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*
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.
Perfectly placed for high end London living

- 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.

- 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 1930s overtones amid contemporary finishes.
- A landmark building with striking Art Deco facade and retained warehouse type features.
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.
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.
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
Luxury living amid one of the highest concentrations of universities in the world

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.

### 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

<table>
<thead>
<tr>
<th>University/Institution</th>
<th>Journey Time</th>
</tr>
</thead>
<tbody>
<tr>
<td>Central St Martin’s College of Art &amp; Design</td>
<td>7 mins</td>
</tr>
<tr>
<td>Regent’s University London</td>
<td>18 mins</td>
</tr>
<tr>
<td>London Business School</td>
<td>18 mins</td>
</tr>
<tr>
<td>University College London (UCL)</td>
<td>5 mins</td>
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<tr>
<td>University of London</td>
<td>5 mins</td>
</tr>
<tr>
<td>Royal Academy of Dramatic Art</td>
<td>5 mins</td>
</tr>
<tr>
<td>University of Westminster (Cavendish)</td>
<td>5 mins</td>
</tr>
<tr>
<td>University of Westminster (Marylebone)</td>
<td>18 mins</td>
</tr>
<tr>
<td>University of Westminster (Regent Street)</td>
<td>9 mins</td>
</tr>
<tr>
<td>London School of Economics (LSE)</td>
<td>12 mins</td>
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<tr>
<td>City University</td>
<td>10 mins</td>
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<tr>
<td>UAL London College of Fashion</td>
<td>12 mins</td>
</tr>
<tr>
<td>King’s College (Strand)</td>
<td>18 mins</td>
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<tr>
<td>Royal Academy of Arts</td>
<td>11 mins</td>
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<tr>
<td>Royal College of Art</td>
<td>19 mins</td>
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<tr>
<td>Imperial College London</td>
<td>19 mins</td>
</tr>
<tr>
<td>Royal College of Music</td>
<td>19 mins</td>
</tr>
<tr>
<td>King’s College (Macklin)</td>
<td>11 mins</td>
</tr>
<tr>
<td>King’s College (Guy’s)</td>
<td>19 mins</td>
</tr>
</tbody>
</table>

All journey times are from Mornington Crescent to the nearest tube station of each university or institution stated above. Source: tfl.gov.uk.
The development
Step into a fusion of exposed brick and "industrial" themed finishes, dramatic voids of space and cascades of natural light.

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.

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.
One bedroom show apartment at Carlow House with interior design by Rabih Hage.
1 BEDROOM PLUS APARTMENTS

102 1 BEDROOM PLUS
Internal area 50.8 sq.m. 551 sq.ft.

108 1 BEDROOM PLUS
Internal area 50.9 sq.m. 552 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.

126 1 BEDROOM PLUS
Internal area 61.2 sq.m. 659 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.

128 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"

125 1 BEDROOM PLUS
Internal area 60.3 sq.m. 651 sq.ft.

126 1 BEDROOM PLUS
Internal area 60.3 sq.m. 651 sq.ft.

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

Carlow House

Apartment plans are intended for general purposes and are not to scale and do not include balconies.
Furniture and finishes shown are for illustrative purposes only.
Room dimensions are approximate and internal areas are maximums.
Total areas are accurate to within 5%.

Room dimensions are approximate and internal areas are maximums. Total areas are accurate to within 5%.
1 BEDROOM PLUS APARTMENTS

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"

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

Apartment plans are intended to be correct, precise details may vary. Furniture and fittings are shown for illustrative purposes only.

Carlow House
2 BEDROOM APARTMENTS

**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"

**G11 2 BEDROOM**
- Internal area: 60.8 sq.m. 654 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"

**180 2 BEDROOM**
- Internal area: 63.7 sq.m. 679 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"

**280 2 BEDROOM**
- Internal area: 62.0 sq.m. 667 sq.ft.

**Living/dining inc bedroom**
- 4.3 x 6.0m 14'1" x 19'7"

**Master bedroom**
- 3.5 x 3.5m 11'6" x 11'6"

**Bedroom 2**
- 3.0 x 3.2m 9'9" x 10'5"

**380 2 BEDROOM**
- Internal area: 60.3 sq.m. 649 sq.ft.

**Living/dining inc bedroom**
- 5.0 x 3.3m 16'5" x 10'10"

**Master bedroom**
- 3.5 x 3.5m 11'6" x 11'6"

**Bedroom 2**
- 2.6 x 3.4m 8'6" x 11'1"

**480 2 BEDROOM**
- Internal area: 59.8 sq.m. 645 sq.ft.

**Living/dining inc bedroom**
- 4.3 x 6.0m 14'1" x 19'7"

**Master bedroom**
- 3.5 x 3.5m 11'6" x 11'6"

**Bedroom 2**
- 3.0 x 3.2m 9'9" x 10'5"

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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 individual measurements unavoidable. Total areas are accurate to within 5%.

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Carlow House

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4TH FLOOR NOT SHOWN
<table>
<thead>
<tr>
<th>Apartment</th>
<th>Internal Area</th>
<th>Living/dining inc kitchen</th>
<th>Master bedroom</th>
<th>Bedroom 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>G02</td>
<td>85.8 sq.m.</td>
<td>7.9 x 4.1m - 25'10&quot; x 13'4&quot;</td>
<td>4.5 x 3.4m - 14'8&quot; x 11'2&quot;</td>
<td>2.3 x 3.2m - 7'6&quot; x 10'6&quot;</td>
</tr>
<tr>
<td>G05</td>
<td>82.5 sq.m.</td>
<td>5.7 x 6.4m - 18'7&quot; x 21'0&quot;</td>
<td>4.6 x 5.0m - 15'0&quot; x 16'4&quot;</td>
<td>4.9 x 2.0m - 16'0&quot; x 6'6&quot;</td>
</tr>
</tbody>
</table>

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2 BEDROOM PENTHOUSE APARTMENT

Carlow House

2 BEDROOM PENTHOUSE APARTMENT

Master Bedroom  4.0 x 2.6m  13'0" x 8'6"
Bedroom 2         3.5 x 3.0m  11'5" x 9'9"
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 reclaimed 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.
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.

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

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