

THE GALLERY



Camden Goods Yards is an exceptional 8-acre luxury development just steps from Primrose Hill and Regent's Park. The Gallery offers a sophisticated collection of Manhattan, one, two, and three-bedroom homes set among vibrant retail, offices, and a flagship supermarket. This unique community brings living, working, and leisure together beneath a dynamic rooftop terrace and restaurant, inspiring the creativity, culture, and connection that Camden is renowned for.

Berkeley
Designed for life



THE DEVELOPMENT



Rooftop
Restaurant
& Terrace



8 acre site
featuring landscaped
public open space



**Primrose Hill and
Regent's Park**
just a short walk away

Berkeley
Designed by Berkeley

Berkeley
quality



Morrisons
Flagship Supermarket with
fishmonger, bakery, butcher
& green grocers



6 minutes
walk to Chalk Farm Station*
8 minutes
walk to Kentish Town West*



128,761 sq ft
of space for shops,
restaurants and cafés



**King's Cross station and
Business Hub nearby**
(Just 2 stops away)

APARTMENTS

TYPE	NUMBER	AVERAGE SQ FT
Manhattan homes	20	414
1 bedroom homes	38	549
2 bedroom homes	36	877
3 bedroom homes	14	1,208

THE DEVELOPER

Berkeley

LOCATION

Chalk Farm Road, London, NW1 8EH

TENURE

999 year lease from 1st January 2025

ARCHITECTS

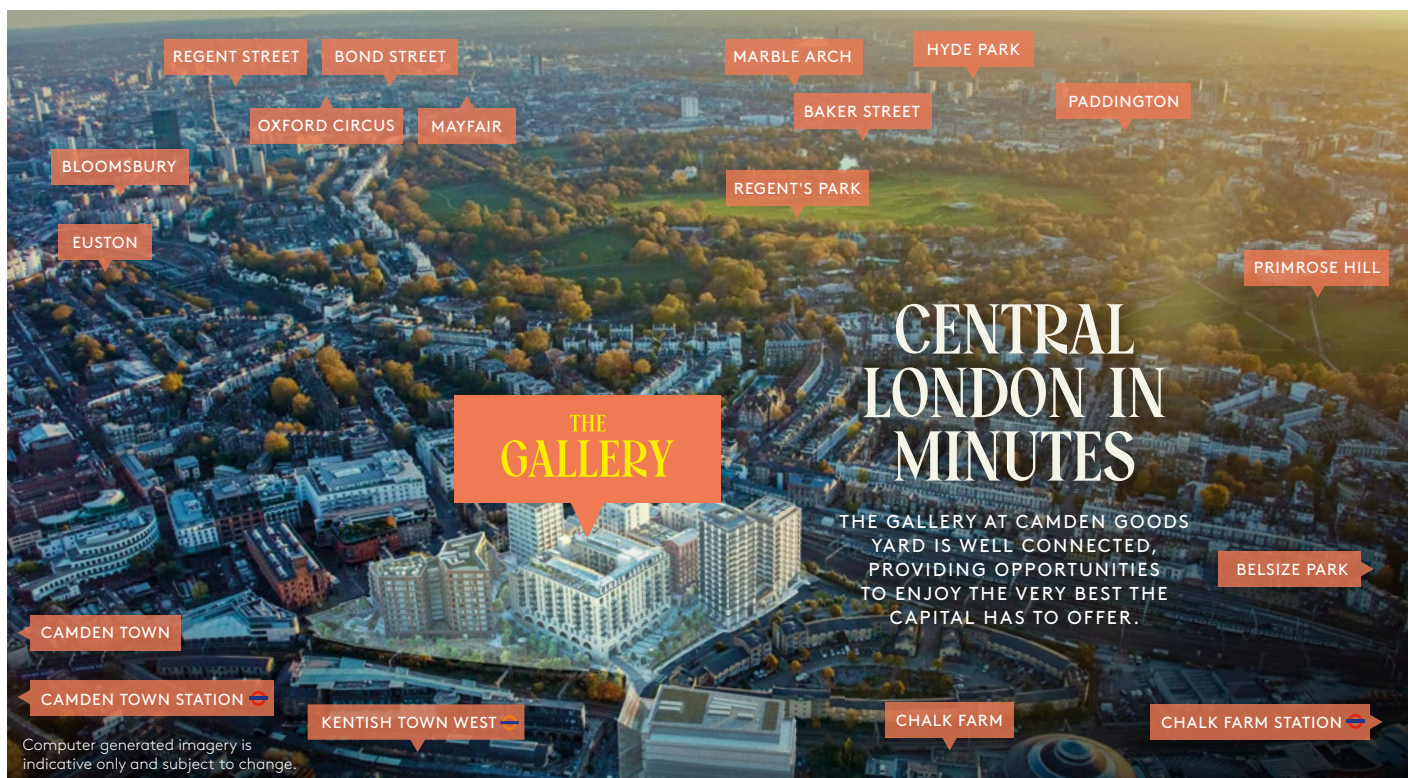
Piercy and Company

Average Service Charge

£6.40 - £6.50 per sq ft per annum*



*Estimated service charge is an estimate only and is subject to change. This estimated service charge does not include Communal Energy. The estimated service charge provides an indication of the anticipated expenditure for the first service charge year (which runs from 1 Jan - 31 December). The managing agents will issue you with a copy of the new service charge budget prior to the commencement of each forthcoming service charge year. The estimate is dated April 2026 and does not make allowances for increases due to RPI, inflation etc. from the date of preparation to legal completion. Terms of change that can affect the service charge include, but are not limited to, changes in industry or government legislation, unexpected cost and any other matter outside of the control of Berkeley. The appointed managing agent may also charge additional fees, outside of the service charge, for items including, but not limited to, licences and consents, sub-letting, legal proceedings and re-selling/sales pack. Energy costs will be charged in addition to the estimated service charge. The energy charges will be based on the current market rates at the time of usage and will vary based on individual usage. Date of issue: 11.06.26



EDUCATION

NW1 offers excellent schooling with 81 primary and secondary schools—98% of which are rated Good or Outstanding—and 30 top independent schools. Its proximity to leading universities like UCL and LSE makes it an ideal location for students and families.

PRIMARY SCHOOLS

Alleyn's Regent Park	8 mins	
Hawley Primary School	9 mins	
The Cavendish School	10 mins	
Primrose Hill Primary	13 mins	

SECONDARY SCHOOLS

Collège Français Bilingue de Londres	5 mins	
Hampstead Fine Arts College ★	5 mins	
Camden School for Girls	6 mins	
The Hall School	8 mins	
Maria Fidelis Catholic School	13 mins	
American School In London (International)	13 mins	

Close proximity to some of the world's top 50 universities

UNIVERSITIES

Central Saint Martins	11 mins	
Regent's University London	11 mins	
University College London (UCL)	13 mins	
The School of Oriental & African Studies (SOAS)	15 mins	
London School of Economics	20 mins	
King's College London (KCL)	22 mins	
Imperial College London	30 mins	

★ Rated Outstanding by Ofsted

Source: www.google.co.uk/maps. Travel times are based on starting from NW1 8AA at 7:30am on a weekday. Travel times may vary and are indicative only.

KEY JOURNEY DISTANCES

KING'S CROSS

7
MINS ON TUBE



EUSTON

5
MINS ON TUBE



TOTTENHAM COURT ROAD

10
MINS ON TUBE



PADDINGTON

16
MINS ON TUBE



WATERLOO

15
MINS ON TUBE



BANK

16
MINS ON TUBE



TRAVEL TIMES (MINUTES)*

Hampstead	34	12	9	4	2
Euston	27	12	10	5	3
King's Cross St Pancras International	30	12	14	7	4
Bank	75	25	35	16	6
Oxford Circus	48	18	18	10	5
Waterloo	70	24	34	15	7
Edgware Road	49	18	19	16	9
Paddington	55	20	22	16	9
Heathrow Airport (Terminal 5)	—	—	58	54	16+



By Foot



By Bicycle



By Car



By Train



Train stops from Chalk Farm station



NationalRail



Tube-train



Elizabeth Line



Eurostar

*Travel times are approximate only. Source: Google Maps. Underground times calculated from Chalk Farm Station.

RESIDENTS' FACILITIES

- 19-metre indoor swimming pool
- Wellness suite with sauna and steam room
- State-of-the-art gym
- Three luxurious screening rooms
- 24-hour concierge
- Contemporary foyer and lounge
- Co-working area with ultra high speed Wi-Fi
- Residents rooftop terrace with skyline views



Computer generated imagery is indicative only and subject to change.

PAYMENT STRUCTURE

- 10% of purchase price payable on exchange
- 5% of purchase price payable 6 months after exchange of contracts
- 85% payable on completion

RESERVATION DEPOSIT

- £5,000 up to £999,999
- £10,000 for £1million+

GROUND RENT

- For all reservations from 30th June 2022, in line with Government legislation, a Peppercorn Rent will be applicable to all apartments.

EXCHANGE

- 28 Days from reservation

VENDOR'S SOLICITORS

Stepien Lake
43 Welbeck Street,
London W1G 8DX

DOCUMENTATION REQUIRED FOR EXCHANGE OF CONTRACT:

- Photo identification: passport/driving licence or official identification card and;
- A current utility bill or bank statement showing name and home address, no older than 6 months
- Please be advised that if originals are not certified by the Sales Office, Berkeley must be provided with certified copies of the above documents

IF THE PURCHASE IS BEING TAKEN IN A COMPANY NAME, THEN THE FOLLOWING MUST BE PROVIDED:

- A copy of the certificate of incorporation and memorandum of articles and association
- Evidence of the company's registered address
- A list of directors
- List of shareholders
- Individual photo identification and address identification for directors and shareholders

COUNCIL TAX

COUNCIL TAX BAND	COUNCIL TAX CHARGE FOR 2026/27
A	£1,471.41
B	£1,716.65
C	£1,961.89
D	£2,207.12
E	£2,697.59
F	£3,188.06
G	£3,678.53
H	£4,414.24

Source: camden.gov.uk, 2026.

CONTACT

CAMDEN GOODS YARD MARKETING SUITE

Chalk Farm Road, Camden, NW1 8EH

sales@camdengoodsyard.co.uk

+44 (0)203 040 7000

CAMDENGOODSYARD.CO.UK

OUR VISION
2030
TRANSFORMING TOMORROW

Berkeley
Group
Proud member of the
Berkeley Group

**The Institute of
Customer Service**
MEMBER

CONSUMER
CODE FOR
HOME BUILDERS
www.consumercode.co.uk

tsi
APPROVED CODE
TRADING STANDARDS.UK

Berkeley
Designed for life

The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to Berkeley's policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as statements 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. The dimensions given are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. The Gallery and Camden Goods Yard are marketing names and may not necessarily form part of the approved postal address. Applicants are advised to contact Berkeley to ascertain the availability of any particular property. CGIs are indicative only and subject to change. Purchasing uncompleted properties located outside Hong Kong is complicated and contains risk. You should review all relevant information and documents carefully. If in doubt, please seek independent professional advice before making a purchase decision. Planning permission number: 2020/3116/P. Borough/council issuing permission: Camden Council. Acquiring interest: 999 year leasehold interest from 2025. Date of issue: 11.06.26