

# AUTHOR

KING'S CROSS

A REMARKABLE RENTAL EXPERIENCE

**LET**

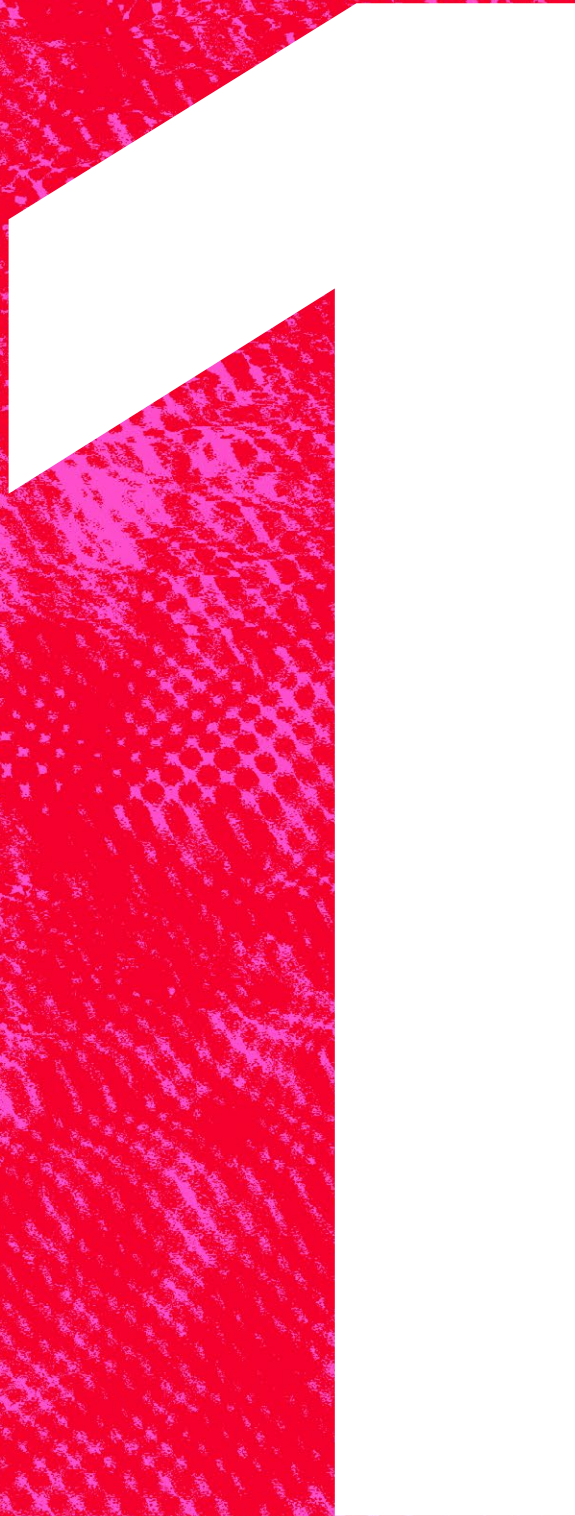
**YOUR**

Welcome to Author, the place to rent in King's Cross. Inviting social spaces have been designed by Conran and Partners to fit seamlessly into one of London's most creative neighbourhoods – it's a story we've been waiting to tell.

**STORY**

**BEGIN**





Over the past two decades, the King's Cross area has changed beyond recognition.

With connection still at the heart of the neighbourhood, it's now a dynamic cultural hub home to an array of independent shops and some of the city's best restaurants and bars. It continues to offer many of the best transport links in London.

NEIGHBOURHOOD



You'll find Author at the northern edge of King's Cross, straddling the boundary of two of London's most vibrant neighbourhoods, Camden and Islington. On your doorstep is a ready-made community bursting with creativity.

Coal Drops Yard and Granary Square offer plenty of restaurants and bars to whet your appetite, while the charming canal towpath, leafy parks and landscaped gardens provide peace and tranquility at the heart of the city.

**SHOP, EAT, DRINK AND PLAY IN ONE OF LONDON'S COOLEST NEIGHBOURHOODS:**

**FOOD & BEVERAGE**

- Arabica
- Babel Beerhouse
- Barrafina
- Beer & Burger
- Caravan
- Coal Office
- Cut + Grind
- Dishoom
- Gails
- German Gymnasium
- Hoppers
- Lina Stores
- Porte Noire
- The Lighterman
- Vinoteca
- Waitrose

**FITNESS & WELLBEING**

- Amica 365
- Blomma Beauty
- Facegym
- Frame Fitness
- MW5 Bootcamp
- Pancras Square
- Polestar Pilates Studio
- The Fore

**ARTS & CULTURE**

- Canal Steps
- Granary Square Fountains
- IFO (Birdcage)
- Jellicoe Gardens
- My World, your word sculpture
- Outside Art Project

**SHOPPING**

- & Other Stories
- Ace & Tate
- Aesop
- Canopy Market
- Carhartt WIP
- COS
- Nike
- Rains
- Space NK
- Tom Dixon
- Universal Works
- Wolf & Badger
- Word on the water

**ENTERTAINMENT**

- Everyman cinema
- Lafayette
- Lightroom
- Spiritland
- Supermax



There's no better place to collaborate and come together than Author's green spaces, co-working areas, fitness facilities and residents' lounges. There's also an inspiring programme of events to help nurture your creative and social sides.

AMENITIES



SCREENING ROOM / PRIVATE LOUNGE / FITNESS CENTRE

EXPERIENCE IS EVERYTHING

**RESIDENTS' LOUNGE / FITNESS CENTRE /  
COURTYARD GARDEN / SCREENING ROOM /  
CO-WORKING SPACES / PRIVATE DINING  
ROOM / COFFEE BAR / PARKING GARAGE /  
24-HOUR CONCIERGE / PETS WELCOME /  
BIKE STORAGE / EVENTS / UNRIVALLED  
TRANSPORT CONNECTIONS / EUROSTAR  
ON YOUR DOORSTEP / FULLY FURNISHED /  
INTERNET CONNECTIVITY / CONNECTED  
PARTNERSHIPS / FLOOR-TO-CEILING VIEWS**





COURTYARD LOUNGE



GARDEN KITCHEN



COURTYARD GARDEN

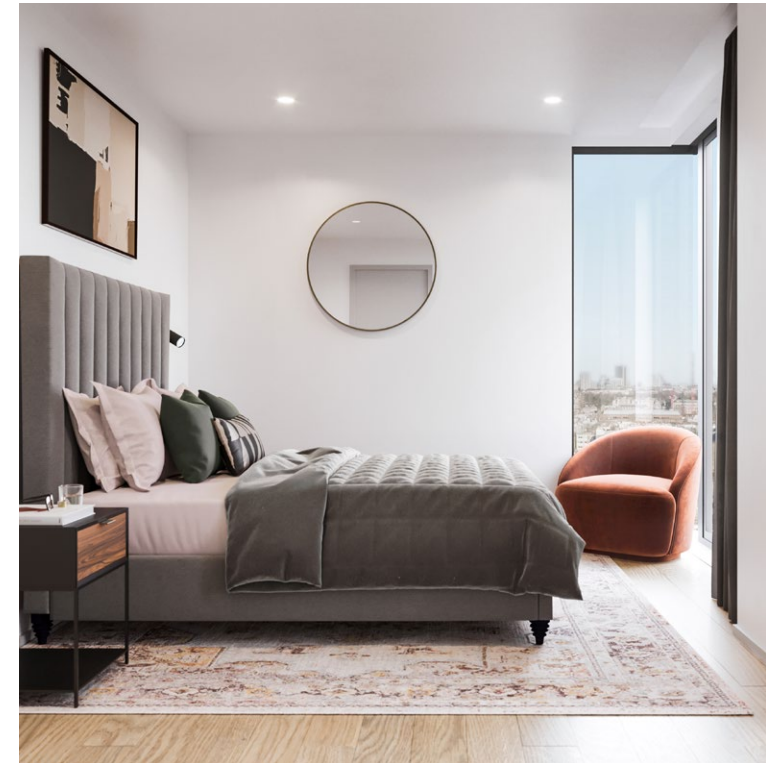
# 3

Author's collection of one, two and three bedroom apartments and social spaces have been thoughtfully designed. The result is everything you could want in spacious and inviting interiors.

# APARTMENTS



LIVING / KITCHEN / DINING



**BATHROOM / BEDROOM**

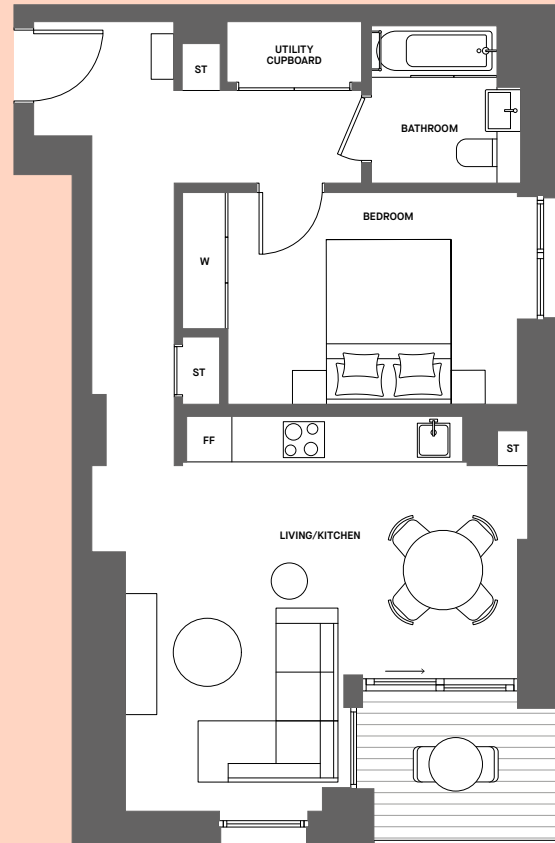
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Whatever apartment you choose, you can expect floor-to-ceiling windows, well-designed quality kitchens and bathrooms, plus practical storage, with modern furnishings to make yourselves at home.

With many apartment styles to choose from, we've showcased a selection of floorplans to illustrate the types of layouts on offer.

# FLOORPLANS

# 1 BED

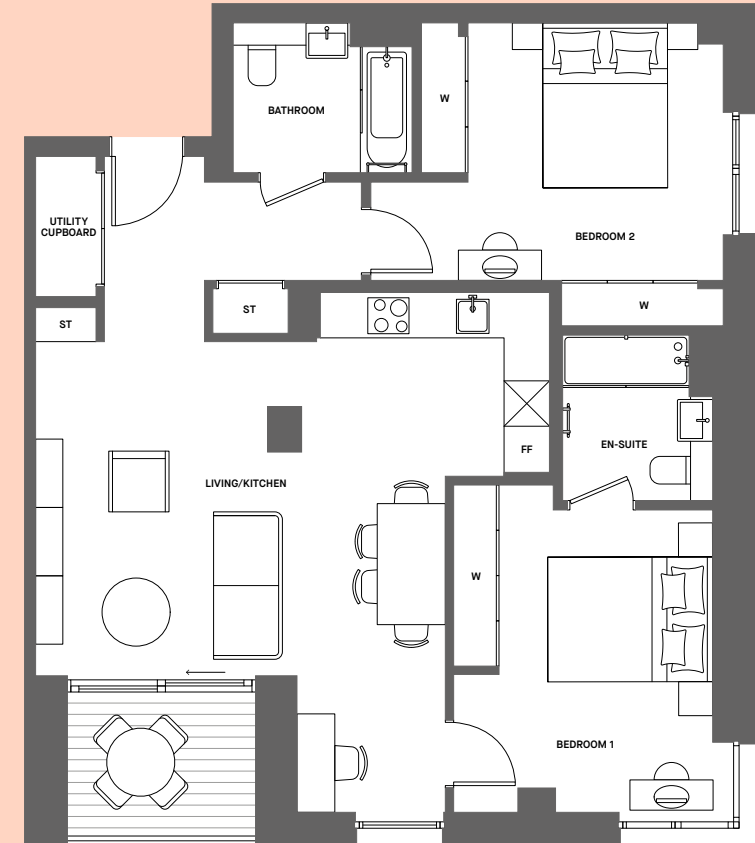


**NIA**                      **55.6 sq m**                      **598 sq ft**

LIVING/KITCHEN	5.63 × 4.57m	18'6" × 15'0"
BEDROOM	3.83 × 2.80m	12'7" × 9'2"
BALCONY	2.65 × 1.98m	8'8" × 6'6"

W WARDROBE    ST STORAGE    FF FRIDGE FREEZER  
 Floorplans are for approximate measurements only. Dimensions are indicative of the maximum length and width. Furniture shown is included.

# 2 BED



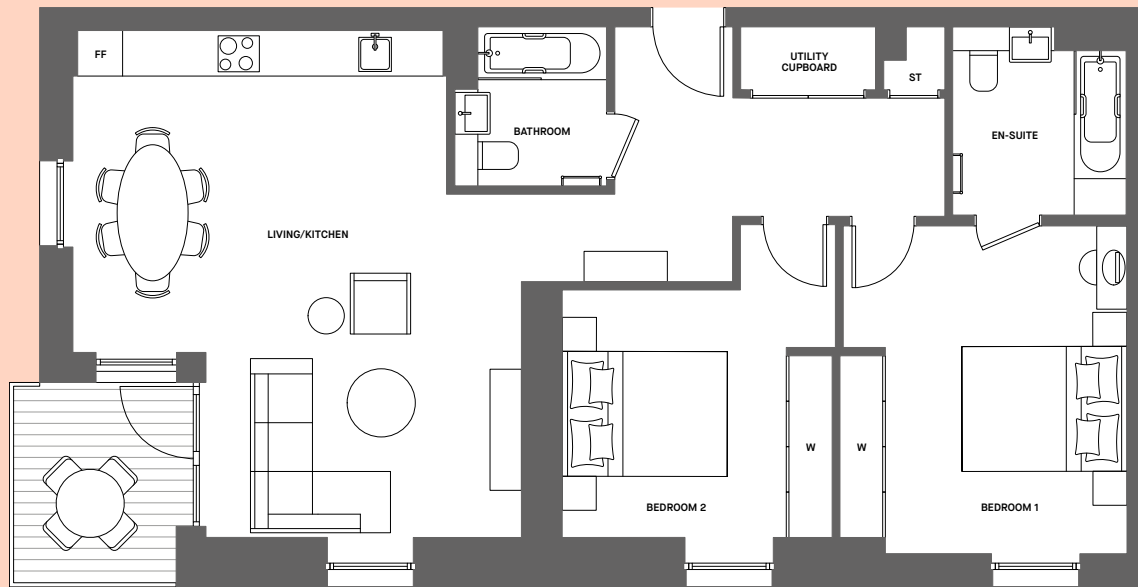
**NIA**                      **82.6 sq m**                      **889 sq ft**

LIVING/KITCHEN	6.20 × 6.22m	20'4" × 20'5"
BEDROOM 1	3.43 × 3.96m	11'3" × 13'0"
BEDROOM 2	4.66 × 3.41m	15'3" × 11'2"
BALCONY	2.49 × 1.98m	8'2" × 6'6"

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# 2 BED

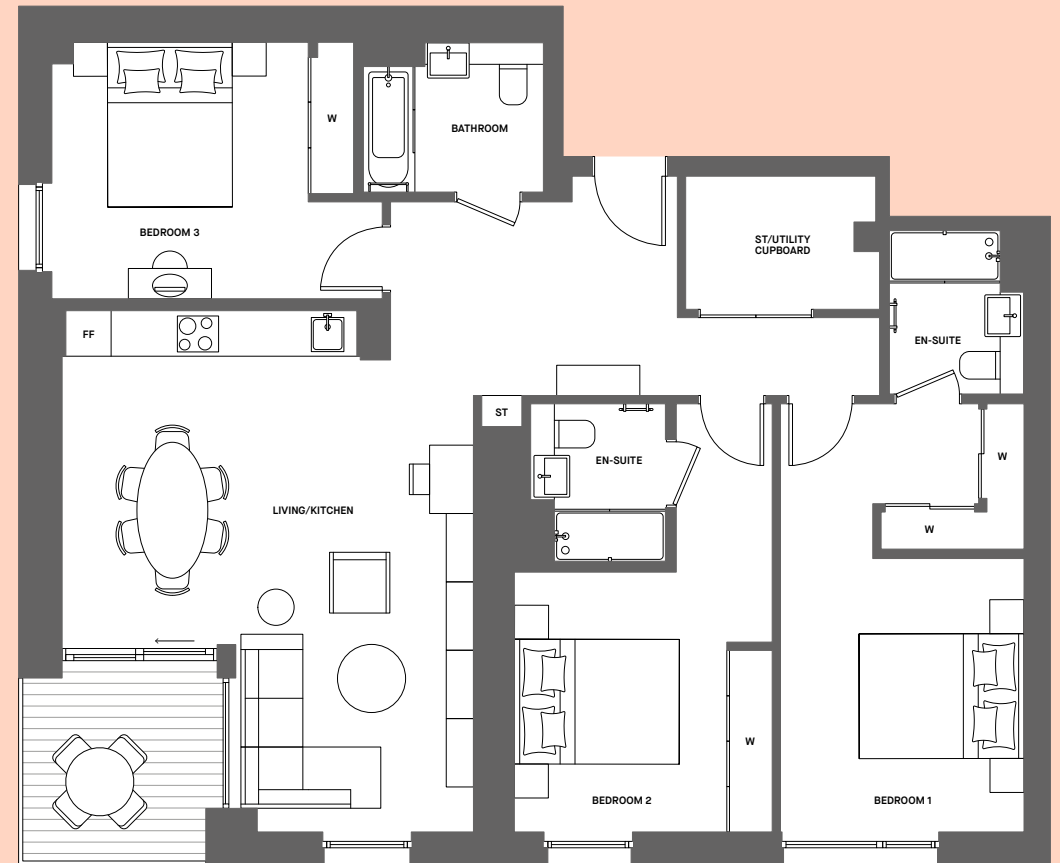


**NIA**                      **91.8 sq m**                      **988 sq ft**

LIVING/KITCHEN	5.93 × 6.10 m	19'5" × 20'0"
BEDROOM 1	3.75 × 4.33 m	12'4" × 14'2"
BEDROOM 2	3.59 × 4.14 m	11'9" × 13'7"
BALCONY	2.38 × 2.88 m	7'10" × 9'5"

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# 3 BED



**NIA**                      **112.4 sq m**                      **1,209 sq ft**

LIVING/KITCHEN	6.20 × 6.22 m	20'4" × 20'5"
BEDROOM 1	3.22 × 5.66 m	10'7" × 18'7"
BEDROOM 2	3.41 × 5.66 m	11'2" × 18'7"
BEDROOM 3	4.66 × 3.41 m	15'3" × 11'2"
BALCONY	2.65 × 2.65 m	8'8" × 8'8"

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**IMPRESSIVE VIEWS TO THE CITY**

## RELATED ARGENT

Author King's Cross is brought to you by the people behind some of the best-loved and most successful regeneration projects of our time. King's Cross, London and Hudson Yards, New York have been transformed through urban regeneration and it's desire to be a force of good in cities.

Committed to developing for the long term, with sustainability and the community in mind, its work goes beyond bricks-and-mortar, enhancing every aspect of urban life, from art and culture to education and renewable energy. Delivering the homes, open spaces, workspaces, culture and services that our cities and town centres need, it is currently working with Barnet Council on London's 180-acre Brent Cross Town development and with the London Borough of Haringey on the redevelopment of Tottenham Hale. The delivery of these two major regeneration schemes will feature over 8,000 homes, over 3 million sq ft of office space and 50 acres of parks and playing fields.

REGISTER TO RENT

**020 8168 1058**

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