

CAPELLA

HOME



King's Cross

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

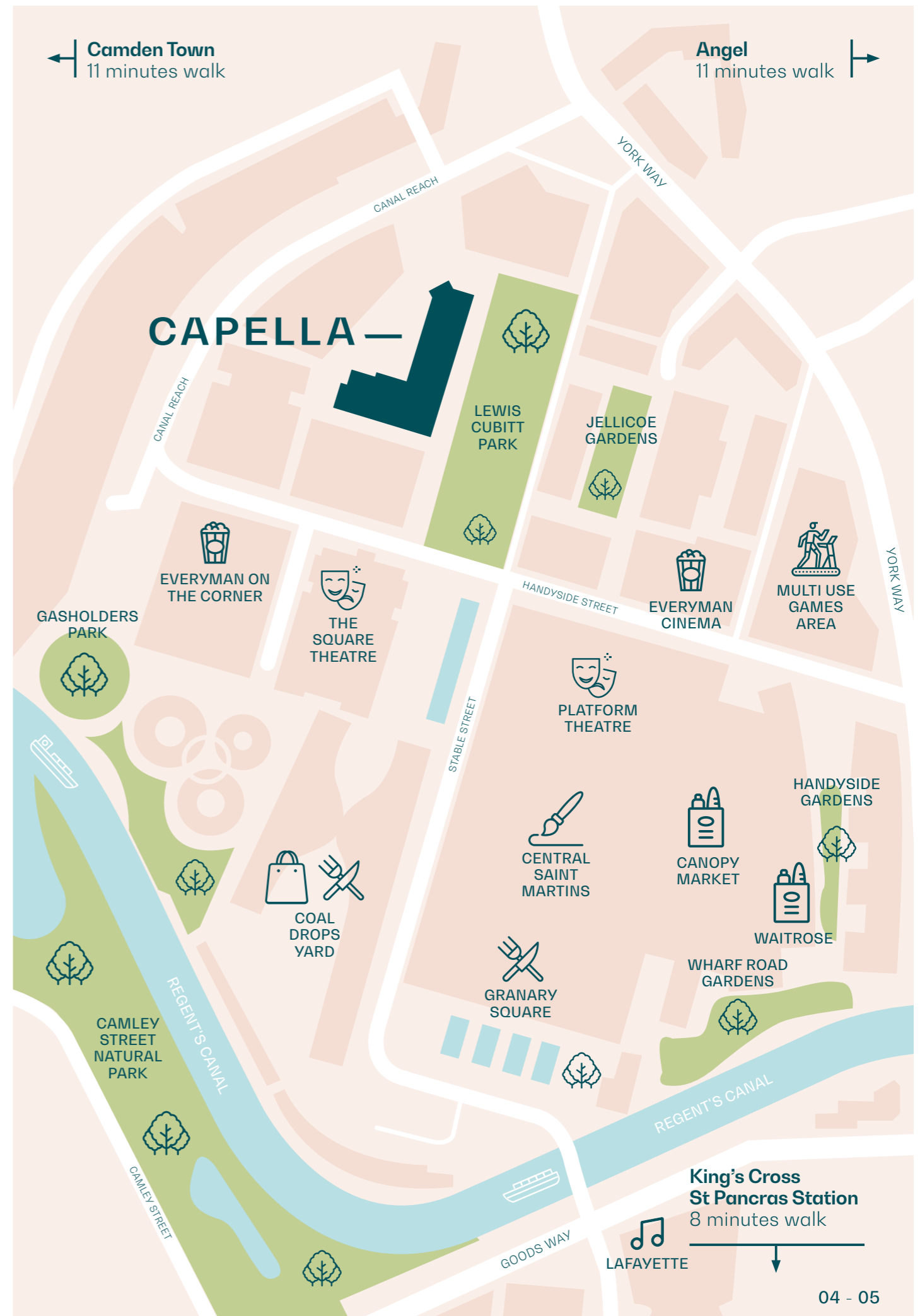


Welcome to Capella.

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 is also home to 56 elegant social rented apartments.

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

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



The specification

The details and craft in every Capella home



Above: Work space residents' amenities.

Building

- Capella is situated on Lewis Cubitt Park, bounded by Chilton Lane to the north and Keskidее 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: Two bedroom apartment living space. 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 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

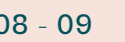
- Thermostatically controlled under-floor heating to all rooms.
- Comfort cooling is provided in all apartments.

Telephone, data systems and AV

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

Services and security

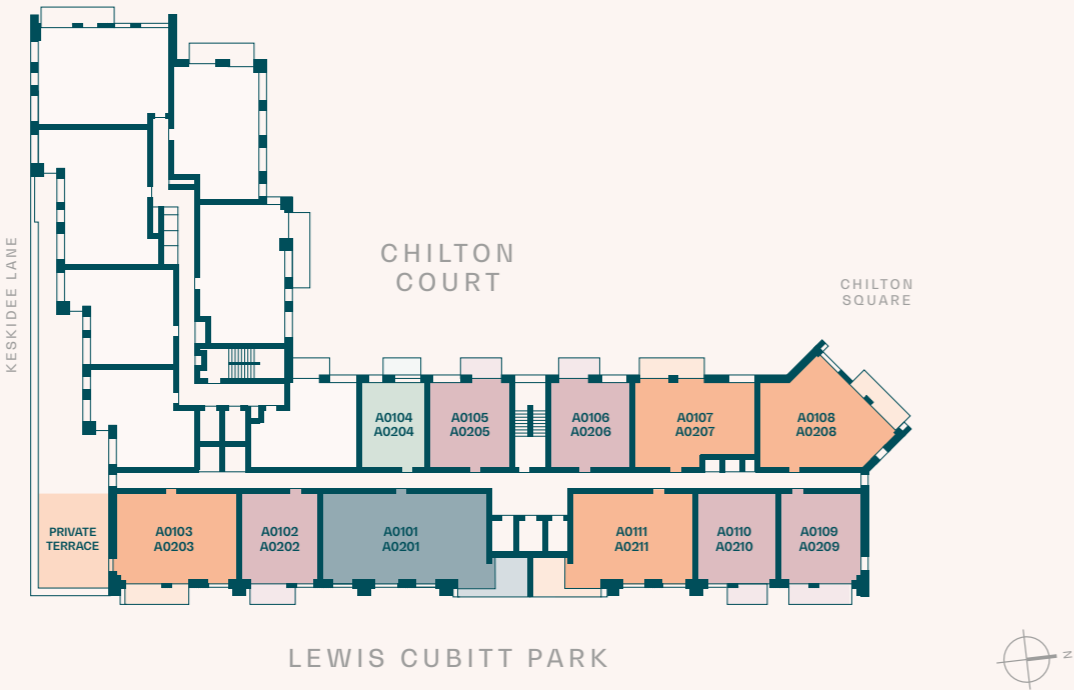
- Capella will be professionally managed on behalf of King's Cross Central Limited Partnership. There are two passenger lifts in each building and individual post boxes for each apartment in the entrance lobby.



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

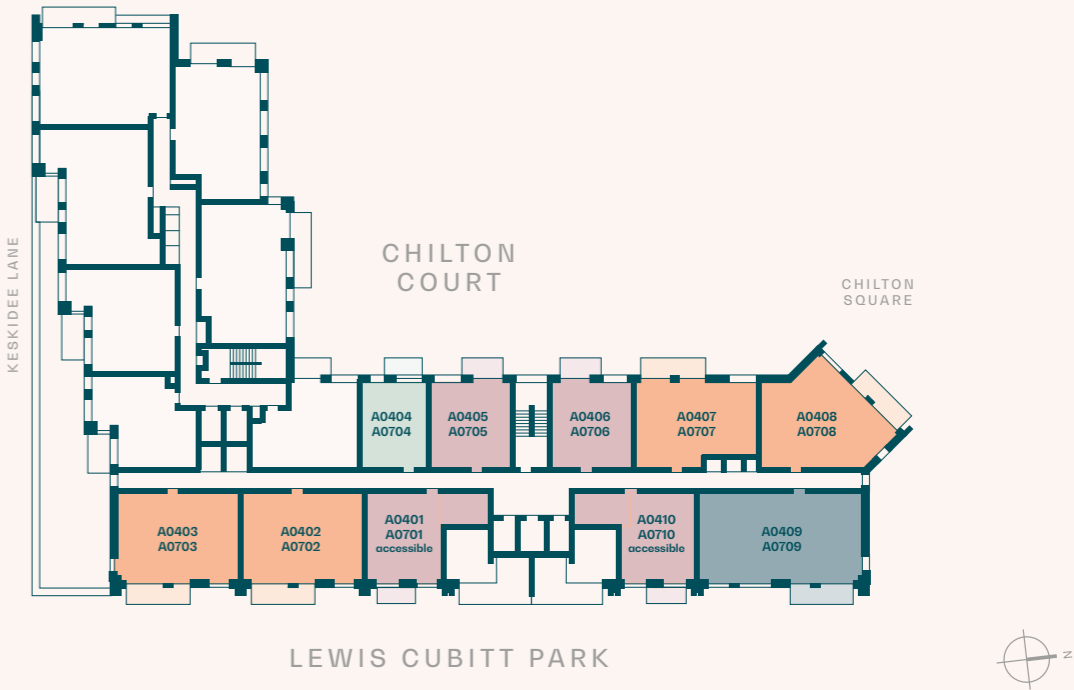
Levels 01 and 02

Only Level 01 has a private terrace.

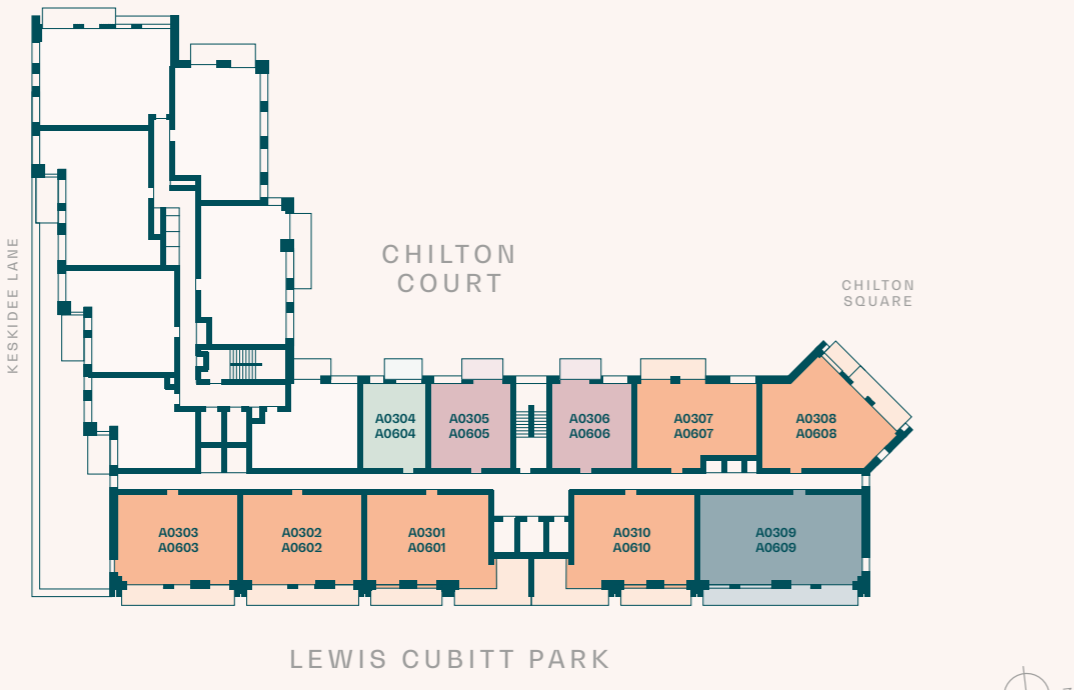


● Studio ● 1 Bedroom ● 2 Bedroom ● 3 Bedroom ○ Social Rented

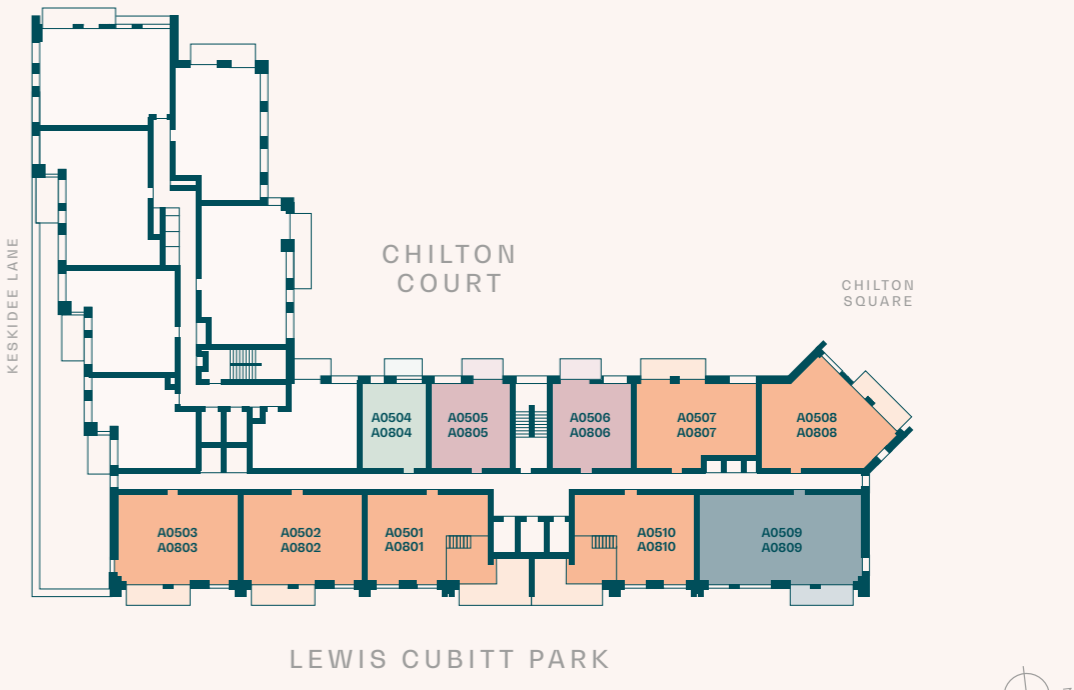
Levels 04 and 07



Levels 03 and 06

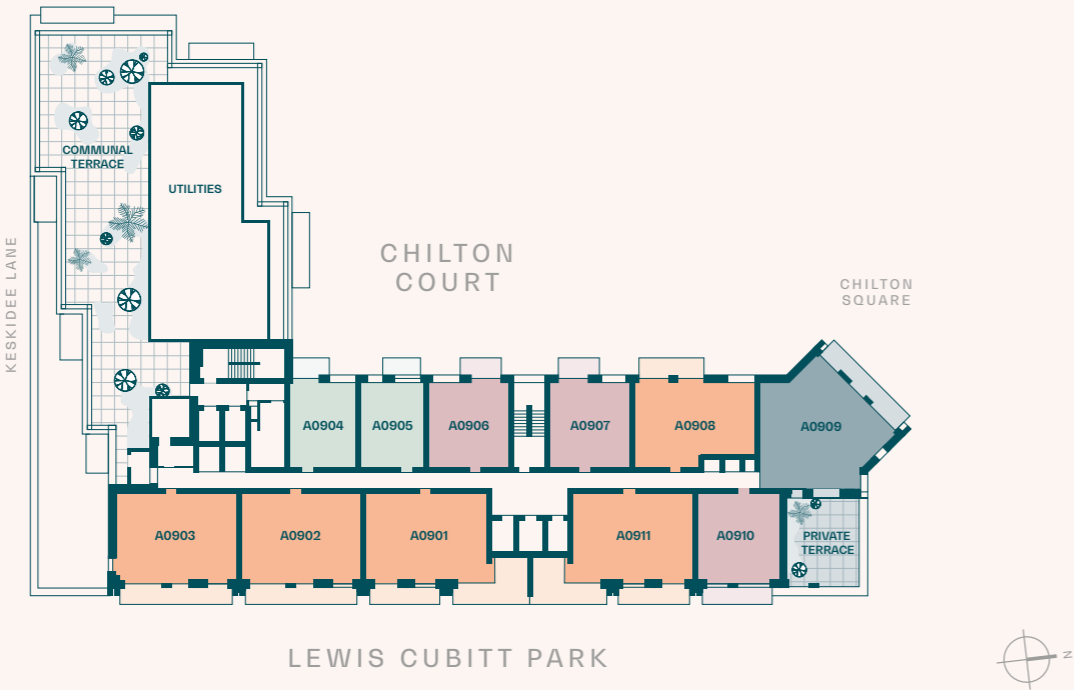


Levels 05 and 08



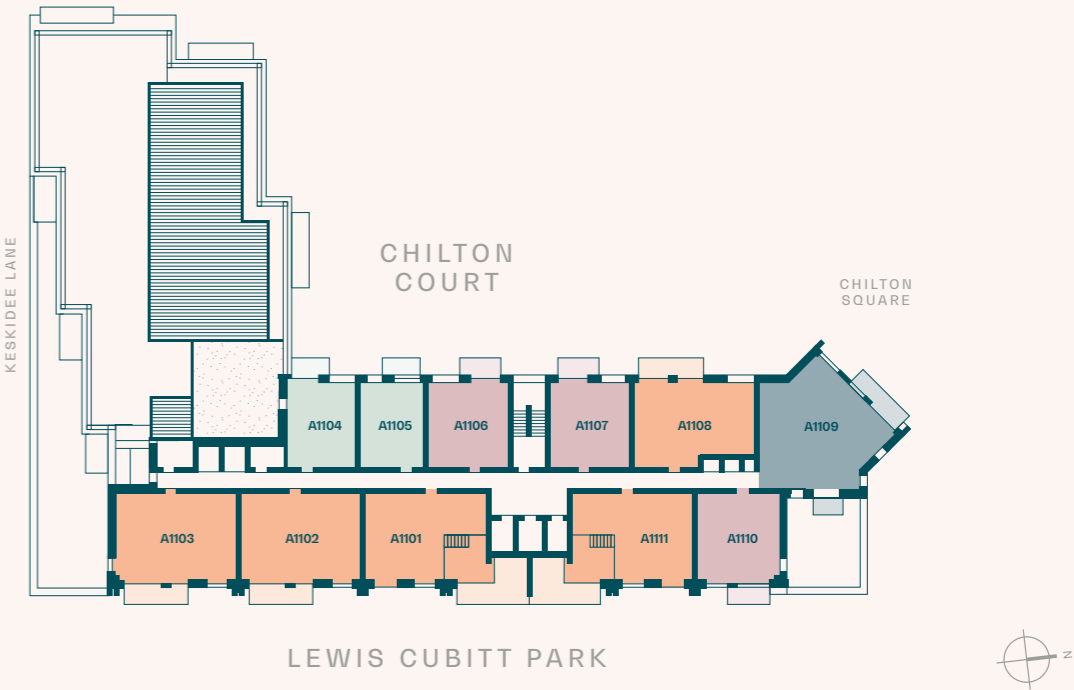
● Studio ● 1 Bedroom ● 2 Bedroom ● 3 Bedroom ○ Social Rented

Level 09

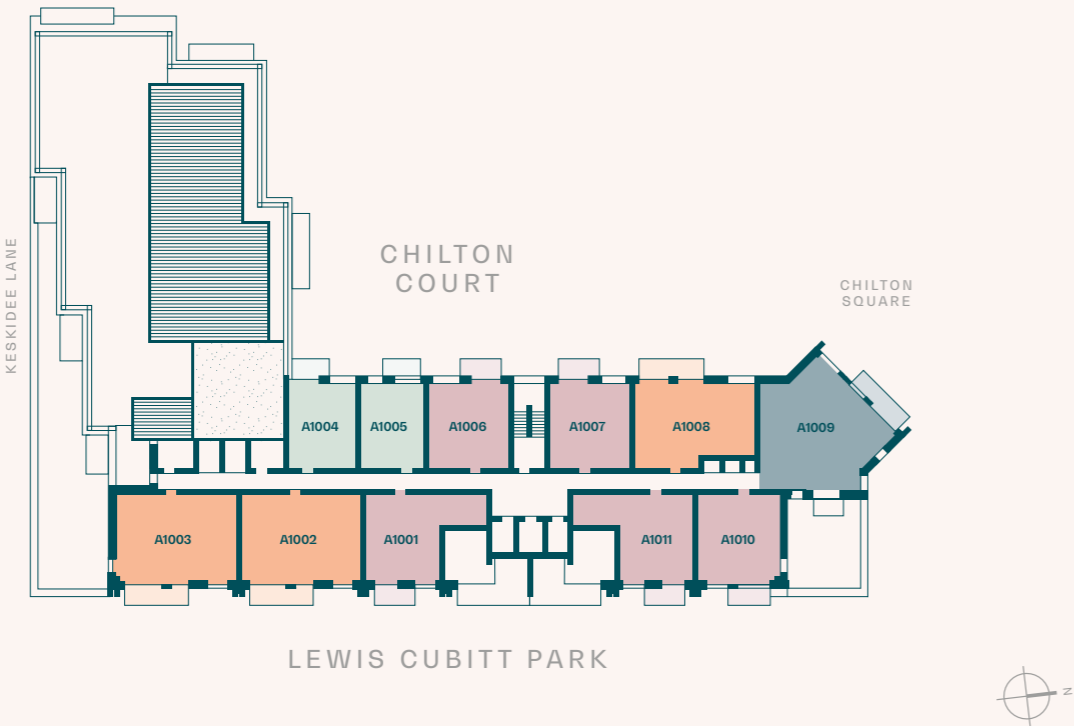


● Studio ● 1 Bedroom ● 2 Bedroom ● 3 Bedroom ○ Social Rented

Level 11



Level 10



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.



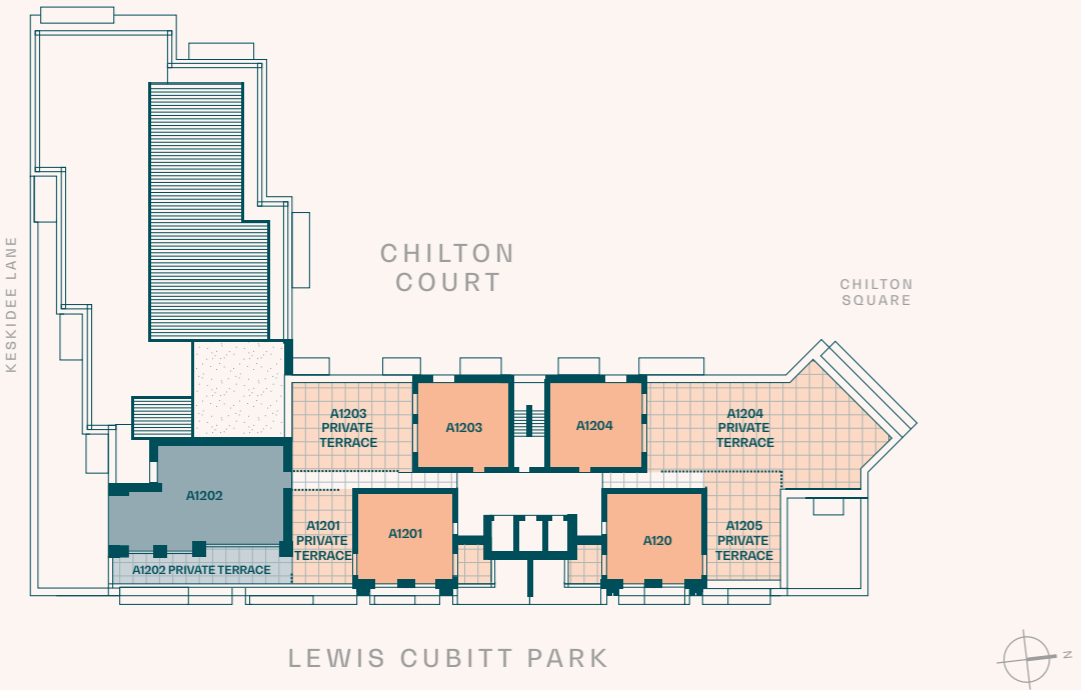
Above: Capella, at the edge of Lewis Cubitt Park. Computer generated images are indicative only.

CAPELLA

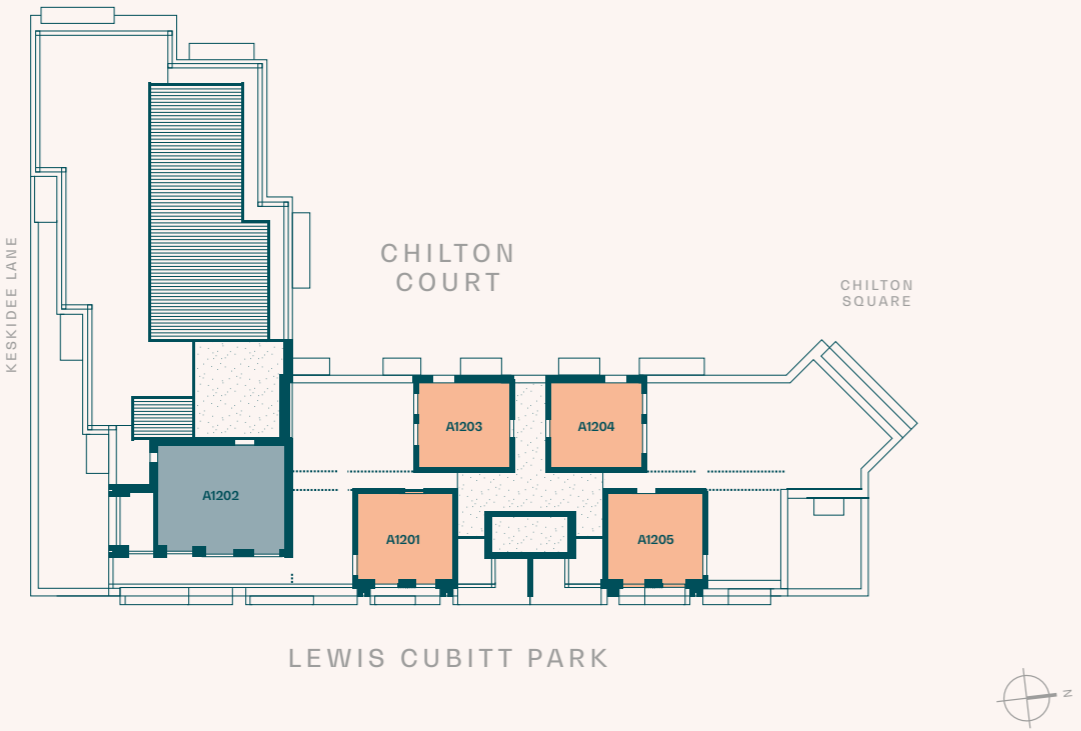
Plans

DUPLEX 2 Bedroom 3 Bedroom

Level 12
Entrance level



Level 13
Upper level



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.



Above: Three bedroom apartment terrace overlooking Lewis Cubitt Park. Computer generated images are indicative only.

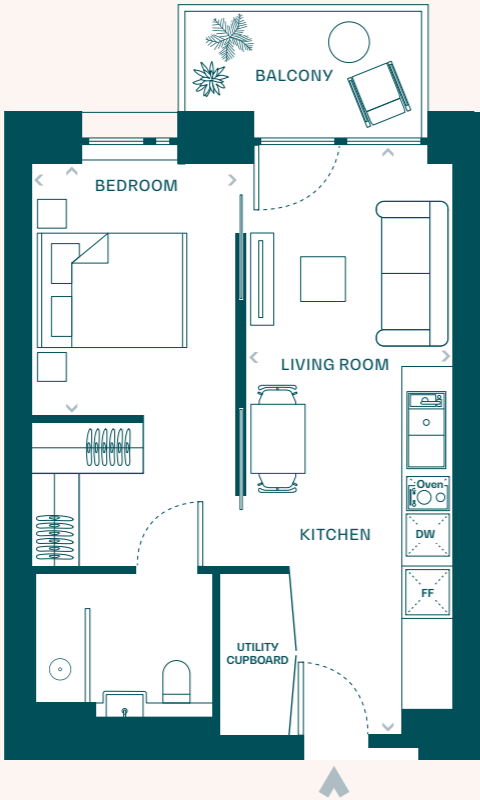


Above: 3 bedroom apartment living room and study. Note: Cabinet is an optional dressing item for selected apartments. Computer generated images are indicative only.

Studio apartment: Type 1A

A01.04, A02.04, A03.04, A04.04, A05.04, A06.04, A07.04, A08.04, A09.05, A10.05, A11.05

Total Area	Kitchen/Living	Master bedroom	Balcony
41.7 Sqm	7.69 x 2.71 m	3.27 x 2.65 m	3.12 x 1.66 m
449 Sqft	25' 3" x 8' 11"	10' 9" x 8' 8"	10' 3" x 5' 5"



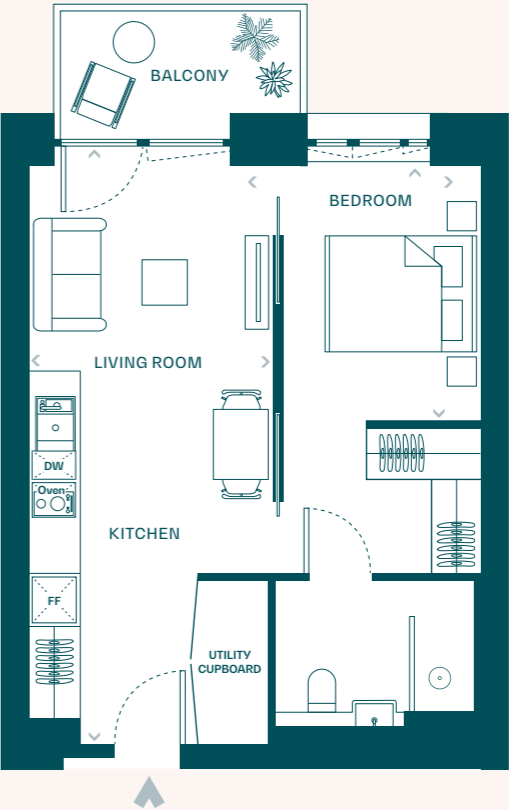
◀ Measurement Points **DW** Dishwasher **FF** Fridge/Freezer **Oven** Oven and hob

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.

Studios apartment: Type 1B

A09.04, A10.04

Total Area	Kitchen/Living	Master bedroom	Balcony
44.6 Sqm	7.69 x 3.07 m	3.27 x 2.65 m	3.01 x 1.66 m
480 Sqft	25' 3" x 10' 1"	10' 9" x 8' 8"	9' 11" x 5' 5"



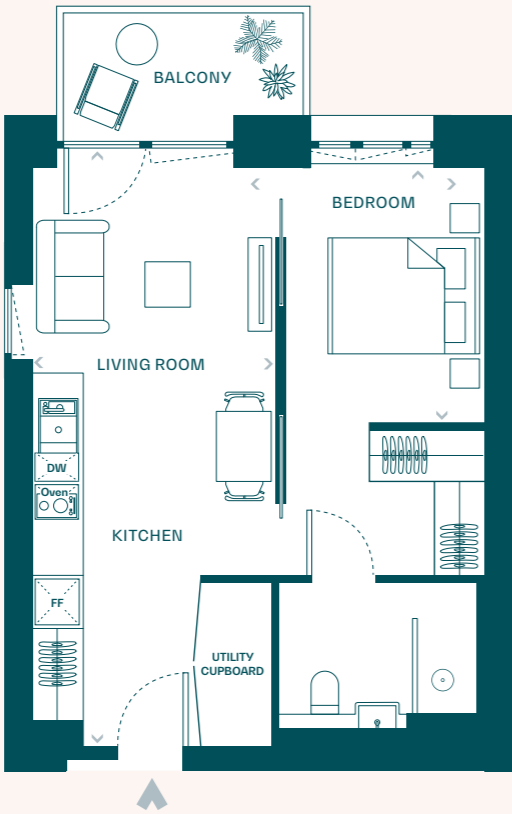
◀ Measurement Points **DW** Dishwasher **FF** Fridge/Freezer **Oven** Oven or Ovens

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 apartment: Type 1C

A11.04

Total Area	Kitchen/Living	Master bedroom	Balcony
45 Sqm	7.69 x 3.07 m	3.27 x 2.65 m	3.01 x 1.66 m
484 Sqft	25' 3" x 10' 1"	10' 9" x 8' 8"	9'11" x 5'5"



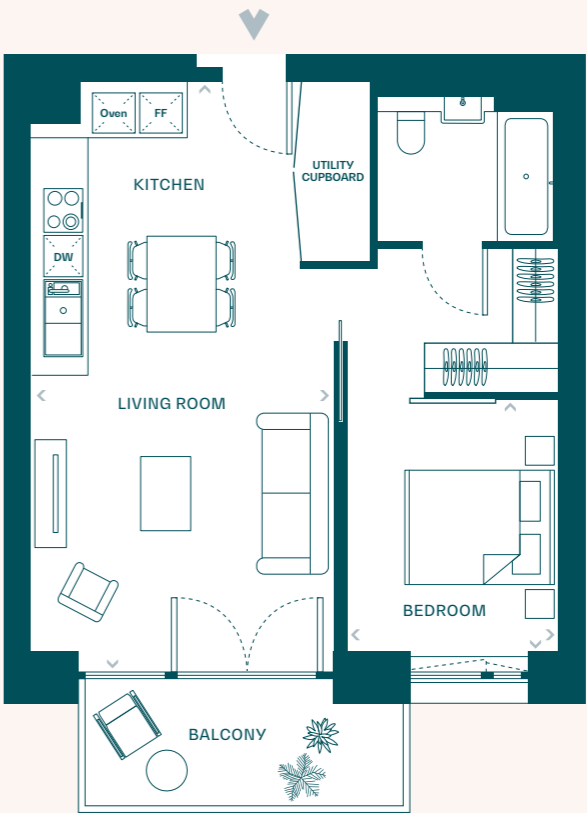
◀ Measurement Points **DW** Dishwasher **FF** Fridge/Freezer **Oven** Oven or Ovens

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.

1 Bedroom apartment: Type 1A

A01.02, A02.02

Total Area	Kitchen/Living	Master bedroom	Balcony
52.8 Sqm	7.76 x 3.96 m	3.61 x 2.77 m	3.90 x 1.66 m
568 Sqft	25' 6" x 13' 0"	11' 10" x 9' 1"	12' 10" x 5' 5"



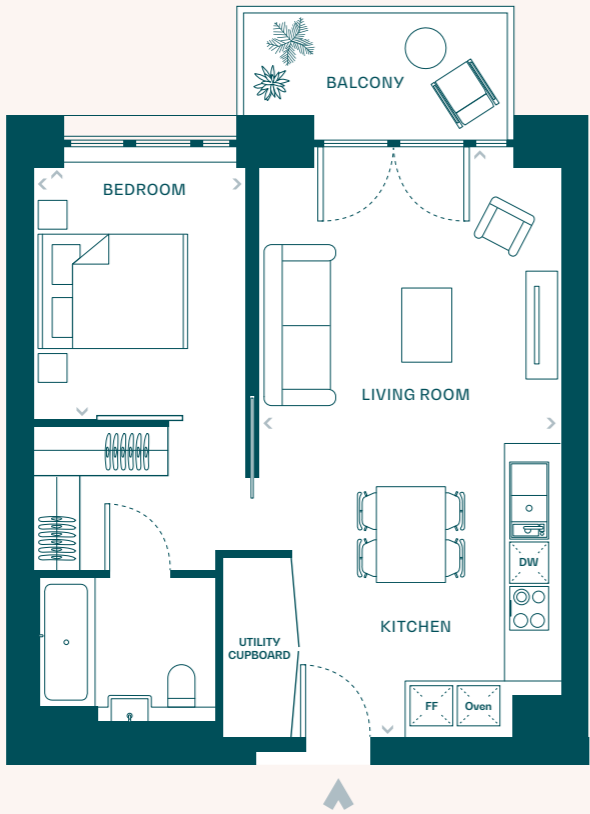
◀ Measurement Points **DW** Dishwasher **FF** Fridge/Freezer **Oven** Oven or Ovens

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.

1 Bedroom apartment: Type 1B

A01.05, A02.05, A03.05, A04.05, A05.05, A06.05, A07.05, A08.05, A09.06, A10.06, A11.06

Total Area	Kitchen/Living	Master bedroom	Balcony
51.7 Sqm	7.69 x 3.93 m	3.27 x 2.75 m	3.46 x 1.66 m
556 Sqft	25' 3" x 12' 11"	10' 9" x 9' 0"	11' 4" x 5' 5"



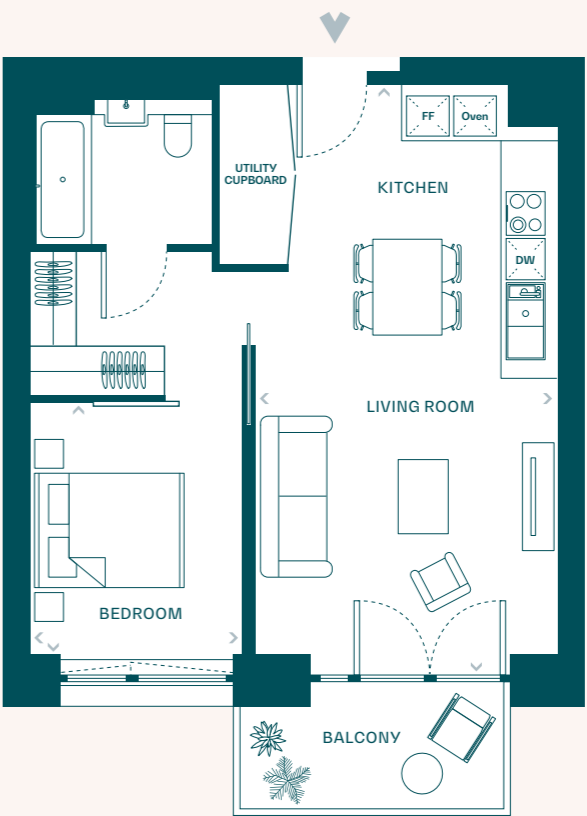
◀ Measurement Points **DW** Dishwasher **FF** Fridge/Freezer **Oven** Oven or Ovens

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.

1 Bedroom apartment: Type 1C

A01.10, A02.10

Total Area	Kitchen/Living	Master bedroom	Balcony
52.8 Sqm	7.76 x 3.98 m	3.61 x 2.75 m	3.51 x 1.66 m
568 Sqft	25' 6" x 13' 1"	11' 10" x 9' 0"	11' 6" x 5' 5"



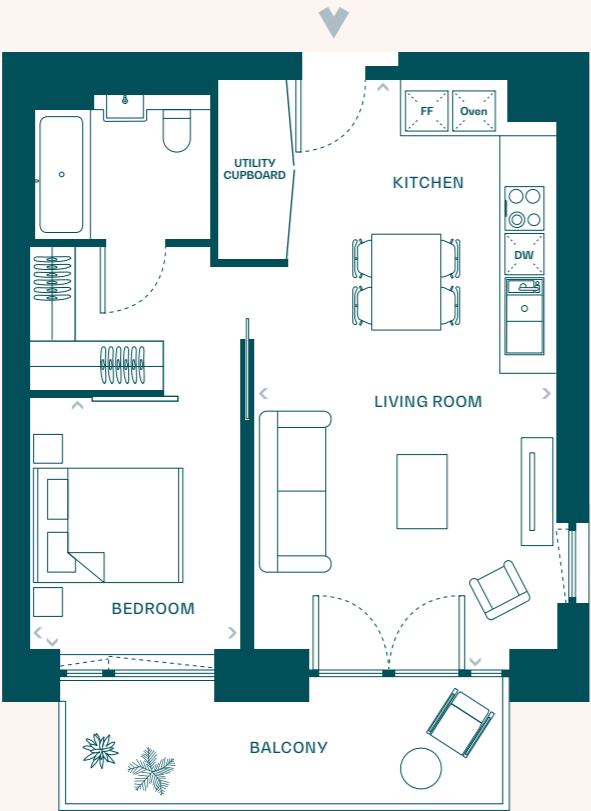
◀ Measurement Points **DW** Dishwasher **FF** Fridge/Freezer **Oven** Oven or Ovens

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.

1 Bedroom apartment: Type 1D

A01.09, A02.09

Total Area	Kitchen/Living	Master bedroom	Balcony
52.8 Sqm	7.76 x 3.96 m	3.61 x 2.75 m	3.56 x 1.66 m
568 Sqft	25' 6" x 13' 0"	11' 10" x 9' 0"	11' 8" x 5' 5"



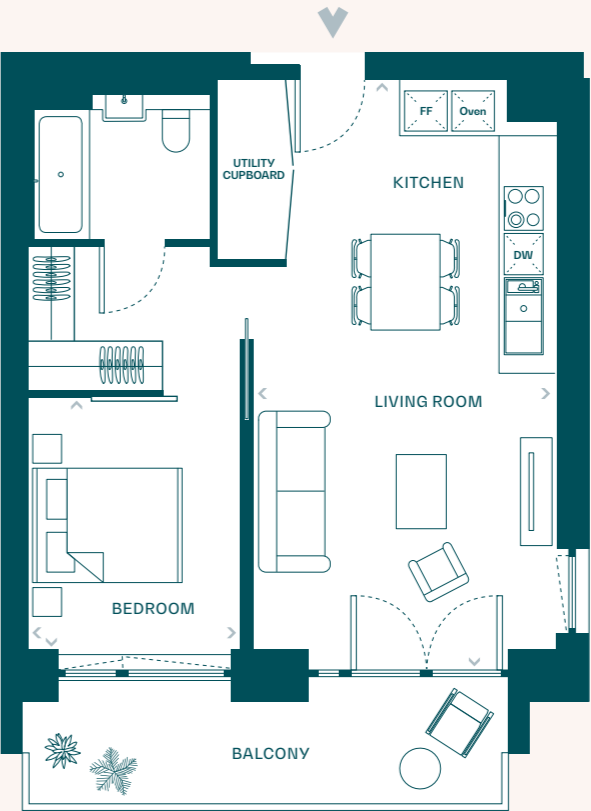
◀ Measurement Points DW Dishwasher FF Fridge/Freezer Oven Oven or Ovens

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.

1 Bedroom apartment: Type 1E

A09.10

Total Area	Kitchen/Living	Master bedroom	Balcony
54.2 Sqm	7.76 X 4.18 m	3.61 X 2.75 m	5.97 x 1.67 m
583 Sqft	25' 6" X 13' 9"	11' 10" X 9' 0"	19' 7" x 5' 6"



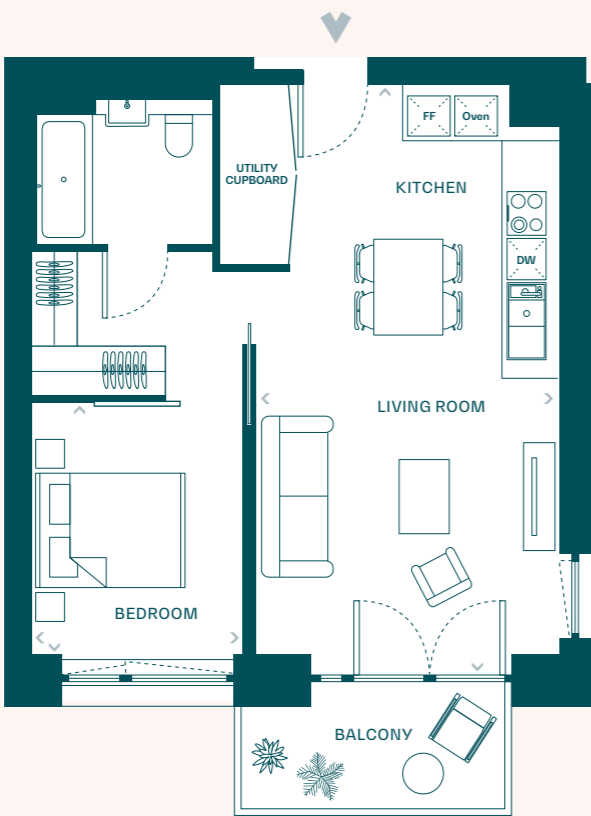
◀ Measurement Points DW Dishwasher FF Fridge/Freezer Oven Oven or Ovens

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.

1 Bedroom apartment: Type 1F

A10.10, A11.10

Total Area	Kitchen/Living	Master bedroom	Balcony
54.2 Sqm	7.76 x 4.18 m	3.61 x 2.75 m	3.51 x 1.66 m
583 Sqft	25' 6" x 13' 9"	11' 10" x 9' 0"	11' 6" x 5' 5"



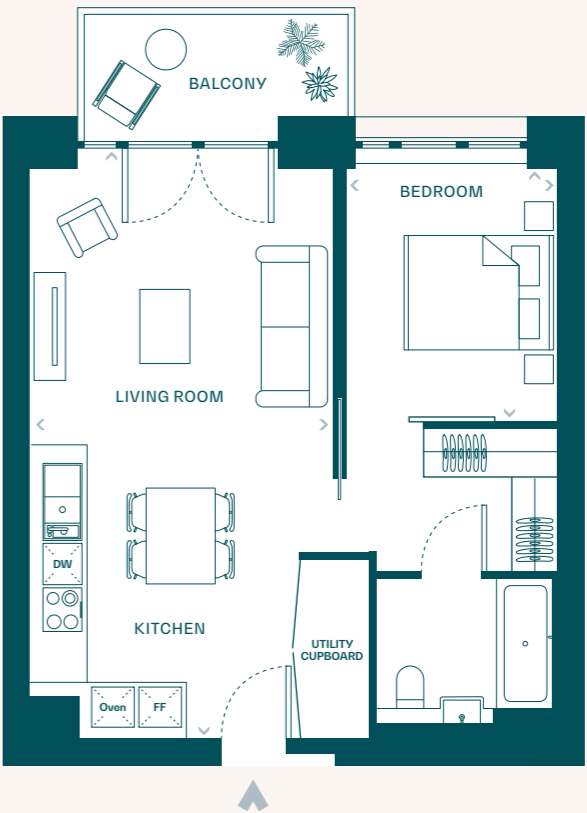
◀ Measurement Points **DW** Dishwasher **FF** Fridge/Freezer **Oven** Oven or Ovens

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.

1 Bedroom apartment: Type 1G

A01.06, A02.06, A03.06, A04.06, A05.06, A06.06, A07.06, A08.06, A09.07, A10.07, A11.07

Total Area	Kitchen/Living	Master bedroom	Balcony
51.8 Sqm	7.69 x 3.93 m	3.27 x 2.75 m	3.46 x 1.66 m
558 Sqft	25' 3" x 12' 11"	10'9" x 9' 0"	11' 4" x 5' 5"



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

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.

1 Bedroom apartment: Type 2

A10.11

Total Area	Kitchen/Living	Master bedroom	Balcony
59.7 Sqm	7.76 x 3.53 m	3.51 x 2.75 m	3.34 x 1.66 m
643 Sqft	25' 6" x 11' 7"	11' 6" x 9' 0"	10' 11" x 5' 5"



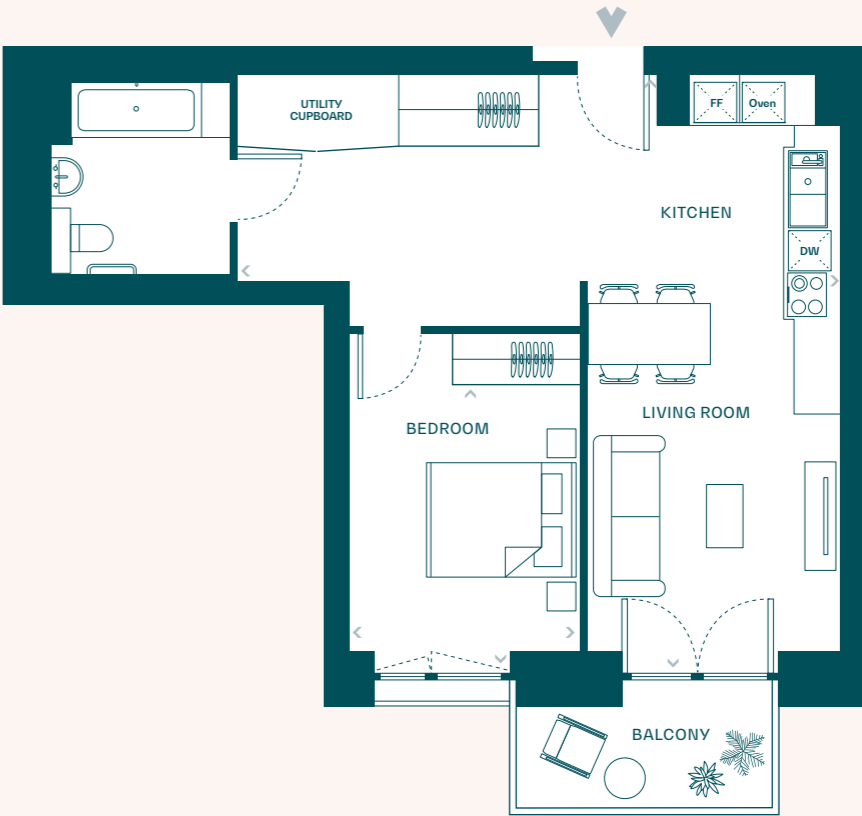
◀ Measurement Points **DW** Dishwasher **FF** Fridge/Freezer **Oven** Oven or Ovens

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.

1 Bedroom apartment: Type 3A

A04.10, A07.10

Total Area	Kitchen/Living	Master bedroom	Balcony
59.7 Sqm	7.76 x 3.28 m	3.76 x 3.00 m	3.34 x 1.66 m
643 Sqft	25' 6" x 10' 9"	12' 4" x 9' 10"	10' 11" x 5' 5"



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

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.

1 Bedroom apartment: Type 3B

A04.01, A07.01, A10.01

Total Area	Kitchen/Living	Master bedroom	Balcony
59.7 Sqm	7.76 x 3.27 m	3.76 x 3.00 m	3.34 x 1.66 m
643 Sqft	25' 6" x 10' 9"	12' 4" x 9' 10"	10' 11" x 5' 5"



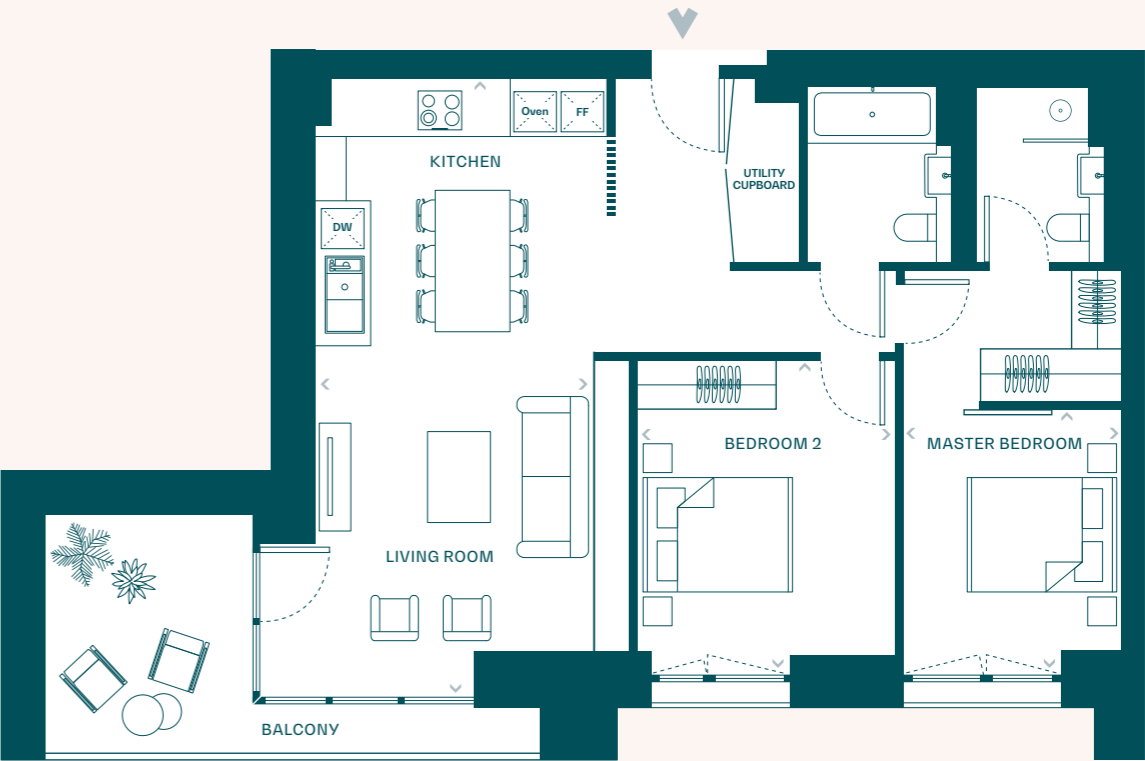
◀ Measurement Points **DW** Dishwasher **FF** Fridge/Freezer **Oven** Oven or Ovens

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.

2 Bedroom apartment: Type 1

A01.11, A02.11

Total Area	Kitchen/Living	Master bedroom	Bedroom 2	Balcony
81.0 Sqm	7.88 x 4.11 m	3.14 x 2.85 m	3.85 x 3.34 m	5.87 x 3.05 m
872 Sqft	25' 10" x 13' 6"	10' 4" x 9' 4"	12' 8" x 10' 11"	19' 3" x 10' 0"



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

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.

2 Bedroom apartment: Type 2A

A01.03

Total Area	Kitchen/Living	Master bedroom	Bedroom 2	Balcony
80.1 Sqm	7.76 x 3.94 m	3.46 x 2.85 m	3.46 x 3.04 m	5.43 x 1.66 m
862 Sqft	25' 6" x 12' 11"	11' 4" x 9' 4"	11' 4" x 10' 0"	17' 10" x 5' 5"
				Terrace
				8.46 x 5.94 m
				27' 9" x 19' 6"



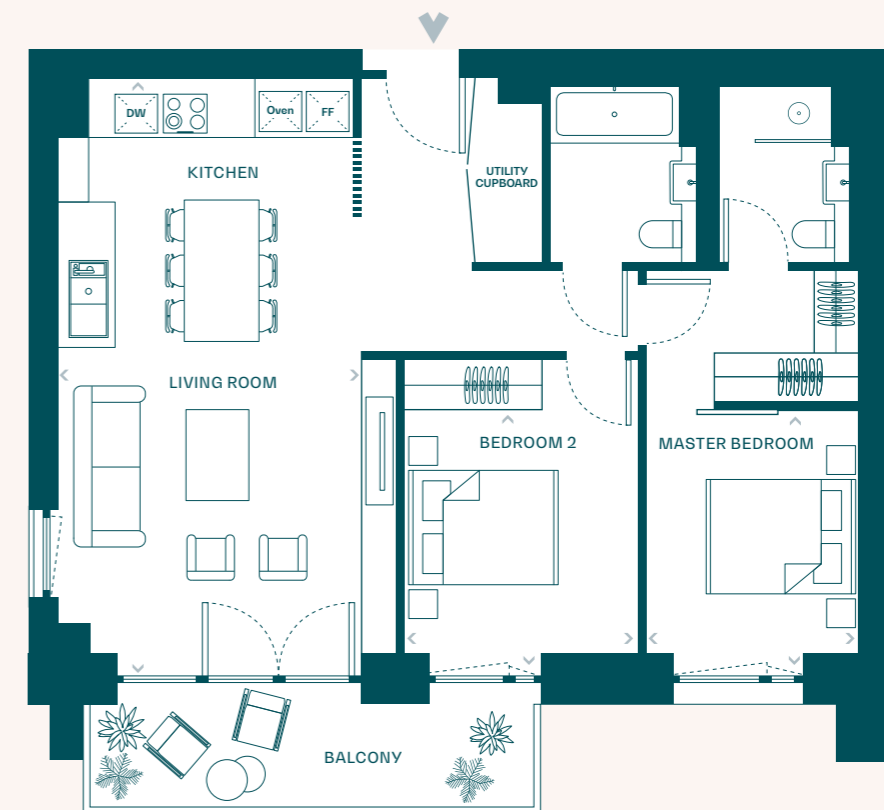
◀ Measurement Points **DW** Dishwasher **FF** Fridge/Freezer **Oven** Oven or Ovens

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.

2 Bedroom apartment: Type 2A

A02.03, A04.03, A05.03, A07.03, A08.03, A10.03, A11.03

Total Area	Kitchen/Living	Master bedroom	Bedroom 2	Balcony
80.1 Sqm	7.76 x 3.94 m	3.46 x 2.85 m	3.46 x 3.04 m	5.42 x 1.66 m
862 Sqft	25' 6" x 12' 11"	11' 4" x 9' 4"	11' 4" x 10' 0"	17' 10" x 5' 5"



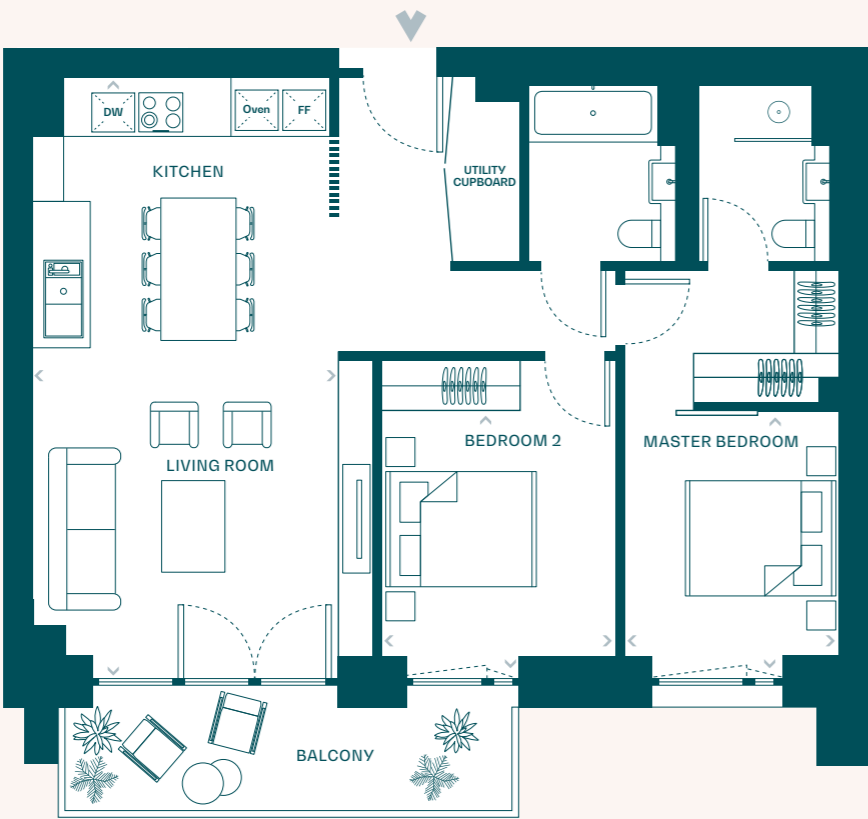
◀ Measurement Points **DW** Dishwasher **FF** Fridge/Freezer **Oven** Oven or Ovens

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.

2 Bedroom apartment: Type 2B

A04.02, A05.02, A07.02, A08.02, A10.02, A11.02

Total Area	Kitchen/Living	Master 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"



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

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.

2 Bedroom apartment: Type 2B

A03.02, A06.02, A09.02

Total Area	Kitchen/Living	Master 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	9.79 x 1.67 m
862 Sqft	25' 6" x 13' 0"	11' 4" x 9' 4"	11' 4" x 10' 0"	32' 1" x 5' 6"



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

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.

2 Bedroom apartment: Type 2A

A03.03, A06.03, A09.03

Total Area	Kitchen/Living	Master bedroom	Bedroom 2	Balcony
80.1 Sqm	7.76 x 3.94 m	3.46 x 2.85 m	3.46 x 3.04 m	9.79 x 1.67 m
862 Sqft	25' 6" x 12' 11"	11' 4" x 9' 4"	11' 4" x 10' 0"	32' 1" x 5' 6"



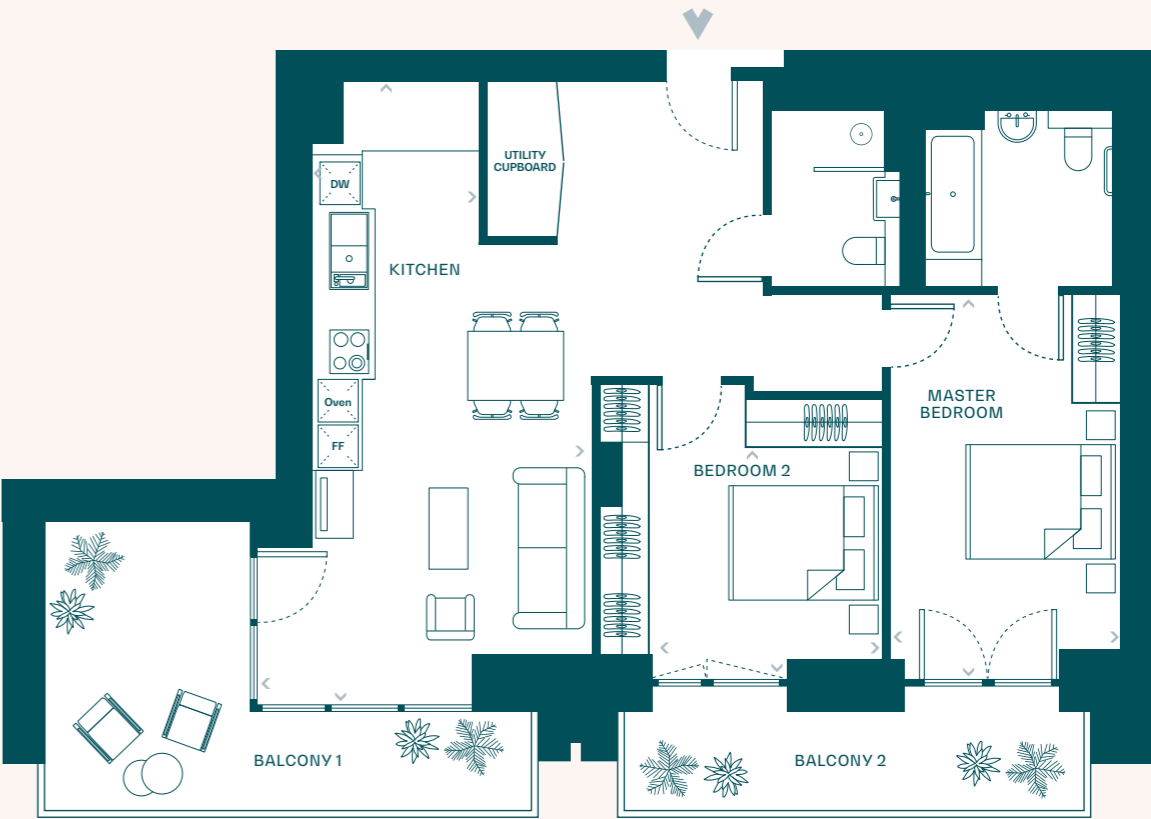
◀ Measurement Points **DW** Dishwasher **FF** Fridge/Freezer **Oven** Oven or Ovens

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.

2 Bedroom apartment: Type 3A

A03.10, A06.10, A09.11

Total Area	Kitchen/Living	Master 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"



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

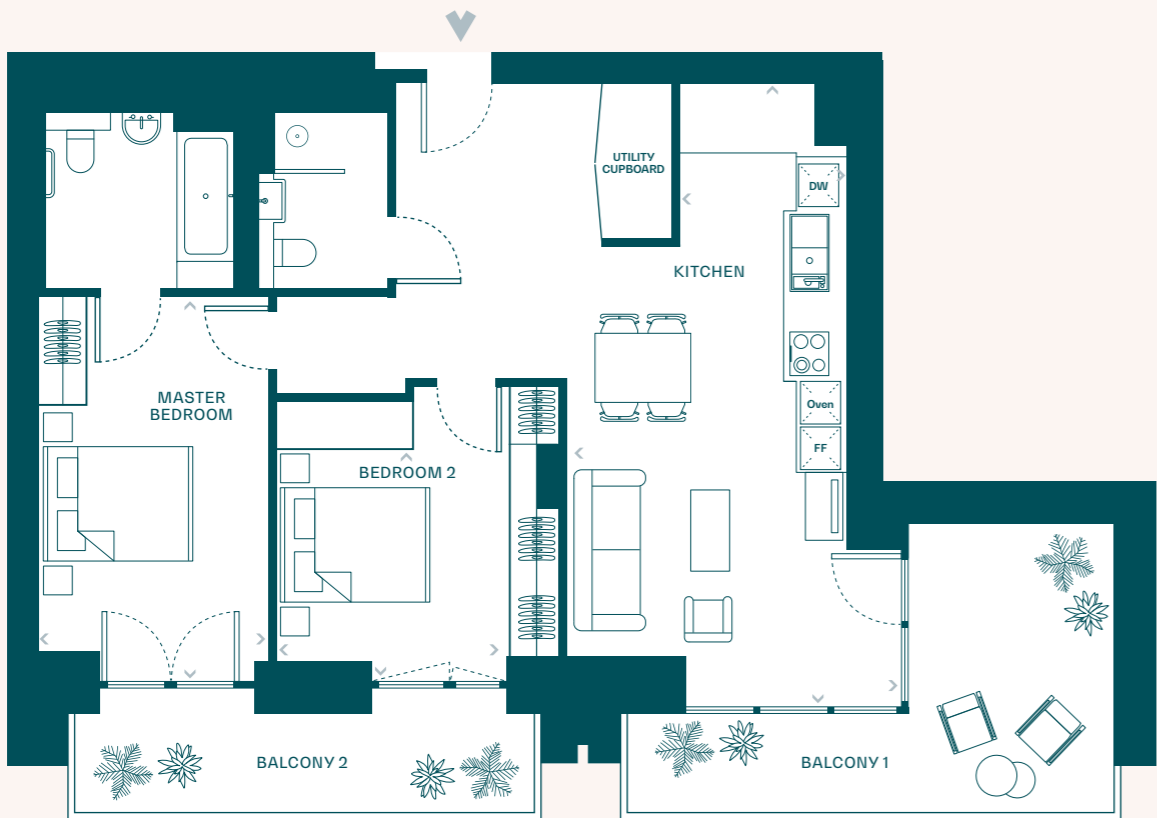
Plans are not to scale. All measurements are approximate. All furniture and planting shown for context only, not supplied with the apartment. All total areas are Net Saleable Areas.

2 Bedroom apartment: Type 3B

A03.01, A06.01, A09.01

Total Area	Kitchen/Living	Master 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"



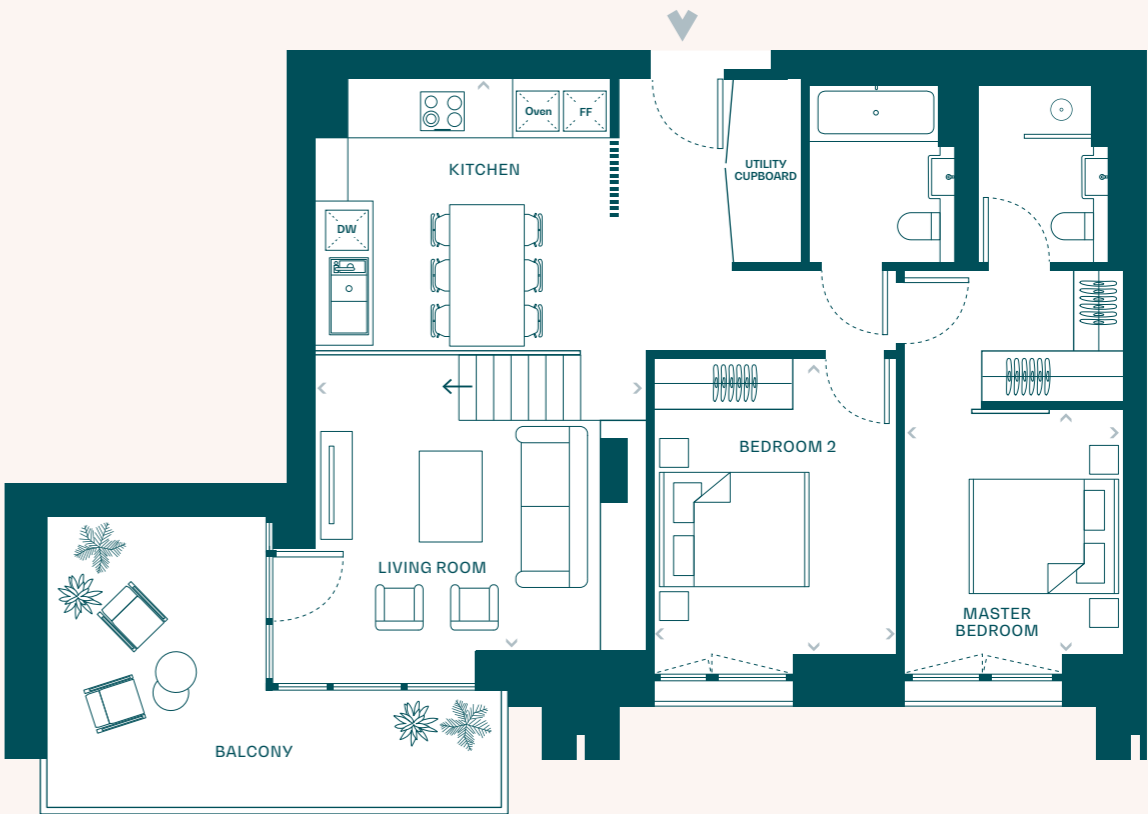
◀ Measurement Points **DW** Dishwasher **FF** Fridge/Freezer **Oven** Oven or Ovens

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.

2 Bedroom apartment: Type 4A

A05.10, A08.10, A11.11

Total Area	Kitchen/Living	Master 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"



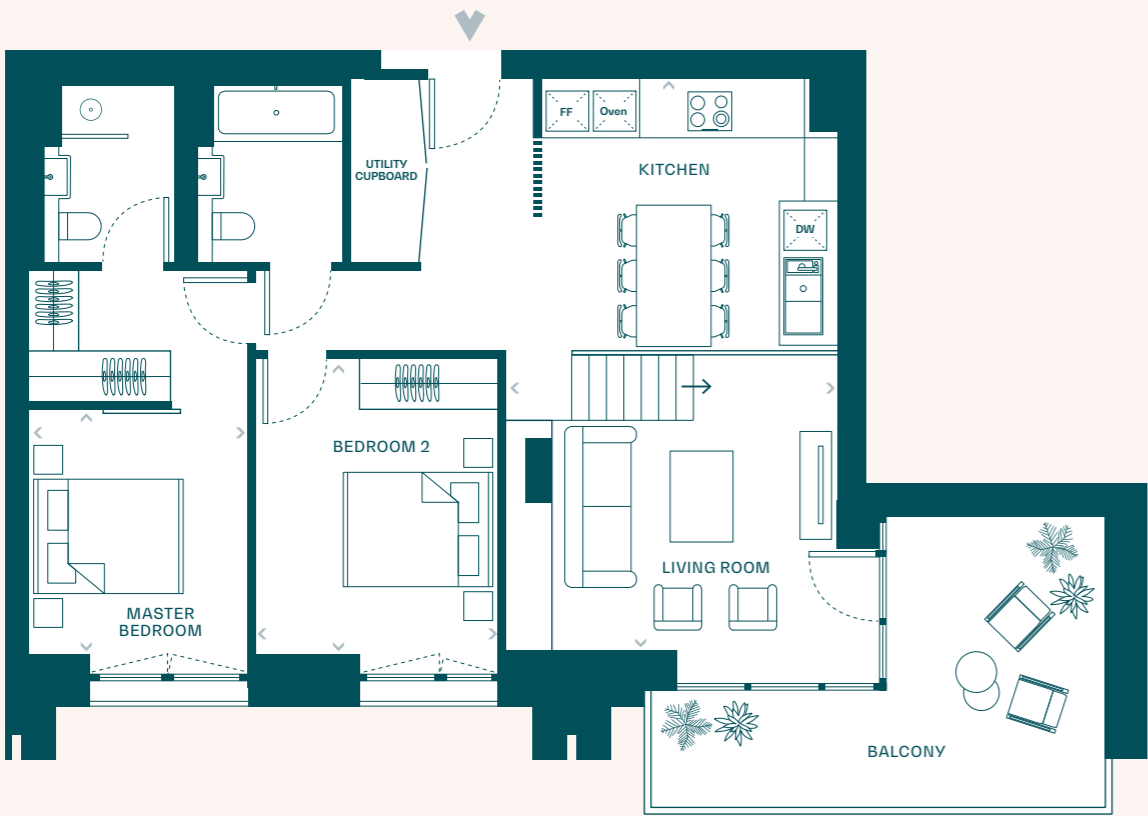
◀ Measurement Points **DW** Dishwasher **FF** Fridge/Freezer **Oven** Oven or Ovens

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.

2 Bedroom apartment: Type 4B

A05.01, A08.01, A11.01

Total Area	Kitchen/Living	Master 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"



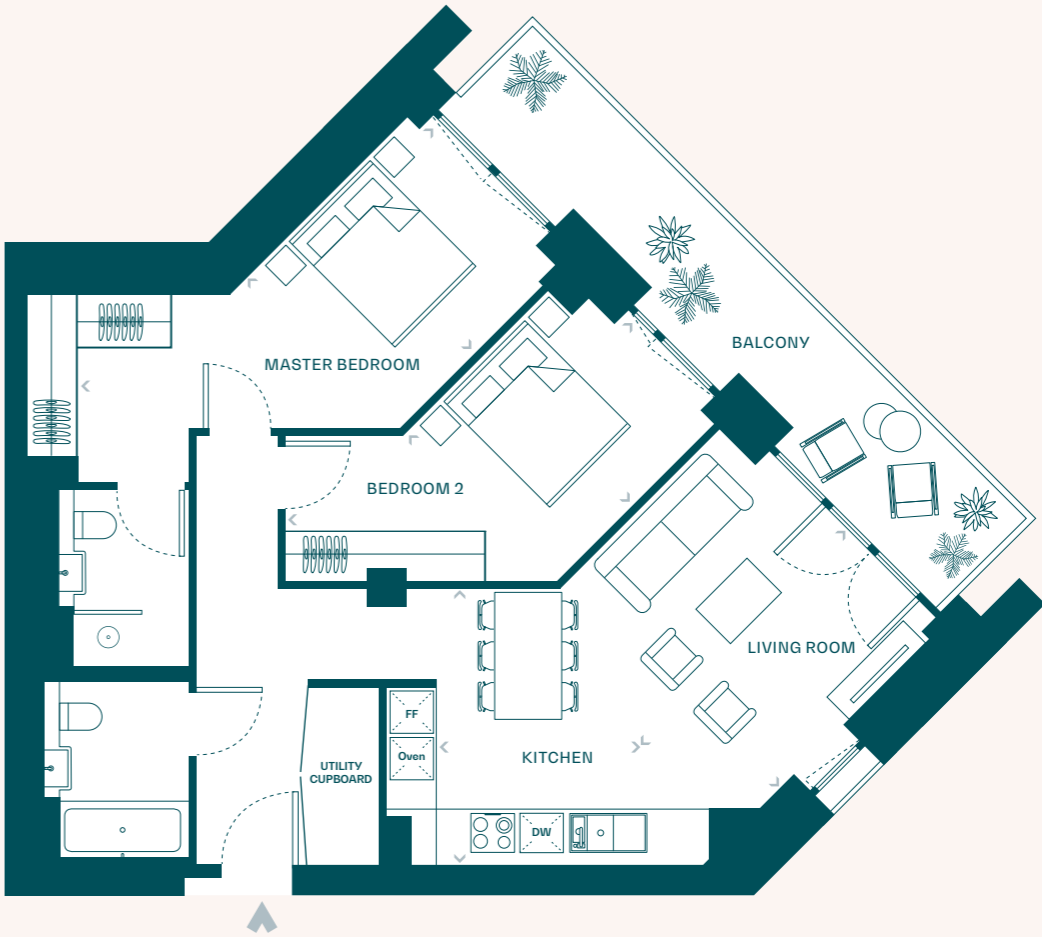
◀ Measurement Points DW Dishwasher FF Fridge/Freezer Oven Oven or Ovens

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.

2 Bedroom apartment: Type 5

A03.08, A06.08

Total Area	Kitchen/Living	Master bedroom	Bedroom 2	Balcony
79.4 Sqm	4.41 x 3.87 m	3.19 x 2.75 m	3.18 x 2.75 m	9.12 x 1.67 m
855 Sqft	14' 6" x 12' 8"	10' 6" x 9' 0"	10' 5" x 9' 0"	29' 11" x 5' 6"



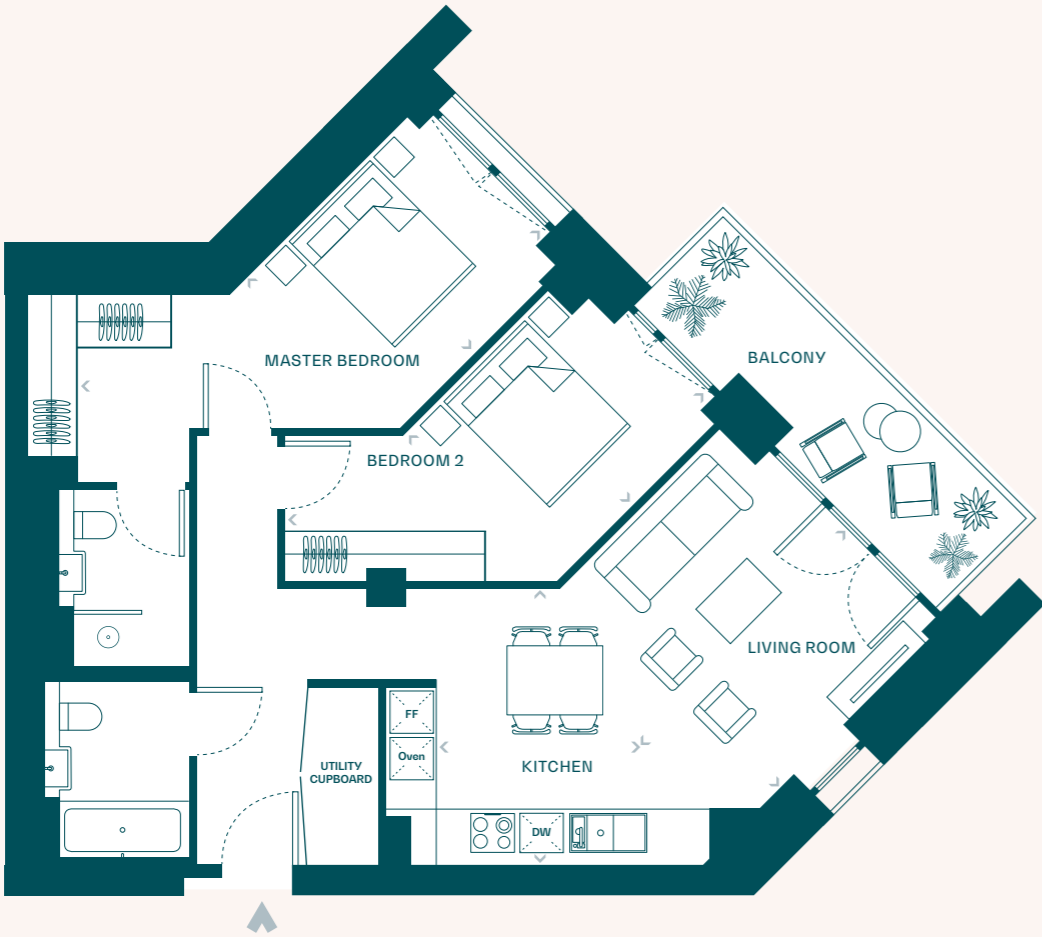
◀ Measurement Points DW Dishwasher FF Fridge/Freezer Oven Oven or Ovens

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.

2 Bedroom apartment: Type 5

A01.08, A02.08, A04.08, A05.08, A07.08, A08.08

Total Area	Kitchen/Living	Master bedroom	Bedroom 2	Balcony
79.4 Sqm	4.41 x 3.87 m	3.19 x 2.75 m	3.14 x 2.75 m	5.56 x 1.66 m
855 Sqft	14' 6" x 12' 8"	10' 6" x 9' 0"	10' 4" x 9' 0"	18' 3" x 5' 5"



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

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.

2 Bedroom apartment: Type 6

A01.07, A02.07, A03.07, A04.07, A05.07, A06.07, A07.07, A08.07, A09.08, A10.08, A11.08

Total Area	Kitchen/Living	Master bedroom	Bedroom 2	Balcony
74.0 Sqm	7.69 x 3.49 m	4.25 x 2.83 m	3.36 x 3.25 m	5.50 x 1.66 m
797 Sqft	25' 3" x 11' 5"	13' 11" x 9' 3"	11' 0" x 10' 8"	18' 1" x 5' 5"



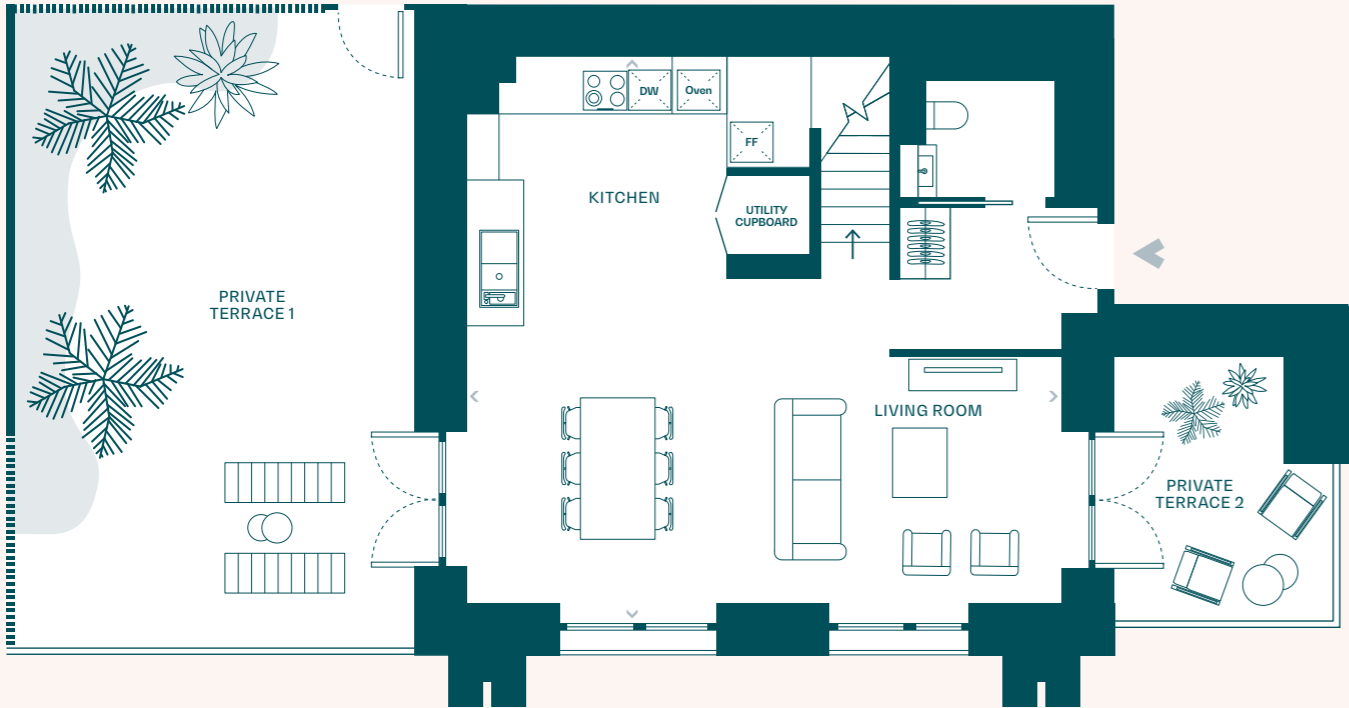
◀ Measurement Points DW Dishwasher FF Fridge/Freezer Oven Oven or Ovens

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.

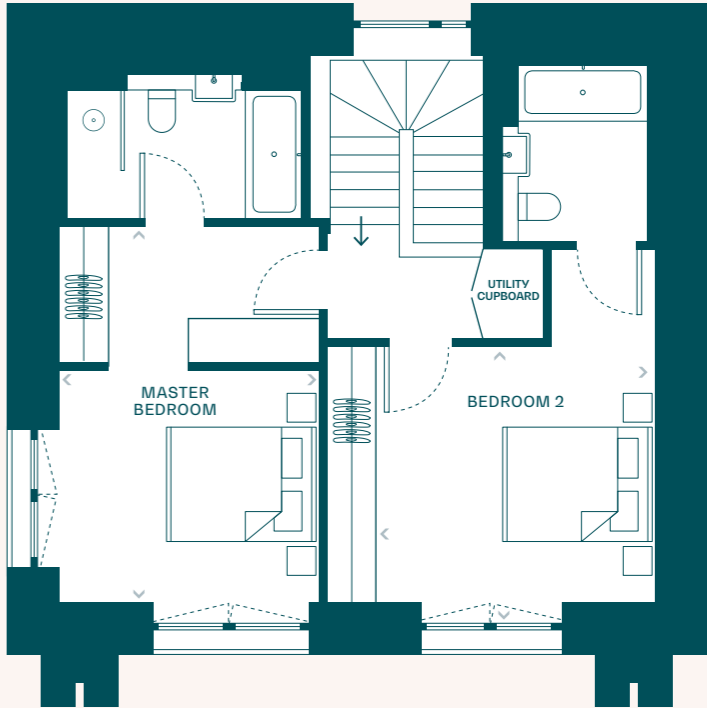
2 Bedroom townhouse: Type 7A

A12.01

Total Area	Kitchen/Living	Private Terrace 1	Private Terrace 2	Master bedroom	Bedroom 2
113.5 Sqm	7.70 x 7.37 m	5.20 x 7.60 m	3.04 x 3.25 m	4.88 x 3.39 m	3.61 x 3.60 m
1,222 Sqft	25' 3" x 24' 2"	17' 1" x 24' 11"	10' 0" x 10' 8"	16' 0" x 11' 1"	11' 10" x 11' 10"



Entrance level (Level 12)



Upper level (Level 13)

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

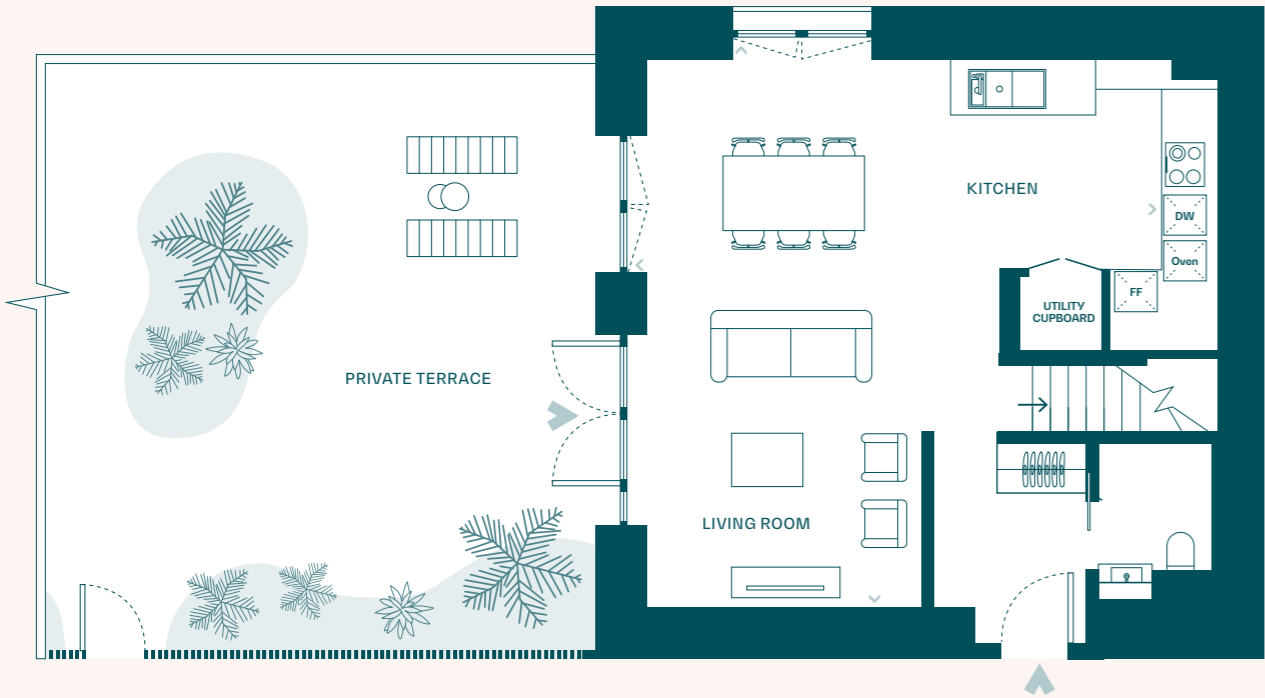
Plans are not to scale. All measurements are approximate. All furniture and planting shown for context only, not supplied with the apartment. All total areas are Net Saleable Areas.

2 Bedroom townhouse: Type 8A

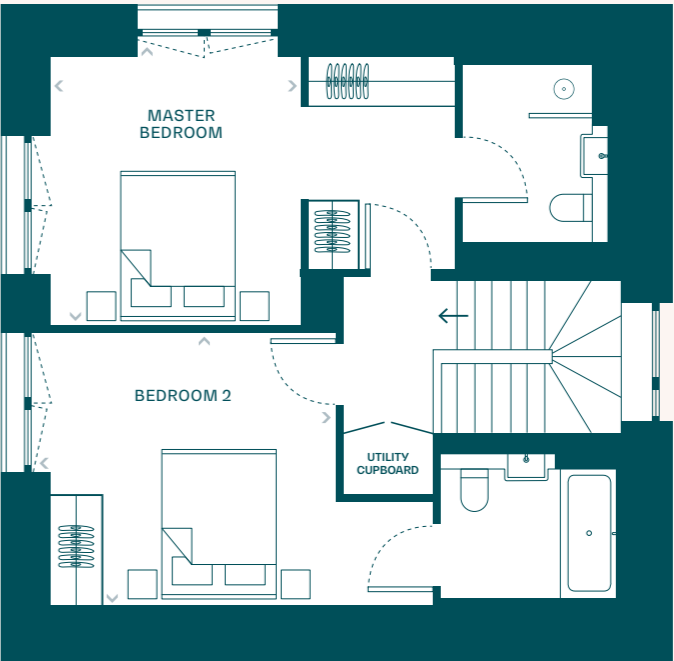
A12.03

Total Area	Kitchen/Living	Private Terrace
108.9 Sqm	7.71 x 7.37 m	10.71 x 7.65 m
1,172 Sqft	25' 4" x 24' 2"	35' 2" x 25' 1"

Master 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)



Upper level (Level 13)

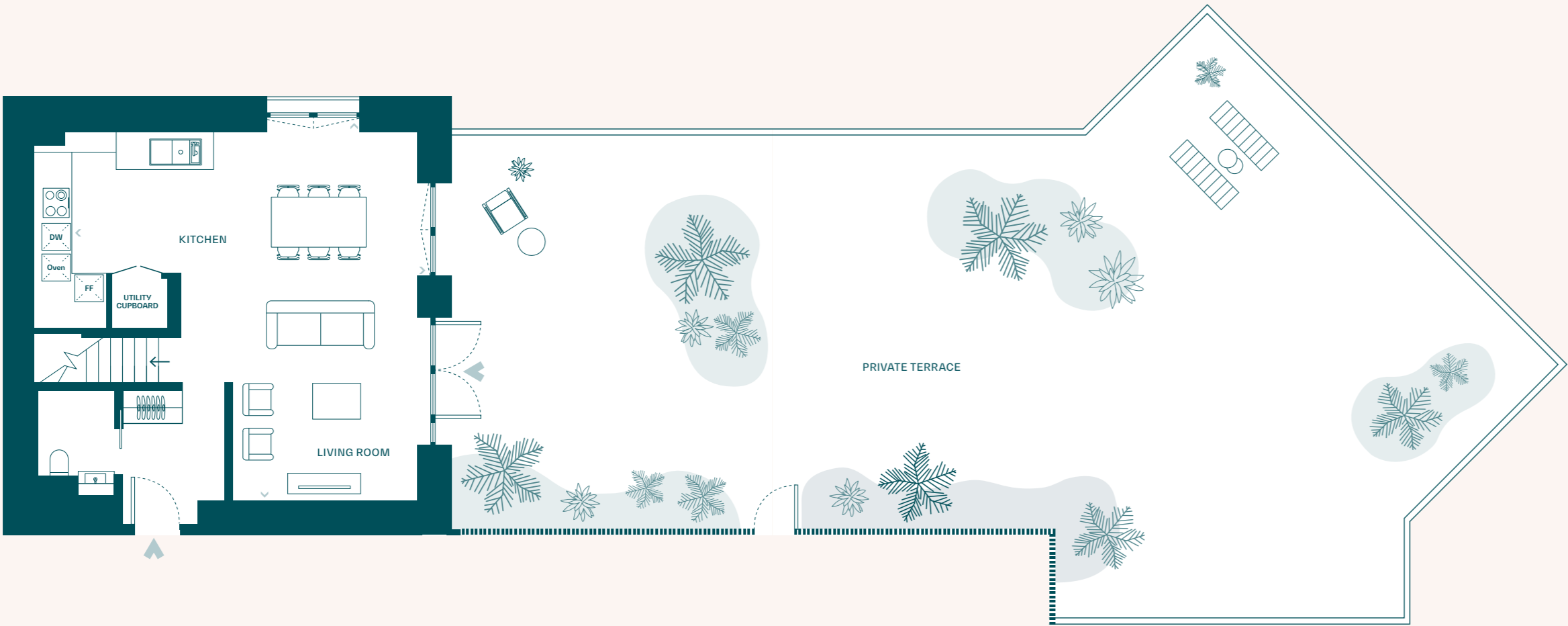
◀ Measurement Points **DW** Dishwasher **FF** Fridge/Freezer **Oven** Oven or Ovens

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.

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"

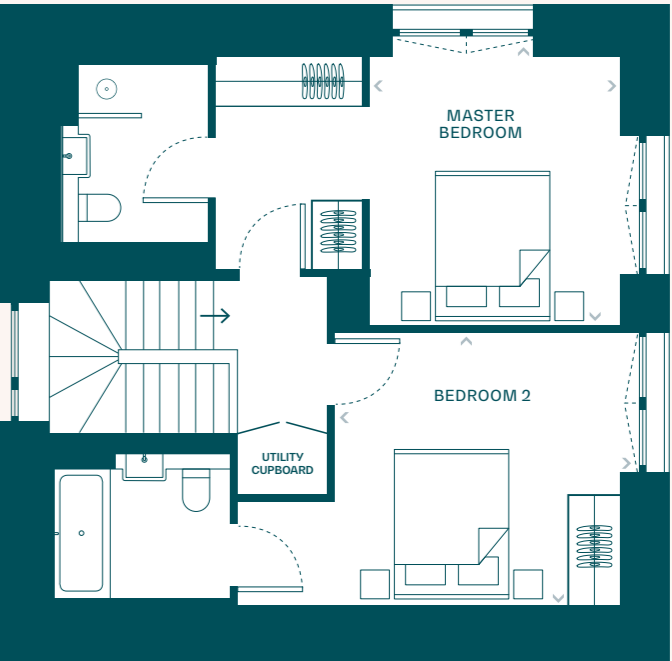


Entrance level (Level 12)

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

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.

Master 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"



Upper level (Level 13)

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

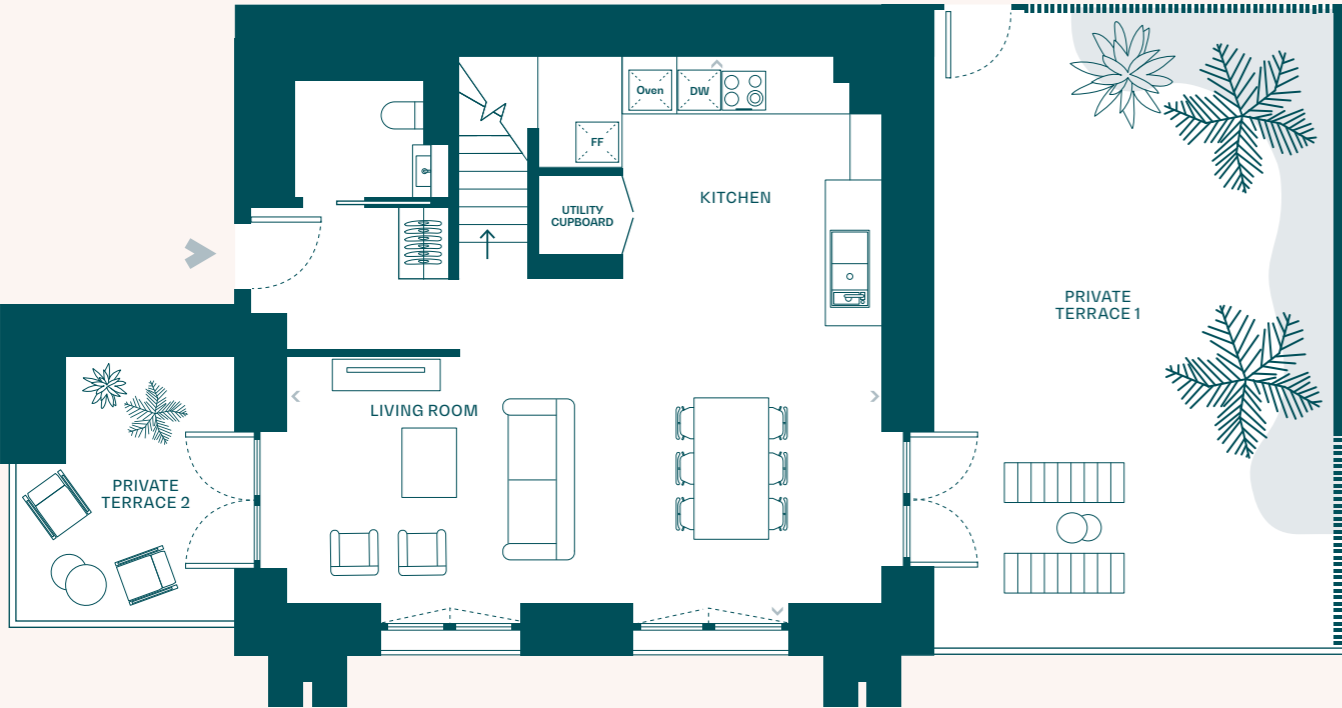
Plans are not to scale. All measurements are approximate. All furniture and planting shown for context only, not supplied with the apartment. All total areas are Net Saleable Areas.

2 Bedroom townhouse: Type 8A

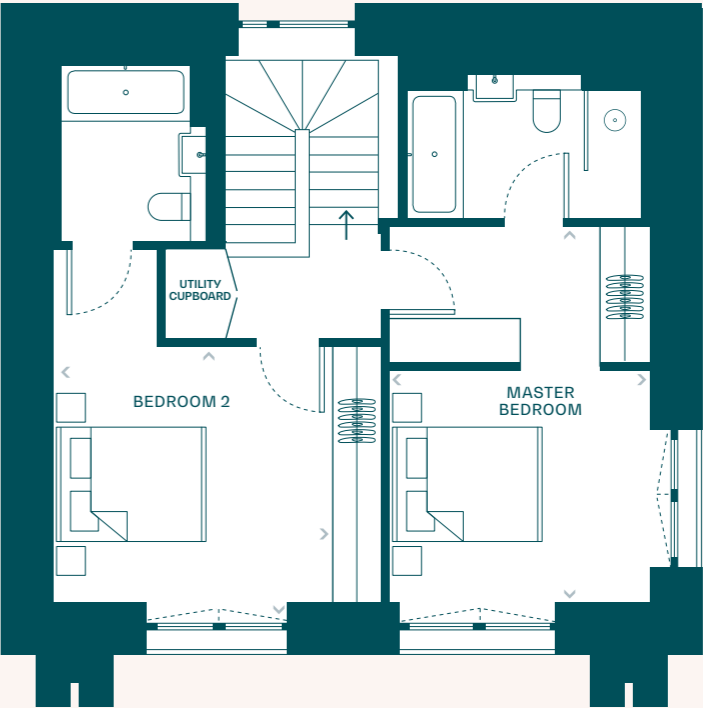
A12.05

Total Area	Kitchen/Living	Private Terrace 1	Private Terrace 2
113.5 Sqm	7.70 x 7.37 m	6.40 x 7.84 m	3.04 x 3.25 m
1,222 Sqft	25' 3" x 24' 2"	21' 0" x 25' 9"	10' 0" x 10' 8"

Master bedroom	Bedroom 2
4.88 x 3.39 m	3.61 x 3.60 m
16' 0" x 11' 1"	11' 10" x 11' 10"



Entrance level (Level 12)



Upper level (Level 13)

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

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.

3 Bedroom apartment: Type 1

A02.01

Total Area	Kitchen/Living	Master bedroom	Bedroom 3	Balcony
108.2 Sqm	7.88 x 4.30 m	3.36 x 3.25 m	3.85 x 3.15 m	5.87 x 3.05 m
1,165 Sqft	25' 10" x 14' 1"	11' 0" x 10' 8"	12' 8" x 10' 0"	19' 3" x 10' 0"
		Bedroom 2		
		3.14 x 3.09 m		
		10' 4" x 10' 0"		



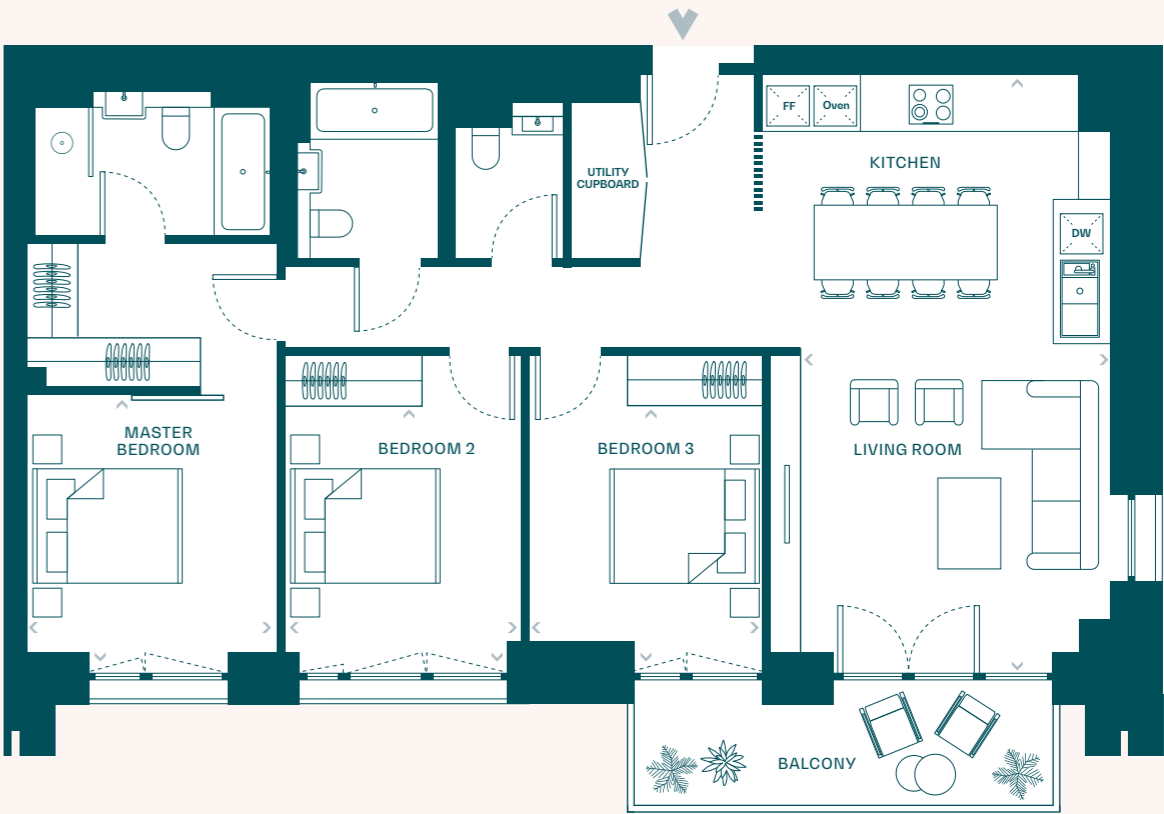
◀ Measurement Points DW Dishwasher FF Fridge/Freezer Oven Oven or Ovens

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.

3 Bedroom apartment: Type 2

A04.09, A05.09, A07.09, A08.09

Total Area	Kitchen/Living	Master bedroom	Bedroom 3	Balcony
107.8 Sqm	7.76 x 4.04 m	3.61 x 3.25 m	3.46 x 3.07 m	5.32 x 1.66 m
1,160 Sqft	25' 6" x 13' 3"	11' 10" x 10' 8"	11' 4" x 10' 1"	17' 5" x 5' 5"
		Bedroom 2		
		3.46 x 3.07 m		
		11' 4" x 10' 1"		



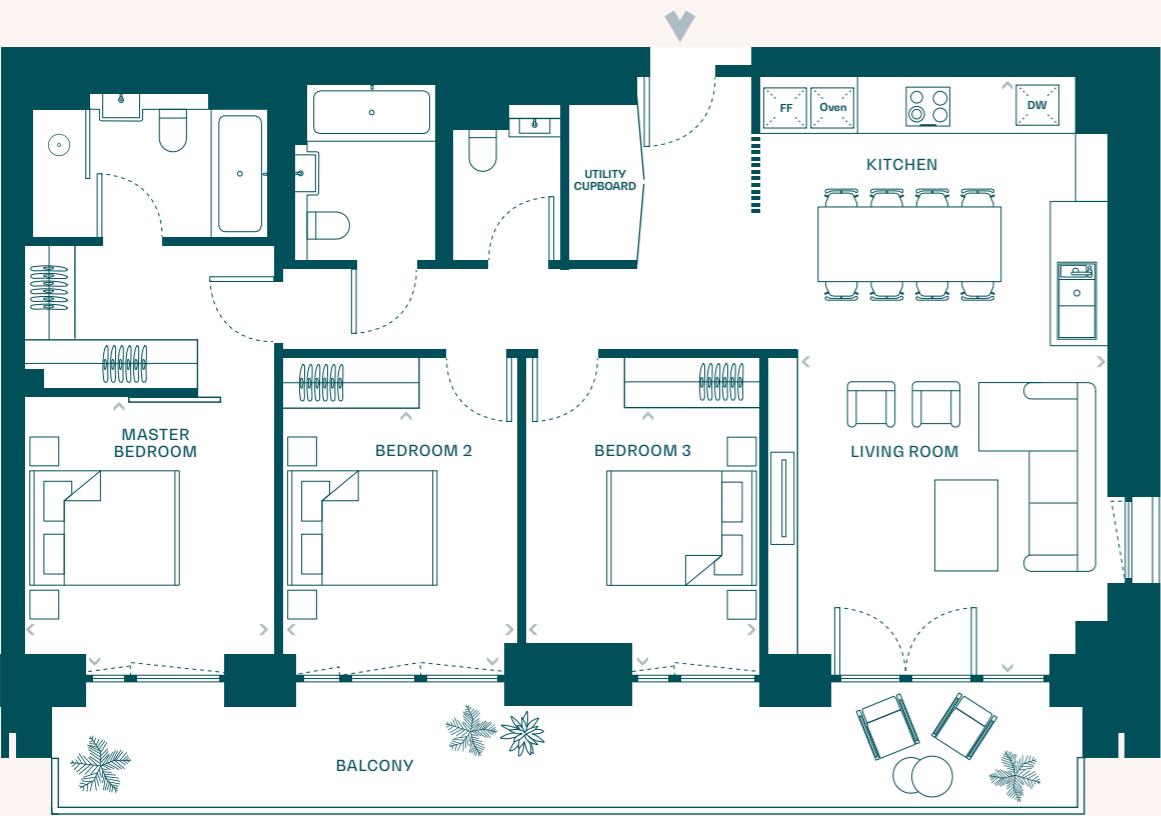
◀ Measurement Points DW Dishwasher FF Fridge/Freezer Oven Oven or Ovens

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.

3 Bedroom apartment: Type 2

A03.09 , A06.09

Total Area	Kitchen/Living	Master bedroom	Bedroom 3	Balcony
107.8 Sqm	7.76 x 4.04 m	3.61 x 3.25 m	3.46 x 3.07 m	13.29 x 1.67 m
1,160 Sqft	25' 6" x 13' 3"	11' 10" x 10' 8"	11' 4" x 10' 1"	43' 7" x 5' 6"
		Bedroom 2		
		3.46 x 3.07 m		
		11' 4" x 10' 1"		



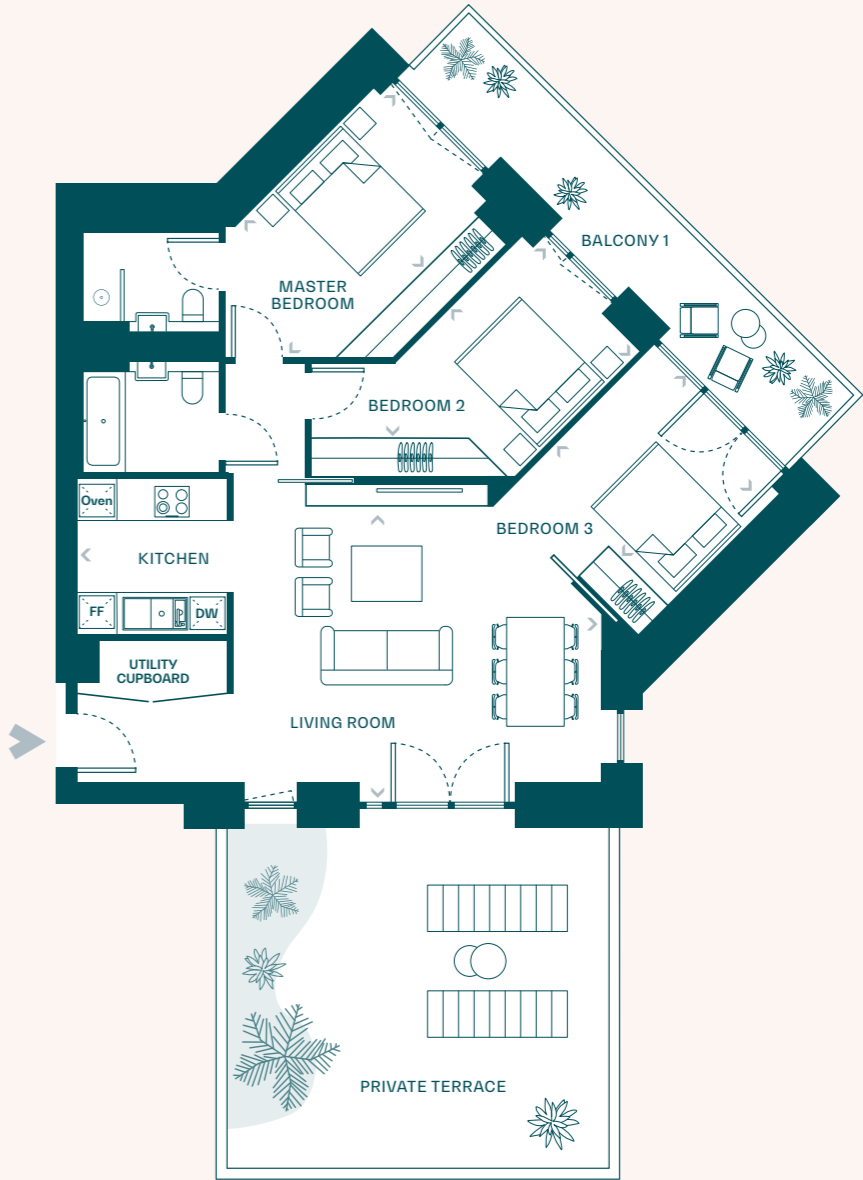
◀ Measurement Points DW Dishwasher FF Fridge/Freezer Oven Oven or Ovens

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.

3 Bedroom apartment: Type 3

A09.09

Total Area	Kitchen/Living	Master bedroom	Bedroom 3	Balcony 1
97.0 Sqm	8.78 x 4.96 m	3.87 x 2.75 m	3.22 x 3.00 m	9.11 x 1.67 m
1,044 Sqft	28' 10" x 16' 3"	12' 8" x 9' 0"	10' 7" x 9' 10"	29' 11" x 5' 6"
		Bedroom 2		Terrace
		3.18 x 2.75 m		7.63 x 6.11 m
		10' 5" x 9' 0"		25' 0" x 20' 1"



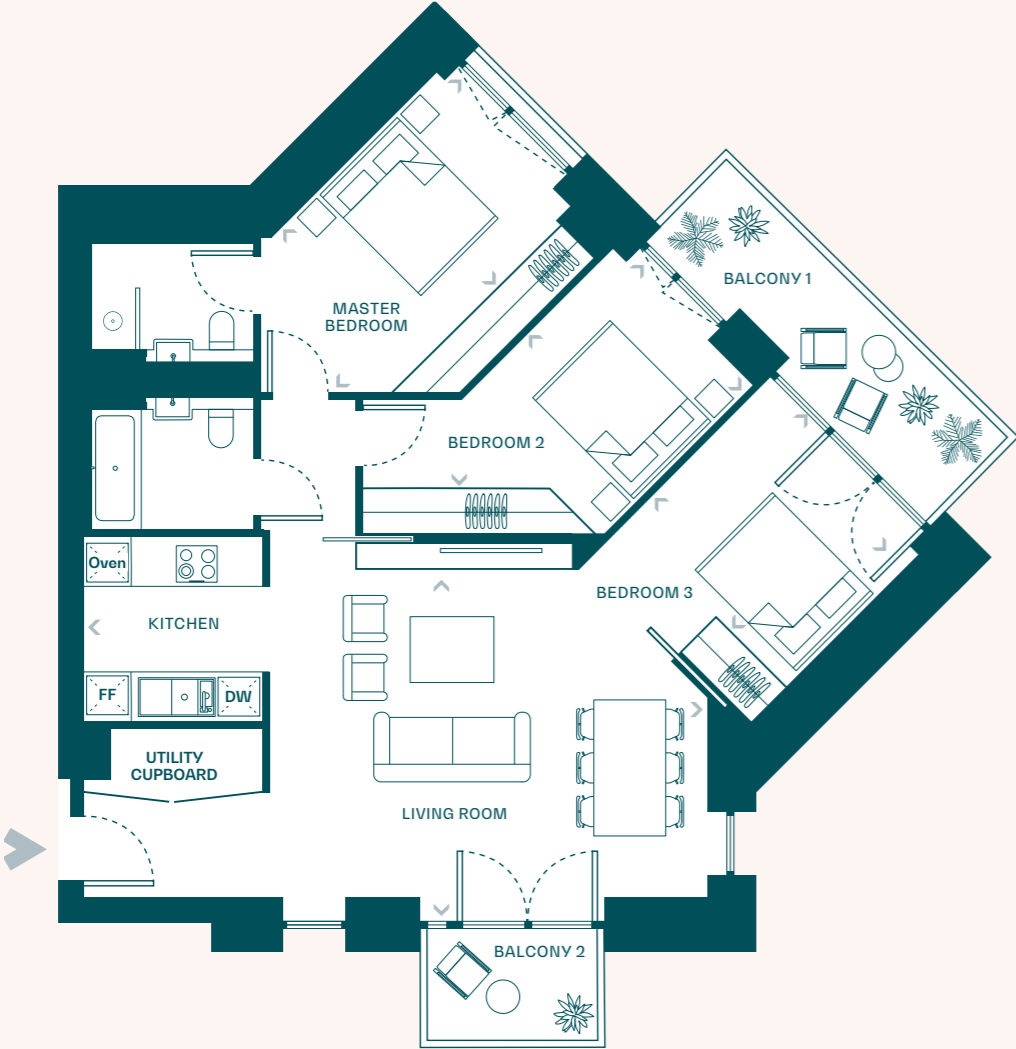
◀ Measurement Points DW Dishwasher FF Fridge/Freezer Oven Oven or Ovens

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.

3 Bedroom apartment: Type 3

A10.09, A11.09

Total Area	Kitchen/Living	Master bedroom	Bedroom 3	Balcony 1
97.0 Sqm	8.78 x 4.96 m	3.87 x 2.75 m	3.22 x 3.00 m	5.56 x 1.66 m
1,044 Sqft	28' 10" x 16' 3"	12' 8" x 9' 0"	10' 7" x 9' 10"	18' 3" x 5' 5"
		Bedroom 2		Balcony 2
		3.18 x 2.75 m		2.47 x 1.61 m
		10' 5" x 9' 0"		8' 1" x 5' 3"



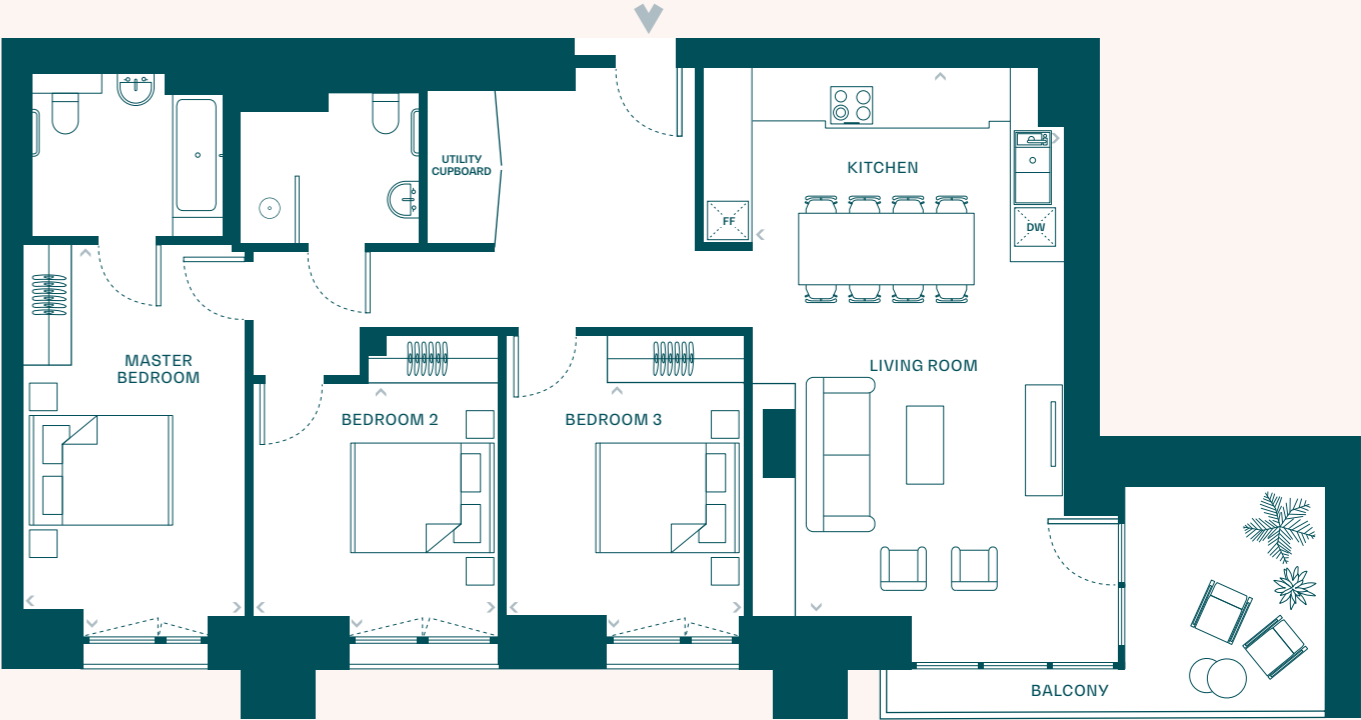
◀ Measurement Points **DW** Dishwasher **FF** Fridge/Freezer **Oven** Oven or Ovens

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.

3 Bedroom apartment: Type 5

A01.01

Total Area	Kitchen/Living	Master bedroom	Bedroom 3	Balcony
108.2 Sqm	7.88 x 4.25 m	5.34 x 3.00 m	3.85 x 3.20 m	5.87 x 3.05 m
1,165 Sqft	25' 10" x 13' 11"	17' 6" x 9' 10"	12' 8" x 10' 0"	19' 3" x 10' 0"
		Bedroom 2		
		3.35 x 3.14 m		
		11' 0" x 10' 0"		



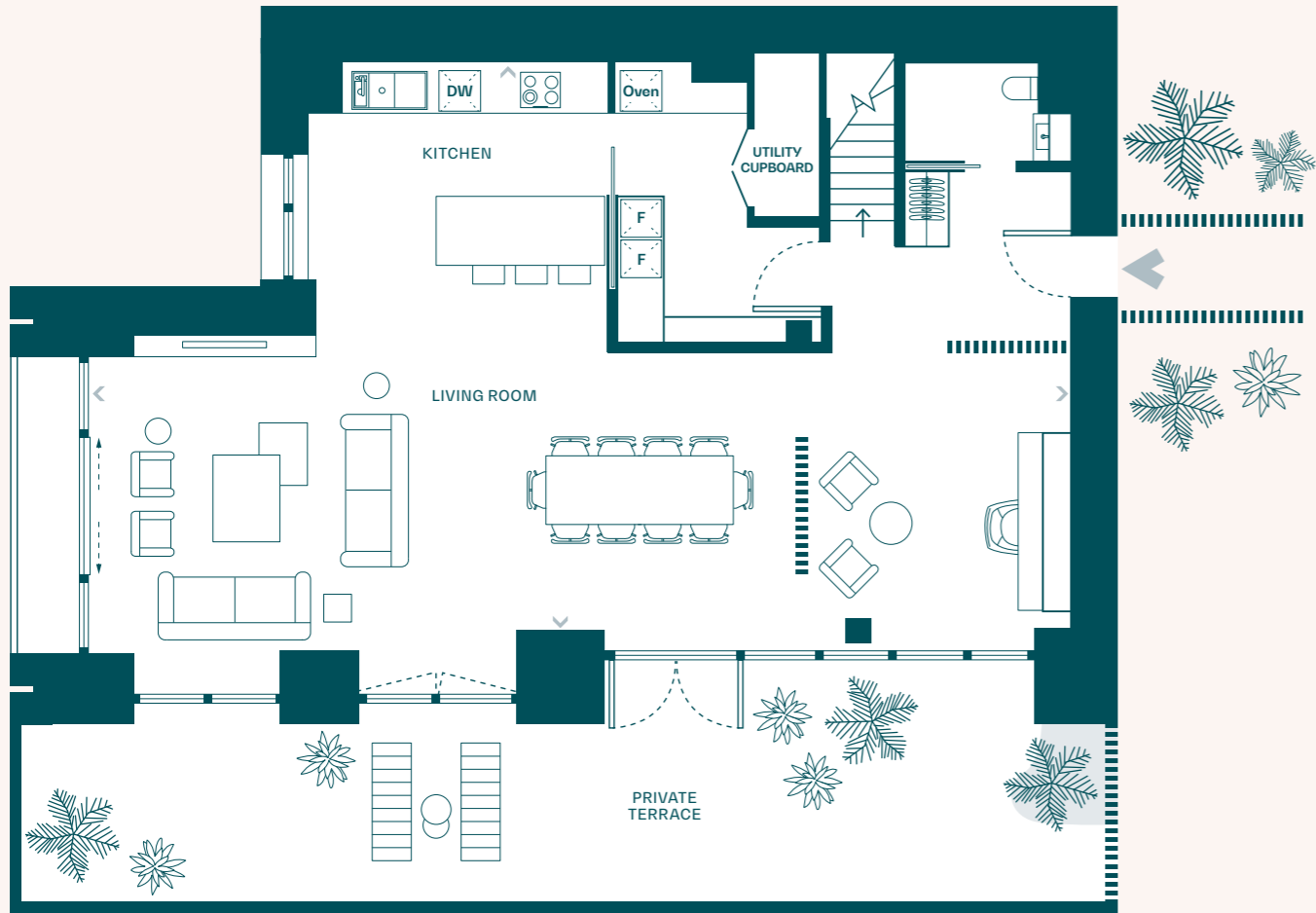
◀ Measurement Points **DW** Dishwasher **FF** Fridge/Freezer **Oven** Oven or Ovens

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.

3 Bedroom townhouse: Type 4

A12.02

Total Area	Kitchen/Living	Private Terrace
210.4 Sqm	14.03 x 8.32 m	15.72 x 3.47 m
2,265 Sqft	46' 0" x 27' 4"	51' 7" x 11' 5"



Entrance level (Level 12)

Master bedroom	Bedroom 2	Bedroom 3
4.34 x 3.91 m	4.00 x 3.64 m	4.65 x 3.21 m
14' 3" x 12' 10"	13' 1" x 11' 11"	15' 3" x 10' 6"



Upper level (Level 13)

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

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.



Above: Terrace on Level 9. Computer generated images are indicative only.

King's Cross

London N1C 4AB

020 3691 3969

enquiries@livinginkingscross.co.uk

capellakingcross.co.uk

**KING'S
CROSS**



**Knight
Frank**

Important notice: King's Cross Central Limited Partnership "KCCLP" (a private company registered in England with registered number LP012617 and registered once at 4 Stable Street, London N1C 4AB), and its agents, Knight Frank LLP (a limited liability partnership registered in England with registered number OC305934, with registered once at 55 Baker Street, London, W1U 8AN, where a list of members' names is available) give notice that: 1. Particulars: These particulars do not constitute an offer or a contract, nor part of one. You should not rely on statements KCCLP, any group company of KCCLP, or by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither KCCLP (or any group companies of KCCLP) nor Knight Frank (or any joint agent) has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Images, photographs and other information: Any computer generated images, plans, drawings, accommodation schedules, specification details or other information provided about the property ("information") are indicative only. Any such information may change at any time and must not be relied upon as being factually accurate about the property. Any photographs or images are indicative of the quality and style of the development and location and do not necessarily represent the actual fittings and furnishings at this development. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. Tax: Tax will be payable in addition to the purchase price of the property according to the national or local law applicable (including, without limitation, Stamp Duty Land Tax). 5. Any floor areas, measurements or layout plans are for guidance only and should not be relied upon as a statement of fact. 2022

capellakingcross.co.uk