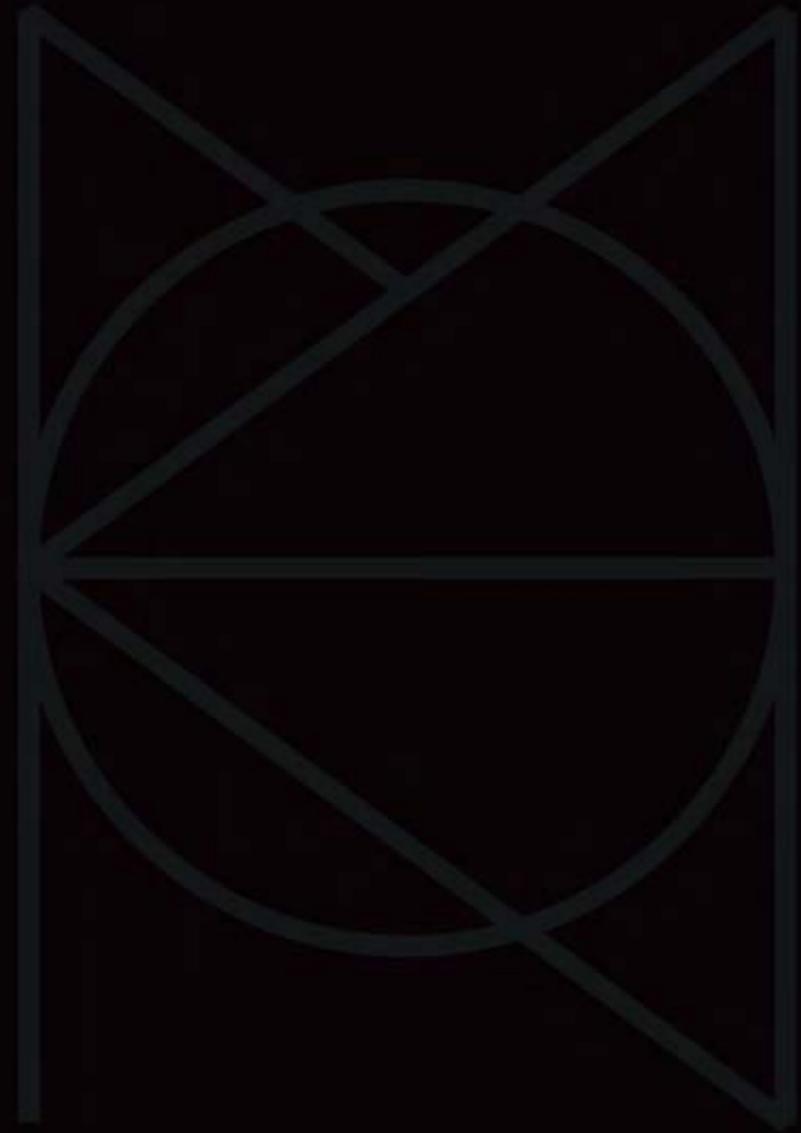


NORTH
KENSINGTON
GATE

G R A N D U N I O N C A N A L



NK G

NORTH KENSINGTON GATE

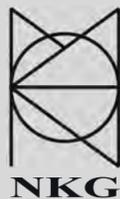
OLD OAK REGENERATION ZONE

MITRE BRIDGE
GRAND UNION CANAL
LONDON
NW10 8OU

A NEW LANDMARK DEVELOPMENT BY

**City
Docklands**

North Kensington Gate will be a landmark residential development that is set to redefine this West London regeneration zone. Located on the Grand Union Canal within the OPDC, this will be one of the most dynamic and best connected new residential districts in the UK.



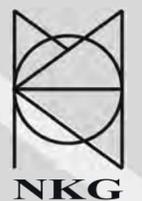
Computer generated image of NKG & Mitre Yard fronting the Grand Union Canal.



A vision of unparalleled growth

6 MINUTES FROM THE HEART OF THE CAPITAL

NKG will not only offer a unique & luxurious lifestyle opportunity, but will be at the fore front of the transformation of a visionary £26 billion masterplan that will generate a growth zone of unprecedented potential for a decade to come.



North Kensington Gate will rise 24 levels to provide a unique soaring statement at the very entrance to West London's most futuristic new district.

The development will offer 150 luxurious private apartments amid an array of ground level and elevated landscaped gardens.

Computer generated image of NKG tower and roof garden.



- NKG comprises 150 highly specified executive suites, 1, 2 & 3 bedroom apartments, each with a private balcony or sun terrace.
- The development will be mixed use including extensive co-working space.
- Residents will enter via an opulent reception foyer with concierge desk, the ground level will also feature a private garden lounge overlooking landscaped courtyards.
- Old Oak Common Station will be a game changer for NKG as it will house the new HS2 and Elizabeth Line Hub which will be the most technically advanced station in the UK.

NKG Development Overview

- The Hub will be an 8 minute walk from NKG as OPDC's vision for the regeneration of the Mitre Bridge area is to provide a new futuristically designed pedestrian truss bridge spanning the canal and rail lines just a short walk from NKG.
- This new innovative Hub will make NKG one of the best connected developments in the new OPDC regeneration area.
- NKG will be a little over a 10 minute walk from tube and overground services at Willesden Junction.
- The development will lie immediately adjacent to the Grand Union Canal with its tow path providing a tranquil 20 minute cycle route to Paddington.





Residents private roof terrace
offering a green oasis located
at level 8





Computer generated image.



Residents amenities & facilities will include:



Exclusive reception foyer with concierge desk.



Extensive co-working space/ garden lounge.



Fabulous landscaped roof terrace.



Courtyard gardens.



Tranquil canal side towpath for walking or cycling.



Mary Seacole canalside gardens .



Panoramic skyline views from many upper level tower apartments.



Secure cycle storage.

NKG will be a melting pot for entrepreneurial productivity & business growth - stimulated by a brand new co-working community



Computer generated image of NKG co-working space. Interior design detailing may vary.



Computer generated image of NKG reception foyer. Interior design detailing may vary.



Residents will enter NKG Tower via an opulent reception foyer with concierge desk and services



As the shift of the Capital's focus grows and expands to the west, the momentum of change is ever more dramatic. White City is today, the Capital's leading academic, cultural and retail quarter, Old Oak Common Interchange is under construction and Old Oak itself is seeing inward investment on a scale comparable to Canary Wharf in the early 90's. Major development to the east of NKG is also endorsing the district as a high end, sought after location for luxury London living. NKG is instrumental in the change, a vital part of the catalyst as West London takes centre stage.

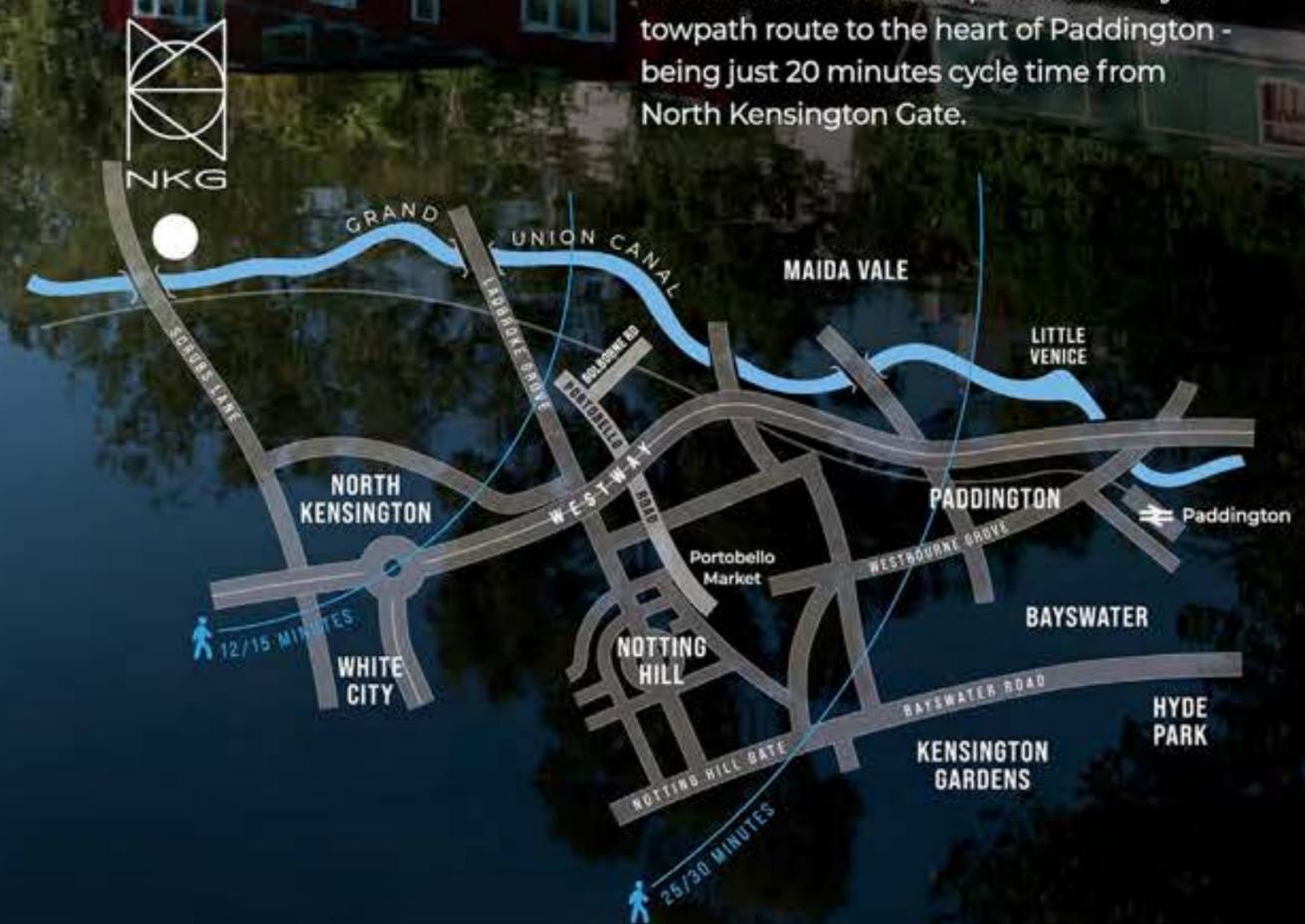
West London takes centre stage

CHANGING THE CAPITAL'S LANDSCAPE





The Grand Union Canal provides an idyllic towpath route to the heart of Paddington - being just 20 minutes cycle time from North Kensington Gate.



The locality today

FROM QUIET WATERWAYS TO COCKTAIL BARS, SPEAKEASIES, SUPPER CLUBS, BUSTLING MARKETS & MORE



One of London's most affluent & culturally energetic districts on your doorstep

THE ROYAL BOROUGH OF KENSINGTON & CHELSEA

The western boundary of London's most celebrated royal borough lies at Mitre Bridge - literally, a stone's throw from North Kensington Gate.

This niche pocket of the Capital is home to many world renowned landmarks including Harrods, Harvey Nichols, Portobello Road Market, the Notting Hill Carnival, Victoria & Albert Museum, Kensington Palace, the Grand Union Canal itself together with a plethora of 'A-List' gastro haunts, bars, clubs and hotels.

Today, the streets of Notting Hill are as much about celebrity clientele as they are it's iconic painted townhouses and terraces.



Willesden Junction - served by the Bakerloo Line and Overground will be little over 10 minutes walk from NKG.



From a vision to vivid reality

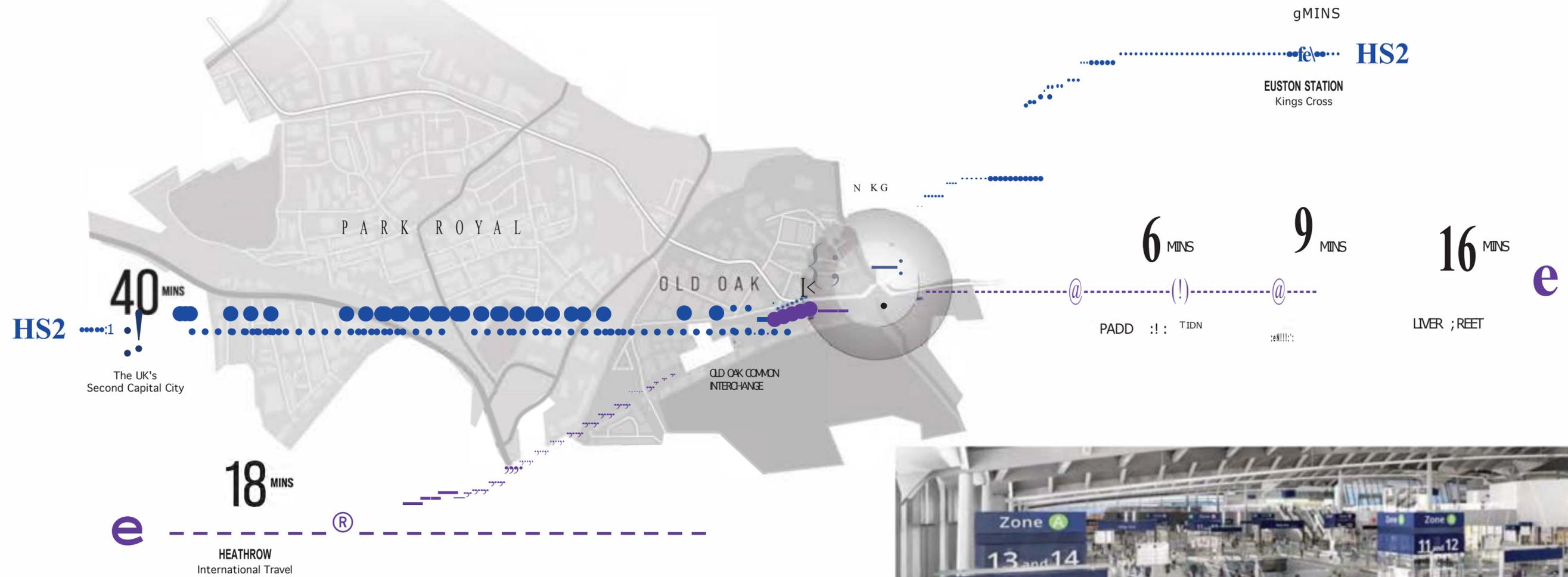
THE TRANSFORMATION
HAS BEGUN



Computer generated image.

Residents at NKG will be minutes from unrivalled connectivity

WITH OLD OAK COMMON PROVIDING THE ONLY RAIL SUPER-HUB ON THE NEW HS2 NETWORK TO BE SERVED BY THE ELIZABETH LINE



The forthcoming HS2 high speed rail link will have two major new hubs, Old Oak Common - the £7.7 billion interchange that will be the largest new build station ever constructed in the UK, together with Curzon Street Station - a brand new £570 million intercity terminus forming the focal point of Birmingham's Curzon Street masterplan. Both stations are scheduled to be operational by 2029.





North Acton

Old Oak Common Lane

HS2 * Old Oak Common

Grand Union Park

Willesden Junction

A masterplan to deliver a thriving new world class district & destination

FUELLED BY THE MOST TECHNOLOGICALLY ADVANCED TRANSPORT INFRASTRUCTURE IN THE UK

Old Oak Common Interchange and the surrounding transport network are projected to extend the catchment area for new commercial sectors bringing 250,000 additional people and 750,000 additional jobs to within a one hour commute. The district's commerce is projected to fuel the UK economy by £7.6 billion a year.



This inspirational vista of new era urban excellence will be a 5 minute canal-side stroll from the apartments at NKG



Computer generated image

Grand Union Park in the heart of Old Oak



- A comprehensive road, rail and air travel transport infrastructure is already in place.
- HS2 will deliver a new £1.7 billion super hub high speed interchange in the heart of the district.
- 7 rail and tube lines will interconnect across the area.
- Park Royal is already recognised as Europe's prime manufacturing and logistics based district.
- London's population is projected to grow to around 11 million by 2050 - residential and commercial growth can only greatly expand to the west.
- West London is already seeing unprecedented inward investment with the expansion of Westfield and Imperial College London at White City.
- The new visionary district will provide up to 25,000 new homes and some 65,000 new jobs.

The dynamics that will deliver a brand new £26 billion district

OLD OAK S PARK ROYAL - THE FACTS

- The district's commerce is projected to fuel the UK economy by £7.6 billion a year.
- Imperial College London have expanded their campus facilities at Portal Way with two major new residences (30,000 sq.m) in addition to their existing 690 unit Woodward building.
- Imperial College London are also initiating a £1 billion 4.5 acre masterplan to fully transform Portal Way into a vibrant new space with a phased delivery of some 1,500 new homes, co-living units, retail, restaurants, a 70,000 sq.ft hotel and 180,00 sq.ft of offices and co-working space.
- Ballymore are in partnership with Sainsburys to create a £1.7 billion canalside town centre to the east of NKG - developing within the Kensal Canalside Opportunity Area.
- NKG is City & Docklands third major residential development within the OPDC Regeneration Zone - collectively delivering 1,150 new apartments.



The immediate vicinity surrounding NKG on Scrub's Lane has a vision to include:

- New open space and public realm.
- 5 pockets of designated town centre environs.
- A vibrant mix of social lifestyle & recreational amenities.
- Increased and new bus routes & services.
- New walking and cycling routes.
- A potential new futuristic pedestrian truss bridge.
- Nearby educational and health facilities.
- Mary Seacole canal side gardens and towpath providing access along The Grand Union Canal to Paddington.



Computer generated image

Old Oak Common

The super-hub in numbers:

Above all, one single interchange projected to contribute to a £15 billion boost to the economy over the next 30 years.

4

ELIZABETH LINE
PLATFORMS

6

SUB SURFACE
HS2
PLATFORMS

10

MINUTE
SERVICES TO THE
WEST END

14

PASSENGER
PLATFORMS
IN TOTAL

18

MINUTE SERVICES TO
LONDON HEATHROW

53

MULTI LEVEL
PASSENGER
LIFTS

1,300

SQUARE METRES OF
GLASS WITHIN THE
CONSTRUCTION

2,300

JOB SUPPORTED
DURING THE BUILD
PROGRAMME

250,000

PASSENGERS EXPECTED TO PASS
THROUGH THE STATION DAILY



HS2 | e | GWR

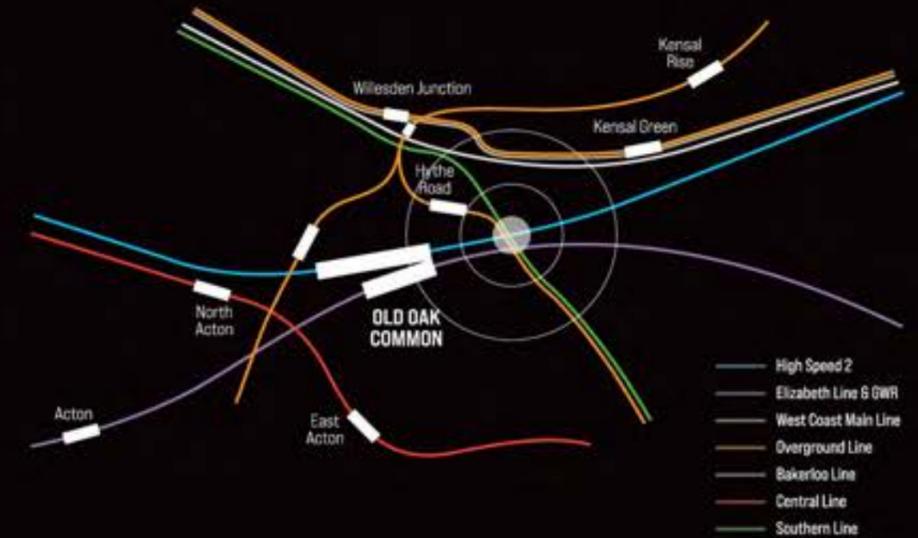
Computer generated image.



Computer generated images.

The central location of NKG will provide unprecedented access to 7 rail and tube lines

TOGETHER CONNECTING TO NOT ONLY LONDON'S BUT THE UK'S ENTIRE TRANSPORT NETWORK



When delivered, Old Oak Common super-hub will have 14 platforms - with six being built underground to serve the HS2 line, this engineering feat will define it as one of the largest subterranean structures in the world. An overbridge will link to the stations ground level platforms which will be served by the Elizabeth line. The entire station will be encompassed by a vast roof, with its design inspired by the site's industrial heritage.





Soho HoJse Imperial College London WHITE CITY PLACE BBC Lb, & RALPH & RUSSO YOOX NET A PORTER GROUP Royal College of Art TELEVISION CENTRE llstlleM

White City



LITTLE OVER 15 MINUTES WALK INTO A WORLD OF CULTURAL, COMMERCIAL & ACADEMIC EXCELLENCE



Imperial College London

Encompassing 10 hectares, ICL's White City Campus has seen £2 billion in investment and continues to expand its world leading research.

WHITE CITY PLACE

Now a thriving 17 acre business district and where some 3,000 BBC staff continue creative production. It is also home to The Royal College of Art.

TELEVISION CENTRE

A mini metropolis in itself and home to White City House with its fabulous 45 room deluxe hotel with private members club and rooftop pool.

Westfield

Westfield London remains Europe's largest shopping centre with over 300 stores, 700 brands, 70 places to eat and a 20 screen Vue Cinema.



NORTH KENSINGTON GATE TO WHITE CITY



3

MINUTES



5

MINUTES



16

MINUTES



White City

Dynamic by design

Today, White City is an exemplar of 21st century architecture creating a fusion of visually striking landmark buildings that so define it as a leading, state of the art district.

- Imperial College London has around 19,000 students including 10,000 undergraduates across its campuses.
- Student nationality remains predominantly from outside the UK (64%) with 21% from China and the Far East.
- Academic staff total in excess of 4,300 with 1,300 scientists, clinicians and engineers now located at White City.
- ICL works with more than 500 corporate partners helping turn cutting-edge scientific research into real world benefits for society.
- Over 6,700 degrees are awarded by ICL every year.
- Imperial is home to the greatest concentration of high-impact research, with a framework ahead of any other major UK university.

Data: 2018 - 2020

A global top 10 university minutes from NKG

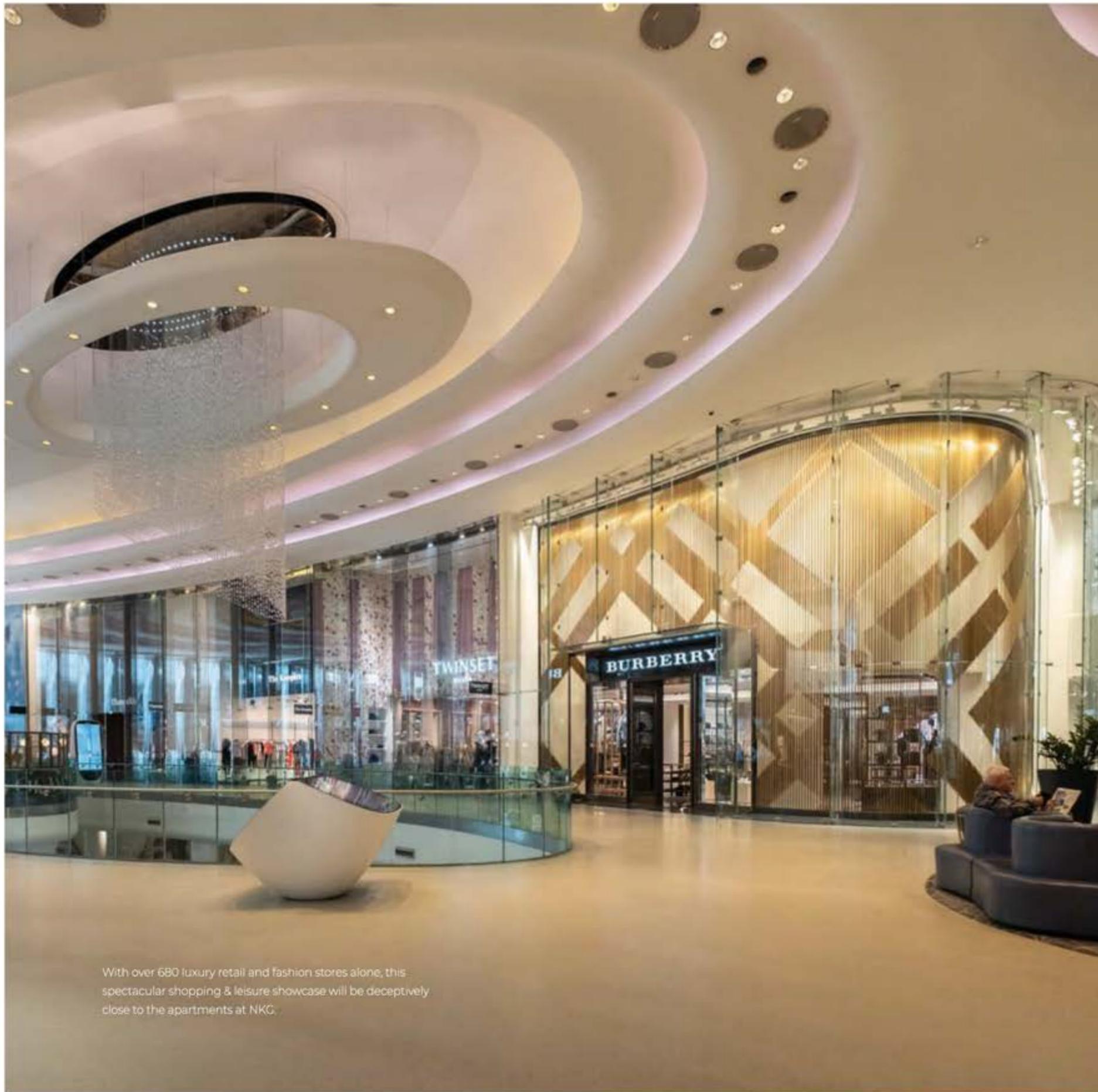
IMPERIAL COLLEGE LONDON

ICL's vast 23 acre campus complex lies within one mile of NKG (around 15 minutes walk). It is the only university in the UK entirely focussed on science, engineering, medicine and business. The university maintains its reputation for excellence in teaching and research - which consistently ranks it in the top 10 universities worldwide.

 **ICL is ranked
2nd in London
and 7th in the
world 2021**

Source: The Guardian University Guide 2021
& QS World University Rankings 2022





With over 680 luxury retail and fashion stores alone, this spectacular shopping & leisure showcase will be deceptively close to the apartments at NKC.



Westfield
LONDON



The apartments

STYLE BEYOND INSPIRATION

Computer generated image, interior design and finishes shown are conceptual only, materials, finishes and fittings may vary.



Sleek,
functional and
inviting space
for high end
London living

Intelligent space

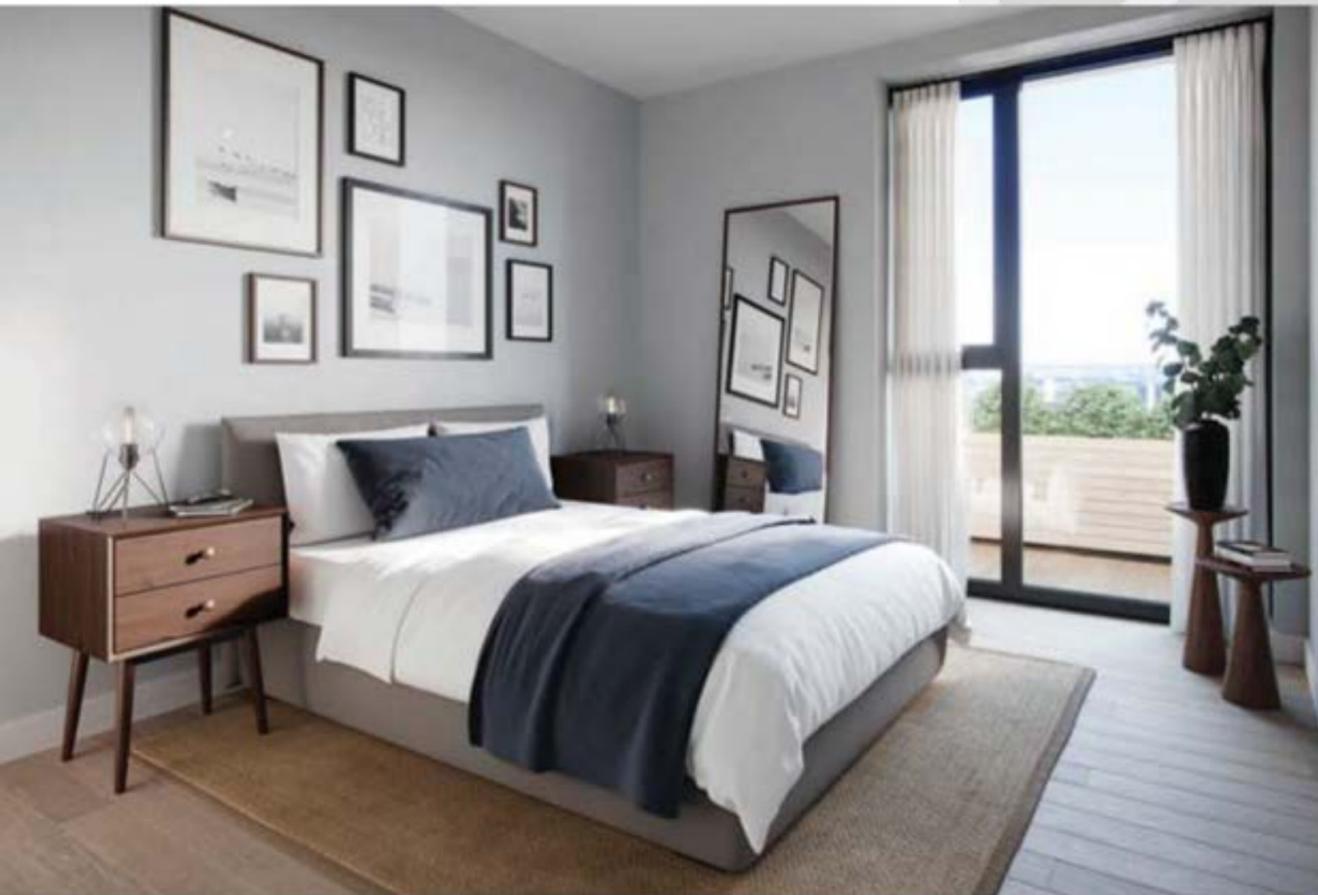
Computer generated image, interior design and finishes shown are conceptual only, materials, finishes and fittings may vary.



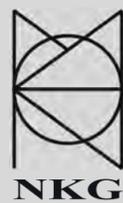
Each apartment at NKG will have a private balcony or dual aspect terrace



Computer generated image, interior design and finishes shown are conceptual only, materials, finishes and fittings may vary.



Interior decor will be specified to include a stylish palate of warm tone hues. Principal living areas and bedrooms will have light coloured composite strip flooring. Bathrooms will feature ceramic marble style floor and wall tiling.



Computer generated images, interior design and finishes shown are conceptual only, materials, finishes and fittings may vary.



Computer generated image, interior design and finishes shown are conceptual only, materials, finishes and fittings may vary.



Specifications & interior finishes

GENERAL

- High quality solid core veneered flush front door.
- Bespoke solid core internal doors with refined contemporary door furniture.
- All with private balcony or terrace.
- Feature architrave and skirting.
- Timber style flooring to living room, kitchen area, hallway and bedrooms.
- Underfloor heating.

ELECTRICAL

- High specification down lighting.
- Mood lighting to living room and each bedroom.
- Brushed steel switch and socket plates.
- Telephone and home network points to living room and bedrooms.
- Sky Q satellite connections to living room and bedrooms (subject to subscription).

BEDROOMS

- Each will be highly specified to include full height wardrobes with mirror fronted doors.

BATHROOMS

- White bathroom suite featuring shower tray or bath as appropriate, floor mounted wc, glass shower screen and chrome fittings.
- Heated towel rail.

- Ceramic floor tiling and full height wall tiling to bathrooms, en-suite and shower rooms.
- High quality vanity unit with mirrored cabinet.

KITCHENS

- Exclusive custom design with granite worktop.
- Smeg (or similar prestige brand) integrated appliances to include:
 - Oven with touch sensitive ceramic hob, extractor hood.
 - Fridge/freezer, dishwasher and combination microwave.
 - Integrated or freestanding (cupboard) washer/dryer.
- Wall unit underlighting.
- Timber style flooring.

FIRE SAFETY

- Integrated sprinkler system throughout.
- Mains operated smoke detectors to apartment hallways and communal areas.

SECURITY

- Video security entry phone connected to concierge.
- CCTV security to car park, entrance lobby and communal grounds.
- 24 hour concierge and services.

Many apartments will enjoy unrestricted panoramic views of the Capital's skyline

Actual view from upper level Tower apartments looking south east



Actual view from upper level Tower apartments looking north east





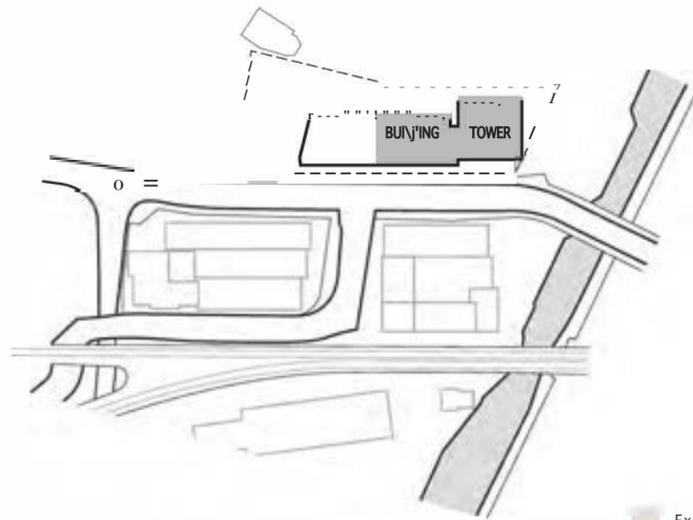
NORTH KENSINGTON GATE

FLOOR PLANS

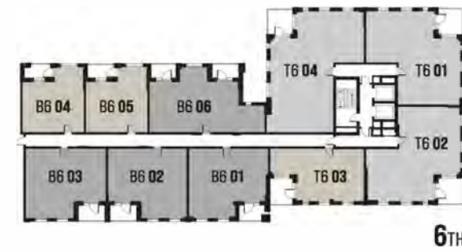
NKG offers innovation at every level - with 24 floors offering a superb choice of spaciouly designed apartment types, each with private exterior space together with a vast communal roof garden at level 8, the development excels in perfectly proportioned living space - with apartment types ranging from around 432 sq ft to over 1340 sq ft.

The development

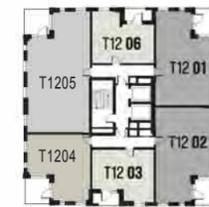
APARTMENT TYPE OVERVIEW



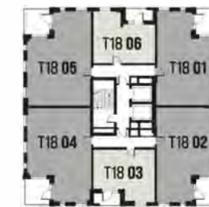
- Executive Suites
- 7 Bedroom
- 2 Bedroom
- 3 Bedroom



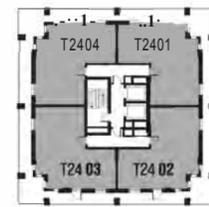
6TH



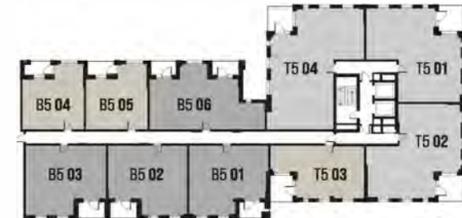
12TH



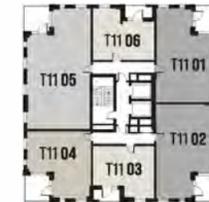
18TH



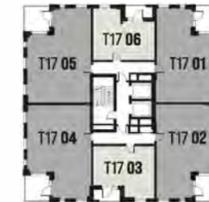
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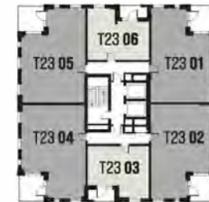
5TH



11TH



17TH



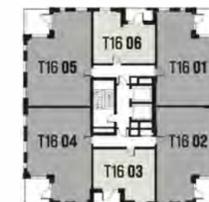
23RD



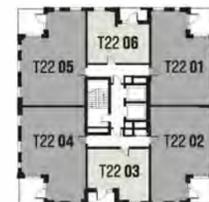
4TH



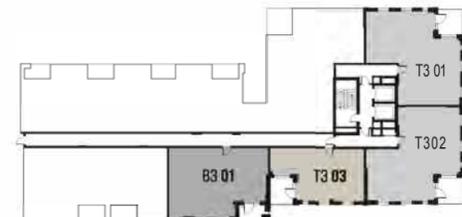
10TH



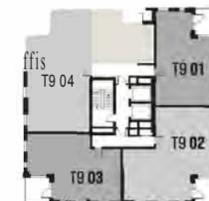
16TH



22ND



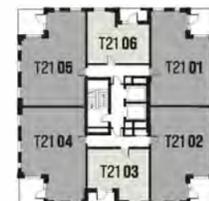
3RD



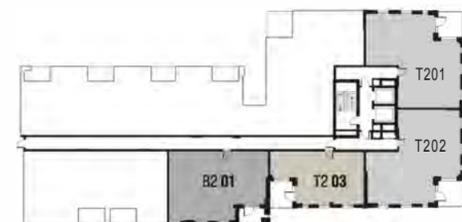
9TH



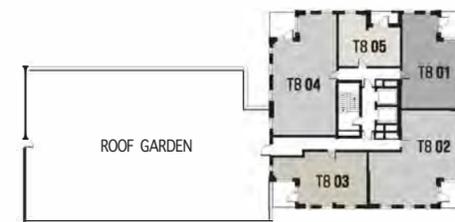
15TH



21ST



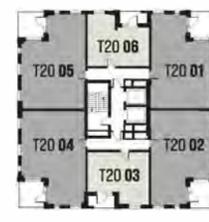
2ND



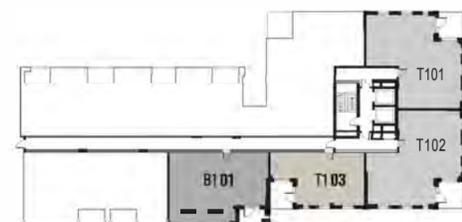
8TH



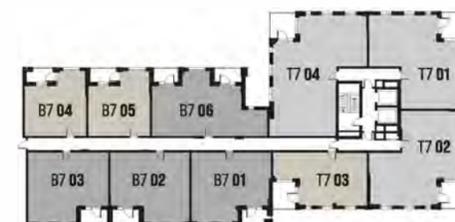
14TH



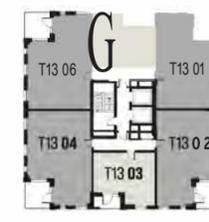
20TH



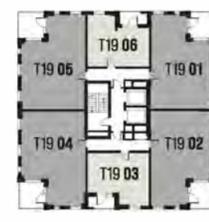
1ST



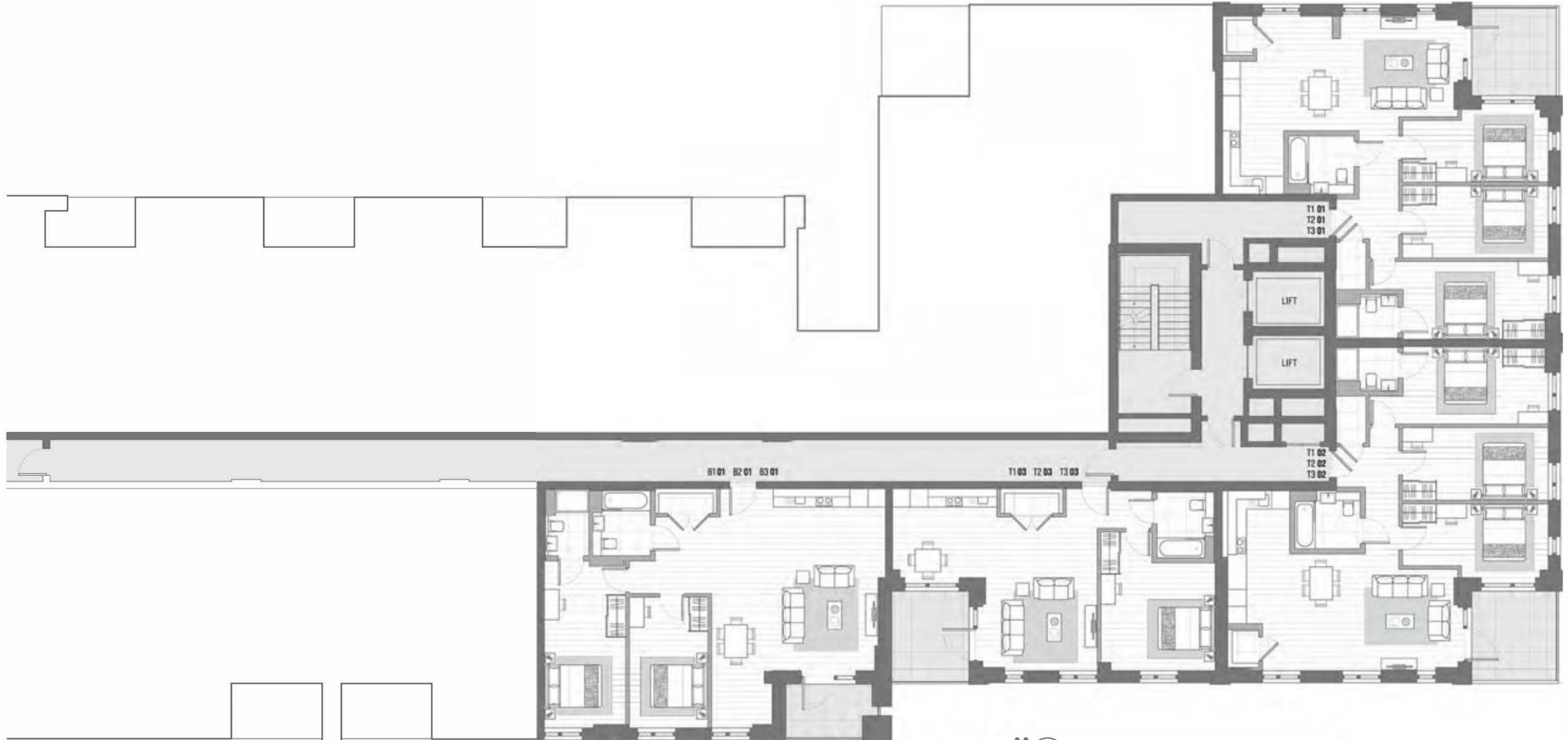
7TH



13TH



19TH



"©"



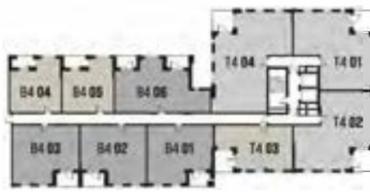
LEVEL 1 2 3

- Executive Suite
- 7 Bedroom
- 2 Bedroom
- 3 Bedroom

				INTERNAL AREA	EXTERNAL AREA	
	B1 01	B2 01	B3 01	2 BEDROOM	990.3 SQFT	61.4 - 62.4 SQFT
	T1 01	T2 01	T3 01	3 BEDROOM	1059.2 SQFT	90.4 SQFT
	T1 02	T2 02	T3 02	3 BEDROOM	1050.6 SQFT	90.4 SQFT
	T1 03	T2 03	T3 03	1 BEDROOM	637.2 SQFT	86.1 SQFT

1-3

		INTERNAL AREA	EXTERNAL AREA		INTERNAL AREA	EXTERNAL AREA	
■	84 01 2 BEDROOM	776.1 SQ FT	61.4 SQ FT	■	84 04 1 BEDROOM	547.9 SQM	49.5 SQ FT
■	84 02 2 BEDROOM	772.8 SQ FT	124.9 SQ FT	■	84 05 1 BEDROOM	547.9 SQM	51.7 SQ FT
■	84 03 2 BEDROOM	835.3 SQ FT	124.9 SQ FT	■	84 06 2 BEDROOM	881.6 SQM	103.3 SQ FT



- Executive Suite
- 7Bedroom
- 2Bedroom
- 3 Bedroom

"©

		INTERNAL AREA	EXTERNAL AREA
■	T401 3 BEDROOM	1059.2 SQ FT	90.4 SQ FT
■	T402 3 BEDROOM	1050.6 SQ FT	90.4 SQ FT
■	T403 1 BEDROOM	637.2 SQ FT	86.1 SQ FT
■	T404 3 BEDROOM	1327.2 SQ FT	90.4 SQ FT

4

LEVEL 4

	INTERNAL AREA	EXTERNAL AREA		INTERNAL AREA	EXTERNAL AREA		
85 01 86 01 87 01	2 BEDROOM	773.9 - 775.0 SQM	61.4 SQ FT	85 04 86 04 87 04	1 BEDROOM	547.9 SQM	49.5 SQ FT
85 02 86 02 87 02	2 BEDROOM	772.8 SQM	124.9 SQ FT	85 05 86 05 87 05	1 BEDROOM	547.9 SQM	51.7 SQ FT
85 03 86 03 87 03	2 BEDROOM	835.3 SQM	124.9 SQ FT	85 06 86 06 87 06	2 BEDROOM	881.6 SQM	103.3 - 145.3 SQ FT



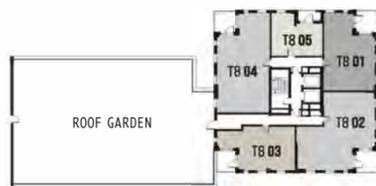
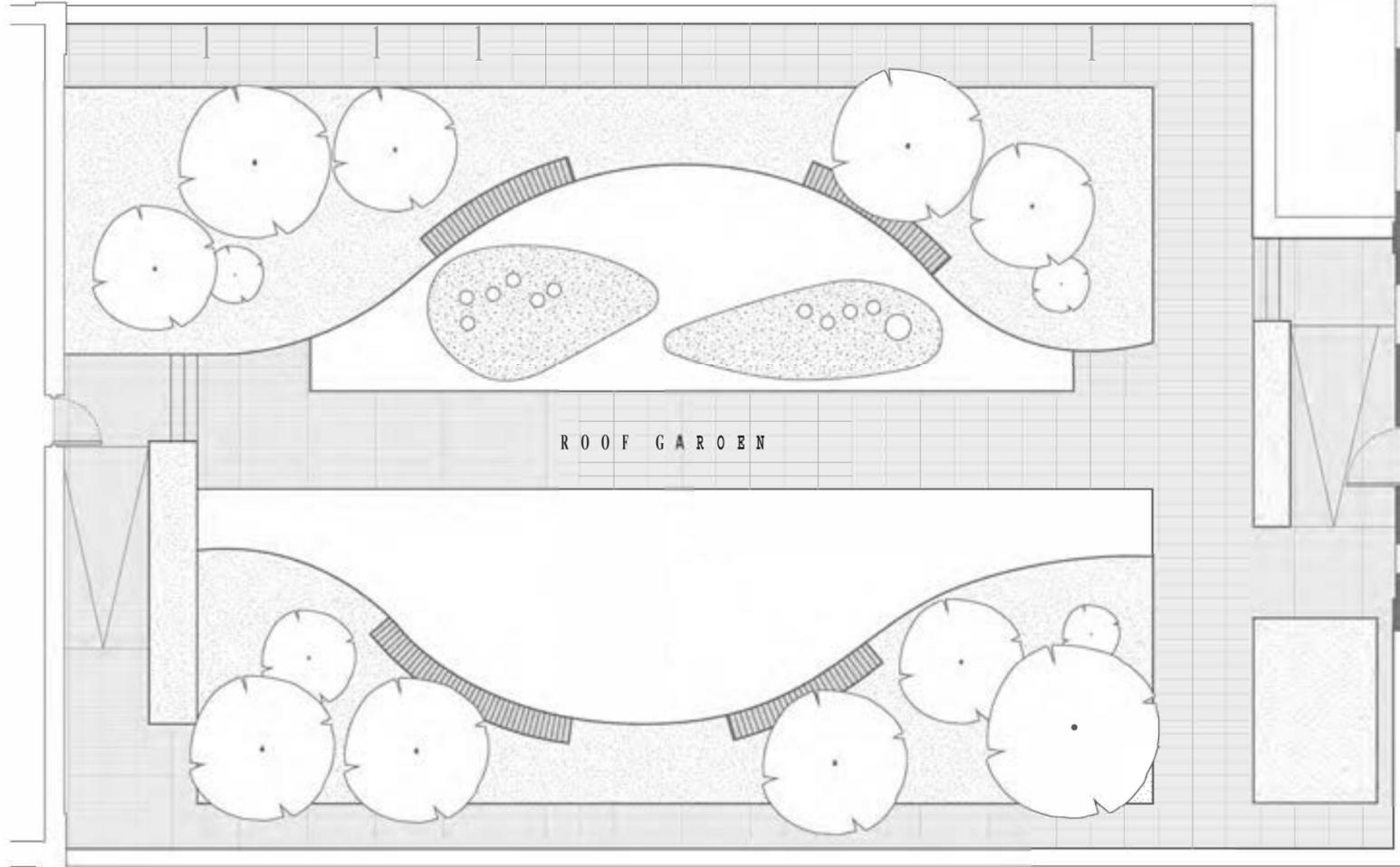
LEVEL 5 6 7

- Executive Suite
- 7 Bedroom
- 2 Bedroom
- 3 Bedroom

	INTERNAL AREA	EXTERNAL AREA	
T5 01 T6 01 T7 01	3 BEDROOM	1059.2 SQ FT	90.4 SQ FT
T5 02 T6 02 T7 02	3 BEDROOM	1050.6 SQ FT	89.3 - 90.4 SQ FT
T5 03 T6 03 T7 03	1 BEDROOM	637.2 SQ FT	86.1 - 87.2 SQ FT
T5 04 T6 04 T7 04	3 BEDROOM	1327.2 SQ FT	90.4 SQ FT

©

5-7



- Executive Suite
- 7 Bedroom
- 2 Bedroom
- 3 Bedroom

LEVEL 8

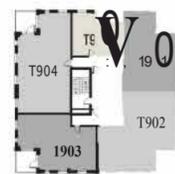
©

		INTERNAL AREA	EXTERNAL AREA
	TB 01 2 BEDROOM	796.5 SQ FT	90.4 SQ FT
	TB 02 3 BEDROOM	1050.6 SQ FT	89.3 SQ FT
	TB 03 1 BEDROOM	607.1 SQ FT	86.1 SQ FT
	TB 04 3 BEDROOM	1061.3 SQ FT	90.4 SQ FT
	TB 05 SUITE	434.9 SQ FT	44.1 SQ FT

8



+ " © .



LEVEL 9

- Executive Suite
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom

		INTERNAL AREA	EXTERNAL AREA
	T9 01 2 BEDROOM	795.5 SQ FT	90.4 SQ FT
	T9 02 3 BEDROOM	1050.6 SQ FT	89.3 SQ FT
	T9 03 2 BEDROOM	771.8 SQ FT	89.3 SQ FT
	T9 04 3 BEDROOM	1061.3 SQ FT	90.4 SQ FT
	T9 05 SUITE	434.9 SQ FT	44.1 SQ FT



LEVEL 10

		INTERNAL AREA	EXTERNAL AREA
	T1001 2 BEDROOM	795.5 SQ FT	89.3 SQ FT
	T1002 2 BEDROOM	796.5 SQ FT	91.5 SQ FT
	T1003 STUDIO	418.7sqFT	44.1 SQ FT
	T1004 1 BEDROOM	538.2 SQ FT	91.5 SQ FT
	T1005 3 BEDROOM	1061.3 SQ FT	90.4 SQ FT
	T1006 SUITE	434.9 SQ FT	45.2 SQ FT

9-10



+ " ©

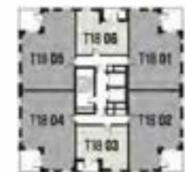
			INTERNAL AREA	EXTERNAL AREA
Executive Suite	T1101	2 BEDROOM	795.5 SQ.FT	90.4 SQ.FT
1 Bedroom	T1102	2 BEDROOM	796.5 SQ.FT	89.3 SQ.FT
2 Bedroom	T1103	STUDIO	418.7 SQ.FT	43.1 SQ.FT
3 Bedroom	T1104	1 BEDROOM	538.2 SQ.FT	90.4 SQ.FT
	T1105	3 BEDROOM	1061.3 SQ.FT	90.4 SQ.FT
	T1106	SUITE	434.9 SQ.FT	45.2 SQ.FT

LEVEL 11

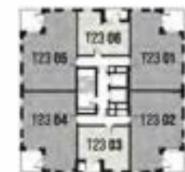
			INTERNAL AREA	EXTERNAL AREA
	T1201	2 BEDROOM	795.5 SQ.FT	89.3 SQ.FT
	T1202	2 BEDROOM	796.5 SQ.FT	91.5 SQ.FT
	T1203	STUDIO	418.7 SQ.FT	44.1 SQ.FT
	T1204	1 BEDROOM	538.2 SQ.FT	91.5 SQ.FT
	T1205	3 BEDROOM	1061.3 SQ.FT	90.4 SQ.FT
	T1206	SUITE	434.9 SQ.FT	45.2 SQ.FT

LEVEL 12

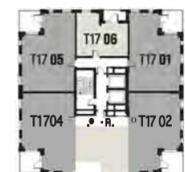
11-12



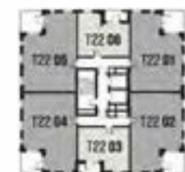
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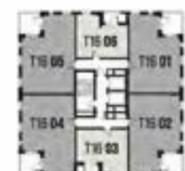
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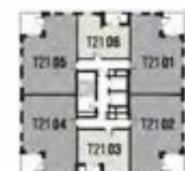
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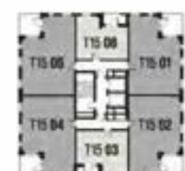
LEVEL 22



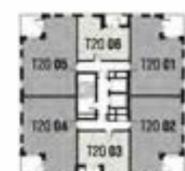
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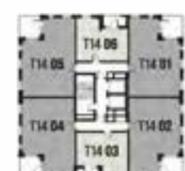
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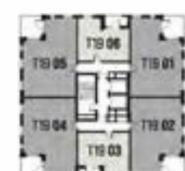
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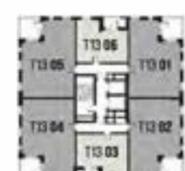
LEVEL 20



LEVEL 14



LEVEL 19



LEVEL 13

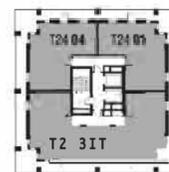
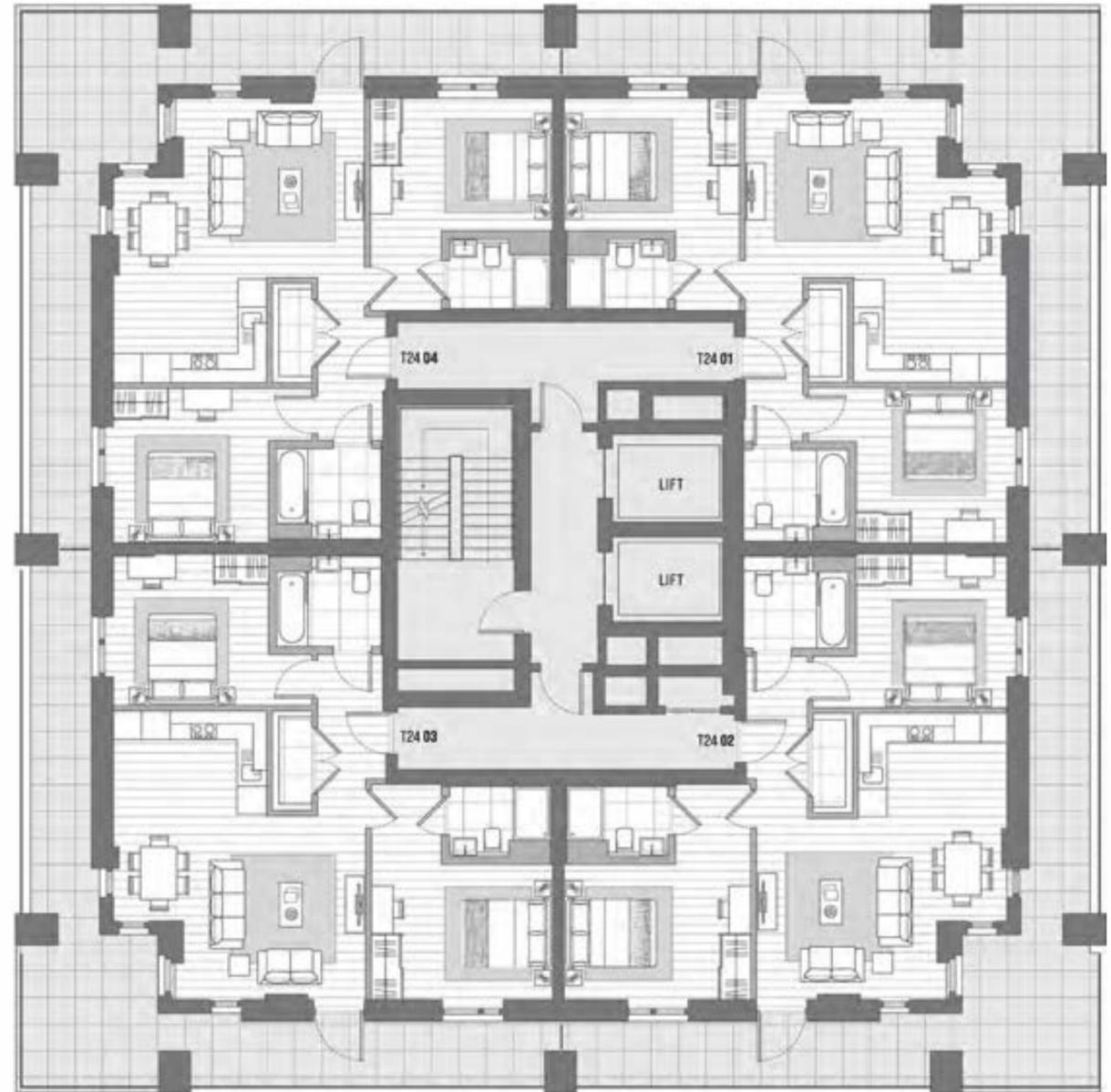
- Executive Suite
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom



		INTERNAL AREA	EXTERNAL AREA
	T13 01 - T23 01	2 BEDROOM	794.4 - 796.5 sq FT
	T13 02 - T23 02	2 BEDROOM	796.5 - 797.6 sq FT
	T13 03 - T23 03	STUDIO	417.6 - 418.7 sq FT
	T13 04 - T23 04	2 BEDROOM	796.5 - 797.6 sq FT
	T13 05 - T23 05	2 BEDROOM	798.7 - 799.8 sq FT
	T13 06 - T23 06	SUITE	434.9 sq FT

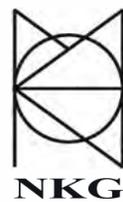
13-23

Block floor plans and apartment layouts are intended to be correct, precise details may vary. Total areas are accurate to within 5%



LEVEL 12

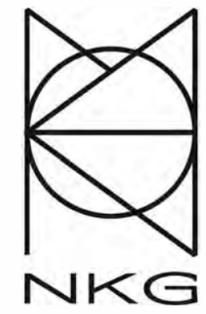
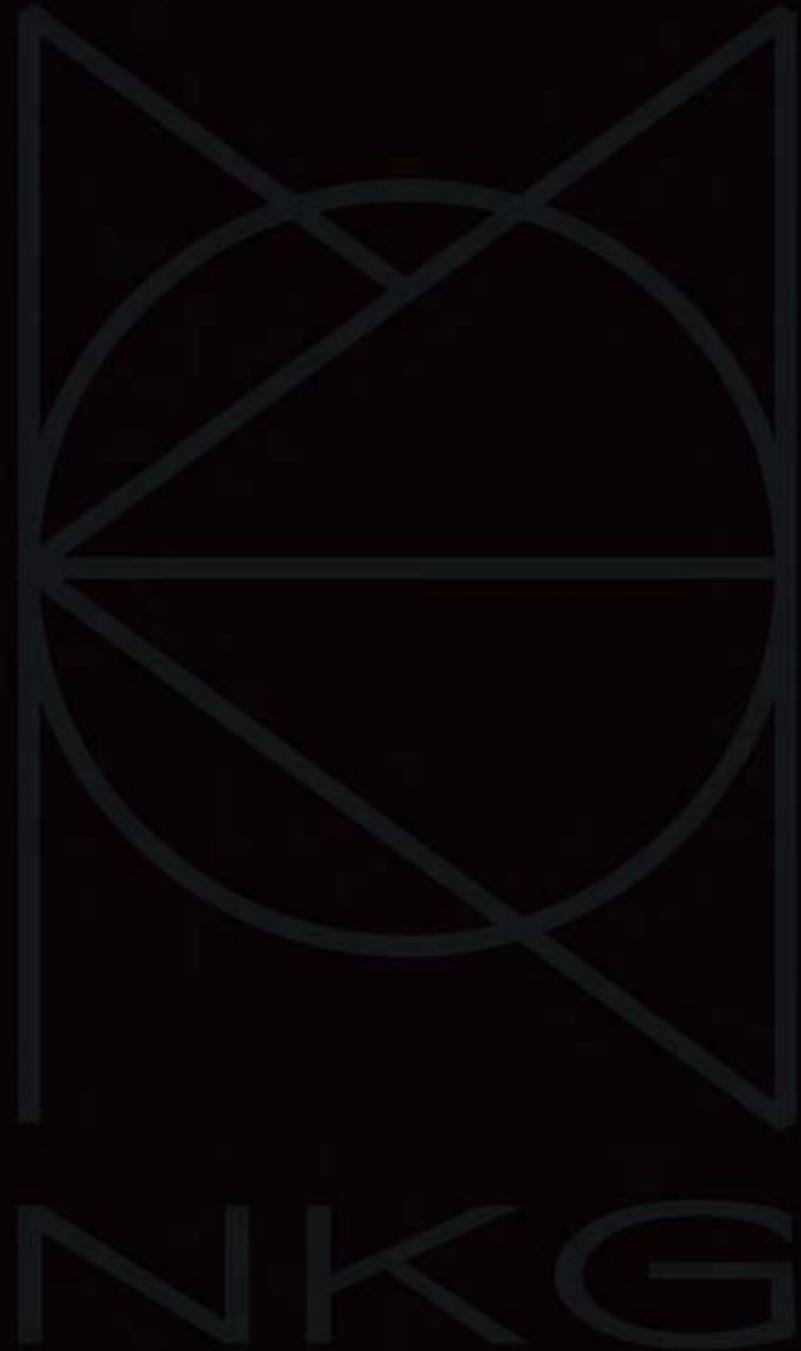
		INTERNAL AREA	EXTERNAL AREA
■	T2401 2 BEDROOM	769.6 SQ FT	331.5 SQ FT
■	T2402 2 BEDROOM	767.5 SQ FT	330.5 SQ FT
■	T2403 2 BEDROOM	754.5 SQ FT	329.4 SQ FT
■	T2404 2 BEDROOM	764.2 SQ FT	331.5 SQ FT



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