“...the perfect mix of grittiness and shininess, simultaneously a symbol of London’s industrial and engineering past and the creative present.”

EDWIN HEATHCOTE, FINANCIAL TIMES
King’s Cross is the largest mixed-use development in single ownership to be masterplanned and developed in central London for over 150 years.

- **67 ACRES**
- **8,000,000 SQ FT GROSS MIXED-USE SPACE**
- **3,000,000 SQ FT OF OFFICE SPACE**
- **500,000 SQ FT OF SHOPS, RESTAURANTS, CAFES, BARS AND LEISURE**
- **CLOSE TO 1,700 NEW HOMES**
- **26 ACRES OF PUBLIC SPACE**
- **50 NEW AND RESTORED BUILDINGS**
- **42,000 PEOPLE LIVING AND WORKING BY 2023**
- **20 NEW STREETS**
- **10 NEW PUBLIC PLACES**
- **3 MAINLINE STATIONS**
- **6 TUBE LINES**
- **1 KM OF CANALSIDE**
- **N1C A NEW POSTCODE**
King’s Cross is now firmly established as one of the most distinctive and lively places to live, work or visit in London; and has become a global exemplar of successful city centre regeneration. More new shops and restaurants, community facilities and green spaces have opened; and we have welcomed Tom Dixon, Google, DeepMind, XTX and Universal Music to the estate.

We have made great progress establishing King’s Cross as a desirable and sophisticated neighbourhood. With the recent completion of beautiful apartments in Gasholders London and Fenman House, there are now more than 1,050 homes here (plus student housing). With Luma under way and more homes designed and planned, King’s Cross is firmly on the map as a well-recognised place to live.

Along King’s Boulevard, Sweaty Betty, Jigsaw and Carhartt have opened new shops and we eagerly anticipate the completion and opening of the stunning Coal Drops Yard later in 2018. With an iconic new roof designed by Thomas Heatherwick, Coal Drops Yard will offer an extraordinary retail experience with Samsung’s first global concept store alongside Paul Smith, Tom Dixon, Universal Works, Cheaney, Barrafina with more to come. The credentials of King’s Cross as a retail destination are further reinforced by &OtherStories, Nike, 18 Montross and Radio Hair, as well as the opening of a four screen Everyman Cinema.

The events programme had its most successful year ever, welcoming over 380,000 visitors to King’s Cross. In addition to hosting Lumiere London, the capital’s largest-ever light festival; and designjunction, part of the London Design Festival, for a second time, King’s Cross has the hugely popular Cubitt Sessions, the King’s Cross Christmas Tree, Canopy Markets and Kerb. These events have become a firm fixture in London’s calendar.

2017 also marked the full opening of the King’s Cross canal corridor: a series of interlocking public spaces including our own Bagley Walk “high line”, along the Regent’s Canal and extending through the historic core of the estate, connecting Maiden Lane Bridge at York Way to the east and the railway bridge accessing St Pancras Station to the west. The corridor integrates the estate with the Canal, enhancing both and knitting in with surrounding neighbourhoods and communities.

The social and economic impact of King’s Cross is already very considerable. In 2017, we published a major study by Regeneris, looking closely at the 10 years of development so far. The report demonstrates that, over the past decade, King’s Cross has outperformed other inner London ‘opportunity areas’, as outlined in the Mayor’s London Plan, in terms of employment growth and increases in commercial and residential values.

We continue to deliver on our environmental commitments. The number of BREEAM Outstanding offices on the King’s Cross Estate has increased to seven (a quarter of all BREEAM Outstanding offices in the UK) with the completion of R7 and 4 Pancras Square; and we have a new, operational Cooling Pod adjacent to the Energy Centre, helping us to achieve our aspiration of tri-generation (electricity, hot water and cooling from one energy source). In the next phase, we will be installing Europe’s largest fuel cell, to further this ambition.

Overall, we continue to be incredibly proud of the diverse, open and accessible piece of city which we have created at King’s Cross and of the positive role that responsible and sustainable property development can play in today’s society.
London is a remarkable place. It is a capital city and a world city, a financial hub and a creative cauldron – a place where culture and commerce come alive.

King’s Cross is a microcosm of the best of London – rich in colour and history, culturally diverse and enterprising. This 67-acre development is well on the way to becoming London’s next great estate, offering a managed environment that is safe and secure around the clock for businesses, residents and visitors. An environment that is always inclusive, never exclusive.

History is in the fabric of King’s Cross. It resonates from every corner. This legacy is complemented by contemporary design, creating inspiring workspace, beautiful homes, vibrant shopping and welcoming public spaces.

King’s Cross has long played a vital role in the commercial life of the capital. With its central location, canalside setting, rich heritage, and inviting mix of uses it is already one of London’s best-known districts.

Whether going to work, coming home or going out, King’s Cross blends central London locality with global accessibility.

**MADE IN LONDON**
In 2006 and 2007, planning permission was granted for 8 million sq ft of mixed-use development. Spread over a site that totals 67 acres, there will be 3 million sq ft net of new workspace, up to 500,000 sq ft of retail, cafes, bars, restaurants and leisure facilities; close to 2,000 new homes; a new university; and a range of educational, hotel and cultural facilities, all set in a massive 26-acres of public space.

50 new and restored buildings and structures, 20 new streets and 10 new public spaces are being created.

OUTLINE PLANNING PERMISSION APPROXIMATE USE ALLOCATION

- Built space includes associated public spaces such as courtyards and gardens

### Built Space *

- **67 ACRES**

### 68 MILLION SQUARE FEET

- **15% Residential**
- **31% Office**
- **54% Retail, Restaurant and Leisure**
- **4% Other**

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**Note:** The Aga Khan Development Network (AKDN) is a group of development agencies with mandates that include the environment, health, education, architecture, culture, microfinance, rural development, disaster reduction, the promotion of private-sector enterprise and the revitalization of historic cities. AKDN agencies conduct their programmes without regard to faith, origin or gender.
£1 billion of construction is underway with up to £1 million being spent every day.
King’s Cross St Pancras is the most connected transport hub in Europe.

It links six London underground lines with two national mainline train stations and international high speed rail. London’s five international airports are equally accessible; all are within an hour with direct service to Heathrow, Gatwick and Luton.

St Pancras International is also home to Eurostar, which takes passengers to the centre of Paris in 2hrs 16, Brussels in 1hr 48, Lille in 1hr 22 and now Amsterdam in 3hr 41. These destinations will be joined by Cologne and Frankfurt via Deutsche Bahn’s high speed ‘ICE’ inter-city express.

With £2.5bn spent on local transport infrastructure, King’s Cross St Pancras is London’s significant interchange for local, national and international travel.
A WELCOMING DESTINATION

The new neighbourhood at King’s Cross is being built around a framework of leafy parks, squares, streets and pathways. This network of routes and green spaces is as important as the buildings themselves, and 40% of the development is given over to open space for everyone to experience and enjoy.

Today, the popularity of King’s Cross owes much to the success of the new public spaces, and the events and activities that bring them to life.

On the banks of the Regent’s Canal, the magnificent Granary Square was first to open. Just six years old, the square is already a firm favourite with Londoners and visitors alike. The beautifully landscaped Handyside Gardens followed in 2013, in 2015 four more major new parks and squares opened – Lewis Cubitt Park, Lewis Cubitt Square, Gasholder Park and Pancras Square, and during 2017 Bagley Walk and Gasholder Gardens opened to complete the canal corridor.
“It’s all change at King’s Cross with a greener, cleaner regeneration.”

STANDARD CITY @STANDARDCITY

A PLACE FOR PEOPLE

Below left PLACE TO BLOSSOM
The perfect lawn is ideal for enjoyment and contemplation, nestled between Gas holders London and the Regent’s Canal.

Top left ALL CHANGE
With Bagley Walk recently completed, the new pathway is connected to Camley Street Natural Park via the Somers Town Bridge over the canal.

Above LEFT SPLENDID
Granary Square — famous for its 1,080 dancing water jets, is also a place that buzzes with style and activity. Sit under the shade of the plane trees and soak up the atmosphere.

Right CANOPY MARKET
Once in a while the Canopy Market moves from its usual home under the West Handyside Canopy and visits other places on the estate. Revellers are enjoying the wares on King’s Boulevard.
Lewis Cubitt Park, a swathe of green in this urban part of London
Overseen by the Capital’s supreme masterplanner, John Nash, the Regent’s Canal winds quietly through the capital from Limehouse Basin to Paddington. The canal was once a vital means of trade and communication, carrying coal, goods and building materials to King’s Cross from the North of England.

Today, this charming waterway has been transformed, and is now an important part of neighbourhood life at King’s Cross – just as it was in its industrial heyday. Opened in 2016, Wharf Road Gardens is the first part of a new canal corridor greenway.

Travelling west from here, and opening in 2017, Bagley Walk is an elevated park that follows the curve of the canal, linking Granary Square with the new green space that leads down to the water from the refurbished, historic gasholders. The first of these, Gasholder No.8, today frames the unique Gasholder Park.

The open spaces at King’s Cross involve play and relaxation, public art and horticulture – the chance for delight and surprise...
In 2014, a new public leisure centre opened at Five Pancras Square, providing two public swimming pools, a 90-station gym and two exercise studios. In 2016, cult fitness studio Frame opened a gym and dedicated yoga studio in ArtHouse. The latest additions to the sport and leisure offer is Handyside Sports Pitch, a free-of-charge indoor facility and available to all in the Tapestry Building, and Moss Pilates on Canal Reach.

As well as this, outdoor training and running clubs are on offer most days, courtesy of MWS Fitness and Nike Run Club.

Across the development, new sports and leisure facilities are being provided to cater for everyone, with more to come.
Between April 2017 and March 2018, King’s Cross buzzed with 139 events enjoyed by over 383,000 people.
“What makes King’s Cross different is the determination to create an interesting place with a truly diverse mix of uses.”

ANDREA WATSON  DAILY EXPRESS
Urban opportunities like King’s Cross do not come around often. That’s why when they do, it is incumbent on us to create a place with a long-term future that has minimal impact on the environment.

This has been the guiding principle at King’s Cross where every effort is being made to deliver a development for London that is built on sustainable values.

There are many aspects to creating sustainable places. At King’s Cross it has included everything from promoting energy efficiency to encouraging green transport, from the re-use of heritage buildings to a massive programme of tree planting; from sustainable building design to ensuring social and cultural diversity.

In early 2015, the estate’s Environmental Management System (EMS) achieved ISO14001 accreditation in recognition of continual improvement in managing the environmental impacts of running the estate.

Ensuring that the local community benefits from the investment at King’s Cross is at the heart of a philosophy that places people first. As well as housing, there are job and training opportunities, programmes for schools and community projects, as well as a new community centre in The Plimsoll Building. Autumn 2015 saw the opening of King’s Cross Academy, a new two-form primary and nursery school as well as the Frank Barnes School for Deaf Children and there are more community and educational facilities to come.
Sharing space with the Visitor Centre on Stable Street, KX Recruit is a free job matching service that helps local people to find work at King’s Cross and helps King’s Cross employers to find the right candidates to fill their vacancies. The service launched in January 2014 and has already successfully placed 864 local people in jobs across the estate and in the wider area. Also helping local people to access the jobs and opportunities created by the development is the Construction Skills Centre on York Way. The Centre provides training and helps young people to gain qualifications, apprenticeships and job placements. All King’s Cross construction partners have signed up to support the project. To date, over 3,500 young people have gained a construction-related qualification, and over 1,200 have gained employment in the industry.

Known as “the garden of a thousand hands”, the Global Generation Skip Garden is an inspirational project that is doing great work with local young people by helping them develop new skills and networks. Now in its fifth year, the Skip Garden recently moved to a new home on Canal Reach.

For residents and visitors alike, it is an inclusive and welcoming destination, one that is safe and secure.

The King’s Cross estate reflects London in all its complexity. It is an accessible, inclusive, vibrant part of the city – a place where lives are lived, memories are formed and experiences enjoyed. Key to this is managing the estate so that it is welcoming, well-maintained and secure for everyone.

The King’s Cross Estate Services team is committed to running the best managed estate in the UK. Integral to this is a constructive and positive relationship with residents, tenants and visitors. Whatever the reason for being in King’s Cross, the atmosphere is always warm and welcoming and the estate team is determined to keep it that way.
The Granary Complex is the centrepiece of the King’s Cross development. It is also home to the world famous arts college Central Saint Martins, part of the University of the Arts London (UAL).

Now in its seventh year in the Granary Building, the University is a significant addition to the cultural landscape - a landscape in which creative industries thrive and some of the world’s most celebrated museums and libraries are situated. Drawn to the exciting environment at King’s Cross, the relocation of Central Saint Martins has reinforced the many creative skills in the area, including art, fashion, communications, design and drama.

King’s Cross has always been an inspiration to creative people. From Victorian painters fascinated by the modernity of railways, to defenders of great British architecture such as poet John Betjeman. The area is currently home to the studios of Antony Gormley, creator of The Angel of the North, and Heatherwick Studios, the group responsible for the London 2012 Olympic cauldron and the iconic kissing roofline at Coal Drops Yard.

A new cultural focal point has been introduced to central London and, with it, a promise - that King’s Cross will provide tomorrow’s creative leaders.
“An extraordinarily exciting place, the hub of the capital’s art education and a centre for excellence which will be the envy of the world.”

THEO FENNELL CREATIVE DIRECTOR, THEO FENNELL PLC
The King’s Cross curators, Tamsin Dillon and Rebecca Heald, are building on the area’s creative tradition. Their art programme, The King’s Cross Project is funded by the King’s Cross Partnership and launched in the summer of 2016. Over the next three years the curators will bring a number of creative, playful and inventive art projects to the public spaces and buildings of King’s Cross.

The programme launched with the spectacular 50 metre-long artwork No.700 Reflectors by Rana Begum at Lewis Cubitt Square. The second piece, Aleppo by Tess Jaray, can be seen in the lobby of the Tapestry Building.

The King’s Cross Project builds on the work of Michael Pinsky and Stephanie Delcroix, whose three-year programme, RELAY included the artworks Across the Buildings by Felice Varini and Identified Flying Object by Jacques Rival.

“King’s Cross is emerging as a new creative hotspot, a place where artists and dreamers can thrive.”

Station to Station in praise of re-born King’s Cross

LUMIERE LONDON

King’s Cross hosted the biennial light festival, Lumiere London, a major spectacle of illuminated nocturnal art. It featured over 40 installations all across London.

DOES THE ITERATIVE FIT

The 2017 Christmas tree, an installation and hugely creative take on the traditional festive fir was created by artists Joanne Tatham and Tom O’Sullivan from the Modern Institute. The talking, musical tree delighted and surprised all who passed by.

STANDING TALL

I.F.O., the multi-coloured birdcage is part of the RELAY public art programme, a long standing attraction in Battle Bridge Place.

ON REFLECTION

A painstakingly hand-made 50-metre long artwork made from thousands of bicycle reflectors at Lewis Cubitt Square.
FASHION FORWARD

King’s Cross is attracting some of the biggest names in fashion. Background: Donatella Versace, Versus Versace Fashion Show as part of the London Fashion Week at The Crossing.

“With Louis Vuitton... and now Topshop’s official London fashion week venue in residence at King’s Cross, it’s the perfect spot for style moochers.”

EMILY JUPP | EVENING STANDARD
Retail at King’s Cross is gathering pace. New shops, restaurants, cafés, entertainment and leisure venues are opening all the time, adding to the area’s buzz.

The journey starts at King’s Cross St Pancras, which goes well beyond the typical station shopping and eating experience.

Battle Bridge Place, with its giant 60-year-old oak, is the southern gateway to King’s Cross and a taste of things to come. This is also the entry point to Pancras Square – a food and drink destination featuring Vinoteca, Granger & Co, Drake & Morgan and the German Gymnasium. 2017 saw these dining venues joined by Korean restaurant Kimchee, and Maple & King’s from Adria Wu.

King’s Boulevard is the main thoroughfare at King’s Cross. Expect a mix of leading international names and fashion forward, accessible brands along this handsome avenue. Sports giant, Nike opened its first ever neighbourhood concept store here in 2016, with a number of international brands including &Other Stories, Carhartt, Jigsaw following in 2017 with Sweaty Betty and Space NK in 2018.

Across the historic Regent’s Canal is the thriving Granary Square, the social heart of King’s Cross. The square has become one of the city’s favourite meeting spots. With sought-after restaurants including Caravan, Granary Square Brasserie and The Lighterman, it’s the perfect place to unwind and enjoy life. There’s more canalside dining with Tom Dixon’s restaurant in the Coal Office, Ruby Violet and the Waitrose food store and Cookery School in the historic Midland Goods Shed.

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**A PLACE TO SHOP**

**TRADING PLACES**

Internationally renowned Tom Dixon relocated their HQ to the Coal Office in March 2018, which includes a new flagship store, showroom, office, restaurant and café.

Conceived to explore and challenge the conventions of the familiar shopping space. Products from global brands feature in the Stable Street store.

A new addition to King’s Boulevard’s growing retail prowess. Sweaty Betty specialises in fashionable women’s workout wear and accessories.
‘King’s Cross renaissance which has transformed a once-gritty part of north London into a hip enclave with street-food markets and dozens of restaurants and bars.’

THE NEW YORK TIMES
Coal Drops Yard is a vibrant new shopping district at the centre of King’s Cross, home to over fifty stores, restaurants and cafés, bringing together a community of like-minded brands in a reimagined set of historic buildings and arches.

No space at Coal Drops Yard is the same. Stores and restaurants are located in canalside arches facing cobbled courtyards, within the original ‘coal drops’ themselves and across a series of raised iron viaducts. Lower Stable Street, a sunken space between Coal Drops Yard and Stable Street, offers spaces for a range of smaller pop-up and experimental stores, complementing and offering a different aspect to the Coal Drops Yard experience.

It is an oasis-like space for visitors to dwell, discover and explore. Special in-store events, workshops, pop-ups and talks feature as part of an ongoing programme of activities and events. The stores themselves are showcases for some of the world’s most forward-thinking brands, each an experience and all one-off concepts created using unique heritage spaces.

With its innovative shopping experience, canalside location in the heart of King’s Cross and state-of-the-art architecture, Coal Drops Yard is set to become a magnet for shoppers and visitors from across London, the UK and further afield.

coidropsyard.com

“Samsung KX LDN represents our brand philosophy of ‘Do What You Can’t’ with a remarkable scale, experience to push our imagination, and design and cultural environment to the edge of what’s possible.”

YOUNGHEE LEE CMO OF SAMSUNG ELECTRONICS

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Coal Drops Yard is the new shopping and lifestyle district in London’s King’s Cross. Its doors opened to the public on Friday 26 October 2018.

Left SIMPLY JAW-DROPPING
Coal Drops Yard is the new shopping and lifestyle district in London’s King’s Cross. Its doors opened to the public on Friday 26 October 2018.

Top IN THE CENTRE OF IT ALL
Samsung KX LDN will bring the latest technologies to life with curated experiences in the dual-aspect unit at the top of Coal Drops Yard.
Iconic King’s Cross is one of London’s most vibrant, energetic and dynamic neighbourhoods right now, and the retail element is the next layer to be revealed.

BARBARA SANTAMARIA FASHION NETWORK

Top left
LOST PROPERTY OF LONDON
Bending the robustness and timelessness of traditional English saddlery with a modern minimalist Scandinavian aesthetic.

Top right
EMIN & PAUL
The brand’s focus is on timeless and luxury style with comfortable lines, elaborate pattern cuts, understated details and heavy materials.

Middle left
STUDIO ONE TWENTY
Housing an eclectic mix of brands spanning fashion, accessories and home ware, S120 is the go-to place for one of a kind pieces, contemporary favourites and under-the-radar emerging labels.

Middle right
RAINS
Simple, functional, yet beautifully designed rainwear for the global citizen.

Bottom left
CUBITTS
Founded in King’s Cross, Cubitts frames are all handmade in the traditional way.

Bottom right
FINISTERRE
Born from the needs of hardy British surfers, Finisterre designs functional products for those that love the sea.

Coal Drops Yard, the new shopping and lifestyle district to dwell, discover and explore opened in October 2018

© LOST PROPERTY OF LONDON © S120 © CUBITTS © FINISTERRE © RAINS © EMIN & PAUL
This intricate staircase in Three Pancras Square building connects different floors, enabling collaboration and communication between staff.

Attracting both start-ups and international corporations, the 19 new and refurbished office buildings provide 3 million sq ft of commercial office space. The buildings range in size from 20,000 to 425,000 sq ft, offering flexible floor plates from 4,000 to 58,000 sq ft. Each is designed by a different architect, bringing its own distinctive contribution to the scheme and making King’s Cross a truly unique destination.

Every building at King’s Cross aims for excellence in workspace design and technology. The buildings also serve as leading examples of sustainable design and environmental performance. A BREEAM ‘Outstanding’ rating is the goal for all of our new-build offices and has already been achieved by seven buildings with the completion of 4 Pancras Square and R7.

With 1.1 million sq ft of offices at Pancras Square now complete and fully let, the focus shifts to the next opportunity around Handyside and Canal Reach in the cultural heart of the estate.
“King’s Cross has continued to become one of the most exciting business destinations in London.”

— RHIANNON BURY, PROPERTY WEEK

“There cannot be another development in the UK with more diverse occupiers than King’s Cross.”

— ADAM BRANSON, BUILDING ONLINE

The interior of Tom Dixon’s office space is a sympathetic blend of design and function.
Pancras Square is the gateway to King’s Cross. Opened in January 2015, this new London square is a place for locals, workers and visitors alike. The buildings that form the perimeter are islands, so the square itself is an open invitation and accessible from all directions. Cafés, restaurants and bars spill out into the square giving the area energy and buzz.

Google has its UK headquarters at Six Pancras Square, while international media group Havas has leased the whole of Three Pancras Square. The London Borough of Camden is at number Five, and the world’s most sought-after luggage label, Louis Vuitton moved its UK hub from Bond Street to Pancras Square. Also here are Auto Trader, PRS for Music, Intercept and The Office Group to name but a few. Four Pancras Square is now complete and is the new home for Universal Music UK.

“IT’S GOING TO BE AN ENERGISING PLACE TO WORK AND FEELS LIKE A NATURAL HOME FOR UNIVERSAL MUSIC WITH MANY OPPORTUNITIES FOR COLLABORATION AND INSPIRATION LITERALLY ON OUR DOORSTEP.”

DAVID JOSEPH CHAIRMAN AND CEO OF UNIVERSAL MUSIC UK
Over 1 million sq ft of offices are under construction, including the new Google HQ, 4 Handyside, Q1 and 11-21 Canal Reach

R7, home to Google and XTX Markets, was designed by Duggan Morris Architects, and the first commercial building to complete on Handyside Street. It integrates shared spaces to encourage collaboration and community, including a 6,000 sq ft communal roof terrace, plus an Everyman Cinema for all to enjoy.

The offices at 11-21 Canal Reach are designed by Bennetts Associates, 4 Handyside by Mossessian Architecture, Q1 by Coffey Architects and R8 by Piercy & Company. These buildings range from 13,000 sq ft to 405,000 sq ft. 11-21 Canal Reach is the largest, offering up to 405,000 sq ft, however it can also be divided in two. Accessed from Canal Reach, the building has two separate reception areas, each with dedicated lift banks that ascend to the large, 3.125m-high floor plates. 4 Handyside forms an architectural pair with the adjacent building, S2, which has been pre-let to Google. 4 Handyside is a 175,000 sq ft office building comprising eleven floors of Grade A office space, offering flexible, open-plan office layouts with a double height reception lobby. Delivery is anticipated from Q1 2020.

Q1 on Handyside Street offers 35,000 sq ft of B1 office space with floor plates of approximately 13,000 sq ft. The design echoes the industrial heritage of King’s Cross, in particular, the neighbouring listed buildings. The high ceilings and exposed surfaces add to the warehouse feel, creating a characterful environment. The building offers shared spaces to encourage collaboration and community, and can be delivered from early 2020.

Above: ‘LANDSCRAPER’
The first wholly owned and designed Google building outside of the US, totalling more than 1 million sq ft. Google will occupy 650,000 sq ft of this ‘landscraper’, designed by Heatherwick Studio and Bjarke Ingels Group (BIG). All materials will be sourced through Google’s healthy materials programme.

Top left: 35,000 sq ft pre-let opportunity designed by Coffey Architects. Small but beautifully formed.

Top right: S1 FROM KE SKIDEE SQUARE
Modernist design with soaring black stone walls are counterpoint to the open squares and parklands. This 185,000 sq ft office building is pre-let to Google.

Middle right: 11 - 21 CANAL REACH
Comprising two Grade A office buildings focused around two central atria featuring panoramic lifts, fully flexible and capable of single or multiple occupation in a range of configurations.

Above right: ALL INSPIRING
The sunny roof terrace of R7 has majestic views over the city.
When it comes to an address, King’s Cross has it all – right at the heart of London. Unbeatable connections, an historic, canalside setting, shops, restaurants and cultural venues. This is a neighbourhood in every sense, with schools, community and leisure facilities, places to eat, meet and to play.

The homes at King’s Cross offer every convenience of modern urban life and are set amongst beautiful gardens and squares. Conceived by some of the world’s leading architects and designers, many have private terraces and balconies with breath-taking views. With the vibrant public parks and squares and the charming environment of the canal, King’s Cross is a unique and sophisticated place to live.

The development includes close to 1,700 new homes of different types and tenures, plus bespoke, high-quality student housing. Some 4,000 people will live in this new neighbourhood, reflecting the spectrum of London life. Many are already here: over 1,000 homes are completed and occupied including the stunning apartments in ArtHouse, Tapestry Apartments, The Plimsoll Building and the recently completed Fenman House and Gasholders.

Every home at King’s Cross is designed with care and attention to detail. These are some of London’s most elegant and comfortable contemporary apartments.

Parking for cars and bicycles, storage, waste and recycling have all been carefully considered. Our sustainability strategy, including connection to the low-carbon District Heating system, means that we are achieving Level 4 of the Code for Sustainable Homes.
Gasholders London captures the imagination of those looking for a new home with soul as well as refined style.

The gasholders at King’s Cross were part of the London skyline long before many of the buildings that define it today. Following a meticulous two-year restoration, the wrought iron frames of the Gasholder triplet returned to King’s Cross and now sit proudly on the banks of the Regent’s Canal – once more a prized part of the city’s architectural landscape.

145 distinctive apartments are built within this iconic landmark. Designed by Wilkinson Eyre Architects, Gasholders is a feat of contemporary design and cutting-edge engineering. All apartments have access to the beautifully landscaped rooftop garden, designed by internationally acclaimed Dan Pearson Studio. Most also benefit from private balconies. This is refined living at the heart of London’s most exciting new cultural quarter.

The interiors are designed by Jonathan Tuckey, and offer the highest quality finish and specification; all have bespoke kitchens and bathrooms and the latest in-home automation. Elegant flourishes, including brass accents, custom-made door handles and oak panelling give a sense of understated glamour.

The central atria, reminiscent of the Guggenheim in New York, brings light into the heart of the building. Residents benefit from a 24-hour concierge service, an exclusive fitness suite with spa, entertainment suite with screening room and private dining.

Visit gasholderslondon.co.uk or the new show apartments located at 1 Lewis Cubitt Square, N1C 4BY.

© TINA HILLIER
The epitome of parkside living; Fenman House and Luma have both been designed with modern flair and consideration.

Completed in 2017, the 76 apartments in Fenman House overlook the green expanse of Lewis Cubitt Park to the west and the picturesque Jellicoe Gardens to the south.

The homes are a mix of one, two and three bedroom apartments, most are dual aspect, and all have balconies and access to a communal terrace. Floor to ceiling windows flood the apartments with light. The interiors, designed by Johnson Naylor, have been conceived to reflect the exclusive feel of the building and its parkside setting.

The building is adjacent to the award-winning Saxon Court and Roseberry Mansions. All three buildings are designed by Maccreanor Lavington to work as one urban block, drawing on the rich industrial heritage of King’s Cross.

Fenman House is the first of four apartment buildings set around Lewis Cubitt Park – the tranquil green heart of the estate.

Luma is a sophisticated residential escape which takes full advantage of its tranquil setting. Dual aspect with elegantly faceted balconies open out to Jellicoe Gardens and Lewis Cubitt Park, connecting the parkside retreat with the inner sanctuary of home.

Luma has been imagined by award-winning architects Squire & Partners. They reference the unique parkside setting in their design, creating elegant and modern homes which harness the restorative powers of natural light and surrounding greenery, evoking a sense of escape from the modern world.

Conran and Partners’ impeccable interior design is showcased throughout, from the atmospheric lobby, to the bright and airy apartments. The tranquil setting and feeling of light, openness and calm is echoed in the generous interior spaces, tall balcony windows, smoothly integrated kitchens and bathrooms, and in the use of elegant natural materials.

Luma is the only King’s Cross building currently selling off-plan, with works starting onsite during summer 2018 and completion due Q2 2020.
Autumn 2015 saw the completion of The Plimsoll Building. The studio apartments, duplexes and penthouses here have breathtaking views over Gasholder Park, the Regent’s Canal and the city beyond. The refined interiors are designed by Johnson Naylor and are meticulously crafted using a combination of the finest hand-picked materials and sleek contemporary appliances. The feel is timeless and elegant. The 13-storey building is designed by David Morley Architects, referencing the Victorian industrial heritage of King’s Cross. The lush courtyard garden on the second floor is designed by the award-winning Dan Pearson Studio. The building also benefits from a winter garden and roof terrace with panoramic views of London. Residents enjoy a dedicated 24-hour concierge, a beautifully-dressed residents’ lounge and dining room, and a well-equipped fitness suite. The Plimsoll Building houses the King’s Cross Academy, a new two-form entry primary school, a 26-place nursery on the ground floor; and the Frank Barnes School for Deaf Children on the first floor.

A range of exceptional affordable homes have been built at King’s Cross, including traditional rented homes, shared ownership apartments, ‘extra care’ for the elderly and other supported housing. These have been developed in partnership with One Housing Group and Dolphin Living. The first residents moved into Rubicon Court, Saxon Court, Roseberry Mansions and Tile House during 2012 and 2013. Affordable and key worker housing is also available in ArtHouse, Tapestry and The Plimsoll Building. Meanwhile, our student housing partner Urbanest UK opened its 27-storey landmark tower in 2013, providing high quality accommodation for more than 650 students. An additional 200 student homes have been delivered in the neighbouring Victoria Hall.

1,000 new homes have now been completed at King’s Cross, all designed by leading architects and inspiring interior designers.
Argent is one of the UK’s most admired and respected property development companies. The company has built a strong track record over 30 years in mixed-use developments that combine office, residential, retail, leisure, hotels, cafés, restaurants and managed open space; and has become a leading practitioner of city centre regeneration.

Argent focuses on just a few, exceptional schemes at any one time, working with landowners and other partners. In addition to the eight million sq ft emerging at King’s Cross, Argent’s CV includes the rejuvenation of Piccadilly (One Piccadilly Gardens, Piccadilly Place, The Hub), The Hive and One St Peter’s Square in Manchester, Brindleyplace and Paradise in Birmingham, the redevelopement of brownfield sites in the Thames Valley, and major commercial developments in the City of London.

Argent, with its partner Related, is working on several sites across London including Tottenham Hale and Brent Cross South.

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A world class professional team, delivering a world class estate – King’s Cross

THE DEVELOPMENT PARTNERSHIP

King’s Cross is being developed by the King’s Cross Central Limited Partnership, which brings together:

Argent King’s Cross Limited Partnership

Comprises the BT Pension Scheme (managed by Hermes Investment Management) and members of Argent (Property Development) Services LLP, one of the UK’s best respected property development companies. Argent is also the Asset and Development Manager for King’s Cross.

AustralianSuper

The King’s Cross estate is owned by the King’s Cross Central Limited Partnership, made up of Argent and pension fund AustralianSuper, who are a majority shareholder. King’s Cross is its first direct London investment and only its second in the UK.

AustralianSuper manages AUD $140 billion of members’ retirement savings on behalf of almost 2.2 million members. It is a profit for member organization. One in 10 working Australians is a member of AustralianSuper, the nation’s largest superannuation fund.

AustralianSuper is the founding member of the King’s Cross & St Pancras Business Partnership.

kingscrossandstpancras.com

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TOWNSHEND LANDSCAPE ARCHITECTS
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ARCHITECTS

AHMM ARCHITECTS
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allisandmorrison.com

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alisonbrookarchitects.com

BAM DESIGN
bam.co.uk

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bephillips.com

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coffeyarchitects.com

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DAVID MORLEY ARCHITECTS
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DEKTER MOREN ASSOCIATES
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dJMM
djmm.co.uk

ERIC PARRY ARCHITECTS
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FELDEN CLEGG BRADLEY STUDIOS
fbsstudio.com

GLENN HOWELLS ARCHITECTS
glennhowells.co.uk

HEATHERWICK STUDIO
heatherwick.com

JOHN McASLAN & PARTNERS
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LIFSCHUTZ DAVIDSON SANDLANDS
lids-uk.com

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morrisandcompany.co.uk

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PP ARCHITECTS
pparchitects.co.uk

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stantonwilliams.com

STUDIO DOWNIE ARCHITECTS
studiodonnie.com

WEEDON ARCHITECTS
weedonpartnership.co.uk

WILKINSON EYRE ARCHITECTS
wilkinsoneyre.com

WILMOTTE & ASSOCIES
wilmotte.com

INTERIORS

CONNAN AND PARTNERS
connanandpartners.com

JOHNSON NAYLOR
johnsonnaylor.com

JONATHAN TUCKEY DESIGN
jnthntuckey.com

MOREYSMITH
moreysmith.com

PROJECT ORANGE
projectorange.com

CONTRACTORS

BAM CONSTRUCT
bam.co.uk

KIER GROUP
kier.co.uk

MCLAREN CONSTRUCTION
mclarengroup.com

MIDGARD
midgard.ltd.uk

PUBLIC REALM

DAN PEARSON STUDIO
danpearsonstudio.com

FABRIK
fabriks.com

OLIN STUDIO
theolinstudio.com

THE FOUNTAIN WORKSHOP
fountains.co.uk

TOM STUART-SMITH
tomstuartsmith.co.uk

TOWNSHEND LANDSCAPE ARCHITECTS
townshendla.com

PROFESSIONAL TEAM
...King’s Cross and Argent continue to win prestigious awards

2018 Gasholders London
RIBA National Award
RIBA Regional Award

2018 RT
RIBA National Award
RIBA Regional Award

2018 Victoria Hall - King’s Cross
RIBA National Award

2018 Somers Town Bridge
Civic Trust Awards

2017 King’s Cross
Investment in London’s Future
– London First Awards

2017 King’s Cross
Client of the Year
– BD Architect of the Year Awards

2017 Tapestry
RIBA Regional Award

2016 Gasholders London
World’s Best Architecture
Awarded by International Property Awards

2016 King’s Cross
Grand Award
Awarded by BALI Awards

2016 Coal Drops Yard
Restaurants and Retail – unbuilt
Awarded by NLA Awards

2016 German Gymnasium
Restaurants and Retail – built
Awarded by NLA Awards

2016 Gasholders Park
Public space
Awarded by NLA Awards

2015 Argent
Overall Developer of the Year
Awarded by OAS Awards

2015 Special 20th Year Award for Most Innovative Development of the Past 20 Years
Awarded by Property Week Awards

2014 Argent Office, 4 Stable Street, London
Projects up to 2,000 sq m
Awarded by BCO National Awards

2014 King’s Cross Masterplan, London
Best of the Best
Awarded by NLA Awards

2014 Roger Madelin & David Partridge
Property Personality of the Year
Awarded by Property Week Awards

2014 One Pancras Square, King’s Cross,
London Regional and National Award Winner
Awarded by RIBA

2014 King’s Cross, London
Masterplan
Awarded by NLA Awards

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