

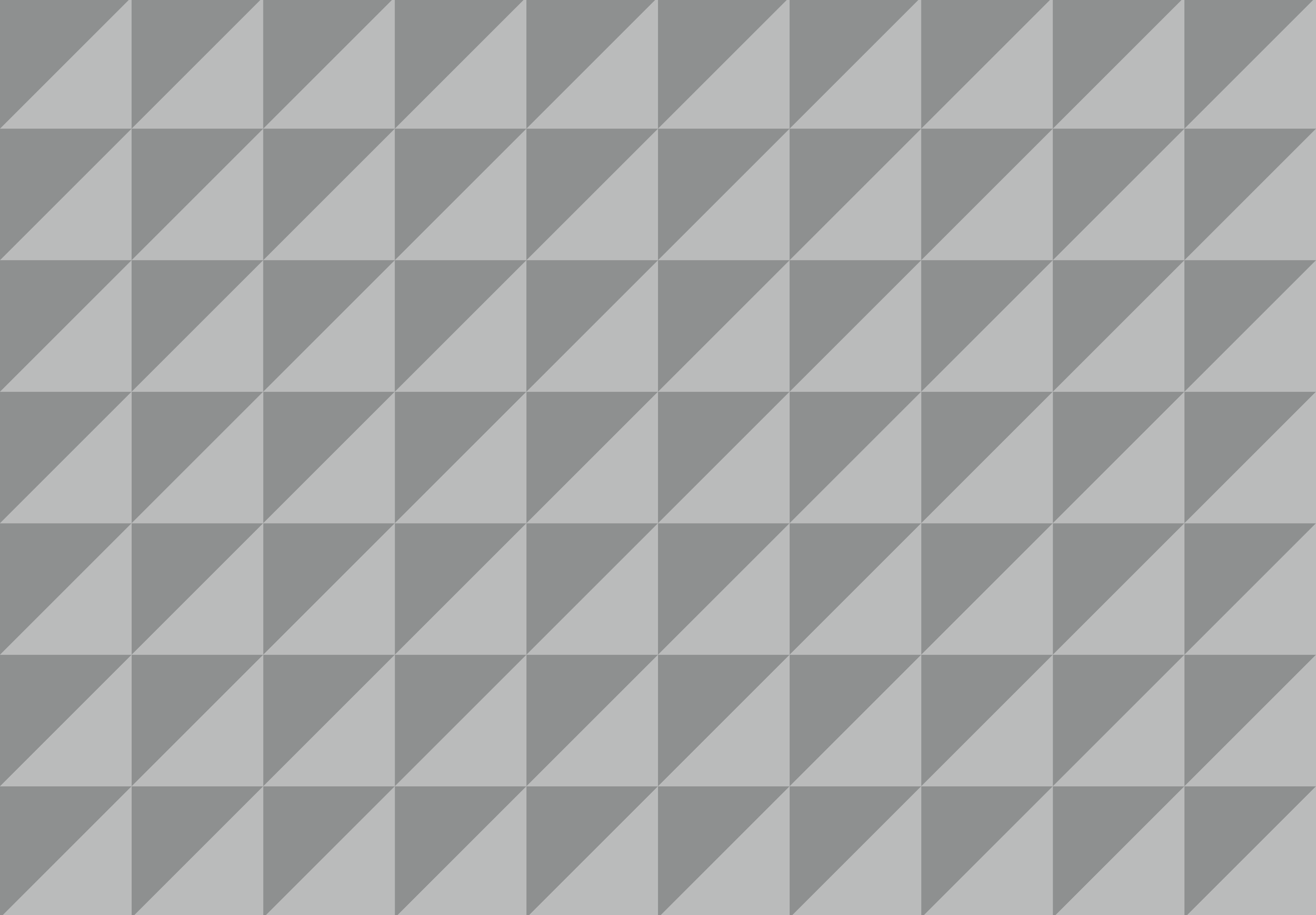


CALEDONIAN ROAD

N7

PHASE TWO

1 & 2 BEDROOM APARTMENTS
A HOT LOCATION FOR AN EXCITING NEW LIFESTYLE



Welcome to The Cally

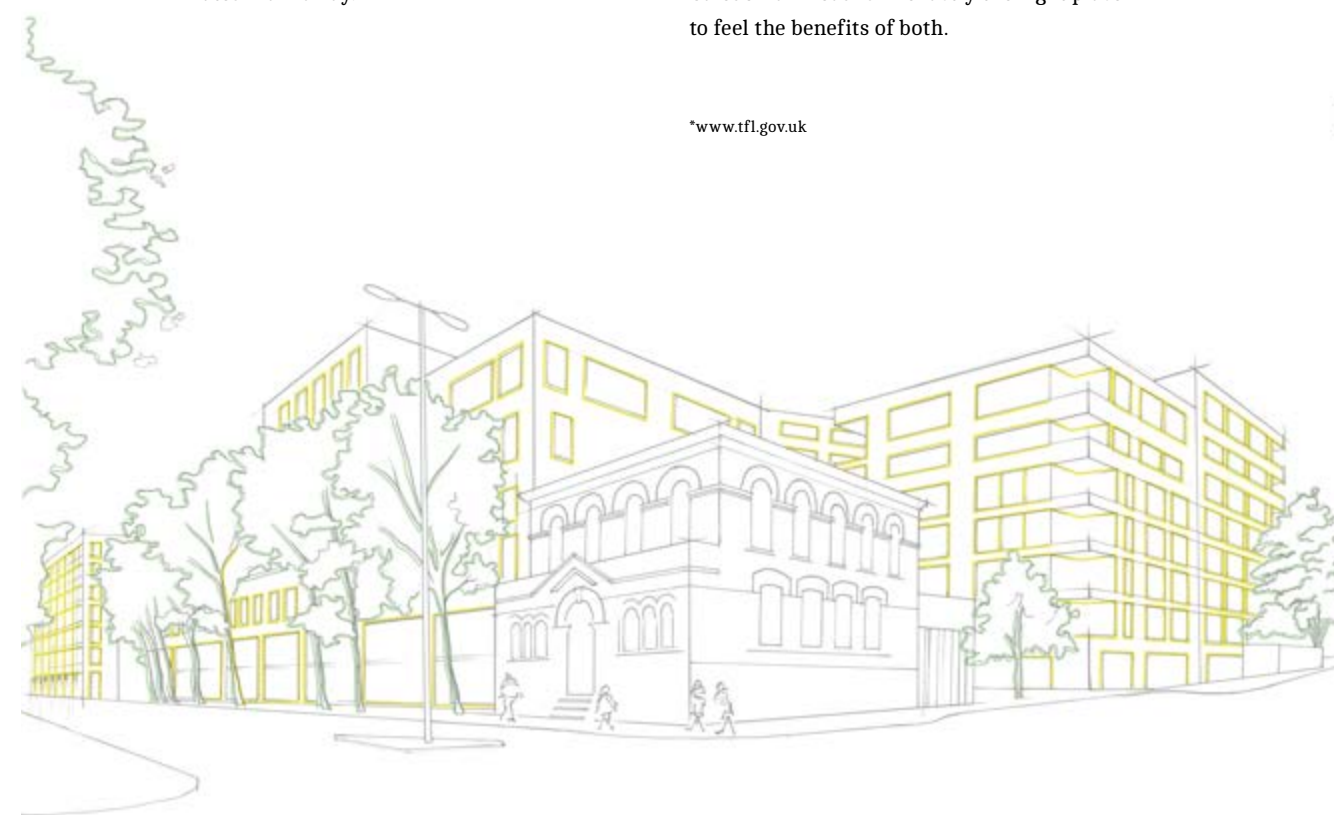
Known affectionately by Londoners as 'The Cally', Caledonian Road is entering an exciting new era, and London Square is proud to play a part in it by creating this landmark development, London Square Caledonian Road.

London Square Caledonian Road is designed for stylish city living, offering a range of stylish, high specification 1 and 2 bedroom apartments of quality. The development is a lively mix of residential and commercial space, ideal for entrepreneurial small and medium sized businesses to work from, all of which will make it the new focal point of the Caledonian Road. To the rear, the development overlooks Market Road Gardens, a 3 acre oasis which is only two minutes' walk away.

Excellent connections are another important feature; Caledonian Road tube station is only 4 minutes' walk away, and from there, you can reach Leicester Square in 10 minutes*.

This is an historic area of central London with amazing potential, between the spectacular regeneration zone just north of King's Cross, and the long-established, sought after neighbourhood of Islington. London Square Caledonian Road is in exactly the right place to feel the benefits of both.

*www.tfl.gov.uk





The smartest choice in the neighbourhood

The development is a stylish new landmark for the north London neighbourhood of Caledonian Road, with an ideal location between sought after Islington and the vibrant regeneration area around King's Cross.

London Square Caledonian Road offers an outstanding choice of high specification 1 and 2 bedroom private apartments, all with private outdoor space, in a series of pastel-hued buildings arranged around an attractive courtyard.

The focal point of the development is the large, glass fronted entrance lobby, where the 24 hour concierge service is situated. Beyond this is the well-equipped gym; like the concierge, a hallmark of high-end developments everywhere and essential for busy professionals.

The development is to have three phases. Phase one is Buildings 5 and 6, phase two will introduce

Building 9, and phase three will see the launch of Building 8. Each has its own distinct identity, adding a different coloured exterior to the development.

In phase two, most apartments have an outlook over the central courtyard. Apartments with views towards the adjoining Market Road Gardens benefit from fully glazed windows and boast maximum daylight which creates a feeling of space. Every apartment has an open plan living/dining room, a terrace, ideal for entertaining and for additional chill-out space, there's a podium garden available to residents, with views over Market Road Gardens.



The buzz word:
regeneration



King's Cross, the hottest property ticket in town

Evening Standard



One of London's most dramatic regeneration projects is well underway very close to Caledonian Road, to the north of King's Cross station, and on the western edge of the sought after location of Islington. Out of a swathe of derelict land, a vibrant new London quarter is growing, and it's already a community in its own right, with its own new postcode: NIC.

When complete, it will comprise new buildings, homes, streets, public squares, open space and restored heritage buildings. Central St Martin's, part of the University of the Arts London, made its new home in the Granary Building several years ago, and Granary Square has come alive with events and festivals, restaurants and fountains.

The Great Northern Hotel has been beautifully restored, and its GNH Bar is already a favourite for chilled out after work drinks. Waitrose has also put its seal of approval on King's Cross by opening one of its largest London branches there.

There's much more to come, and Caledonian Road is set to feel the benefits in terms of a fantastic local lifestyle.

Canary Wharf

City of London

The Shard

The London Eye

St Paul's

SOAS & UCL

Upper Street Islington

Barnard Park

King's Cross
St Pancras Station


Thornhill Square

Central St Martin's

Caledonian Road &
Barnsbury Station


Islington


LONDON
SQUARE
CALEDONIAN
ROAD
N7

Market Road Gardens

Islington Tennis Centre

Caledonian Road Station


Caledonian Park

London calling

Just three miles from the West End, London Square Caledonian Road means London really is on the doorstep.

London has become a 'global city'; a base for living, investing, working, studying & travelling. In a recent 'Cities of Opportunity' survey*, it took the top spot, based on factors such as its economic influence, importance as an international gateway, technological pre-eminence, and the quality of its higher education.

You can find almost everything you want in London: iconic buildings both old and new, heritage and pageantry, world famous shops, parks and riverside, and an arts scene that is the envy of the world.

Whatever your reason for being in London, it's a unique and inspiring experience.



The range of restaurants, bars, theatres, sports, pop-ups, performance art and large-scale events is astounding. Right here, right now, London is somewhere you have to be

Sophie Campbell, Daily Telegraph



- 1 Canary Wharf (38 minutes by public transport)
- 2 Carnaby Street (22 minutes by tube)
- 3 View across London
- 4 Eros statue, Piccadilly Circus (17 minutes by tube)
- 5 Beefeater at The Tower of London (34 minutes by tube)

*Price Waterhouse Coopers, 2014





The restaurants everyone's talking about

London is a restaurant city, where foodies have a whole world of cuisine to satisfy their hunger. It ranges from Michelin-star excellence to pop-up restaurants and street food vendors. Gastro pubs, ethnic canteens, neighbourhood brasseries and celebrity chef empires are all part of the picture too.

Eating out areas close to London Square Caledonian Road are numerous, and all offer something different. Islington's Upper Street in particular gives the impression of having a different restaurant every few yards, and the range could not be more diverse. It has the original branch of Ottolenghi, Mexican at Wahaca, American burgers at Five Guys, tapas at La Farola, cocktails at Hoxley & Porter, gastropub fare at the Duke of Cambridge, and many, many more.

Restaurants, bars and cafés of every description cluster around Camden Town, where Japanese, Turkish, Thai and American Deep South cooking, to name just a few, can all be tried. Over in Hoxton and Shoreditch, the choices

are just as diverse and include Peruvian, classic French, southern Italian, and Scandinavian. In both neighbourhoods, there seems to be a pub or cocktail bar on every corner, and many double as clubs and live music venues after dark.

In King's Cross, popular destinations in the new Granary Square include Caravan and Dishoom. The German Gymnasium is a new and already highly praised restaurant specialising in Mittel-European flavours, and chef Marcus Wareing brings his celebrated talents to the Gilbert Scott, within the Gothic extravagance of the St Pancras Renaissance Hotel.



Camden Lock

Canal 125, on Caledonian Road, best burger in town

Jeremy Healy, DJ

There are more new eating places opening up on Islington's Upper Street than you can poke a baguette at

Evening Standard

Shopping to shout about

Some of London's most prestigious shopping districts are just a short tube journey from Caledonian Road.

Alight at Knightsbridge, just 16 minutes by tube from Caledonian Road*, for world famous Harrods and Harvey Nichols, or Covent Garden, where the likes of Paul Smith, Apple and Orla Kiely have flagship stores.

The West End has Selfridges, Liberty, Hamleys, and the international labels of Bond Street and Regent Street as well as Bloomsbury Shopping Centre at Russell Square. A shopping experience of an entirely different kind can be enjoyed at Westfield, home to over 300 shops, from the affordably attainable to the last word in luxury. By tube, it's just under 30 minutes' journey from Caledonian Road*.

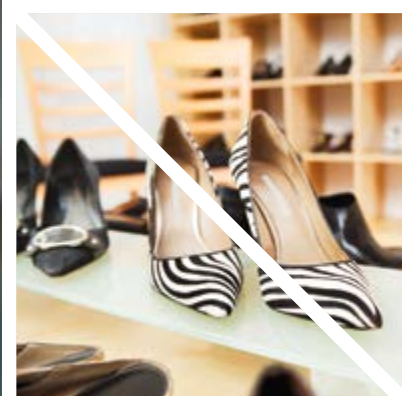
Nearer to London Square Caledonian Road, Islington is yet another enticing option for the discerning shopper. Upper Street is lined with shops, many specialising in original furnishings and fashion. Camden Passage, traditionally renowned for its many antique dealers, has now expanded its offerings to include gourmet foods, jewellery, even a trendy knitting shop.

*www.tfl.gov.uk



Selfridges, a first port-of-call for stylish one-stop shopping

Time Out



Harrods, Knightsbridge

Speaking of culture

Anyone curious about culture finds endless inspiration in London. Its theatre scene, museums and galleries, and music venues ranging from opera houses to rock stadiums, have given it a well deserved reputation for arts and entertainment.

Some of the world's most visited arts attractions are here, with the British Museum, Tate Modern, the National Gallery and Victoria and Albert Museum* all high on the list. Performance venues from the Royal Albert Hall to the O2 bring in megastars of music from all over the world. London also has countless smaller galleries, museums, theatres and arts spaces where originality thrives.

Around London Square Caledonian Road, cultural venues include the Almeida Theatre, King's Head Theatre, Sadler's Wells and the Estorick Collection in Islington, while King's Place in King's Cross provides an exciting new space for music and performance of every genre.

*The Art Newspaper, 2014



Royal Albert Hall, South Kensington



Our city perfectly combines history, heritage, arts, culture and major events that are the envy of the planet

Boris Johnson



The City
21 mins



Camden Town
10 mins



Angel, Islington
9 mins



King's Cross
St Pancras
International
7 mins



King's Place,
King's Cross
6 mins



London
Metropolitan
University
5 mins



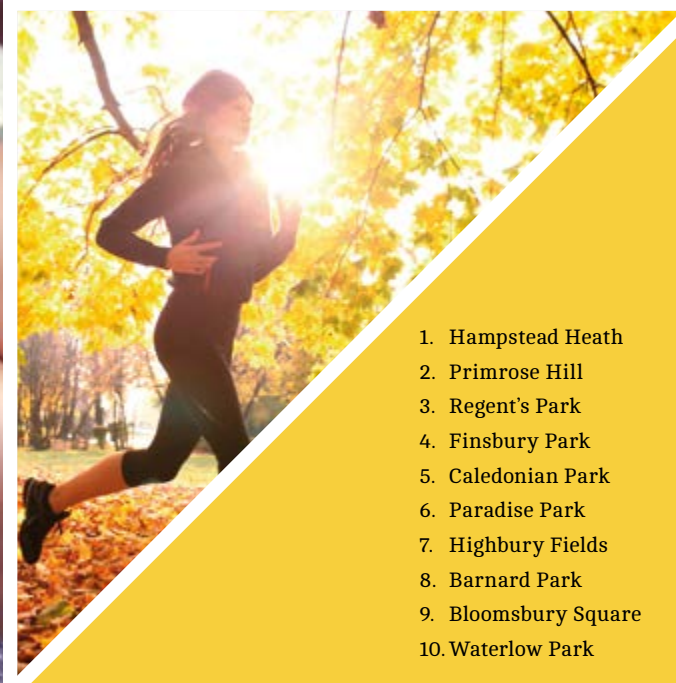
Caledonian Park
2 mins



Cycle times from
London Square
Caledonian Road



Regent's Park, London



1. Hampstead Heath
2. Primrose Hill
3. Regent's Park
4. Finsbury Park
5. Caledonian Park
6. Paradise Park
7. Highbury Fields
8. Barnard Park
9. Bloomsbury Square
10. Waterlow Park

The green approach

Every London neighbourhood, no matter how urban, has welcoming parks and pockets of green, and Caledonian Road is no exception.

Just around the corner from London Square Caledonian Road is Caledonian Park, whose Grade II Listed clock tower is a remnant from the days when the park was the Metropolitan Cattle Market. Now the park is an oasis of woodland and meadows. Market Road Gardens is next to Caledonian Park and combines a nature conservation area with sports pitches and Islington Tennis Centre.

London is of course known for its parks, and some of the biggest and best can be found on the north side of the city: The Regent's Park, Victoria Park, Finsbury Park and Hampstead Heath amongst them. All can be easily reached from London Square Caledonian Road.





High quality design,
architecture and materials
that make a positive
contribution to the local area

London Square



London, a seat of learning

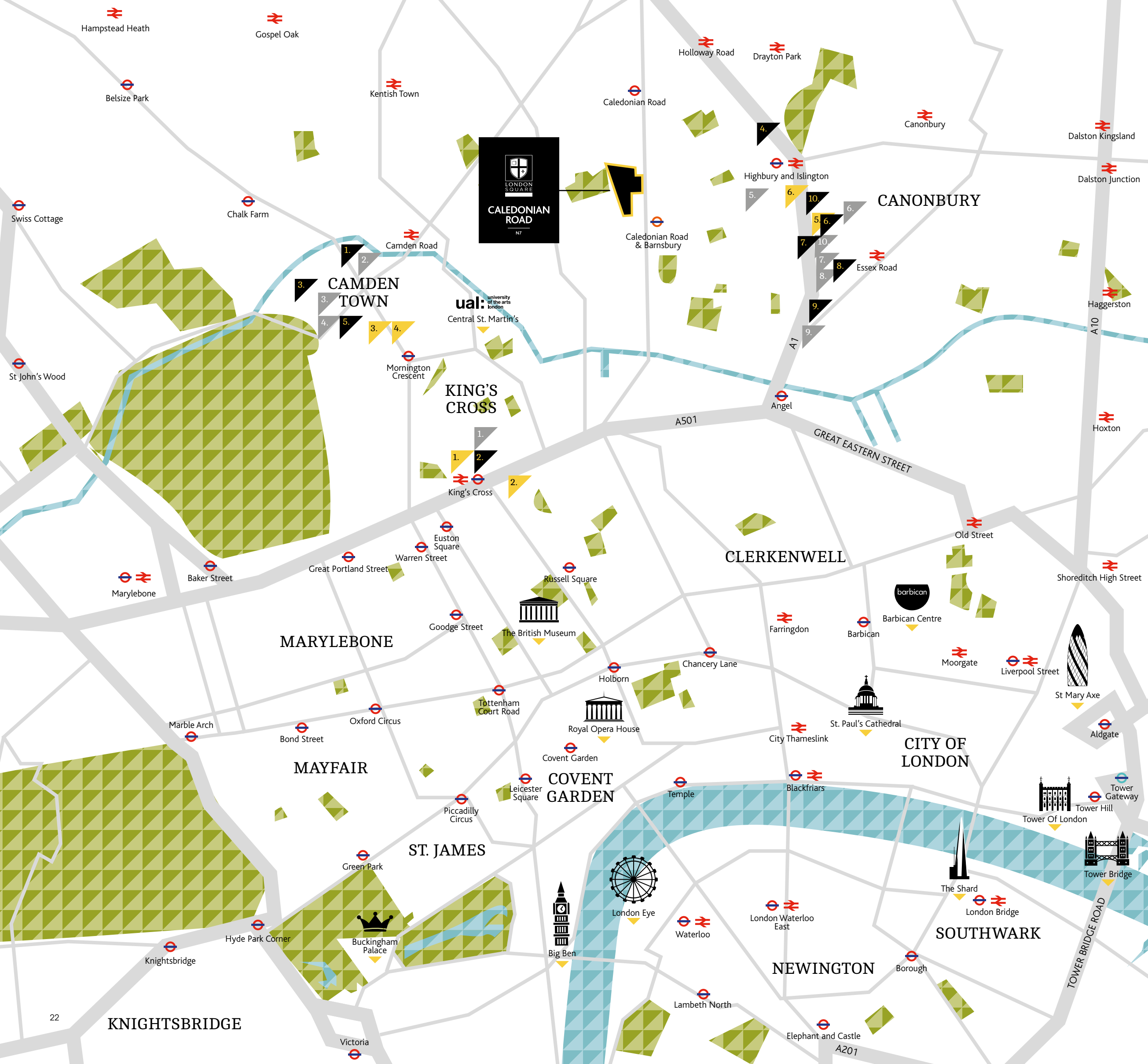


London consistently features in the university league tables, with King's College London, University College London and Imperial College London always scoring highly for academic excellence.

There are forty universities in the capital, and a vast choice of courses, so it's no wonder that students from almost every country in the world choose London for their higher education.

	THE LONDON SCHOOL OF ECONOMICS AND POLITICAL SCIENCE ■	LSE 22 mins
	KING'S COLLEGE LONDON	King's College London 22 mins
	Imperial College London	Imperial College London 19 mins
	SOAS University of London	SOAS 12 mins
	UCL	UCL 12 mins
	CITY UNIVERSITY LONDON	City University 9 mins
	university of the arts london	Central St Martin's 3 mins
	LONDON metropolitan university	London Metropolitan 1 min

Travel times by underground from London Square Caledonian Road



KEY

-  **RESTAURANTS & EATERIES**
 1. Granary Square
 2. The Cuban
 3. Oka Restaurant
 4. Pesantissimo
 5. Memsaab Indian Restaurant
 6. Smokehouse
 7. Ottolenghi
 8. Almeida Restaurant
 9. Wahaca
 10. Hoxley & Porter

-  **BARS & CLUBS**
 1. GNH Bar
 2. The Flying Scotsman
 3. The World's End
 4. The Blues Kitchen
 5. The Four Sisters Bar
 6. The Library

-  **SHOPPING**
 1. Camden Market
 2. St. Pancras International
 3. Studio 8
 4. Atsuko Kudo
 5. Spice London
 6. Dinny Hall
 7. Oliver Bonas
 8. Toast
 9. Euphorium Bakery
 10. Sefton Fashion

It's all about connections

London Square Caledonian Road is an extremely well connected location, giving you the choice of London Underground from Caledonian Road station and Overground from Caledonian Road and Barnsbury. Both stations are within 6 minutes' walk.

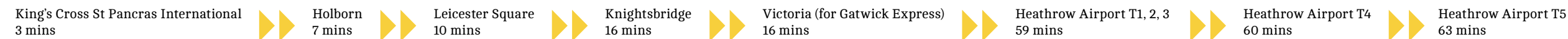
International links are very good too. The Piccadilly Line runs direct to Heathrow Airport. It's also just one station from Caledonian Road to King's Cross St Pancras International, London's Eurostar terminal, whose European destinations are becoming ever more numerous and frequent.



King's Cross, St Pancras International



London Underground Piccadilly Line from Caledonian Road
www.tfl.gov.uk



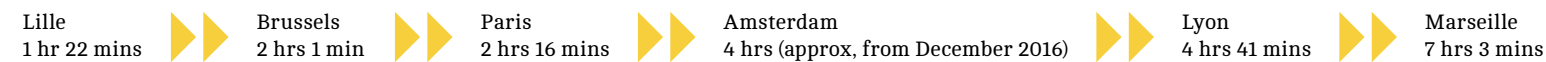
London Overground from Caledonian Road & Barnsbury
www.tfl.gov.uk



Walking from London Square Caledonian Road
Google maps



Eurostar from St Pancras International
www.eurostar.com



Love the fact that I get on a train in London and can be in Paris two and a quarter hours later



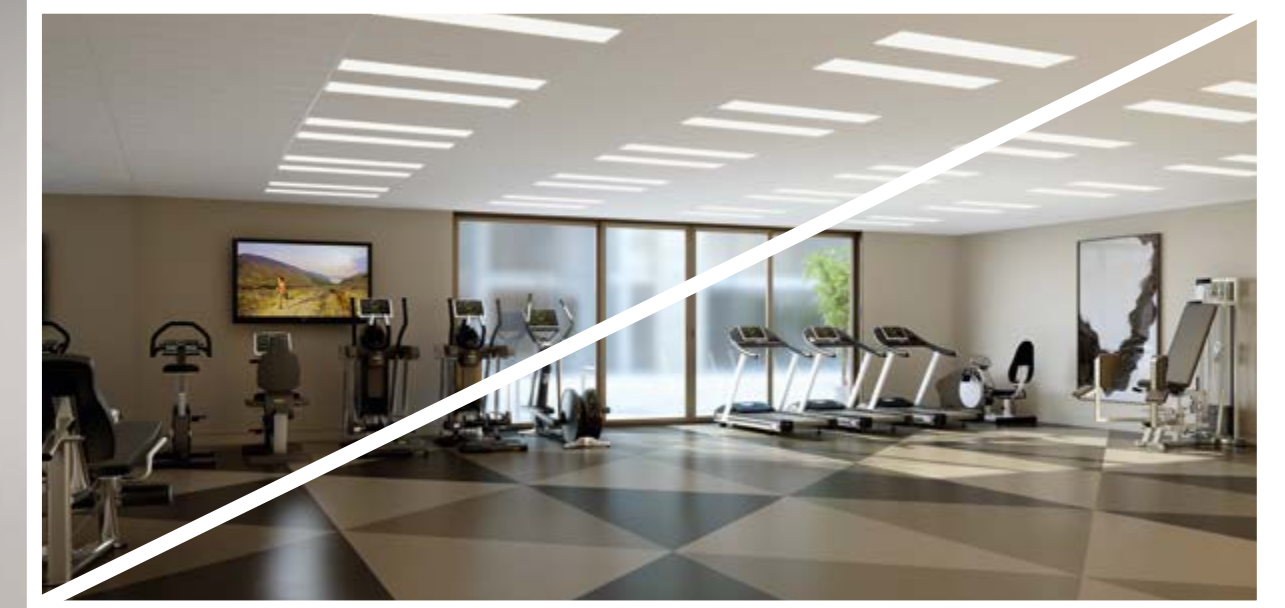


Residential apartments each with its own character, as part of a family of buildings

PKS Architects



The concierge and gym: a lifestyle essential



The concierge is an invaluable in-house service, providing front-desk coverage 24 hours a day. They will greet your visitors, take in deliveries and book taxis. You will soon wonder how you managed without this everyday luxury.

London Square Caledonian Road also includes a private gym, equipped with an extensive range of cardiovascular machines and weights. No need to pay for health club membership: at London Square Caledonian Road you can maintain your fitness on the premises.





Photography depicts the show apartment at London Square Caledonian Road and is indicative only

It's all about the look

General

- Dekador entrance door to individual apartments
- White flush internal doors with contemporary satin finished ironmongery
- Windows finished in an aluminium composite
- Walls and ceilings painted white matt emulsion throughout
- A choice of hardwood herringbone flooring to entrance hall, kitchen/living/dining area available in a choice of colour ways*
- A choice of carpets to the bedrooms*
- Mirrored sliding wardrobes doors to master bedroom only*
- Freestanding Siemens washer/dryer to hall cupboard
- 10 year NHBC Warranty

Kitchen

- Siematic white matt laminate handleless kitchen units with contrasting feature shelf and extractor in a choice of two colour palettes*
- Lighting to underside of wall mounted units
- Composite silestone worktop and backpainted glass splashback
- Single basin undermounted sink with single lever mixer tap
- Siemens integrated single fan oven
- Siemens integrated microwave oven
- Siemens induction hob
- Siemens fully integrated fridge freezer
- Siemens full integrated dishwasher
- Miele telescopic extractor



* Options are available depending on stage of construction. Please ask your Sales Consultant for further details.



Photography depicts the show apartment at London Square Caledonian Road and is indicative only

Bathroom

- Large format floor and wall tile design, available in a choice of colourways*
- Mirrored cabinet with soft closing doors, glass shelves and feature halo lighting
- Shaver socket housed within wall cabinet
- Bespoke composite vanity with integrated sink and single level mixer mounted to splashback
- Wall hung WC with soft close seat and dual flush
- Renaissance double ended bath with hand held shower and frameless bath screen
- Circular fixed shower head
- Chrome heated towel rail

En Suite

- Feature hexagonal design co-ordinating tile to all shower enclosure walls, available in a choice of colour ways*
- Mirrored finish cabinet with soft closing doors, glass shelves and feature halo lighting
- Shaver socket housed within wall cabinet
- Bespoke composite vanity with integrated sink and single level mixer mounted to splashback
- Wall hung WC with soft close seat and dual flush
- Circular fixed shower head, hand held shower and frameless hinged shower door
- Chrome heated towel rail

Heating and Electrical

- Underfloor heating throughout
- LED recessed downlights throughout
- Communal aerial and satellite system wired for Sky* to living area and master bedroom

External finishes

- Balconies and terraces with glass balustrades and decking

Security

- Video entry system
- Security locks to windows and balcony doors
- Spy hole and door chain to apartment entrance door
- Hardwired smoke alarms
- Heat detector to kitchen
- CCTV surveillance system
- All apartments adopt the Secure by Design initiative

* Options are available depending on stage of construction. Please ask your Sales Consultant for further details.

Site Plan



Mezzanine/Podium Level

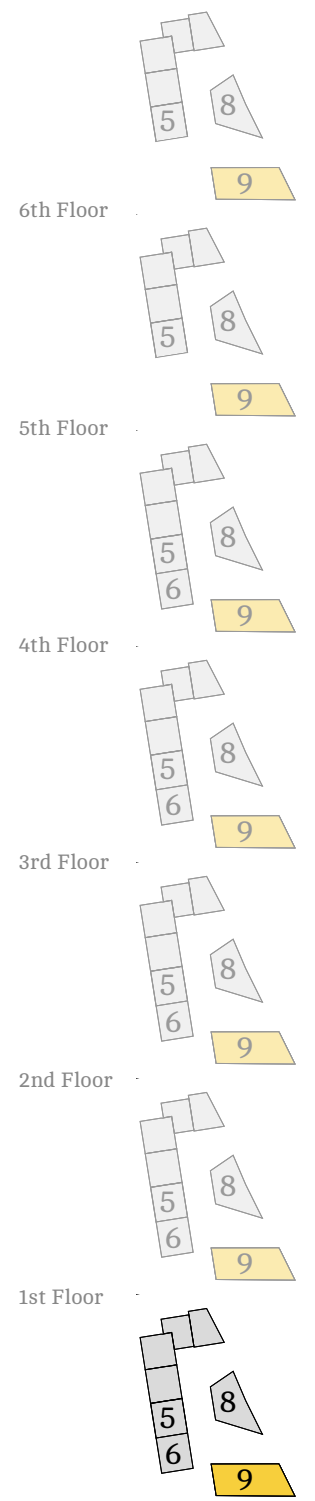


Perfectly considered living spaces



Pearl House & Amber Place

Mezzanine/Podium Level



Mezzanine/
Podium Level



Pearl House (B9a)

PLOT 99
2 BEDROOM APARTMENT

KITCHEN/LIVING/DINING	
5.67m x 5.90m	18'7" x 19'4"
BEDROOM 1	
4.52m x 3.02m	14'10" x 9'10"
BEDROOM 2	
3.66m x 3.25m	12'0" x 10'8"

PLOT 101
2 BEDROOM APARTMENT

KITCHEN/LIVING/DINING	
7.33m x 3.63m	24'1" x 11'11"
BEDROOM 1	
3.94m x 3.35m	12'11" x 11'0"
BEDROOM 2	
3.80m x 3.15m	12'6" x 10'4"

PLOT 100
1 BEDROOM APARTMENT

KITCHEN/LIVING/DINING	
7.70m x 4.00m	25'3" x 13'2"
BEDROOM	
3.94m x 3.40m	12'11" x 11'2"

PLOT 102
2 BEDROOM APARTMENT

KITCHEN/LIVING/DINING	
7.22m x 3.69m	23'8" x 12'1"
BEDROOM 1	
4.18m x 2.85m	13'9" x 9'4"
BEDROOM 2	
4.00m x 3.14m	13'2" x 10'4"

Amber Place (B9b)

PLOT 123
2 BEDROOM APARTMENT

KITCHEN/LIVING/DINING	
7.22m x 3.69m	23'8" x 12'1"
BEDROOM 1	
4.18m x 2.85m	13'9" x 9'4"
BEDROOM 2	
4.00m x 3.14m	13'2" x 10'4"

PLOT 125
1 BEDROOM APARTMENT

KITCHEN/LIVING/DINING	
6.65m x 5.50m	21'10" x 18'1"
BEDROOM	
4.16m x 3.41m	13'8" x 11'2"

PLOT 124
2 BEDROOM APARTMENT

KITCHEN/LIVING/DINING	
7.33m x 3.63m	24'1" x 11'11"
BEDROOM 1	
3.94m x 3.35m	12'11" x 11'0"
BEDROOM 2	
3.80m x 3.15m	12'6" x 10'4"

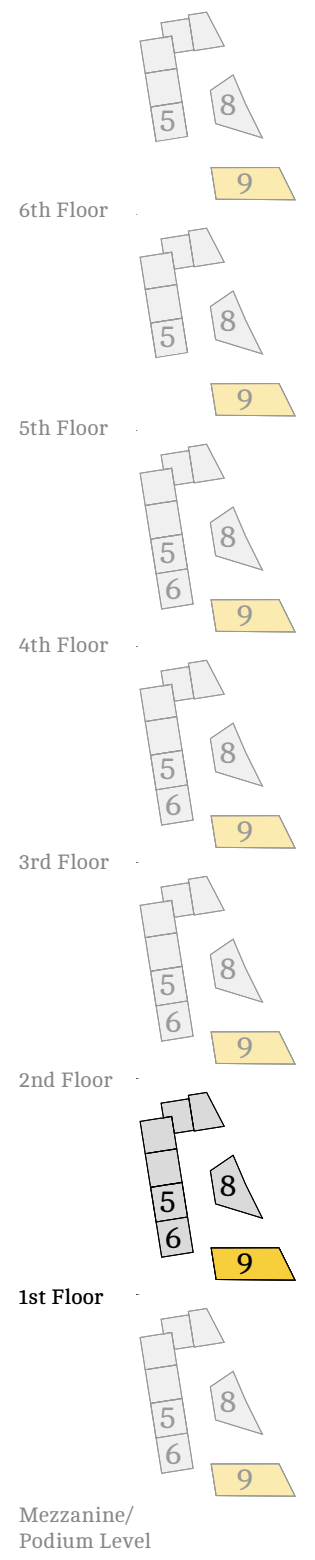
PLOT 126
2 BEDROOM APARTMENT

KITCHEN/LIVING/DINING	
6.29m x 5.30m	20'8" x 17'5"
BEDROOM 1	
4.00m x 3.75m	13'2" x 12'4"
BEDROOM 2	
3.87m x 3.81m	12'8" x 12'6"

- Key**
- SC = Service Cupboard
 - S = Store
 - W = Wardrobe
 - W = Optional Wardrobe
 - WD = Washer Dryer
 - ES = Ensuite
 - T = Terrace

Pearl House & Amber Place

First Floor



Pearl House (B9a)

PLOT 103 2 BEDROOM APARTMENT	PLOT 105 2 BEDROOM APARTMENT
KITCHEN/LIVING/DINING 5.67m x 5.90m 18'7" x 19'4"	KITCHEN/LIVING/DINING 7.33m x 3.63m 24'1" x 11'11"
BEDROOM 1 4.52m x 3.02m 14'10" x 9'10"	BEDROOM 1 3.94m x 3.35m 12'11" x 11'0"
BEDROOM 2 3.66m x 3.25m 12'0" x 10'8"	BEDROOM 2 3.80m x 3.15m 12'6" x 10'4"
PLOT 104 1 BEDROOM APARTMENT	PLOT 106 2 BEDROOM APARTMENT
KITCHEN/LIVING/DINING 7.70m x 4.00m 25'3" x 13'2"	KITCHEN/LIVING/DINING 7.22m x 3.69m 23'8" x 12'1"
BEDROOM 3.94m x 3.40m 12'11" x 11'2"	BEDROOM 1 4.18m x 2.85m 13'9" x 9'4"
	BEDROOM 2 4.00m x 3.14m 13'2" x 10'4"

Amber Place (B9b)

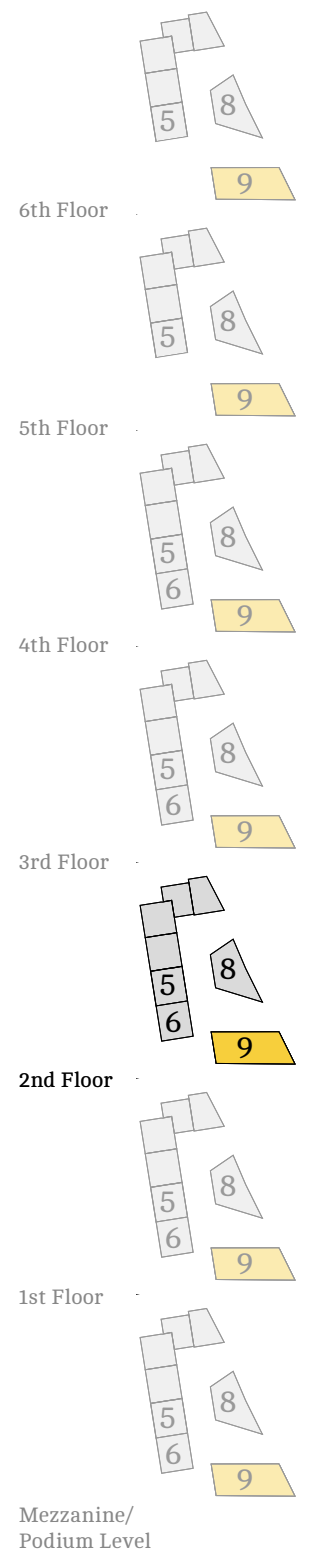
PLOT 127 2 BEDROOM APARTMENT	PLOT 129 1 BEDROOM APARTMENT
KITCHEN/LIVING/DINING 7.22m x 3.69m 23'8" x 12'1"	KITCHEN/LIVING/DINING 6.65m x 5.50m 21'10" x 18'1"
BEDROOM 1 4.18m x 2.85m 13'9" x 9'4"	BEDROOM 4.16m x 3.41m 13'8" x 11'2"
BEDROOM 2 4.00m x 3.14m 13'2" x 10'4"	
PLOT 128 2 BEDROOM APARTMENT	PLOT 130 2 BEDROOM APARTMENT
KITCHEN/LIVING/DINING 7.33m x 3.63m 24'1" x 11'11"	KITCHEN/LIVING/DINING 6.29m x 5.30m 20'8" x 17'5"
BEDROOM 1 3.94m x 3.35m 12'11" x 11'0"	BEDROOM 1 4.00m x 3.75m 13'2" x 12'4"
BEDROOM 2 3.80m x 3.15m 12'6" x 10'4"	BEDROOM 2 3.87m x 3.81m 12'8" x 12'6"

- Key**
- SC = Service Cupboard
 - S = Store
 - W = Wardrobe
 - W = Optional Wardrobe
 - WD = Washer Dryer
 - ES = Ensuite
 - T = Terrace



Pearl House & Amber Place

Second Floor



Pearl House (B9a)

PLOT 107 2 BEDROOM APARTMENT	PLOT 109 2 BEDROOM APARTMENT
KITCHEN/LIVING/DINING 5.67m x 5.90m 18'7" x 19'4"	KITCHEN/LIVING/DINING 7.33m x 3.63m 24'1" x 11'11"
BEDROOM 1 4.52m x 3.02m 14'10" x 9'10"	BEDROOM 1 3.94m x 3.35m 12'11" x 11'0"
BEDROOM 2 3.66m x 3.25m 12'0" x 10'8"	BEDROOM 2 3.80m x 3.15m 12'6" x 10'4"
PLOT 108 1 BEDROOM APARTMENT	PLOT 110 2 BEDROOM APARTMENT
KITCHEN/LIVING/DINING 7.70m x 4.00m 25'3" x 13'2"	KITCHEN/LIVING/DINING 7.22m x 3.69m 23'8" x 12'1"
BEDROOM 3.94m x 3.40m 12'11" x 11'2"	BEDROOM 1 4.18m x 2.85m 13'9" x 9'4"
	BEDROOM 2 4.00m x 3.14m 13'2" x 10'4"

Amber Place (B9b)

PLOT 131 2 BEDROOM APARTMENT	PLOT 133 1 BEDROOM APARTMENT
KITCHEN/LIVING/DINING 7.22m x 3.69m 23'8" x 12'1"	KITCHEN/LIVING/DINING 6.65m x 5.50m 21'10" x 18'1"
BEDROOM 1 4.18m x 2.85m 13'9" x 9'4"	BEDROOM 4.16m x 3.41m 13'8" x 11'2"
BEDROOM 2 4.00m x 3.14m 13'2" x 10'4"	
PLOT 132 2 BEDROOM APARTMENT	PLOT 134 2 BEDROOM APARTMENT
KITCHEN/LIVING/DINING 7.33m x 3.63m 24'1" x 11'11"	KITCHEN/LIVING/DINING 6.29m x 5.30m 20'8" x 17'5"
BEDROOM 1 3.94m x 3.35m 12'11" x 11'0"	BEDROOM 1 4.00m x 3.75m 13'2" x 12'4"
BEDROOM 2 3.80m x 3.15m 12'6" x 10'4"	BEDROOM 2 3.87m x 3.81m 12'8" x 12'6"

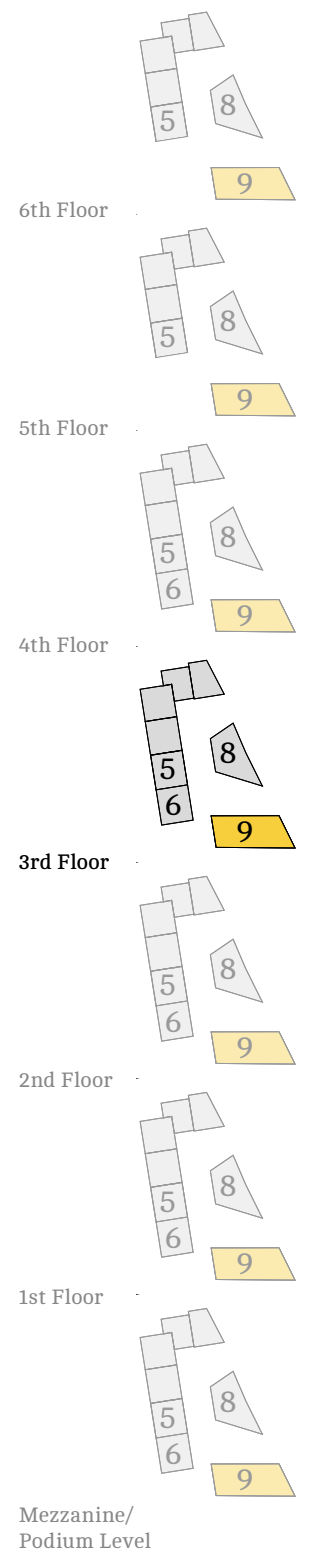
- Key**
- SC = Service Cupboard
 - S = Store
 - W = Wardrobe
 - W = Optional Wardrobe
 - WD = Washer Dryer
 - ES = Ensuite
 - T = Terrace





Pearl House & Amber Place

Third Floor



Pearl House (B9a)

PLOT 111

2 BEDROOM APARTMENT

KITCHEN/LIVING/DINING	
5.67m x 5.90m	18'7" x 19'4"
BEDROOM 1	
4.52m x 3.02m	14'10" x 9'10"
BEDROOM 2	
3.66m x 3.25m	12'0" x 10'8"

PLOT 112

1 BEDROOM APARTMENT

KITCHEN/LIVING/DINING	
7.70m x 4.00m	25'3" x 13'2"
BEDROOM	
3.94m x 3.40m	12'11" x 11'2"

PLOT 113

2 BEDROOM APARTMENT

KITCHEN/LIVING/DINING	
7.33m x 3.63m	24'1" x 11'11"
BEDROOM 1	
3.94m x 3.35m	12'11" x 11'0"
BEDROOM 2	
3.80m x 3.15m	12'6" x 10'4"

PLOT 114

2 BEDROOM APARTMENT

KITCHEN/LIVING/DINING	
7.22m x 3.69m	23'8" x 12'1"
BEDROOM 1	
4.18m x 2.85m	13'9" x 9'4"
BEDROOM 2	
4.00m x 3.14m	13'2" x 10'4"

Amber Place (B9b)

PLOT 135

2 BEDROOM APARTMENT

KITCHEN/LIVING/DINING	
7.22m x 3.69m	23'8" x 12'1"
BEDROOM 1	
4.18m x 2.85m	13'9" x 9'4"
BEDROOM 2	
4.00m x 3.14m	13'2" x 10'4"

PLOT 136

2 BEDROOM APARTMENT

KITCHEN/LIVING/DINING	
7.33m x 3.63m	24'1" x 11'11"
BEDROOM 1	
3.94m x 3.35m	12'11" x 11'0"
BEDROOM 2	
3.80m x 3.15m	12'6" x 10'4"

PLOT 137

1 BEDROOM APARTMENT

KITCHEN/LIVING/DINING	
6.65m x 5.50m	21'10" x 18'1"
BEDROOM	
4.16m x 3.41m	13'8" x 11'2"

PLOT 138

2 BEDROOM APARTMENT

KITCHEN/LIVING/DINING	
6.29m x 5.30m	20'8" x 17'5"
BEDROOM 1	
4.00m x 3.75m	13'2" x 12'4"
BEDROOM 2	
3.87m x 3.81m	12'8" x 12'6"

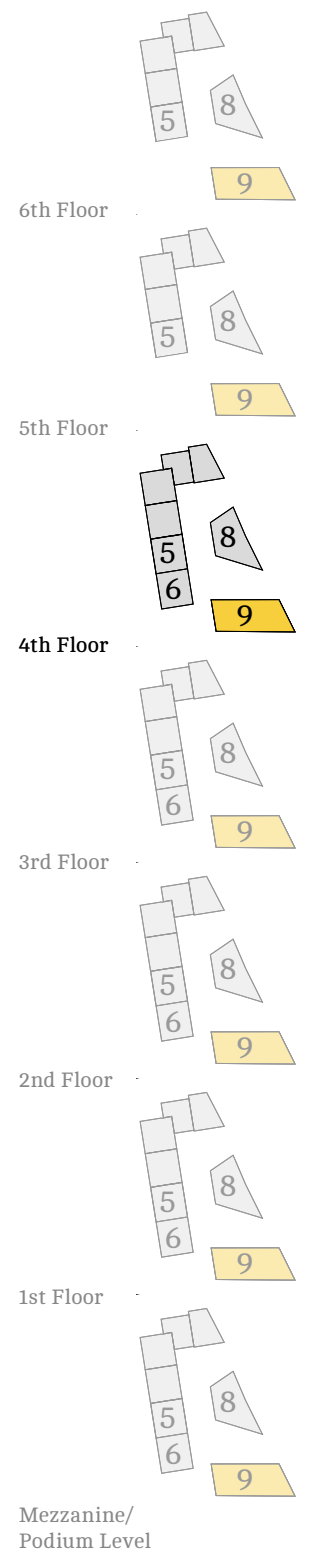
Key

- SC = Service Cupboard
- S = Store
- W = Wardrobe
- W = Optional Wardrobe
- WD = Washer Dryer
- ES = Ensuite
- T = Terrace



Pearl House & Amber Place

Fourth Floor



Pearl House (B9a)

PLOT 115 2 BEDROOM APARTMENT	PLOT 117 2 BEDROOM APARTMENT
KITCHEN/LIVING/DINING 5.67m x 5.90m 18'7" x 19'4"	KITCHEN/LIVING/DINING 7.33m x 3.63m 24'1" x 11'11"
BEDROOM 1 4.52m x 3.02m 14'10" x 9'10"	BEDROOM 1 3.94m x 3.35m 12'11" x 11'0"
BEDROOM 2 3.66m x 3.25m 12'0" x 10'8"	BEDROOM 2 3.80m x 3.15m 12'6" x 10'4"
PLOT 116 1 BEDROOM APARTMENT	PLOT 118 2 BEDROOM APARTMENT
KITCHEN/LIVING/DINING 7.70m x 4.00m 25'3" x 13'2"	KITCHEN/LIVING/DINING 7.22m x 3.69m 23'8" x 12'1"
BEDROOM 3.94m x 3.40m 12'11" x 11'2"	BEDROOM 1 4.18m x 2.85m 13'9" x 9'4"
	BEDROOM 2 4.00m x 3.14m 13'2" x 10'4"

Amber Place (B9b)

PLOT 139 2 BEDROOM APARTMENT	PLOT 141 1 BEDROOM APARTMENT
KITCHEN/LIVING/DINING 7.22m x 3.69m 23'8" x 12'1"	KITCHEN/LIVING/DINING 6.65m x 5.50m 21'10" x 18'1"
BEDROOM 1 4.18m x 2.85m 13'9" x 9'4"	BEDROOM 4.16m x 3.41m 13'8" x 11'2"
BEDROOM 2 4.00m x 3.14m 13'2" x 10'4"	
PLOT 140 2 BEDROOM APARTMENT	PLOT 142 2 BEDROOM APARTMENT
KITCHEN/LIVING/DINING 7.33m x 3.63m 24'1" x 11'11"	KITCHEN/LIVING/DINING 6.29m x 5.30m 20'8" x 17'5"
BEDROOM 1 3.94m x 3.35m 12'11" x 11'0"	BEDROOM 1 4.00m x 3.75m 13'2" x 12'4"
BEDROOM 2 3.80m x 3.15m 12'6" x 10'4"	BEDROOM 2 3.87m x 3.81m 12'8" x 12'6"

- Key**
- SC = Service Cupboard
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 - T = Terrace

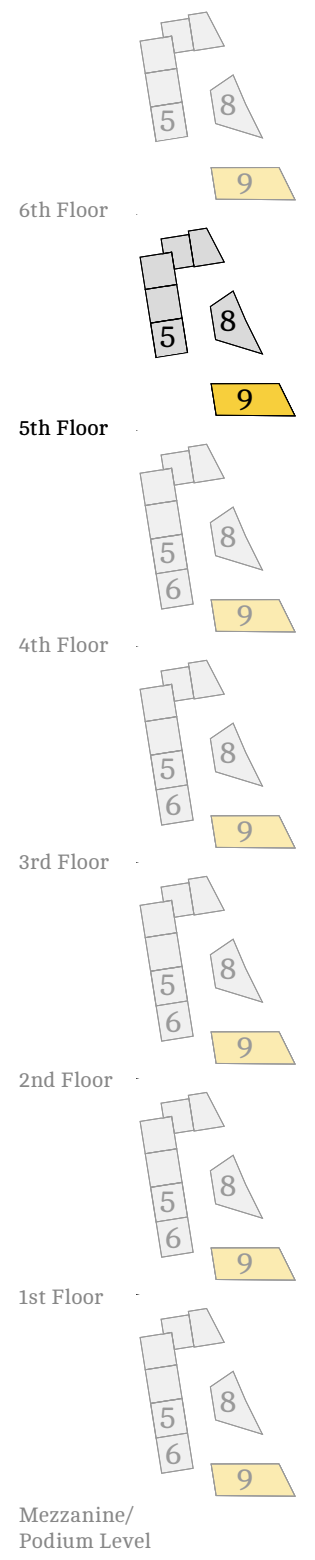




Outdoor living in the city

Pearl House & Amber Place

Fifth Floor



Pearl House (B9a)

PLOT 119

2 BEDROOM APARTMENT

KITCHEN/LIVING/DINING
5.67m x 5.90m 18'7" x 19'4"

BEDROOM 1
4.52m x 3.02m 14'10" x 9'10"

BEDROOM 2
3.66m x 3.25m 12'0" x 10'8"

PLOT 120

1 BEDROOM APARTMENT

KITCHEN/LIVING/DINING
7.70m x 4.00m 25'3" x 13'2"

BEDROOM
3.94m x 3.40m 12'11" x 11'2"

PLOT 121

2 BEDROOM APARTMENT

KITCHEN/LIVING/DINING
7.33m x 3.63m 24'1" x 11'11"

BEDROOM 1
3.94m x 3.35m 12'11" x 11'0"

BEDROOM 2
3.80m x 3.15m 12'6" x 10'4"

PLOT 122

2 BEDROOM APARTMENT

KITCHEN/LIVING/DINING
7.22m x 3.69m 23'8" x 12'1"

BEDROOM 1
4.18m x 2.85m 13'9" x 9'4"

BEDROOM 2
4.00m x 3.14m 13'2" x 10'4"

Amber Place (B9b)

PLOT 143

2 BEDROOM APARTMENT

KITCHEN/LIVING/DINING
7.22m x 3.69m 23'8" x 12'1"

BEDROOM 1
4.18m x 2.85m 13'9" x 9'4"

BEDROOM 2
4.00m x 3.14m 13'2" x 10'4"

PLOT 144

2 BEDROOM APARTMENT

KITCHEN/LIVING/DINING
7.33m x 3.63m 24'1" x 11'11"

BEDROOM 1
3.94m x 3.35m 12'11" x 11'0"

BEDROOM 2
3.80m x 3.15m 12'6" x 10'4"

PLOT 145

1 BEDROOM APARTMENT

KITCHEN/LIVING/DINING
6.65m x 5.50m 21'10" x 18'1"

BEDROOM
4.16m x 3.41m 13'8" x 11'2"

PLOT 146

2 BEDROOM APARTMENT

KITCHEN/LIVING/DINING
6.29m x 5.30m 20'8" x 17'5"

BEDROOM 1
4.00m x 3.75m 13'2" x 12'4"

BEDROOM 2
3.87m x 3.81m 12'8" x 12'6"

Mezzanine/
Podium Level

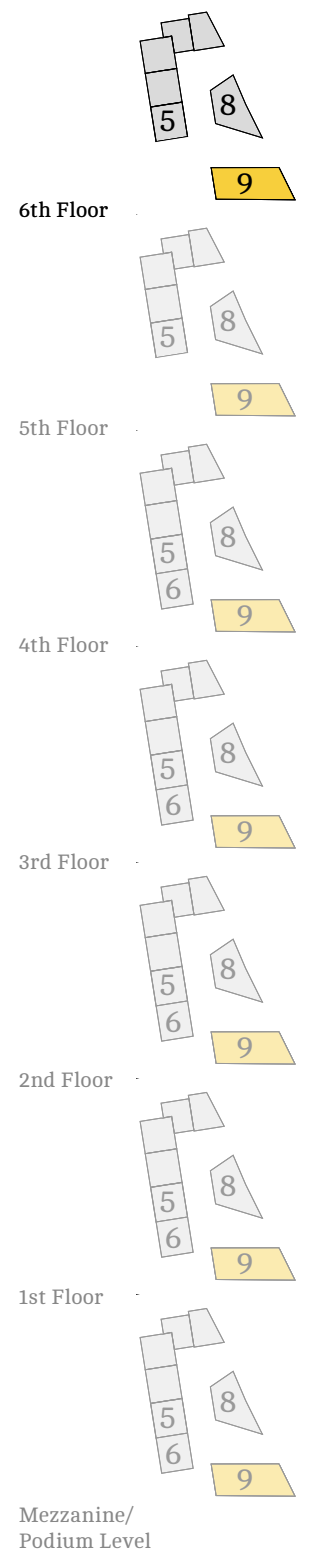


Key

- SC = Service Cupboard
- S = Store
- W = Wardrobe
- W = Optional Wardrobe
- WD = Washer Dryer
- ES = Ensuite
- T = Terrace

Pearl House & Amber Place

Sixth Floor



Amber Place (B9b)

PLOT 147
2 BEDROOM APARTMENT

KITCHEN/LIVING/DINING	7.22m x 3.69m	23'8" x 12'1"
BEDROOM 1	4.18m x 2.85m	13'9" x 9'4"
BEDROOM 2	4.00m x 3.14m	13'2" x 10'4"

PLOT 148
2 BEDROOM APARTMENT

KITCHEN/LIVING/DINING	7.33m x 3.63m	24'1" x 11'11"
BEDROOM 1	3.94m x 3.35m	12'11" x 11'0"
BEDROOM 2	3.80m x 3.15m	12'6" x 10'4"

PLOT 149
1 BEDROOM APARTMENT

KITCHEN/LIVING/DINING	6.65m x 5.50m	21'10" x 18'1"
BEDROOM	4.16m x 3.41m	13'8" x 11'2"

PLOT 150
2 BEDROOM APARTMENT

KITCHEN/LIVING/DINING	6.29m x 5.30m	20'8" x 17'5"
BEDROOM 1	4.00m x 3.75m	13'2" x 12'4"
BEDROOM 2	3.87m x 3.81m	12'8" x 12'6"

- Key**
- SC = Service Cupboard
 - S = Store
 - W = Wardrobe
 - W = Optional Wardrobe
 - WD = Washer Dryer
 - ES = Ensuite
 - T = Terrace





LONDON SQUARE

Making London greater

Since London Square was established in 2010, we have focused on our ambition to become the capital's most dynamic developer in a highly competitive residential property market.

With a £2 billion development pipeline, growth is well under way, with the company on target to build 1,000 homes a year at all levels of the London market to establish the company as one of the larger London developers in the capital.

Our sites are in prime locations with good transport links across the capital, providing new homes in places where people want to live. Each scheme is bespoke, combining inspiring architecture, clever design and specification, and the highest standards of energy efficiency.

Our award-winning developments range from homes for first-time buyers in key locations, to cool city apartments, from smart family homes to grand restoration and conversions.

Creating a sense of place for our buyers is embedded in every London Square development, transforming former forgotten corners, derelict buildings and brownfield sites into smart destinations, breathing new life into each local area.

We work with existing residents, schools and businesses to make our developments part of the local fabric and take great pride in fostering the community spirit of the great squares of the capital and the legacy they have created.

ADAM LAWRENCE CHIEF EXECUTIVE



It has always been my ambition to create a company with strong values, exemplifying what I like to call 'Old School Principles'. A company with exciting disciplines and the highest of standards.

The company is London Square, and I am proud to be a part of what I consider to be the most exciting and dynamic property developer in the Capital.

When I launched London Square, the company name was created for a simple reason. Across the world, London is famous for its residential squares, and our aim is to reflect that same sense of place and community in our developments.

Our shield represents strength and our simple black and white identity shows clarity and focus, which we apply to building our homes throughout London.

At Caledonian Road, our ambition is to create a well designed new scheme that provides homes for a wide range of people, from young professionals to young families. It will also include community facilities, flexible business and retail space, and attractive landscaping.

At London Square our customers are the key to our success. Their endorsement is what this company stands for and believes in.



OTHER LONDON SQUARE DEVELOPMENTS

LONDON SQUARE KINGS ROAD
London SW6 4LX



LONDON SQUARE STAINES UPON THAMES
Staines TW18 4BY



LONDON SQUARE SPITALFIELDS
Commercial Street E1 7SA



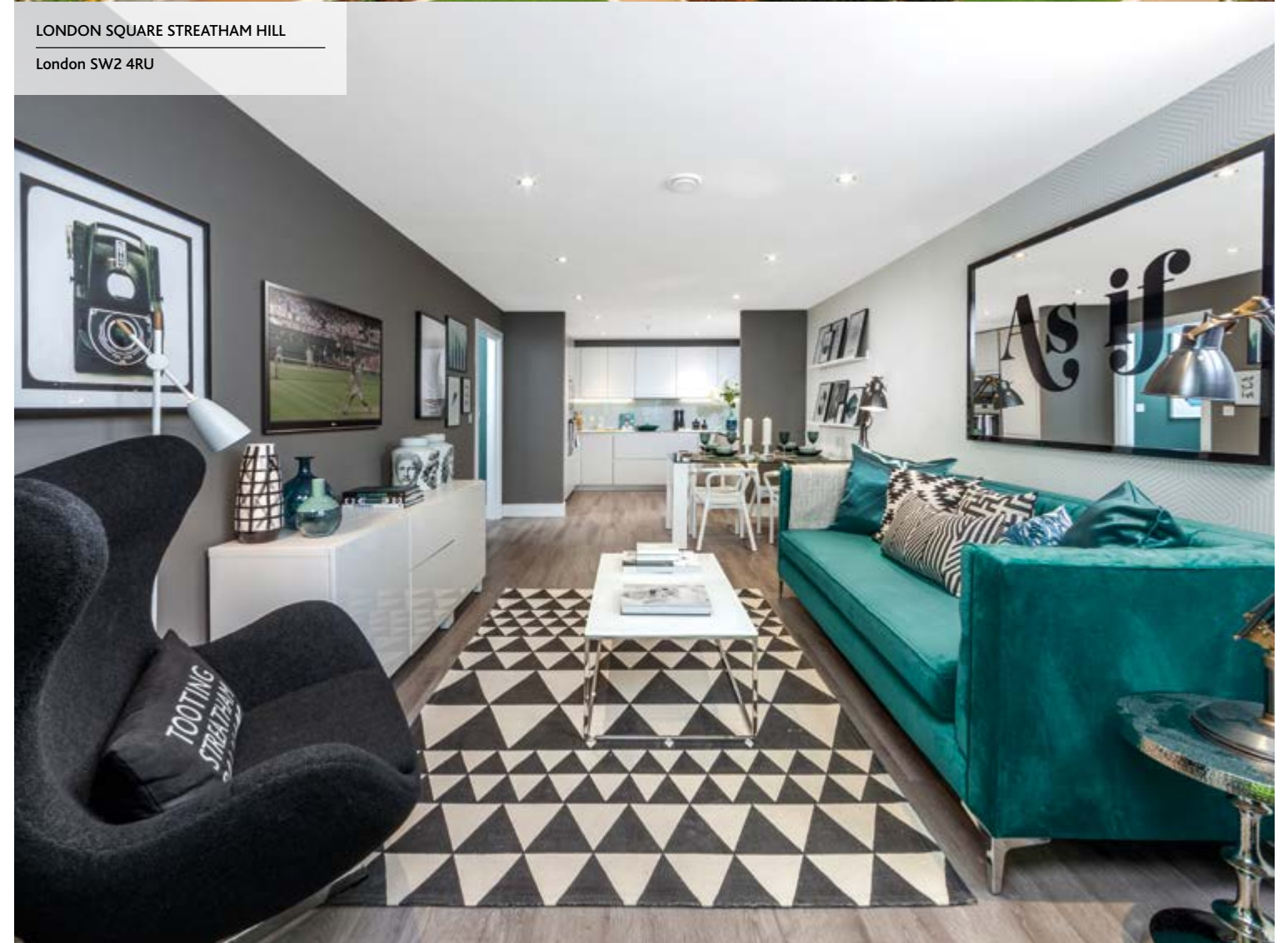
THE STAR AND GARTER
Richmond TW10 6RR



LONDON SQUARE FULHAM
London SW6 1QJ

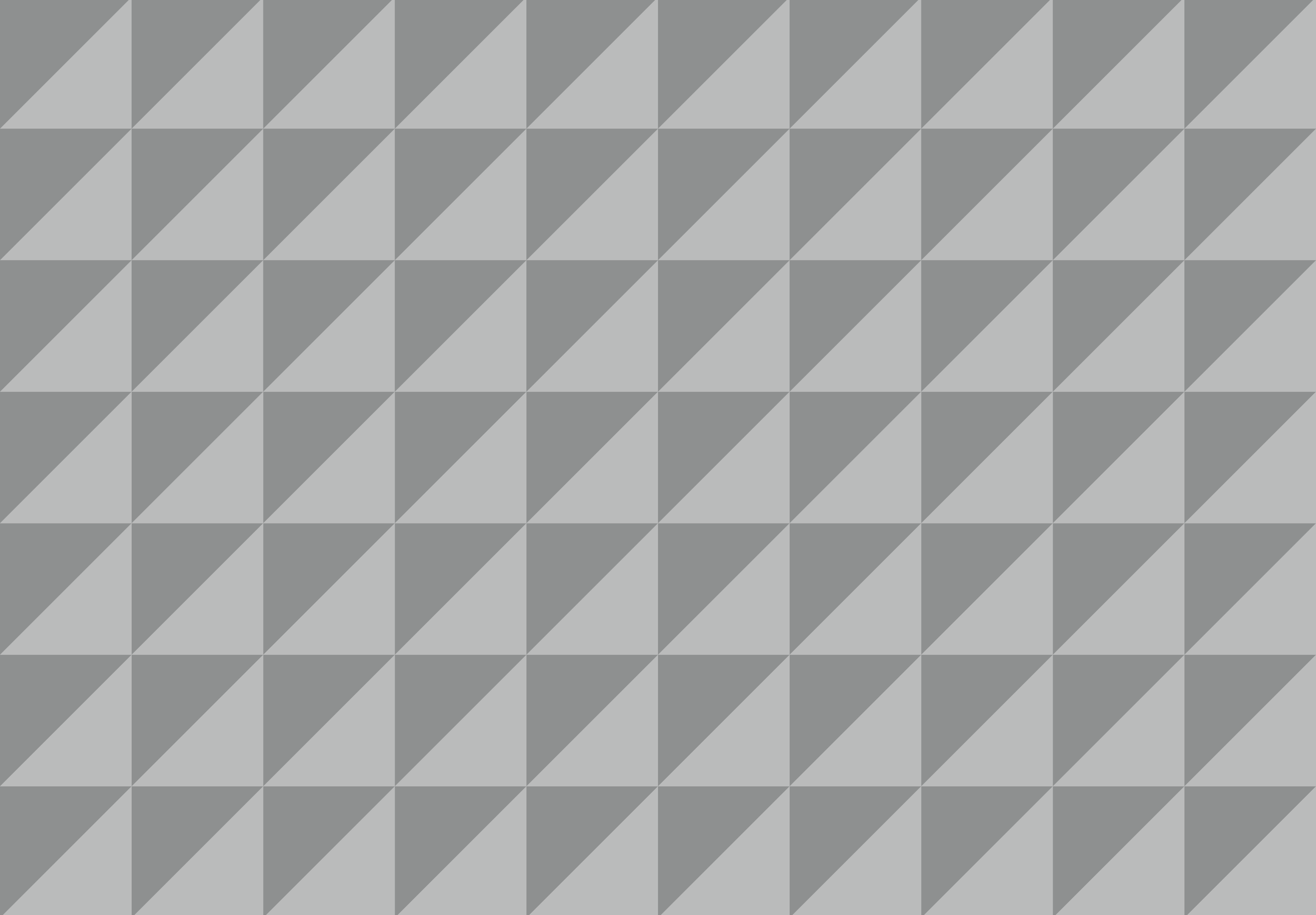


LONDON SQUARE STREATHAM HILL
London SW2 4RU



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Whilst every endeavour has been made to provide accurate information in relation to internal and external finishes, the Company reserves the right to change supplier and alter or vary the design and specification at any time for any reason without prior notice. Consequently these particulars should be treated as general guidance only. Nor do they constitute a contract, part of a contract or a warranty. Travel times and distances from the development are approximate and sourced from National Rail Enquiries and Google Maps. All details are correct at the time of going to press, September 2017.



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