

CAPELLA

HOME



King's Cross

Below: View from Chilton Square.
Computer generated images are indicative only.



CAPELLA

King's Cross

Welcome to Capella.

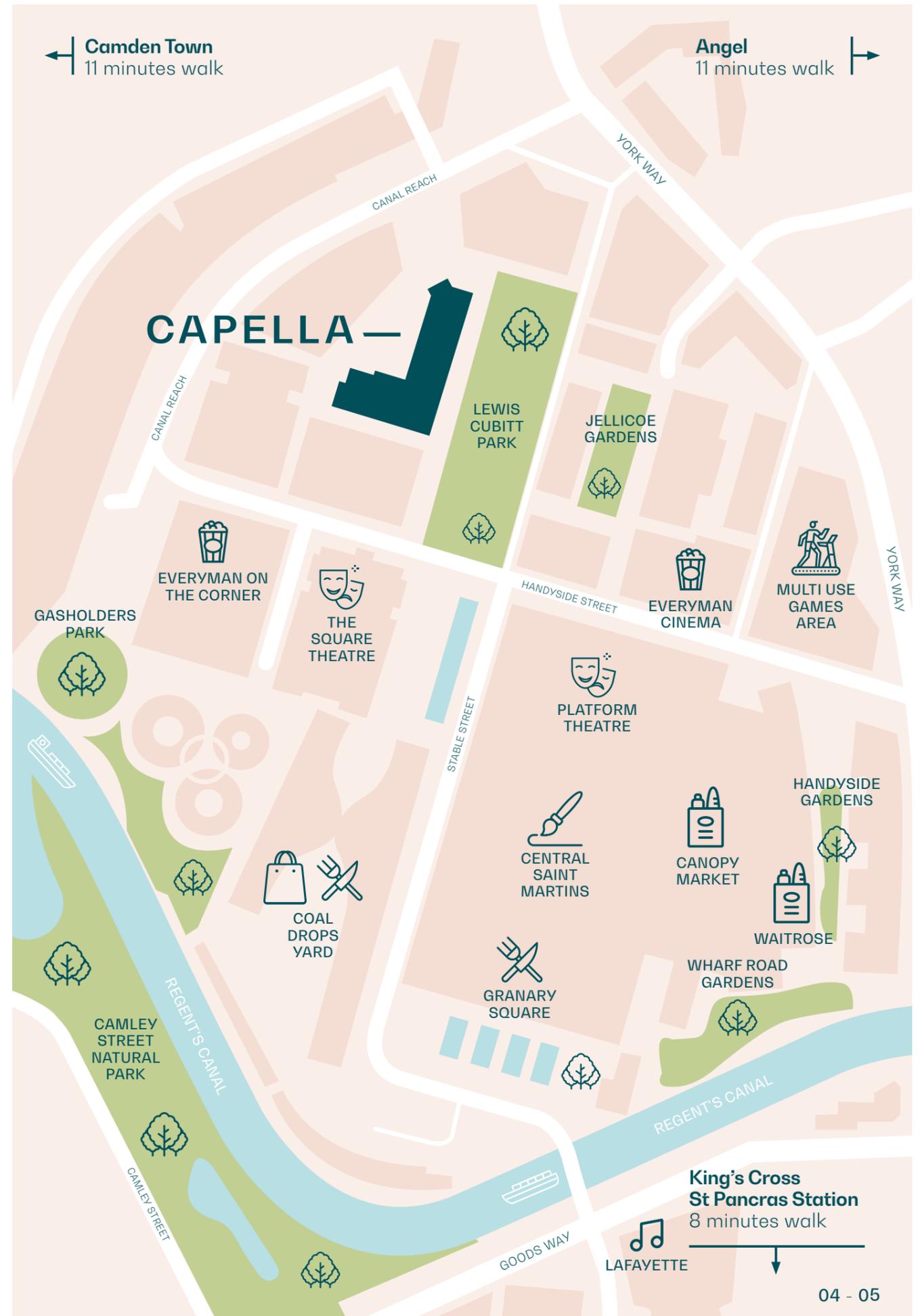
We have 120 spacious studios, one, two and three bedroom apartments and townhouses, all designed by Allies and Morrison, with interiors by Johnson Naylor.

CAPELLA

Local area

Live with everything on your doorstep – a life, beautifully balanced.

Your last chance to own a home in King's Cross.



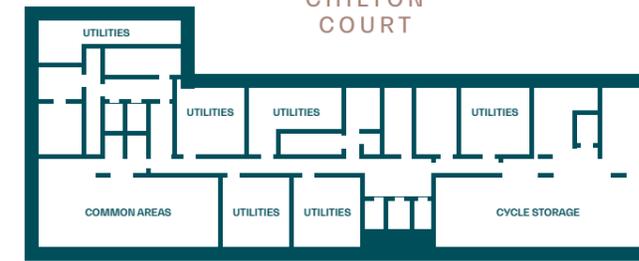
Ground Level

Chilton Lane
4 minutes walk

Camden Town
11 minutes walk

KESKIDEE SQUARE

Basement Level



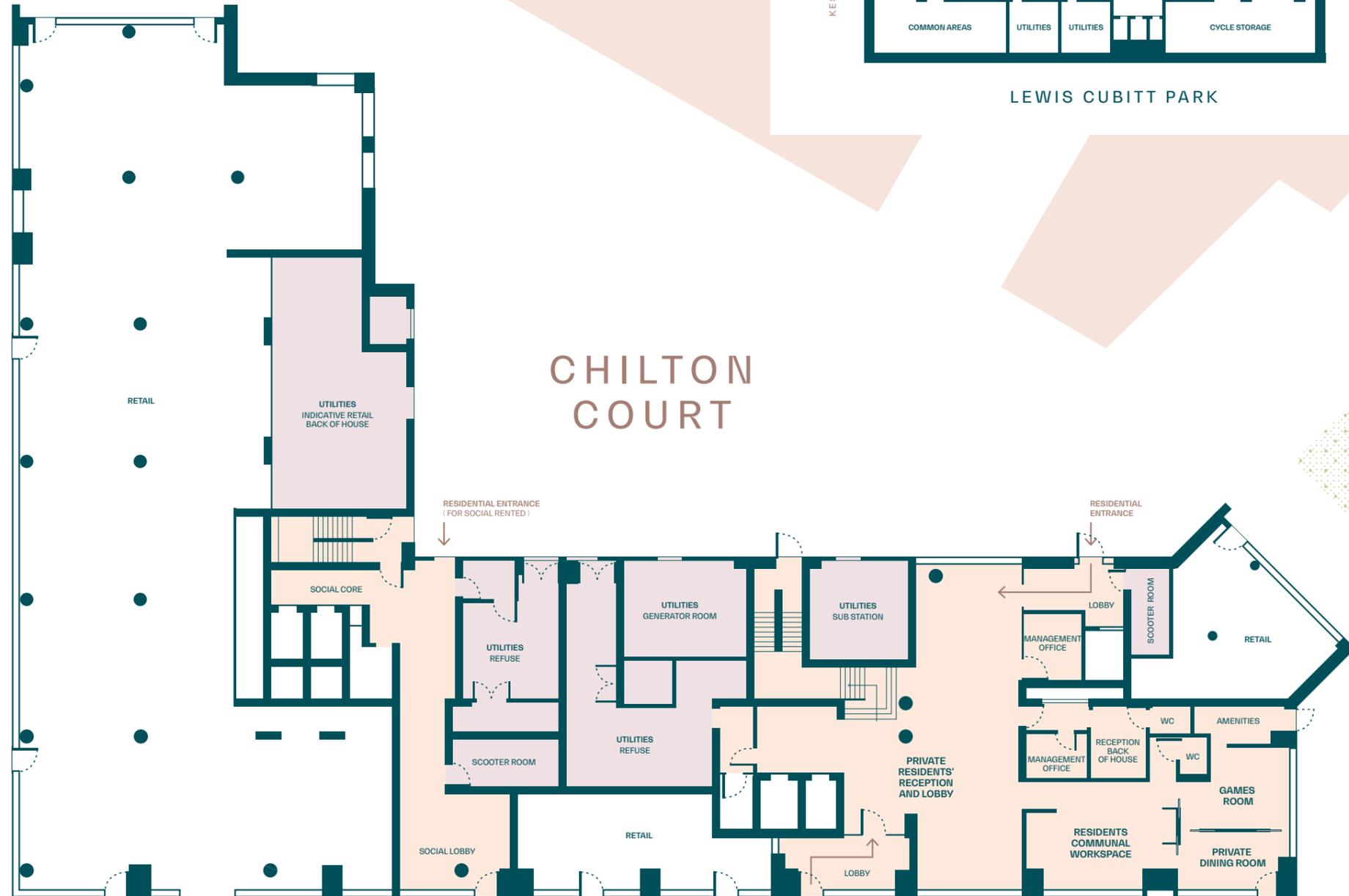
CANAL REACH

LEWIS CUBITT PARK

KESKIDEE LANE

CHILTON COURT

CHILTON SQUARE



King's Cross
St Pancras Station
8 minutes walk

Angel
11 minutes walk

LEWIS CUBITT PARK

CADENCE





Above: Residents' reception and lobby. Computer generated images are indicative only.



Above: Residents' co-working space. Computer generated images are indicative only.

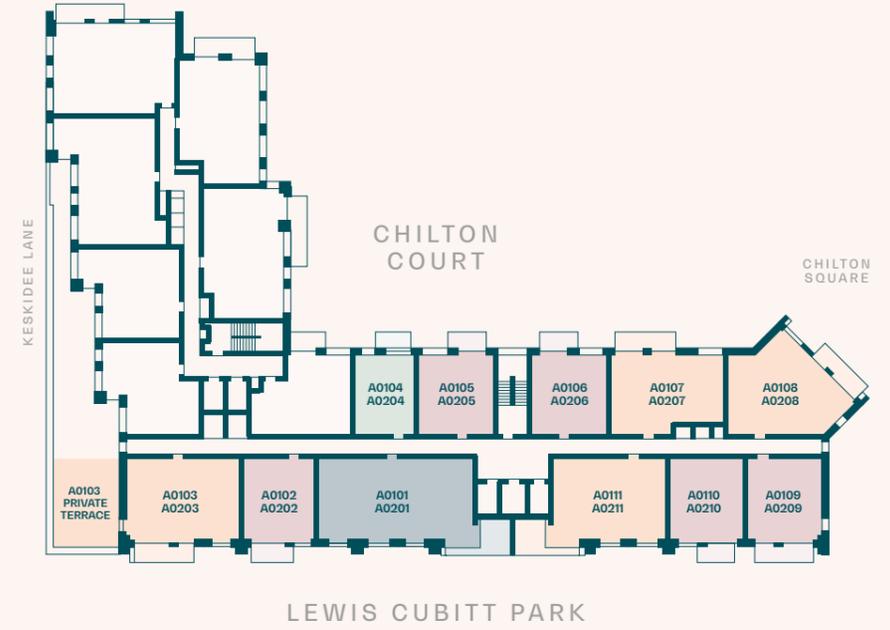


Above: Residents' communal terrace on Level 9. Computer generated images are indicative only.

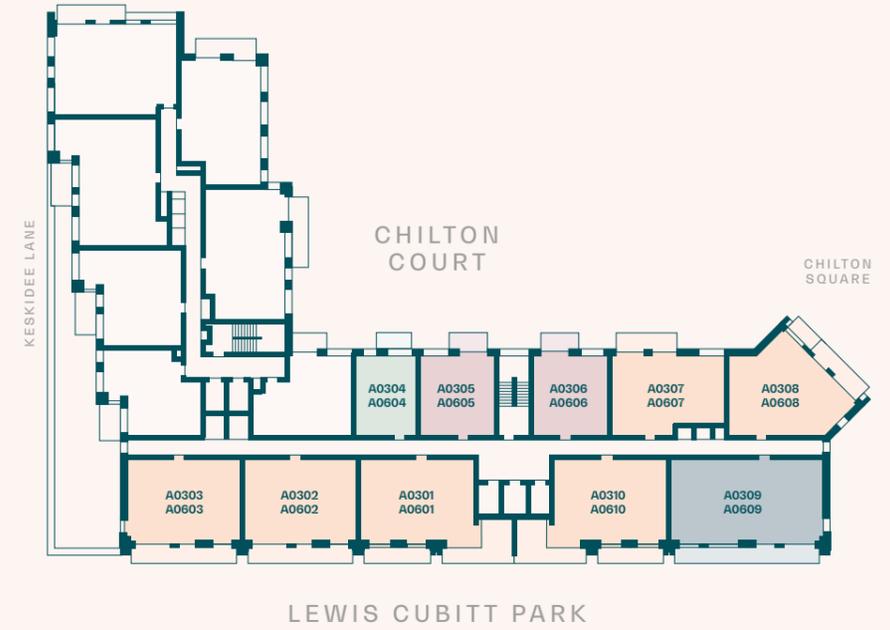
CAPELLA Plans

● Studio ● 1 Bedroom ● 2 Bedroom ● 3 Bedroom ○ Social Rented

Levels 01 and 02



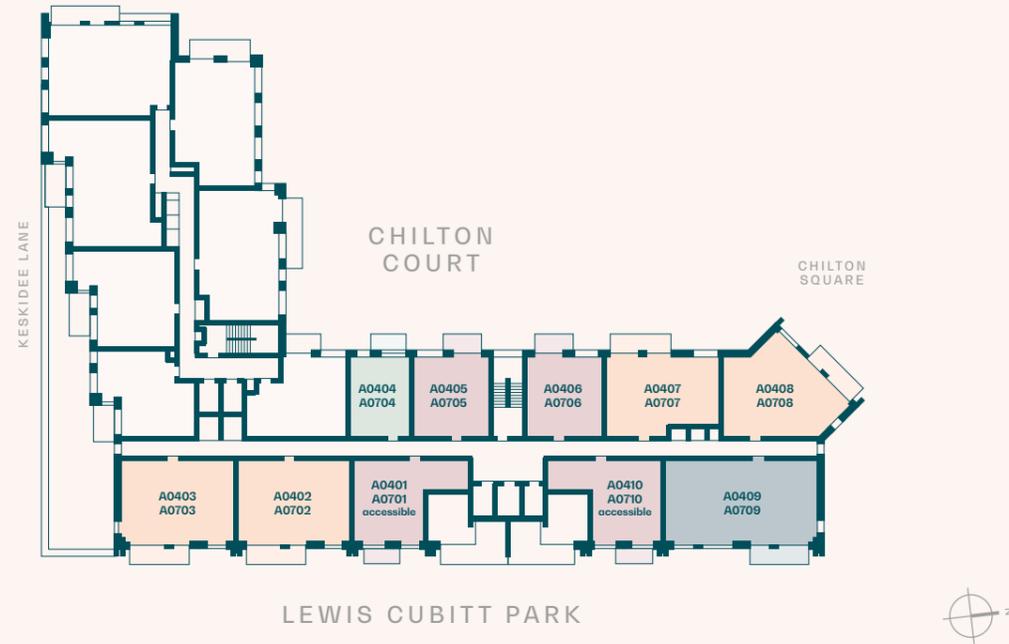
Levels 03 and 06



Plans are not to scale. All measurements are approximate. All furniture and planting shown for context only, not supplied with the apartment. All total areas are Net Saleable Areas.

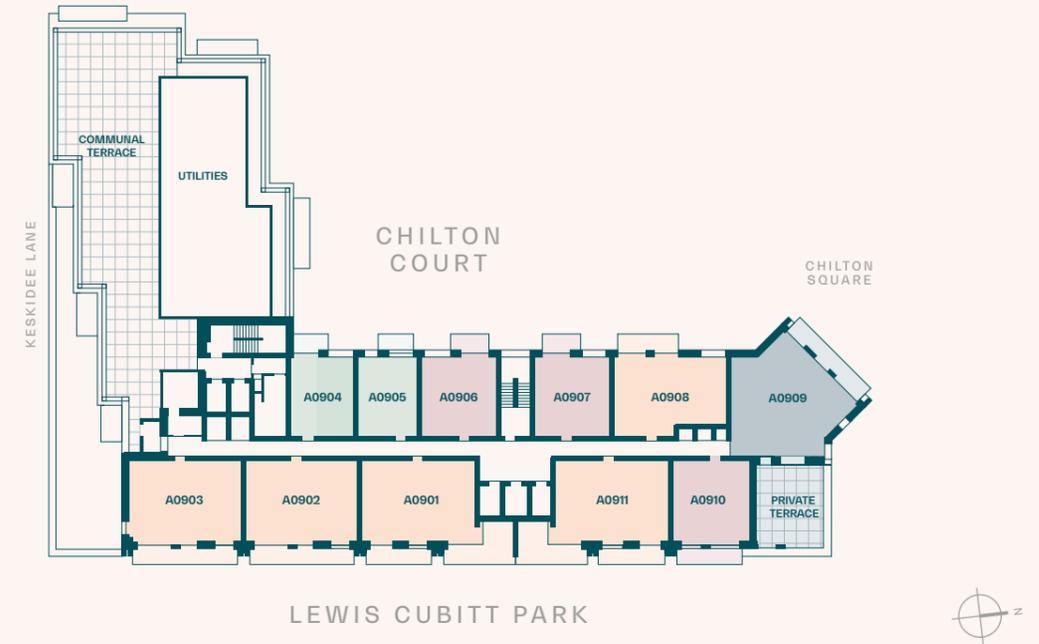
● Studio ● 1 Bedroom ● 2 Bedroom ● 3 Bedroom ○ Social Rented

Levels 04 and 07

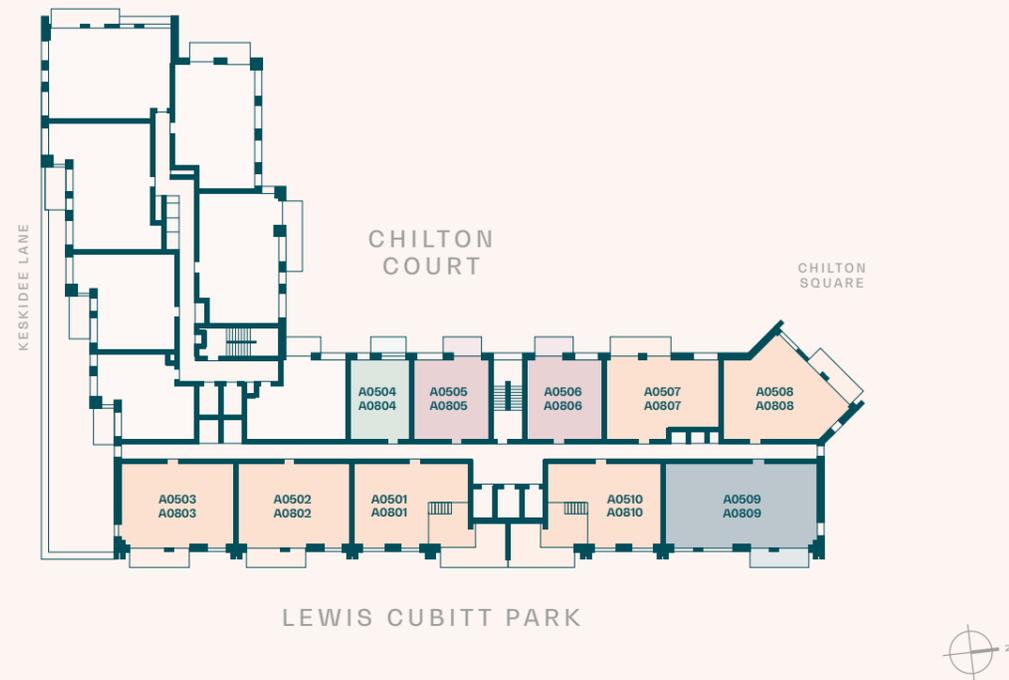


● Studio ● 1 Bedroom ● 2 Bedroom ● 3 Bedroom ○ Social Rented

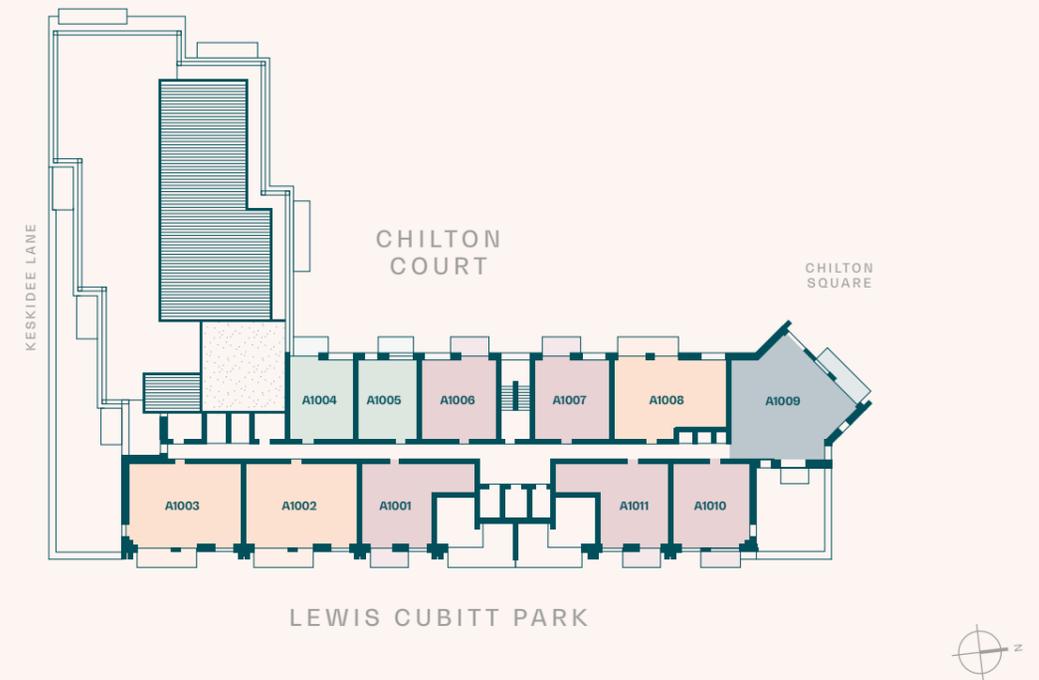
Level 09



Levels 05 and 08



Level 10

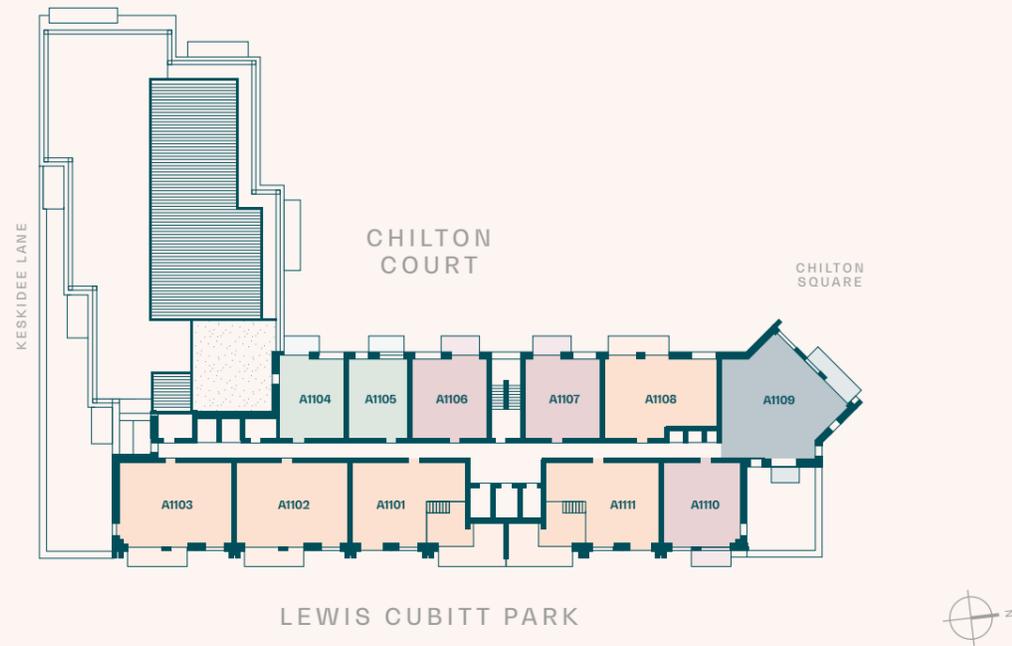


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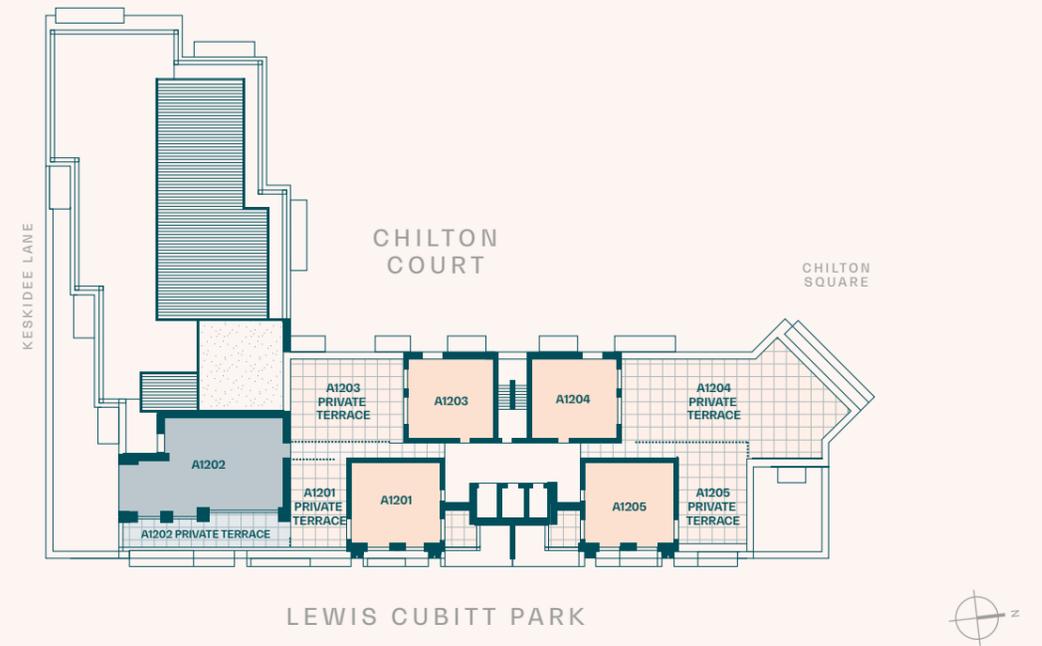
● Studio ● 1 Bedroom ● 2 Bedroom ● 3 Bedroom ○ Social Rented

Level 11



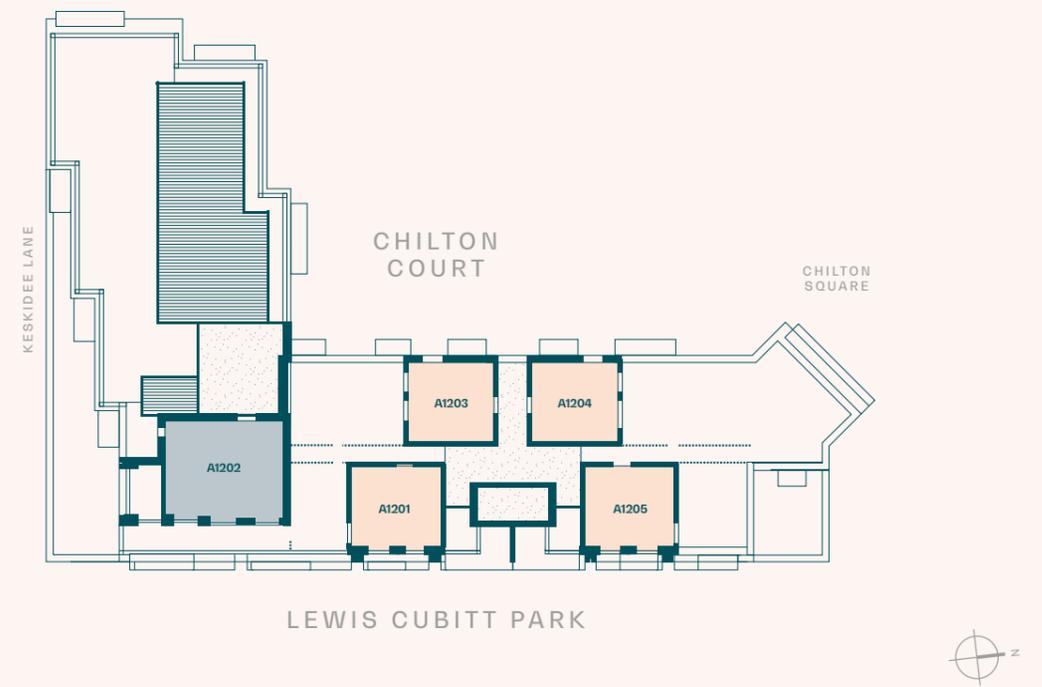
DUPLEX ● 2 Bedroom ● 3 Bedroom

Level 12
Entrance level



Above: Capella, facing Lewis Cubitt Park . Computer generated images are indicative only.

Level 13
Upper level



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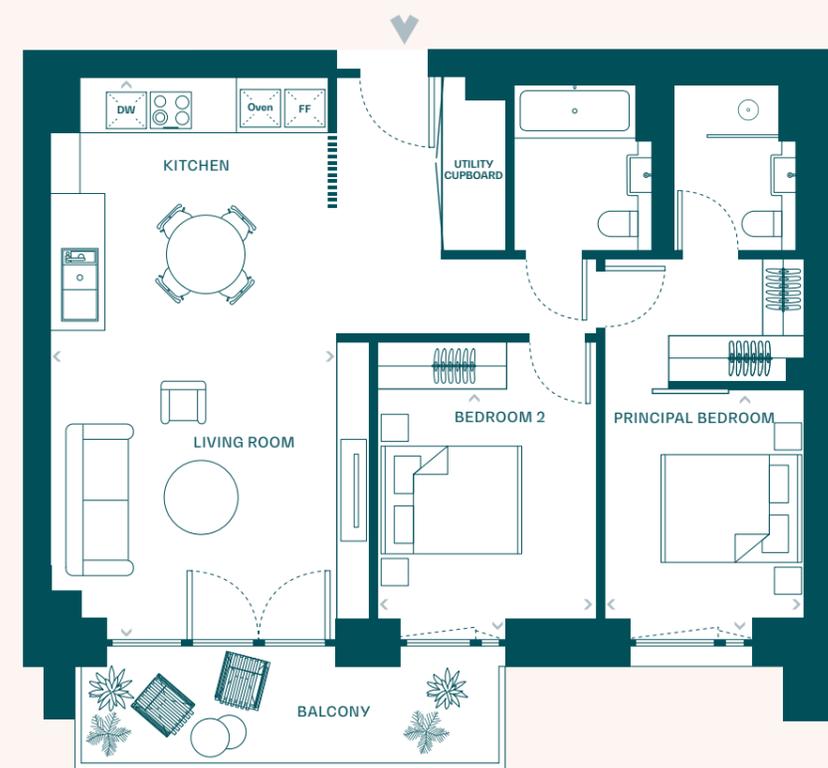


Above: Two bedroom apartment terrace overlooking Lewis Cubitt Park and Coal Drops Yard. Computer generated images are indicative only.

2 Bedroom apartment: Type 2B

A10.02, A11.02

Total Area	Kitchen/Living	Principal bedroom	Bedroom 2	Balcony
80.1 Sqm	7.76 x 3.96 m	3.46 x 2.85 m	3.46 x 3.04 m	5.43 x 1.66 m
862 Sqft	25' 6" x 13' 0"	11' 4" x 9' 4"	11' 4" x 10' 0"	17' 10" x 5' 5"



LEWIS CUBITT PARK



◀ Measurement Points **DW** Dishwasher **FF** Fridge/Freezer **Oven** Oven or Ovens

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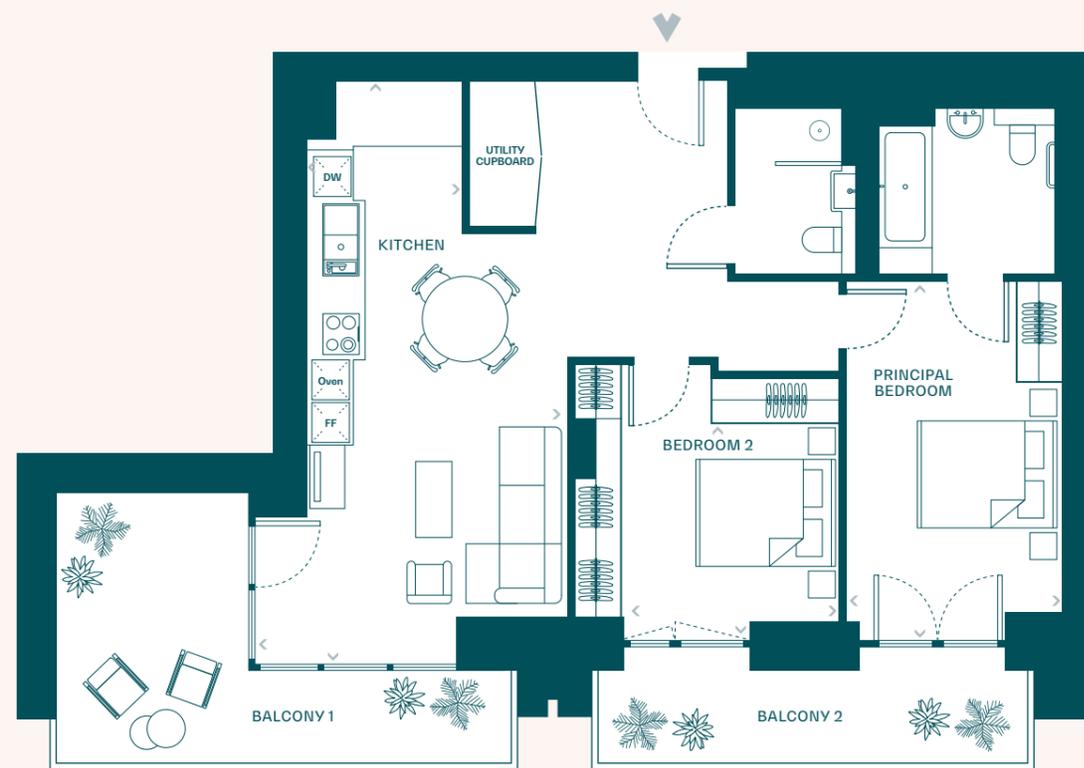


Above: Two bedroom apartment dining area.
Computer generated images are indicative only.

2 Bedroom apartment: Type 3A

A03.10, A06.10

Total Area	Kitchen/Living	Principal bedroom	Bedroom 2	Balcony 1	Balcony 2
81.0 Sqm	7.88 x 4.16 m	4.99 x 3.00 m	3.11 x 3.03 m	6.41 x 3.81 m	6.20 x 1.67 m
872 Sqft	25' 10" x 13' 8"	16' 4" x 9' 10"	10' 2" x 9' 11"	21' 0" x 12' 6"	20' 4" x 5' 6"

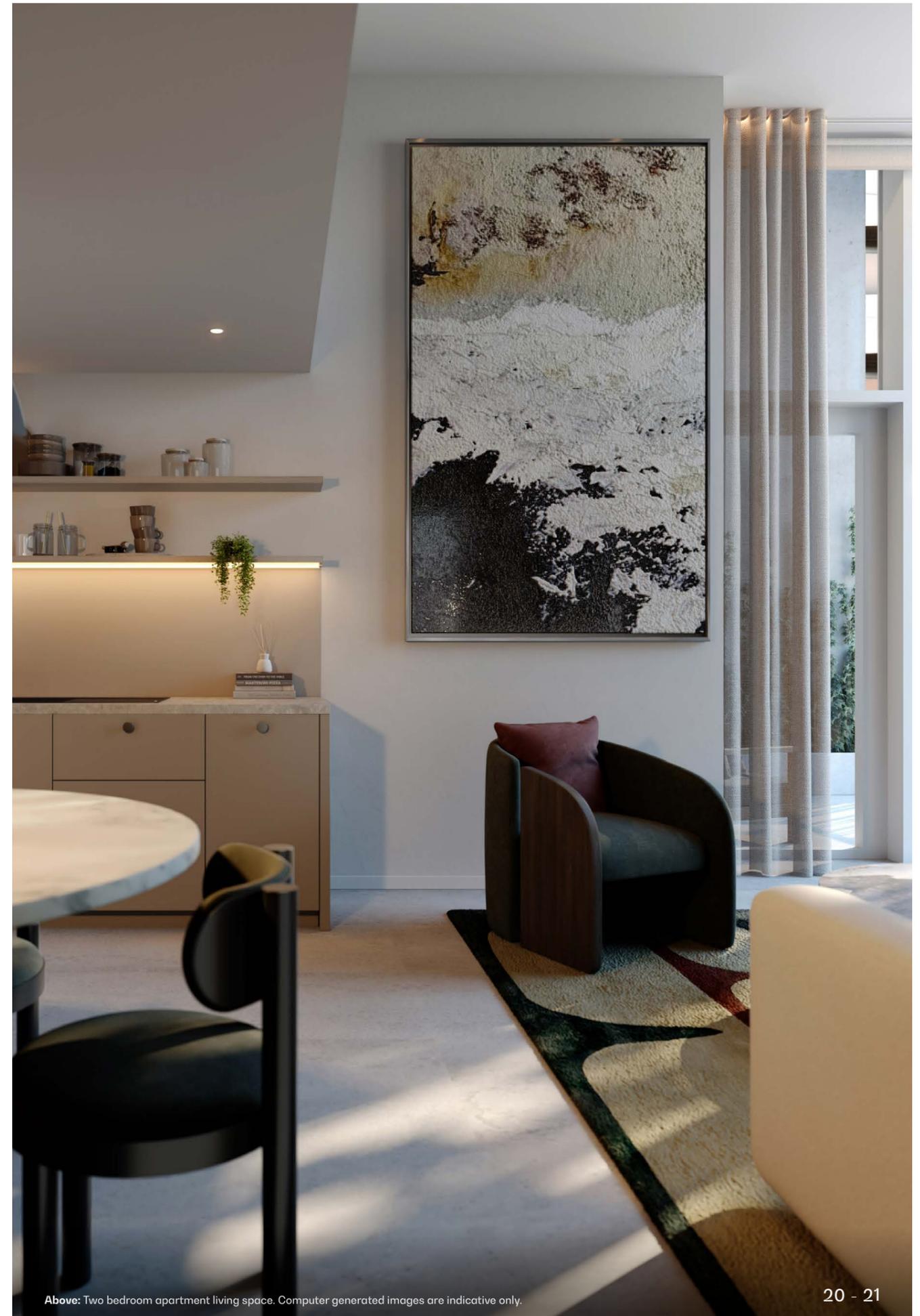


LEWIS CUBIT PARK



◀ Measurement Points **DW** Dishwasher **FF** Fridge/Freezer **Oven** Oven or Ovens

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

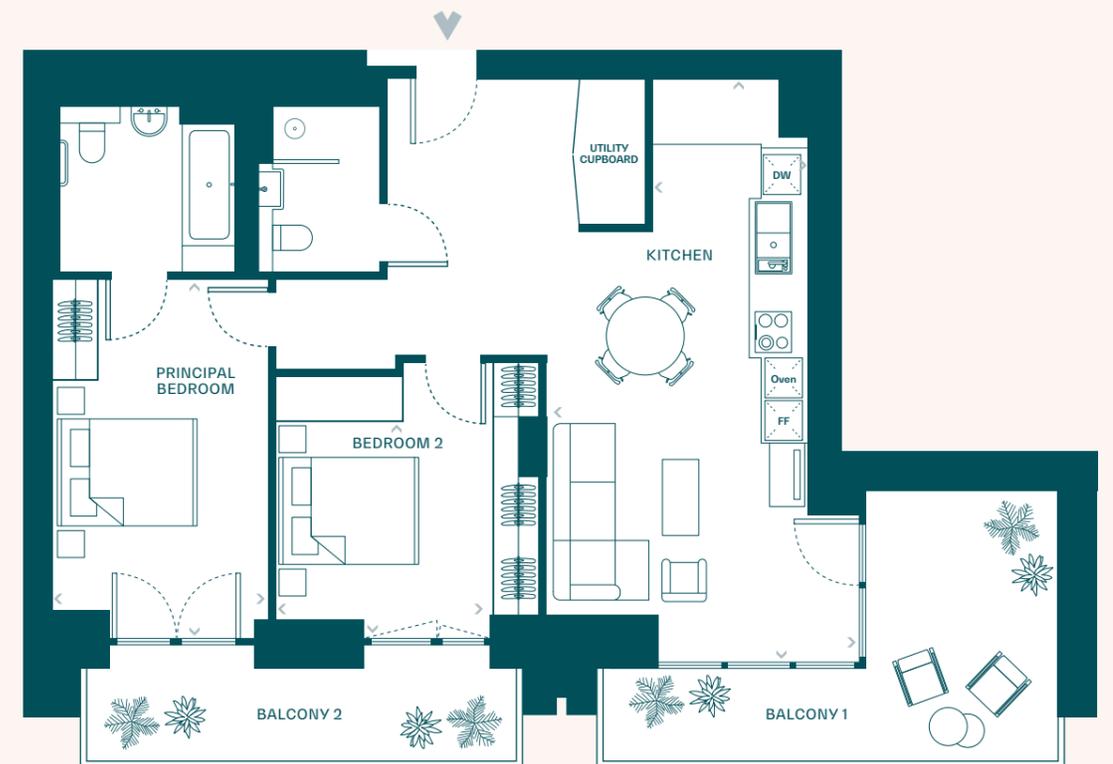


Above: Two bedroom apartment terrace overlooking Lewis Cubitt Park and Coal Drops Yard. Computer generated images are indicative only.

2 Bedroom apartment: Type 3B

A03.01, A06.01, A09.01

Total Area	Kitchen/Living	Principal bedroom	Bedroom 2	Balcony 1
81.0 Sqm	7.88 x 4.16 m	4.99 x 3.00 m	3.11 x 3.03 m	6.42 x 3.81 m
872 Sqft	25' 10" x 13' 8"	16' 4" x 9' 10"	10' 2" x 9' 11"	21' 0" x 12' 6"
				Balcony 2
				6.19 x 1.67 m
				20' 4" x 5' 6"



LEWIS CUBITT PARK



◀ Measurement Points **DW** Dishwasher **FF** Fridge/Freezer **Oven** Oven or Ovens

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Above: Two bedroom apartment with 4.2m ceiling living area. Computer generated images are indicative only.

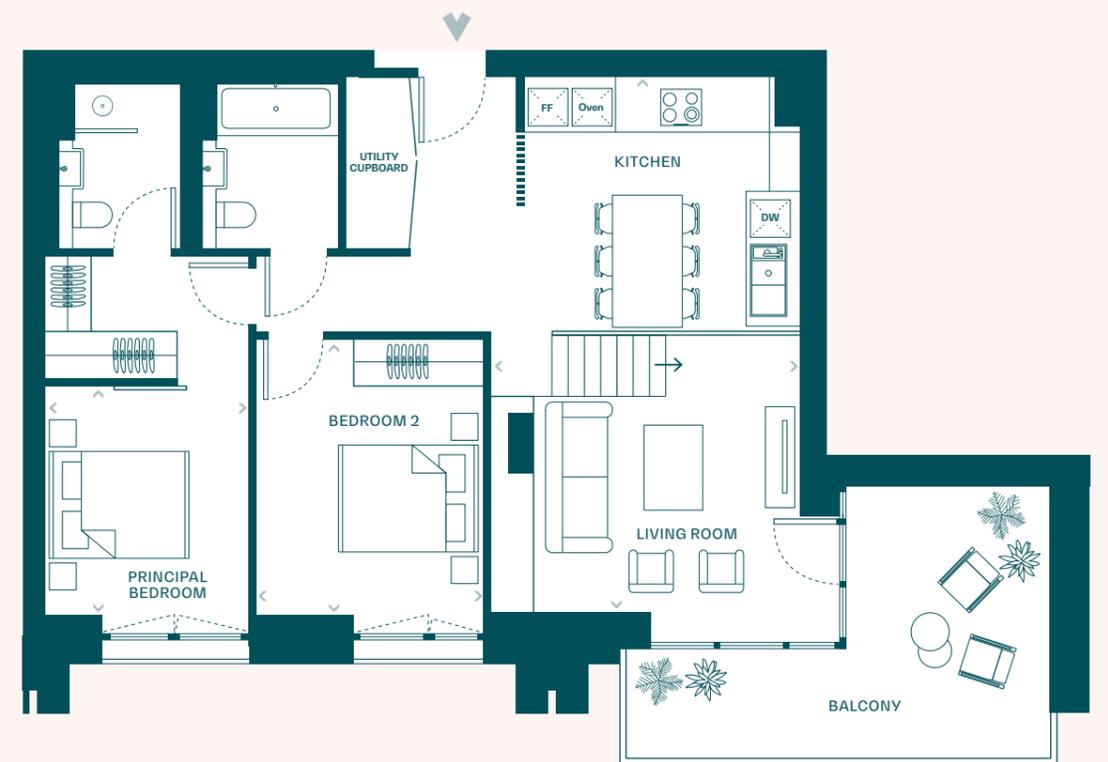


Above: Two bedroom apartment with 4.2m ceiling dining area. Computer generated images are indicative only.

2 Bedroom apartment: Type 4B

A05.01, A11.01

Total Area	Kitchen/Living	Principal bedroom	Bedroom 2	Balcony
81.0 Sqm	7.88 x 4.30 m	3.14 x 2.85 m	3.85 x 3.15 m	5.91 x 3.81 m
872 Sqft	25' 10" x 14' 1"	10' 4" x 9' 4"	12' 8" x 10' 4"	19' 5" x 12' 6"



LEWIS CUBIT PARK



◀ Measurement Points **DW** Dishwasher **FF** Fridge/Freezer **Oven** Oven or Ovens

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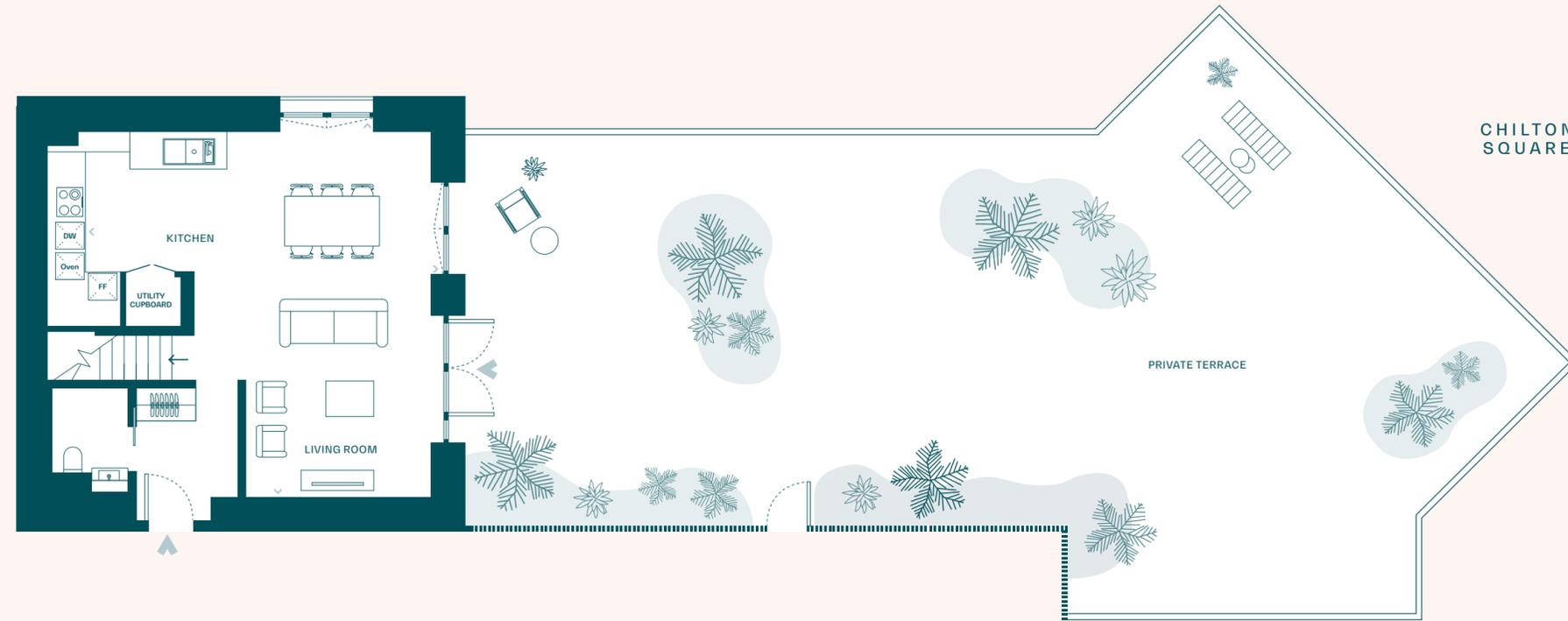
Above: Two bedroom townhouse, living and dining room looking through to the private terrace overlooking Lewis Cubitt Park.
Computer generated images are indicative only.

2 Bedroom townhouse: Type 8A

A12.04

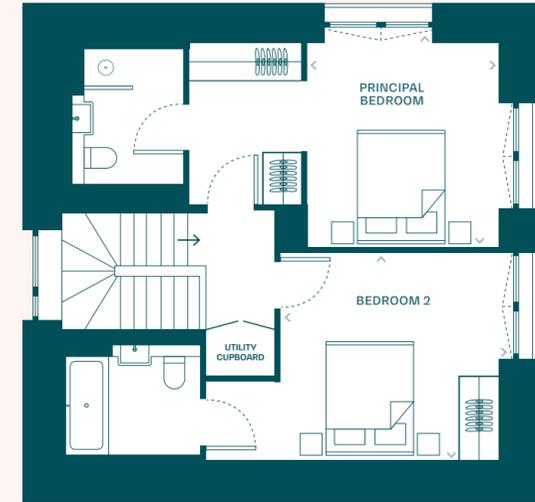
Total Area	Kitchen/Living	Private Terrace
108.9 Sqm	7.71 x 7.37 m	12.29 x 7.64 m
1,172 Sqft	25' 4" x 24' 2"	40' 4" x 25' 1"

Principal bedroom	Bedroom 2
3.75 x 3.19 m	3.93 x 3.54 m
12' 4" x 10' 6"	12' 11" x 11' 7"



Entrance level (Level 12)

LEWIS CUBIT PARK



Upper level (Level 13)

◀ Measurement Points **DW** Dishwasher **FF** Fridge/Freezer **Oven** Oven or Ovens

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Above: Two bedroom townhouse private terrace. Computer generated images are indicative only.

The specification

The details and craft in every Capella home



Above: Bathroom detail with integrated worktop. Computer generated images are indicative only.

Building

- Capella is situated on Lewis Cubitt Park, bounded by Chilton Lane to the north and Keskiee Lane to the south. It consists of two buildings in an L-shape, the taller one, 14 storeys high, is for private sale and the smaller one, eight storeys, is 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.



Above: Private dining room. Computer generated images are indicative only.

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 townhouses 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 is provided in all apartments.

Telephone, data systems and AV

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

Residential Marketing Suite

King's Cross

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London N1C 4AB

020 3691 3969

enquiries@livinginkingscross.co.uk



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