

**ABB<sup>≡</sup>Y ROAD**  
**CROSS**





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**CROSS**

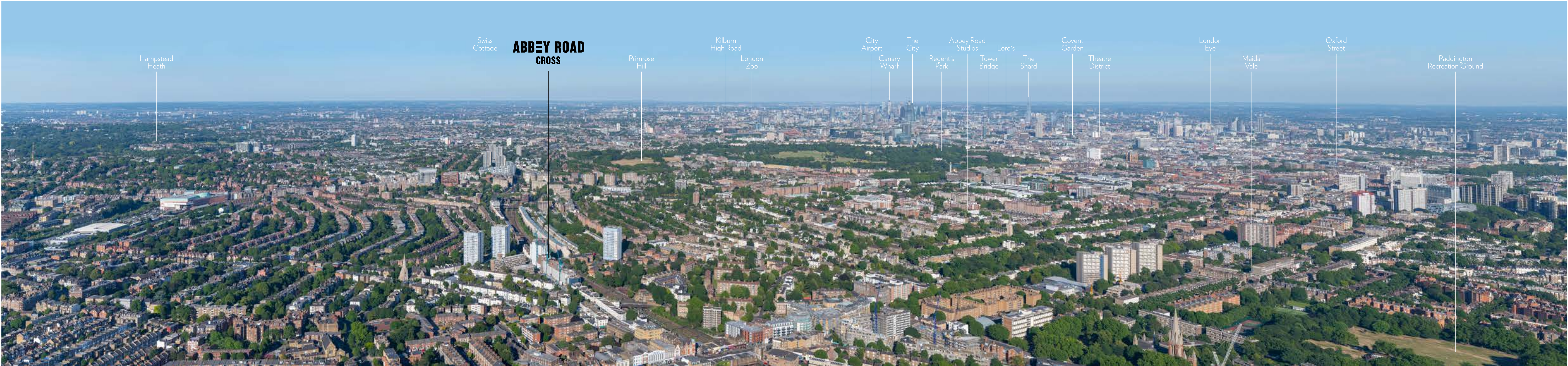


**ABBĒY ROAD**  
**CROSS**

## **AN ICONIC ADDRESS**

Welcome to Abbey Road Cross, a beautiful collection of apartments and a new era for this much-loved London neighbourhood and world-famous address immortalised by The Beatles and that zebra crossing.







## ARCHITECTURE THAT INSPIRES

New urban living designed  
by award winning architects  
Pollard Thomas Edwards.  
A distinctive and harmonious  
fusion of red brick to the  
façade with its set back terraces  
contrasts beautifully with the  
dynamic 12 storey tower.



View East alongside Belsize Road





View West at the junction of Abbey Road and Belsize Road

A NEW  
LANDMARK  
FOR A NEW  
LIFESTYLE



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## **A NEW OUTLOOK**

Passionate design, fine materials  
and precise engineering come  
together to create exquisite,  
contemporary living space.

All apartments have private  
balconies or terraces.  
Many providing beautiful  
views across London.



YOUR  
NEW  
LIVING  
SPACE







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BALCONIES & TERRACES

22



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VIEW FROM BALCONY





**ABBĒY ROAD**  
**CROSS**

## **CLOSE TO HAND**

Abbey Road Cross is an exclusive address with easy access to boutique shops, restaurants, pubs and cafés.

A stroll East offers trendy Franco Manca and elegant The Ivy St John's Wood. Head West for ethical Hugo's and The Salusbury Gastropub. North for Hampstead's fine dining and breath-taking parkland. South will take you to the boutique village charm of Primrose Hill.





PRIMROSE HILL  
Yeomans florist on Regent's Park Road.



LORD'S  
Home to cricket and the MCC is only a short run up away...owzthat!



PORTOBELLO ROAD  
Discover an abundance of curios, bric a brac and fashion at the world's largest antiques market.

PARLIAMENT HILL  
Beautiful green open spaces with breath-taking views over London and beyond.



REGENT'S CANAL  
The idyllic waterway running through central London, perfect for messing about on!



ABBEY ROAD STUDIOS  
Birthplace to some of the world's most iconic records ever made.





## A TASTE OF ITALY

—  
One of London's most  
endearing escapes, Little  
Venice is mere minutes away.  
Ready to host leisurely walks  
and unhurried lunches with  
an ambience like no other.



SOCIAL  
SCENES



THE IVY ST JOHN'S WOOD  
Stylish dining in the heart of St John's Wood.



FRANCO MANCA  
Cool and lively Neapolitan pizza restaurant on Kilburn High Road.



NEGOZIO CLASSICA  
Al fresco dining on a sunny afternoon in Westbourne Grove.



THE CLIFTON  
An historic hidden gem gastropub in leafy St John's Wood.



HAMPSTEAD THEATRE  
Offering productions driven to challenge, influence and shape the future of British theatre.

COWSHED  
Luxury spa and intimate farmhouse kitchen in idyllic Primrose Hill.







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## **FASHION ON TAP**

Step outside Abbey Road Cross, and it couldn't be easier to enjoy some of the world's greatest shopping destinations. Selfridges, Oxford Street, Bond Street and Regent Street are all less than a quarter of an hour away.

Alternatively, it's only 30 minutes to either the designer boutiques of Knightsbridge or the Westfield London flagship mall.





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STELLA MCCARTNEY  
Bruton Street, Mayfair.  
One of London's most iconic streets.

WORLD  
CLASS RETAIL,  
WEST END  
LIFESTYLE



OXFORD STREET  
Europe's busiest shopping street  
is only three stops by tube.



MARYLEBONE HIGH STREET  
A quiet enclave of elegant  
boutique shopping and leisure.



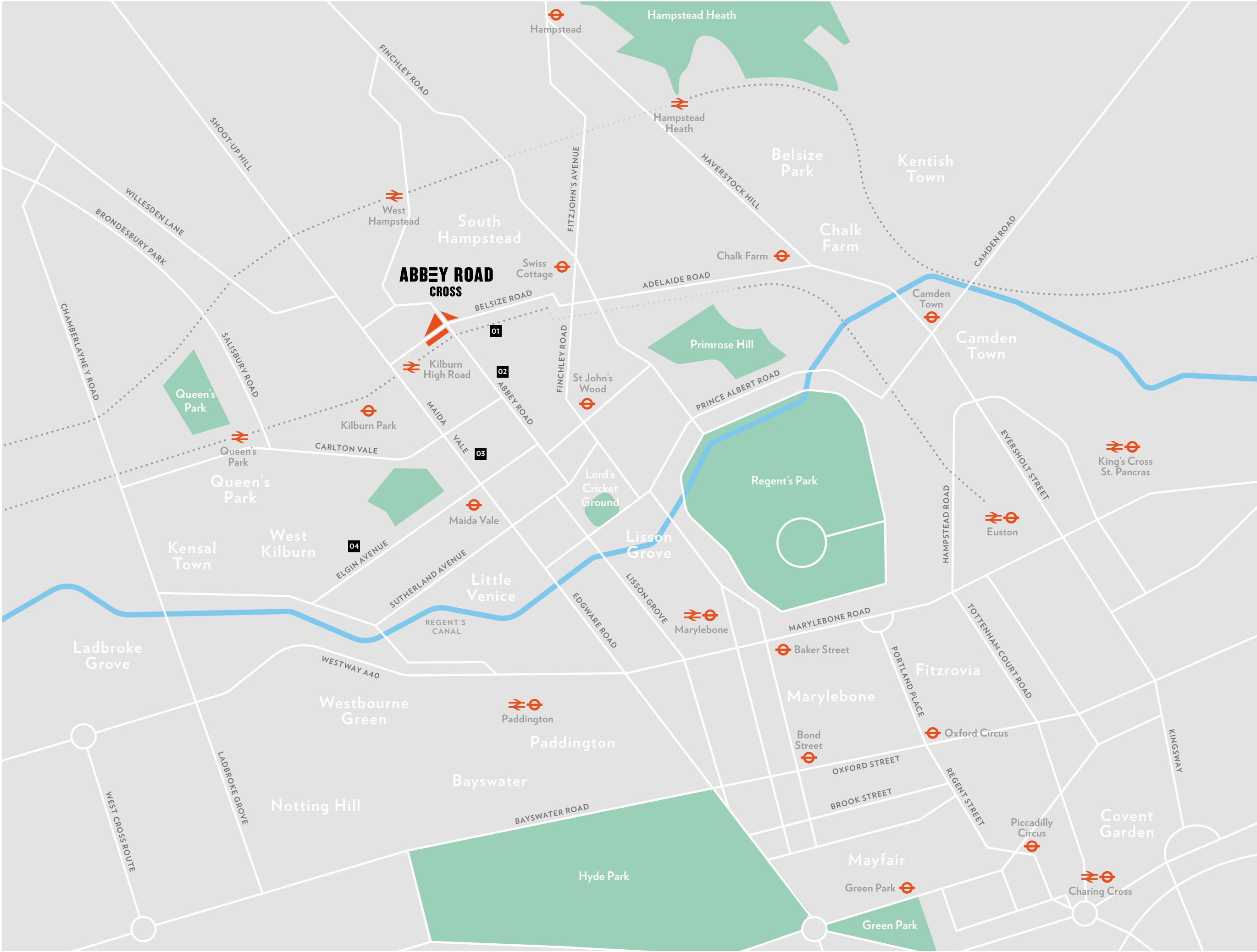
37

NEW BOND STREET  
One of the world's most exclusive retail  
thoroughfares is 6 minutes on the Jubilee line.

REGENCY STREET  
London's distinctive fashion and lifestyle destinations.







**BARS & RESTAURANTS**

- 01 Salt House
- 02 Fuel
- 03 L' Aventure
- 04 Hart and Lova
- 05 Franco Manca
- 06 Rosa's Thai
- 07 Banana Tree
- 08 The Gallery
- 09 L' Aventure
- 10 The Elgin
- 11 Raoul's
- 12 The Clifton

**CAFÉS**

- 13 Greenberry
- 14 Ripe Kitchen
- 15 The Peppermint
- 16 Rose's
- 17 La Diva
- 18 The Coffee Kitchen

**GREEN SPACES**

- 19 Primrose Hill
- 20 Regent's Park
- 21 Little Venice

**SHOPPING**

- 22 Selfridges
- 23 Chanel
- 24 Burberry
- 25 John Lewis
- 26 Tiffany Co.

**ENTERTAINMENT**

- 27 Roundhouse
- 28 Electric Ballroom
- 29 Everyman Cinema

**SPORT & LEISURE**

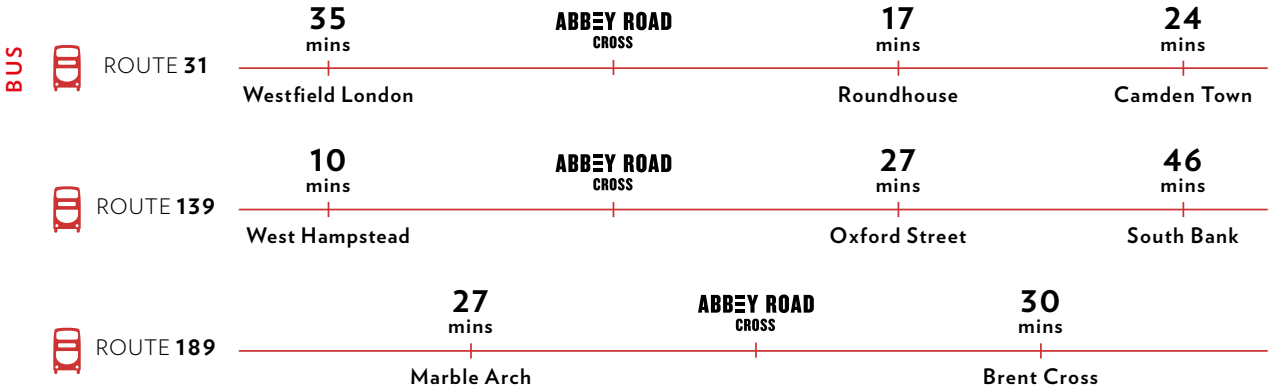
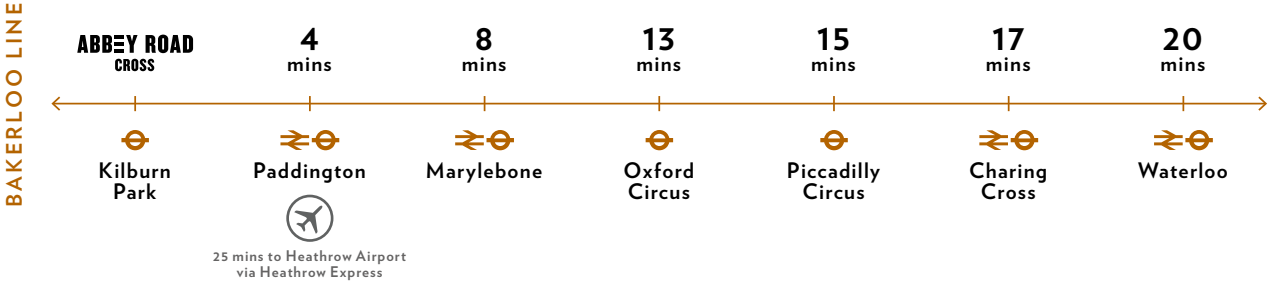
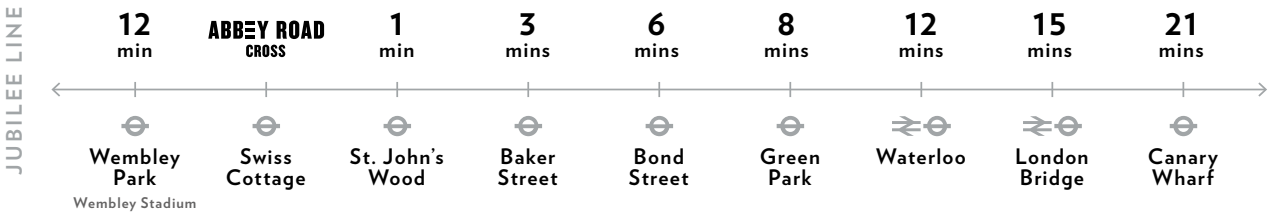
- 30 Lord's Cricket Ground
- 31 Bannatyne Health Club
- 32 Parliament Hill Athletics Track



ABBEY ROAD  
 CROSS

GETTING  
 AROUND TOWN

Life is connected at Abbey Road Cross – to Central London’s parks, shopping, business districts and more. Destinations that aren’t quite walkable, are a simple bus or tube journey. Or, thanks to the capital’s growing cycle superhighways, a traffic-beating ride away. Literally everything feels close by.



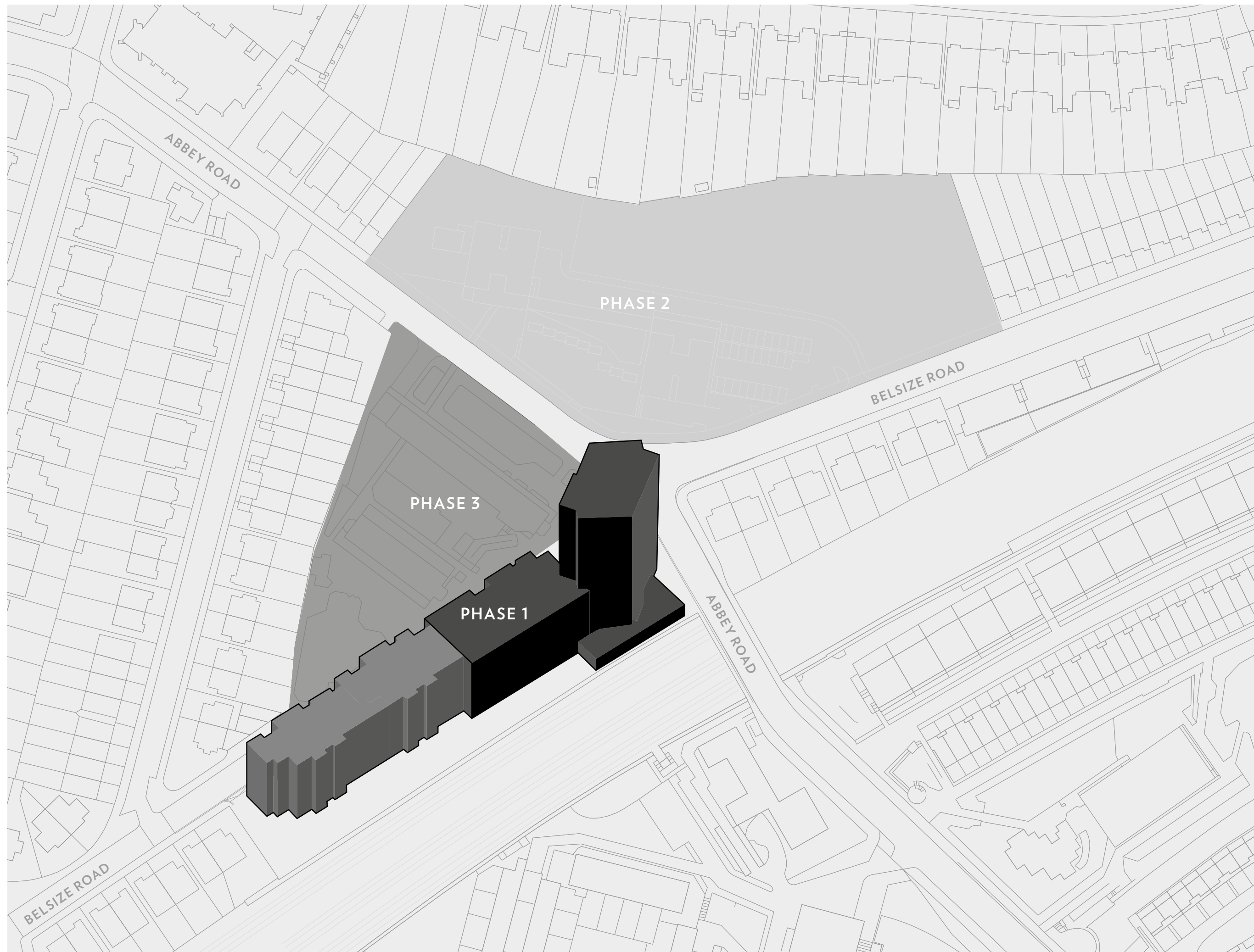


**ABBĒY ROAD**  
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# **SHARP NEW DESIGN**

Abbey Road Cross is  
the result of precision planning.  
75 apartments designed to  
cater for modern day living.  
And with 28 different layout  
options there will undoubtedly  
be a design to suit your lifestyle.





#### PHASE 1

A new landmark and focus for the community; the first properties to be launched are set over six blocks in total – three of which are detailed in this brochure – and include a convenient supermarket on the ground floor.

#### PHASE 2 (PROPOSED)

Still in planning, phase 2 will add a further dimension to the neighbourhood with health facilities and a community centre. The proposal also includes landscaped spaces and a playground exclusively for Abbey Road Cross residents.

#### PHASE 3 (PROPOSED)

Abbey Road Cross will be completed with the introduction of over 100 private and social rental homes. The final phase, six new commercial units will welcome new businesses to the area, and further increase the amenities on offer for residents and locals alike.



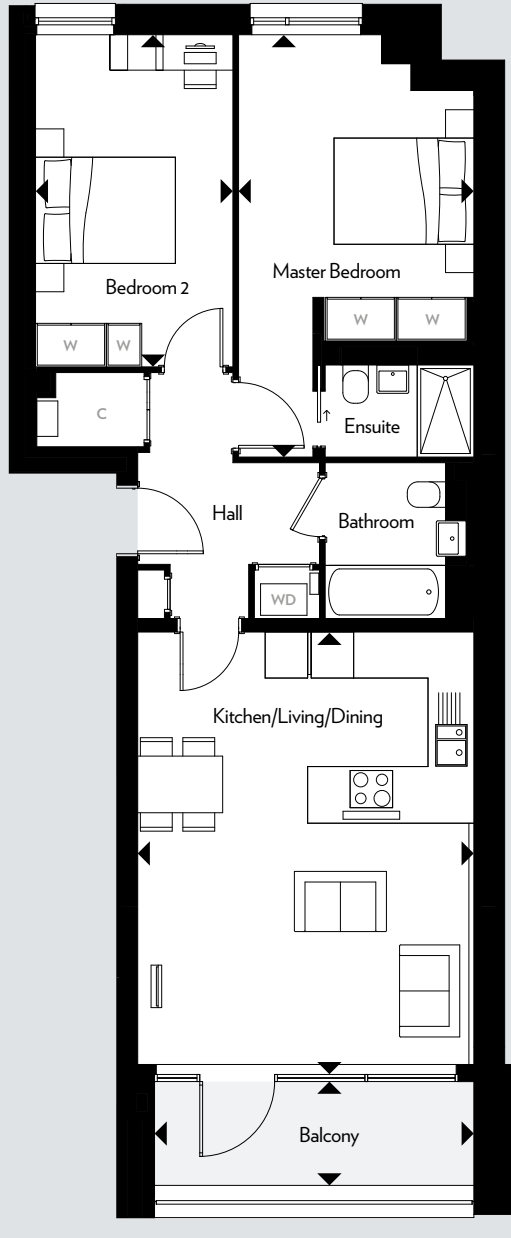


**FLOOR PLANS**



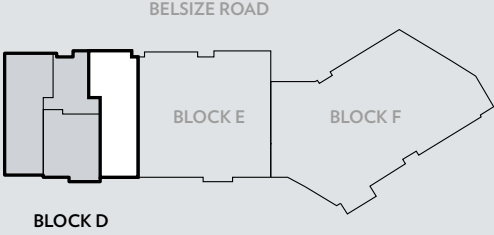
BLOCK D

TWO BEDROOM  
APARTMENTS 1, 4, 7 & 10  
LEVELS 1, 2, 3 & 4



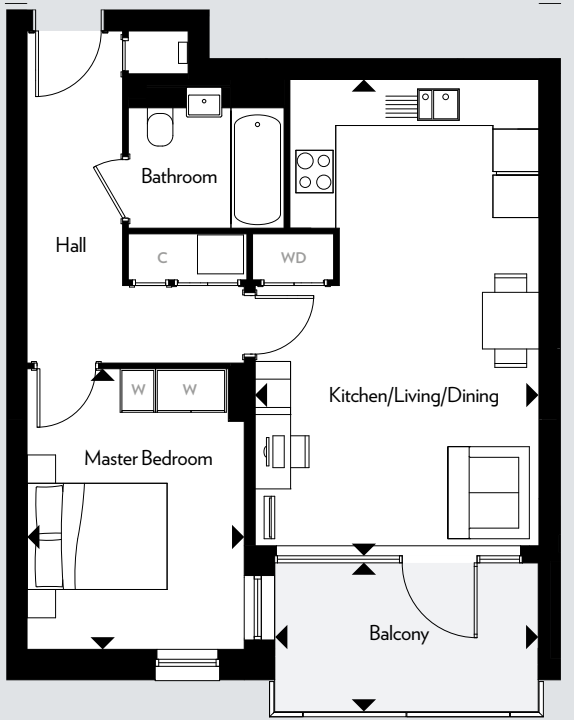
PLAN KEY  
C Cupboard  
W Wardrobe  
WD Washer Dryer

Kitchen/Living/Dining	4.7m x 6.1m	15'4" x 20'0"
Master Bedroom	3.3m x 3.7m	10'8" x 12'1"
Bedroom 2	2.8m x 4.1m	9'2" x 13'5"
Balcony	4.1m x 1.4m	16'5" x 4'6"
TOTAL	76.6 sq m	824.5 sq ft



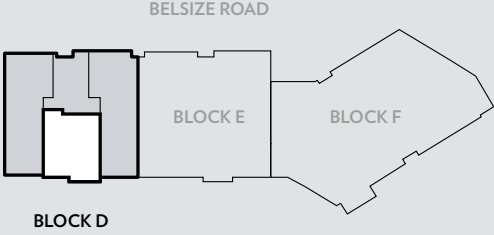
BLOCK D

ONE BEDROOM  
APARTMENTS 2, 5, 8 & 11  
LEVELS 1, 2, 3 & 4



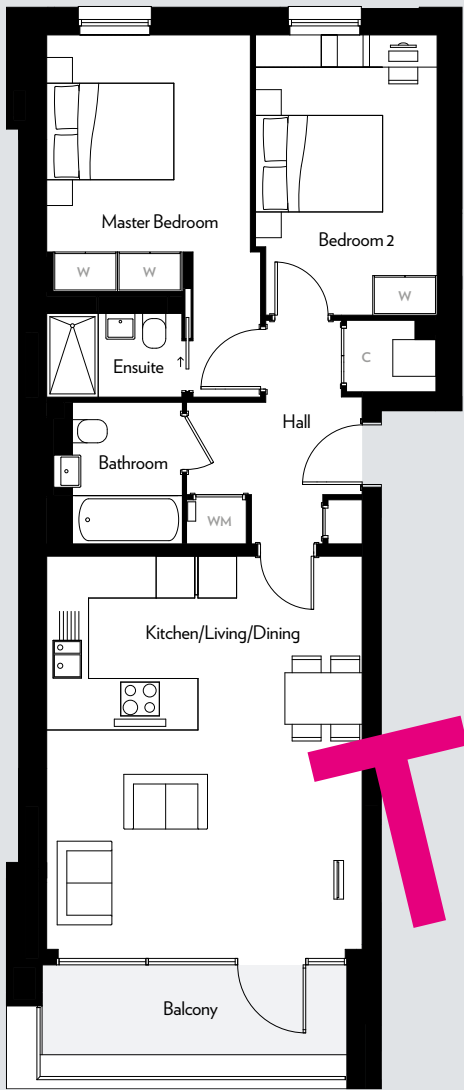
PLAN KEY  
C Cupboard  
W Wardrobe  
WD Washer Dryer

Kitchen/Living/Dining	4m x 6.6m	13'1" x 21'7"
Master Bedroom	3.1m x 3.3m	10'2" x 10'8"
Balcony	3.7m x 2.1m	12'11" x 6'9"
TOTAL	53.7 sq m	578 sq ft





APARTMENT D3  
TWO BEDROOM  
BLOCK D  
FLOORS 3, 6, 9, 12



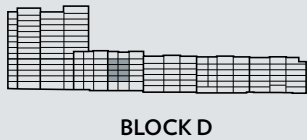
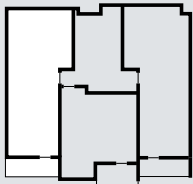
APARTMENT D4  
TWO BEDROOM  
BLOCK D  
FLOOR 13



TO UPDATE

D.03, D.06, D.09, D.12

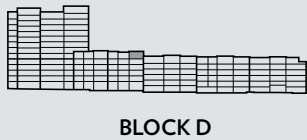
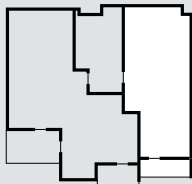
Kitchen/Living/Dining	2.20m x 3.07m	7'3" x 10'1"
Master Bedroom	5.85m x 4.86m	19'2" x 15'11"
Bedroom 2	2.86m x 3.99m	19'5" x 13'1"
Total	67.92 sq m	731.09 sq ft



BLOCK D

D.13

Kitchen/Living/Dining	2.20m x 3.07m	7'3" x 10'1"
Master Bedroom	5.85m x 4.86m	19'2" x 15'11"
Bedroom 2	2.86m x 3.99m	19'5" x 13'1"
Total	67.92 sq m	731.09 sq ft



BLOCK D



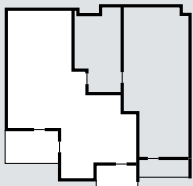
THREE BEDROOM APARTMENT



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APARTMENT D5 – D.14

Kitchen/Living/Dining	2.20m x 3.07m	7'3" x 10'1"
Master Bedroom	5.85m x 4.86m	19'2" x 15'11"
Bedroom 2	5.85m x 4.86m	19'2" x 15'11"
Bedroom 3	2.86m x 3.99m	19'5" x 13'1"
Total	67.92 sq m	731.09 sq ft



BLOCK D

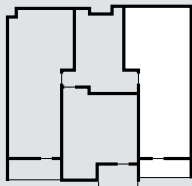
TWO BEDROOM APARTMENT



53

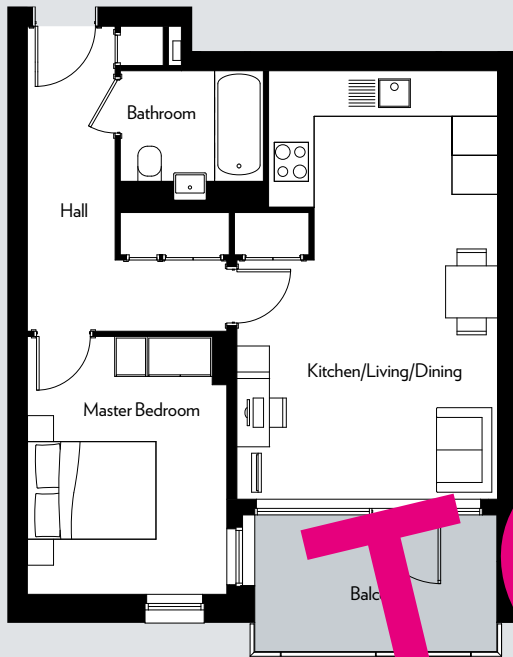
APARTMENT E1 – E.01, E.04, E.07, E.10

Kitchen/Living/Dining	2.20m x 3.07m	7'3" x 10'1"
Master Bedroom	5.85m x 4.86m	19'2" x 15'11"
Bedroom 2	2.86m x 3.99m	19'5" x 13'1"
Total	67.92 sq m	731.09 sq ft

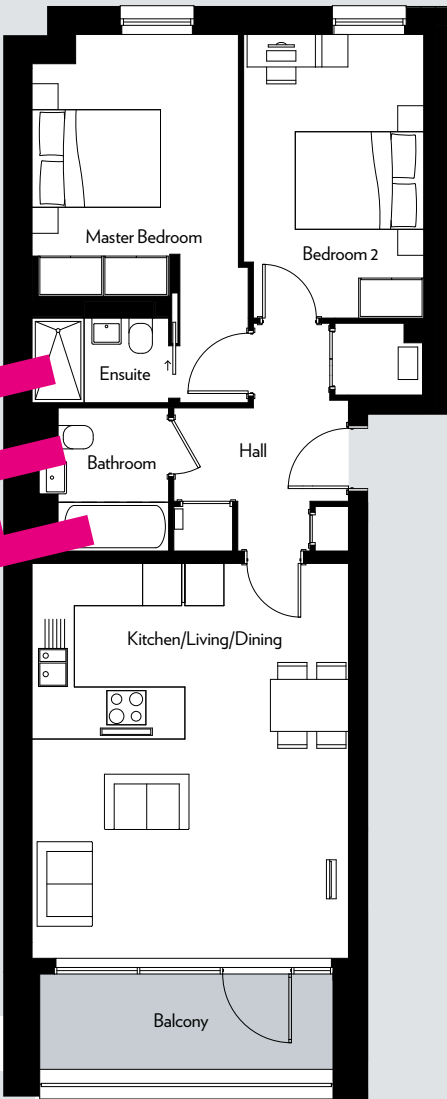


BLOCK E

ONE BEDROOM APARTMENT

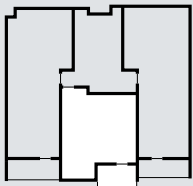


TWO BEDROOM APARTMENT



APARTMENT E2 – E.02, E.05, E.08, E.11

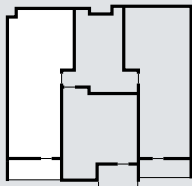
Kitchen/Living/Dining	2.20m x 3.07m	7'3" x 10'1"
Master Bedroom	2.86m x 3.99m	19'5" x 13'1"
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Total	67.92 sq m	731.09 sq ft



BLOCK E

APARTMENT E3 – E.03, E.06, E.09, E.12

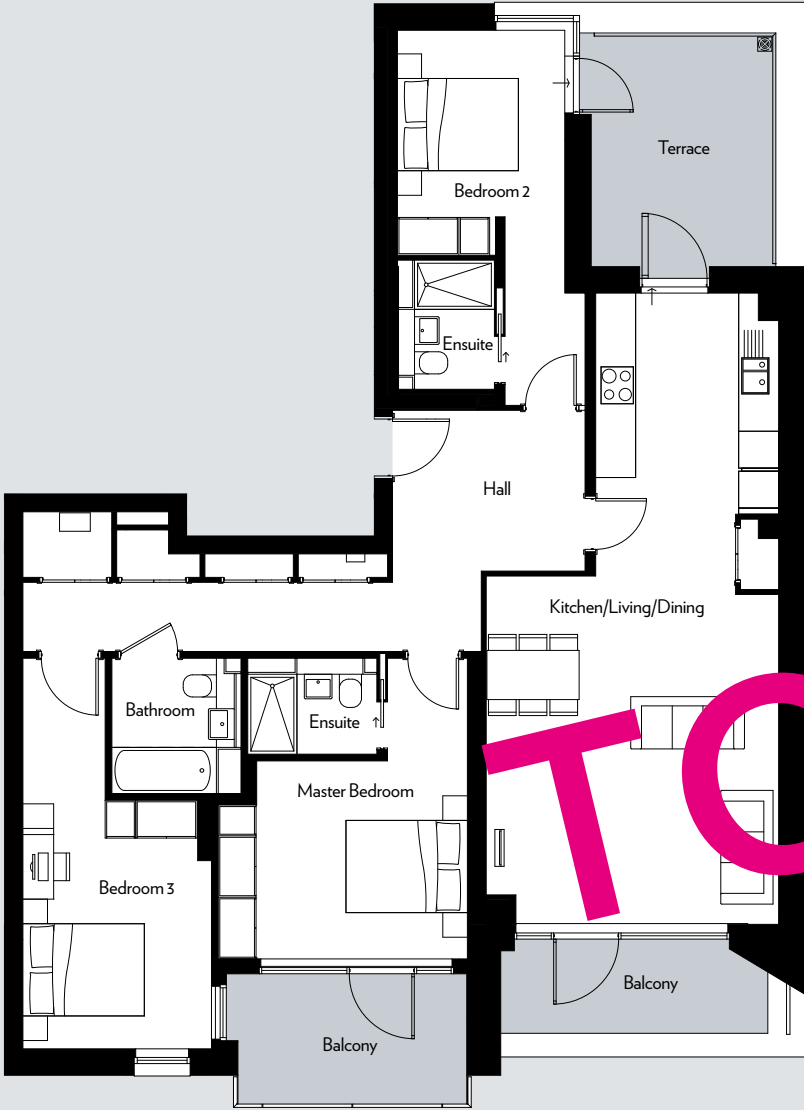
Kitchen/Living/Dining	2.20m x 3.07m	7'3" x 10'1"
Master Bedroom	5.85m x 4.86m	19'2" x 15'11"
Bedroom 2	2.86m x 3.99m	19'5" x 13'1"
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Total	67.92 sq m	731.09 sq ft



BLOCK E

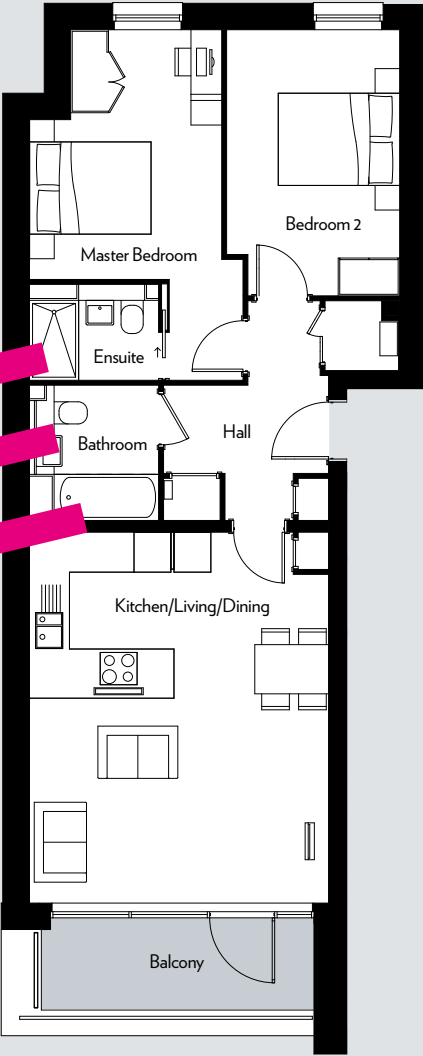


THREE BEDROOM APARTMENT



56

TWO BEDROOM APARTMENT



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APARTMENT E4 – E.13

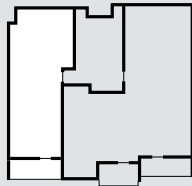
Kitchen/Living/Dining	2.20m x 3.07m	7'3" x 10'1"
Master Bedroom	5.85m x 4.86m	19'2" x 15'11"
Bedroom 2	5.85m x 4.86m	19'2" x 15'11"
Bedroom 3	2.86m x 3.99m	19'5" x 13'1"
Total	67.92 sq m	731.09 sq ft



BLOCK E

APARTMENT E5 – E.14

Kitchen/Living/Dining	2.20m x 3.07m	7'3" x 10'1"
Master Bedroom	5.85m x 4.86m	19'2" x 15'11"
Bedroom 2	2.86m x 3.99m	19'5" x 13'1"
Total	67.92 sq m	731.09 sq ft



BLOCK E

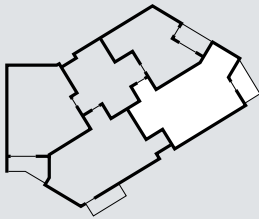
TWO BEDROOM APARTMENT



58

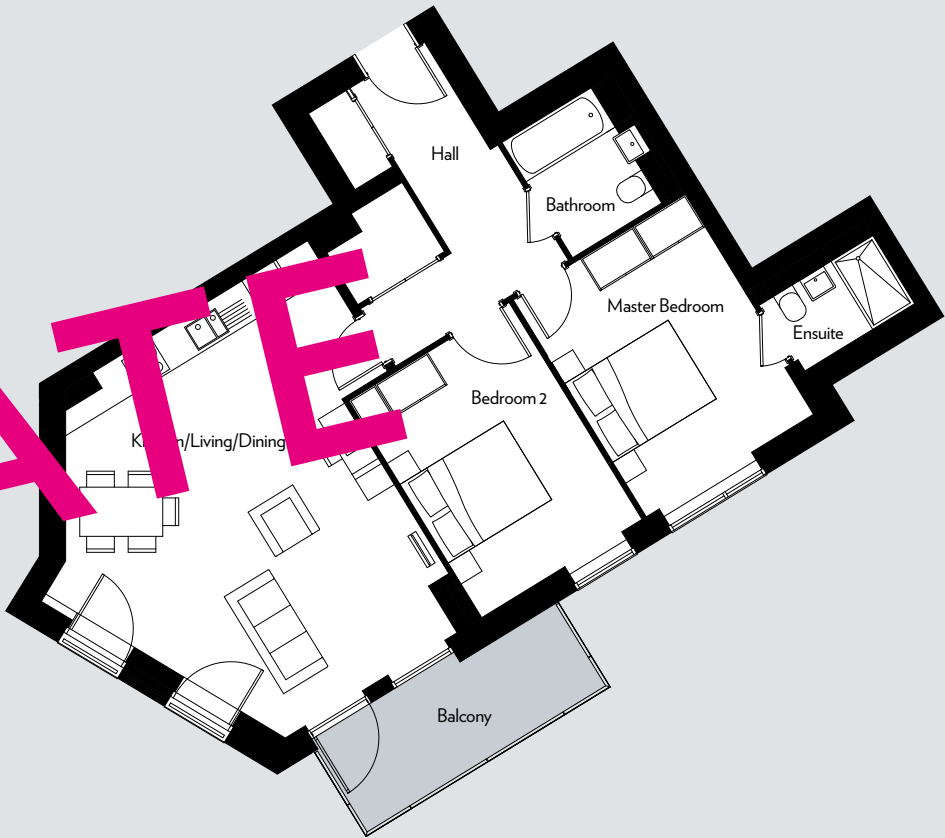
APARTMENT F1 – F.01, F.05, F.09, F.13, F.17

Kitchen/Living/Dining	2.20m x 3.07m	7'3" x 10'1"
Master Bedroom	5.85m x 4.86m	19'2" x 15'11"
Bedroom 2	2.86m x 3.99m	19'5" x 13'1"
Total	67.92 sq m	731.09 sq ft



BLOCK F

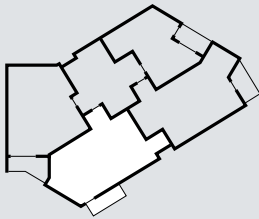
TWO BEDROOM APARTMENT



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APARTMENT F2 – F.02, F.06, F.10, F.14

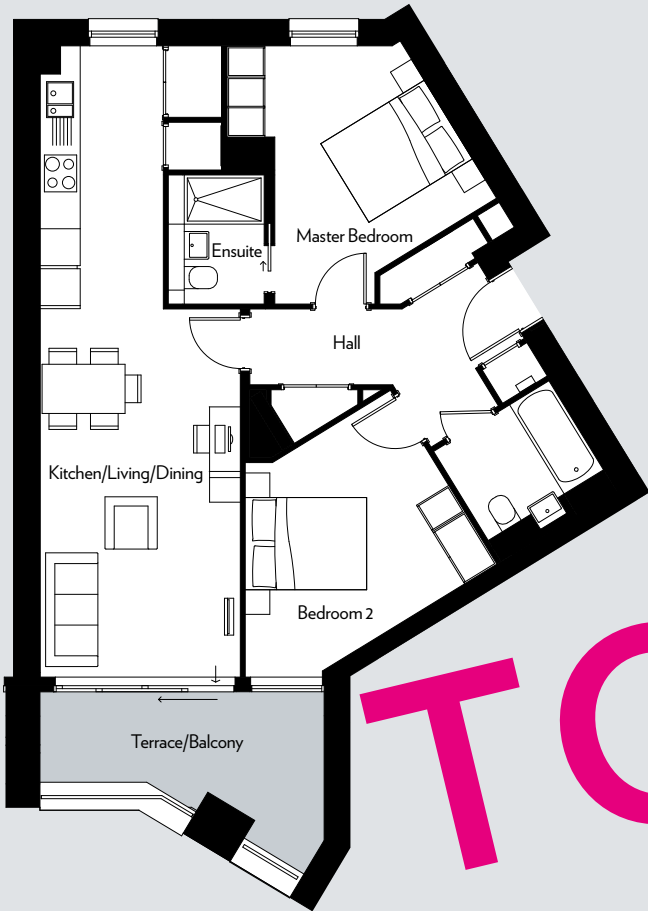
Kitchen/Living/Dining	2.20m x 3.07m	7'3" x 10'1"
Master Bedroom	5.85m x 4.86m	19'2" x 15'11"
Bedroom 2	2.86m x 3.99m	19'5" x 13'1"
Total	67.92 sq m	731.09 sq ft



BLOCK F

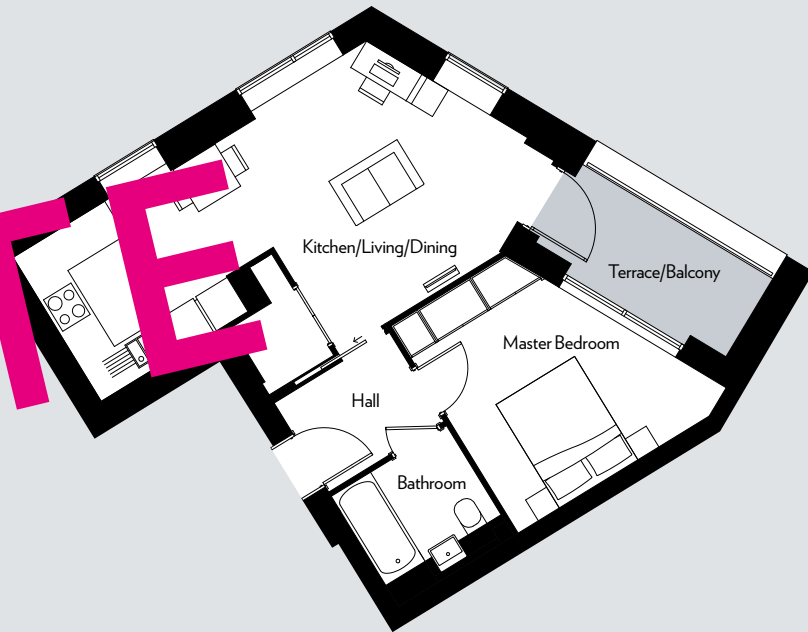


TWO BEDROOM APARTMENT



60

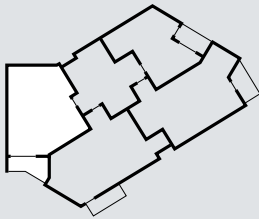
ONE BEDROOM APARTMENT



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APARTMENT F3 – F.03, F.07, F.11, F.15

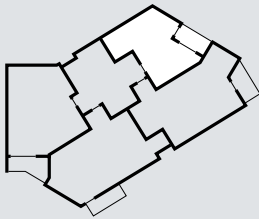
Kitchen/Living/Dining	2.20m x 3.07m	7'3" x 10'1"
Master Bedroom	5.85m x 4.86m	19'2" x 15'11"
Bedroom 2	2.86m x 3.99m	19'5" x 13'1"
Total	67.92 sq m	731.09 sq ft



BLOCK F

APARTMENT F4 – F.04, F.08, F.12

Kitchen/Living/Dining	2.20m x 3.07m	7'3" x 10'1"
Master Bedroom	2.86m x 3.99m	19'5" x 13'1"
Total	67.92 sq m	731.09 sq ft

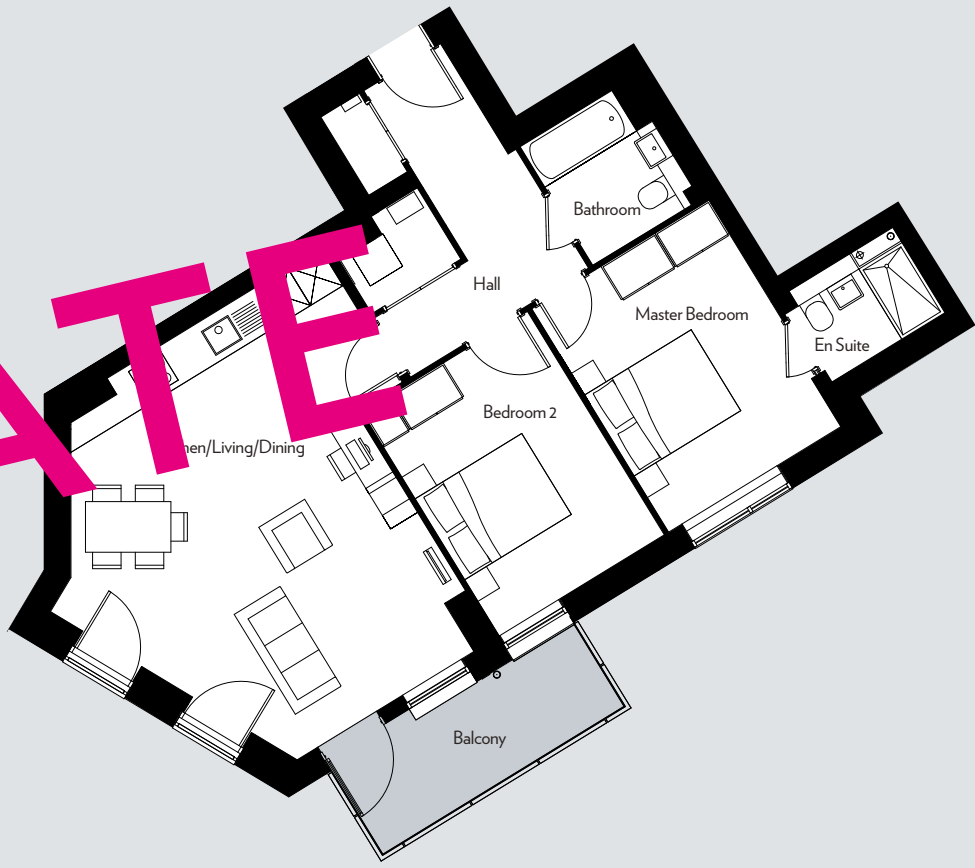
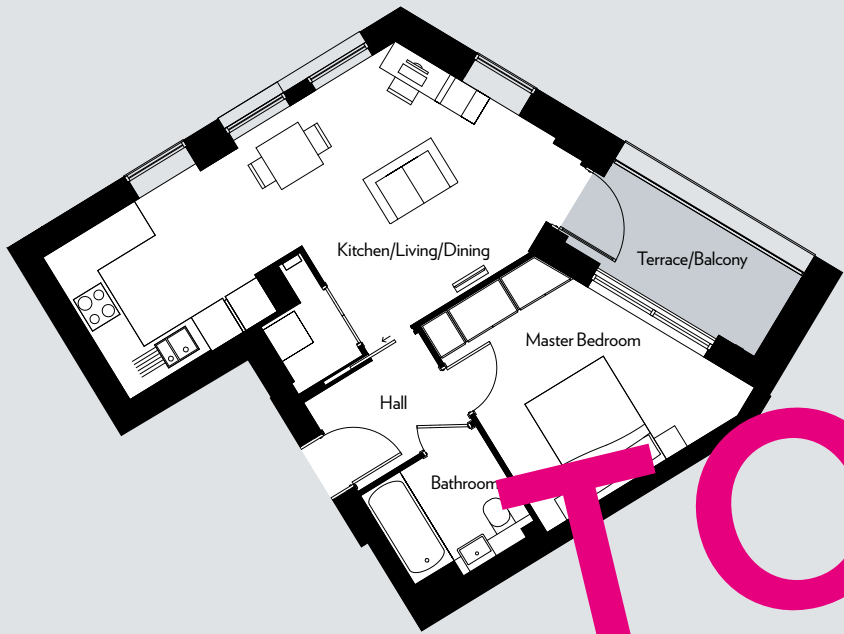


BLOCK F

ONE BEDROOM APARTMENT

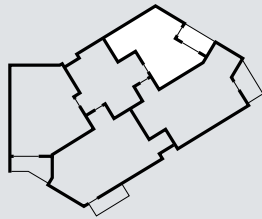


TWO BEDROOM APARTMENT



**APARTMENT F16 –  
F.16, F.20, F.24, F.28, F.32, F.28, F.32,**

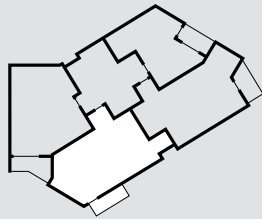
Kitchen/Living/Dining	2.20m x 3.07m	7'3" x 10'1"
Master Bedroom	5.85m x 4.86m	19'2" x 15'11"
Bedroom 2	2.86m x 3.99m	19'5" x 13'1"
<b>Total</b>	<b>67.92 sq m</b>	<b>731.09 sq ft</b>



BLOCK F

**APARTMENT F15 – F.18**

Kitchen/Living/Dining	2.20m x 3.07m	7'3" x 10'1"
Master Bedroom	5.85m x 4.86m	19'2" x 15'11"
Bedroom 2	2.86m x 3.99m	19'5" x 13'1"
<b>Total</b>	<b>67.92 sq m</b>	<b>731.09 sq ft</b>



BLOCK F



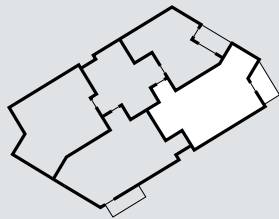
TWO BEDROOM APARTMENT



64

APARTMENT F12 – F.21

Kitchen/Living/Dining	2.20m x 3.07m	7'3" x 10'1"
Master Bedroom	5.85m x 4.86m	19'2" x 15'11"
Bedroom 2	2.86m x 3.99m	19'5" x 13'1"
Total	67.92 sq m	731.09 sq ft



BLOCK F

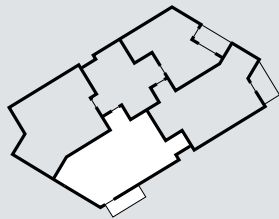
TWO BEDROOM APARTMENT



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APARTMENT F5 – F.22

Kitchen/Living/Dining	2.20m x 3.07m	7'3" x 10'1"
Master Bedroom	5.85m x 4.86m	19'2" x 15'11"
Bedroom 2	2.86m x 3.99m	19'5" x 13'1"
Total	67.92 sq m	731.09 sq ft



BLOCK F

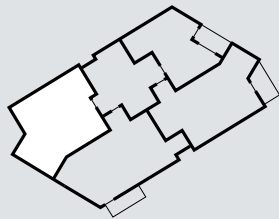
TWO BEDROOM APARTMENT



66

APARTMENT F6 – F.06

Kitchen/Living/Dining	2.20m x 3.07m	7'3" x 10'1"
Master Bedroom	5.85m x 4.86m	19'2" x 15'11"
Bedroom 2	2.86m x 3.99m	19'5" x 13'1"
Total	67.92 sq m	731.09 sq ft



BLOCK F

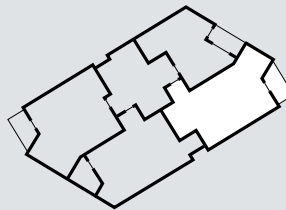
TWO BEDROOM APARTMENT



67

APARTMENT F13 – F.25, F.29, F.33, F.37

Kitchen/Living/Dining	2.20m x 3.07m	7'3" x 10'1"
Master Bedroom	5.85m x 4.86m	19'2" x 15'11"
Bedroom 2	2.86m x 3.99m	19'5" x 13'1"
Total	67.92 sq m	731.09 sq ft



BLOCK F



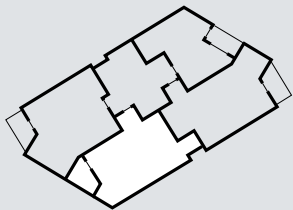
TWO BEDROOM APARTMENT



68

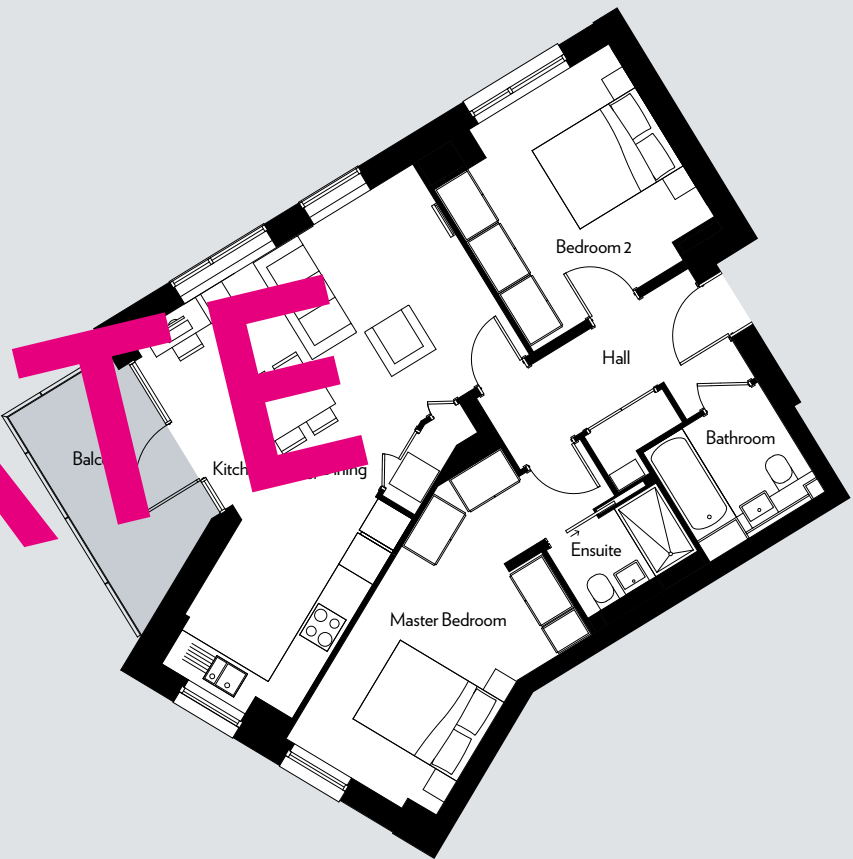
APARTMENT F7 – F.26, F.30, F.34, F.38, F.42

Kitchen/Living/Dining	2.20m x 3.07m	7'3" x 10'1"
Master Bedroom	5.85m x 4.86m	19'2" x 15'11"
Bedroom 2	2.86m x 3.99m	19'5" x 13'1"
Total	67.92 sq m	731.09 sq ft



BLOCK F

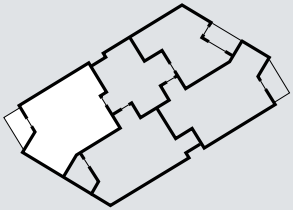
TWO BEDROOM APARTMENT



69

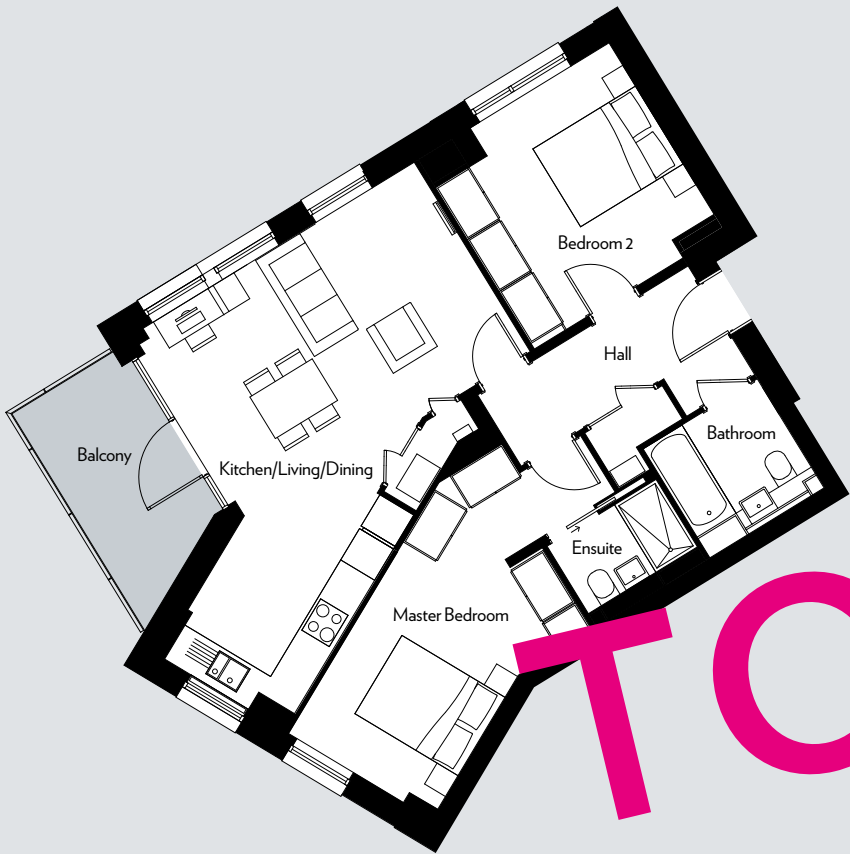
APARTMENT F11 – F.27, F.31

Kitchen/Living/Dining	2.20m x 3.07m	7'3" x 10'1"
Master Bedroom	5.85m x 4.86m	19'2" x 15'11"
Bedroom 2	2.86m x 3.99m	19'5" x 13'1"
Total	67.92 sq m	731.09 sq ft

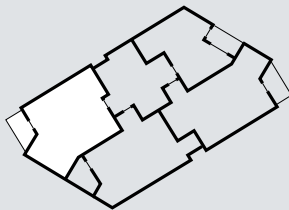
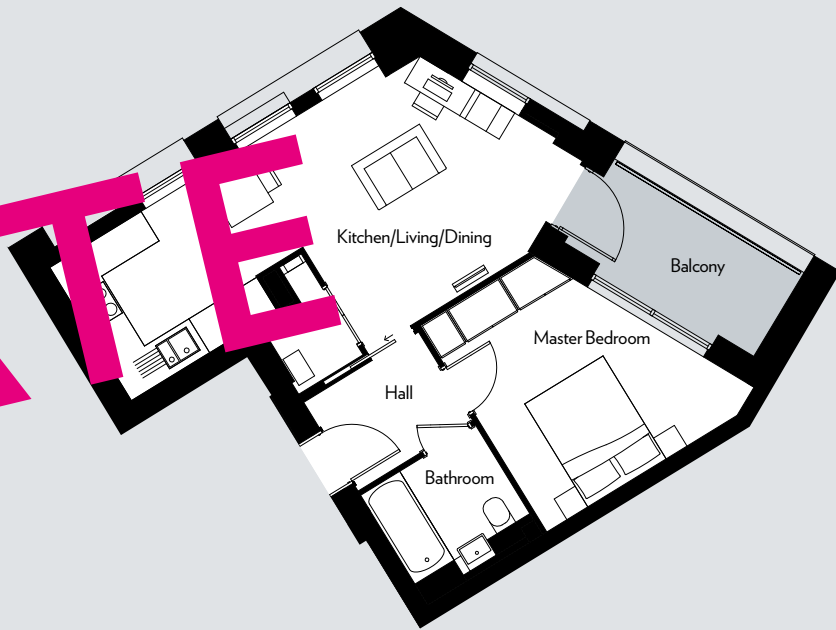


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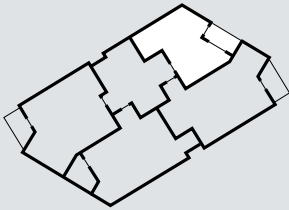
TWO BEDROOM APARTMENT



ONE BEDROOM APARTMENT



BLOCK F



BLOCK F

APARTMENT F18 – F.35, F.39, F.43

Kitchen/Living/Dining	2.20m x 3.07m	7'3" x 10'1"
Master Bedroom	5.85m x 4.86m	19'2" x 15'11"
Bedroom 2	2.86m x 3.99m	19'5" x 13'1"
Total	67.92 sq m	731.09 sq ft

APARTMENT F17 – F.44

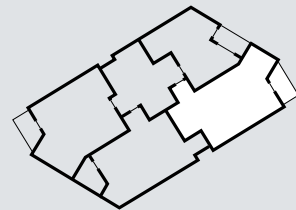
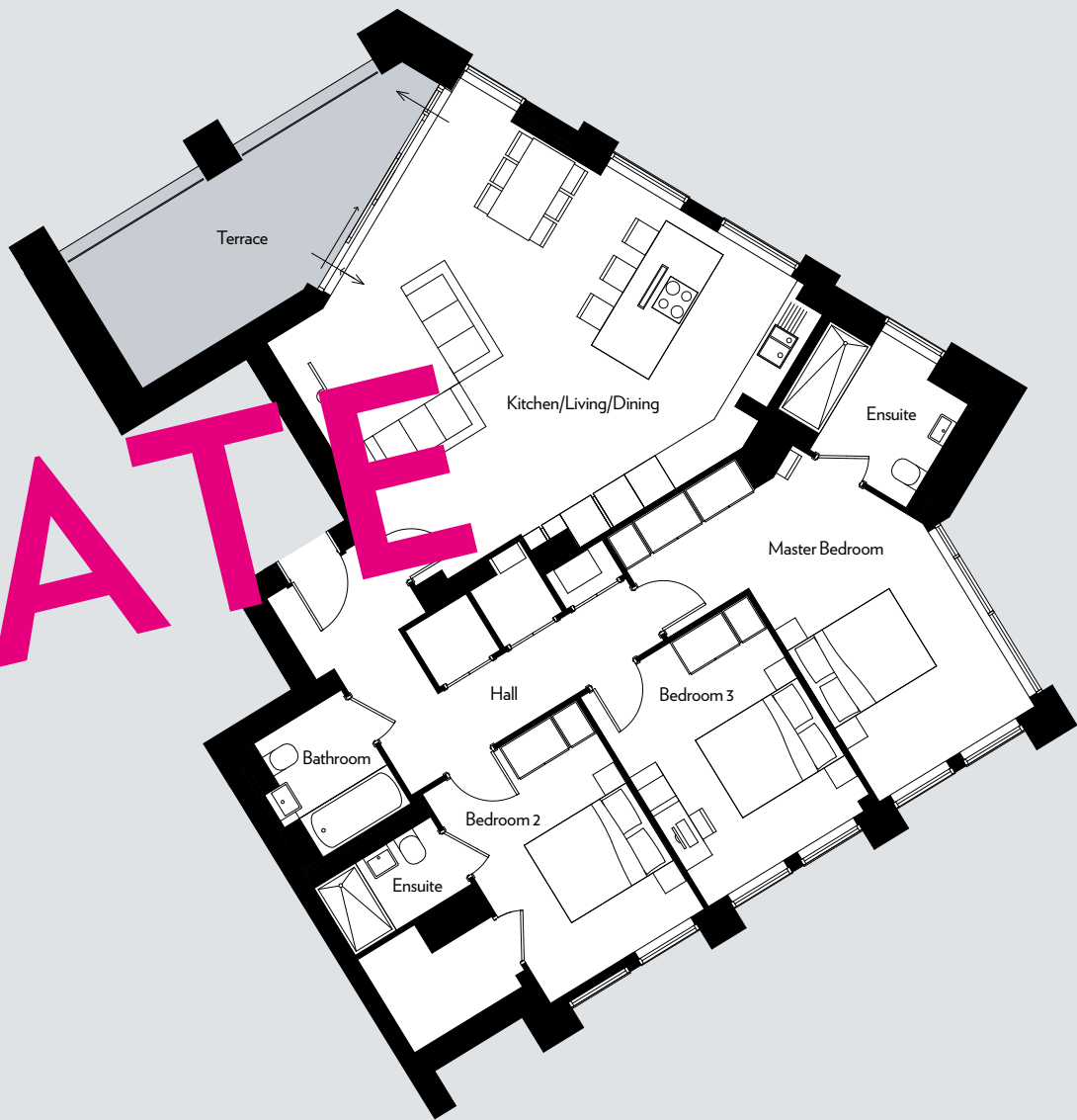
Kitchen/Living/Dining	2.20m x 3.07m	7'3" x 10'1"
Master Bedroom	2.86m x 3.99m	19'5" x 13'1"
Total	67.92 sq m	731.09 sq ft



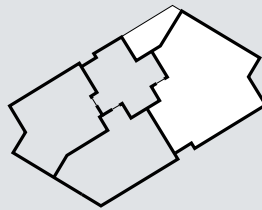
TWO BEDROOM APARTMENT



THREE BEDROOM APARTMENT



BLOCK F



BLOCK F

APARTMENT F14 – F.41

Kitchen/Living/Dining	2.20m x 3.07m	7'3" x 10'1"
Master Bedroom	5.85m x 4.86m	19'2" x 15'11"
Bedroom 2	2.86m x 3.99m	19'5" x 13'1"
Total	67.92 sq m	731.09 sq ft

APARTMENT F8 – F.45

Kitchen/Living/Dining	2.20m x 3.07m	7'3" x 10'1"
Master Bedroom	5.85m x 4.86m	19'2" x 15'11"
Bedroom 2	5.85m x 4.86m	19'2" x 15'11"
Bedroom 3	2.86m x 3.99m	19'5" x 13'1"
Total	67.92 sq m	731.09 sq ft



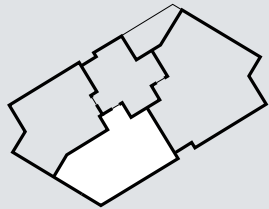
**THE PENTHOUSES**



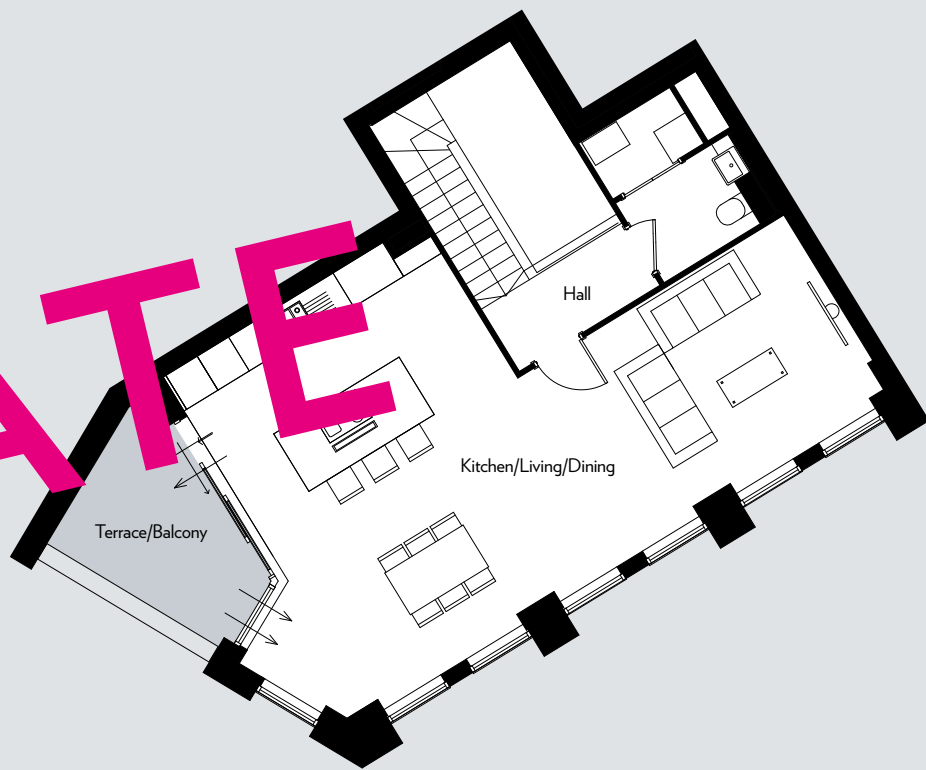


APARTMENT F49 – F.46 Lower Level

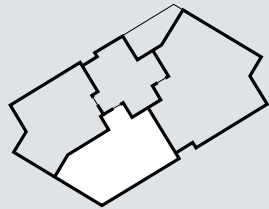
Kitchen/Living/Dining	2.20m x 3.07m	7'3" x 10'1"
Master Bedroom	5.85m x 4.86m	19'2" x 15'11"
Bedroom 2	5.85m x 4.86m	19'2" x 15'11"
Bedroom 3	2.86m x 3.99m	19'5" x 13'1"
<hr/>		
Total	67.92 sq m	731.09 sq ft



BLOCK F

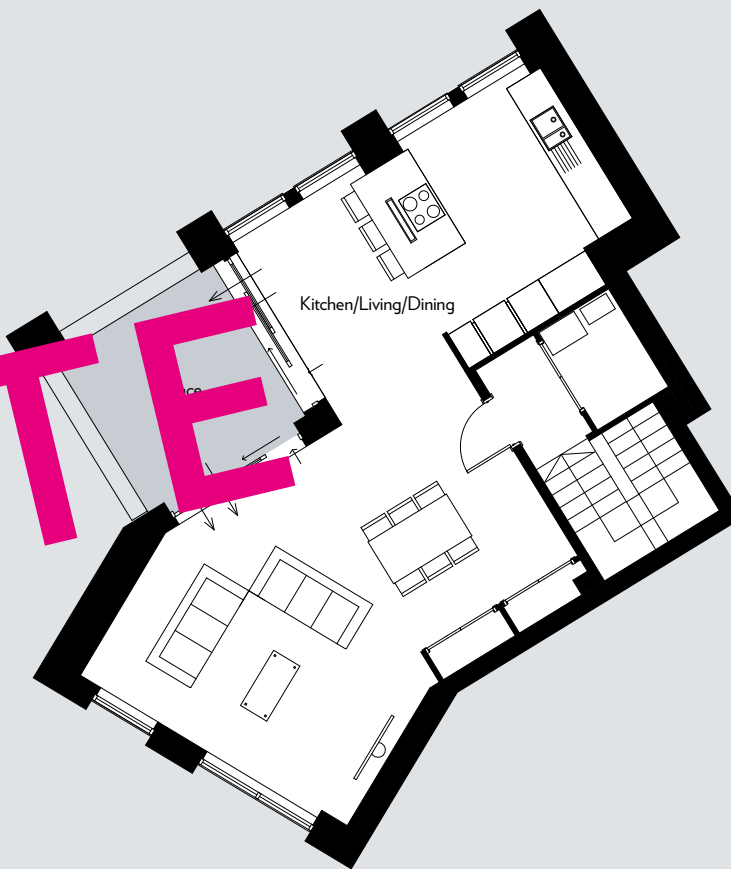


APARTMENT F49 – F.46 Upper Level



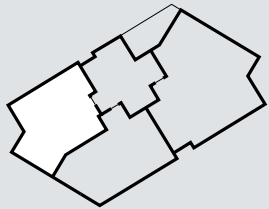
BLOCK F

PENTHOUSE APARTMENT



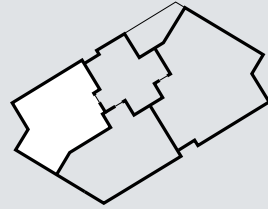
APARTMENT F10 – F.47 Lower Level

Kitchen/Living/Dining	2.20m x 3.07m	7'3" x 10'1"
Master Bedroom	5.85m x 4.86m	19'2" x 15'11"
Bedroom 2	5.85m x 4.86m	19'2" x 15'11"
Bedroom 3	2.86m x 3.99m	19'5" x 13'1"
<hr/>		
Total	67.92 sq m	731.09 sq ft



BLOCK F

APARTMENT F10 – F.47 Upper Level



BLOCK F



# SPECIFICATIONS

## COMMUNAL

- Feature entrance lobby with 24 hour concierge desk
- CCTV installed at the perimeter of the building
- Bicycle storage
- Secure underground parking available to purchase on selected units
- Porcelain tiled floor to lobbies and corridors
- Lift to all floors in all blocks
- Communal landscaped garden

## GENERAL

- Engineered oak wood flooring in medium grey to halls and living areas
- Soft grey carpet to bedrooms
- Walls painted in white Dulux super matt emulsion throughout
- 2.35m internal doors painted in white matt emulsion
- AEG washer dryer to utility cupboards
- Private balcony or terrace to each apartment
- Composite timber and aluminium exterior windows
- Balconies finished in paving slabs
- Full height off-white wardrobes in bedroom 1 and 2
- Under floor heating throughout
- Radiators to living room, hallway and bedrooms
- BLP XX year warranty

## KITCHEN

- Contemporary bespoke kitchen units with handleless soft close doors in pearl grey gloss
- Unistone Cemento quartz, polished finish with full height upstand
- Concealed LED lighting to underside of wall and base units
- Undermounted stainless steel built in sink
- Siemens 4-ring black touch control induction hob
- Siemens black and stainless steel oven
- Siemens black and stainless steel microwave oven
- Integrated Siemens pop up extractor in island or protruding kitchen units
- Integrated Siemens dishwasher
- Integrated Siemens fridge-freezer
- Pull-out recycling bins

## ELECTRICAL

- BT TV/Sky/Q/Virgin outlets in living room and bedroom 1
- TV media plate and reinforced wall in living room
- Incoming fibre optic provision
- USB sockets to bedroom 1 and 2
- Video-entry system via mobile app
- Low energy downlighters throughout

## BATHROOMS & ENSUITES

- Porcelain tiles to floors and 3 surrounding walls
- Vitra Sento WHG pan and Vitra Sento soft close seat
- Frameless single panel bath screen
- Chrome shower / bath mixers with thermostatic controls plus an anti-scald device
- Semi recessed wash-hand basins square shaped
- Shower cubicle -single function easy clean slim 200mm shower head with Vado shower arm
- Shower enclosure - frameless glass shower pivot door with hinges 10mm toughened safety glass
- Low Iron Opti glass
- Vitra Sento wall hung WC with concealed cistern
- Optisilver mirror
- Shaver sockets to bathrooms and ensembles
- Mains operated smoke/heat detectors
- Chrome heated towel rail

## PENTHOUSE APARTMENTS

- Content to be provided
- Content to be provided
- Content to be provided
- Content to be provided



# COMMUNITY INVESTMENT PROGRAMME (CIP)

## 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. 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. Nearly £60 million 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.



# MICRO-VILLAGE VISIONARIES



**THE CAMDEN COLLECTION**  
DEVELOPERS

The Council’s focus on providing quality housing led to the Community Investment Programme proposal for what became Abbey Road Cross.



**FORMATION ARCHITECTS**  
INTERIORS

With landmark projects such as Woolwich Central behind them, Formation’s design approach is clearly rooted in London. Their buildings are unequivocally modern expressions of our age. At the same time, they reinforce the positive aspects of specific locations, so they ultimately become integral to their locale.



**POLLARD THOMAS EDWARDS**  
ARCHITECT

Specialist creators of new and revitalised neighbourhoods, PTE’s recent projects include the immensely popular Angel Waterside. Respected locally and globally, they combine design talent, commercial acumen and social commitment to elevate everyday places into out-of-the-ordinary experiences.



**WATES**  
CONSTRUCTION

Award-winning social responsibility and sustainability programmes sit at the heart of Wates’s ethos. And with 4,000 people and 10,000 supply chain operatives, it’s now the UK’s largest privately-owned construction, development and property services company.



# FIND OUT MORE

For more information and sales contact  
the Abbey Road Cross marketing suite:

145 – 149 Belsize Road, London NW6 4BX  
AbbeyRoadCross@savills.com



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Computer generated images are indicative only.

Designed & produced by Sectorlight (1808161) August 2018.





THE  
**CAMDEN**  
*collection*