PRINCE'S PARK

CAMDEN • LONDON

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UNION DEVELOPMENTS

LOCATED ON TALACRE GARDENS, LONDON'S FIRST TOWN GREEN, PRINCE'S PARK IS A SHELTERED RETREAT FROM THE DEMANDS OF CITY LIFE.

Offering a range of one, two and three bedroom apartments, the scheme combines all the luxury and aesthetic delights you'd expect from UNION Developments, with the added bonus of being so close to a park.

Talacre Gardens isn't the only green space in close proximity to the development though. Primrose Hill is just 10 minutes' walk to the south, Regents Park is a few minutes further and Hampstead Heath is a short tube ride away. As such, you're arguably surrounded by London's greatest public spaces.

Sales. 0800 043 2523

WITH ITS ELEGANT SHIP-LIKE PROFILE, PRINCE'S PARK GLIDES ALONGSIDE TALACRE GARDENS OFFERING RESIDENTS STUNNING VIEWS ACROSS THE GREENERY; ESPECIALLY FROM THE EXTENSIVE TERRACES THAT DOMINATE THE UPPER FLOORS.

THE UNION DESIGN PHILOSOPHY IS QUITE SIMPLE. WE SEEK TO FULFIL YOUR EVERY DESIRE AND EXCEED THEM IN WAYS FAR BEYOND YOUR EXPECTATIONS.

Prince's Park is a shining example of our approach. A sophisticated and luxurious marriage of form and function, it blends premium features such as Poggenpohl kitchens, Bosch appliances and iPad controlled smart-house systems, with an unwavering attention-to-detail and exquisite design aesthetic.

Every single aspect of our developments' design is considered to ensure that the whole is always greater than the sum of its parts. From the moment you walk in your door, each room is a seamless extension of the other, with the end result being a harmonious environment that speaks volumes of our exacting standards.

OUR EXPERTISE IN DESIGN
IS ONLY MATCHED BY
OUR KNOWLEDGE OF THE
LONDON PROPERTY MARKET.

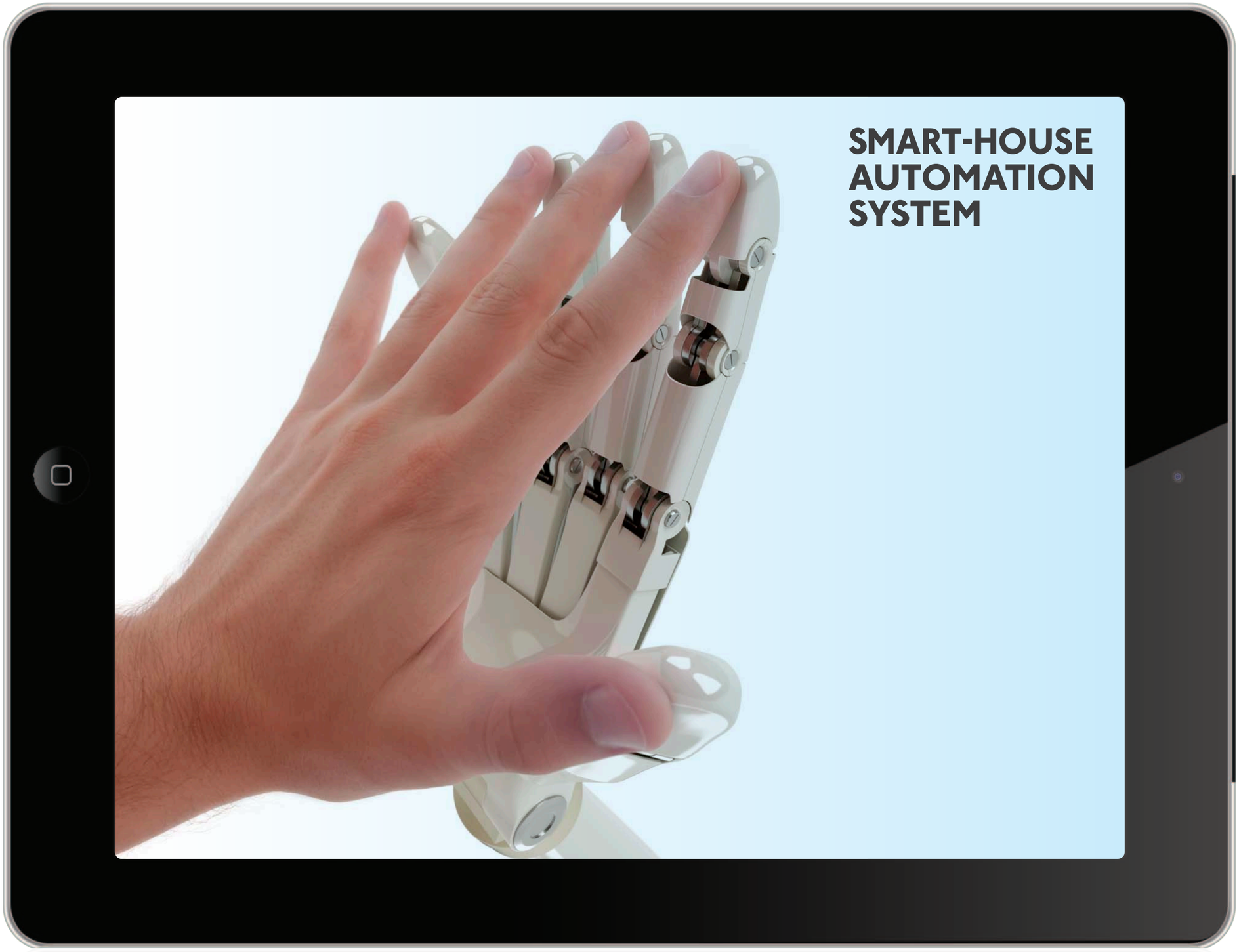
TRAVEL TIMES

KING'S CROSS - 8 MINUTES*
TOTTENHAM COURT ROAD - 11 MINUTES*
OXFORD CIRCUS - 12 MINUTES*
OLD STREET - 13 MINUTES**
BANK - 17 MINUTES**
LONDON BRIDGE - 19 MINUTES**
CANARY WHARF - 33 MINUTES*

With one of the most experienced teams in the industry, at UNION Developments, we're not just renowned for delivering award-winning homes, we're renowned for delivering award-winning homes in areas that offer superb investment potential.

Sandwiched between the joys of Camden, Primrose Hill, Kentish Town and Hampstead, Prince's Park is a prime example of our insight. Offering superb access to Central London – Kentish Town and Chalk Farm underground stations are just 4 and 6 minutes' walk away respectively – along being in close proximity to these renowned areas, the quality of life the development offers extends far beyond each apartment's walls.

Travel Times. Source: journeyplanner.tfl.gov.uk *From Kentish Town Underground Station **From Chalk Farm Underground Station



RENOWNED FOR ALWAYS EXCEEDING OUR CUSTOMERS' EXPECTATIONS, PRINCE'S PARK'S DIGITAL ARCHITECTURE IS SET TO RAISE THE BAR ONCE AGAIN.

Not content with creating a home that lives up to our high standards of style, the state-of-the-art technology that's hardwired into each apartment puts every aspect of your home environment at your fingertips.

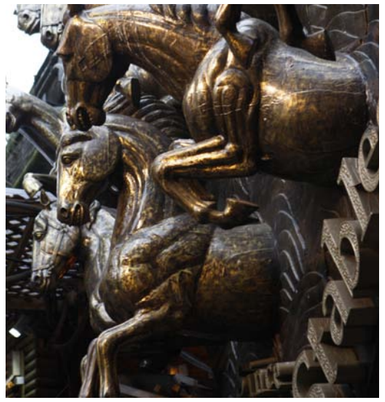
Sign up to this bespoke offering and you'll be given an iPad that's custom tuned to your individual apartment. Should you wake up and decide you'd like to put the heating on, you can do so without leaving bed. If you're watching a film and want to draw the curtains and dim the lights, again you won't have to move a muscle bar your finger. Your life will be a case of one-touch perfection.

There are a variety of services that are available to automate your home through our Smart-House offering, to find out more and discuss your particular needs, call our Sales Team on 0800 043 2523.

Please note: Smart-House system is an additional cost.

CANARY WHARF
THE CITY
KING'S CROSS ST. PANCRAS
KOKO
LONDON EYE
BT TOWER
OXFORD STREET
PRIMROSE HILL
REGENT'S CANAL
CAMDEN UNDERGROUND
THE HAWLEY ARMS
CAMDEN STABLES MARKET
PROUD CAMDEN
THE ROUNDHOUSE
SURROUNDED BY GREENERY WITH ALL OF LONDON JUST MOMENTS AWAY.

CAMDEN IS THE BEATING HEART OF LONDON'S MUSIC SCENE.



From the world-famous Roundhouse to smaller venues like the Electric Ballroom and Barfly, which have been graced with the likes of The Clash, Oasis, U2 and The Smiths; Camden is without question London's music capital.

Its rock and roll swagger is still present to this day, with pubs and bars such as the Hawley Arms and Proud Camden continuing to attract London's hippest crowds. As do restaurants such as Gilgamesh and canal-side bars such as the Lockside Lounge. Hot summer nights watching the world float by can't be beaten.

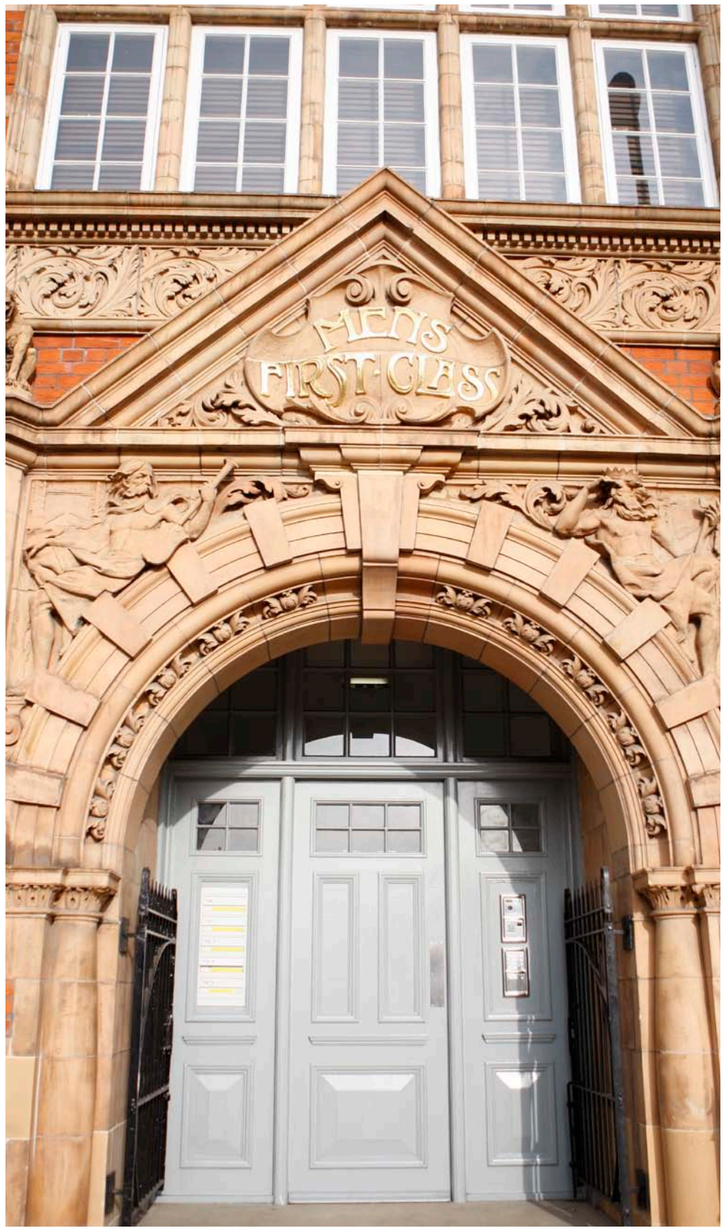
The Roundhouse 6 minutes
The Hawley Arms 6 minutes
Gilgamesh 6 minutes
Camden Stables Market 4 minutes
Proud Camden 5 minutes

FROM CHIC BOUTIQUES TO FINE DINING, AND ART GALLERIES, PRIMROSE HILL HAS IT ALL.

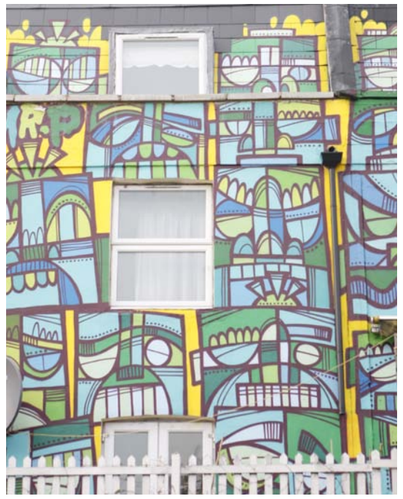
One of London's most famed celebrity enclaves, it's no surprise that Primrose Hill boasts a plethora of high end clothing and furnishings shops. Nor that most of the local stores are stocked with all manner of organic produce.

Shop at the delightful deli-cafe Melrose & Morgan, drink at the Engineer or dine at Odette's and you never know who you'll be rubbing shoulders with. Or failing that, take a picnic to Primrose Hill and enjoy the breath taking view as the sun sets over London.

Melrose & Morgan 12 minutes
Engineer 12 minutes
The Primrose Bakery 12 minutes
Odette's 11 minutes
Primrose Hill 10 minutes



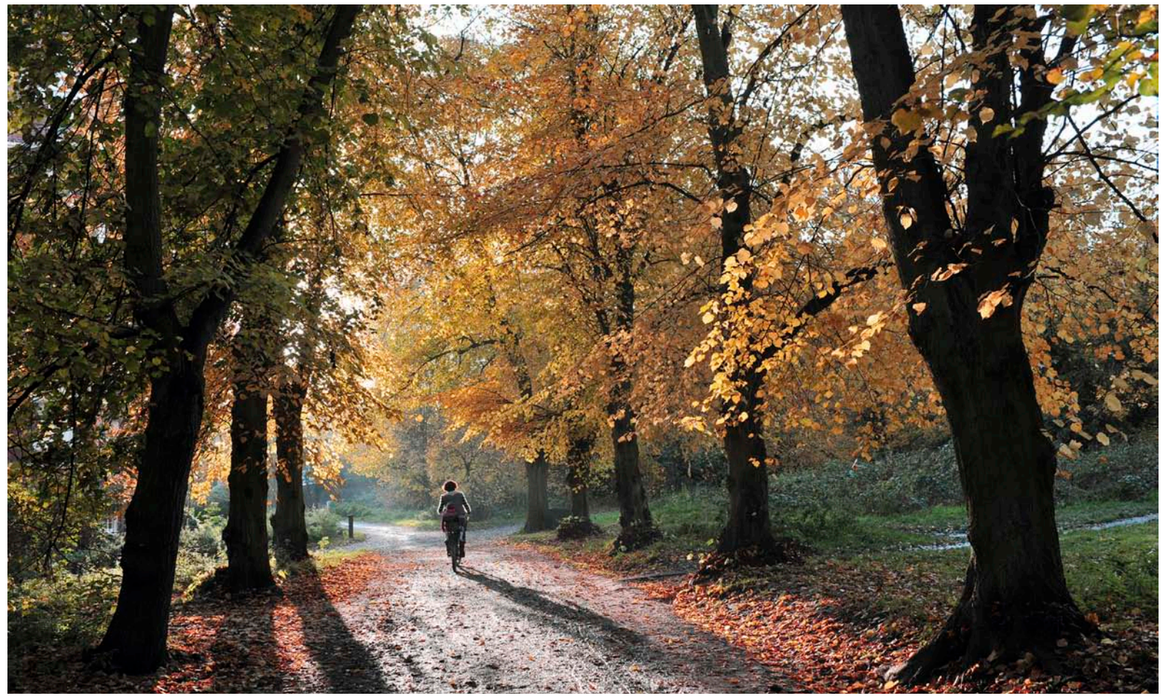
KENTISH TOWN HAS A HEALTHY MIX OF EVERYTHING.



Food and fitness are two things Kentish Town has in abundance. Literally on your front door you'll find the Talacre Sports Centre. Then a short walk will bring you to the fully restored Kentish Town Baths - one of the finest swimming pools in the UK.

To keep your energy levels up there are a host of restaurants to choose from and the not-to-be missed Phoenicia Mediterranean Food Hall, which boasts an eclectic array of worldly delights. Then to feed your mind, there's the Zabludowicz Collection, again only 3 minutes' walk away. Or to escape from it all, the Pineapple comes highly recommended for a quiet drink or a full-on party.

Talacre Sports Centre 1 minute
Zabludowicz Collection 3 minutes
Phoenicia Mediterranean Food Hall 3 minutes
The Kentish Town Baths 3 minutes
The Pineapple 11 minutes



EMBRACE THE SERENITY OF HAMPSTEAD.

New End Theatre 13 minutes
Gaucho 12 minutes
Everyman Cinema Belsize Park 16 minutes
La Creperie de Hampstead 12 minutes
Hampstead Heath 17 minutes

Awash with stunningly understated architecture and home to a myriad of restaurants, theatres and pubs such as Gaucho, the New End Theatre and The Flask, Hampstead is virtually a country village in the midst of London.

With its unrivalled views across London, The Heath provides the perfect backdrop for this refined and relaxed enclave. While La Creperie de Hampstead, a locally famed crepe stall in front of the King William IV pub, provides the perfect fuel for getting you to the top of Parliament Hill.

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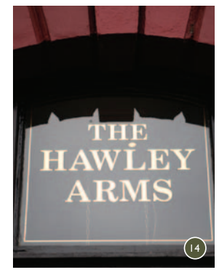

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KEY

1	TALACRE SPORTS CENTRE
2	KENTISH BATHS
3	PHOENICA MEDITERRANEAN FOOD HALL
4	HMV FORUM
5	SOUTHAMPTON ARMS
6	THE BULL & LAST
7	ROYAL FREE HOSPITAL
8	EVERYMAN CINEMA
9	ZABLUDOWICZ COLLECTION
10	THE ROUNDHOUSE
11	PROUD CAMDEN
12	CAMDEN STABLES
13	GILGAMESH
14	HAWLEY ARMS
15	JAZZ CAFE
16	MELROSE & MORGAN
17	THE ENGINEER
18	TROJKA
19	BIBENDUM

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LONDON'S AN EDUCATION IN ITSELF.

As well as offering easy access to Primrose Hill, Camden and Hampstead Heath - not to mention the West End and The City of London - Prince's Park is perfectly positioned for London's esteemed universities.

From famed academic institutions such as Imperial College, UCL, LSE and King's College London to more specialist centres such as the Central School of Speech and Drama, Royal College of Art and Central St Martins, you're spoilt for choice.

TRAVEL TIMES*	
UCL	7 minutes (Euston Station)
Central St Martins	8 minutes (King's Cross Station)
LSE	15 minutes (Holborn Station)
Central School of Speech & Drama	17 minutes (Walking)
King's College London	15 minutes (Holborn Station)
Imperial College	25 minutes (South Kensington Station)

*Sources: journeyplanner.tfl.gov.uk (from Chalk Farm Underground Station) & walkit.com

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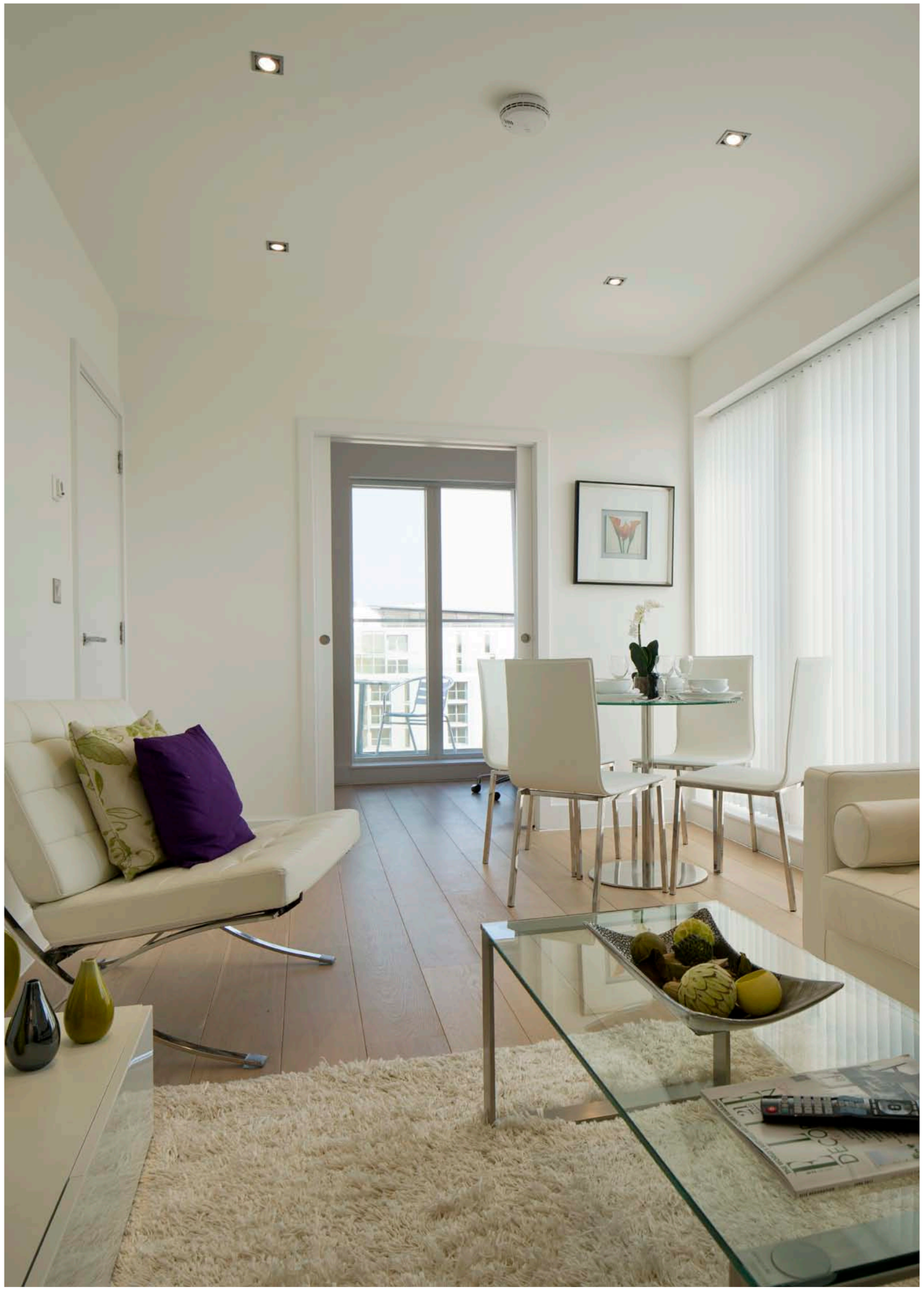

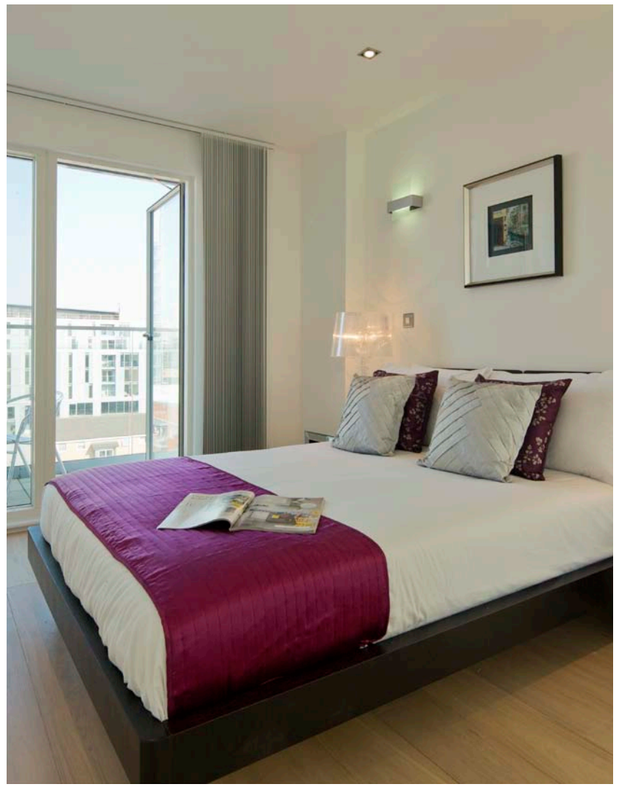

Images from previous UNION developments

PRINCE'S PARK SPECIFICATIONS

LIVING
Light Cream honed natural stone floor tiles, 600 x 600mm

BATHROOM
Beige speckled marble floor tiles, variable mm
Beige speckled marble wall tiles, variable mm
Backpainted glass sink splashback, White colour
Timber vanity top
Recessed square chrome showerhead
Rectangular bath
Wall hung pan
Semi recessed rectangular basin
Basin and shower brassware
Frameless glass shower screen with brushed finish glass clamps

EN-SUITE
Beige speckled marble floor tiles, variable mm
Beige speckled marble wall tiles, variable mm
Timber vanity top
Recessed square chrome showerhead
Wall hung pan
Semi recessed rectangular basin
Basin and shower brassware
Handshower
Frameless glass shower screen with brushed finish glass clamps

KITCHEN
Pronorm by Poggenpohl
Matt finish wall and base units - 'Anthrecite' colour
Composite white stone worktop
Light Cream honed natural stone floor tiles, 600 x 600mm
Backpainted glass splashback - White colour
Stainless steel finish sink
Stainless steel finish tapware
Bosch appliances:
Fridge, freezer, dishwasher, washing machine, hob & oven

BEDROOMS
Bespoke wardrobes to master bedrooms - White Matt finish
Light coloured carpet

WINDOWS
Aluminium double glazed, full & normal height windows (where applicable)

TERRACES
Timber deck with glass balustrades to terraces

GENERAL
Smart-House System (optional)*
Full height doors
Underfloor heating throughout

Please note: UNION Developments operates a policy of continuous design development, therefore all finishes, appliances, makes and suppliers named are subject to being updated or changed without any notice in advance.

* Subject to additional charge.

Unit Number	Kitchen/Living Room (m)	Bedroom 1 (m)	Bedroom 2 (m)	Terrace (sq m)	Total (sq m)	Total (sq ft)
2.01	3.3 x 6.4	2.6 x 4.1	-	2.0	41.0	441.0
2.02	3.3 x 7.2	3.4 x 3.9	3.1 x 3.5	2.0	74.0	796.0
2.03	7.8 x 4.5	2.8 x 3.6	-	-	43.0	462.0
2.04	6.4 x 5.1	3.7 x 3.9	4.6 x 3.1	14.0	76.0	818.0
2.05	3.3 x 6.4	3.3 x 3.8	-	2.0	44.0	473.0
2.06	3.3 x 5.8	3.2 x 3.5	-	2.0	43.0	462.0

Floor plans and dimensions are taken from architectural drawings and could vary during construction. They are provided for guidance only and are not to scale. Total Areas provided as gross internal and external areas under the RICS measuring practice. Layouts are indicative only and subject to change.

Due to the shape of some rooms, all room measurements are approximate and the longest length and width of each room have been used.

Unit Number	Kitchen/Living Room (m)	Bedroom 1 (m)	Bedroom 2 (m)	Terrace (sq m)	Total (sq m)	Total (sq ft)
3.01	3.3 x 6.4	2.6 x 4.1	-	2.0	41.0	441.0
3.02	3.3 x 7.2	3.4 x 3.9	3.1 x 3.5	2.0	74.0	796.0
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3.04	6.4 x 5.1	3.7 x 3.9	4.6 x 3.9	14.0	76.0	818.0
3.05	3.3 x 6.4	3.3 x 3.8	-	2.0	44.0	473.0
3.06	3.3 x 5.8	3.2 x 3.5	-	2.0	43.0	462.0

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Unit Number	Kitchen/Living Room (m)	Bedroom 1 (m)	Bedroom 2 (m)	Terrace (sq m)	Total (sq m)	Total (sq ft)
4.01	3.3 x 6.4	2.6 x 4.1	-	2.0	41.0	441.0
4.02	3.3 x 7.2	3.4 x 3.9	3.1 x 3.5	2.0	74.0	796.0
4.03	7.8 x 4.5	2.8 x 3.6	-	-	43.0	462.0
4.04	6.4 x 5.1	3.7 x 3.9	4.6 x 3.9	14.0	76.0	818.0
4.05	3.3 x 6.4	3.3 x 3.8	-	2.0	44.0	473.0
4.06	3.3 x 5.8	3.2 x 3.5	-	2.0	43.0	462.0

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Unit Number	Kitchen/Living Room (m)	Bedroom 1 (m)	Bedroom 2 (m)	Terrace (sq m)	Total (sq m)	Total (sq ft)
5.01	3.3 x 4.8	3.1 x 3.6	-	2.0	45.0	484.0
5.02	7.9 x 5.3	4.4 x 3.5	6.2 x 2.9	2.6	95.0	1,022.0
5.03	7.8 x 4.5	2.8 x 3.6	-	-	43.0	462.0
5.04	5.1 x 6.4	3.7 x 3.9	4.6 x 3.9	14.0	76.0	818.0
5.05	3.3 x 6.4	3.3 x 3.8	-	2.0	44.0	473.0
5.06	3.3 x 5.8	3.2 x 3.5	-	2.0	43.0	462.0
5.07	3.3 x 6.4	2.6 x 4.1	-	2.0	41.0	441.0

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Unit Number	Kitchen/Living/Dining Room (m)	Bedroom 1 (m)	Bedroom 2 (m)	Bedroom 3 (m)	Terrace/s (sq m)	Total (sq m)	Total (sq ft)
6.01	3.3 x 6.4	3.1 x 4.1	-	-	2.0	48.0	516.0
6.02	6.8 x 6.9	4.8 x 4.8	3.3 x 2.9	-	87.0	90.0	968.0
6.03	7.4 x 6.6	5.4 x 4.0	3.3 x 4.7	2.3 x 1.7	48.0	110.0	1,184.0
6.04	7.8 x 4.5	2.7 x 2.9	-	-	-	42.0	452.0
6.05	8.9 x 5.0	3.2 x 3.9	-	-	26.0	63.0	678.0
6.06	3.5 x 6.4	3.3 x 3.8	-	-	2.0	45.0	484.0
6.07	3.3 x 5.8	3.2 x 3.5	-	-	2.0	43.0	462.0
6.08	3.3 x 6.4	2.6 x 4.1	-	-	2.0	41.0	441.0

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Unit Number	Kitchen/Living Room (m)	Bedroom 1 (m)	Bedroom 2 (m)	Bedroom 3 (m)	Terrace (sq m)	Total (sq m)	Total (sq ft)
7.01	10.2 x 4.7	3.7 x 3.1	2.6 x 3.8	3.2 x 4.8	76.0	105.0	1,130.0
7.02	7.8 x 4.8	2.5 x 4.8	2.8 x 3.0	3.7 x 3.6	61.0	106.0	1,141.0
7.03	5.7 x 6.9	5.0 x 3.9	3.5 x 2.6	4.4 x 2.6	54.0	98.0	1,055.0

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UNION DEVELOPMENTS

Boasting one of the industry's most experienced teams, UNION Developments is renowned for offering the very best in contemporary urban living.

This year, we've delivered 48 luxury abodes in Greenwich, 97 in Hackney, 90 in Bermondsey and 12 in nearby Belsize Park.

Wherever our developments are though, you can always expect anything bearing our name to deliver that bit more.

Property Misdescriptions Act 1991.
Notice to Prospective Buyers.
The details contained in this brochure are for guidance only. All photographs, illustrations, plans, specifications and sizes indicated only give a general indication of the proposed development. Where quoted, travel times, be they walking or by public transport, are for guidance only. Sources: walkit.com and journeyplanner.tfl.gov.uk

Union Developments Ltd operate a policy of continuous development and features, specifications and elevational treatments may vary. We reserve the right to alter any part of the development. Particulars described in this brochure should not be relied upon as accurately describing any specific matters. When reference is made to proposed new facilities, prospective buyers are advised to undertake their own enquiries if provision of such could influence their decision to purchase. This information does not constitute a contract, part of a contract or warranty.

All details are correct at time of going to press in April 2012.

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