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CAMDEN NW1

A collection of 55 new
homes constructed to
Passivhaus standard



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Welcome to Camden

Colourful, eclectic and buzzing with energy, Camden Town is a world of welcome distractions – bustling boutiques and bars, canalside hangouts, market-day madness and musical geniuses. The location couldn't be more perfect for London living, with three underground stations to take you all over the city, and St Pancras just under 20 minutes' walk away.

And if life or work keeps you a little closer to home, you'll find everything you could possibly want right on your doorstep. Discover a vibrant café culture, the sights and smells of Camden market. Access world-renowned colleges and outstanding schools. And get your daily dose of fresh air in the picturesque expanses of Regent's Park, Primrose Hill or Hamstead Health – all within walking distance.





In fact, whether you're an old-timer or just moving into the area, Camden is the sort of place that always has something new and exciting in store. Eeko is the very latest.



City of London

⇒ London Bridge

Granary Square

⇒ King's Cross St. Pancras

South Bank

⊖ Oxford Circus

⇒ London Euston

Hyde Park

⊖ Camden Road

⊖ Camden Town





Connectivity





1

Good energy

Local area

Life in Camden can change as quickly as the great British weather. One minute you're quietly contemplating the view from Primrose Hill, the next you're bagging a bargain in the bustling market or meeting friends for after-work drinks and a midweek gig at one of Camden's world-famous venues. It's truly one of the most vibrant, exciting and independent places you'll find anywhere, in or out of London.



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- 1. Primrose Hill
- 2. Buck Street Market
- 3. Half Hitch Gin Micro-Distillery
- 4. Regent's Canal
- 5. Coal Drops Yard



5

Everything on your doorstep

Eating & Drinking

1. The Colonel Fawcett
2. Mildreds Camden
3. Ramo Ramen
4. Guanabana Restaurant
5. Ma Petite Jamaica
6. Brewdog Camden
7. The Blues Kitchen
8. Camden Beer Hall
9. Lemongrass
10. Namaaste Kitchen
11. Dishoom King's Cross
12. Gail's
13. The Camden Assembly Pub
14. Camden Tea Bar
15. Half Hitch Gin Micro-Distillery
16. Roastery and Toastery

Shopping

17. Camden Market
18. Camden High Street
19. Coal Drops Yard
20. Salvino
21. Bread By Bike
22. The Third Estate
23. Unfold.love
24. Sknfed
25. Dots the Camden Music Shop

Leisure & Entertainment

26. The Cob Gallery
27. Rochester Square
28. Camden Garden Centre
29. Vinyl Cafe
30. Market Road Football Pitches
31. Funky Mambo
32. Primrose Hill
33. ZSL London Zoo
34. Hampstead Heath
35. Regent's Park
36. Kentish Town City Farm
37. O2 Forum
38. Roundhouse
39. Regent's Canal
40. Electric Ballroom
41. Parliament Hill Fields Lido
42. Jazz Cafe
43. The British Library
44. KOKO



Maps are not to scale and show approximate locations only. The information in this brochure is indicative and intended as a guide only as to the finished product. These particulars should not be relied upon as statement of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty.



Space

to

breathe

Located on the corner of Agar Grove, Eeko is a development built to the Passivhaus standard, comprising of one and two bedroom apartments and two bedroom duplexes – all beautifully designed and constructed to maximise quality of life while minimising environmental impact. Think ultra-efficient heating systems; cutting-edge ventilation and supreme indoor air quality; solariums and huge triple-glazed windows that flood each room with light, while keeping heat, cold and noise out – or in.

As a car-free development, shared secure cycle storage is provided for each apartment – so from five-minute shop trips to weekend cycling down the Regent’s Canal towpath, jumping in and out of the saddle couldn’t be simpler.



The CGIs are for guidance only and are not necessarily comprehensive.



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Within the well-insulated walls of an Eeko apartment, you'll find the ultimate expression of both form and function. Large windows, contemporary fixtures and high ceilings create a bright, energising space that's ideal for working – or socialising – at home.



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Just a few of the benefits that come with owning an Eeko home constructed to the Passivhaus standard.

Benefits of a Passivhaus home

1 Efficient heating

Environmentally-friendly Air Source Heat Pumps that heat your home for less and reduce your carbon footprint.

3 Living roofs

A biodiverse haven for wildlife in the heart of busy Camden, Eeko's 'living roofs' are planted with a selection of mat-forming shrubs and mosses. These don't just look beautiful – they have an insulating effect on the whole building, too. As well as the potential to improve London's resilience to the impacts of climate change.

5 Superior air quality

Together with a built-in airtightness barrier, Eeko's efficient Mechanical Ventilation with Heat Recovery (MVHR) system continuously supplies filtered fresh air into your home whilst keeping temperatures comfortable.

2 Large, triple glazed windows

Experience temperature-and noise-control like never before. These contemporary, opening, grey-framed glass windows will fill your Eeko home with natural light all year round, bring in cooling breezes through the summer months and keep warmth well contained when winter bites.

4 Year-round comfort

High performance thermal insulation helps slow the rate of heat loss, trapping in warmth in the winter and keeping it out in the summer, contributing to a comfortable indoor temperature all year round - no matter what surprises the English weather has in store.

6 Home for the long term

High-quality materials, timeless design and significantly reduced energy demands are just three reasons why Passivhaus homes are homes for the long-term.

Finished to perfection

An Eeko apartment has a unique, unhurried feel about it. And that's no coincidence. Each home has been intentionally and individually styled, using premium materials and finishes to create enduringly stylish, uplifting spaces that stand up to modern living and entertaining. A vast list of standard specifications includes New York gloss kitchens with recessed LED lighting, built-in Zanussi appliances, hardwearing Amtico wood-effect flooring and underfloor heating, as well as contemporary tiled bathrooms and well-lit, aluminium decked terraces and balconies.



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Specification

General

Aluminium/composite grey triple-glazed windows with grey internal finish

Painted entrance door to apartments with brushed chrome door furniture

Durable Amtico Spacia wood effect flooring in hall, kitchen, and living/dining area and cloakroom

Fitted carpet to all bedrooms

Wardrobes with sliding doors fitted to principal bedroom only (bedroom 1)

Smooth matt tinted white painted walls and ceilings

White painted internal doors with brushed chrome lever ironmongery

Eggshell paint finish to all internal joinery

Balconies finished with aluminium decking and outside light to balcony, terrace and private garden

10-year LABC build warranty

Home Entertainment & Communications

Telephone sockets to lounge and all bedrooms

TV socket to living area and all bedrooms with access to Sky services via a communal dish (subject to individual subscription to provider)

Individually Designed Kitchens

Individually styled kitchen incorporating a laminate grey terrazzo worktop, upstand and contemporary hob splashback

Symphony New York Gloss Pearl Grey kitchen units

Under mounted stainless steel sink with chrome monobloc mixer tap

Recessed LED under unit curtain lighting to wall units

Brushed chrome power sockets above worktops

Zanussi electric oven

Zanussi ceramic hob

Zanussi extractor hood

Zanussi microwave

Zanussi dishwasher

Zanussi fridge/freezer

Zanussi freestanding washer/dryer provided within utility cupboard

Recycling bins

Quality Bathrooms & En-suites

Contemporary styled bathrooms and en-suites incorporating white Ideal Standard sanitaryware with semi-recessed basin and wall hung toilet with soft close seat

Hansgrohe chrome taps and thermostatic showers

Feature gloss-white mirror cabinet to all bathrooms and en-suites subject to vanity recess

Chrome double towel rail to all bathrooms and en-suites

Bath with shower and screen to bathroom

Ceramic wall tiles to selected areas. Coordinating ceramic floor tiles with tiled skirting to all bathrooms and en-suites



Heating, Hot Water, Electrical & Lighting

LED downlights to hall, kitchen, living/dining areas, bathroom & en-suite

LED downlights to bedrooms

Brushed chrome sockets and switches throughout

Light to entrance, balcony and/or terrace

Mechanical Ventilation Heat Recovery system (MVHR) for continuous ventilation

Heating & hot water provided by central communal system and a Water Source Heat Pump (WSHP) within each home

Underfloor heating (except to bathrooms and kitchens)

Individual apartment metering for heating and hot water is calculated and paid for through service charge

Car Free

This development is a car free zone scheme, with no car parking available on site and home owners or occupants will not be able to purchase an on-street parking permit

Communal Areas

Secure access to communal refuse areas

Lift to all floors

Exposed faced concrete internal stairs to upper floor homes with tiled landings

Cycle storage areas with secure access

Security & Peace of Mind

Mains operated heat, smoke and carbon monoxide detector

Video entry system to all upper floor apartments

Individual lockable post box

Outside

External roof-mounted Air Source Heat Pumps (ASHP) located and installed on the roof tops of Block KL will supply heating and hot water to the development and will serve each core of the apartments by the communal ASHP ambient loop that distributes heat to each home

The specification is the anticipated specification but may be subject to change as necessary and without notice. Photographs are indicative of the quality and style of the specification. Specification is not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. We are unable to accommodate any individual changes, additions or amendments to the specification, layout or plans of any individual home. Please ask our Sales Executives for further information.

Site plan

The Agar Grove estate is being redeveloped over six phases and includes 496 new homes – demonstrated on the masterplan overleaf.

The 55 homes for sale at Eeko form part of the third phase of 125 homes in Block I and Block JKL.




The development is a mixed tenure scheme that also includes social housing and intermediate housing as well as commercial units. There is a shop on the corner of Block K.

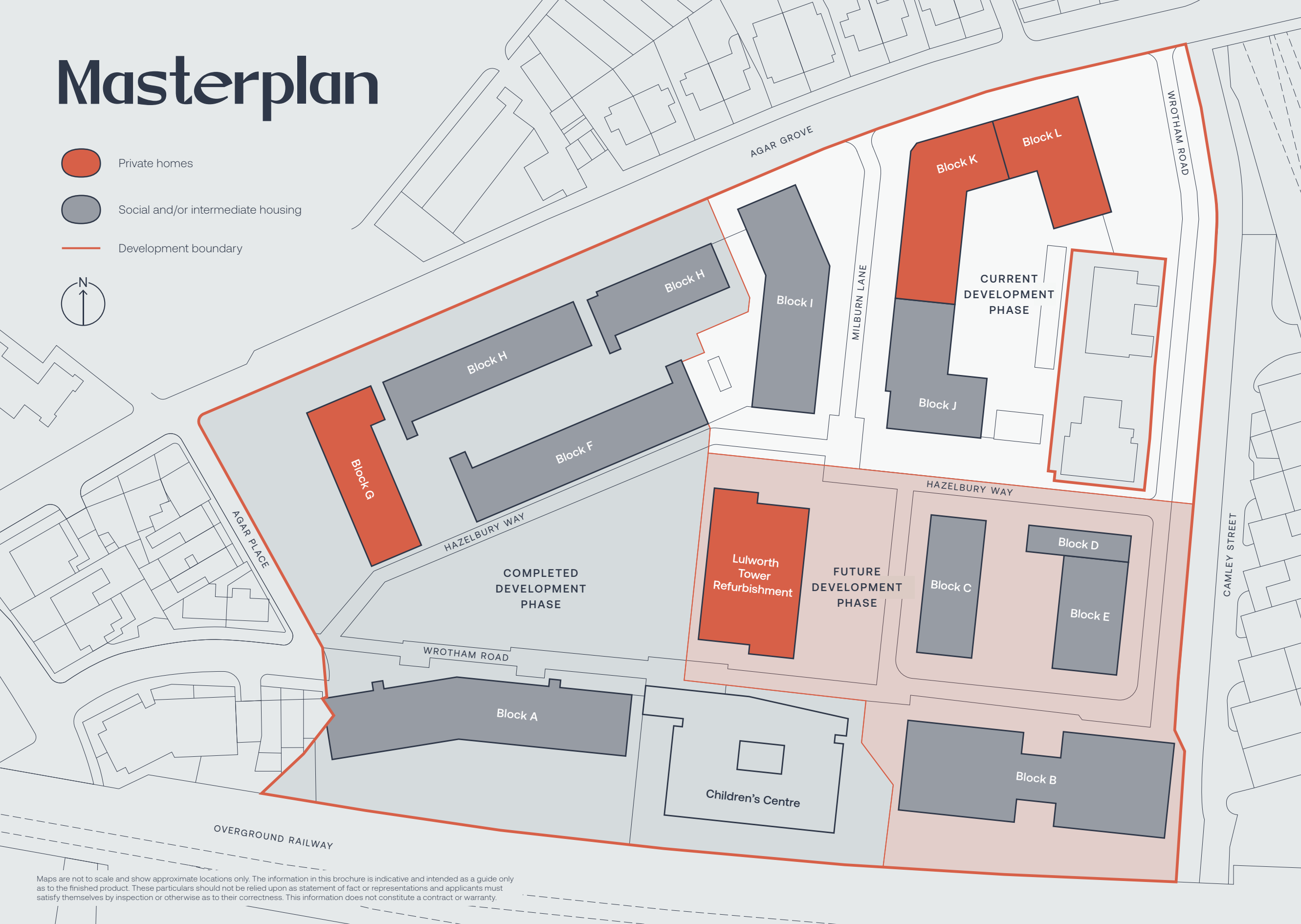
-  **Eeko**
55 Private homes for sale
-  Social and/or intermediate housing
-  Future development phase
-  Site boundary



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Masterplan

-  Private homes
-  Social and/or intermediate housing
-  Development boundary





Investing in Camden

We don't just build beautiful new homes. Created and managed by Camden Council, The Camden Collection is a major contributor to the Borough's Community Investment Programme (CIP). By building these new homes for sale and market rent, The Camden Collection generates revenue which is in turn reinvested into CIP to benefit the wider community. This is what we call Better London Living.



What is CIP?

Launched in 2010, The Community Investment Programme (CIP) is our ambitious plan to invest over £2bn in homes, schools and community spaces in Camden. It's our answer to government spending cuts – an innovative way to continue building in our communities despite massive reductions in central government funding.

How it works

CIP aims to build 4,850 new homes including 1,800 council homes and 350 intermediate homes across Camden.

The Council works in partnership with our local community to deliver new homes which are well designed, safe, and secure. We are building housing for the future, which is why our homes are designed to be sustainable and more energy efficient.

To date, we've built over 1,400 new high-quality homes, including over 620 council homes, over 100 intermediate affordable homes, and over 400 homes for sale.

JLL, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs, CGIs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and the sales agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.
3. These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

Delivered by
Camden's Community
Investment Programme



THE
CAMDEN
collection