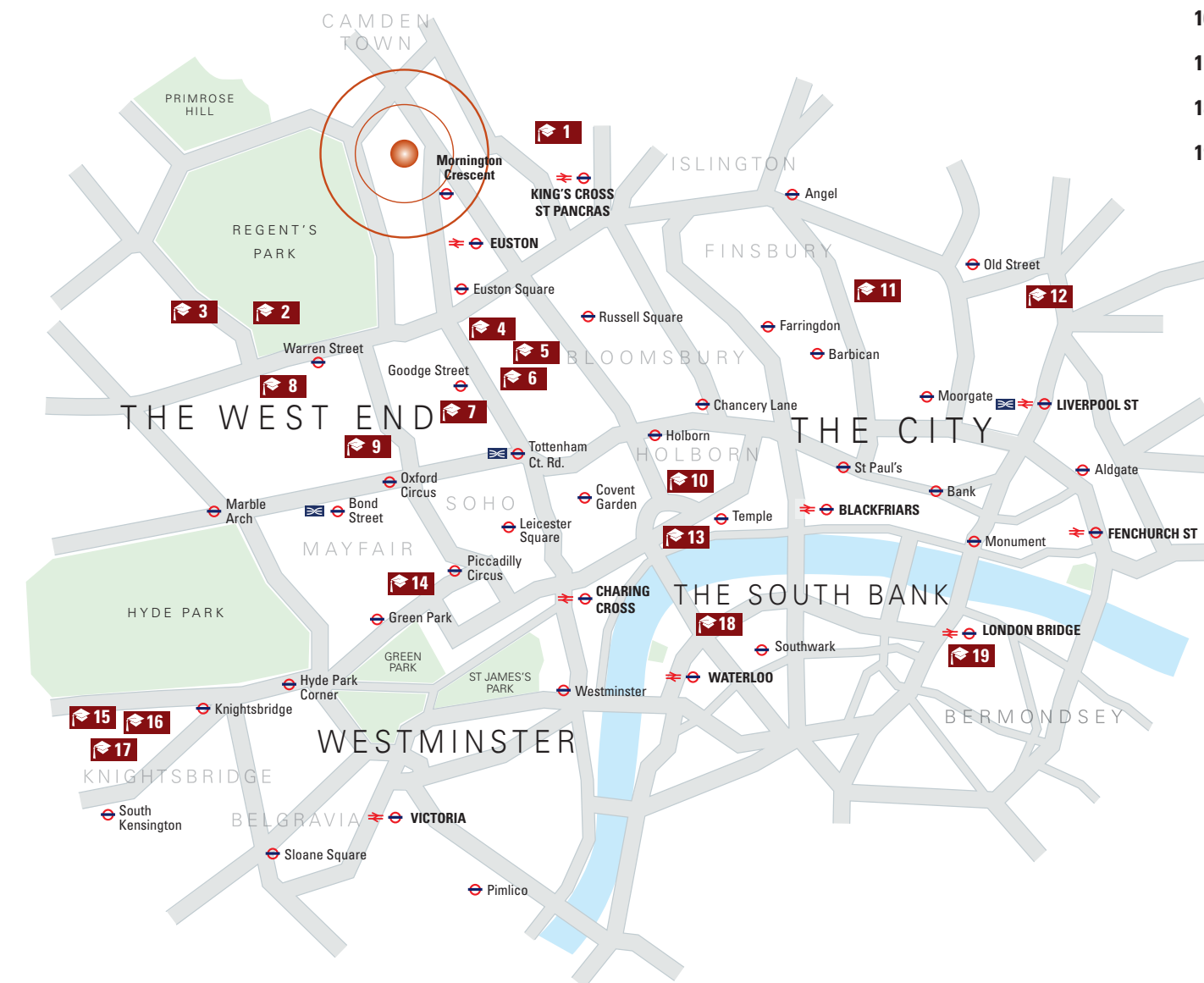
Within 20 minutes walk of Carlow House:

- University College London
- University College Hospital
- Royal Academy of Dramatic Art

Within 30 minutes walk of Carlow House:

- Regent's University London
- London Business School
- University of Westminster
- Royal Academy of Music

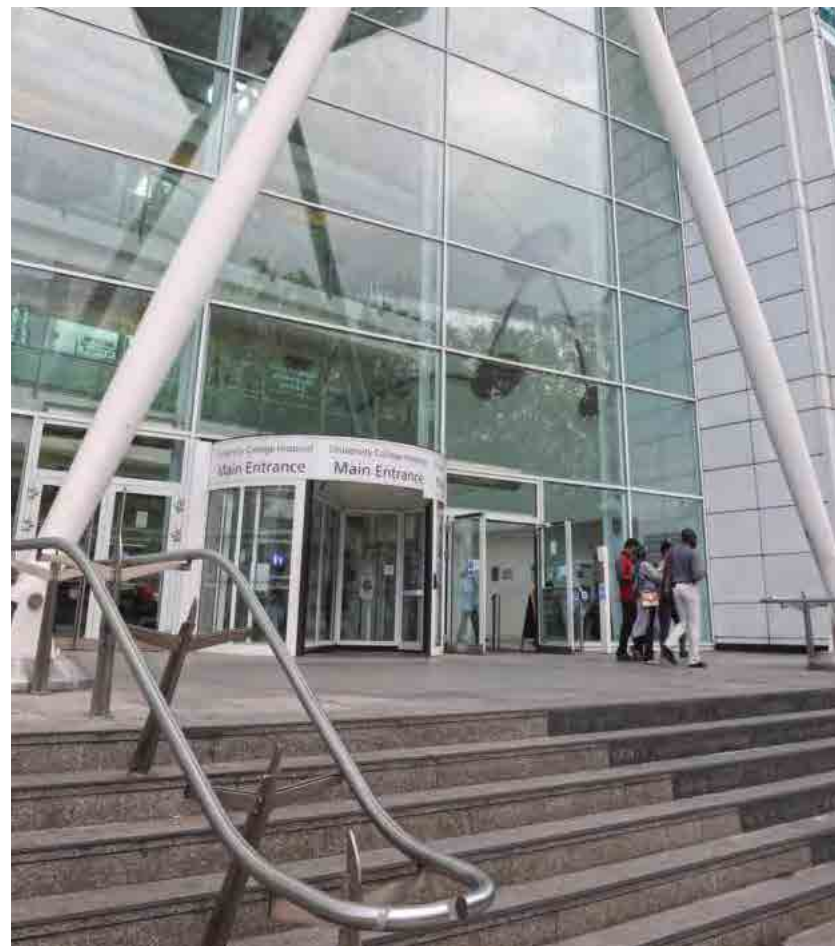
Luxury living amid one of the highest concentrations of universities in the world



All journey times are from Morningside Crescent to the nearest tube station of each university or institution stated above. Source: tfl.gov.uk.

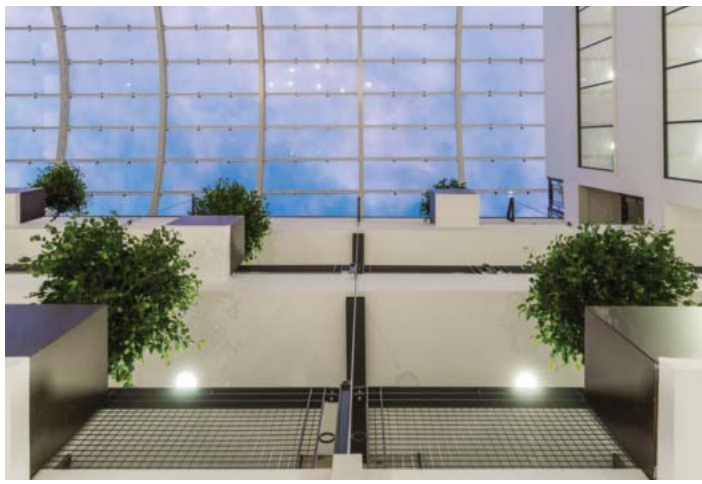
Rank	University	Journey Time
1	Central St Martin's College of Art & Design	7 mins
2	Regent's University London	18 mins
3	London Business School	18 mins
4	University College London (UCL)	5 mins
5	University of London	5 mins
6	Royal Academy of Dramatic Art	5 mins
7	University of Westminster (Cavendish)	5 mins
8	University of Westminster (Marylebone)	18 mins
9	University of Westminster (Regent Street)	9 mins
10	London School of Economics (LSE)	12 mins
11	City University	10 mins
12	UAL London College of Fashion	12 mins
13	King's College (Strand)	18 mins
14	Royal Academy of Arts	11 mins
15	Royal College of Art	19 mins
16	Imperial College London	19 mins
17	Royal College of Music	19 mins
18	King's College (Waterloo)	11 mins
19	King's College (Guy's)	19 mins

With a student population of some 400,000, the Capital is renowned as a world class location for selective universities and higher educational institutions. The location of Carlow House will ensure easy access by tube or foot to all of London's principal universities.

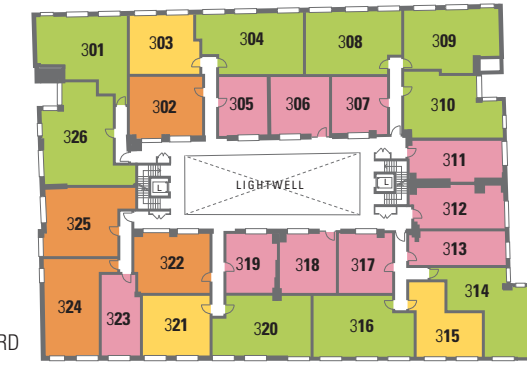




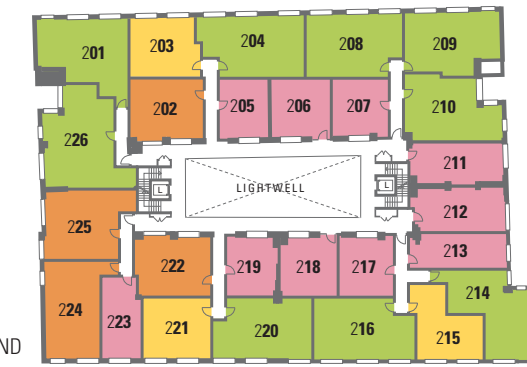
The development



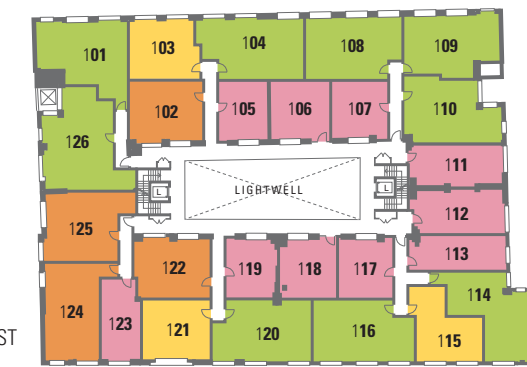
4TH



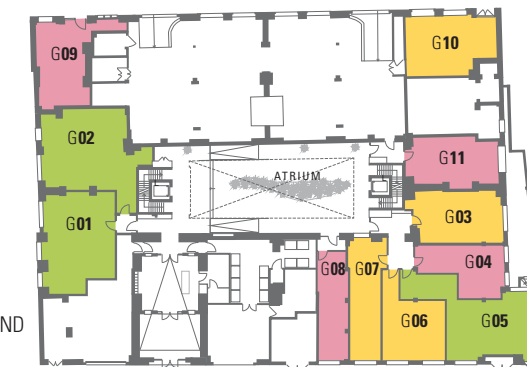
3RD



2ND



1ST



GND

CARLOW STREET

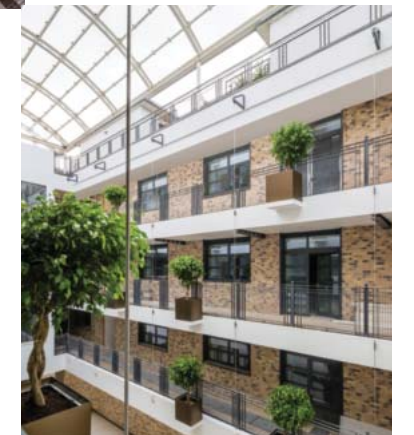
The suites and apartments at Carlow House will be accessed via a striking entrance foyer leading into the concierge reception with a feature backlit artwork gracing one wall.

This imposing area will have shuttered concrete finishes to walls, tiled floor, coffered ceilings, a stunning array of LED lighting and a bespoke timber and anodised metal concierge desk – designed and finished to prepare the senses for entering the spectacle of the atrium itself.

Step into a fusion of exposed brick and 'industrial' themed finishes, dramatic voids of space and cascades of natural light



A choice of highly refined suites and apartments are arranged from ground to fourth floor level with internal areas ranging from around 550 sq ft to over 900 sq ft of luxurious living space.

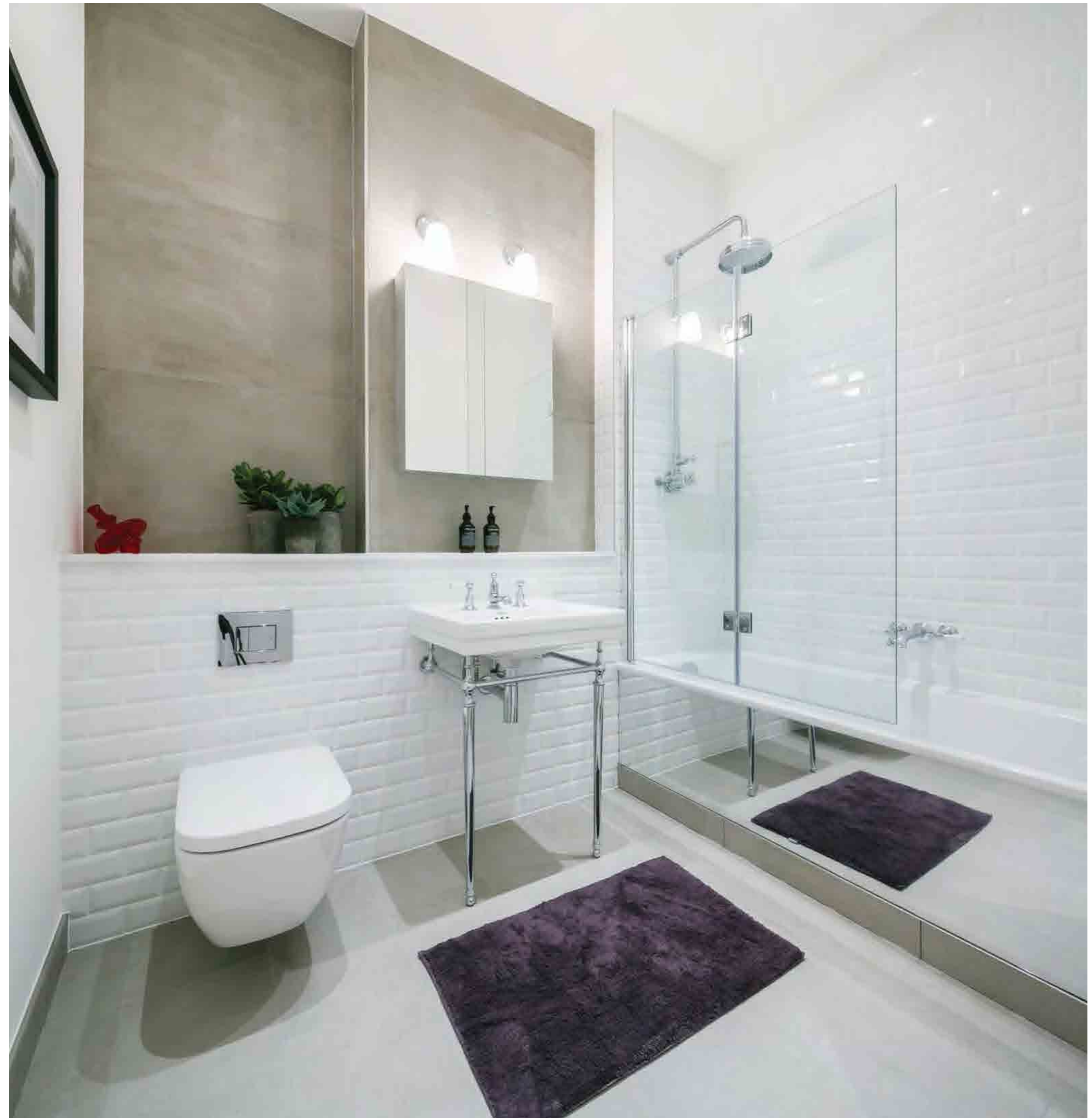
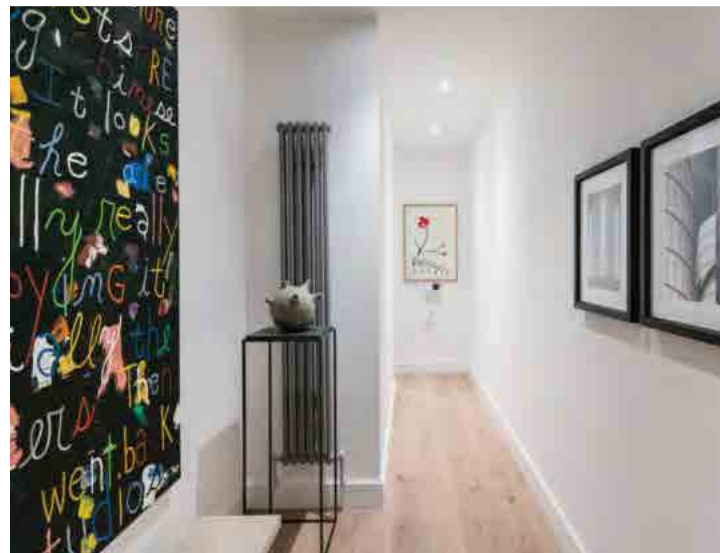


Carlow House
LONDON NW1

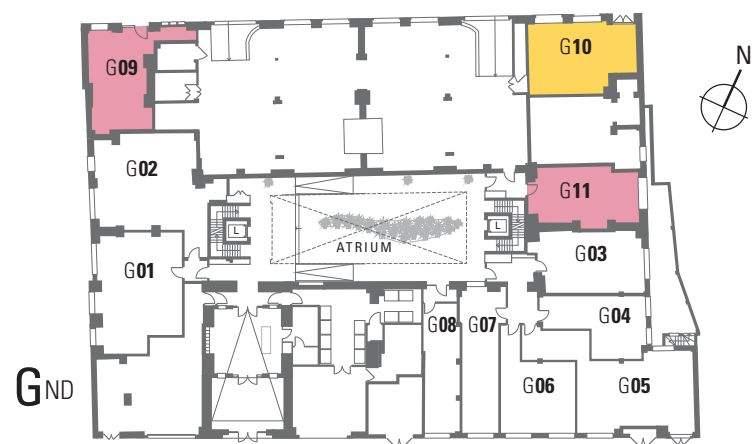
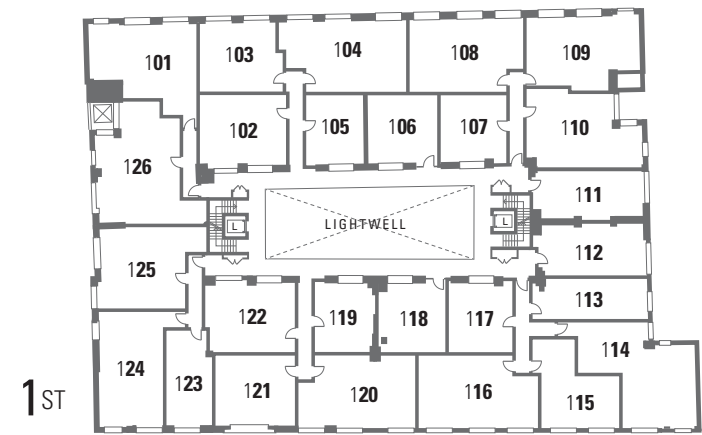
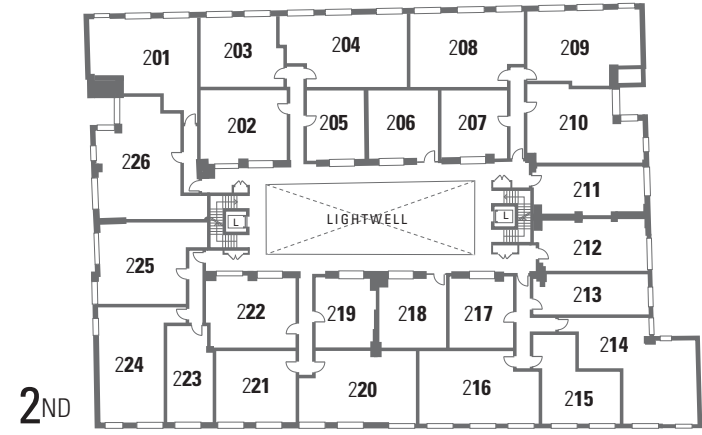
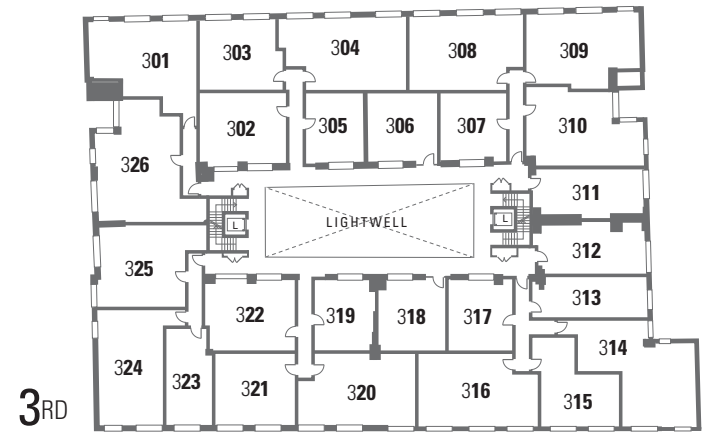


One bedroom show apartment at Carlow House with interior design by Rabih Hage.





4TH FLOOR NOT SHOWN



G09 SUITE

Internal area 51.4 sq.m. 553 sq.ft.

Living/dining inc kitchen 5.8 x 5.7m 19'0" x 18'8"
 Bedroom area 4.8 x 2.4m 15'9" x 7'10"



G11 SUITE

Internal area 50.0 sq.m. 536 sq.ft.

Living/bed inc kitchen 7.0 x 3.4m 22'10" x 11'2"



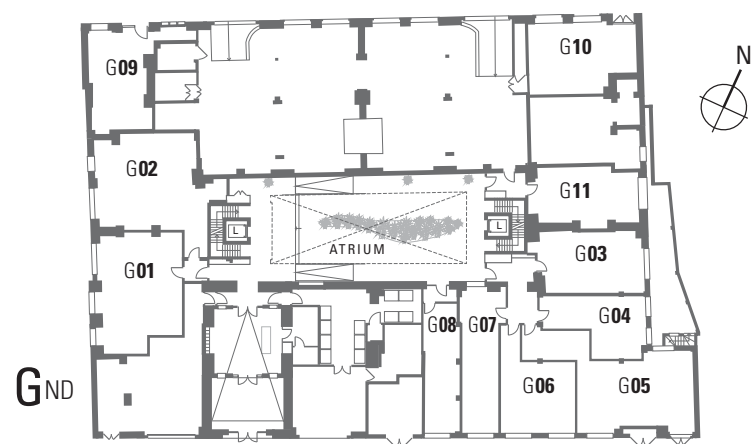
G10 1 BEDROOM

Internal area 58.5 sq.m. 630 sq.ft.

Living/dining inc kitchen 7.0 x 3.4m 22'10" x 11'2"
 Reception area 5.7 x 3.5m 18'8" x 11'6"
 Bedroom 3.8 x 3.5m 12'6" x 11'6"

Apartment plans are intended to be correct, precise details may vary, furniture and finishes are shown for illustrative purposes only. Room dimensions are approximate and indicate maximum achievable, total areas are accurate to within 5%.

4TH FLOOR NOT SHOWN



CARLOW STREET



102 1 BEDROOM PLUS
Internal area 50.8 sq.m. 547 sq.ft.

302 1 BEDROOM PLUS
Internal area 50.9 sq.m. 548 sq.ft.

Living/dining	4.2 x 4.9m	13'8" x 16'0"
Kitchen area	2.5 x 1.7m	8'2" x 5'7"
Bedroom	3.5 x 3.6m	11'6" x 11'9"
Study/Bedroom	2.7 x 2.4m	9'6" x 7'10"



125 1 BEDROOM PLUS
Internal area 60.7 sq.m. 653 sq.ft.

225 1 BEDROOM PLUS
Internal area 61.2 sq.m. 659 sq.ft.

325 1 BEDROOM PLUS
Internal area 60.8 sq.m. 654 sq.ft.

Living/dining inc kitchen	6.2 x 4.6m	20'3" x 15'0"
Bedroom	5.4 x 3.3m	17'7" x 10'9"
Study/bedroom	3.6 x 2.4m	11'9" x 7'10"



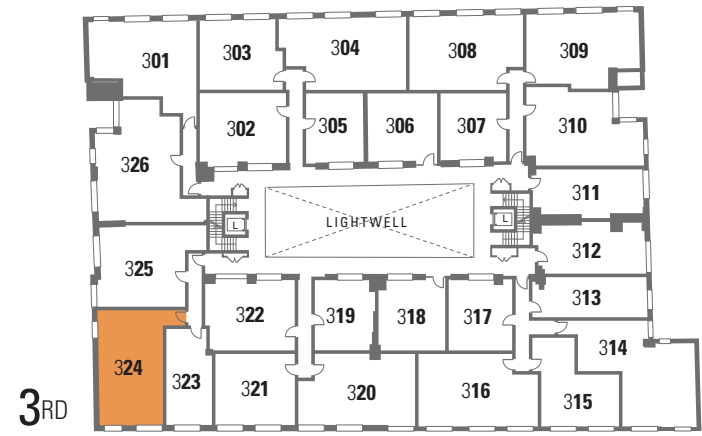
122 1 BEDROOM PLUS
Internal area 51.3 sq.m. 552 sq.ft.

322 1 BEDROOM PLUS
Internal area 51.2 sq.m. 551 sq.ft.

Living/dining	4.2 x 4.9m	13'8" x 16'0"
Kitchen	2.5 x 1.7m	8'2" x 5'7"
Bedroom	3.8 x 3.5m	12'6" x 11'6"
Study/Bedroom	2.7 x 3.0m	9'6" x 9'9"

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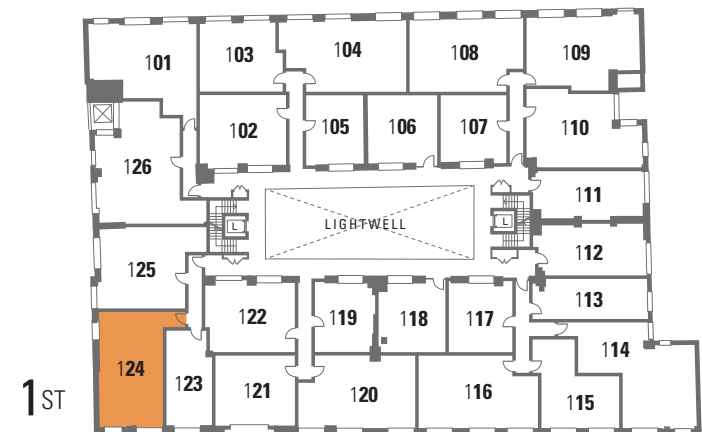
4TH FLOOR NOT SHOWN



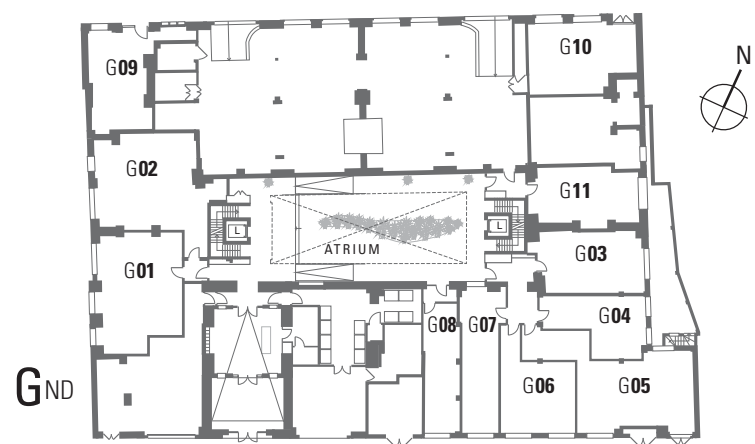
3RD



2ND



1ST



GND

CARLOW STREET

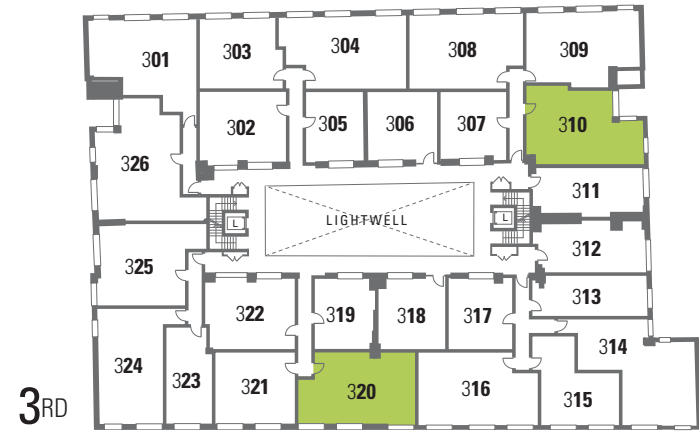


124	1 BEDROOM PLUS		
Internal area	61.4 sq.m.	661 sq.ft.	
224	1 BEDROOM PLUS		
Internal area	62.3 sq.m.	671 sq.ft.	
324	1 BEDROOM PLUS		
Internal area	61.0 sq.m.	657 sq.ft.	
Living/dining inc kitchen	5.7 x 4.9m	18'8" x 16'0"	
Bedroom	4.4 x 2.8m	14'4" x 9'2"	
Study/Bedroom	2.3 x 3.2m	7'6" x 10'5"	

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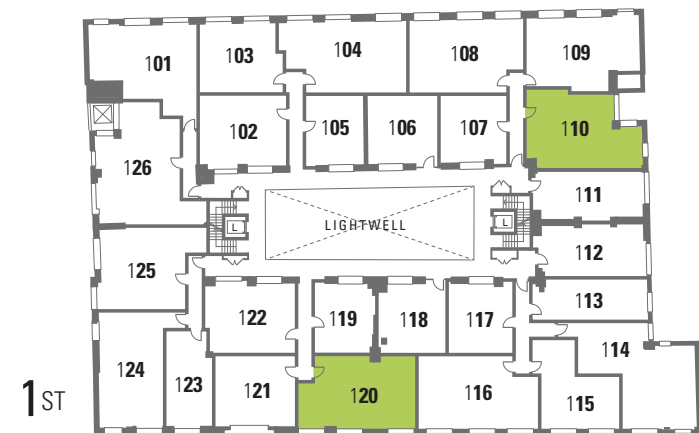
4TH FLOOR NOT SHOWN



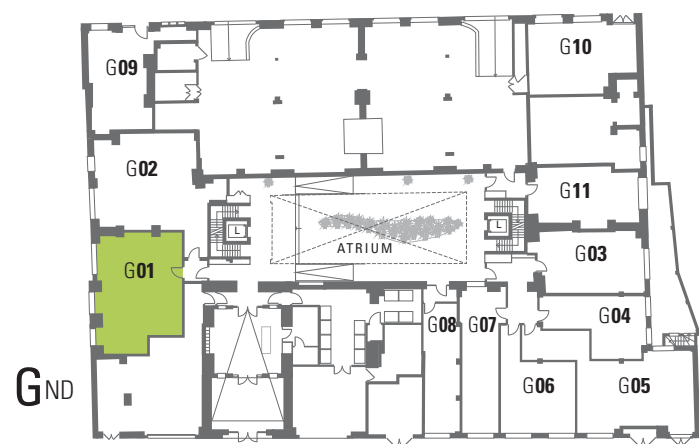
3RD



2ND



1ST



GND

CARLOW STREET



G01 2 BEDROOM

Internal area **73.5 sq.m.** 791 sq.ft.

Living/dining inc kitchen 5.5 x 4.4m 18'0" x 14'4"
 Master bedroom 5.9 x 3.4m 19'4" x 11'2"
 Bedroom 2 4.8 x 2.8m 15'9" x 9'2"



110 2 BEDROOM

Internal area **60.5 sq.m.** 651 sq.ft.

210 2 BEDROOM

Internal area **60.3 sq.m.** 649 sq.ft.

310 2 BEDROOM

Internal area **62.7 sq.m.** 675 sq.ft.

Living/dining inc kitchen 5.9 x 3.7m 19'3" x 12'1"
 Master bedroom 3.8 x 2.8m 12'5" x 9'2"
 Bedroom 2 2.6 x 3.4m 8'6" x 11'1"



120 2 BEDROOM

Internal area **60.8 sq.m.** 654 sq.ft.

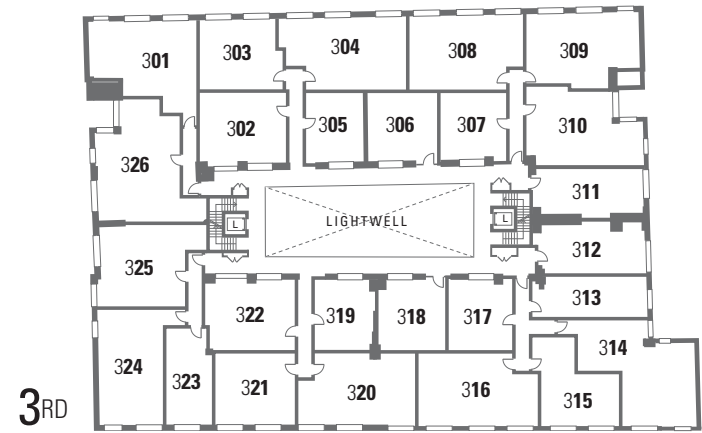
320 2 BEDROOM

Internal area **62.0 sq.m.** 667 sq.ft.

Living/dining inc kitchen 4.0 x 6.5m 13'0" x 21'2"
 Master bedroom 3.2 x 3.2m 10'5" x 10'5"
 Bedroom 2 3.0 x 3.2m 9'9" x 10'5"

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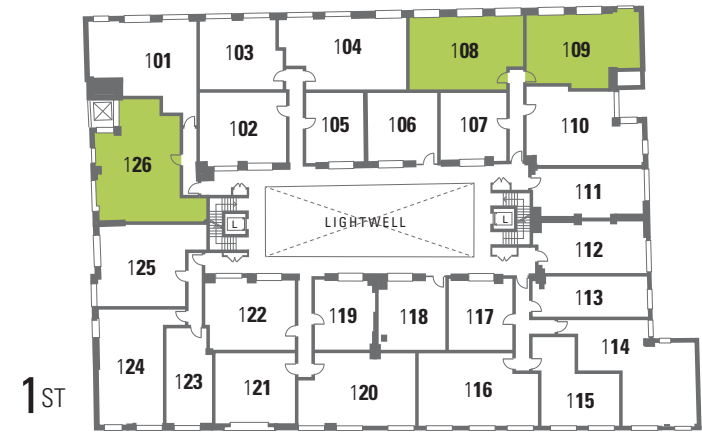
4TH FLOOR NOT SHOWN



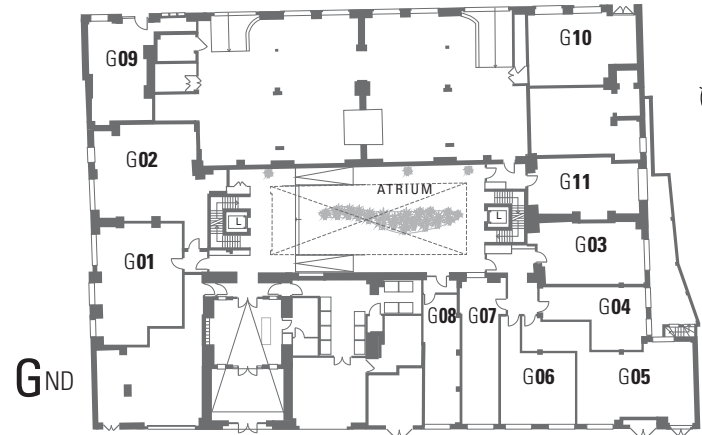
3RD



2ND

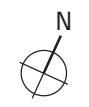


1ST



GND

CARLOW STREET



126 2 BEDROOM

Internal area	77.0 sq.m.	829 sq.ft.
Living/dining inc kitchen	9.8 x 4.5m	32'0" x 14'8"
Master bedroom	3.6 x 3.7m	11'9" x 12'1"
Bedroom 2	4.3 x 3.3m	14'0" x 10'9"



108 2 BEDROOM

Internal area	63.5 sq.m.	684 sq.ft.
Living/dining inc kitchen	3.4 x 6.6m	11'1" x 21'6"
Master bedroom	3.4 x 3.3m	11'1" x 10'9"
Bedroom 2	3.1 x 3.3m	10'1" x 10'9"



109 2 BEDROOM

Internal area	63.3 sq.m.	681 sq.ft.
Living/dining inc kitchen	4.2 x 4.8m	13'9" x 15'9"
Master bedroom	2.9 x 4.7m	9'6" x 15'5"
Bedroom 2	2.8 x 3.2m	9'2" x 10'5"

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1ST - 4TH FLOOR NOT SHOWN



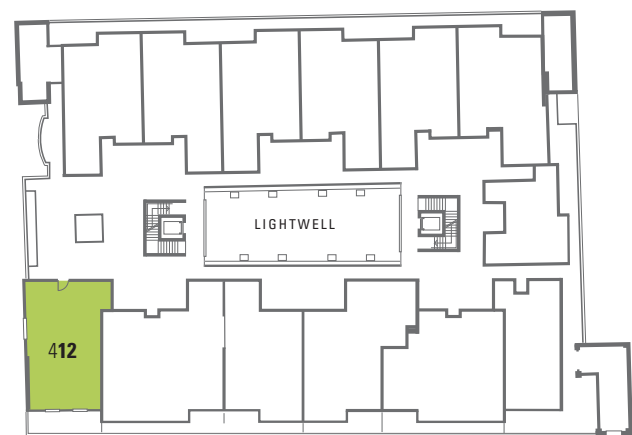
G02 2 BEDROOM
 Internal area 85.8 sq.m. 924 sq.ft.

Living/dining inc kitchen	7.9 x 4.1m	25'10" x 13'4"
Hall	6.1 x 2.2m	20'0" x 7'2"
Master bedroom	4.5 x 3.4m	14'8" x 11'2"
Bedroom 2	2.3 x 3.2m	7'6" x 10'6"

G05 2 BEDROOM
 Internal area 82.5 sq.m. 888 sq.ft.

Living/dining inc kitchen	5.7 x 6.4m	18'7" x 21'0"
Master bedroom	4.6 x 5.0m	15'0" x 16'4"
Bedroom 2	4.9 x 2.0m	16'0" x 6'6"

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412 2 BEDROOM

Internal area 77.5 sq.m. 834 sq.ft.
 External area 13.9 sq.m. 150 sq.ft.

Living/dining 6.3 x 4.7m 20'7" x 15'4"
 Master Bedroom 4.0 x 2.6m 13'0" x 8'6"
 Bedroom 2 3.5 x 3.0m 11'5" x 9'9"

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 Room dimensions are approximate and indicate maximum achievable, total areas are accurate to within 5%.



Specification

GENERAL SPECIFICATION

- Walls & ceilings in brilliant white matt finish.
- Matt finish door linings, skirtings and architraves.
- One strip hardwood engineered flooring to principal rooms (living/dining, kitchen area and bedrooms).
- Polished chrome door furniture.
- Brushed metal finish switch and socket plates.
- Thermostatically controlled central heating to living rooms and bedrooms.
- Recessed LED low energy downlighting.
- Satellite, terrestrial TV and telephone sockets to living rooms and bedrooms.
- Sky+ TV to living/dining area.
- All aerial sockets connected to receive terrestrial and digital channels.
- Dimmer switches to living room & all bedroom lighting.
- Double glazing throughout.

HALLWAY

- One strip hardwood engineered flooring.

KITCHEN

- One strip hardwood engineered flooring.
- Dark grey matt finish to base units with white matt to upper units, all with concealed handles.
- Smoke grey stone worktop with white glass splashbacks.
- Smeg integrated appliances to include:
 - single low level oven.
 - built in microwave.
 - 5 ring ceramic hob with hood.
 - Washer/dryer*, dishwasher & fridge/freezer.
- Low energy underlighting to wall units.
- Stainless steel 1½ bowl undermounted sink and grooved worktop drainer.
- Centralised appliance switch panel.

BEDROOMS

- One strip hardwood engineered flooring.
- Full height wardrobes to all bedrooms.

GENERAL BATHROOM & EN-SUITE

- White bathroom suite with steel bath, back to wall WC and period style feature basin.
- Large format porcelain floor tiles.
- High gloss white wall tiles.
- Under floor warming.
- Clear glass frameless bath screen and/or shower enclosure.
- Concealed plumbing with reconstituted stone vanity top.
- Paint finished cabinetry with mirrored door, white glass splashback and feature lighting.
- Polished metal shaver socket.
- Chrome plated taps, bottle trap, dual flush cistern plate, thermostatic bath filler/shower mixer, shower rail and handset.
- Chrome plated electric heated towel rail.

SECURITY

- Video entry phone system to each apartment.

COMMUNAL AREAS

- Opulent interior designed stone tile and timber floor entrance foyer.
- 4 storey landscaped atrium lightwell.
- Secure cycle storage.
- Carpeted upper lift lobbies.
- Feature gangway at each upper apartment level.

* Washer/dryer may be free standing where located in services cupboard.



DEVELOPMENT PARTNERS

PRINCETON
PROPERTY
PARTNERS

ARGO
Real Estate Partners LLP

Investec
Property
Out of the Ordinary™

Carlow House

CARLOW STREET, CAMDEN,
LONDON NW1 7BS



For further information or show suite viewing by appointment, please call or email:

0203 770 6329

carlow@galliardhomes.com

carlowhouseNW1.com

SELLING AGENTS



020 7409 8756



020 7724 4724

These particulars are compiled with care to give a fair description but we cannot guarantee their accuracy and they do not constitute an offer or contract. Galliard Homes reserve the right to alter any specifications and floor plan layouts without prior notice. All journey times stated are approximate, source tfl.gov.uk. Walking times taken from google.com.