

HOLLOWAY PARK



FACTSHEET

A NEW NORTH LONDON STORY IN THE MAKING



Computer Generated Image is indicative only.

Welcome to Holloway Park, where every detail is elevated just so. More than a collection of beautiful 1, 2 and 3 bedroom apartments, Holloway Park is a way of life.

LOCATION:

Parkhurst Road, Holloway, N7 0NU

LOCAL AUTHORITY:

London Borough of Islington

TRAVEL ZONE:

Zone 2

ARCHITECT:

Allford Hall Monaghan Morris

LANDSCAPE ARCHITECT:

Exterior Architecture (ExA)

ESTIMATED COMPLETION DATE:

Starting from Q2 2027

INSURANCE:

10-year UK finance compliant warranty provider

2-year Peabody warranty

SERVICE CHARGE:

£5 per sq ft (av)

LEASE:

999 years

GROUND RENT:

Peppercorn rent

PARKING:

Car free development

Cycle storage available

for every apartment

VENDOR SOLICITORS:

Gateley Legal

2000 Cathedral Square,
Cathedral Hill, Guildford
GU2 7YL

gateleyplc.com

RECOMMENDED SOLICITORS:

Quastels LLP

Joshua Fraser, Senior Associate

Watson House, 54 Baker Street
London W1U 7BU

T: +44 (0)20 7908 2590

M: +44 (0)75 7074 3181

Riseam Sharples Solicitors

Hayley Marler, Partner

2 Tower Street London
WC2H 9NP

T: +44 (0)20 7632 8902

M: +44 (0)77 6922 6902

Email: hayley@rs-law.co.uk



- 1 OUTDOOR SEATING AND WIFI HOTSPOTS
- 2 GARDENS AND PLAY SPACE
- 3 RESIDENTS' PODIUM GARDENS
- 4 RESIDENTS' AMENITIES ENTRANCE
- 5 OUTDOOR GYM
- 6 PROPOSED CAFÉ
- 7 RESIDENTS' ROOF TERRACE
- 8 COMMERCIAL SPACES

RESIDENTS' AMENITIES INCLUDE

- // 24-hour concierge
- // Fitness studio
- // Residents' lounge
- // Self-serve coffee station
- // Work-from-home spaces
- // Bookable dining area
- // Dedicated cycle storage
- // Children's play area

TOTAL NUMBER OF APARTMENTS
985

THE FIRST CHAPTER:

BENTON, MORELLO & ATTIKA

PRIVATE APARTMENTS

165	
1 BEDROOM	12
2 BEDROOM	129
3 BEDROOM	24

SHARED OWNERSHIP

18	
1 BEDROOM	5
2 BEDROOM	13

Computer generated image of Holloway Park masterplan, subject to planning. Future phase is subject to change and landscaping detail to be developed across both phases.

INVESTOR'S INSIGHTS

With its proximity to King's Cross, great transport links, and lively atmosphere, Islington is quickly becoming one of the most desirable neighbourhoods in London. To many buyers and renters, it's the perfect blend of cool, sustainable and connected.



58% INCREASE IN RENTAL FIGURES¹

From Jan 2021 to Jul 2023. Rental markets in Islington are performing incredibly well



19.9% RENTAL MARKET FORECAST²

The 5-year cumulative rental market forecast is extremely positive



8.1% SALES MARKET FORECAST³

Demand among buyers in prime central London is proving resilient across a 5-year forecast



A GREEN HUB⁴

Islington ranks 4th in London on the 'outdoor index' with 1 outdoor green space per 2,300 residents (and more once Holloway Park is completed)



FOODIE HEAVEN⁵

Islington ranks 4th in London for its impressive 370 restaurants in the borough



HEALTHY STREETS⁶

Islington tops inner-London Boroughs Scorecard rankings 2021-2023

Source: 1. Knight Frank. 2. Knight Frank. Forecasts relate to average rents in the Private Rental Sector. New build rents, such as those in the Build To Rent Sector, may not move at the same rate. 3. Knight Frank. Forecasts relate to average prices in the existing homes market. New build prices may not move at the same rate. 4. www.sharetoobuy.com/news/green-spaces-in-london-ranked. 5. Office for National Statistics. 6. healthystreetscorecard.london. 7. Quacquarelli Symonds (QS) global higher education analyst.



WORLD-CLASS EDUCATION

Some of the best universities in the world are just a short trip from Holloway Park on the Piccadilly Line.

You will reach the top-ranking London School of Economics, University College London, King's College and Imperial College in under 20 minutes by public transport. The new UAL Central Saint Martins campus is at King's Cross, just one tube stop or 11-minute cycle away.

The best fashion school in the world

Central Saint Martins
Ranked 1st in Global Fashion school rankings 2015



London is the world's best place to study as stated by QS World University Rankings⁷



4 universities in London make the QS Top 50 World Rankings, more than any other global city⁷



All 4 top-ranking universities in London are within a 20-minute journey from Holloway Park

EARLY YEARS

Les Petites Etoiles
(Bilingual Nursery School)
7 min walk // 0.4 mile

Tufnell Tots
8 min walk // 0.4 mile

PRIMARY & SECONDARY

St Mark's C of E Primary School
5 min cycle // 0.9 mile

Grafton Primary School
10 min walk // 0.5 mile

Pakeman Primary School
15 min walk // 0.8 mile

The Bridge Secondary School
7 min walk // 0.3 mile

UNIVERSITIES



5 min cycle



10 min tube



15 min cycle



7 min tube



11 min cycle



16 min bus



7 min tube



14 min bus



18 min bus



8 min tube



14 min bus



19 min tube

LONDON AT YOUR FINGERTIPS

The beauty of north London is that it feels fiercely and authentically local, while being so close to all that central London life can offer. Theatre, sports events, and business meetings are all within a short journey on the excellent public transport.

CALEDONIAN ROAD STATION – ZONE 2

9 MINS BY FOOT

HOLLOWAY ROAD STATION – ZONE 2

13 MINS BY FOOT

KING'S CROSS ST PANCRAS

03 MINS BY TUBE // 1 STOP

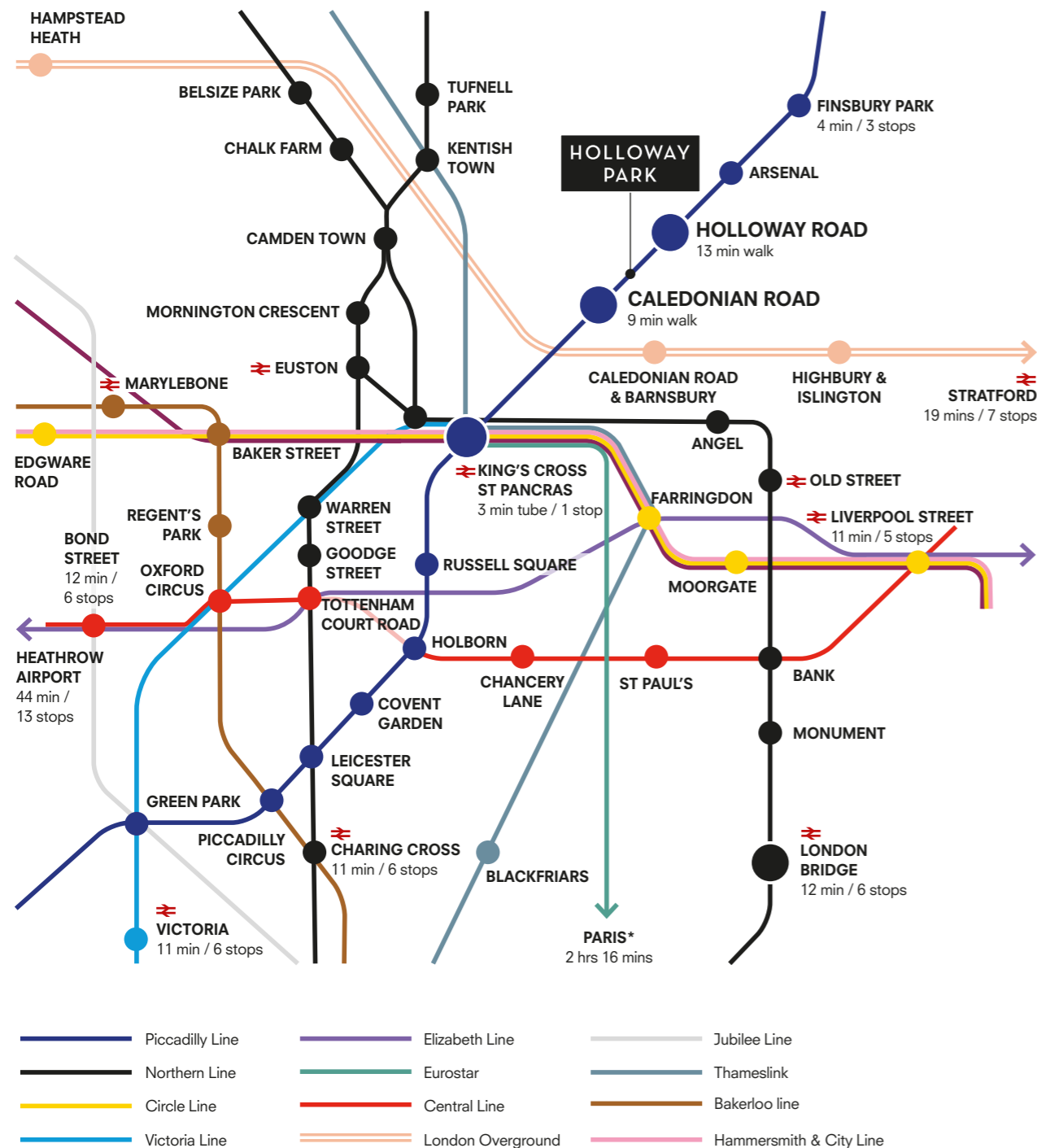
EVERYTHING YOU NEED

Welcome to your 15-minute city: all your daily needs (from shops and restaurants to the doctor's surgery and gym) are within a 15-minute walk or cycle from Holloway Park. Islington tops the list of London's best boroughs for cycling — making the car-free lifestyle not only sustainable but also enjoyable and convenient.



SEAMLESSLY CONNECTED

With proximity to the Piccadilly Line, you're always within an easy reach from key locations across London. Your gateways to the rest of the UK and beyond are also close at hand – with Eurostar just one tube stop away at King's Cross and Heathrow Airport reachable in under an hour.



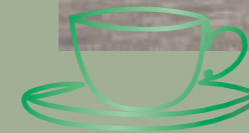
LONDON'S BIGGEST TECH HUB. MORE THAN 100 SHOPS. A FOODIE HOTSPOT.



KING'S CROSS N1
BOROUGH OF ISLINGTON

An iconic cultural and business hot spot King's Cross is one of the largest redevelopments in central London (with over £3 billion invested to date).

It's also home to the city's biggest tech hub. The flagship Google campus on King's Boulevard is under construction and, when complete in 2023, will accommodate 7,000 Googlers across three buildings. Facebook has earmarked a 600,000 sq ft of office space and other tech companies are following suit.



11.5 MILLION
visitors a year

8 MILLION SQ FT
of mixed-use spaces, including 500,000 sq ft of shops and over 100 brand names

40,000
By the end of 2024, Kings Cross will have the capacity to accommodate 40,000 professionals

50% INCREASE
There has been a 50% increase in jobs in the local area over the last 5 years, compared to the London average of 22%

Source: Knight Frank.



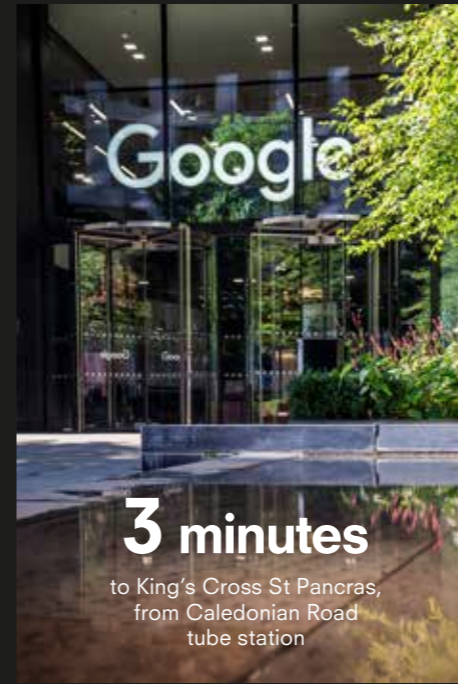
EVERY DETAIL MATTERS

- // Interior designed by award-winning Suna Interiors
- // Cleverly designed to maximise natural light
- // Siemens kitchen appliances
- // Underfloor heating throughout
- // Luxury wood-effect flooring throughout



- // Two colour themes – Calm and Bold:
- // **Calm:** Warm neutrals and a sense of serenity
- // **Bold:** A vibrant merlot infuses vitality
- // Designated work from home station with power and data points
- // Enjoy al fresco dining, relax, or soak up the golden hour glow from your balcony or terrace

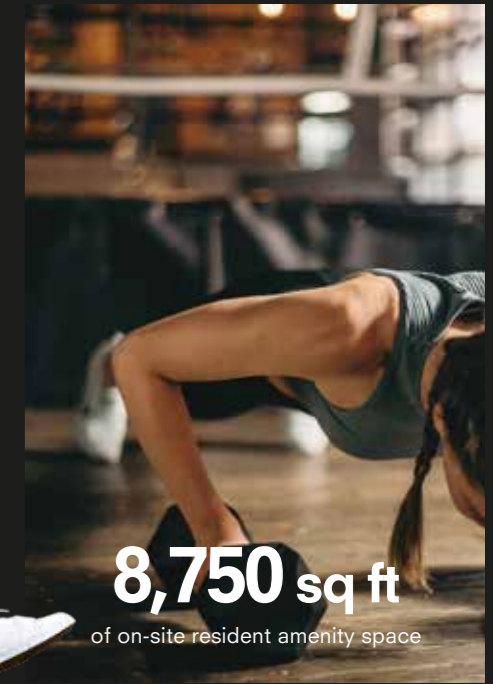
blissfully calm



3 minutes
to King's Cross St Pancras,
from Caledonian Road
tube station



12
of London's top
universities within
a 20 minute reach



8,750 sq ft
of on-site resident amenity space



985
new homes

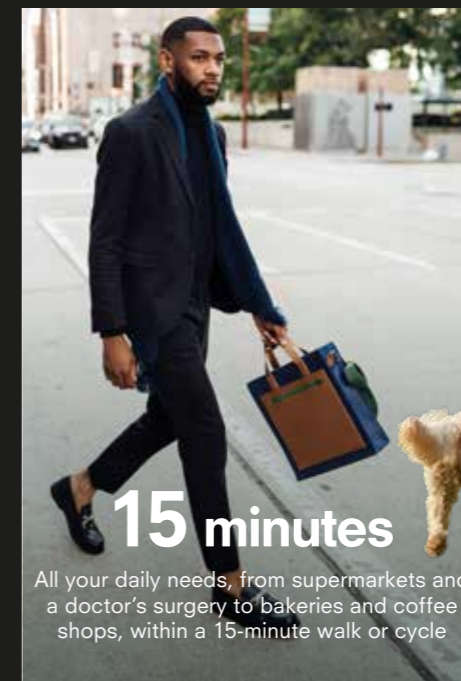
REASONS TO BUY



13,000 sq ft
of commercial and retail spaces



10 acres
of urban space transformed

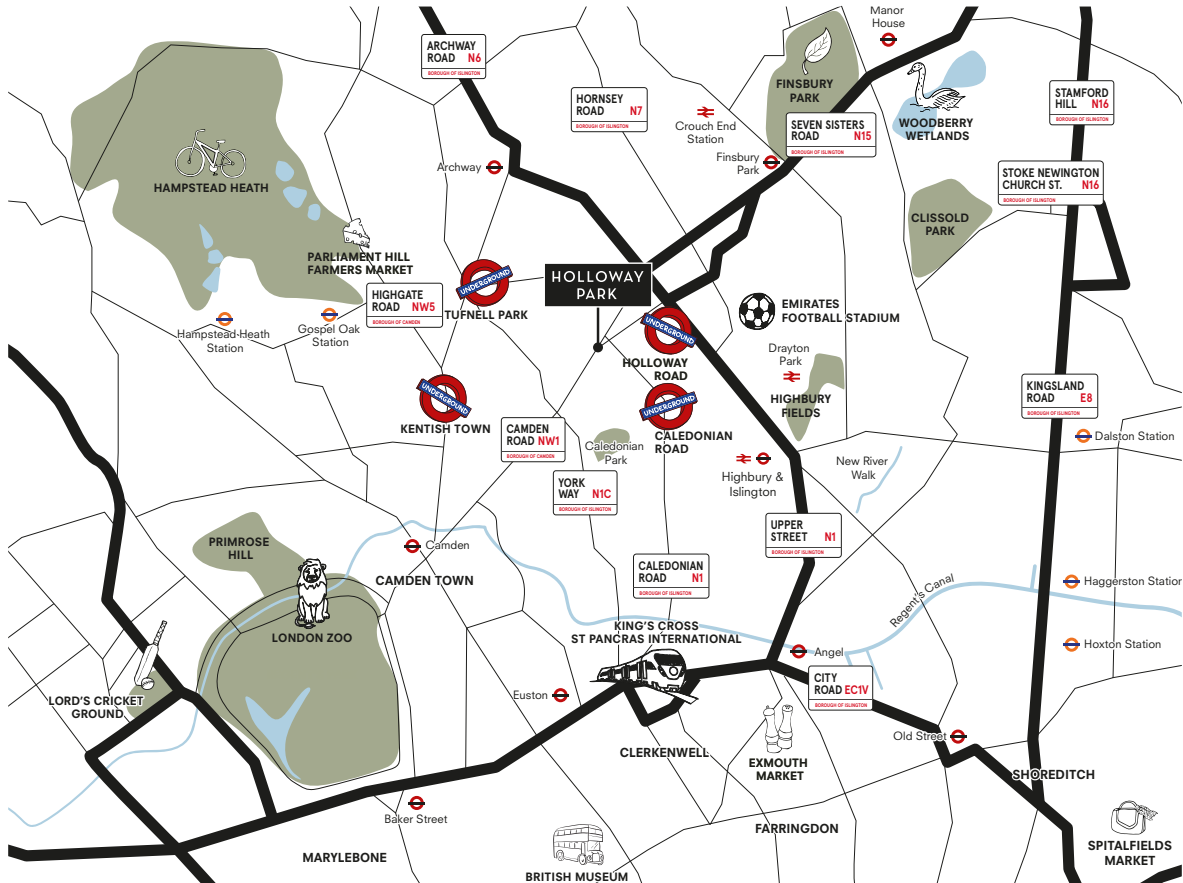


15 minutes
All your daily needs, from supermarkets and
a doctor's surgery to bakeries and coffee
shops, within a 15-minute walk or cycle



1.4 acres
of new parkland

BUYING AT HOLLOWAY PARK



A UNIQUE COLLABORATION

Holloway Park is a unique collaboration between Peabody and London Square. Having individually delivered a wide range of highly successful developments across London, home counties and the South East, we've joined forces united by a shared vision: to reclaim a previously inaccessible site and turn it into one of North London's most exciting places to live. This project combines our hard-earned expertise: from award-winning architecture and interior design to the first-class customer experience that delights from the moment you speak to our sales executives to move-in date and beyond.

RESERVATION TERMS:

- // £2,500 reservation fee. 10% of the purchase price payable on exchange (within 21 days from reservation)
- // 10% payable in 12 months
- // Remainder upon completion

ENQUIRIES:



+44 (0) 333 666 0103
hello@hollowaypark.co.uk

**HOLLOWAY PARK,
PARKHURST ROAD,
LONDON,
N7 0NU**

HOLLOWAYPARK.CO.UK

This document is intended to provide an indication of the general style of our development and apartment types. London Square and Peabody operates a policy of continuous development, the finished product may vary from the information provided. This information should be treated as general guidance only it does not constitute a contract, part of a contract or a warranty. All travel times are approximate only and are taken from Holloway Park. Computer Generated Images and photography are indicative only. All details are correct at the time of going to press, 09/2023.

