

CAPELLA ————— King's Cross

ROAM



HOME

120 spacious studio, one, two and three-bedroom apartments designed by
Allies and Morrison, with interiors by Johnson Naylor.

**Welcome to city living, beautifully balanced
in the heart of King's Cross.**

At Capella we've designed the apartments as open and adaptable spaces that give you the room to create your own home style. Thoughtfully brought together, balancing modern technology with exceptional interior design, the apartments are more than just a place to live. An unrivalled style of living in the heart of iconic King's Cross.



Allies and Morrison's architecture and Johnson Naylor's interiors unite to create a seamless journey through the park to home. Flooded with natural light and greenery, effortlessly inviting the outside in.



Capella's living spaces radiate warmth, colour and character – with craft in every finish, surface and feature.

Capella's amenity spaces adapt to different needs and lifestyles. You have room to make the most of every moment. Host meetings with colleagues in versatile workspaces. Extend your home, with spaces for dinner parties and gatherings – to welcome friends and meet new neighbours. Get together to play, be entertained or inspired, in an adaptable space for games or cinema. Make Capella your own.

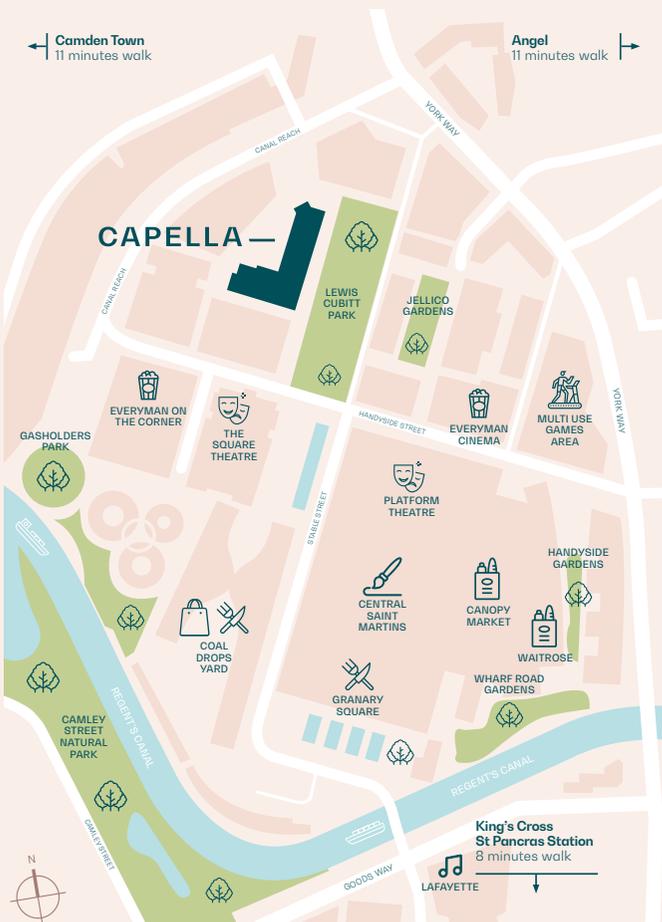
Above: Residents' amenities space.
Computer generated images are indicative only.



Home amongst open green space, parks, squares and waterways.

Step out from your front door, into the open space of Lewis Cubitt Park and wander amongst its trees and greenery. Nearby is the beautifully landscaped Granary Square, with its fountains – a wide open space, by the water’s edge.

In King’s Cross you’re never far from water, perfectly located on the Regent’s Canal. Its tranquil towpaths are an escape from the streets, where you can walk to Jellicoe Gardens, cycle or float to Camden, Islington or Little Venice.



Above: Capella, at the edge of Lewis Cubitt Park. Computer generated images are indicative only.

In one of the world’s great creative cities, King’s Cross is a culture epicentre all of its own.



Above: Studio apartment living room. Computer generated images are indicative only.

Location

- Capella is situated on Lewis Cubitt Park, bounded by Chilton Lane to the north and Keskeedee Lane to the south.

Building

- Capella consists of two buildings in an L shape, the taller one, 14 storeys high for private sale and the smaller one, eight storeys high, comprising elegant social rented apartments.

Estate and building management

- Capella will be managed on behalf of King's Cross Central Limited Partnership.
- 24 hour concierge service.

Shared spaces

- As well as your private space, as a Capella resident you have access to a range of impressive, shared spaces to work, relax or entertain.

Lifts

- Two passenger lifts in each building.

Lift lobbies and communal hallways

- Lift lobbies are timber-panelled and brick-lined, with large format porcelain floor tiles.
- Communal corridors are carpeted and feature bespoke timber doors.

Entrance lobby and residents' lounge

- Entrance lobby featuring stone-clad stairs, porcelain tile floors and fabric-lined feature walls in a sophisticated red oxide tone.
- Bespoke integrated post boxes sit within the main ground floor entrance lobby.
- Furnished residents' lounge, with views over Lewis Cubitt Park.
- A section of the residents' lounge features a screen and curtains, so it can also be used as a quiet cinema zone.
- Board games area.
- Bookable dining room for larger gatherings or business meetings.
- Shared working space designed to enable private and collaborative working.

Outside space

- Landscaped communal roof terrace for residents on 9th floor – offering great views.

Bathrooms

- Walk-in showers or baths.
- Solid surface basin and integrated worktop with stone-effect cladding.
- Porcelain floor tiles and back-heated wall tiles with robe hooks.
- Matching stone-effect tile to the back of the vanity wall.
- Mirror fronted vanity cabinet at high level above the basin.
- Integrated HIMACS – clad under-sink storage with towel rail handle.
- All bathrooms fitted with high-quality brushed nickel brassware.

Kitchens

- All kitchens are fully fitted and feature Siemens appliances, unless stated otherwise, including:
 - Induction hob.
 - Oven and microwave (in selected one-beds and all two and three-beds) or Combi oven (in studios and selected one-beds).
 - Dishwasher.
 - Integrated fridge-freezer.
 - Washer-dryer.
- Depending on the apartment type, kitchens may also feature:
 - Free-standing sink unit in timber effect.
 - Glass-fronted black metal full height storage cabinets.
 - Laminate-faced cupboards.
 - Linear lighting on underside of wall-mounted cabinets.

Wardrobes and joinery

- Fitted wardrobes in all bedrooms, with timber-effect laminate fronts and internal lighting.

Flooring

- Porcelain tiled floors throughout living areas and balconies.
- Soft carpets in bedrooms, excluding studios (all tiled) and duplex apartments where the upper-level bedrooms feature timber flooring.

Doors

- Timber-effect entrance door with dark bronze ironmongery, door number and spyhole.
- Timber-effect internal doors with high-quality dark bronze hardware.

Home automation and lighting

- Home automation system controls lighting, heating and comfort cooling in your apartment; can also be controlled via a mobile app.
- Video intercom linked to the main building entrance.

Heating and cooling

- Thermostatically controlled under-floor heating to all rooms.
- Comfort cooling provided in all apartments.

Telephone, data systems and AV

- Television (terrestrial and Sky+) media points to reception rooms and master bedrooms.

Services and security

- Capella will be professionally managed on behalf of King's Cross Central Limited Partnership. There are two passenger lifts in each building and individual post boxes for each apartment in the entrance lobby.



Above: Two bedroom apartment living area. Computer generated images are indicative only.

King's Cross is undoubtedly London's best-connected neighbourhood.

04

Minutes' to Oxford Street



Farringdon	02 mins
Victoria	07 mins
London Bridge	09 mins
Paddington	10 mins
Liverpool Street	18 mins
Bond Street	22 mins

Capella's location means a world of experiences are just a walk away. When you want to go further, you're seamlessly connected to London transport – and Eurostar an international travel hub. It brings the city together with 6 tube lines. Wherever you are, you're connected to King's Cross.

53

Minutes' to Cambridge



Oxford	1hr 13 mins
Brighton	1hr 21 mins
Birmingham	1hr 39 mins
Manchester	2hr 7 mins
York	2hr 9 mins
Edinburgh	4hr 23 mins

35

Minutes' to London Luton Airport



London City Airport	38 mins
Gatwick Airport	44 mins
Heathrow Airport	51 mins
Stansted Airport	59 mins

88

Minutes' to Lille



Brussels	1hr 48 mins
Paris	2hr 16 mins
Amsterdam	3hr 55 mins
Lyon*	4hr 41 mins

Travel times are the quickest route from station to station, taken from tfl.gov.uk and eurostar.com. *Direct to Lyon is a summer service only, otherwise change at Lille.

Summary

120

Apartments for sale

Apartment mix	No. units
Studio	14
One bedroom	37
Two bedroom	57
Three bedroom	12

Architects

Allies and Morrison

Interiors

Johnson Naylor

Documents required for reservation

Two forms of identification are required for EACH purchaser:

1. Proof of Address (POA)
2. Proof of Identity (POI)

These must be either an original document or a certified copy.

Please note that both are required for each purchaser named on the sales contract and must be valid within the last three months.

If the purchase is being taken in a Company name, then the following must be provided:

- A copy of the Certificate of Incorporation and the Memorandum and Articles of Association.
- Evidence of the Company's registered address.
- A list of Directors and Shareholders.
- Individual Photo Identification and Address Identification for all Directors and Shareholders.

Terms of payment

1. Non-refundable reservation fee of £3,000 (£10,000 for Premium homes) payable upon reservation.
2. 10% of purchase price payable on exchange (depending on location, reservation fee will either be returned on receipt of 10% of purchase price or 10% of purchase price will be payable less the reservation fee) with a further 10% a year thereafter.
3. Balance of 80% payable upon completion.

Service charge

1. Estimated Building Service Charge at £7.73 per sqft per annum inclusive of VAT as it currently applies, at 1st December 2021 prices; and
2. Fixed contribution to estate services, calculated as £1.00 + RPI + VAT/sqft, indexed from Jan 2011 (currently £1.62 per sqft per annum inclusive of VAT as it currently applies).

Solicitors

Vendors solicitors

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Recommended buyers solicitors

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