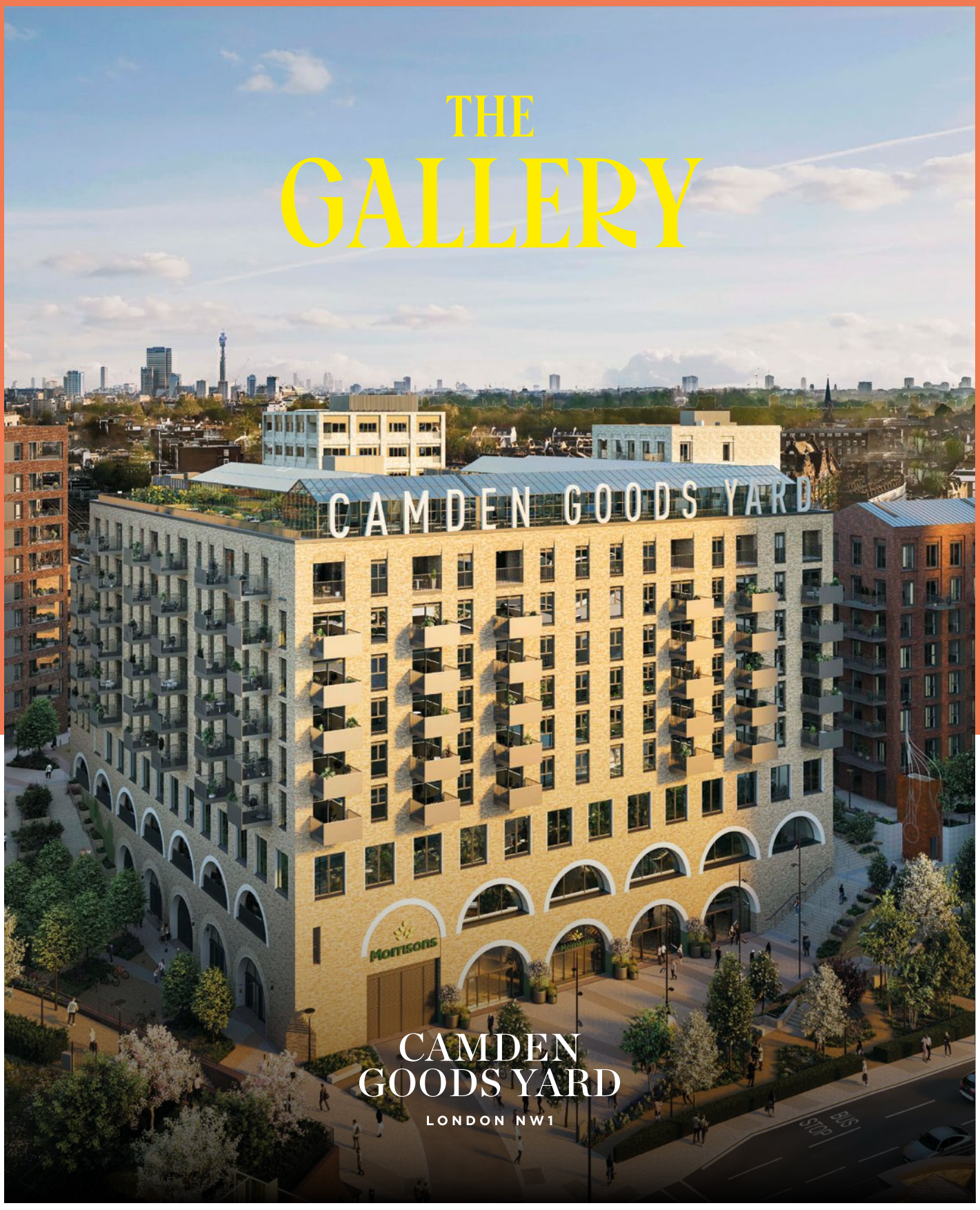
THE GALLERY



CAMDEN GOODS YARD

LONDON NW1

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.

St George
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

St George
quality

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

5 minutes
walk to Chalk Farm Station^
8 minutes
walk to Kentish Town West^

217,000 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
St George City

LOCATION
Chalk Farm Road, London, NW1 8EH

TENURE
999 year lease from 2023

ARCHITECTS
Piercy and Company

COMPLETION
From Q4 2026

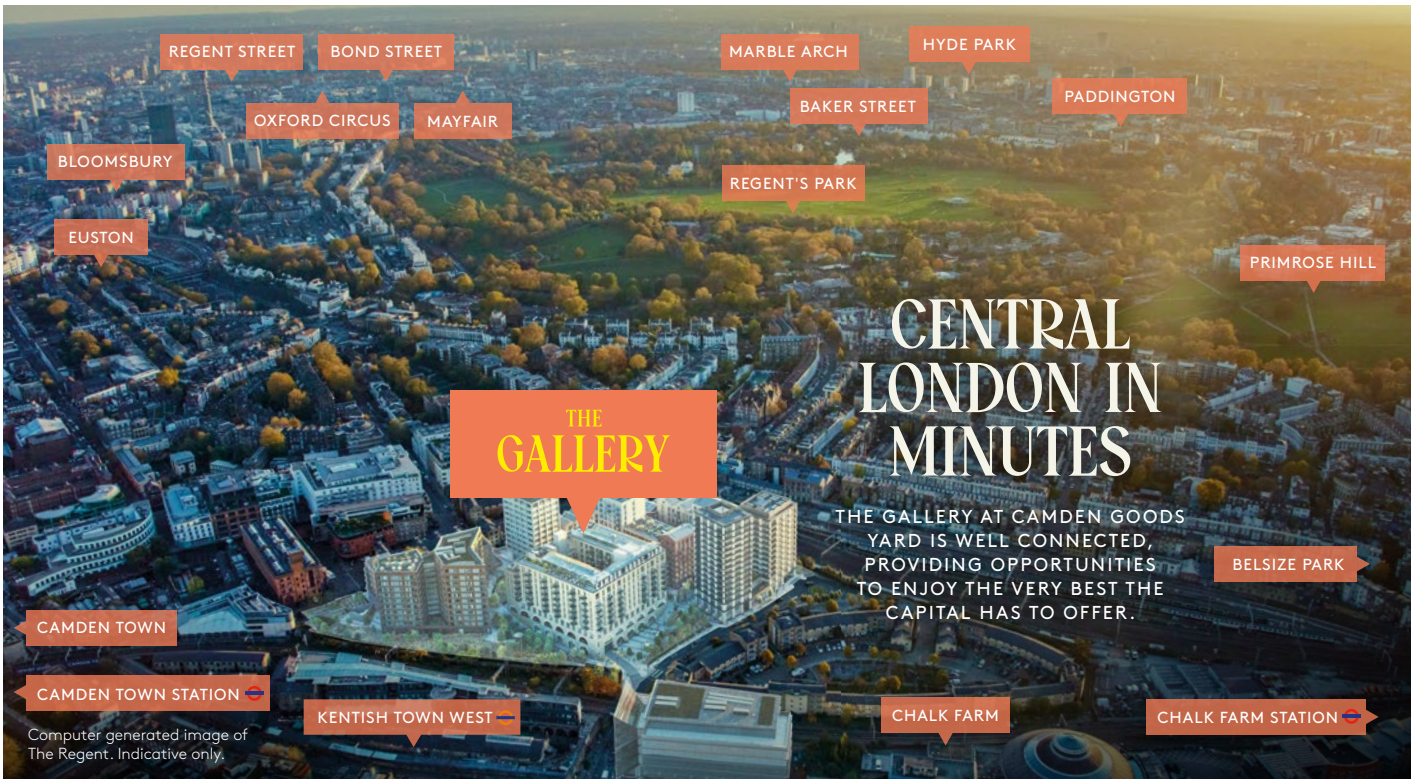
Average Service Charge
£6.42 - £6.51 per sq ft per annum*







*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 August 2025 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 St George. 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: 01.09.25



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	EUSTON	TOTTENHAM COURT ROAD
7 MINS ON TUBE	5 MINS ON TUBE	10 MINS ON TUBE

PADDINGTON	WATERLOO	BANK
16 MINS ON TUBE	15 MINS ON TUBE	16 MINS ON TUBE

TRAVEL TIMES (MINUTES)*

	By Foot	By Bicycle	By Car	By Train	Train stops from Chalk Farm station
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+

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
- Private rooftop dining room



Computer generated image. Indicative only.

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, St George 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

COUNCILTAX BAND	COUNCIL TAX CHARGE FOR 2025/26
A	£1,404.24
B	£1,638.28
C	£1,872.32
D	£2,106.36
E	£2,574.44
F	£3,042.52
G	£3,510.60
H	£4,212.72

Source: camden.gov.uk

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

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

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St George 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 St George'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 Regent and Camden Goods Yard are marketing names and may not necessarily form part of the approved postal address. Applicants are advised to contact St George 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 2023. Date of issue: 15.09.25