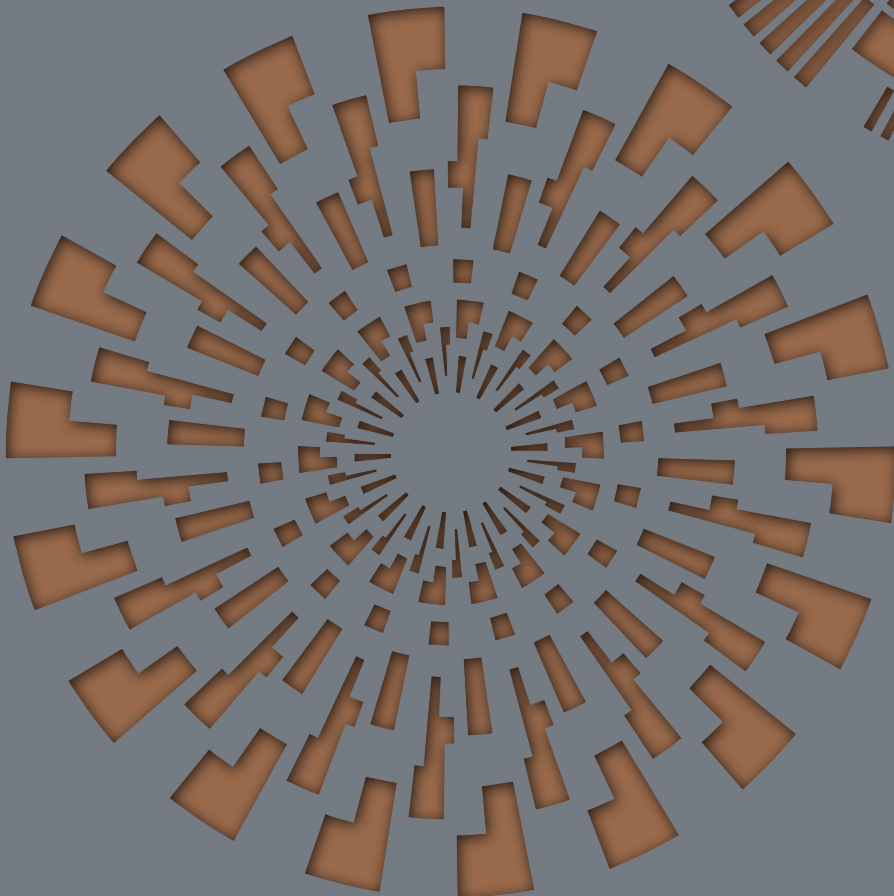
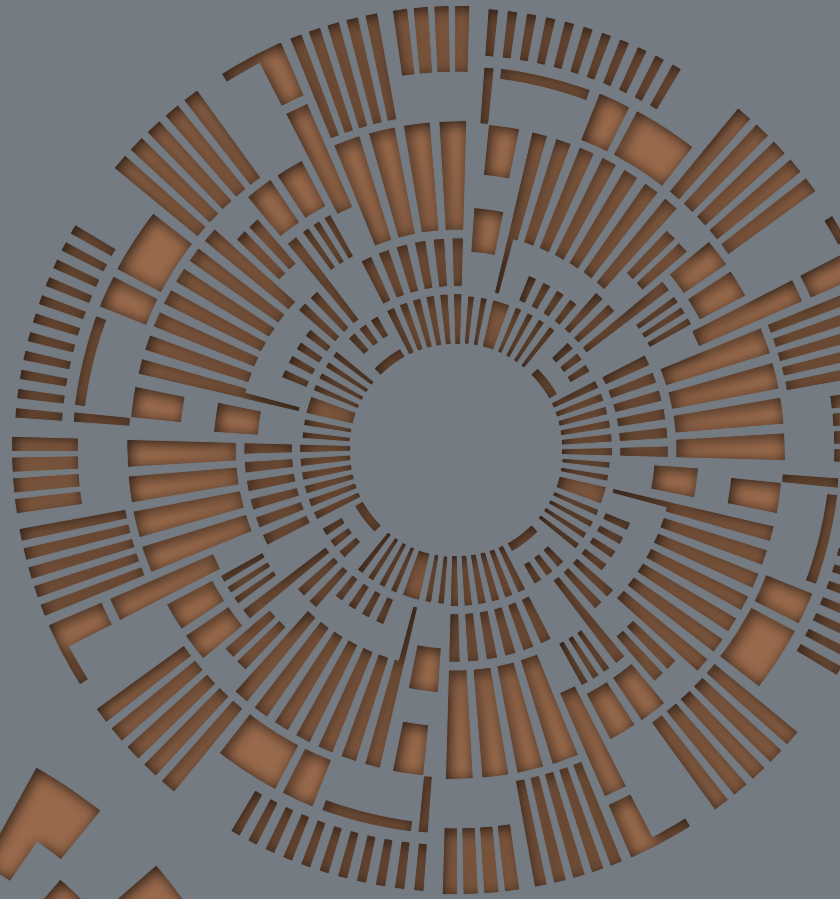
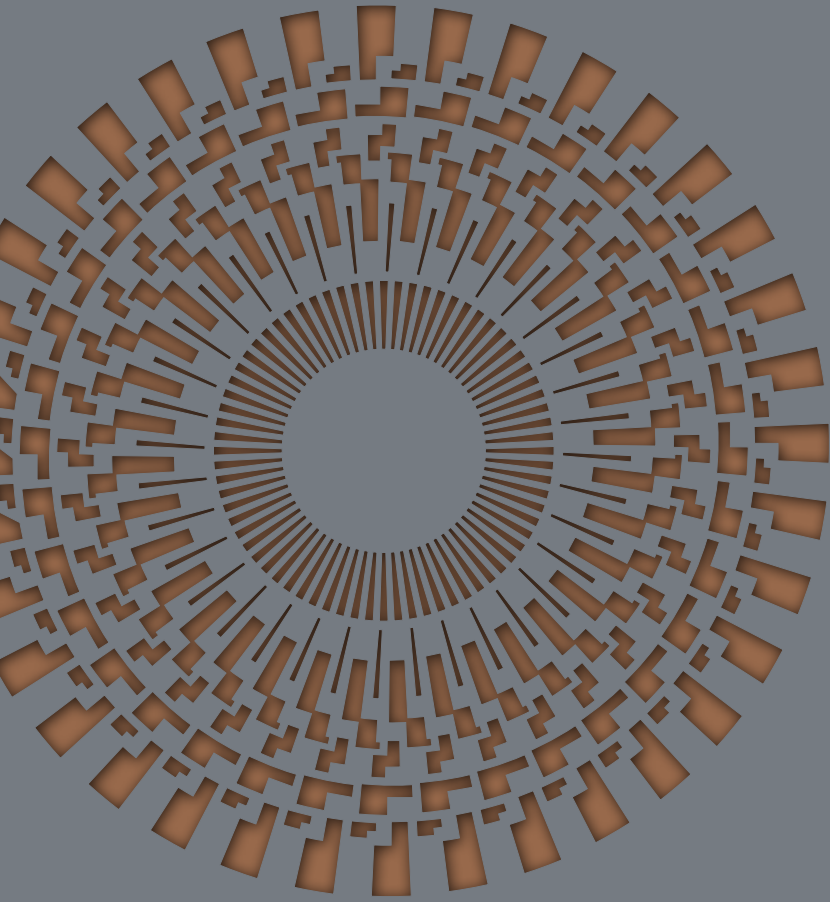
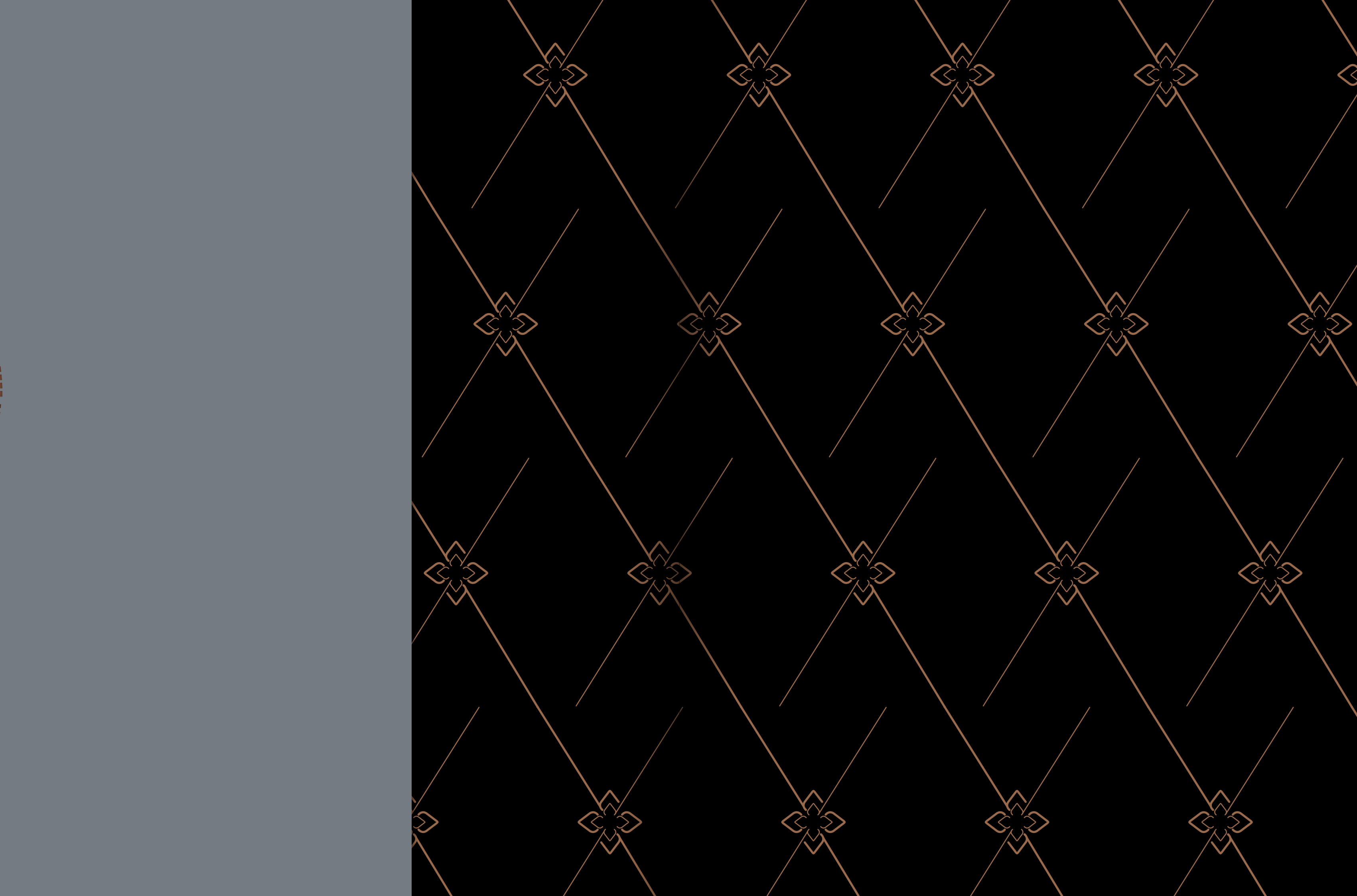
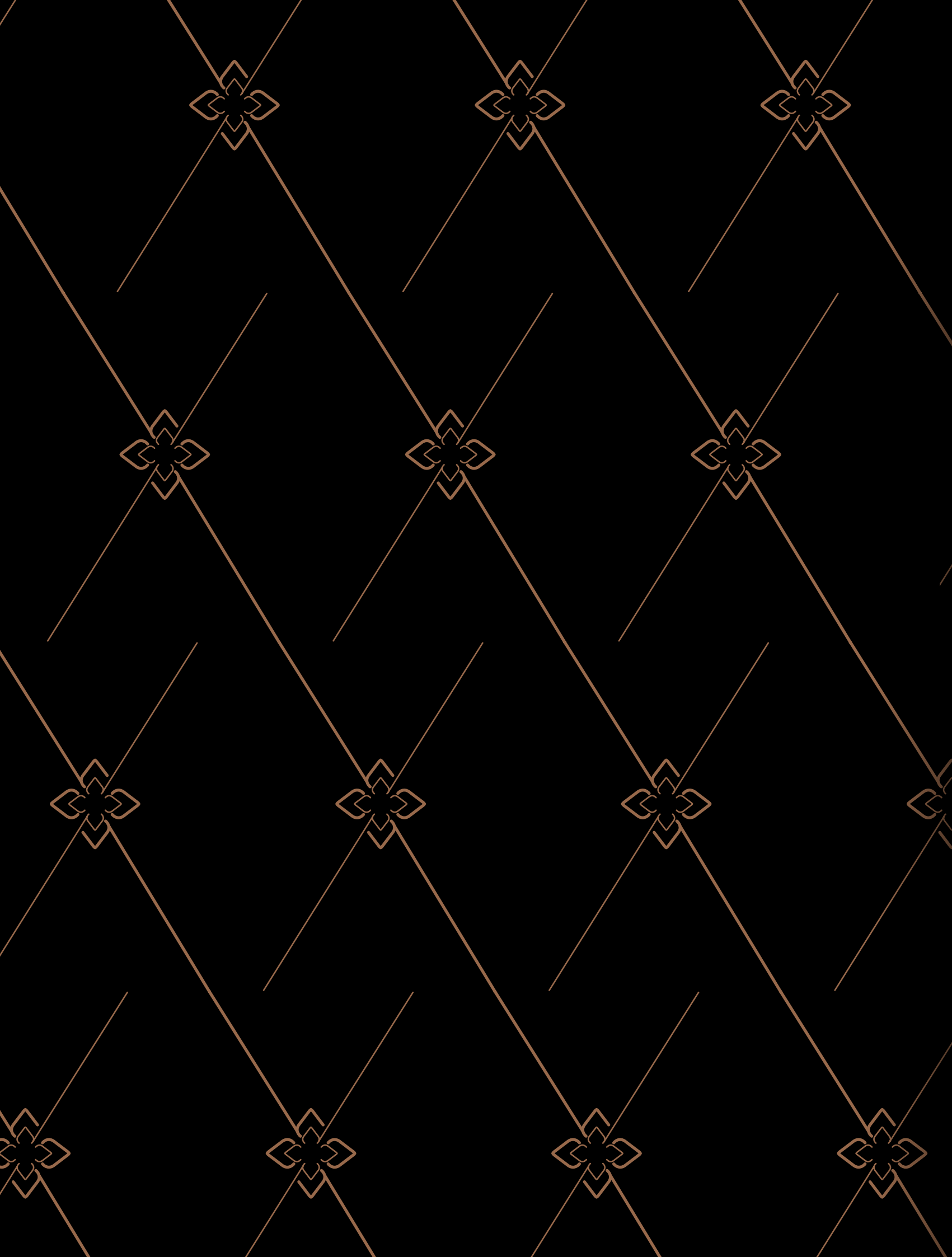


GASHOLDERS
LONDON







London is an ever-evolving story, with each generation adding a chapter that will go on to inspire the next. The Gasholders is steeped in that spirit, merging Victorian and 21st-century innovation to create the city's most compelling new residential development.

The Gasholders London is a remarkable feat of contemporary design and cutting-edge engineering by renowned architects Wilkinson Eyre, working with Jonathan Tuckey Design on interior architecture and Dan Pearson Studio on landscaping. There are 145 distinctive apartments and penthouses, being built within a refurbished triplet of Grade II listed, cast-iron gasholder guide frames, next to the Regent's Canal at the heart of King's Cross.

The Gasholders will capture the imaginations of discerning minds — those looking for a new home with soul as well as elegant, refined style.



LOCATION





An aerial view of King's Cross and London

The triplet of gasholder guide frames at King's Cross was a recognisable part of the London skyline long before many of the buildings that now define it.

Following extensive refurbishment, it will re-emerge alongside the city's other architectural landmarks, returning to a transformed King's Cross as part of a unique residential development.



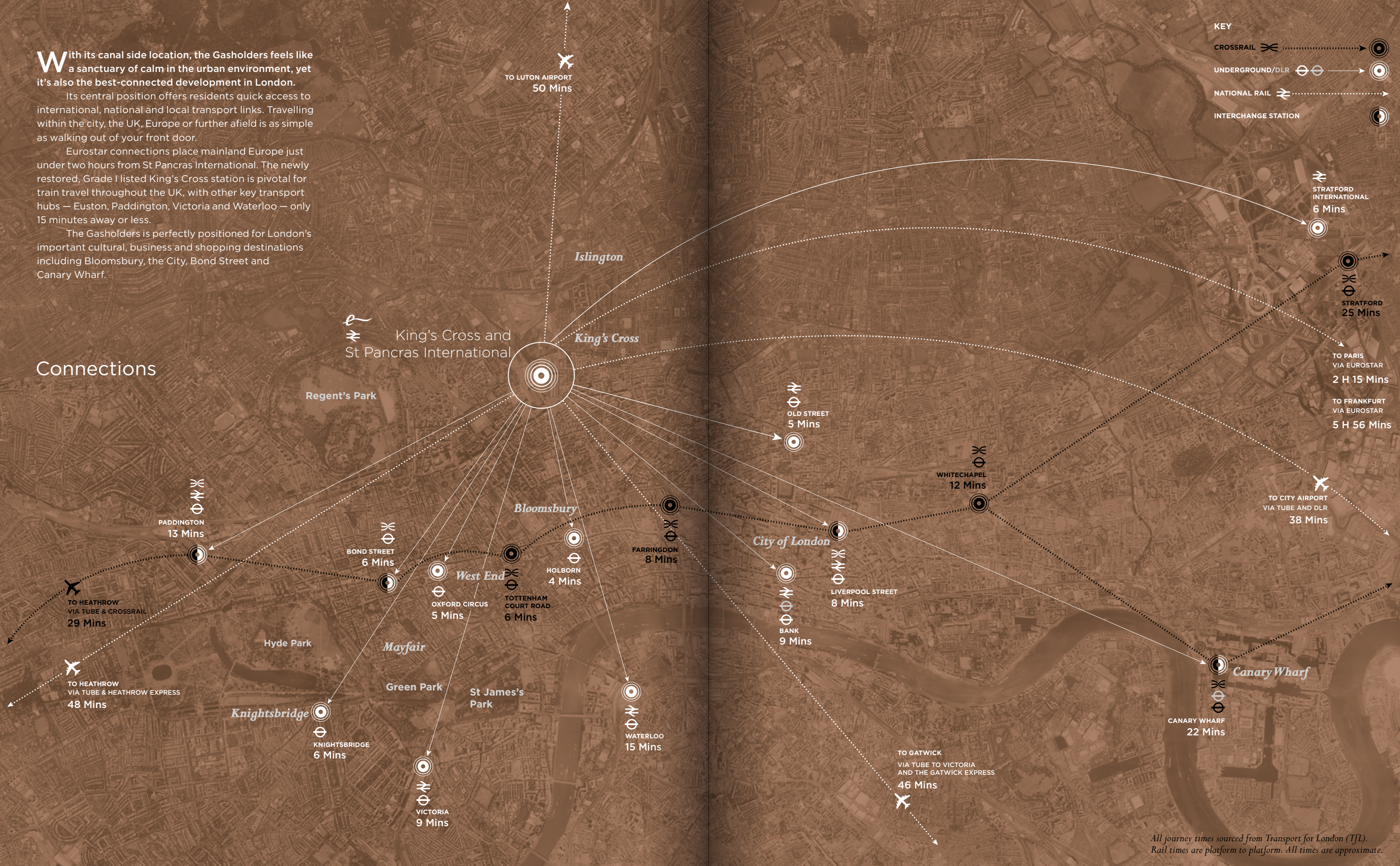
With its canal side location, the Gasholders feels like a sanctuary of calm in the urban environment, yet it's also the best-connected development in London.

Its central position offers residents quick access to international, national and local transport links. Travelling within the city, the UK, Europe or further afield is as simple as walking out of your front door.

Eurostar connections place mainland Europe just under two hours from St Pancras International. The newly restored, Grade I listed King's Cross station is pivotal for train travel throughout the UK, with other key transport hubs — Euston, Paddington, Victoria and Waterloo — only 15 minutes away or less.

The Gasholders is perfectly positioned for London's important cultural, business and shopping destinations including Bloomsbury, the City, Bond Street and Canary Wharf.

Connections



All journey times sourced from Transport for London (TfL). Rail times are platform to platform. All times are approximate.

London

Culture, business, dining or shopping, there are countless reasons to want to be in central London, and, as a Gasholders resident, you'll find many just beyond the ducks and barges on the Regent's Canal.

The Georgian grandeur of Bloomsbury, where literary giants wrote novels in the first half of the 20th century and where millions of visitors come to the British Museum today, is minutes away. Fitzrovia, its sister Regency neighbourhood nearby, is peppered with celebrated restaurants including Michelin-starred Dabbous.

Just beyond Bloomsbury is Covent Garden, gateway to London's West End and home to many of its great theatres including the Royal Opera House. Its historic streets are alive all day, with musicians, conjurers and thousands of people enjoying its boutiques and restaurants. The vast, manicured grandeur of Regent's Park, topped by Primrose Hill at its north, is a wonderful place for an evening run as London's green parakeets flock to roost overhead.

The Gasholders is a unique development in offering easy access to the best of London's culture and shopping, both within King's Cross and other parts of the city centre.

There are few other opportunities to feel this connected to everything that makes London so special.

The Royal Opera House



Primrose Hill



Charlotte Street



St Paul's Cathedral

Theatreland, the West End



Cornhill, the City of London

A plan of King's Cross
London NIC

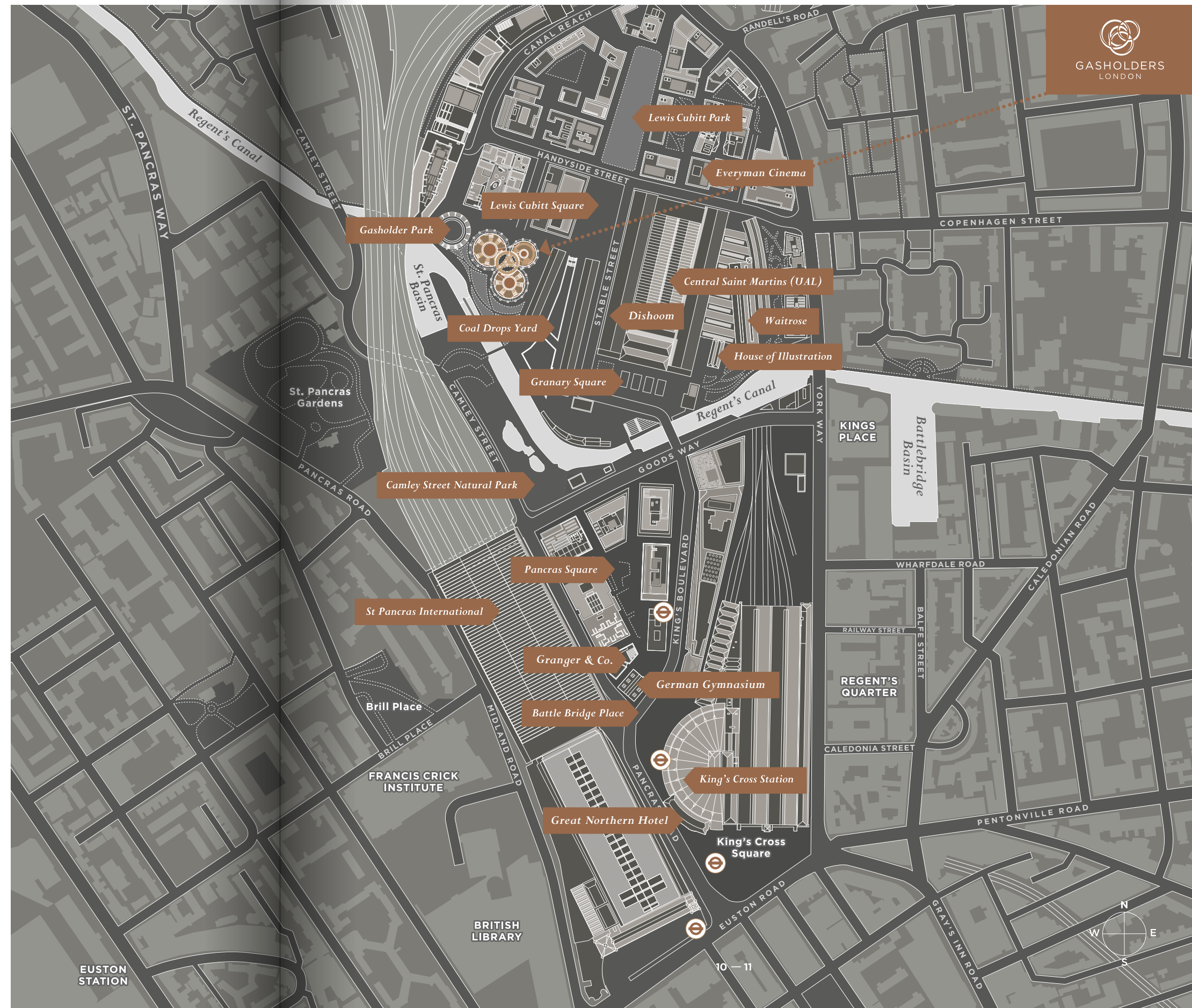
In a new era for King's Cross, those living, working and shopping here will have the opportunity to be part of a vibrant new neighbourhood — a renaissance for this historic slice of central London. The regeneration of its 67 acres is creating 20 new streets and 10 open squares, nearly 2,000 homes and 500,000 sq ft of retail space, cafés, bars and leisure facilities, plus the city's best transport links.

Harking back to the area's industrial past, 20 heritage buildings and structures are being refurbished as new points of interest, rooting the King's Cross estate within an urban fabric that has developed over centuries. These industrial remnants are the keystone for King's Cross as a new destination; a row of 19th Century coal drops will be transformed into a bustling retail destination, while colossal Victorian warehousing is now home to relaxed eateries, creative businesses and a university.

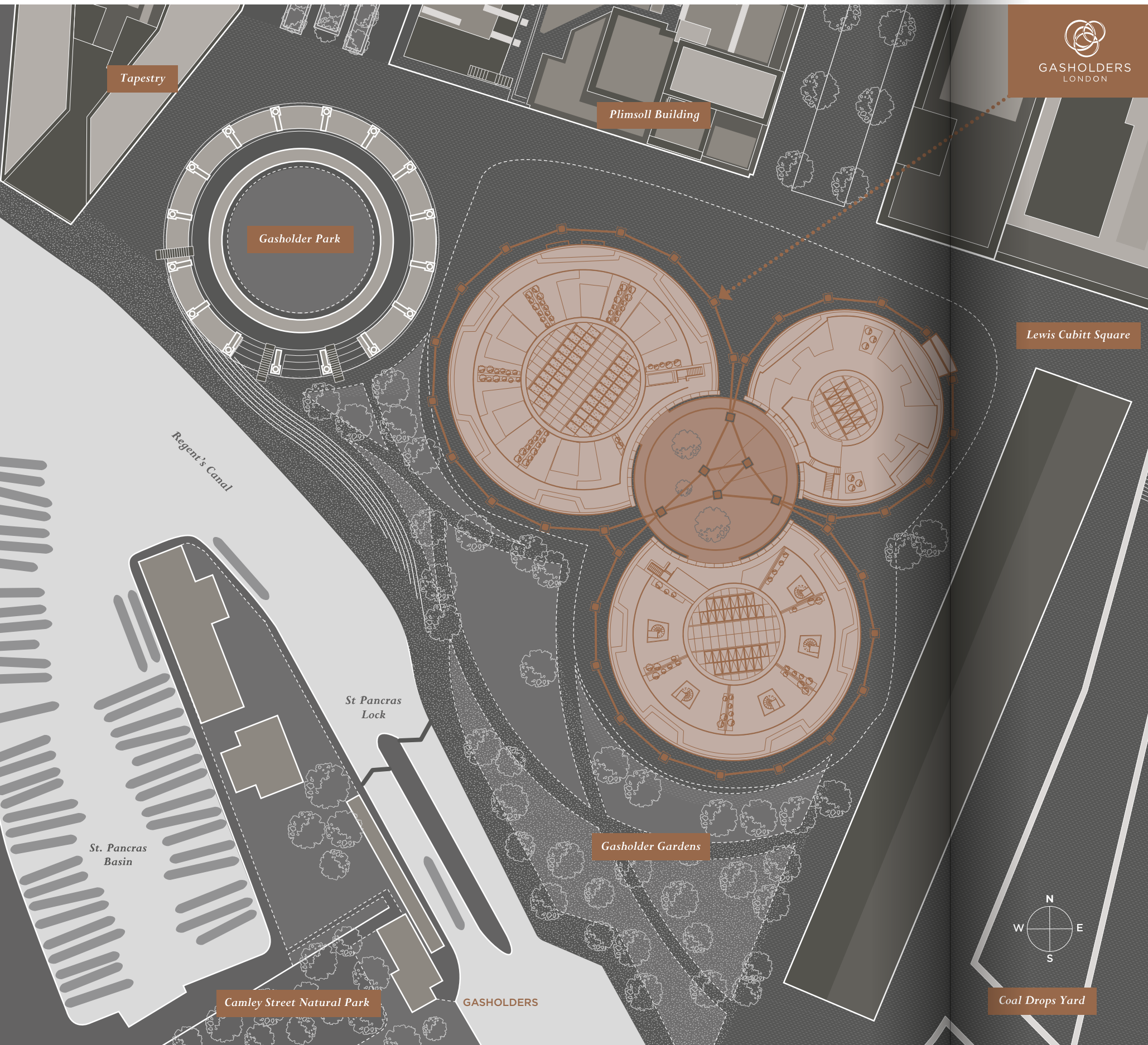
This sensitive rejuvenation of King's Cross goes hand in hand with a firm look to the future, with contemporary architecture celebrated throughout the estate. Stanton Williams Architects' impressive re-use of the Granary and a bold new building has fashioned the main campus for Central Saint Martins School of Art and Design, part of the University of the Arts London. Heatherwick Studio is bringing its brand of inspired architecture to the historic Coal Drops Yard, while Pancras Square has a cluster of seven new office buildings — part of the 3m sq ft of office space emerging at King's Cross.

The Gasholders, arguably the crown jewel of the estate, stands proudly next to the Regent's Canal as a marker of the area's history and what's yet to come.

King's Cross



A plan of the Gasholders and its context
King's Cross, London N1C



Nestled beside a ribbon of green space along the Regent's Canal, the Gasholders has an extraordinary story to tell. First erected in 1867, the trio of Grade II listed, cast-iron structures was originally part of a constellation of 28 to the south of the canal, which towered over Victorian King's Cross. Their new incarnation has been designed by two times Stirling Prize-winning architectural practice Wilkinson Eyre, with interiors by Jonathan Tuckey Design and gardens by the acclaimed Dan Pearson Studio. All sit within the celebrated and intelligently masterplanned King's Cross Estate.

Showcasing feats of engineering both then and now, the triplet of historic gasholders creates a frame that enfolds exquisite, contemporary buildings, connected by a central courtyard that reveals the point at which the structures meet and several linking walkways at ranging heights. Together they will hold 145 elegant apartments, including nine penthouses,

plus beautifully landscaped rooftop gardens, a private gym and spa, a business lounge and an entertainment suite with screening room, elegant bar reception area and private dining room.

A few steps to the west is Gasholder Park — an inspiring green space designed by Bell Phillips Architects and landscaped by Dan Pearson Studio within the historic guide frame of

Gasholder No. 8. Inside the Victorian cast-iron structure, a new stainless steel canopy creates a covered walkway surrounding a sculpted lawn, trees and low-level planting, with pathways leading to the canal. The park can be a place to reflect, to enjoy nature, or to experience an event 'in the round'.

To the east lies Coal Drops Yard, a new carefully curated retail destination. As with the Gasholders, it is Victorian architecture and engineering that lies at the heart of this exciting development.

The cobbled setts, beautiful brickwork and gentle alignments of the former railway buildings will lend unique character and a distinctive sense of place to both emerging and established British and international brands.

Another new public space — Lewis Cubitt Square — is the entrance to the Gasholders. The square is the work of celebrated designer Laurie Olin, who also designed Bryant Park in New York, and Townshend Landscape Architects. It features arching water jets and is a handsome space to relax, play and enjoy events, including open-air cinema, street-food markets and concerts.

Beyond, a cluster of elegant residential buildings, two new schools and a nursery form a rich tapestry for this new urban community, interwoven with 2,000 years of history.

‘Showcasing feats of engineering both then and now, the triplet of historic gasholders creates a frame that enfolds exquisite, contemporary apartments connected by a central courtyard that reveals the point at which the structures meet, and several linking walkways at ranging heights.’

The local area

*The Crossing at the entrance
of Central Saint Martins*



The Gasholders is part of an evolving neighbourhood, but its residents won't be the first to bring energy and a cosmopolitan atmosphere to the area. Renowned arts and design school Central Saint Martins has had its campus at King's Cross since 2011. Thousands of students, from all over the world, come in the hope of following in the footsteps of Stella McCartney, Matthew Williamson or Phoebe Philo.

The college premises within the historic Granary Complex were designed by acclaimed architects Stanton Williams and are a clear expression of the soulful, considerate route the

'When a neighbourhood has this kind of beginning, just imagine where it can go.'

King's Cross development is taking. The 19th century, Grade II listed Granary Building and transit sheds have been

meticulously refurbished and combined with striking new sections made in modern industrial materials. The public can engage with the campus, walking past students and lecturers relaxing over a game of ping-pong in a vast atrium called 'the Crossing'. Central Saint Martins was an important new heartbeat, now sounding loudly across the whole estate.

There's 3.4m sq ft of workspace in 19 new and refurbished buildings, with internet giant Google choosing to locate here along with Universal Music, Havas, Louis Vuitton and many more. Residences, restaurants and bars, cultural venues, shopping, schools and open spaces have followed suit. From Granger & Co and Caravan to the House Of Illustration gallery and the hotly anticipated boutique cinema by Everyman, King's Cross has established itself as a leading destination for Londoners. When a neighbourhood has this kind of beginning, just imagine where it can go.



Pan-European cuisine and an extensive wine list available in its shop make Vinoteca the ideal neighbourhood haunt

Nourish a love of fine, loose-leaf tea with a Cantonese blend or Chai Red at Yumchaa



A nod to cafés in 1920s Bombay, bustling Dishoom has the best snacks and cocktails in town

A medley of restaurants, bars and cafés, headed up by world-class culinary talent, is one of the big draws of King's Cross. From the exotic menus at Dishoom, housed in a beautifully updated industrial shed, to the old-world glamour of Plum & Spilt Milk in the historic Great Northern Hotel, the area has fast become a destination for food enthusiasts.

The diversity is what keeps cosmopolitan Londoners coming back; plenty of casual dining options transport the flavours of the world to King's Cross — Korean, Greek and British, to name but a few — and there is quality of choice whether the occasion calls for a quick bite with friends or a six-course tasting menu. What might a Saturday look like to a Gasholders resident?

'The diversity is what keeps cosmopolitan Londoners coming back; plenty of casual dining options transport the flavours of the world to King's Cross.'

The perfect cup of coffee on the terrace of Caravan in Granary Square could turn into brunch at Bruno Loubet's Grain Store, followed by cocktails and dinner around the corner at The Gilbert Scott — the brasserie from Michelin-starred chef Marcus Wareing at the spectacular St Pancras Renaissance Hotel. Or perhaps a stint at the Waitrose Cookery School in the revamped Midland Goods Shed is the order of the day. More of London's culinary delights are a short stroll away — from Vinoteca on King's Boulevard or all-day dining in the German Gymnasium, to the British Library, a post-modern masterpiece where you can dine among the world's most precious books.



Photography of King's Cross, from the British Library and Central Saint Martins, to the Regent's Canal and Granary Square



Adjacent to the Gasholders is Coal Drops Yard. With its traditional Victorian railway architecture, cobbled streets, viaducts and canalside setting allied to dramatic new contemporary architecture by Heatherwick Studio, Coal Drops Yard will become one of the capital's most exciting shopping destinations when it opens in 2018.

It will become a place to meet, a place to eat and a place to discover some of the most interesting retail that London has to offer.

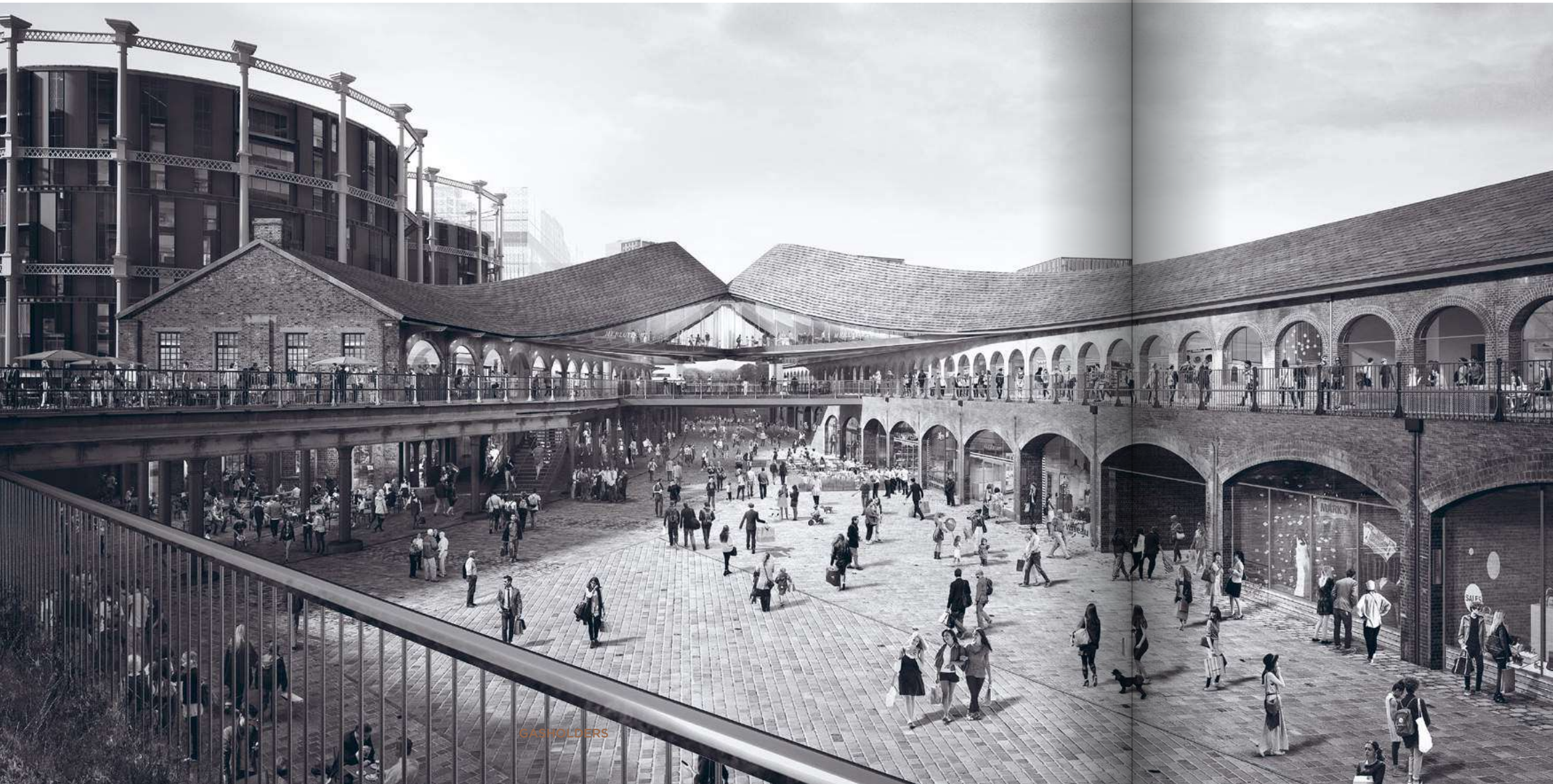
The original buildings were developed in 1850 to Lewis Cubitt's design and the canalside Fish & Coal buildings beside Granary Square will be the new headquarters for the Jamie Oliver Group with offices, film studios, a restaurant and a pub with a terrace taking in the canal views. An elevated park by award-winning Dan Pearson Studio follows the curved front of this building, connecting the fountains of Granary Square with the new, engaging Gasholder Park.

The shopping experience at Coal Drops Yard will be enriching, eclectic and always with a point of difference — a convergence of lifestyle fashion, craft, culture and design from an edited collection of British and international brands — both new and old.

A rich mixture of restaurants, cafes and entertainment venues will complement the shops, making Coal Drops Yard a truly special neighbour, a destination to be proud of, to constantly rediscover and enjoy.



Computer generated images of Coal Drops Yard, soon to be London's most exciting shopping, bar and restaurant destination



Coal Drops Yard

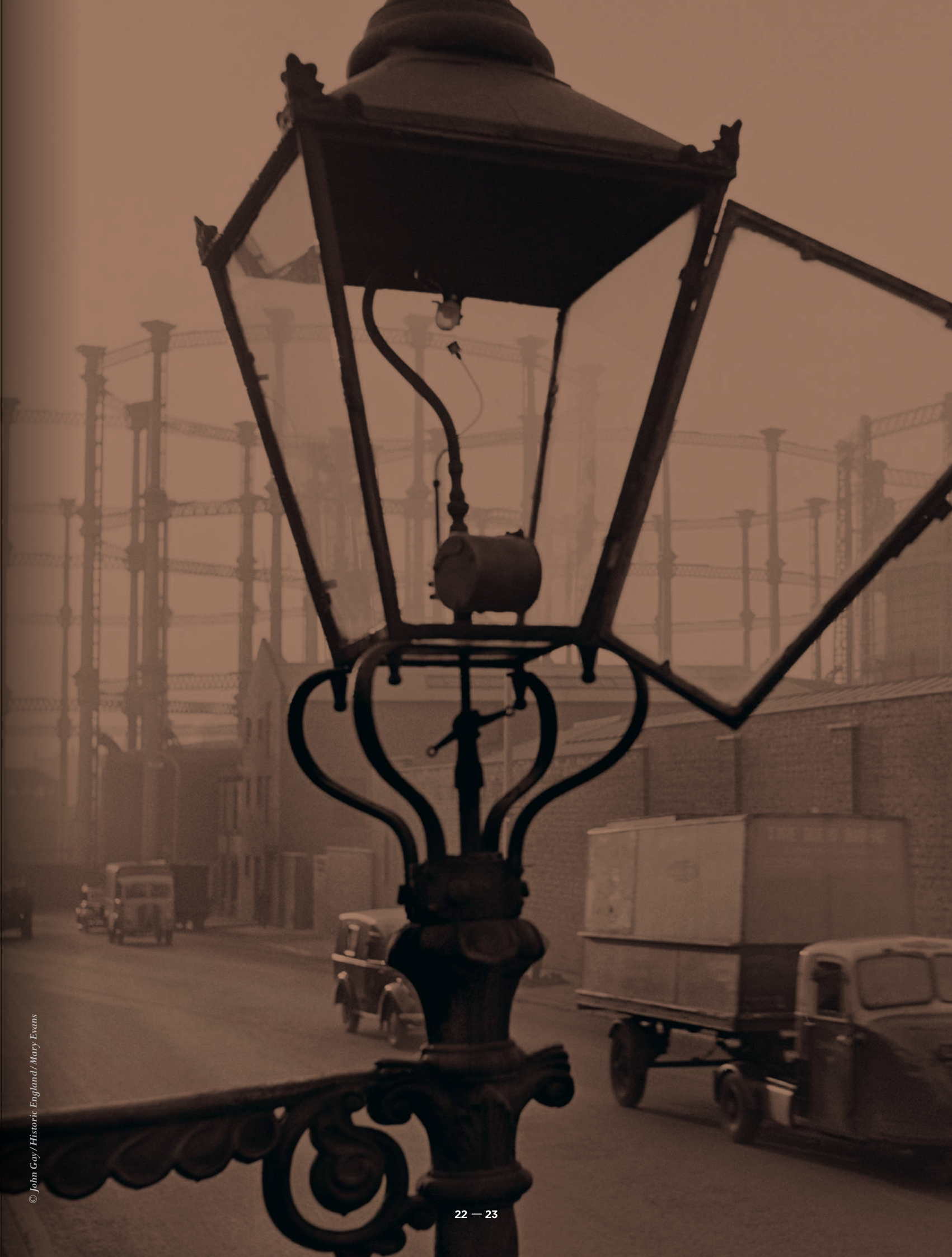


CREATING A FUTURE






GASHOLDERS
LONDON



© John Gay/Historic England / Mary Evans

History

The telescopic gasholder, or 'gasometer', was invented in 1824 and gave the country's gasworks the storage they needed to meet the increasing demands of industry and swelling cities. Soon, every urban area with a gasworks had at least one gasholder and these immense, drum-like structures became a familiar part of the British landscape.

Gasholders 10, 11, and 12, the guide frames of which now envelop the Gasholders' apartments, were built for the storage of town gas for the Pancras Gasworks, the largest in London. They were constructed in the 1860s and telescoped in 1880 with new interconnected frames and telescopic lifts.



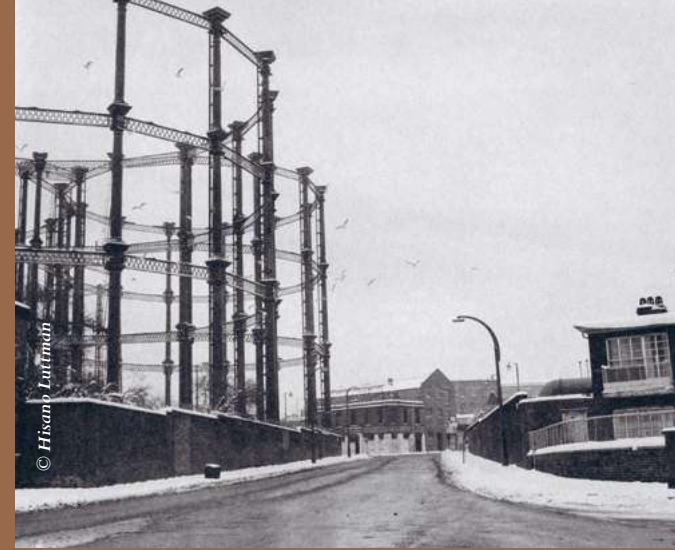
The gasholders played a starring role in the classic 1955 film The Ladykillers



King's Cross Yard — Goods Way bridge

King's Cross had become a crucial hub for industry, initially largely because of the Regent's Canal, which opened in 1820 and was the work of architect John Nash, famed for designing Regent Street and Marble Arch. By the mid-19th century the canal was joined by the Great Northern Railway, which opened King's Cross station in 1852, and the railways took over as the principal method of transport for the huge quantities of timber and coal from the industrial cities of the North of England.

Some gasholders were lost after the Gas Light and Coke company closed its doors in 1911. The remaining gasholders at King's Cross finally became victim to changes in gas storage and supply technologies and fell out of use in the late 20th century.



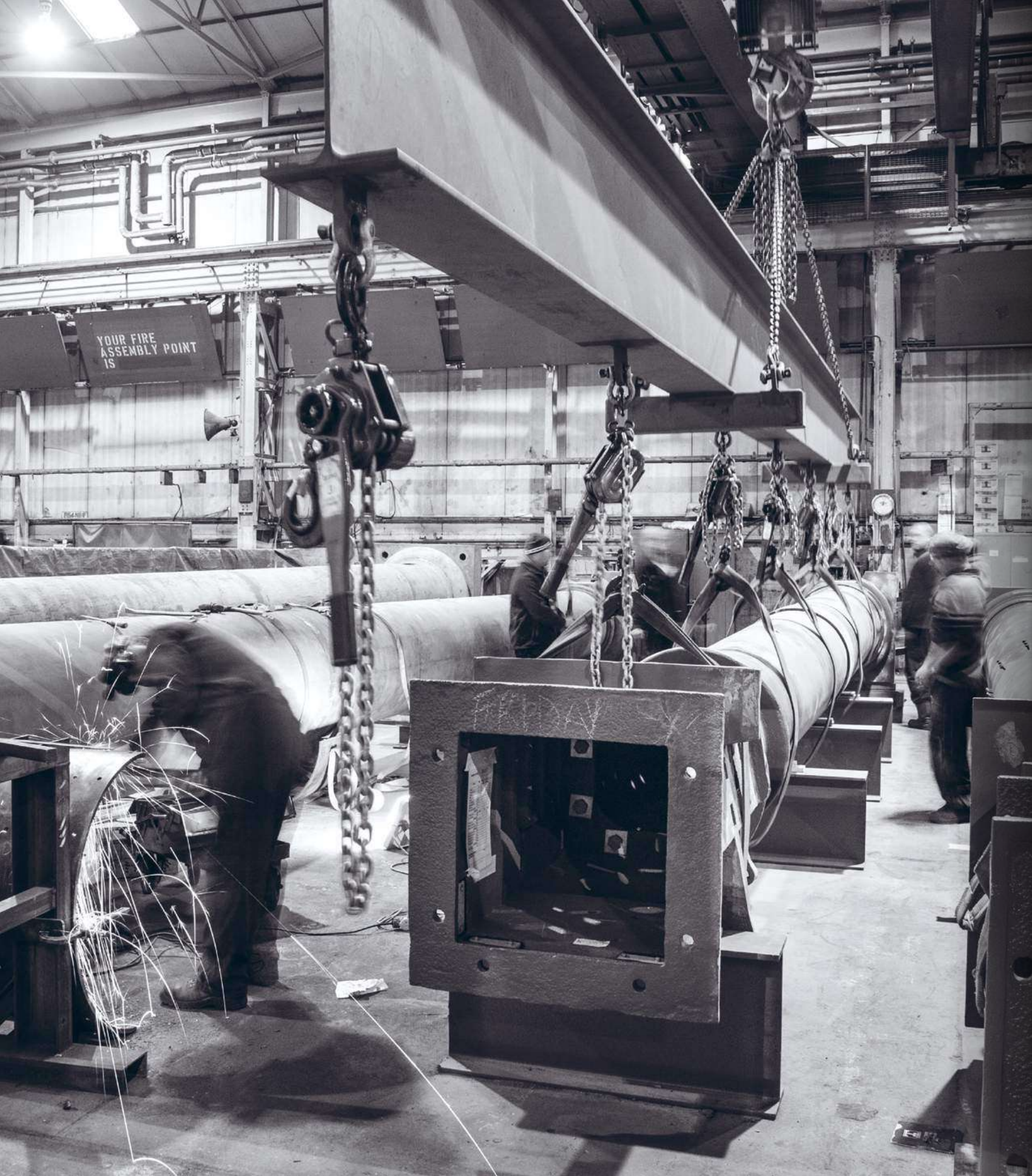
Goods Way in the snow



© John Gay / Historic England / Mary Evans



© John Heseline



Highly skilled craftsmen in Yorkshire carefully refurbish the immense gasholder frames piece by piece

Giving a new life to these remarkable, Grade II listed structures demanded the expertise and passion of a highly skilled team at Shepley Engineers, a firm that had also worked on the refurbishment of the roof of St Pancras station. But first, specialist contractors had to carefully dismantle the structures with 20-ton cranes and transport each section to the Shepley workshop in Yorkshire, where they would slowly be brought back to life.

The gasholders were in remarkably good condition given their age, and their intricate history quickly captured the hearts of the people working tirelessly to refurbish them. As up to forty layers of paint were delicately removed with a hammer and chisel, the different phases of the gasholders' life were revealed. Some decades they were brightly coloured, in others the emblems that decorate the beams were picked out in bold shades. This care for their appearance is a symbol of the status the gasholders had in the minds of their various custodians during the long industrial age of King's Cross.



After stripping the frames, the Shepley team began the complex process of repairing flaws that had appeared over time in the cast-iron columns; cracks, defects and rust were removed and filled. Joints were strengthened and reinforced, then intensive blasts carried out to strip the components back to their raw materials.

After each blast, an engineer meticulously inspected the column for further cracks or damage; if anything was found, it was back into the workshop for further repairs. Once all the necessary structural repairs were completed, steel reinforcement plates were bolted into position to support the historic casting joints and the column was ready to be primed and painted; first by hand to ensure every intricate detail was fully protected and then sprayed to create a uniform finish.



The world may have transformed around them, but the body and scale of the gasholder guide frames has not changed. The hard work and vision of engineers and craftsmen past and present will be rewarded as the gasholder guide frames rise in their new location beside the Regent's Canal.

Refurbishment



It has taken over two years to painstakingly refurbish the 123 cast-iron gasholders columns



Gasholders London is due to complete in 2017, 150 years after its eastern gasholder was erected in 1867



GRANARY SQUARE N1C

Solving the puzzle by Wilkinson Eyre



From the most inventive, pivotal ideas will arise from working within challenging constraints. That's certainly true with the Gasholders because, as its architects confirm, few would choose a circle as the easiest starting point for a residential development. However, easy isn't what London-based practice Wilkinson Eyre is interested in. Its ethos centres on the relationship between art, science and context; its buildings have a lightness of touch, which focuses on space and materials.

'The circular nature of the structures could seem difficult, but as soon as we began to explore it we understood its possibilities,' says Director Chris Wilkinson. 'A slice gives you the opportunity for every apartment to feel expansive. You open the door and the view opens up before you. Using 3D modelling, we've seen the view from every apartment window. It's nice to have a glimpse of a column, say, but we've worked very hard on the design to ensure no resident will have their view blocked by the structure.'

'We wanted to retain the presence of the structure but give it new meaning and use for the future.'

sliding folding perforated screens

A challenge at first, perhaps, but the circle quickly became the most inspiring aspect of the project. 'It was fundamental to our thinking,' says Wilkinson. 'The gasholders are historic, industrial structures being redeveloped, but in a more enduring sense, we view it like a watchmaker would see a beautiful timepiece.'

KING'S CROSS
GASHOLDERS D&I3



Viewed from above, the plans certainly have the appearance of intricate clockwork. 'With a watch, the exterior needs to be beautiful and robust, and it might be worn specifically to communicate messages about the wearer,' says Wilkinson Eyre Associate Jeff Lee. 'Then, you open up the back and find this perfectly designed secret world where hundreds of delicate pieces work seamlessly.'

Standing outside the Gasholders, you will see the strong, imposing building that retains the presence of its industrial past. 'Then, as you move into its centre, the mood changes,' says Lee. 'In contrast to the metal on the exterior, there are more elegant materials including seamless resin floors, polished-plaster surfaces and brass details. The interior of a watch is where you find the refinement, after all.'

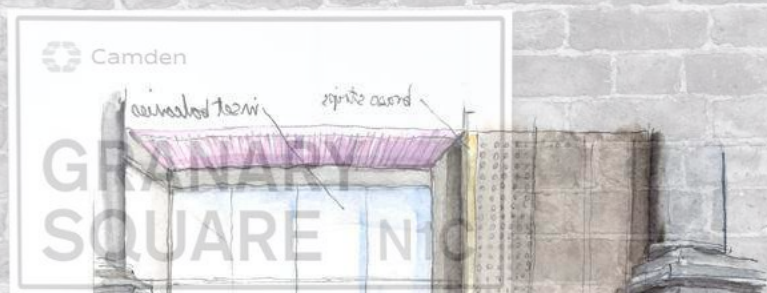
Watchlike plans divide into minutes/segments

Varying heights like the rising gas holders

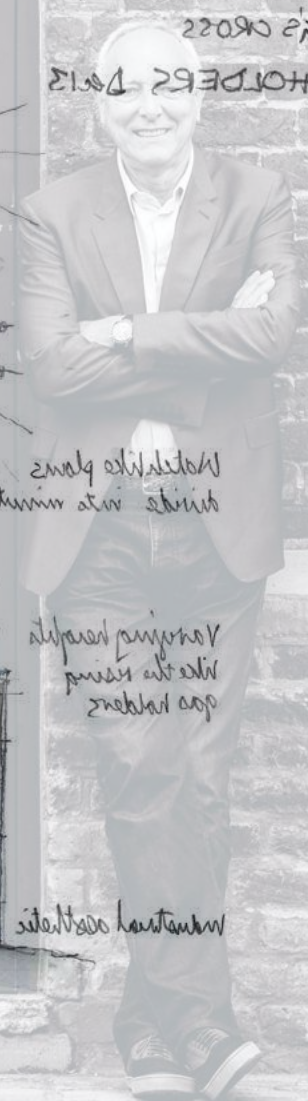
fine details jewellike qualities

industrial aesthetic





Solving the puzzle by Wilkinson Eyre



GASHOLDERS

Often the most inventive, pivotal ideas will arise from working within challenging constraints. That's certainly true with the Gasholders because, as its architects confirm, few would choose a circle as the easiest starting point for a residential development. However, easy isn't what London-based practice Wilkinson Eyre is interested in. Its ethos centres on the relationship between art, science and context; its buildings have a lightness of touch, which focuses on space and materials.

'The circular nature of the structures could seem difficult, but as soon as we began to explore it we understood its possibilities,' says Director Chris Wilkinson. 'A slice gives you the opportunity for every apartment to feel expansive. You open the door and the view opens up before you. Using 3D modelling, we've seen the view from every apartment window. It's nice to have a glimpse of a column, say, but we've worked very hard on the design to ensure no resident will have their view blocked by the structure.'

'We wanted to retain the presence of the structure but give it new meaning and use for the future.'

A challenge at first, perhaps, but the circle quickly became the most inspiring aspect of the project. 'It was fundamental to our thinking,' says Wilkinson. 'The gasholders are historic, industrial structures being redeveloped, but in a more enduring sense, we view it like a watchmaker would see a beautiful timepiece.'

Viewed from above, the plans certainly have the appearance of intricate clockwork. 'With a watch, the exterior needs to be beautiful and robust, and it might be worn specifically to communicate messages about the wearer,' says Wilkinson Eyre Associate Jeff Lee. 'Then, you open up the back and find this perfectly designed secret world where hundreds of delicate pieces work seamlessly.'

Standing outside the Gasholders, you will see the strong, imposing building that retains the presence of its industrial past. 'Then, as you move into its centre, the mood changes,' says Lee. 'In contrast to the metal on the exterior, there are more elegant materials including seamless resin floors, polished-plaster surfaces and brass details. The interior of a watch is where you find the refinement, after all.'





© Tony Brown



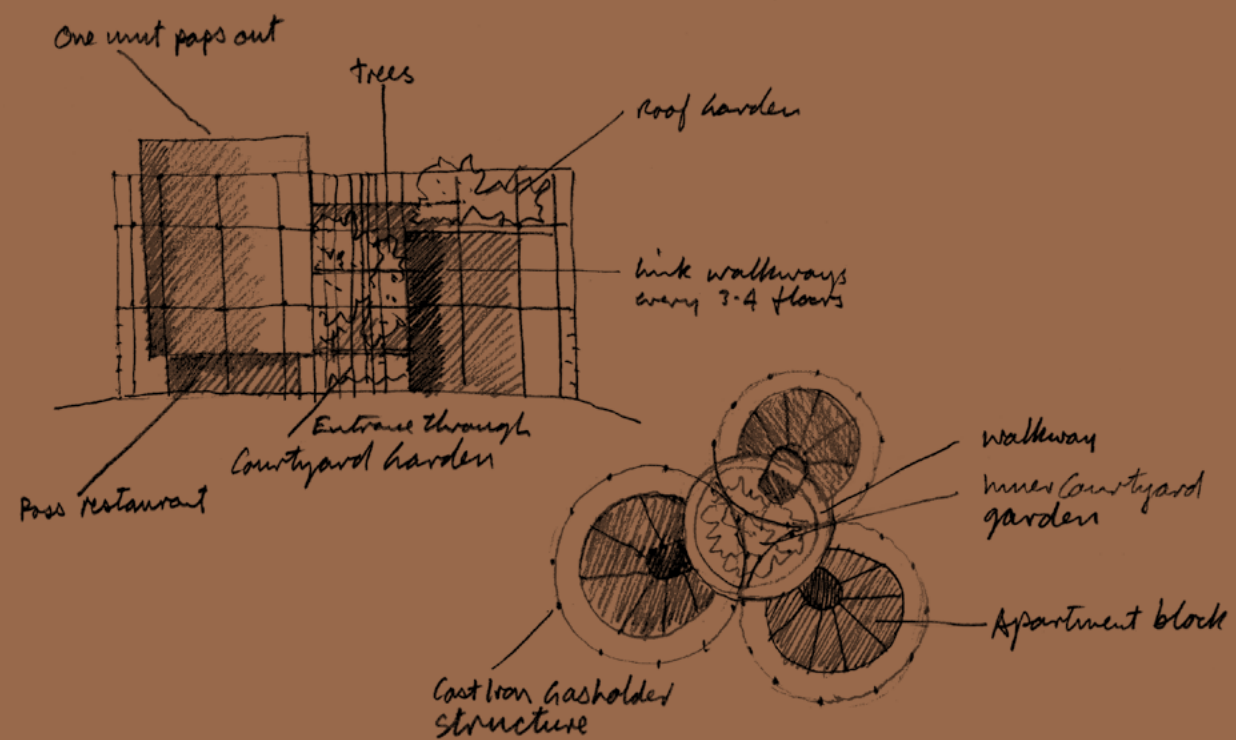
The cleverly designed exterior gives residents personal control over how cocooned their apartment feels. 'Remote-control shutters can be opened or closed whenever the homeowner wishes,' says Lee. 'This movement and change is also a reference to how the gasholders used to move and change when they were being used industrially.'

The circular aspect of the gasholders inspired the practice to arrange the apartments around three atria, flooded with light from skylights above. 'We wanted every aspect to be unexpected, so even if you're in the roof garden, looking down inside, you'll see something interesting,' says Lee. 'The pool of water in the central courtyard between the three gasholder frames is designed to reflect the point where the structures meet.'

The team is proud to have been part of such a unique project. 'We wanted to retain the presence of the structure but give it new meaning and use for the future,' says Wilkinson. 'Living in

a landmark has its advantages, people will be interested in it, people will know about it. It delivers the message that historic homes go beyond Georgian townhouses. We're placing new against old, finding ways to create an elegant contrast. And working with a circle has resulted in really beautiful ideas. What began as a challenge, turned out to be a blessing.'

'Living in a landmark has its advantages, people will be interested in it, people will know about it'





'...working with a circle has resulted in really beautiful ideas. What began as a challenge, turned out to be a blessing.'

THE BUILDING






GASHOLDERS
LONDON



The Gasholders' architecture is anything but ordinary; it piques the curiosity of all who see it. Part of the architects' vision is that the building's façade should appear alive and responsive to passers-by; it will shift and change constantly as the people who live within it adjust their view.

Most of its 145 residences have generous private balconies or terraces with views across the capital. Full height triple-glazing emphasises this panoramic living alongside folding, perforated screens peppered across the façade for privacy and protection from the sun. For full impact, the mechanised elements are made of shimmering, warm metals that will catch the light as they are opened and closed, enhancing the profile of the Gasholders' contemporary architecture.

The building





An artist's impression of the main entrance to the Gasholders



The main entrance to the Gasholders is situated on the newly appointed Lewis Cubitt Square, where a cantilevered canopy and glass door lead to the soaring heights of the lobby, which has a 24-hour concierge. Inside, a feature staircase and highest quality finishes enhance the splendid marriage of contemporary architecture and Victorian engineering.

Where the triplet converges, a central courtyard with a reflective pool is open to the elements and gives residents an extraordinary space to enjoy the ever-changing light from above and shadows cast by the historic structures that enfold their residences; it is a moment of calm in central London.

Moving between the drums of accommodation is possible by way of three elevated bridge walkways at various levels, making it easy to explore the building or nip up to the communal roof garden.



*Looking skywards through the structure
from within the central courtyard*

The Gasholders' interior is made up of three profoundly dramatic cylindrical spaces that provide an almost theatrical entrance to the apartments themselves. The circular galleries on each level, punctuated by timber apartment entrance doors and decorative brass louvres, have engaging look out spaces from which to admire the sunlight streaming through into the grand internal spaces.



The architecture of the Gasholders offers a glimpse of its beautiful internal courtyard to passers-by, adding to the sense of intrigue and mystique that will inevitably surround this compelling development. The gasholder guide frames will be a landmark of the King's Cross Estate and a symbol of its integrity.



GASHOLDERS



The façade of flickering contemporary metals and neighbouring Victorian frames, with views looking out over London



Gasholder 12 has a residents' roof garden designed by landscape design practice Dan Pearson Studio



GASHOLDERS

Gasholders London beside the Regent's Canal, King's Cross





Gasholder 12 has a residents' roof garden designed by landscape design practice Dan Pearson Studio



GASHOLDERS
LONDON

Gasholders London beside the Regent's Canal, King's Cross



The green spaces around the Gasholders will provide year-round colour and interest for residents and passers-by. Selected for being nectar-rich varieties, the plants will encourage insect and animal life to thrive in this central London location





The newly transformed King's Cross takes its place among the most significant sections of the London skyline. With a grouping of resurrected industrial buildings and soaring contemporary architecture, the area has re-emerged as a dynamic centre, marking a new moment for this historic part of the city. As each new destination in King's Cross is completed, its profile gleams ever brighter over London.

The residents' roof garden and upper levels of the Gasholders offer extraordinary views across the dynamic panorama of the capital from the skyscrapers of Canary Wharf to St Paul's Cathedral, The Shard, the London Eye and the BT Tower.

The King's Cross skyline

The Gasholders presents an opportunity to live inside a piece of history, where clever design combines with a refined sensibility. This exceptional development stands at the heart of King's Cross as a tribute to what the area once was, but in the spirit of evolution and progress, it says something about what it is now — about human ingenuity and the power of the imagination.

It also makes a statement about the people who choose to live within its cast-iron frame, artfully repurposed for a new kind of urban living where the lure of difference and the highest of standards come together.

The Gasholders is far more than a development with a myriad of restaurants, shops and cultural venues on its doorstep. Residents will also enjoy a range of private amenities and services that speak to every area of the modern urban lifestyle.

The experience

A computer generated image of the residents' roof garden at night



The Gasholders' lobby with its intricate brasswork and dramatic walkway above



The Gasholders lobby displays extraordinary attention to detail in its integration of the building's industrial heritage with contemporary design and style. A 24-hour concierge team operates from a bespoke desk made in natural stone, while polished concrete floors with brass inlay, a sweeping spiral staircase and feature light sculpture introduce guests to the drama of the interior.

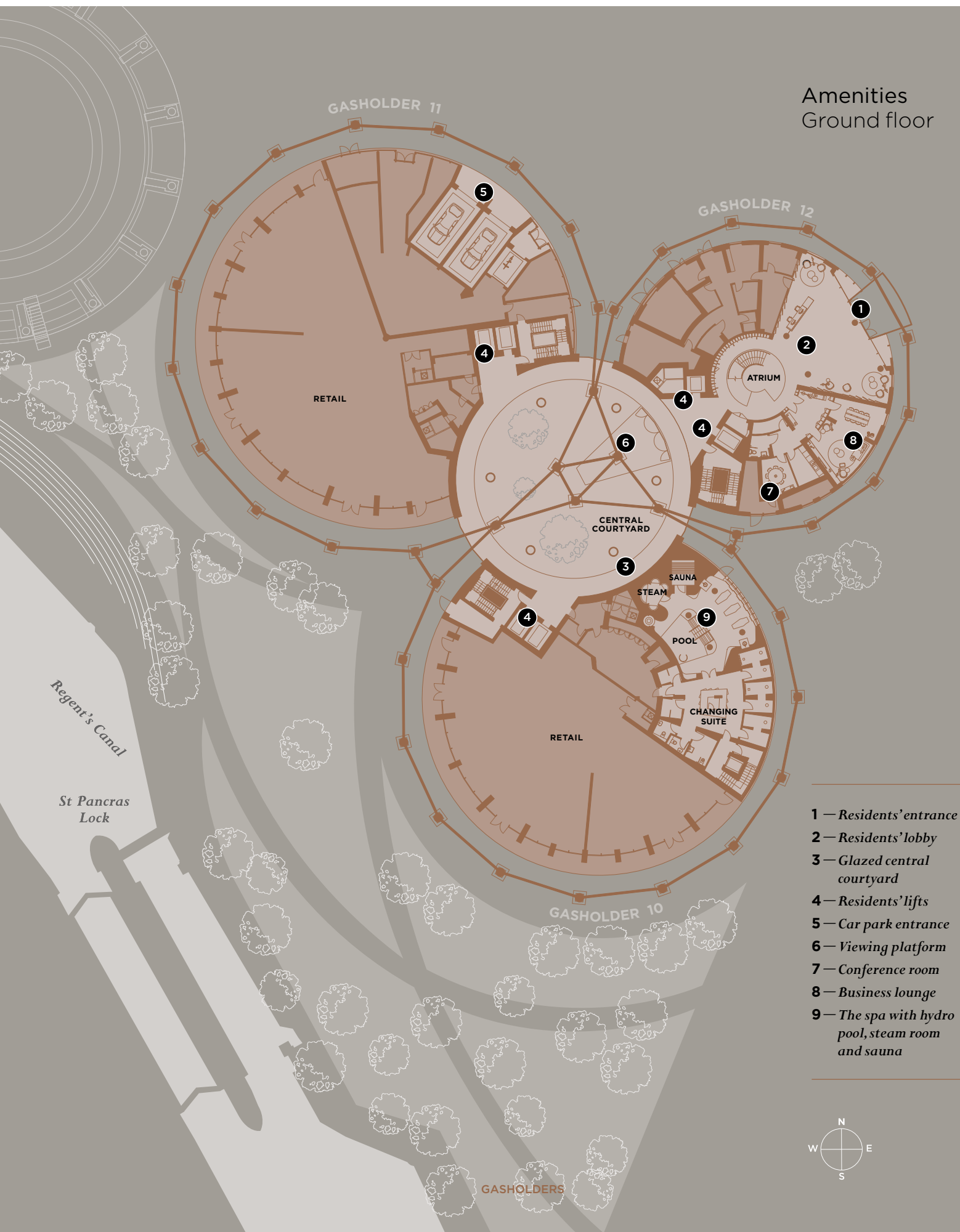
The furniture and illumination see timeless materials, including marble and brass, reinterpreted as contemporary sculptural shapes. Elegant seating upholstered in soft rich velvets contrasts with the industrial aesthetic of the building. Individual apartment postboxes are found within the entrance lobby, along with a delivery storage area and a cold room for groceries and wine.

The lobby leads into the spectacular central courtyard with its view through the interlinking gasholder frames to the sky above, all reflected in the calm water at the base. A unique view of the intricate Victorian engineering, beautifully lit at night, that delivers a powerful sense of space whilst being reassuringly intimate.

The three atria within the building embrace the circularity of the architecture. On approach to the apartments, these spiralling spaces have metallic balustrades which reflect light that floods in from the expansive skylights above. The atmospheric lighting in the space reacts and adapts as day turns to night.

The lobby, courtyard and atria

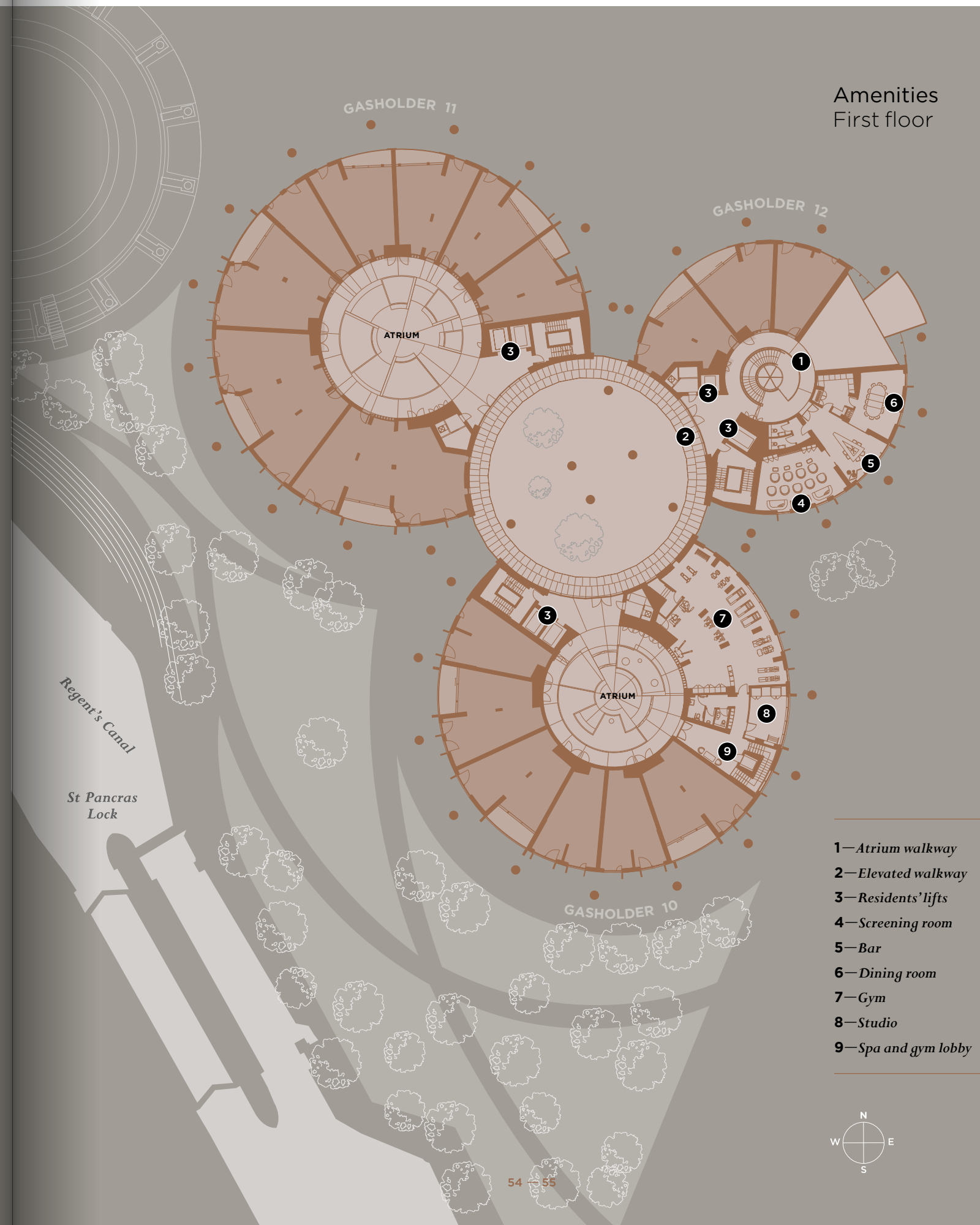
Amenities
Ground floor



- 1 — Residents' entrance
- 2 — Residents' lobby
- 3 — Glazed central courtyard
- 4 — Residents' lifts
- 5 — Car park entrance
- 6 — Viewing platform
- 7 — Conference room
- 8 — Business lounge
- 9 — The spa with hydro pool, steam room and sauna



Amenities
First floor



- 1 — Atrium walkway
- 2 — Elevated walkway
- 3 — Residents' lifts
- 4 — Screening room
- 5 — Bar
- 6 — Dining room
- 7 — Gym
- 8 — Studio
- 9 — Spa and gym lobby



The spacious and fully equipped gym

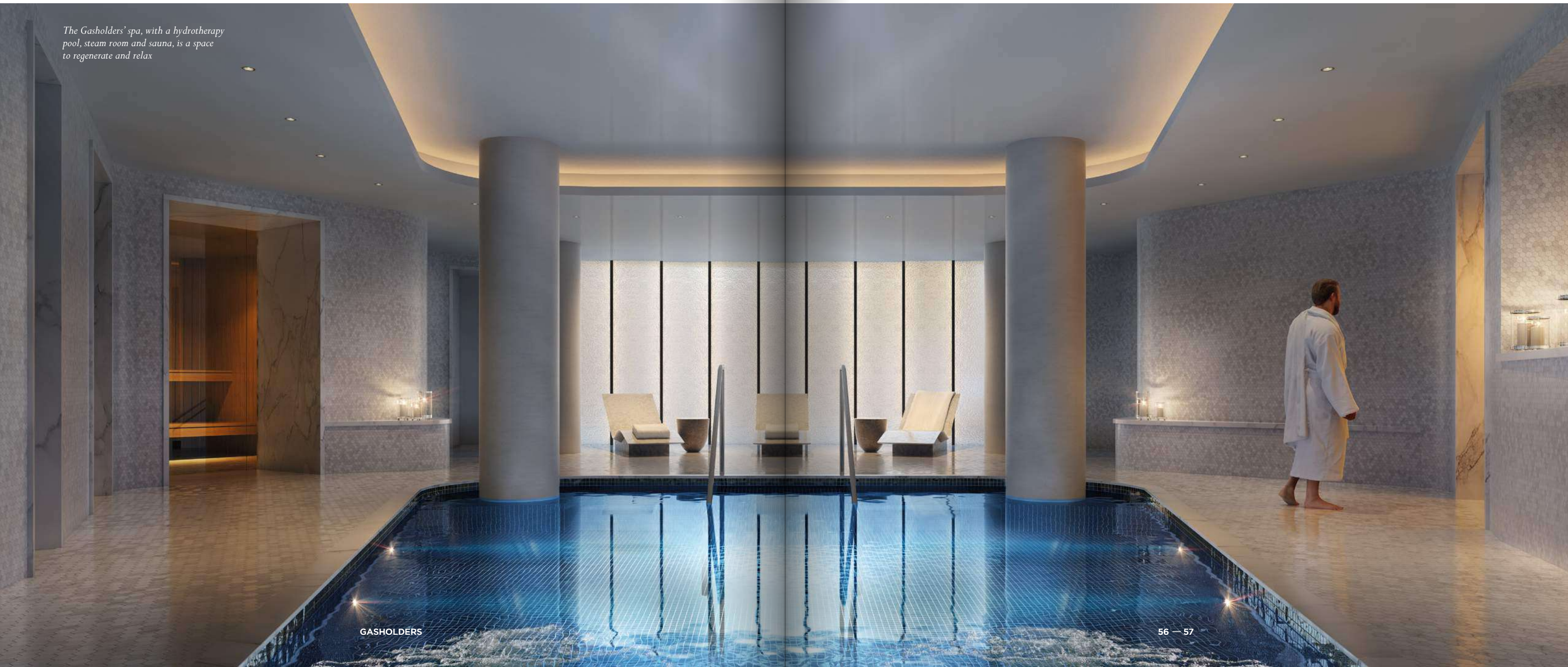


The gym and spa

Entered through a tranquil, internal atrium on the first floor, the residents' gym and spa offer the perfect environment to relax and re-energise. The Gasholders' spa, open from 6am until 10pm, is a space to regenerate, finished in a calm combination of stone, timber, and marble mosaics. It has changing suites with lockers, a hydrotherapy pool, steam room and sauna, an experience shower and heated loungers on which to lie back and unwind.

The bright and spacious gym is fully equipped with the latest cardio machines, television, separate free weight and stretching areas. Adjacent to the gym is a small bookable studio providing the opportunity to arrange private exercise and classes or massages, therapies and beauty treatments from your own favoured specialists or from a list of recommendations provided by the concierge.

The Gasholders' spa, with a hydrotherapy pool, steam room and sauna, is a space to regenerate and relax



The private conference room
within the business lounge with
conference phone facilities



The Gasholders' business lounge is a flexibly designed working, studying and conference area that combines private and communal spaces. Decorated in the spirit of a sophisticated international club lounge, there are newspapers and periodicals available, alongside touch down areas with printer for laptop working and a large screen television on which to follow current events or great sporting occasions.

A further handsomely furnished meeting room with presentation screen and conference phone facilities is available to book for private meetings.

Servicing the business lounge is a small kitchen equipped with tea and coffee making facilities.



Business lounge



The 14 person private screening room

Directly above the business lounge, on the first floor, is a sophisticated residents' entertainment suite. This exceptionally designed suite of rooms features a contemporary 14 person private screening room, with an adjacent elegant bar reception area for use before or after the show. Within the suite is also a sumptuous private dining room for up to 14 guests, served by an adjoining kitchen along with cloakroom facilities.

Furnishing these spaces, pieces of exceptional quality and materials make a refined impression with hints of mid-century aesthetic, contrasting with the modern approach to the building's architecture.

Residents' bar, dining room and screening room



The sumptuous private dining room, served by an adjoining kitchen, is adjacent to the residents' bar and screening room

The residents' roof garden with its magnificent views across the Capital, is divided into a number of open-air spaces to relax, to read or simply to sleep

Topping Gasholder 12 is the extraordinary residents' roof garden offering superb views of London and linked to each building by a circular bridge. It has been designed as a variety of exterior spaces for relaxing, reading or just meeting with friends around the contemporary seating and tables. Created by RHS Chelsea Flower Show gold-medal winning landscape architecture practice, Dan Pearson Studio, the garden mimics the mood of a meadow with a diverse mix of herbaceous perennials, grasses and bulbs.

The mix of species give year-round interest from vivid colours to striking seed heads, many of which are native, and has been specially created for the Gasholders and chosen to support and encourage pollinating insects.

It will be a genuinely engaging garden from which to enjoy the amazing London skyline with friends and family, a book, or simply flowers as company.

The roof garden



Landscape
architecture
by Dan Pearson
Studio



GASHOLDERS

During its time as an industrial heartland, this part of London couldn't be described as a haven for nature. Regeneration has brought new parks, squares and gardens creating a soulful environment for those who live, work and shop here, and an oasis for animal, bird and insect life.

The roof of Gasholder 12 will be a communal residents' garden. The nine penthouses topping Gasholders 10 and 11 will each have access to their own private roof garden. The Gasholders' rooftop gardens will be uplifting spaces, where residents might relax with a book, entertain friends or even practice yoga among the flowers.

Pearson is known for his wonderfully wild, authentic approach to gardening. 'I see gardens as places of escape and immersion, they can provide you with an enormous sense of freedom,' he says. His planting at the Gasholders is designed to mimic the mood of a meadow with a diverse mix of herbaceous perennials, bulbs and structural evergreens where needed for privacy.

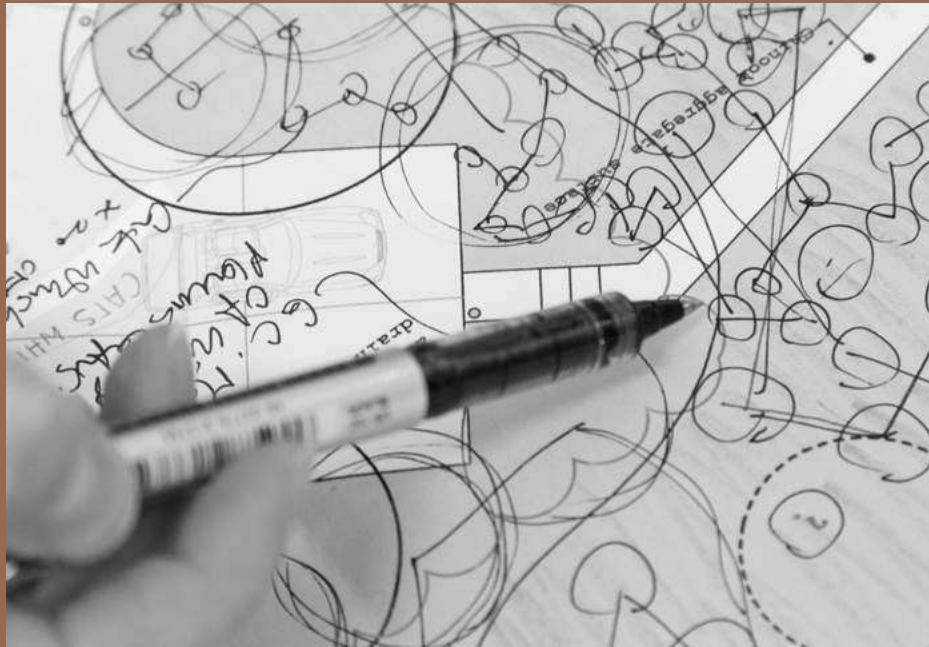
'His planting at the Gasholders is designed to mimic the mood of a meadow with a diverse mix of herbaceous perennials, bulbs and structural evergreens.'



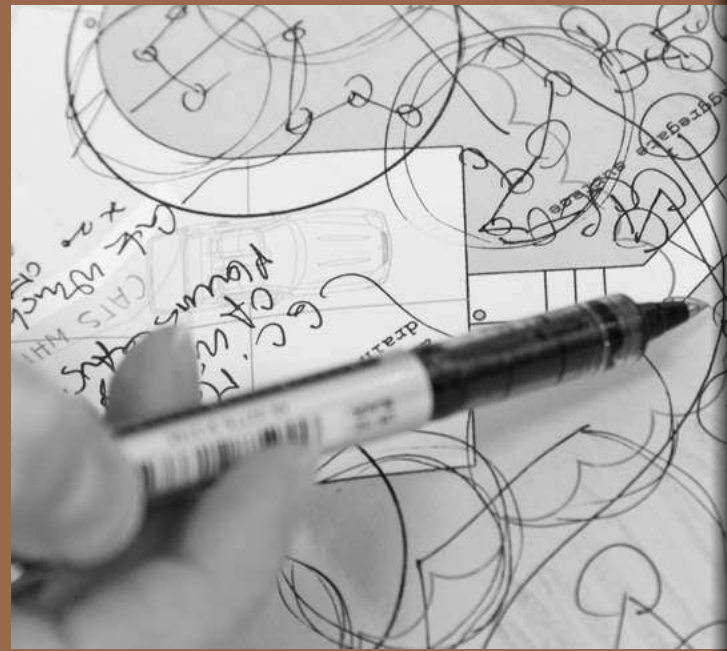
The roof gardens have been planted with a wide range of plants, selected for their nectar-rich flowers,' he says. 'It will be wonderful to see lots of bees and butterflies discovering the gardens.' His choice of plants will also create year-round interest, whether it be vivid petals, architectural grasses or striking seed heads. Cleverly designed timber seating, tables and benches are nestled throughout this inspiring environment. Residents will quickly think of the roof garden as an extension

of their homes, an outdoor room where they can relax on a Sunday afternoon or entertain friends as the sun dips below the London skyline.

The studio is bringing nature into the building itself, too. 'Where the triplets meet is such a dramatic space, dominated by the incredible metal structures. Lush vegetation in the central courtyard will help to pull the sky down to ground level,' says Pearson. 'I like to create spaces that are tranquil, which is the feeling residents will have when they walk through the Gasholders' entrance to the glazed cloister overlooking the external, central courtyard.'



w
th
in
st
a
R




GASHOLDERS
LONDON



Interiors
by Jonathan Tuckey
Design

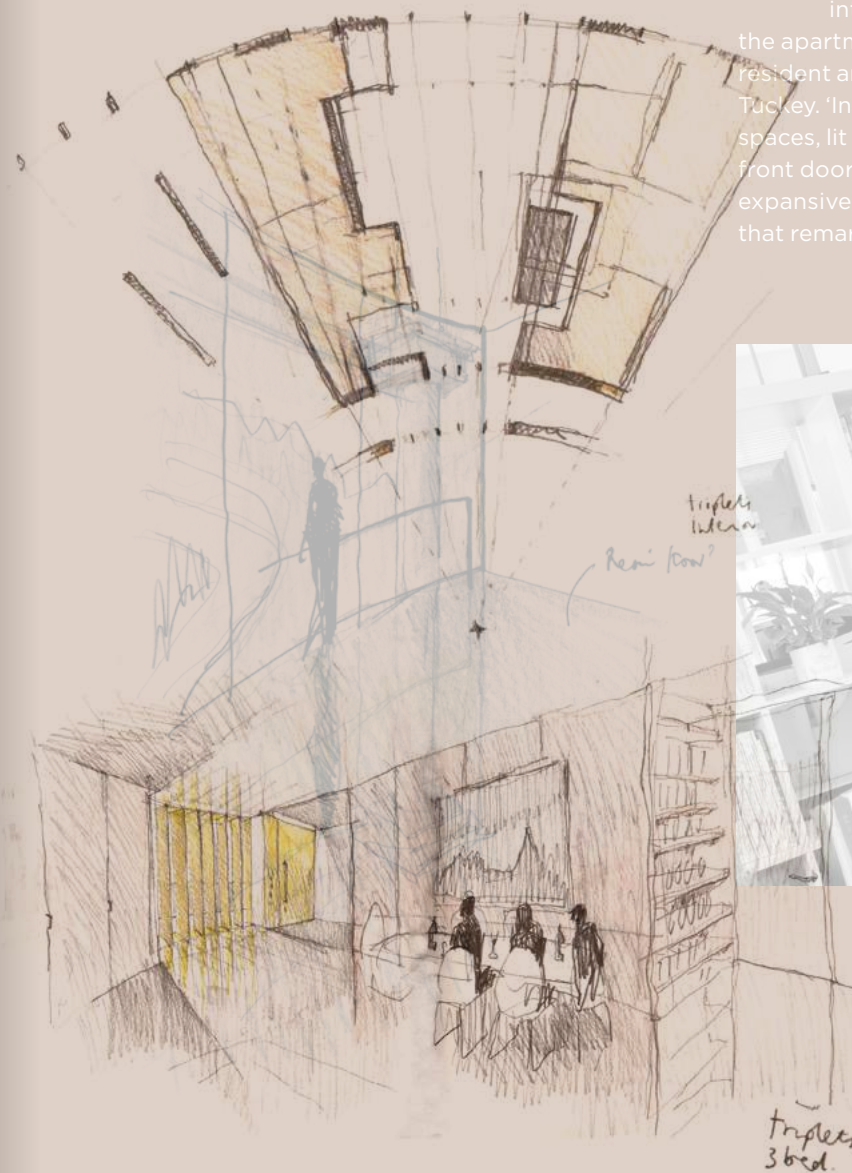


*‘Each apartment
a very different set of
circumstances, but all share
a language and attention
to detail.’*

Jonathan Tuckey Design has designed apartments that strike a perfect balance of subtlety and modern elegance, drawing inspiration from the Gasholders’ unique architecture and position. Based in London, the practice specialises in multi-layered, contemporary buildings within historical contexts, and the Gasholders is its latest triumph.

‘I’ve always been interested in how buildings can change from one thing to another, and the Gasholders is a brilliant example of what’s possible,’ says Tuckey. ‘For the Gasholders, I distinctly see our work as mediating between what the existing building wants and what the person who lives in it needs. The thing that’s most important, though, is that these apartments are really beautiful homes.’

Looking out the window of each apartment or penthouse gives a unique view of London and a glimpse of the colossal gasholder guide frames, which naturally informed the team’s ideas for the interior design. The internal structure inspired them too. ‘Our journey for the apartments’ design was inspired by the journey every resident and guest will take as they enter the building,’ says Tuckey. ‘In the atrium, they will experience dramatic, geometric spaces, lit by the skylight above. As soon as they open their front door, the atmosphere changes and light floods from the expansive windows on the façade. We wanted to emphasise that remarkable feeling.’



Interiors
by Jonathan
Tuckey Design



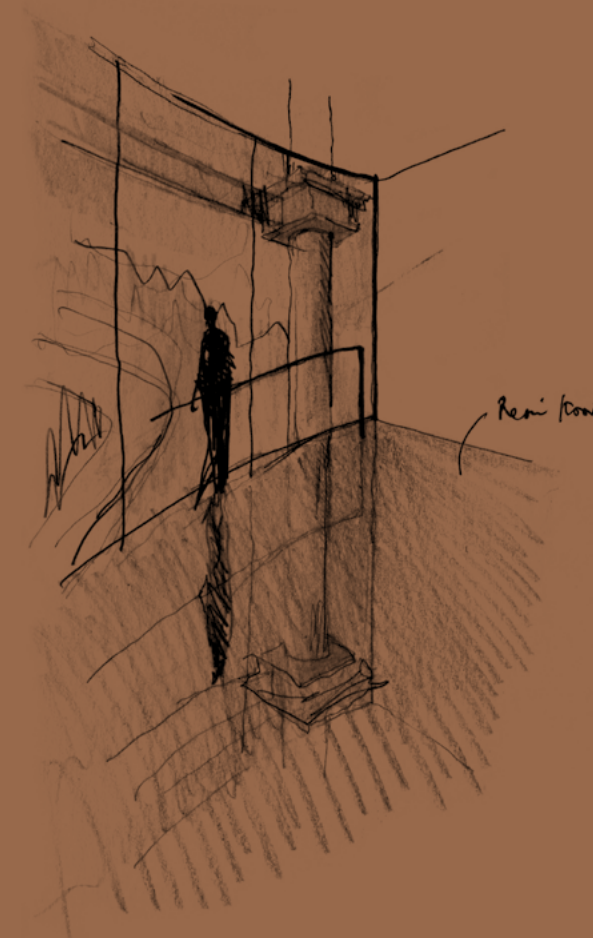
GASHOLDERS

'Each apartment presents a very different set of circumstances, but all share a language and attention to detail.'

Jonathan Tuckey Design has designed apartments that strike a perfect balance of subtlety and modern elegance, drawing inspiration from the Gasholders' unique architecture and position. Based in London, the practice specialises in multi-layered, contemporary buildings within historical contexts, and the Gasholders is its latest triumph.

'I've always been interested in how buildings can change from one thing to another, and the Gasholders is a brilliant example of what's possible,' says Tuckey. 'For the Gasholders, I distinctly see our work as mediating between what the existing building wants and what the person who lives in it needs. The thing that's most important, though, is that these apartments are really beautiful homes.'

Looking out the window of each apartment or penthouse gives a unique view of London and a glimpse of the colossal gasholder guide frames, which naturally informed the team's ideas for the interior design. The internal structure inspired them too. 'Our journey for the apartments' design was inspired by the journey every resident and guest will take as they enter the building,' says Tuckey. 'In the atrium, they will experience dramatic, geometric spaces, lit by the skylight above. As soon as they open their front door, the atmosphere changes and light floods from the expansive windows on the façade. We wanted to emphasise that remarkable feeling.'





This led Tuckey and his team to explore a concept of 'industrial refinement', with materials that would reference the Gasholders' past but also enrich the senses, including warm woods, poured resin, natural stone and contrasting metals. Surfaces with subtle sheen reflect both the internal and external architecture. Timber-lined portal entrances open into light-filled spaces with high ceilings. Integrated technology and bespoke joinery give a sleek, seamless finish. 'We take pride in bespoke solutions, so each apartment in the Gasholders will feel different,' says Tuckey.

In the customised kitchens and bathrooms, an unexpected mix of concrete and brass plays into the apartments' aesthetic, and craftsmanship of the highest quality can be seen and experienced throughout the spaces. The bathrooms have bespoke cast concrete basins, which have been polished to a silky finish. Brushed stainless steel worktops combined with warm brass splash backs give the kitchens a sharp, contemporary feel. Master suites feature bespoke oak-veneered wardrobes and plush wool carpets.

'The Gasholders will draw people far and wide who are attracted to very unique possibilities,' Tuckey says. 'Each apartment presents a very different set of circumstances, but all share a language and attention to detail.'





portal ent
Integrated
finish. 'We
the Gasho
In the
mix of cor
and crafts



The Gasholders offers apartments of the highest quality, finish and specification. All have bespoke kitchens and bathrooms with custom made brassware and concrete basins, poured resin floors and the latest in home automation.

Elegant flourishes, including brass accents, custom made door handles and oak panelling give a sense of understated glamour; with interiors by world-class practice Jonathan Tuckey Design.

All apartments will have access to the landscaped residents' rooftop garden designed by the acclaimed Dan Pearson Studio, with most also benefitting from private balconies.

Everything has been carefully chosen by our team of experts to ensure the Gasholders is a unique example of refined living at the heart of London's most exciting new cultural quarter.

Specification

The building

The triplet of gasholder frames creates a striking setting for new apartments housed in the three residential cylinders of the Gasholders

The Victorian industrial guide frames are juxtaposed with the contemporary architecture of the new concrete frame building that lies within them

The high-quality, thermally efficient façade comprises triple glazed full-height windows and doors

The façade is textured with a veil of automatic, movable, perforated metal panels for solar shading and privacy

The three independent apartment cylinders are linked at ground level by a glazed cloister that looks onto a central courtyard and reflecting pool

External bridges at levels one, five and eight provide further connectivity and access to the communal roof garden on the top of Gasholder 12

A glazed central atrium within each cylinder provides access to the apartments and intelligent lighting systems modify the light quality to reflect the time of day and year

Studio and one bedroom apartments

Kitchen

The bespoke Italian kitchen suites have been specially designed for the Gasholders by Jonathan Tuckey Design

Cabinets and wall units with touch latch and soft close drawers and Valchromat doors

Brushed brass splash back and accents

Recessed down lighting to the work surface

Brushed stainless steel worktop with integral stainless steel sink

Bespoke Vola mixer tap specially designed for the Gasholders

Appliances, all Miele or similar;

— Microwave combination oven to studios

— Oven and microwave combination oven to one bedroom apartments

— 60cm induction hob

— Full height fridge/freezer

— Compact wine cooler

— Slimline dishwasher

— Combined washer/dryer (Siemens)

Note: Variances occur between apartment types, please refer to the sales team for details of a particular apartment

Bathrooms

The bathroom suites have been specially designed for the Gasholders by Jonathan Tuckey Design featuring bespoke basins and brassware

Mirrored storage cabinet complete with feature lighting and brushed brass shelving

Architectural cast concrete basins with coordinating porcelain tiles and feature wall panels

High quality Vola and Hans Grohe brassware in brushed brass and stainless steel finish

Bath in steel enamel with glazed shower screen

Stainless steel towel rail and warm wall

Poured resin floor

White wall mounted WC with dual push flush

Note: Variances occur between apartment types, please refer to the sales team for details of a particular apartment

Wardrobes and joinery

Studios

White lacquered joinery unit with stainless steel trim, includes a fold-down bed and timber veneer bed-side storage

One bedroom apartments

Wardrobes feature oak veneer doors with brass trim, drawers, shelf, brass hanging rail and internal lighting

Full-height lacquered doors with stainless steel trim, shelf and stainless steel rail to storage cupboards

Flooring

Poured resin floor with brass threshold accents throughout excluding one bedroom apartment master bedroom

Carpet to master bedroom

Doors

Entrance door and frame in high quality oak veneer finish complete with brass hinges, enhanced acoustic separation, individual entrance light and bespoke brass door furniture designed by Chris Wilkinson, including night latch and spy hole

Oak veneer panelled doors with bespoke brass door furniture to bedroom and bathroom in one bedroom apartments

All other internal doors and sliding panels finished with white lacquer or oak veneer to suit location

Translucent glazing with bronze privacy fins adjacent to entrance door to some apartments

Heating and cooling

The building is served by the development's communal district heating and cooling network, providing low-carbon metered heating and cooling

Thermostatically controlled under-floor heating

Comfort cooling to living areas and bedrooms in selected apartments

Home automation

Home automation system controlled by 10" touchscreen panel in living area

Integrated scene-set lighting, comfort control, blind and shutter control (to selected apartments), bathroom warm walls, building intercom system and scheduling throughout the apartment

Functionality with mobile and tablet devices available

Electrical

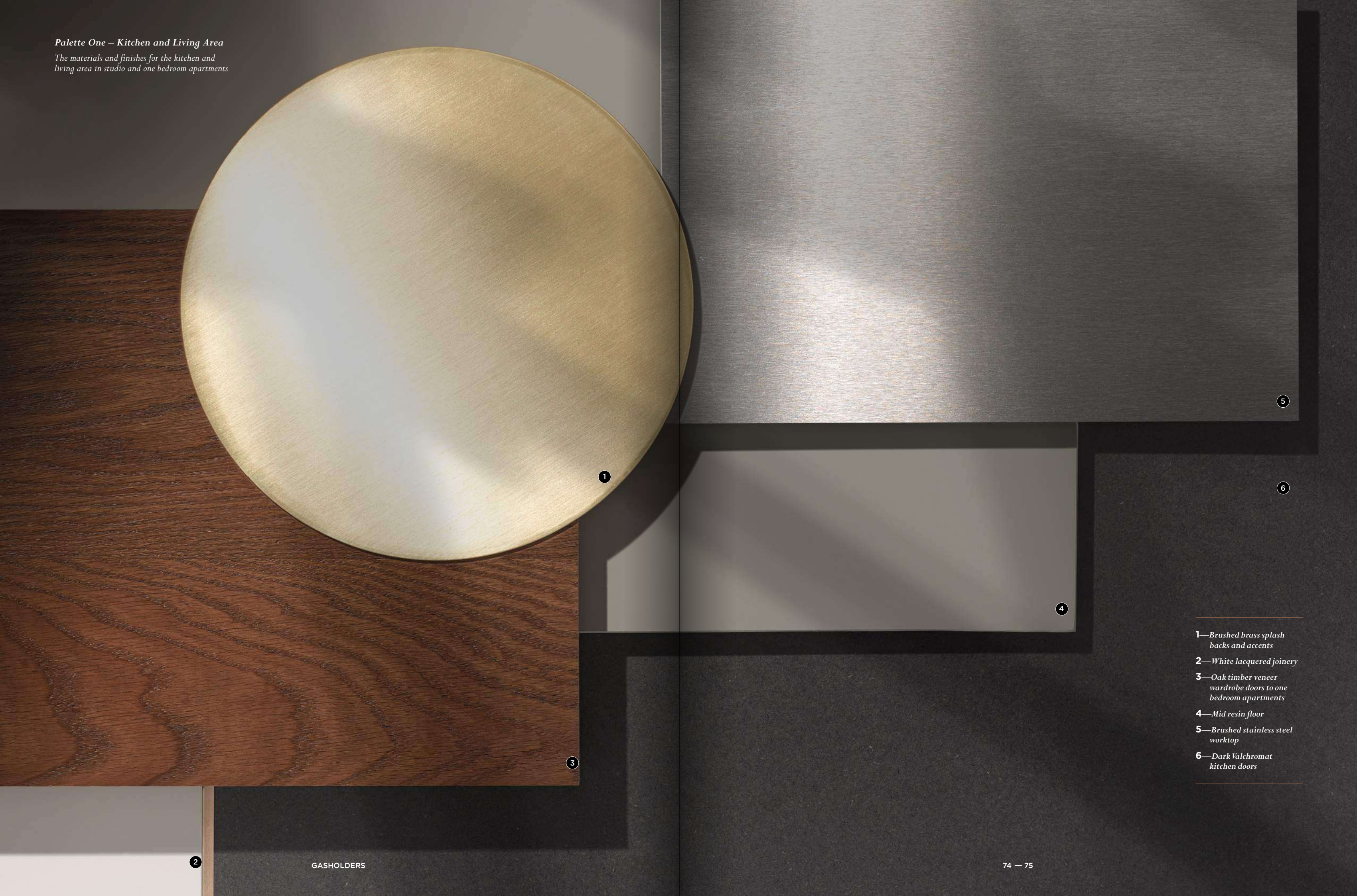
13 amp sockets throughout and 5 amp sockets to living spaces

Lighting switch plates integrated with home automation system

All visible electrical switch plates, sockets, TV and data outlets in either white, black or brass to suit wall finishes

Palette One – Kitchen and Living Area

The materials and finishes for the kitchen and living area in studio and one bedroom apartments



- 1—Brushed brass splash backs and accents
- 2—White lacquered joinery
- 3—Oak timber veneer wardrobe doors to one bedroom apartments
- 4—Mid resin floor
- 5—Brushed stainless steel worktop
- 6—Dark Valchromat kitchen doors

An example of a one bedroom living room with the materials and finishes from Palette One



Lighting

Full scene-set and dimmable lighting control system throughout

'All off' switch by entrance door

Large format ceiling light panels to some bathrooms and kitchens

Concealed trough curtain lighting

Internal lighting to all wardrobes

Telephone, data systems and AV

The King's Cross development is served by a fibre network. Connection to the network to be arranged by the purchaser

Television (terrestrial, Sky+ and European Hotbird) points to reception rooms and bedrooms

Floor to ceiling heights

2600mm to living areas and bedrooms

2345mm to bathrooms

Note: The above figures are approximate and relate to the general height within each room excluding bulkheads

Balconies

Balconies to all one bedroom apartments

All balconies have a large format porcelain tile floor finish, glass balustrades and are accessed via full height triple glazed sliding doors

Mechanically operated external shading and privacy screens to selected apartments

Palette Two – Kitchen and Living Area

The materials and finishes for the kitchen and living area in studio and one bedroom apartments



1

5

6

4

3

2

- 1—Brushed brass splash backs and accents
- 2—White lacquered joinery
- 3—Oak timber veneer wardrobe doors to one bedroom apartments
- 4—Dark resin floor
- 5—Brushed stainless steel worktop
- 6—Light Valchromat kitchen doors

Palette One – Bathroom

The materials and finishes for the master bathroom in studio and one bedroom apartments



- 1—Feature wall panel
- 2—Architectural cast concrete basin and wall panels
- 3—Brushed brass accents
- 4—Glazed shower screen
- 5—Light resin floor

GASHOLDERS



- 1—Glazed shower screen
- 2—Architectural cast concrete basin and wall panels
- 3—Feature wall panel
- 4—Brushed brass accents
- 5—Dark resin floor

Palette Two – Bathroom

The materials and finishes for the shared bathroom in studio and one bedroom apartments

Building Amenities

Landscaped residents' rooftop garden by acclaimed landscape architecture practice Dan Pearson Studio

External central courtyard with reflective pool and viewing platform

Business suite, lounge and bookable conference room

Residents' entertainment suite with bar, private dining room, catering facilities and 14-seat screening room

Residents' gym with bookable studio

Residents' spa complete with hydro pool, steam room and sauna

All communal spaces fully dressed by interior design practice Hudson & Mercer

24-hour concierge and porterage

Secure bicycle storage

Entrance lobby

Impressive ground floor double-height residents' lobby with bespoke spiral staircase, high quality finishes and feature artwork

Large glazed frontage and cantilevering canopy

Bespoke natural stone concierge desk designed by Wilkinson Eyre Architects

Comfortable waiting area for guests

Integrated post boxes

Lift lobbies/communal hallways

Poured resin floors with brass inlays and decorative metal balustrade lining the atria

Glazed lift lobbies with views into the central courtyard

Lifts

Two passenger lifts serve each core and all residential floors from basement

A separate set of car lifts provide vehicular access to the basement from ground level

A separate cycle lift provides access to the basement from the ground floor

Car parking

Limited car parking spaces available in a neighbouring building by separate negotiation

Security

Security fob access control to all building entrances, car park and lifts

Video entry control to building entrance through home automation system

Mains supply smoke or heat detectors

Zoned water sprinklers to all apartments

CCTV surveillance to all public areas

Peace of mind

Uniformed 24-hour concierge and security

All apartments benefit from a 10 year NHBC warranty

Lease expires on 31 December 2267

Estate and building management & services

Internal cleaning of the common parts will be performed by a dedicated team of specialist contract personnel

External cleaning will be carried out on a managed programme to ensure that the building is kept to the required high standard

Exclusive membership of the King's Cross Estate web portal offering information on services, estate news and event updates

A service charge will be payable by apartment owners to cover the costs of building services, building maintenance, cleaning and insurance. A fixed contribution towards the costs of estate management will also be payable

Notes: A management company will be appointed to provide building management services

Please note that the design development of the Gasholders is still ongoing and certain items of the specification may be amended to an item of equivalent quality



An example of a one bedroom bathroom with the materials and finishes from Palette One

Two and three bedroom apartments

Kitchen

The bespoke Italian kitchen suites have been designed for the Gasholders by Jonathan Tuckey Design

Valchromat cabinets and wall units with touch latch and soft close doors and drawers

Brushed brass splash back and accents

Recessed down lighting to the work surface

Brushed stainless steel worktop with integrated stainless steel sink

Bespoke Vola mixer tap specially designed for the Gasholders

Separate utility room finished with white cabinets and brushed stainless steel worktop in selected three bedroom apartments

Appliances, all Miele or similar;

— Oven

— Microwave combination oven

— 6 place setting warming drawer

— 60cm induction hob to two bedroom apartments

— 90cm induction hob to three bedroom apartments

— Full height fridge/freezer or full height fridge and under counter freezer

— Under counter wine cooler

— Dishwasher

— Combined washer/dryer to two bedroom apartments

— Washing machine and tumble dryer to three bedroom apartments

Note: Variances occur between apartment types, please refer to the sales team for details of a particular apartment

Bathrooms

The bathroom suites have been specially designed for the Gasholders by Jonathan Tuckey Design featuring bespoke basins and brassware

Mirrored storage cabinet complete with feature lighting and brushed brass shelving

Architectural cast concrete basins with coordinating porcelain tiles and feature wall panels

High quality Vola and Hans Grohe brassware in brushed brass and stainless steel finish

Bath in steel enamel with glazed shower screen

Stainless steel towel rail and warm wall

Poured resin floor

White wall mounted WC with dual push flush

Oak veneer joinery to guest cabinet bathroom to three bedroom apartments

Selected en-suite master bathrooms also include:

— Double architectural cast concrete basins

— Walk-in shower with natural stone walls and floor, ceiling mounted shower head and glazed screen to some apartments

— Feature natural stone to selected areas

Note: Variances occur between apartment types, please refer to the sales team for details of a particular apartment

Wardrobes and Joinery

Master wardrobes feature oak veneered doors with brass trim, drawers, shelf and brass hanging rail with internal lighting. Walk-in wardrobes to three bedroom apartments

Wardrobes to second bedrooms feature white lacquered doors with stainless steel trim, drawers, shelf, stainless steel hanging rail and internal lighting

Full-height lacquered doors with shelves and stainless steel hanging rails to cloakroom and storage cupboards

Bespoke oak veneer media cabinet and shelving to selected units to three bedroom apartments only

Bespoke oak veneer joinery in study to selected three bedroom apartments

Timber staircase with timber handrail and brass accents to duplex apartments

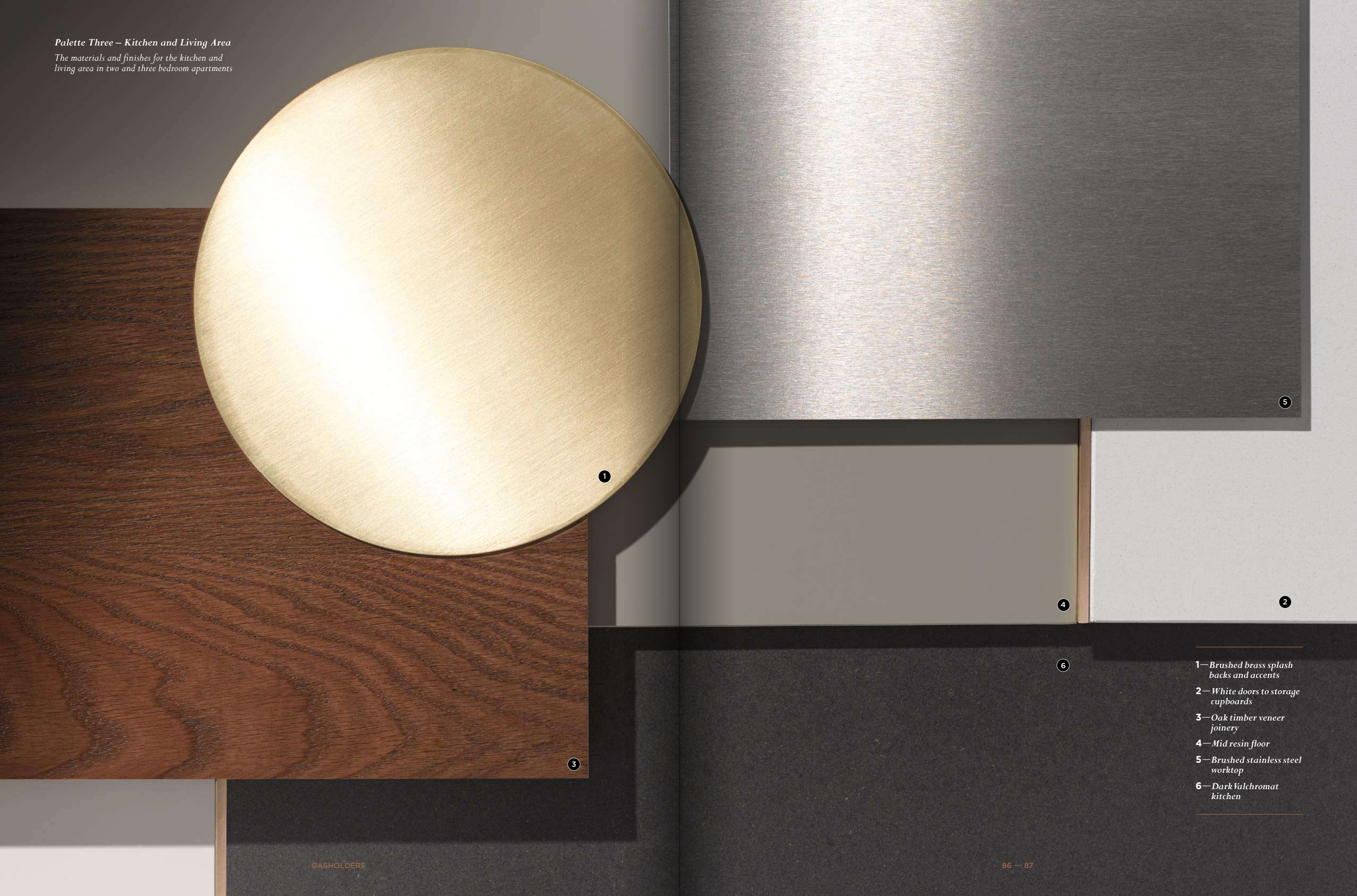
Flooring

Poured resin floor with brass threshold accent to all rooms excluding master and second bedrooms

Wool carpet to master and second bedrooms

Palette Three – Kitchen and Living Area

The materials and finishes for the kitchen and living area in two and three bedroom apartments



1

5

4

2

3

6

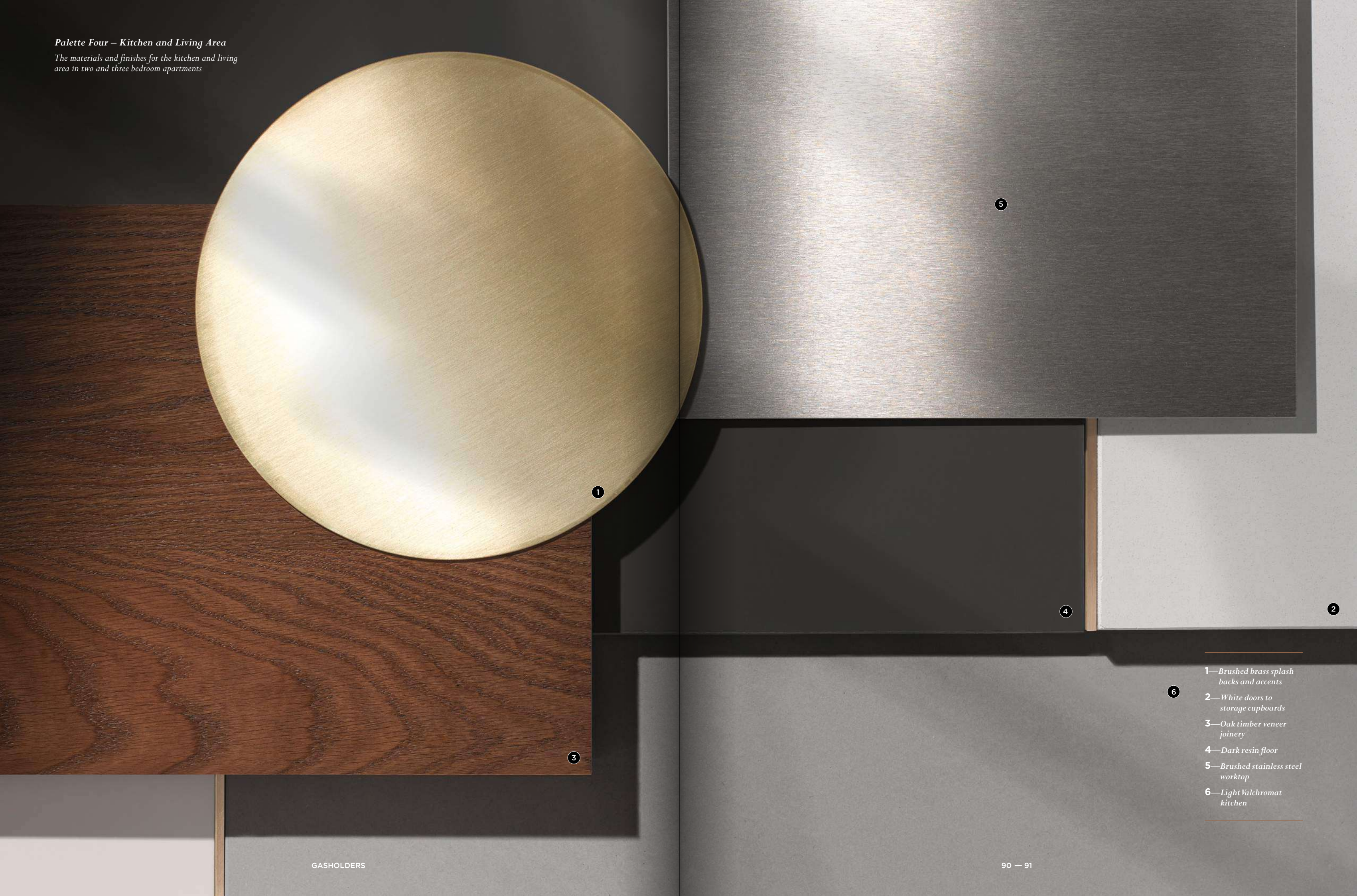
- 1—Brushed brass splash backs and accents
- 2—White doors to storage cupboards
- 3—Oak timber veneer joinery
- 4—Mid resin floor
- 5—Brushed stainless steel worktop
- 6—Dark Valchromat kitchen

An example of a three bedroom living area with the materials and finishes from Palette Three



Palette Four – Kitchen and Living Area

The materials and finishes for the kitchen and living area in two and three bedroom apartments



- 1—Brushed brass splash backs and accents
- 2—White doors to storage cupboards
- 3—Oak timber veneer joinery
- 4—Dark resin floor
- 5—Brushed stainless steel worktop
- 6—Light Valchromat kitchen

An example of a three bedroom kitchen with the materials and finishes from Palette Three





**Palette Three and Palette Four
– Master Bedroom Suite**

The materials and finishes for the master bedroom suite in two and three bedroom apartments

Doors

Entrance door and frame in high quality oak veneer finish complete with brass hinges, enhanced acoustic separation, individual entrance light and bespoke brass door furniture designed by Chris Wilkinson, including night latch and spy hole

Oak veneer panelled doors with bespoke brass door furniture to bedrooms and bathrooms

All other internal doors and sliding panels finished with white lacquer or oak veneer to suit location

Translucent glazing with bronze privacy fins adjacent to the entrance door to selected apartments

Heating and cooling

The building is served by the development's communal district heating and cooling network, providing low-carbon metered heating and cooling

Thermostatically controlled under-floor heating

Comfort cooling to living areas and bedrooms in selected apartments

Home automation

Home automation system controlled by 10" touchscreen panel in living area

Integrated scene-set lighting, comfort control, blind and shutter control (to selected apartments), bathroom warm walls, building intercom system and scheduling throughout the apartment

Functionality with mobile and tablet devices available

Electrical

13 amp sockets throughout and 5 amp sockets to living spaces

Lighting switch plates integrated with home automation system

All visible electrical switch plates, sockets, TV and data outlets in either white, black or brass to suit wall finishes

Lighting

Full scene-set and dimmable lighting control system throughout

'All off' switch by entrance door

Large format ceiling light panels to some bathrooms and kitchens

Concealed trough curtain lighting

Internal lighting to all wardrobes

Telephone, data systems and AV

The King's Cross development is served by a fibre network. Connection to the network to be arranged by the purchaser

Television (terrestrial, Sky+ and European Hotbird) points to reception rooms and bedrooms

Floor to ceiling heights

2600mm to living areas and bedrooms

2345mm to bathrooms

5820mm double height space to duplexes

Note: The above figures are approximate and relate to the general height within each room excluding bulkheads

Balconies and roof gardens

Balconies to all apartments

All balconies have a large format porcelain tile floor finish, glass balustrade and are accessed via full height triple glazed sliding doors

Mechanically operated external shading and privacy screens to selected apartments

Private roof gardens designed by Dan Pearson Studio to selected three bedroom apartments, featuring glazed balustrades, timber decking, integrated planters and lighting, green roof wild-flower meadow planting and privacy screens

1—Oak timber veneer doors to wardrobes

2—Wool carpet to bedroom

3—Brushed brass splash backs and accents

4—Light resin floor to en-suite bathroom

Note: Carpet also features in second bedrooms

*An example of a master bedroom
in a three bedroom apartment*



Building amenities

Landscaped residents' rooftop garden by acclaimed landscape architecture practice Dan Pearson Studio

External central courtyard with reflective pool and viewing platform

Business suite, lounge and bookable conference room

Residents' entertainment suite with bar, private dining room, catering facilities and 14-seat screening room

Residents' gym with bookable studio

Residents' spa complete with hydro pool, steam room and sauna

All communal spaces fully dressed by interior design practice Hudson & Mercer

24-hour concierge and portering

Secure bicycle storage

Entrance lobby

Impressive ground floor double-height residents' lobby with bespoke spiral staircase, high quality finishes and feature artwork

Large glazed frontage and cantilevering canopy

Bespoke natural stone concierge desk specially designed by Wilkinson Eyre Architects

Comfortable waiting area for guests

Integrated post boxes

Lift lobbies/communal hallways

Poured resin floors with bespoke brass inlays and decorative metal balustrade lining the atria

Glazed lift lobbies with views into the central courtyard

Lifts

Two passenger lifts serve each core and all residential floors from basement

A separate set of car lifts provide vehicular access to the basement from ground level

A separate cycle lift provides access to the basement from the ground floor

Car parking and storage

Basement car parking and storage rooms available for purchase by separate negotiation for larger apartments

Additional parking available for purchase in neighbouring building by separate negotiation

Security

Security fob access control to all building entrances, car park and lifts

Video entry control to building entrance through home automation system

Mains supply smoke or heat detectors

Zoned water sprinklers to all apartments

CCTV surveillance to all public areas

Peace of mind

Uniformed 24-hour concierge and security

All apartments benefit from a 10 year NHBC warranty

Lease expires on 31 December 2267

Estate and building management services

Internal cleaning of the common parts will be performed by a dedicated team of specialist contract personnel

External cleaning will be carried out on a managed programme to ensure that the building is kept to the required high standard

Exclusive membership of the King's Cross Estate web portal offering information on services, estate news and event updates

A service charge will be payable by apartment owners to cover the costs of building services, building maintenance, cleaning and insurance. A fixed contribution towards the costs of estate management will also be payable

Notes: A management company will be appointed to provide building management services

Please note that the design development of the Gasholders is still ongoing and certain items of the specification may be amended to an item of equivalent quality

1—Brushed brass accents

2—Architectural cast concrete basin, tiles and wall panels

3—Light resin floor

4—Glazed shower screen

5—Feature natural stone

Palette Three and Palette Four — Master En-suite Bathroom

The materials and finishes for the master en-suite bathroom in two and three bedroom apartments





- 1—Glazed shower screen
- 2—Architectural cast concrete basin and wall panels
- 3—Feature wall panel
- 4—Brushed brass accents
- 5—Dark resin floor

**Palette Three and Palette Four
— Family Bathroom**

The materials and finishes for the shared bathroom in two and three bedroom apartments



- 1—Feature wall panel to duplexes
- 2—Brushed brass accents
- 3—Architectural cast concrete basin and wall panels
- 4—Glazed shower screen
- 5—Oak timber veneer joinery
- 6—Light resin floor

**Palette Three and Palette Four
— Guest Cabinet Bathroom**

The materials and finishes for the guest cabinet bathroom in two and three bedroom apartments

An example of a three bedroom bathroom with the materials and finishes from Palette Three and Palette Four

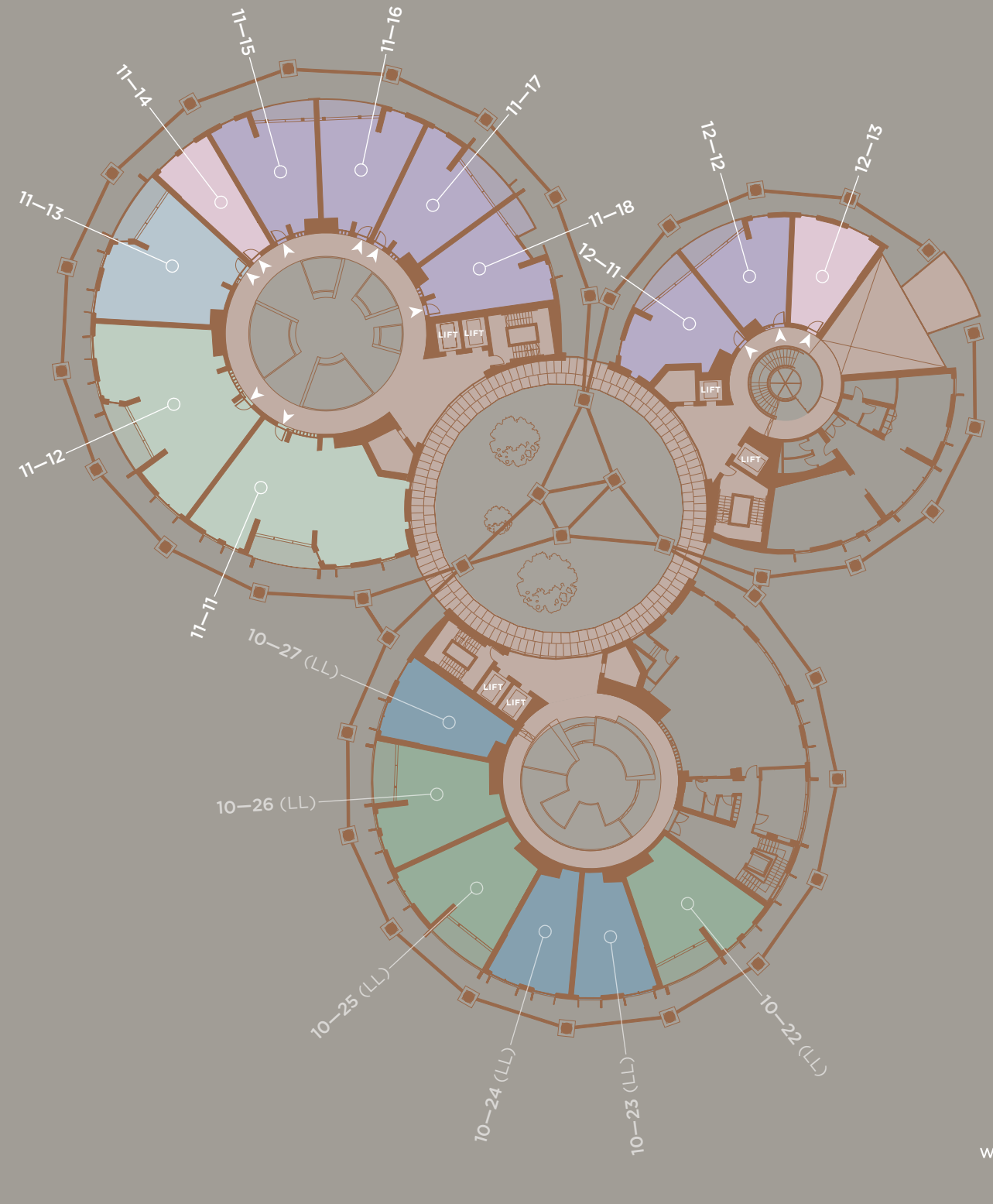


Each one of the 145 apartments and penthouses in this exceptional residential development is a beautifully proportioned slice of its remarkable cylindrical structure. Residents arrive to their homes through one of the three naturally lit, sculptural atria. Entering their apartment at its narrowest point, the space expands outwards to frame their unique view of London.

Jonathan Tuckey Design has used 'industrial refinement' as a basis for the interiors, making intelligent use of space in unit sizes from studio to penthouse.

As well as the inspiring green spaces around the King's Cross estate, residents have a private roof garden topping Gasholder 12, which is accessed via its lift lobby and the central walkway linking the three cylinders of apartments. With formal and lounge seating, guests can relax with friends or enjoy a moment of tranquillity, with a world city as their backdrop.

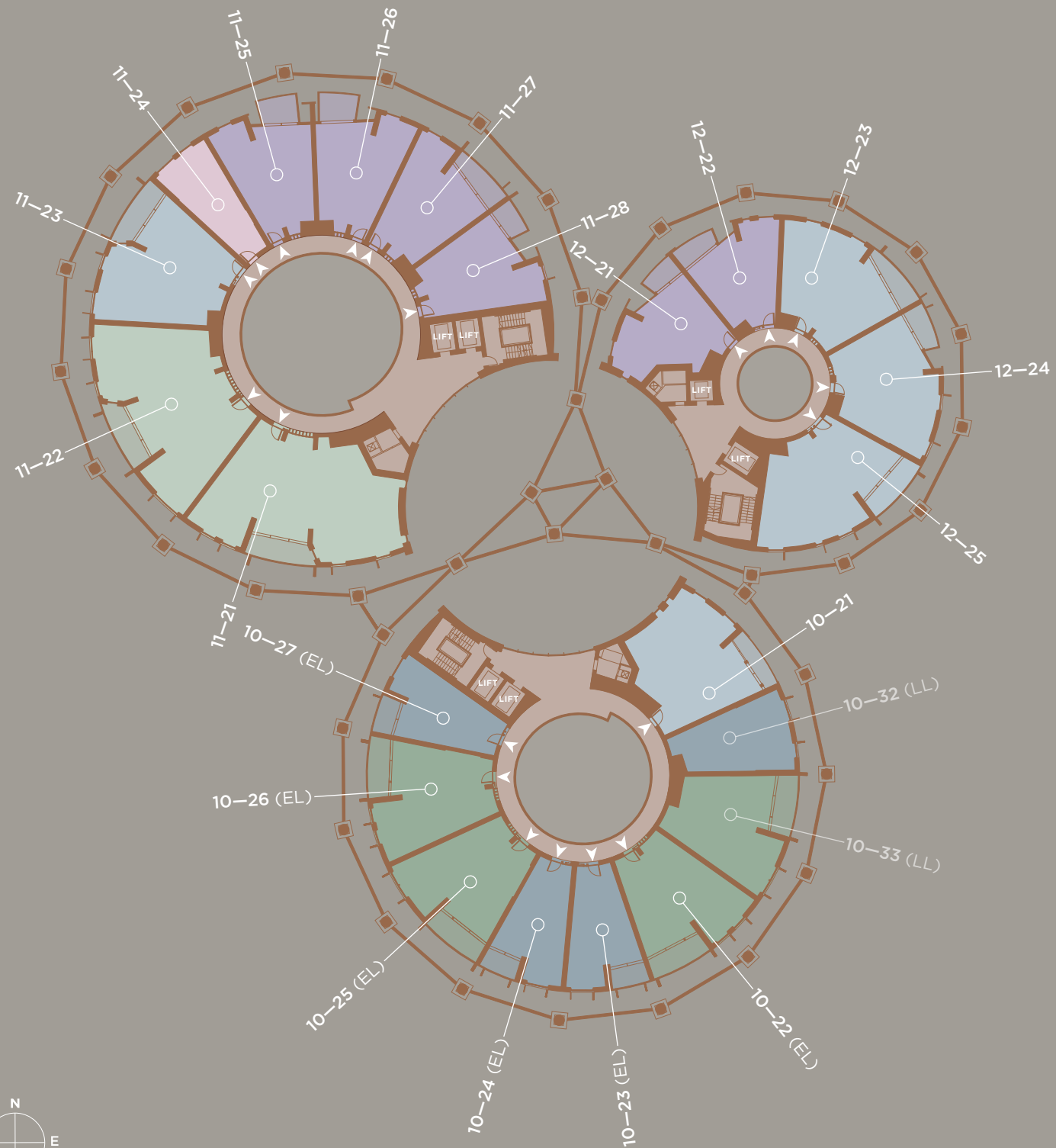
Residential floor plates



Apartment Type

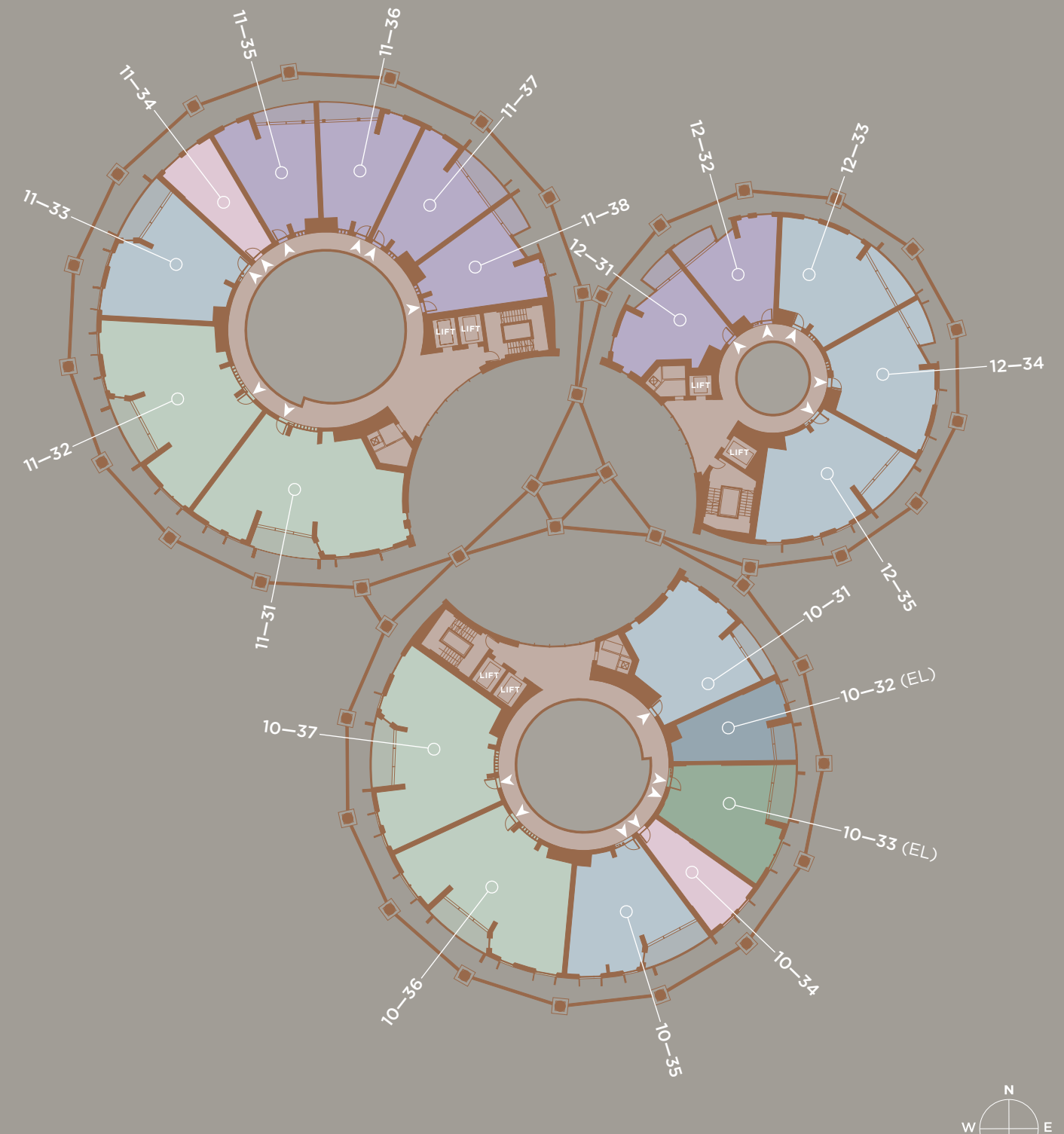
- Studio
- Two Bedroom
- Three Bedroom
- Apartment Entrance
- One Bedroom
- Two Bedroom Duplex
- Three Bedroom Duplex

2nd Floor



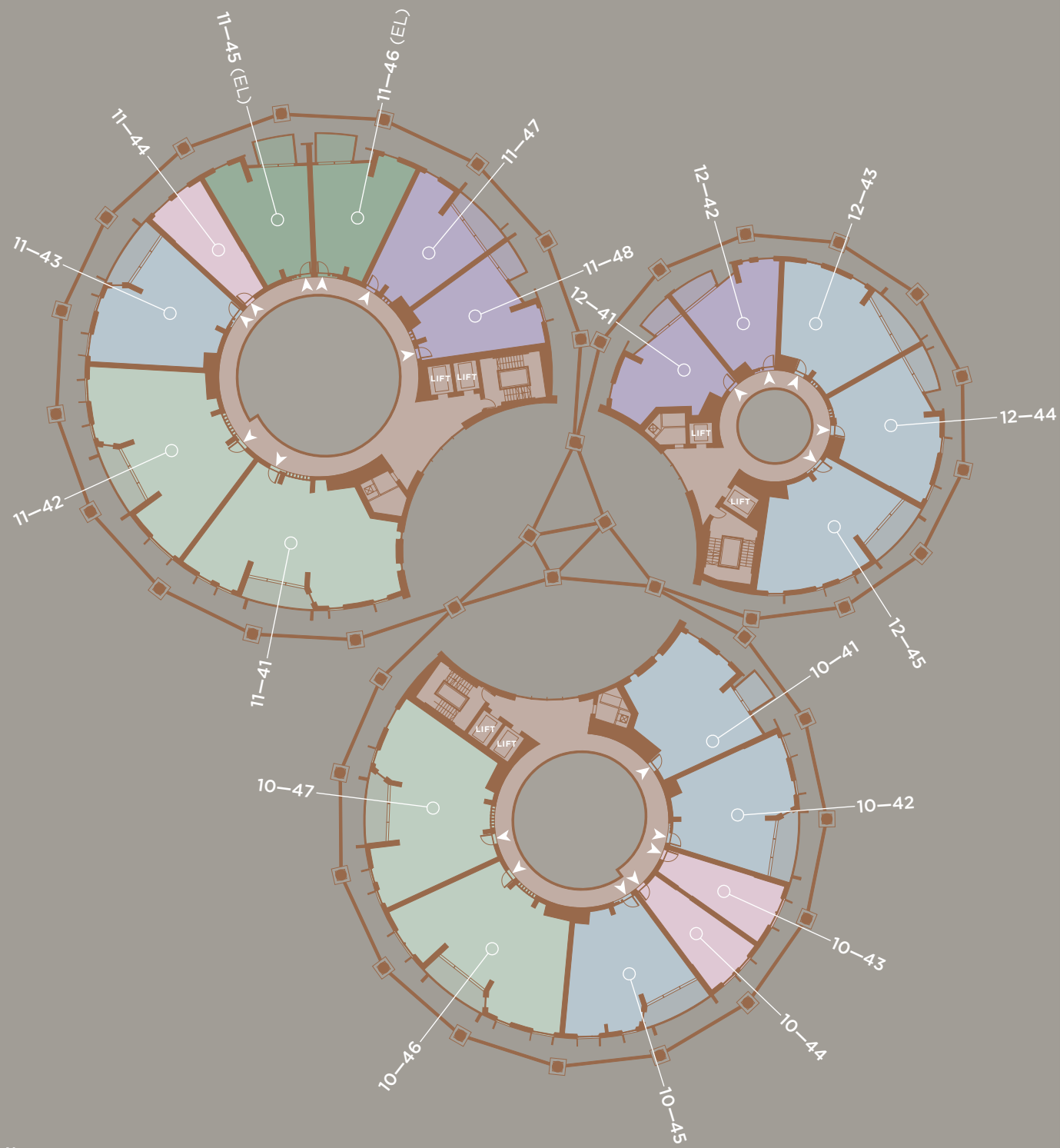
- Apartment Type
- Studio
 - Two Bedroom
 - Three Bedroom
 - Apartment Entrance
 - One Bedroom
 - Two Bedroom Duplex
 - Three Bedroom Duplex

3rd Floor



- Apartment Type
- Studio
 - Two Bedroom
 - Three Bedroom
 - Apartment Entrance
 - One Bedroom
 - Two Bedroom Duplex
 - Three Bedroom Duplex

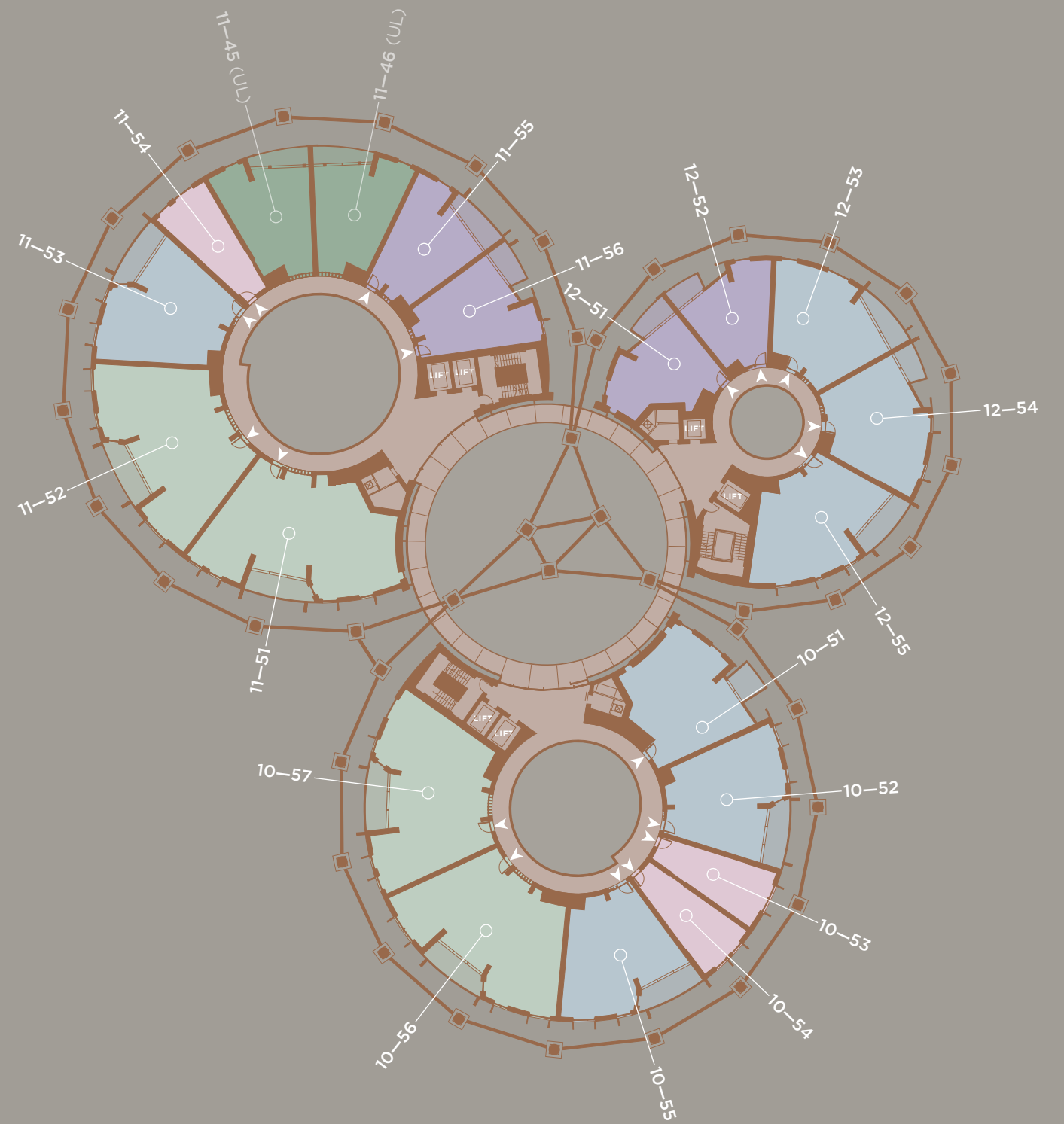
4th Floor



Apartment Type

- Studio
- Two Bedroom
- Three Bedroom
- Apartment Entrance
- One Bedroom
- Three Bedroom Duplex

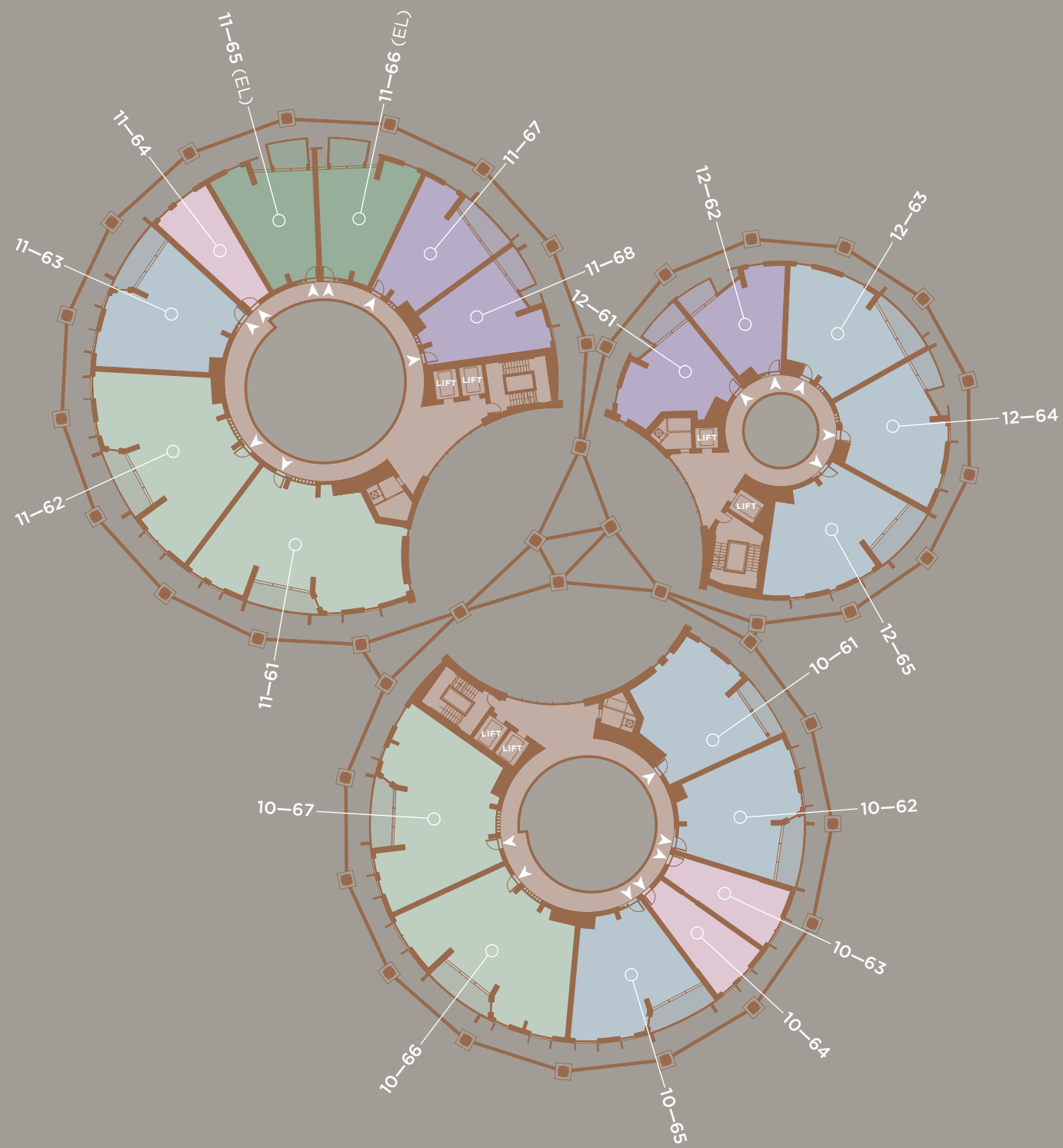
5th Floor



Apartment Type

- Studio
- Two Bedroom
- Three Bedroom
- Apartment Entrance
- One Bedroom
- Three Bedroom Duplex

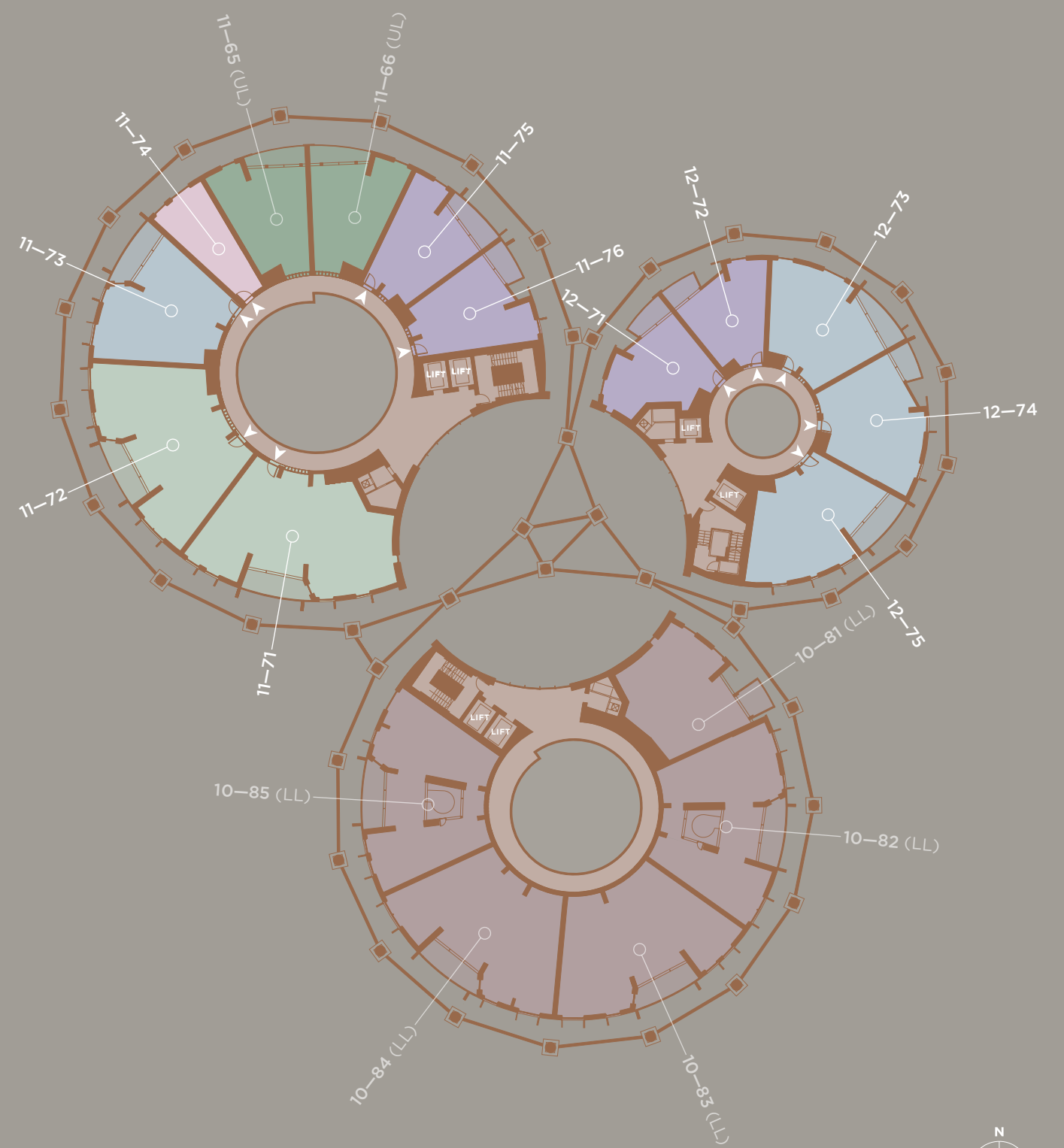
6th Floor



Apartment Type

- Studio
- Two Bedroom
- Three Bedroom
- Penthouse
- ▲ Apartment Entrance
- One Bedroom
- Three Bedroom Duplex

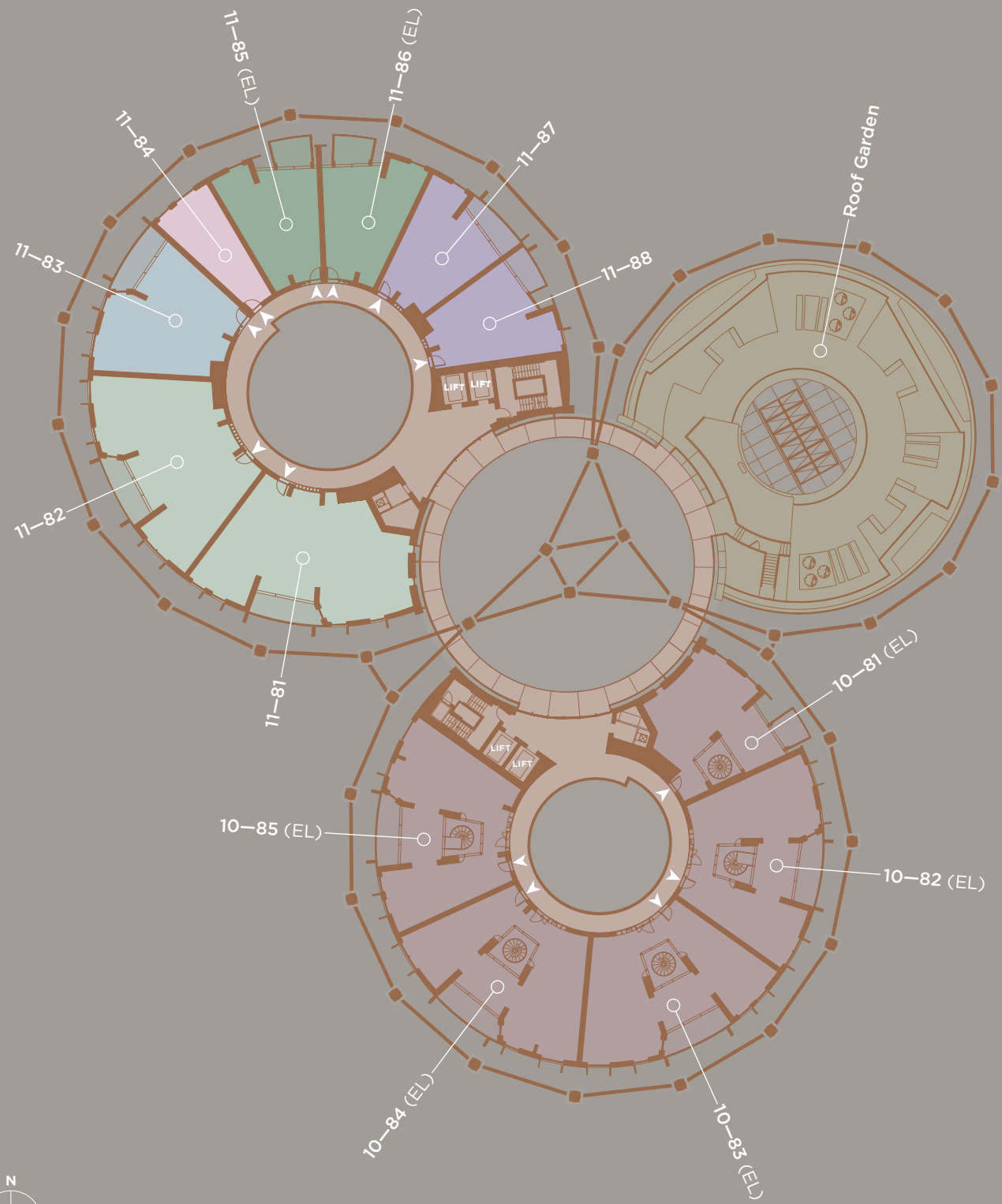
7th Floor



Apartment Type

- Studio
- Two Bedroom
- Three Bedroom
- Penthouse
- ▲ Apartment Entrance
- One Bedroom
- Three Bedroom Duplex

8th Floor

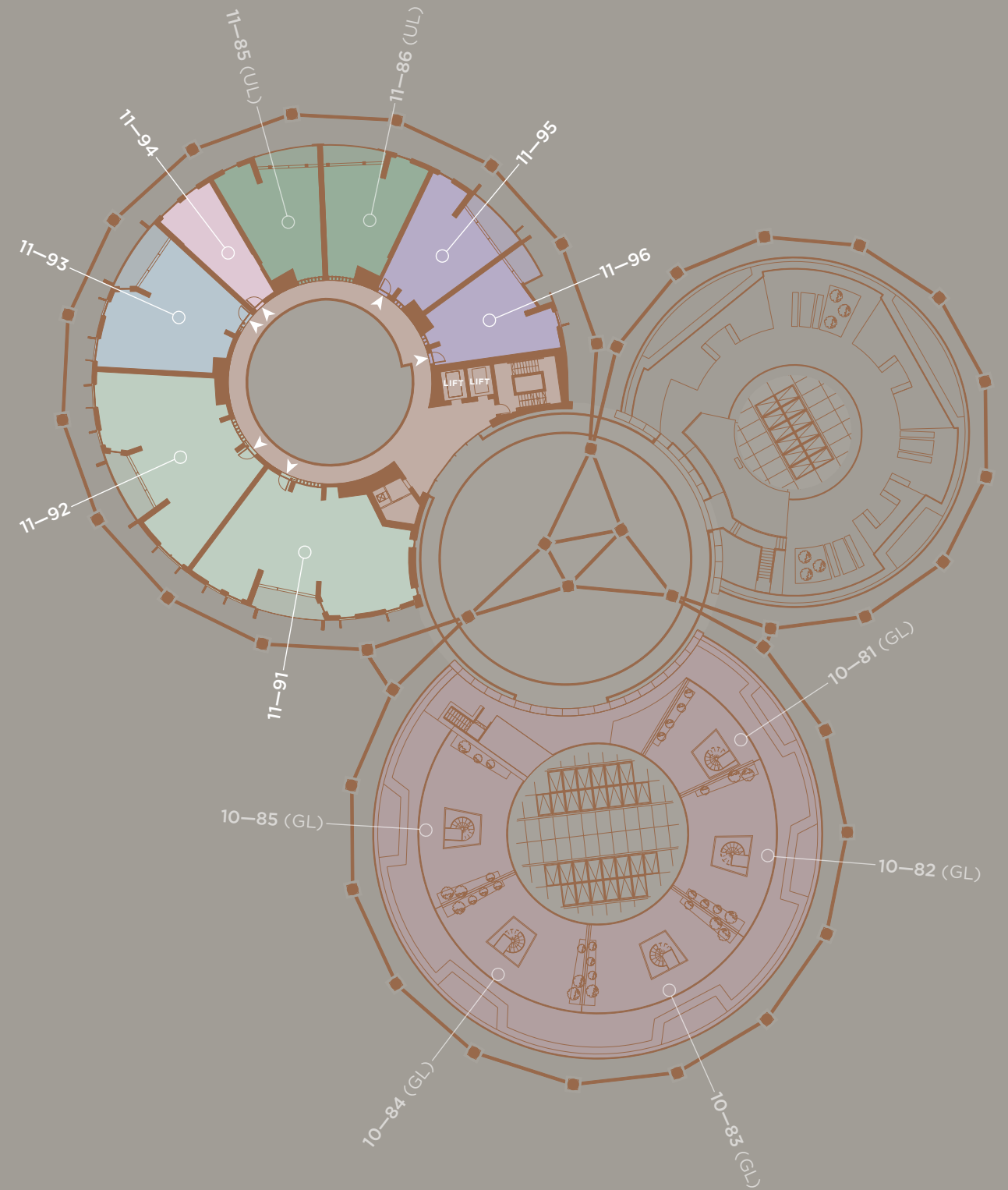


Apartment Type

- Studio
- Two Bedroom
- Three Bedroom
- One Bedroom
- Penthouse
- Three Bedroom Duplex
- ▲ Apartment Entrance

The roof garden can be accessed from a central walk way that links the three gasholders as well as from the lift lobby of Gasholder 12

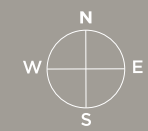
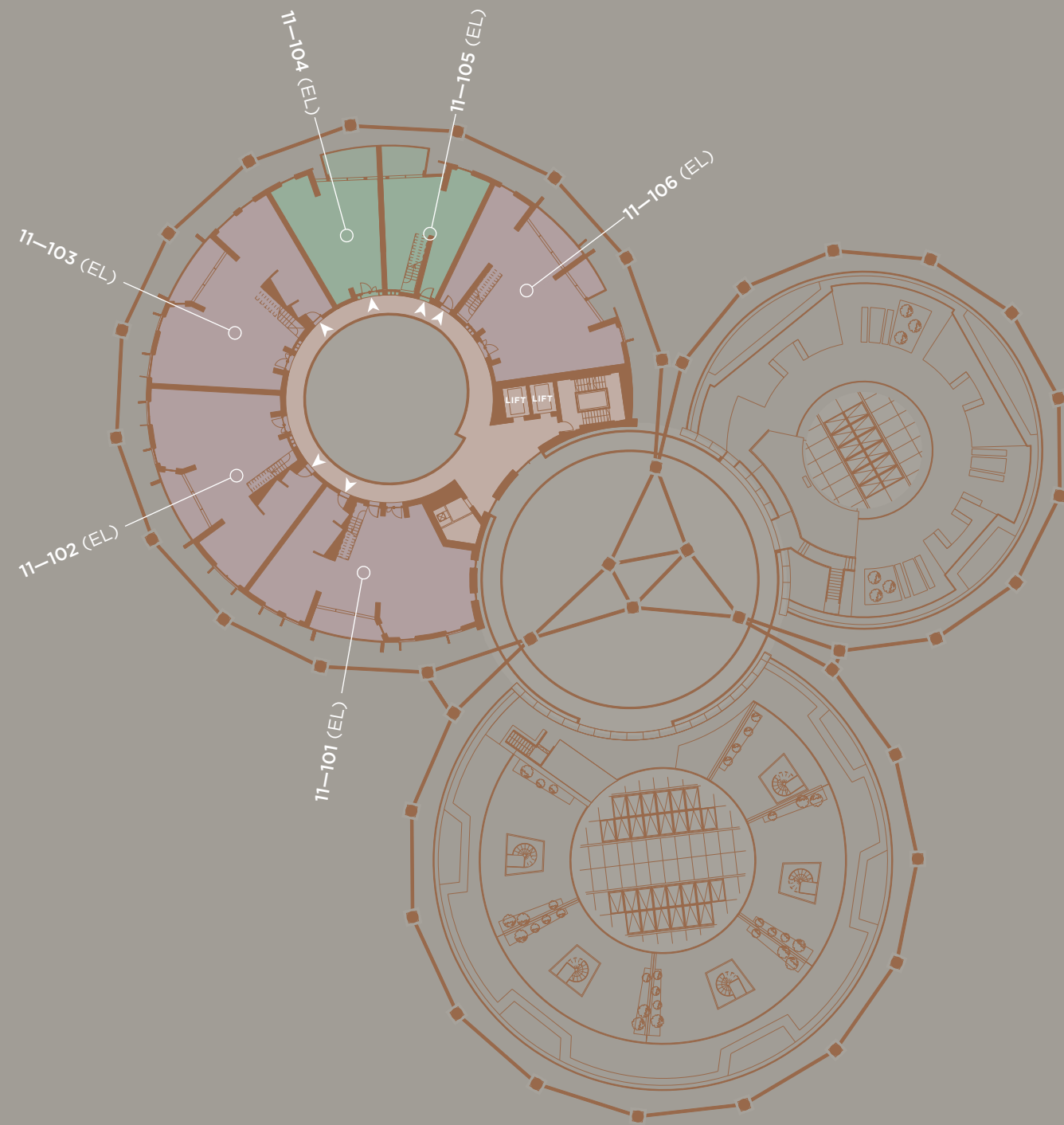
9th Floor



Apartment Type

- Studio
- Two Bedroom
- Three Bedroom
- One Bedroom
- Penthouse
- Three Bedroom Duplex
- ▲ Apartment Entrance

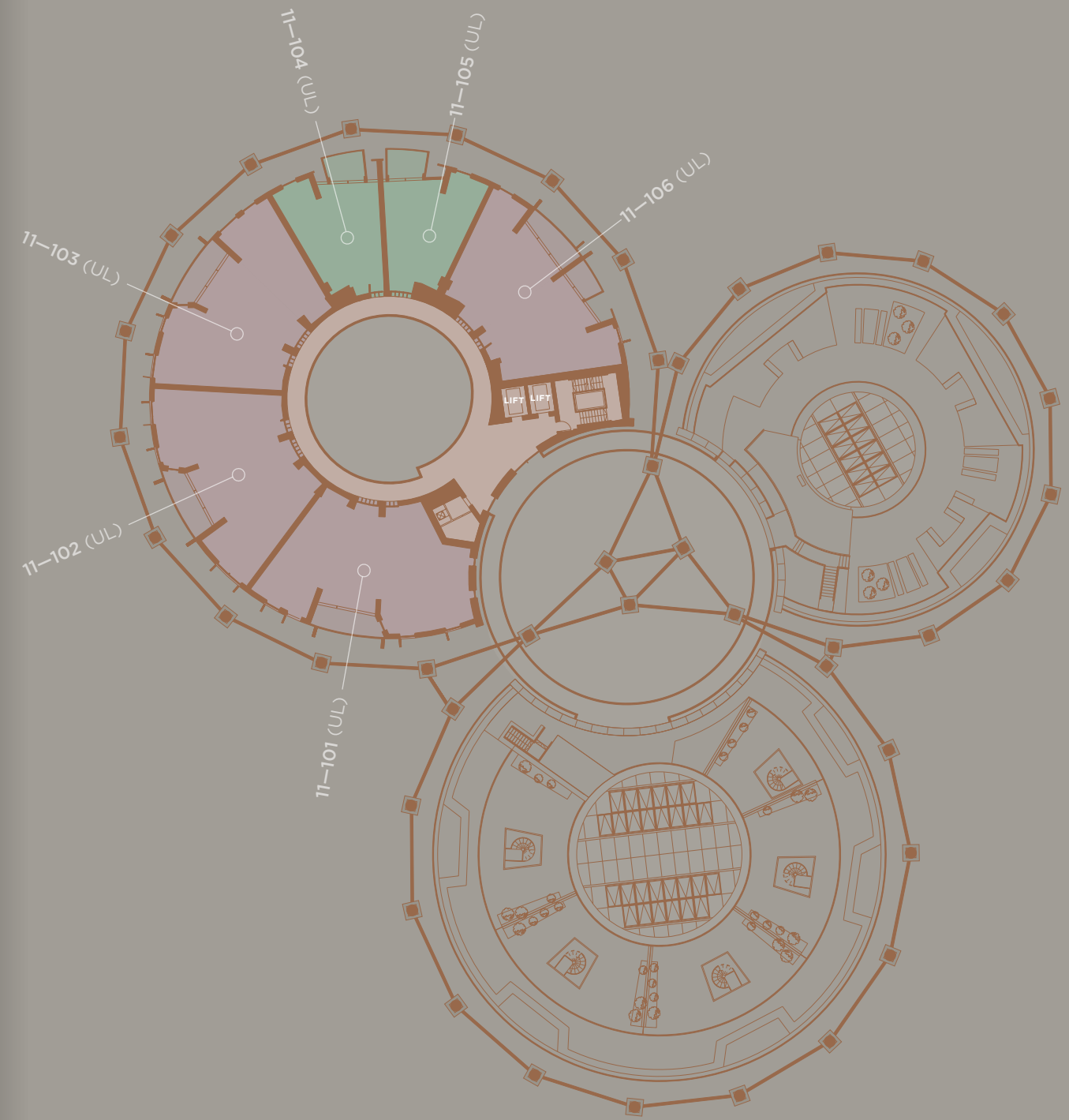
10th Floor



Apartment Type

- Three Bedroom Duplex
- Penthouse
- Apartment Entrance

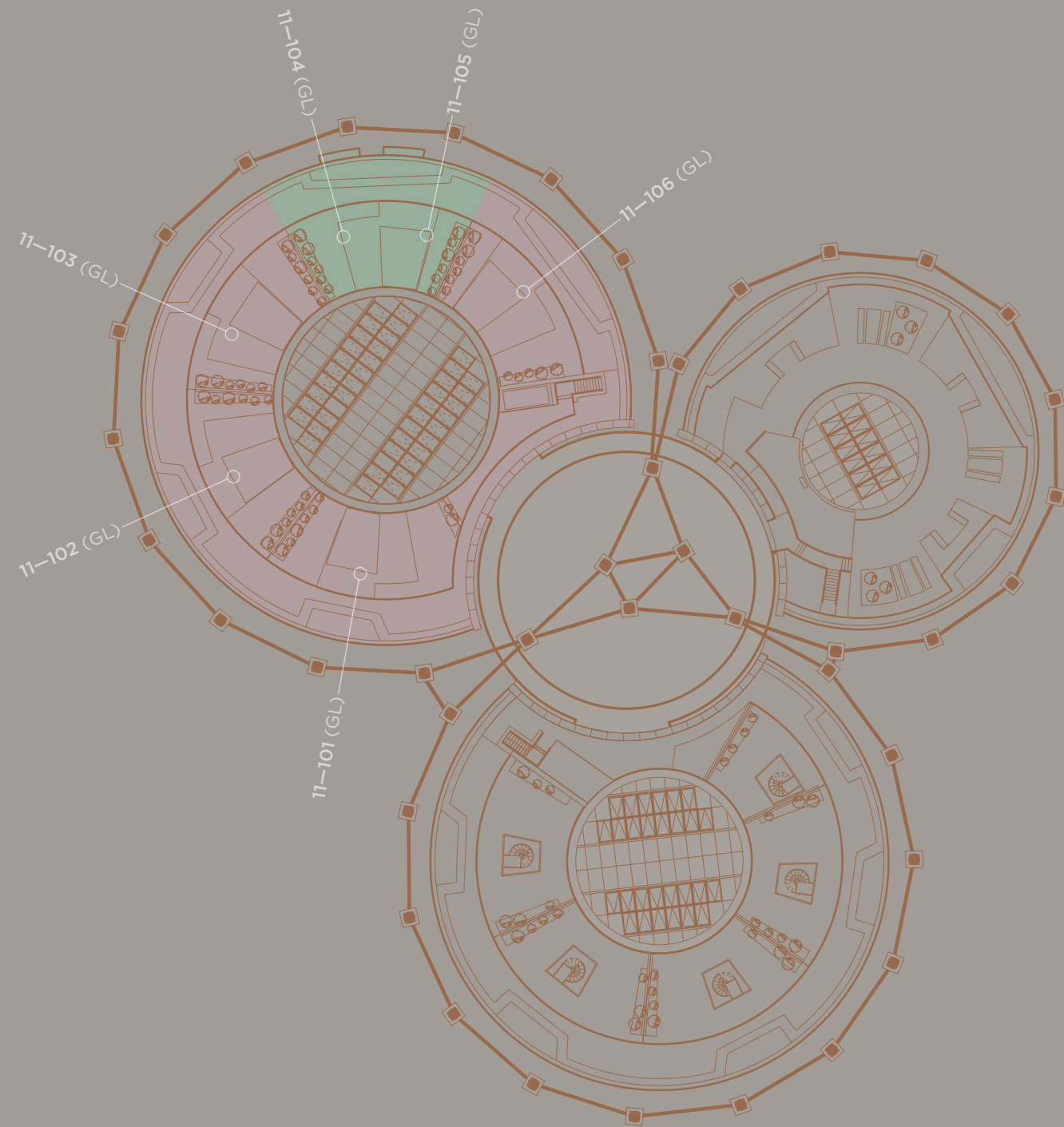
11th Floor



Apartment Type

- Three Bedroom Duplex
- Penthouse
- Apartment Entrance

12th Floor



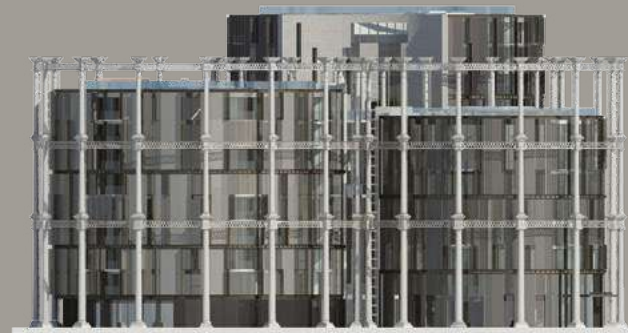
Apartment Type

- Three Bedroom Duplex
- Penthouse
- Apartment Entrance

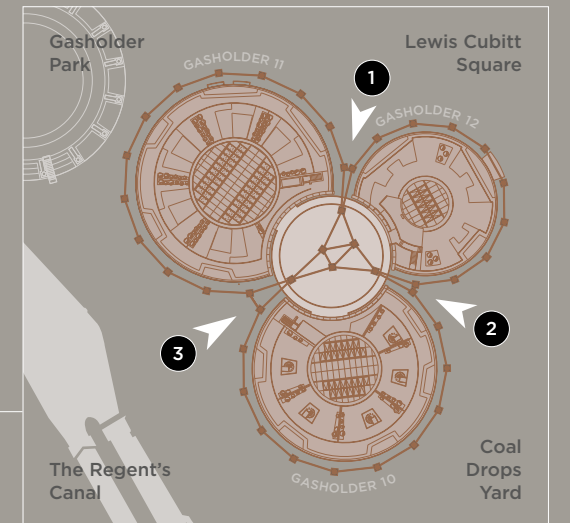
Elevations



Gasholder 12 ① Gasholder 11



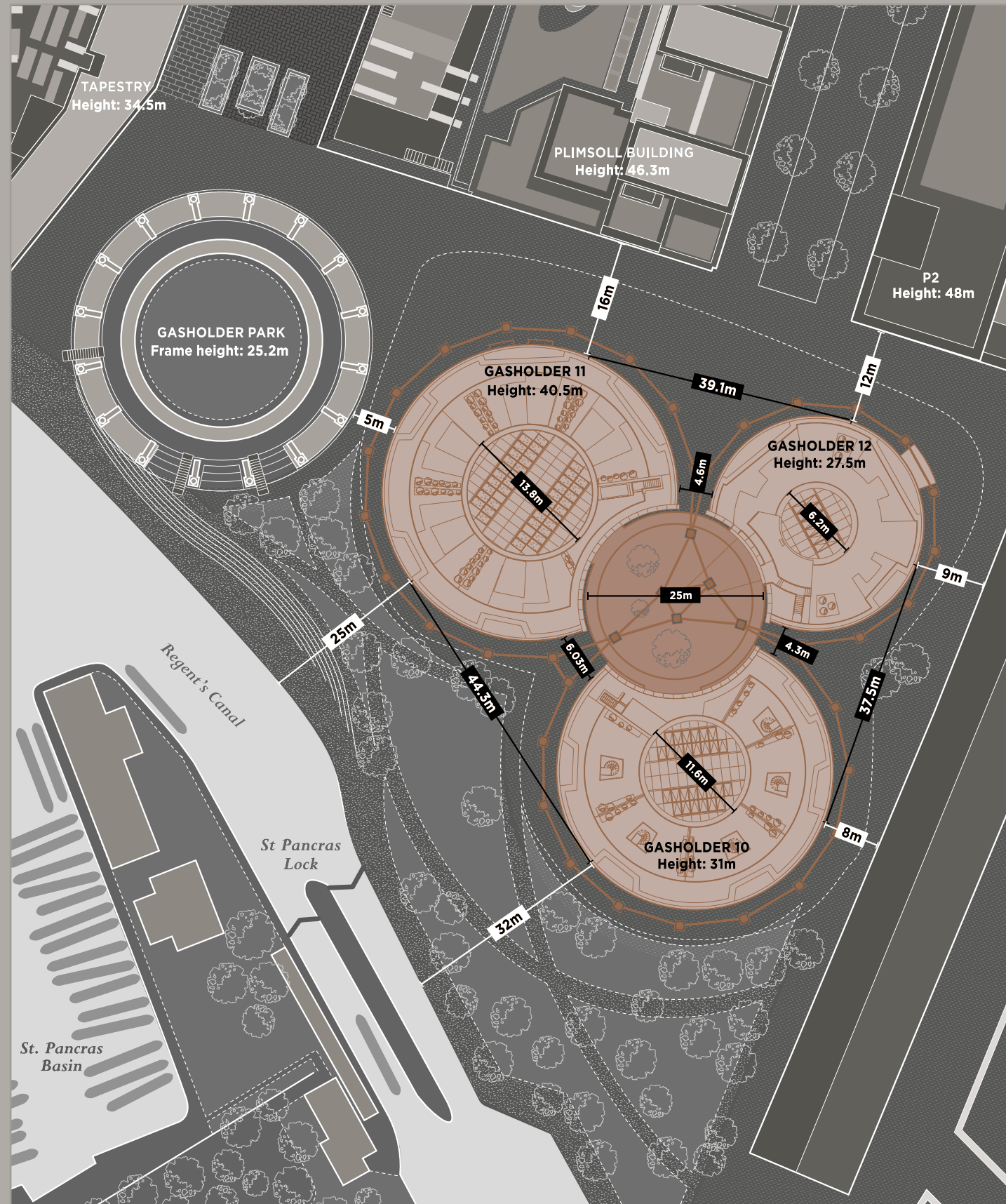
Gasholder 10 ② Gasholder 12



Gasholder 11 ③ Gasholder 10



Plan illustrating approximate distances to, and heights of, neighbouring buildings
 Gasholders— King's Cross, London NIC



The Gasholders, as with all of the buildings and spaces at King's Cross, is a product of partnership, the marriage of complementary skills and a commitment to excellence in every facet of its execution.

The King's Cross residential team delivering the building combines planning, design, development and construction alongside customer care expertise, with a significant experience of creating genuinely exceptional homes. It is consistently committed to the benefits of the finest architecture, intelligent space planning and carefully considered interior design.

The Gasholders sits proudly within the surrounding estate; all 67 acres of which are owned, being delivered and attentively managed by the King's Cross Central Limited Partnership.

The success of the Gasholders and the success of King's Cross is the product of understanding how colourful and vibrant shopping, arts and music, business and travel, old and new, hard and soft, cafés and restaurants, all combine to make both a place for today and, more importantly, tomorrow.

The King's Cross Team

The King's Cross team delivering the Gasholders, photographed in Granary Square, King's Cross



For further information, please contact

KNIGHT FRANK

T: +44 (0)333 077 0200

E: enquiries@gasholderslondon.co.uk

www.knightfrank.com



Or register your interest on gasholderslondon.co.uk
and we will be in touch

The Marketing Suite

Gasholders Sales Gallery

Goods Way

London

N1C 4UR

Important notice

King's Cross Central General Partner Limited ("KCCGPL") (a private company limited by shares registered in England with registered number 6387691 and registered office at 4 Stable Street, London N1C 4AB), and its agents, Knight Frank LLP (a limited liability partnership registered in England with registered number OC305934, with registered office is 55 Baker Street, London, W1U 8AN, where a list of members' names is available) give notice that:

1. Particulars

These particulars do not constitute an offer or a contract, nor part of one. You should not rely on statements by KCCGPL or by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither KCCGPL, Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Images photographs and other information

Any computer generated images, plans, drawings, accommodation schedules, specification details or other information provided about the property ("information") are indicative only. Any such information may change at any time and must not be relied upon as being factually accurate about the property. Any photographs or images are indicative of the quality and style of the development and location and do not represent the actual fittings and furnishings at this development.

3. Regulations etc

Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. Tax

Tax may be payable in addition to the purchase price of the property according to the national or local law applicable (including, without limitation, Stamp Duty Land Tax).

5.

Any floor areas, measurements or layout plans are for guidance only and should not be relied upon as a statement of fact.

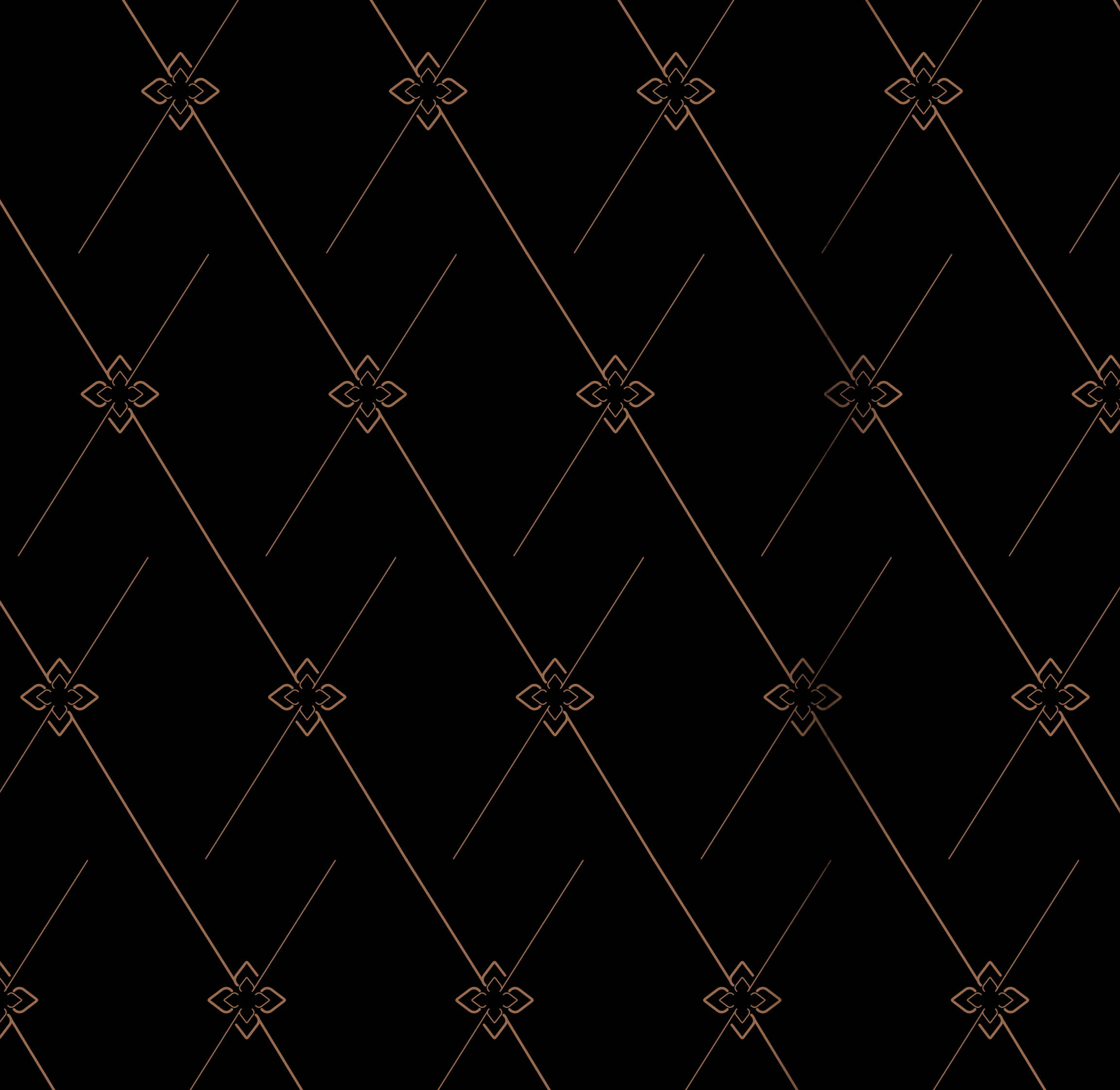
Published January 2016

All photography by Nobuyuki Taguchi, John Sturrock and Tony Brown unless otherwise stated.

All images of the building and its interiors are computer generated images.

King's Cross

www.kingscross.co.uk



King's Cross