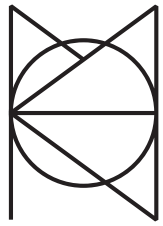


**BERKSHIRE
HATHAWAY**
HOMESERVICES

LONDON



NORTH
KENSINGTON
GATE

Mitre Bridge,
Scrubs Lane,
Grand Union Canal,
London
NW10 6QU

OLD OAK REGENERATION ZONE

Development overview

FACT SHEET • SPRING/SUMMER 2025



NKG features will include:

- 150 apartments offering a choice of studio, 1, 2 & 3 bedroom types.
- 24 storey building.
- All apartments will incorporate a private balcony or terrace.
- The development will feature a communal landscaped podium garden at level 8 and ground level co-working/garden room space.
- Apartment total areas will be from 40.1 sq m (431 sq ft studio) up to 125.1 sq m (1346 sq ft 3 bedroom).
- One principal reception with 24 hour concierge and two lifts serving all floors.

- Residents at NKG will have the benefit of unprecedented rail connectivity from Old Oak Common Elizabeth line and HS2 Interchange (*date of 2029*).
- The immediate area is also served by tube and overground services.
- NKG will be situated fronting the Grand Union Canal – with towpaths providing a 20 minute cycle route into the heart of Paddington.

A new luxury landmark located within one of the most dynamic and best connected showcase residential districts in the UK.

North Kensington Gate will be located within the eastern fringe of the OPDC's new £26 billion regeneration masterplan – a vision set to create one of the most futuristic and best connected residential districts in the UK.

This 1600 acre showcase district encompassing Old Oak and Park Royal will be served by the forthcoming Old Oak Common rail interchange – the only transport hub in the UK to provide both Elizabeth line and HS2 high speed services. Typical journey times from Old Oak Common will include Bond Street in 9 minutes, London Heathrow in 18 minutes and the heart of Birmingham in 40 minutes direct.

*Completion	Q2 2025
Tenure	999 year lease, from 2018
Ground Rent	Peppercorn
Service Charge	£6.50 per Sqft
Building Warranty	NHBC 10 year warranty
Payment Structure	1) £2,500 payable upon reservation. 2) 10% (less reservation fee) due on exchange of contracts (28 days). 3) 90% due on completion.
Council Tax	Band H

* Estimated and subject to change.

NORTH KENSINGTON GATE

NKG will comprise 150 private luxury apartments with the tower rising 24 floor levels to provide superb panoramic views towards White City and Central London. Development features will include co-working space and a fabulous landscaped roof garden.





Regeneration

OLD OAK TAKES CENTRE STAGE

The OPDC's masterplan sees the delivery of a new world class district and destination for the Capital – providing up to 25,000 new homes and some 65,000 new jobs. The districts' commerce is projected to fuel the UK economy by around £7.6 billion a year while the new interchange and transport network is projected to extend the catchment area for new commercial sectors bringing 250,000 additional people and 150,000 additional jobs to within an hour's journey of Old Oak.

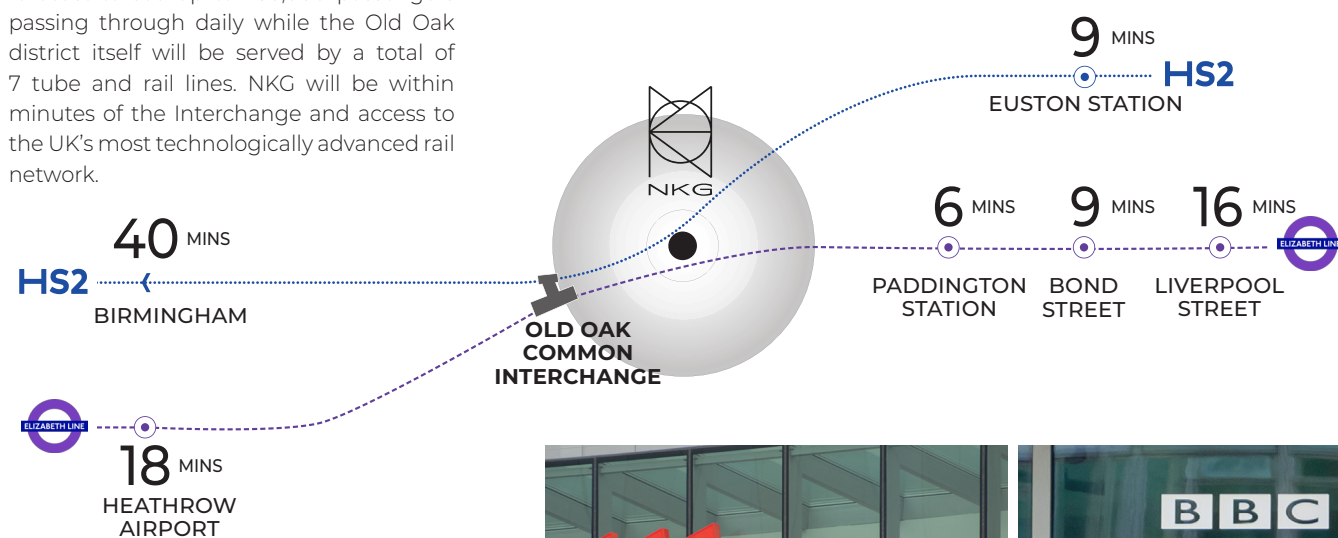


Connectivity

OLD OAK COMMON INTERCHANGE

This £1.7 billion transport super-hub is forecast to see up to 250,000 passengers passing through daily while the Old Oak district itself will be served by a total of 7 tube and rail lines. NKG will be within minutes of the Interchange and access to the UK's most technologically advanced rail network.

The Old Oak Common super hub is under construction and scheduled for completion in 2029.



White City

WEST LONDON'S HIGH TECH QUARTER

This ever expanding district is now a showcase of retail, cultural, academic and leisure excellence. It is also a dynamic hub of creative & commercial enterprise, White City will be a 3 minute drive (or 15 minute walk approx) from NKG.



Imperial College London

A GLOBAL TOP 10 UNIVERSITY

ICL's White City Campus has seen a £2 billion transformation elevating its status to that of the world's leading scientific research institution. Today, it is the only university in the UK entirely focussed on science, engineering, medicine and business. NKG will be located within one mile of ICL White City North Campus.



Amenities will include:

- **Exclusive reception foyer with concierge desk**
Residents will access the apartments via a reception with 24-hour concierge desk and services.
- **Podium/Terrace garden & landscaped gardens**
Residents will have full access onto the 8th floor terrace garden with feature planting and soft landscaping.
- **Extensive co-working space/garden lounge.**
Extensive space and facilities for a new entrepreneurial co-working community.



- **Panoramic skyline views from upper levels**
These apartments offer stunning vistas of urban landscape with far reaching views of London's famous landmarks, from higher floors, providing residents with stunning vistas of urban landscapes.
- **Canal side town path for walking or cycling**
A peaceful pathway along the canal, perfect for leisurely walks, jogging, or cycling, offering a relaxing environment away from the city bustle.



- **Courtyard Gardens**
Beautifully landscaped communal gardens nestled within a private courtyard, providing residents with a peaceful outdoor retreat. Ground floor to create distinction of 2 separate outdoor spaces.
- **Secure cycle storage**
Designated, locked storage facilities that have capacity of up to 900 cycle spaces. This is to ensure the safety and security of bicycles for residents who prefer eco-friendly commuting.
- **3 - year free membership to the Zip Car Club scheme**

**NKG is a car-free housing scheme. Off-site/street parking permits will not be issued by the Local Authorities to any residents of the development with the exception of those who hold a blue badge.*



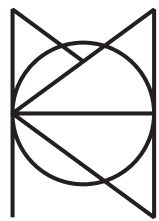
Apartment Specifications will include:

- Bespoke solid core internal doors with refined contemporary door furniture.
- Timber style flooring to living room, kitchen area, hallway and bedrooms.
- Underfloor heating.
- Mood lighting to living room and each bedroom.
- Telephone and home network points to living room and bedrooms.
- Sky Q satellite connections to living room and bedrooms (subject to subscription).



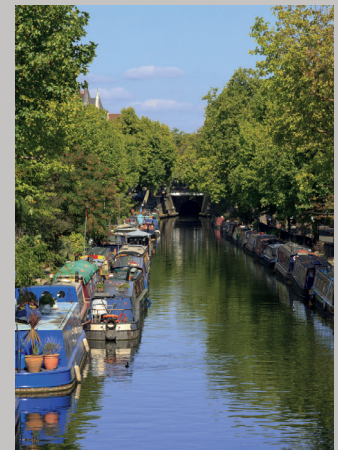
- Full height wardrobes with mirror fronted doors to bedrooms.
- Ceramic floor tiling and full height wall tiling to bathrooms, en-suite and shower rooms.
- High quality vanity unit to bathrooms with mirrored cabinet.
- Exclusive custom design kitchens with granite worktop.
- Smeg (or similar prestige brand) integrated appliances.
- Integrated sprinkler system throughout.
- Mains operated smoke detectors to apartment hallways and communal areas.
- Video security entry phone connected to concierge.





NORTH KENSINGTON GATE

FRONTING THE GRAND UNION CANAL



- NKG will be moments from the quiet waters of the Grand Union Canal.
- The canal and its idyllic towpath will provide a 20 minute cycle route through Little Venice into the heart of Paddington.
- NKG will also be located within metres of the western boundary of London's most celebrated royal borough – The Royal Borough of Kensington & Chelsea.
- The W11 borough is home to world renowned landmarks including Harrods, Harvey Nichols, Portobello Road Market, The Notting Hill Carnival and Kensington Palace.
- Residents at NKG will have one of the Capitals' most affluent districts on their doorstep, a niche pocket buzzing with street life, vibrant nightlife, A-list gastro haunts, bars, clubs & bustling markets.

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FOR FURTHER INFORMATION AND SALES ENQUIRIES

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