

KINGS
CROSS
WALK

LONDON, N1

KINGS CROSS WALK

An outstanding collection of contemporary apartments for shared ownership, set in the Capital's newest creative and entertainment hub. Kings Cross Walk combines forward-looking design with a fantastically well-connected central London location.

KINGS CROSS WALK

SHARED OWNERSHIP APARTMENTS SET WITHIN A NEW CENTRAL LONDON LANDMARK

Kings Cross Walk offers a rare opportunity to part-buy, part-rent a one or two bedroom apartment set within a luxurious new landmark development close to King's Cross St Pancras.

The nine shared ownership apartments available benefit from a superior interior specification, complemented by boutique hotel-style communal amenities including a spectacular lobby with concierge and extensively landscaped gardens. Adjacent to the development is Joseph Grimaldi Park, a tranquil and historic public garden.

Occupying an unrivalled location close to London's hippest new district, Kings Cross Walk is a shared ownership opportunity not to be missed.

KINGS CROSS WALK



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'From Pentonville Road looking west: evening', by John O'Connor. Painted 1884. The view west is the same as that from the development today.

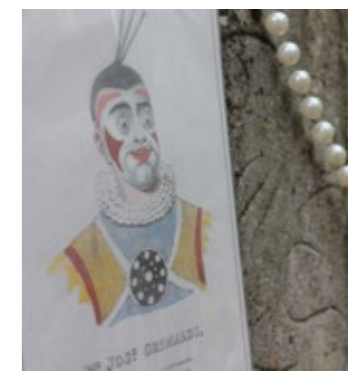
KINGS CROSS WALK

Pentonville Road has long been one of London's key east-west thoroughfares, and was immortalised in oils by the Irish painter John O'Connor in 1884 in his painting *From Pentonville Road looking west, evening*.

Indeed, the area still bears traces of its Georgian and Victorian heritage; next door to the development is Grimaldi Park, the former 18th Century grounds of the St James's Episcopal Chapel, itself part

demolished and converted into an office building in the 1980s.

The park today contains the grave of the 19th Century pantomime clown Joseph Grimaldi, and is a point of annual pilgrimage for clowns from all over the world. It is also a pleasant place to while away a Summer's afternoon with a book, being a tranquil oasis in the midst of N1's hustle and bustle.



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KINGS CROSS WALK

KINGS CROSS WALK

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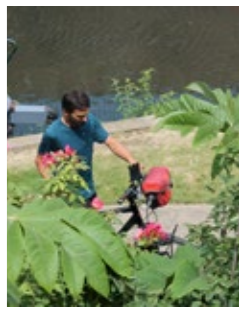
A UNIQUE LOCATION CLOSE TO KINGS CROSS, ST PANCRAS & N1C

Kings Cross Walk is located at the eastern end of the Pentonville Road, less than 10 minutes' walk from King's Cross St Pancras stations and transport hub and the new N1C regeneration district. The latter is the product of massive regeneration in recent years which has seen the station's former storage and switching yards transformed into the capital's newest creative and entertainment district.

Granary Square, home to Central St Martins art school, is at its centre and a great place for a leisurely coffee and a spot of people watching. Those seeking some retail therapy need look no further than Coal Drops Yard, Kings Cross' newest shopping street and home to a range of designer fashion outlets and restaurants. For some relaxed weekend dining and shopping there's Canopy Market, a popular food and crafts market which attracts crowds from all over the capital.

N1C's reputation as an exciting new arts and entertainment destination is well deserved. The area plays host to a range of seasonal events including a number of film festivals on the banks of the Regent's Canal throughout the year as well as live screenings of major sports events. During the summer months the Cubitt Sessions in Lewis Cubitt Square showcase a range of open air entertainment from opera and classical music to rock and comedy.

Fitness enthusiasts are well catered for with the new Pancras Leisure Centre and swimming pool in Pancras Square, Frame Fitness yoga and pilates studio on nearby York Way as well as several local running clubs and al fresco 'boot camp' fitness groups.



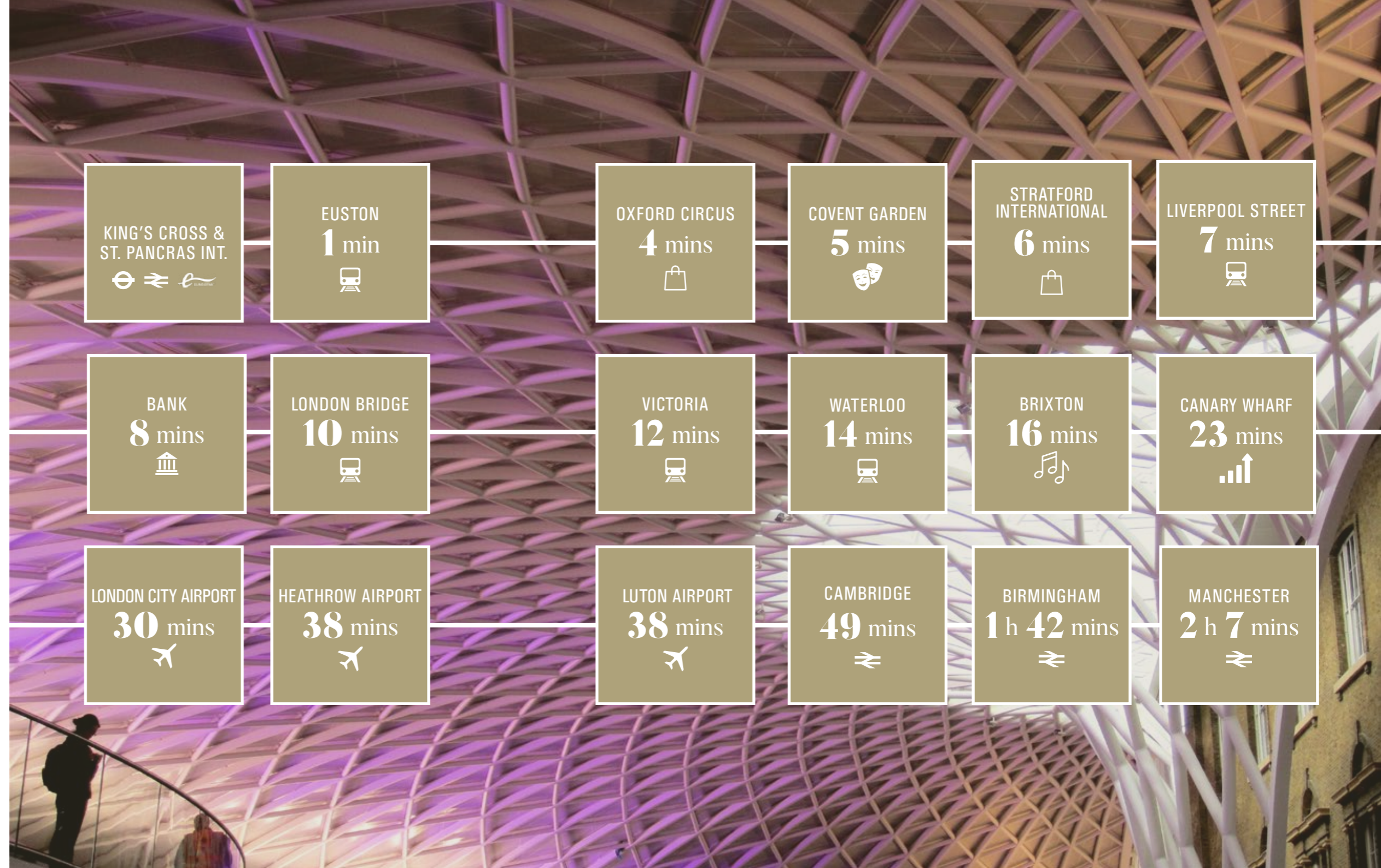
KINGS CROSS WALK

LIVE NEXT TO LONDON'S BEST CONNECTED TRANSPORT HUB

King's Cross is officially the capital's best connected transport hub. Five underground lines service King's Cross underground station giving speedy access to all areas of the capital. Oxford Street is just four minutes away; Paddington and the Heathrow Express just 10 minutes' away. Waterloo and South Bank are just 12 minutes away with one station change; Canary Wharf and Docklands can be reached in just 22 minutes.

King's Cross serves stations to the north along the UK East Coast line with swiftest journey times to destinations such as York and Edinburgh being two hours and two minutes and four hours and 18 minutes respectively. Dover and its port are just one hour and 14 minutes from St Pancras via South Eastern's Javelin service.

Travel times are approximate - sources: tfl.gov.uk and Google maps.



KING'S CROSS & ST. PANCRAS INT.


EUSTON
1 min


OXFORD CIRCUS
4 mins



COVENT GARDEN
5 mins


STRATFORD INTERNATIONAL
6 mins


LIVERPOOL STREET
7 mins


BANK
8 mins


LONDON BRIDGE
10 mins


VICTORIA
12 mins


WATERLOO
14 mins


BRIXTON
16 mins


CANARY WHARF
23 mins



LONDON CITY AIRPORT
30 mins


HEATHROW AIRPORT
38 mins


LUTON AIRPORT
38 mins


CAMBRIDGE
49 mins


BIRMINGHAM
1 h 42 mins

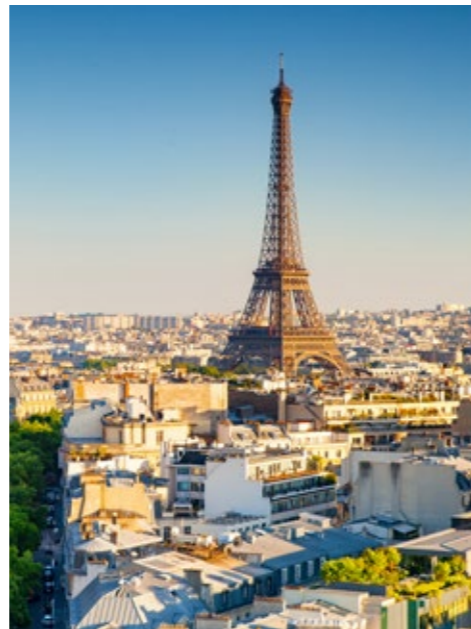

MANCHESTER
2 h 7 mins




Kings Cross Walk is also well connected to other vibrant areas of the capital. The Regent's Canal just to the north of the development runs parallel with Pentonville Road and later City Road towards Islington, approximately 20 minutes' walk away. Islington's Upper Street, Islington Green and Camden Passage have long attracted revellers and shoppers alike,

whilst the Business Design Centre is an important venue for exhibitions and events.

Head south east from Kings Cross Walk and all the bars, clubs and nightlife of Clerkenwell are easily accessible; south west is Bloomsbury and the northern edge of the West End – all walkable.



Travel times are approximate - source: Google maps.

A SHORT WALK TO MAINLAND EUROPE

King's Cross and St Pancras stations dominate this part of London N1, and Sir George Gilbert Scott's epic Victorian Gothick St Pancras chambers at the front of St Pancras station are clearly visible from the development. Restored some 10 years ago, St Pancras Chambers is now a renowned five-star hotel and home

to several restaurants and a popular pub. The station itself has its own shopping mall and the world's longest champagne bar, from which you can watch Eurostar trains glide in and out from mainland Europe.



INTELLIGENTLY PLANNED INTERIOR LAYOUTS

Each of the apartments at Kings Cross Walk has been configured to make optimum use of the available interior space. Generously proportioned halls provide excellent circulation space leading into a bright, open-plan kitchen/living/dining area ideal for the everyday or for entertaining. Oak strip wood flooring and neutral painted walls provide visual continuity.



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OUTSTANDING CONTEMPORARY STYLE FIXTURES & FITTINGS

Each of the apartments at Kings Cross Walk features a luxury specification. This includes a beautiful, fully fitted designer kitchen, contemporary style bathroom or shower room and boutique-hotel style communal areas.

KITCHEN

- Contemporary style, handle-less fitted cabinets in a matt finish with soft-closing doors and drawers
- Quartz stone work surfaces with drainer and matching upstands
- Under-mounted stainless steel sink
- Contemporary style dual-lever mixer tap
- Under-unit spotlighting
- Integrated appliances by Neff and Bosch comprising:
 - Fan-assisted multi-function electric oven
 - Induction hob
 - Telescopic extractor hood
 - Full height fridge/freezer
 - Washing machine
 - Dishwasher

QUALITY FEATURES

- Strip Oak-veneer wood flooring to living area, kitchen and hall
- Fitted carpets with underlay to bedrooms
- Natural stone/porcelain tiles to bathroom/shower room
- Fitted wardrobes to bedroom 1*
- Built-in storage to hall
- Contemporary style flush white wood interior doors with stainless steel furniture

BATHROOM/SHOWER ROOM

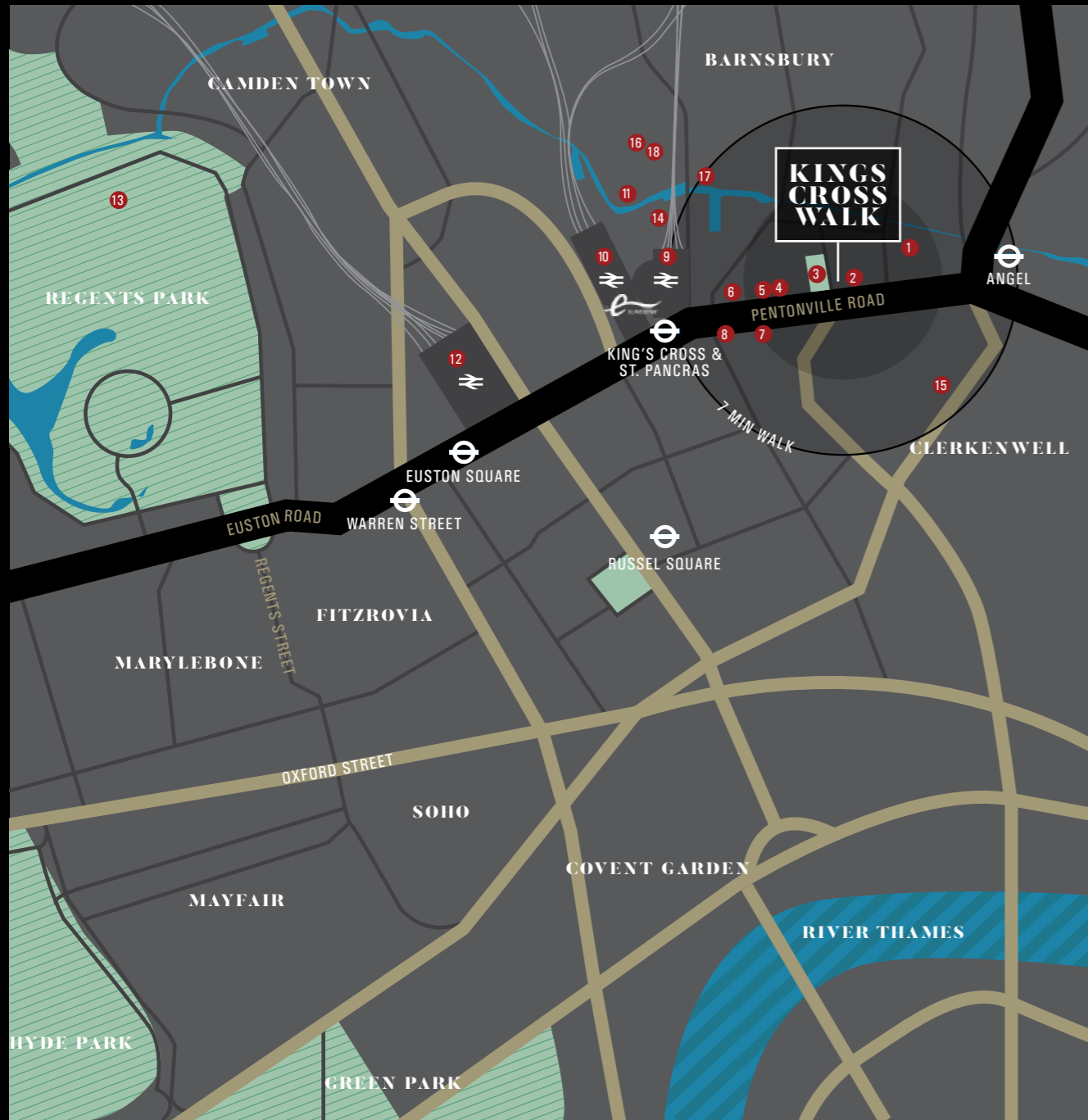
- Brilliant white contemporary style sanitary ware
 - Semi-recessed porcelain washbasin
 - Wall-hung WC with push-button flush
 - Steel bath
- Chrome fittings by Hansgrohe
- Thermostatically controlled shower or over-bath shower
- Toughened glass shower screen
- Chrome-finished heated ladder-style towel rail
- Chrome shaver point
- Mirrored vanity cabinet with adjustable lighting

COMMUNICATIONS/ ENTERTAINMENT/ SECURITY

- Satellite/Cable/TV/Data outlet/Telephone sockets to living area and bedroom
- Inset TV in bathroom to end of bath with inset ceiling speaker
- Video entry connected to entrance lobby
- Smoke detectors in kitchen and hall
- Multi-point locking security-standard front door
- 10-year NHBC Warranty

**Applies to two bedroom apartments only*

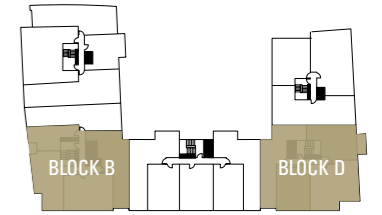




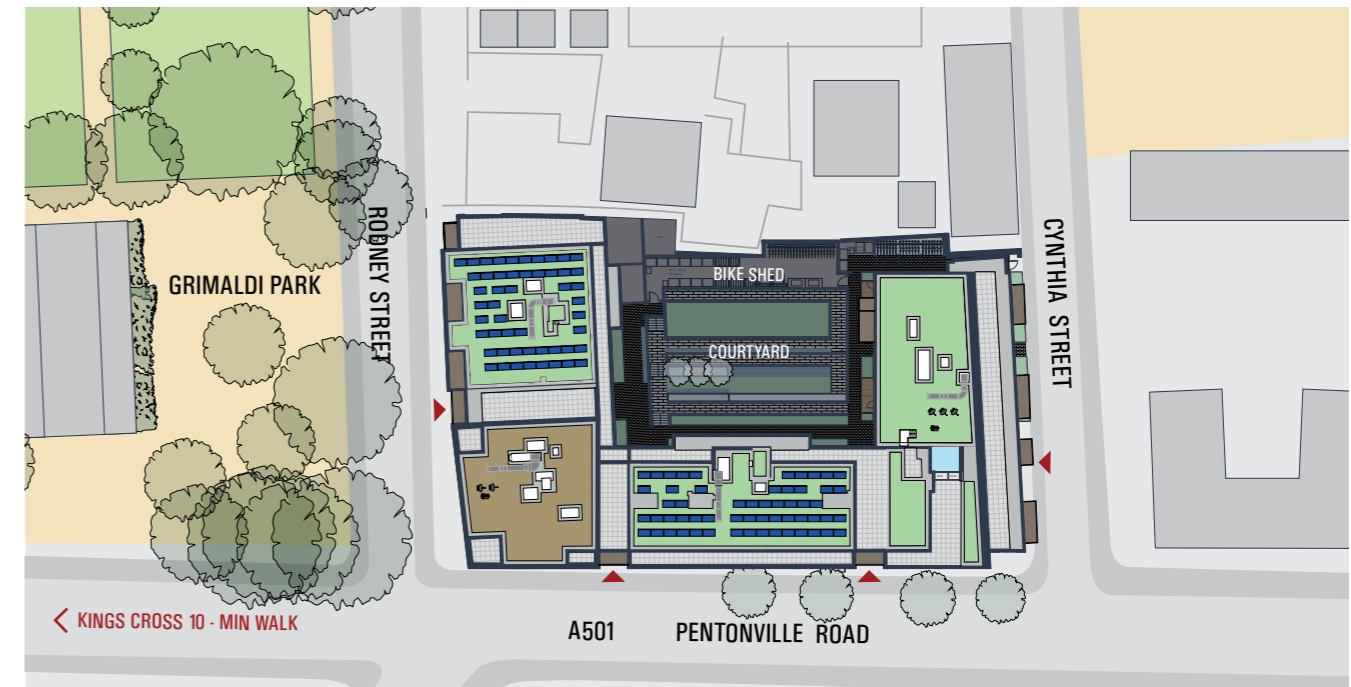
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PLACES OF INTEREST

- 1 The Craft Beer Co. Islington
- 2 Tesco Express
- 3 Joseph Grimaldi Park
- 4 Anytime Fitness London Kings Cross
- 5 Mildreds Kings Cross restaurant
- 6 Pizza Union
- 7 Big Chill Kings Cross
- 8 Scala
- 9 King's Cross Station
- 10 St. Pancras International
- 11 Granary Square
- 12 Euston Station
- 13 ZSL London Zoo
- 14 Kings Place
- 15 Sadler's Wells
- 16 Lewis Cubitt Park
- 17 House of Illustration
- 18 Everyman King's Cross cinema



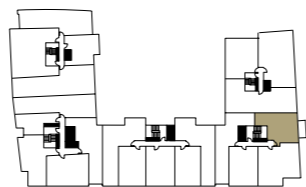
SITE MAP



KINGS CROSS WALK



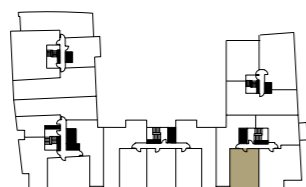
ONE BEDROOM APARTMENTS



BLOCK D
JEFFERSON COURT, 1 CYNTHIA STREET, N1 9FU
APARTMENT 1 | 5 | 9
L1 L2 L3

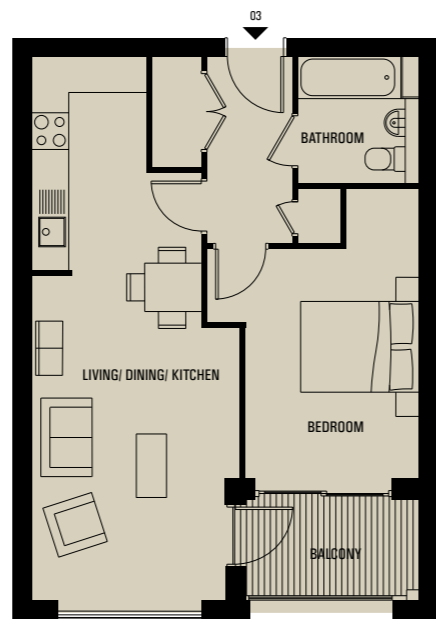
Total internal area: 56 m²

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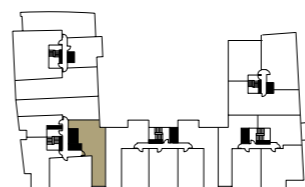
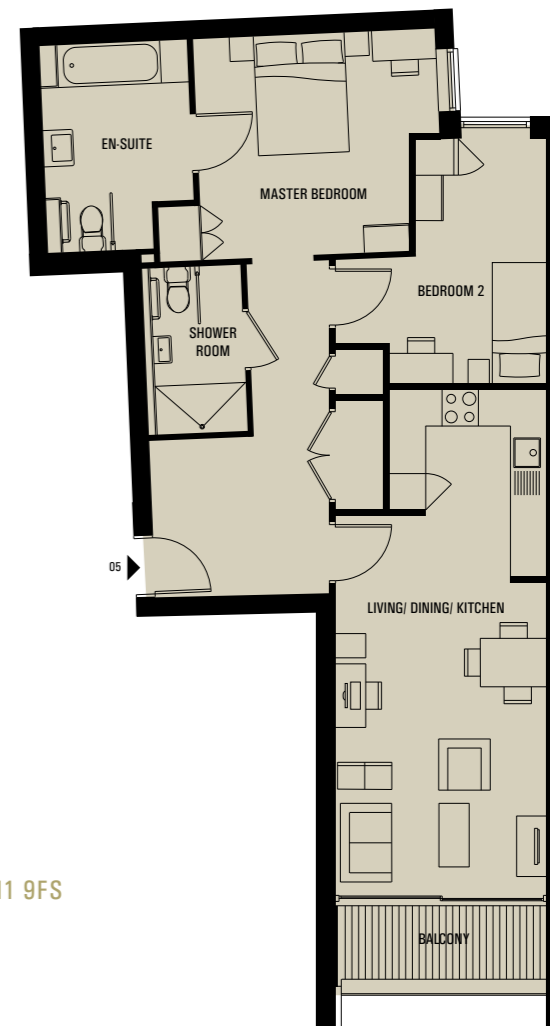
BLOCK D
JEFFERSON COURT, 1 CYNTHIA STREET, N1 9FU
APARTMENT 3 | 7 | 11
L1 L2 L3

Total internal area: 51.5 m²



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TWO BEDROOM APARTMENT



BLOCK B
FITZGERALD COURT, 2B RODNEY STREET N1 9FS
APARTMENT 5 | 10 | 15
L2 L3 L4

Total internal area: 81.3 m²

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ABOUT ISHA

Islington and Shoreditch Housing Association (ISHA) is a community and neighbourhood based Housing organisation managing and developing quality affordable housing for people in North and East London, especially in Hackney, Islington and Waltham Forest.

We want ISHA to stand out of the crowd as a special housing association, one that consistently provides excellent services, listens and acts upon feedback from our customers, continually improves the efficiency of our services and goes the extra mile to make sure things get done quickly.

ISHA has a proven track record in developing and managing low cost home ownership.

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