


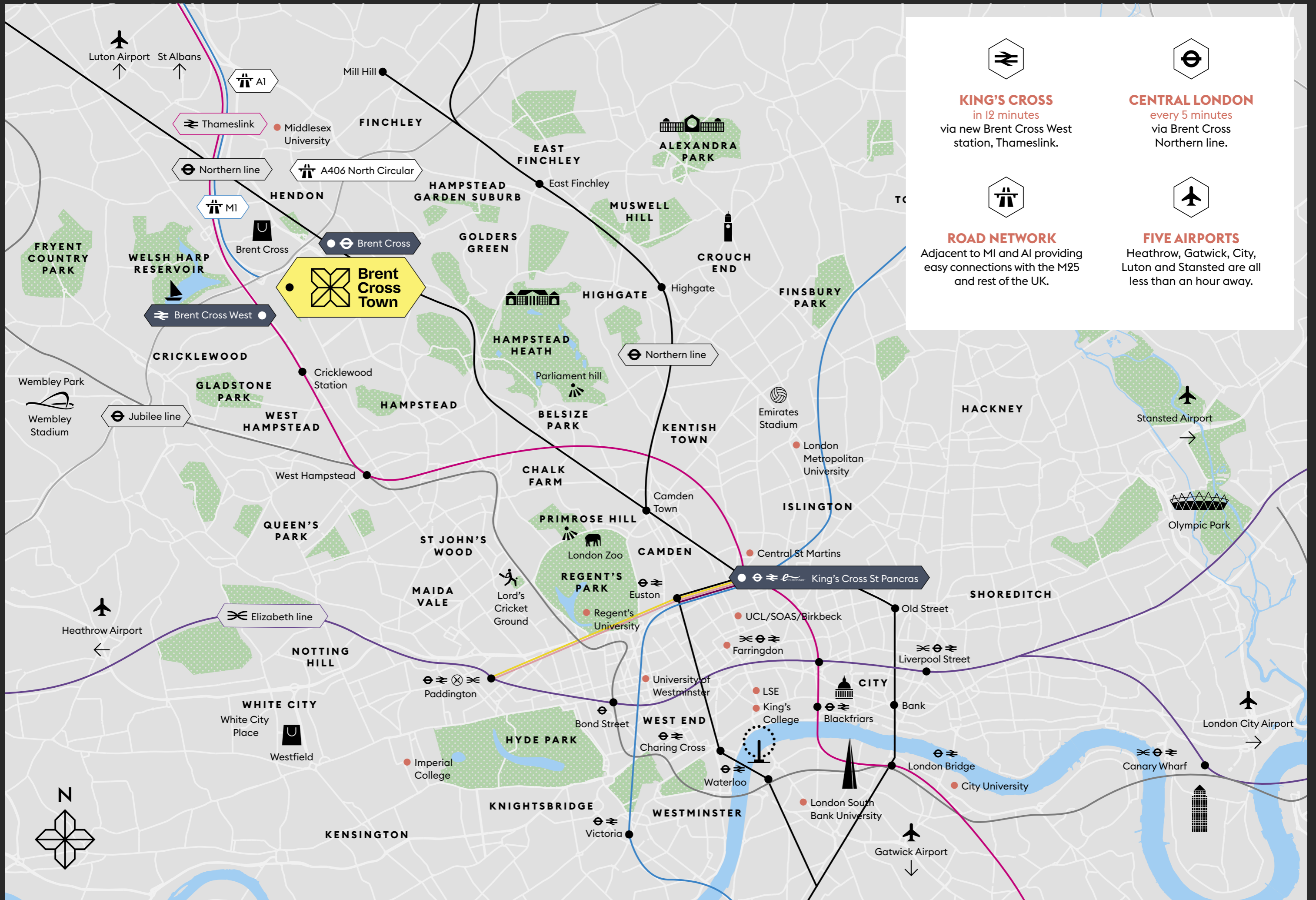






**Brent
Cross
Town**



**A PARK TOWN for
FUTURE LONDON**

 **RELATED
ARGENT**



 KING'S CROSS in 12 minutes via new Brent Cross West station, Thameslink.	 CENTRAL LONDON every 5 minutes via Brent Cross Northern line.
 ROAD NETWORK Adjacent to M1 and A1 providing easy connections with the M25 and rest of the UK.	 FIVE AIRPORTS Heathrow, Gatwick, City, Luton and Stansted are all less than an hour away.

North London NEIGHBOURHOOD.



CYCLE

- Brent Cross Shopping Centre 6 mins
- Welsh Harp Reservoir 10 mins
- Kenwood House 23 mins
- Primrose Hill Village 24 mins
- Hampstead Heath 25 mins



RAIL AND UNDERGROUND

- Hampstead 8 mins ○
 - Chalk Farm 10 mins ○
 - Camden Town 11 mins ○
 - King's Cross 12 mins ●
 - Euston 15 mins ○
 - Farringdon 15 mins ●
 - Old Street 21 mins ○
 - Victoria 21 mins ○●
 - Charing Cross 22 mins ○
 - London Bridge 28 mins ○
- Thameslink
○ Northern line
● Victoria line




ROAD

- Luton ✈ 30 mins
- Heathrow ✈ 45 mins



Brent Cross West Station Thameslink
(Completion December 2022)


M1 Motorway


North Circular A406 Road


Claremont Park

Central Neighbourhood Square

THE DELAMARRE

Brent Cross Tube Station Northern line
(10 mins walk)


Office District

The High Street

Brent Cross Shopping Centre

The Ashbee

Brent Cross Town Visitor Pavilion

Clitterhouse Playing Fields



Welcome to **BRENT CROSS TOWN**, a place that **INSPIRES** us into **FUTURE WAYS** of **LIVING** and **WORKING**. Related Argent, in partnership with Barnet Council, is on-site delivering a new North London neighbourhood spanning **180 ACRES**, with **50 acres** of green parks and playing fields.



1

SPORT & PLAY

We will create THE PLACE in LONDON to participate in SPORT and PLAY with 50 ACRES of PARKS and PLAYING FIELDS to UNITE people and TRANSFORM lives

2

FLOURISHING COMMUNITY

We will make a North London town WHERE ALL CAN FLOURISH

OUR VISION

We're making **FOUR PLEDGES** to this **NORTH LONDON** neighbourhood.

NET ZERO CARBON TOWN

We will build a NET ZERO CARBON town — addressing the GLOBAL CHALLENGE of the climate crisis

3



4

GREAT CONNECTIONS

We will strengthen CONNECTIONS with GREAT TRANSPORT into and out of CENTRAL LONDON. Connecting businesses, customers, friends and family

A NET ZERO CARBON town

BRENT CROSS TOWN has partnered with energy provider **VATTENFALL**, to establish an on-site energy centre that will provide **NET ZERO CARBON** energy to our new neighbourhood.



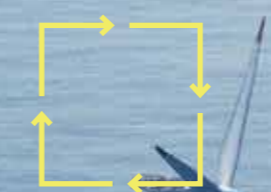
TIMBER construction to lower embodied carbon



Accountability through the Net Zero Carbon Buildings Commitment



Advanced energy modelling to maximise building efficiency



100% RENEWABLE electricity



On-site ENERGY CENTRE for heating and cooling



Carbon OFFSETTING



CIRCULAR economy



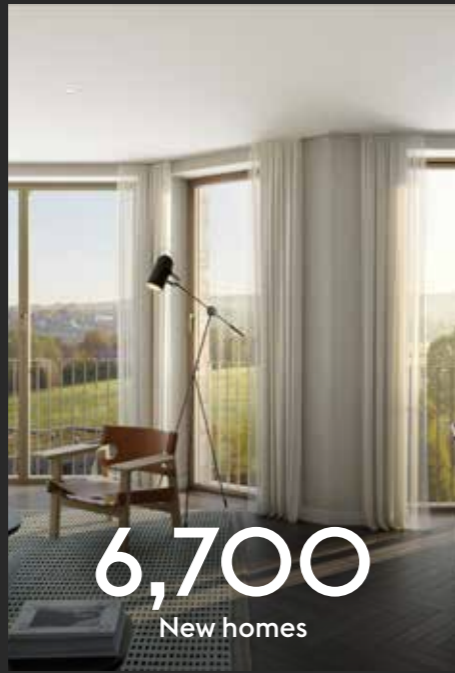
Food waste RECYCLING



Improved CYCLING and WALKING provision



180
Acres



6,700
New homes



50
New shops and restaurants



25,000
People working here

People enjoy a better
QUALITY OF LIFE
and greater sense of
COMMUNITY when
everything they need
is within a **15-MINUTE**
walk or cycle.



£7bn
GDV



8
New public squares



50
Acres of green space



ZERO
Net zero carbon town by 2030



A vibrant 15-MINUTE TOWN

Central Neighbourhood Square

A new **HIGH STREET**
combining popular
national brands
with independent
SHOPS, CAFÉS and
RESTAURANTS.

Our '15-minute town' will provide residents and workers with easy access to home, work, childcare, health practices, shops, restaurants, schools and parks.

The High Street and Central Neighbourhood Square will be the destination for residents, workers and visitors to shop, eat and socialise, providing a variety of everyday essentials, popular brands, independent and artisan shops selling homemade and home-grown produce.



The High Street

Brent Cross Town will set a new benchmark for quality of place and product in London's mid-market.

- A place that **BRINGS TOGETHER THE VERY BEST OF LONDON'S GREAT NEIGHBOURHOODS** while making the most of its local context.
- A place that serves local needs while drawing people to it from across North London and beyond.
- A place that, above all else, values **QUALITY OF LIFE** as a central, guiding principle.
- Mixing vibrant cosmopolitanism with a **STRONG SENSE OF COMMUNITY** and **GREEN LIVING**, this will be London at its very best.

A NEW URBAN VILLAGE

- The scale and mixed-use nature of the masterplan will establish Brent Cross Town as **A NEW LONDON NEIGHBOURHOOD AND DESTINATION**.
- Leisure uses, parks and playing fields and **50 SHOPS AND RESTAURANTS** will make Brent Cross Town a great place to live.

A neighbourhood of ELEGANT NEW HOMES for sale

The homes at Brent Cross Town have been specifically designed with the resident in mind and will ensure the emerging post-pandemic living trends are met, as well as exceeding other schemes of its kind.

- **'15 MINUTE TOWN'** the mix of uses proposed will ensure residents can service all of their daily needs within their local neighbourhood and community.
- **QUALITY OF DESIGN AND BUILD** considered internal space planning and design will create high quality homes with good ventilation and natural light.
- **PROXIMITY TO GREEN OPEN SPACE** the masterplan will provide an abundance of public green space, in addition to private balconies or communal courtyards and terraces.
- **SPACE TO WORK FROM HOME** all homes exceed space standards, with room for residents to furnish their space with a desk should they wish; alternatively the residents' amenities include a lounge and workspace where residents can work.
- **ENVIRONMENTAL CREDENTIALS** all homes will be highly energy efficient and served by a low carbon energy system so all residents will have the opportunity to live a net zero carbon lifestyle.

The RESIDENTIAL Offering



THE DELAMARRE

- 170 studio, 1, 2 and 3 bed apartments
- Designed by award-winning architects Maccreanor Lavington
- Interiors by Woods Bagot
- Bay fronted brick mansion block
- Design and finishes inspired by the Art Deco movement
- Best-in-class gymnasium
- Residents' workspace
- Private dining room
- Concierge
- Sensory gardens
- Parkside views



THE CLAREMONT PARK CLUB

Every resident of The Delamarre and The Ashbee will enjoy being part of The Claremont Park Club with its array of spaces and places - an extension of your home.



- CLUB LOBBY
- CONCIERGE
- RESIDENTS' LOUNGE
- GYMNASIUM
- FITNESS STUDIO
- WORKSPACE
- MEETING ROOM
- PRIVATE DINING ROOM
- SCREENING ROOM

FACILITIES that cater for the **EVOLVING** needs of **RESIDENTS** and **INSPIRE** how they live.

Computer generated imagery is indicative only.



The Ashbee

- 107 studio, 1, 2 and 3 bed apartments with six maisonettes
- Designed by globally acclaimed architects Squire & Partners
- Interiors by Woods Bagot
- Design and finishes inspired by the Arts & Crafts movement
- Screening room
- Private dining room
- Lobby lounge
- Waterside views



THE DEVELOPER

RELATED ARGENT is a developer combining expertise from the creation of **HUDSON YARDS** in **NEW YORK** and the regeneration of **KING'S CROSS** in **LONDON**. We are experienced in designing and delivering large complex developments that **TRANSFORM** their locations into enjoyable places to visit and to call home.



Hudson Yards, New York

The largest private real estate development in the history of the United States, Hudson Yards is the fulfilment of a remarkable collaboration of visionaries. The site includes more than 18 million sq ft of commercial and residential space, more than 100 shops and restaurants, arts centre The Shed, 14 acres of open space and the world's first Equinox Hotel.

King's Cross, London

King's Cross is one of the largest and most successful redevelopments in London. Over the past 20 years, what was an underused industrial site has been transformed and rejuvenated with new streets, squares and parks, homes, shops, offices, galleries, bars, restaurants, schools, and even a university.

It's a vibrant new neighbourhood with a brand new postcode – NIC – and is widely acclaimed as Europe's leading urban regeneration project of the past two decades.

@BRENTCROSSTOWN
#PARKTOWN
BXT.CO.UK/REGISTER



Location

Brent Cross Town, London NW2 1FE

Architects

The Delamarre -
Maccreeanor Lavington

The Ashbee -
Squire & Partners

Interior design

Woods Bagot

Landscape architects

Andy Sturgeon Design

First completions

Estimated Q4 2024

Tenure

Leasehold c. 999 years

Parking

Limited availability for select homes on an annual hire basis

Ground rent

Peppercorn rent, £0

Service charge

Estimated at £5.10 psf per annum

Council tax

To be confirmed

Local Authority

Barnet Council

Warranty

10-year NHBC new homes warranty

Payment terms

£2,000 reservation fee
5% on exchange
2nd 5% due 28 April 2023
Balance on completion

Solicitors

Landlord solicitors
Michelmores LLP

Purchaser solicitors
Riseam Sharples or
the other panel solicitors on request

New homes at Brent Cross are being delivered with funding from the Ministry for Housing, Communities and Local Government



Homes
England

Sales Agents



For further reading
please scan to read
our Essential Guide.

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