



RUBICON
YORK WAY, N1C

**1 & 2 BEDROOM
APARTMENTS
AVAILABLE
ON A SHARED
OWNERSHIP
BASIS**

YORK WAY, N1C

RUBICON

RUBICON, 11 YORK WAY, KING'S CROSS, LONDON N1C 3BS



www.site-sales.co.uk

One Housing Group is a leading developer and provider of housing and housing, care and support across London and the South East. We manage over 13,000 London homes in 26 boroughs and surrounding counties. We are a non-profit organisation; we use our commercial success as a housing developer to provide high quality, affordable homes to meet the needs of local people. One Housing Group properties are sold through our sales agent Site Sales..

For further information please call:

0844 809 2026

www.onenewhome.co.uk

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King's Cross





RUBICON

RUBICON OFFERS CONTEMPORARY
STYLE WITH DESIGN FLAIR IN THE
VIBRANT HEART OF LONDON. ALL
YOU COULD ASK FOR AND MORE...

KING'S CROSS,



site sales

one
housing
group

LIVING AT RUBICON

RUBICON'S TWO BUILDINGS LAUNCH THE RESIDENTIAL SECTOR OF THE NEW KINGS CROSS, BUT HOMES ARE ONLY ONE PART OF IT. THERE ARE RESTAURANTS AND CAFES, A UNIVERSITY AND PUBLIC SPACES. IT'S ALL QUITE AMAZING AND ALL ON YOUR DOORSTEP.



The plans for this new area are far-reaching, bringing back to life an underused part of central London that is already blessed with fantastic transport links and is very centrally situated. The statistics are mind-boggling: £2 billion is being invested in 67 acres of land to create an entirely new urban quarter with 2,000 homes, eight million square feet of retail, leisure and business space in new and refurbished buildings and 10 public spaces. It's happening now and Rubicon will be the first opportunity to live within this exciting new part of London. It consists of two buildings, one (R4) with twenty-four 1 and 2 bedroom apartments and the other (R5) with forty, all available on a shared ownership basis. Just a stroll from your door are

supermarkets, farmers' markets, restaurants, cafés and shops; everything you need to service a busy London lifestyle.

As a visionary new development, all the homes, including those in Rubicon, are thoughtfully planned, intelligently designed and have strong eco-credentials, rated Level 3 or higher under the Code for Sustainable Homes. Renewable energy technologies including solar panels and an on-site energy centre will keep CO2 emissions and home heating bills low. The open spaces will include new habitat areas, and water features, softening the city's hard edges and presenting residents with a safe, clean, impeccably managed environment.



COSMOPOLITAN KING'S CROSS

THERE ARE EXCITING ARTS VENUES, OPEN SPACES AND CANALSIDE WALKS IN THE NEW KING'S CROSS. THE ESTABLISHED KING'S CROSS AREA HAS PLENTY TO OFFER, FROM THE REFURBISHED GRANDEUR OF ST PANCRAS STATION TO THE EVER-FASHIONABLE LOCAL NEIGHBOURHOOD OF CAMDEN TOWN.

King's Cross is set to become a new cultural focus in central London. Theatres, independent cinemas and other creative spaces are planned for N1C and the Central Saint Martin's College of Arts and Design has already set the tone by moving to new premises in The Granary. As the area develops, new public spaces and squares, enhanced with water features and landscaping, will make inviting settings for outdoor concerts, plays, dance, sculpture and art projects.

N1C is going to make the most of its natural assets. One is the Regent's Canal and residents will have improved access to this currently underused resource via new stepped terraces.

St Pancras International and King's Cross Station, next door, is already a destination for shopping and dining. Both of the awe-inspiring new stations offer high quality shops offering fashion, gifts, books and cosmetics.



There is also a dazzling array of places to eat and drink, ranging from sandwich bars and coffee shops up to the glamorous bars and restaurants within the lovingly restored St Pancras Renaissance Hotel.

Just up the road is Camden Town, the stamping ground of many a rock star, whose busy streets are home to innumerable restaurants, pubs and bars, as well as the famous Camden Market.



VIBRANT CITY LIVING

COVENT GARDEN



ISLINGTON



EVERYONE HAS THEIR OWN REASON TO LOVE LONDON. IT COULD BE THE SHOPS, THEATRELAND, PARKS OR ICONIC BUILDINGS. WITH ARGUABLY THE BEST PUBLIC TRANSPORT CONNECTIONS IN THE CAPITAL, LONDON'S COUNTLESS ATTRACTONS ARE JUST MINUTES FROM N1C AND RUBICON.

London's West End has always been the destination for a good night out. From Soho to Chinatown to Shaftesbury Avenue, whatever your idea of fun, the West End will provide in the form of theatres, cinemas, restaurants, pubs, clubs, bars and music venues. The riverside too has become a focus of leisure and culture in recent years, with amazingly popular attractions such as the London Eye and Shakespeare's Globe Theatre, as well as the longer established South Bank arts complex.

Covent Garden continues to draw the crowds for its eclectic collection of restaurants, bars, boutiques, market, theatres and the Royal Opera House. Arts lovers are totally spoilt for choice in London, whether it's the latest

blockbuster exhibition at the National Gallery or leading contemporary works at Tate Modern.

London's skyline is ever changing, as bold new buildings grow up next to historic icons and regenerated neighbourhoods such as N1C evolve. It's a city for business, for pleasure, for excitement and relaxation which never fails to disappoint.

WEST END



CHINA TOWN



SOUTH BANK



CAMDEN

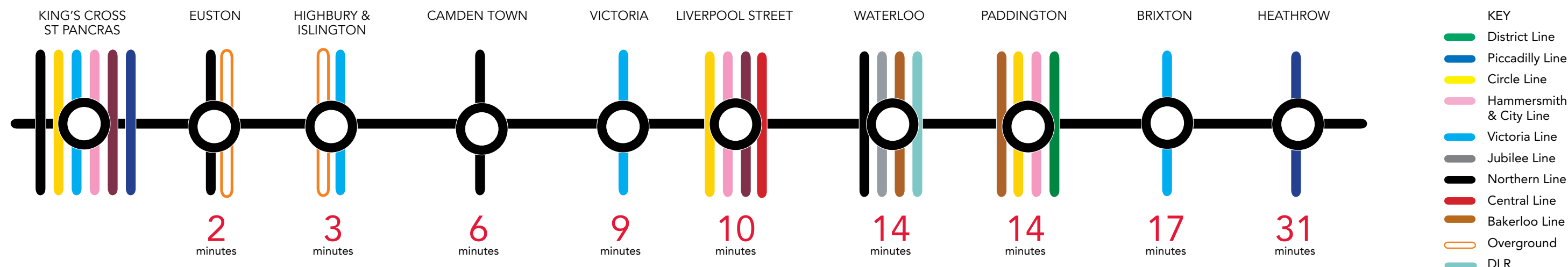


VERY WELL CONNECTED

KING'S CROSS IS THE CENTRE FOR TRAVEL IN AND AROUND LONDON

KING'S CROSS ST PANCRAS AND ST PANCRAS INTERNATIONAL BOAST 6 UNDERGROUND LINES, SEVERAL RAIL NETWORKS AND THE EUROSTAR TERMINAL IN ST PANCRAS INTERNATIONAL.

YOU COULDN'T BE BETTER CONNECTED TO TRAVEL ACROSS LONDON AND BEYOND.



King's Cross and next door neighbour St Pancras International are the focus for travel around London, out of London and now across the whole of Europe. Six London Underground lines converge here, bringing key London destinations for work and leisure within easy reach: including the West End, City, Canary Wharf, Stratford and Heathrow. As a central London location, there are buses and taxis in abundance too.

Eurostar now has its home station at St Pancras International, so the dream of hopping on the train for Paris (2¼ hours* away) Brussels (2 hours*) or in fact anywhere on the Continent, is now firmly reality.

Rail travel to many points in the UK also starts from Kings Cross. Go north for Edinburgh, Cambridge, Leeds, Newcastle, St Albans and many other towns and cities.

* Times sourced from www.tfl.gov.uk www.eurostar.com

SPECIFICATION

RUBICON IN DETAIL



GENERAL

- Front door with viewer and deadlocks
- Smooth white painted walls, ceilings and architraves
- Flush white internal doors with polished chrome ironmongery in R4 and brushed stainless steel in R5
- Mains operated smoke alarms and sprinklers
- Oak plank effect laminate flooring to hall, living room dining area and kitchen
- Wool twist carpet to bedrooms*

* Plot 115 has Oak plank effect laminate flooring to bedrooms

KITCHEN

- Contemporary fully fitted white gloss kitchens with under unit lighting
- Stainless Steel 1½ bowl sink with mixer tap
- Stainless Steel splash-back to hob
- Brushed steel single oven, ceramic hob and chimney extractor hood
- Integrated fridge / freezer and dishwasher
- Freestanding washer/dryer located in hall cupboard in R5
- Laminate flooring

BATHROOMS

- Contemporary white sanitaryware with chrome mixer taps
- Thermostatic shower/bath mixer
- Shower screen to bath
- White wall tiling with co-ordinating floor tiling
- Mirror
- Chrome Towel rail
- Chrome Toilet Roll Holder
- Shaver socket

HEATING & ELECTRICAL

- White sockets and switches throughout
- Communal heating and hot water system, with radiators in each apartment
- Mains operated smoke detectors
- Energy efficient downlighters to bathroom
- Pendant lighting to hall, living room, dining area and bedrooms
- Light to balcony where applicable

- TV point to living room and bedroom one
- Telephone point to living room and bedroom one
- Digital TV aerial to Lounge & Bedroom 1
- Sky+ facility to Lounge*

*subject to individual purchaser connection

SECURITY

- Aluminium double glazed windows with matt grey / matt dark green finish internally
- Video entry system

COMMUNAL AREAS

- Secure letter boxes located in the lobby
- Lift to all floors
- Roof garden
- Carpet to lobby, corridors and stairs (Concrete to stairs in R5)
- Bicycle store
- CCTV to lobby



King's Cross

SITE PLAN

RUBICON
YORK WAY, N1C

