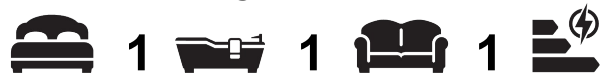




**69 Landsdown House, Camden Goods yard 3 Engine
House Way, London, NW1 8BU**



Studio Suite apartment within the prestigious Camden Goods Yard development. The spacious open-plan reception room has been thoughtfully designed for modern living, seamlessly combining the lounge, dining, and kitchen areas. The sleek, fully integrated kitchen features stone worktops, premium appliances, and bespoke cabinetry, while full-height glazing floods the space with natural light and opens onto a private balcony —perfect for relaxing or entertaining. A luxurious bathroom, finished with full-height porcelain tiling and high-quality contemporary fittings, completes the accommodation.

Developed by Berkeley Group and designed by the acclaimed architects Piercy & Company, Camden Goods Yard is an outstanding mixed-use development set across an eight-acre former railway goods yard adjacent to the iconic Camden Market. The development comprises 644 private residences alongside beautifully landscaped public spaces, shops, cafés and restaurants, creating one of North London's most exciting new destinations.

Residents enjoy exclusive access to the Regency Club, offering an exceptional collection of lifestyle amenities including a 24-hour concierge, an elegant residents' lounge and co-working space designed by Tara Bernerd, a fully equipped gymnasium, a 19-metre swimming pool, sauna, steam room and three private screening rooms.

- Chalk Farm Underground Station (Northern Line) – approximately 5 minutes' walk
- King's Cross St Pancras – approximately 8 minutes by Underground
- Euston – approximately 6 minutes by Underground
- Waterloo – approximately 18 minutes by Underground
- London Bridge – approximately 20 minutes by Underground

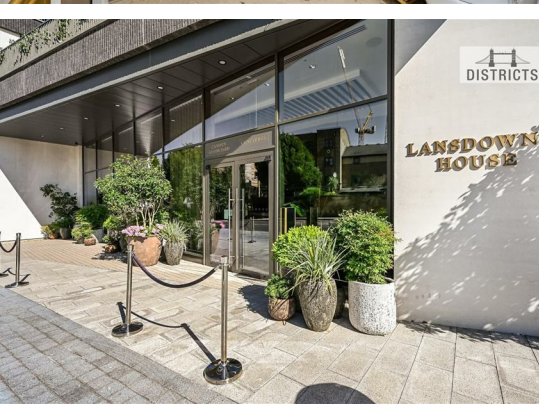
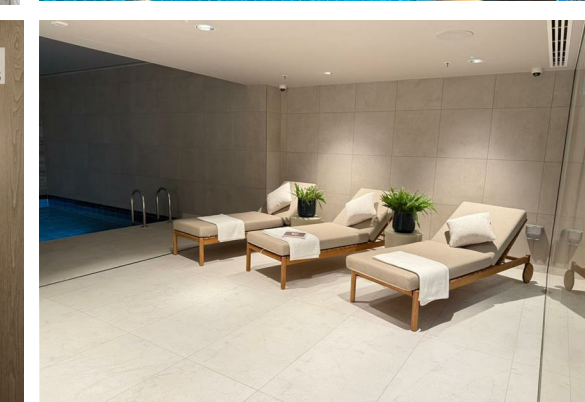
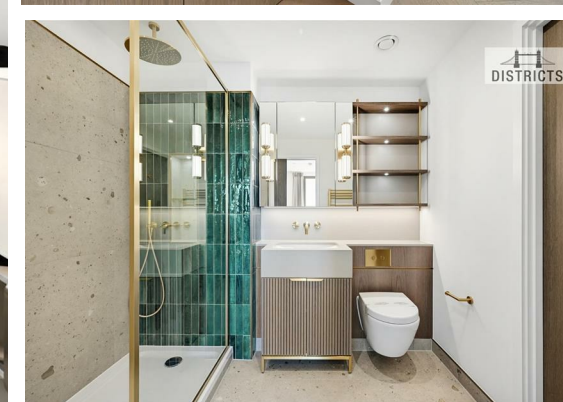
Combining exceptional design, world-class amenities and an outstanding location

Council Tax Band: Camden TBC

Change of contract fee: £50 including VAT

Lift access | Cladding: EWS1 Certificate available
Holding Deposit - £600 (1 weeks rent, subject to agreed offer)

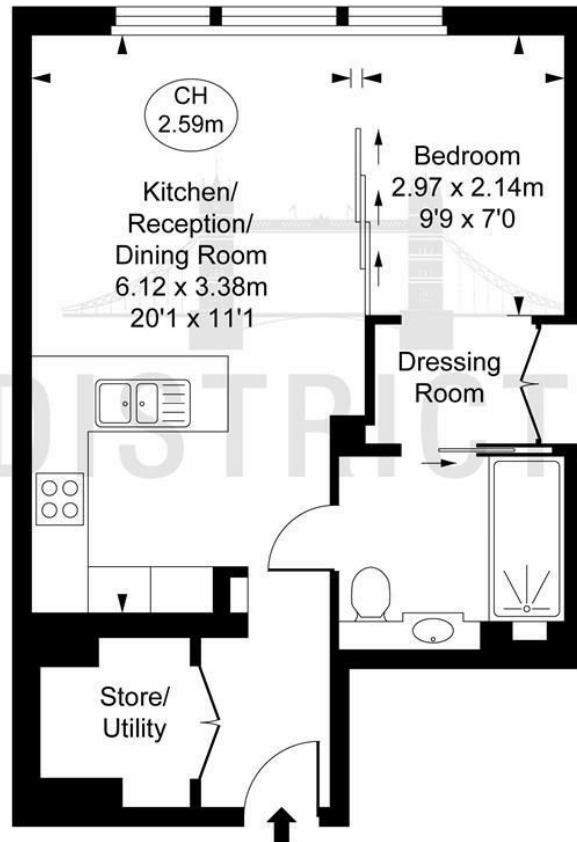




Lansdowne House, NW1

Approximate Gross Internal Area
42.18 sq m / 454 sq ft

(CH = Ceiling Heights)



This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
© Fulham Performance

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.