

CAPELLA ————— King's Cross



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NO
ME

A message from the King's Cross CEO



After 20 years developing and transforming King's Cross, we are delighted to unveil Capella – our last major collection of new homes, within central London's most extraordinary neighbourhood.

King's Cross has fast become one of Europe's most compelling and dynamic destinations. Formerly a powerhouse of London's industrial and engineering past, King's Cross is now the epicentre of its most creative talent. This is where you will find media, tech, fashion and advertising, world-class teaching, inspiring designers and leading companies. The University of the Arts London Central Saint Martins, the Aga Khan University, Google, Facebook, Havas, Sony Music and Nike are all here, with the Francis Crick Institute and British Library just around the corner.

The neighbourhood also boasts an eclectic range of shops, cafés, bars and restaurants, two schools, sport, leisure and community facilities. Bold new architecture complements powerful historic buildings, all set around exceptional public squares, parks and gardens. Granary Square, Pancras Square and Coal Drops Yard, in particular, anchor an evolving design district, a distinctive blend of global and independent retailers and growing food scene.

This is the best-connected location in the capital, with 6 Underground lines, Thameslink, main line and international connections, the latter via Eurostar and St Pancras International. Each day we welcome a mixture of students, workers, residents, shoppers, visitors and tourists. They are all attracted to our traffic-free oasis in the heart of London, its rich character and compelling authenticity.

Capella offers you the opportunity to become part of this. Our thoughtfully designed, modern apartments offer an unrivalled location and unique way of life, with the very best of King's Cross on your doorstep.

It's an incredible story. Now you have a chance to make a home here – and help write the last chapter.

Yours sincerely,
Robert Evans
Joint Managing Partner, Argent and CEO, the King's Cross Estate

King’s Cross – history reinvented

The transformation of King’s Cross is almost complete. A place that was once closed off, disused and forgotten has been reinvented and reimagined. King’s Cross is now open – full of people, businesses and creativity.

The energy and enterprise of its industrial past lives on. It’s now home to Facebook, Google and Nike, as well as entertainment giants Universal Music and Sony. St Pancras International connects London to the world. Since 2012, 41 million people have explored this dynamic, vibrant destination.

“In case you hadn’t noticed, King’s Cross is having a major moment.”
Zak Maoui, GQ

Here’s how we got there.



A DIFFERENT TIME

By the 1990s, a once vital Victorian industrial hub is in decline. Underused, disused or derelict. A lost, forgotten ‘railway land’.



THE FIRST BRICKS ARE LAID

Over 2007 and 2008, early infrastructure work and development begins across the area – focused on the Victorian buildings that once formed the Goods Yard.



GRANARY SQUARE

Originally where Victorian barges unloaded their cargo, Granary Square was closed off for years. It’s now the hub of King’s Cross. The goods and wares are back, in world-class restaurants and shops, in a beautifully open space, where vibrant fountains flow – and London comes together.



OLD STRUCTURES RE-ENERGISED

145 distinctive canal-side apartments and penthouses are built within a refurbished triplet of grade 2 listed, cast iron gas holder frames at the heart of King's Cross.



A CANOPY MARKET

Once a busy goods distribution hub, after rail traffic stopped in the 1970s, the West Handyside Canopy lapsed into occasional use, for deliveries and parking. Restored and revitalised, it now covers Canopy Market, a bustling weekend market for artisan produce, street food traders, craft, art, designers and makers.



A WONDERFUL DESTINATION

We’ve come a long way. From the fading ‘railway lands’, to a thriving 67-acre site, with capacity for 18,000 jobs, supporting an on-site annual GVA capacity of 1.42bn. An incredible journey, across housing, commerce, transport, architecture and creativity. A journey that has transformed King’s Cross from somewhere lost into a place where you’ll always find something new.

1990 | 2007 | 2011 | 2018 | 2018 | NOW



NEW JOURNEYS BEGIN

In July 2000, work starts on the Channel Tunnel Rail Link and the extension of St Pancras Station. The international terminal opens in 2007. £2.5 billion is invested in transport infrastructure.



NEW SPACE FOR EVERYONE

The first building and public space opens at the King’s Cross Estate in 2011.



CREATIVITY BLOOMS

In 2011, the University of the Arts, London moves to the Granary Complex. Today, The Granary Building is the stunning new home of the world renown art college, Central Saint Martins.



COAL DROPS YARD

In the 1990s and 2000s its dramatic, cavernous spaces housed film productions, counter-culture artists and underground dance music. It’s now home to over 50 stores, galleries and restaurants – with the Victorian architecture preserved in bold contemporary design.



FROM DISUSE TO DESIGN

The imposing Fish and Coal Buildings, Victorian offices dating from 1851, have now been restored – as the canal-side home of British designer Tom Dixon. An elevated park, Bagley Walk (similar to New York’s Highline) passes the restaurants, shops and offices in front of the building.



FROM COMBUSTIBLE TO SUSTAINABLE

King’s Cross once distributed the coal that powered Victorian industry. Today it’s very different to those carbon heavy times. Sustainability is at its heart. Over 40% of its open space is pedestrianised. It houses a sophisticated on-site energy centre, powered by ‘green gas’. In 2021 the Estate became carbon neutral.

2000 | 2011 | 2011 | 2018 | 2019 | NOW



Above: View from Cubitt Park looking south. 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.

Take your last chance to own a part of the final residential space in King's Cross.



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

CITY LIFE IN OPEN SPACE



“In the past ten years, it has completely transformed into not only a key office district for London, but a thriving residential neighbourhood.”

Sadiq Khan, Mayor of London

King's Cross. A vibrant creative neighbourhood, where the best of food, design, culture and fashion meet on your doorstep.



Home to the Coal Drops Yard shopping and dining district, world-class brands with over 50 shops and restaurants. Living on the doorstep of a bustling community, there's something new to discover around every corner.



500%

increase of jobs over the last decade

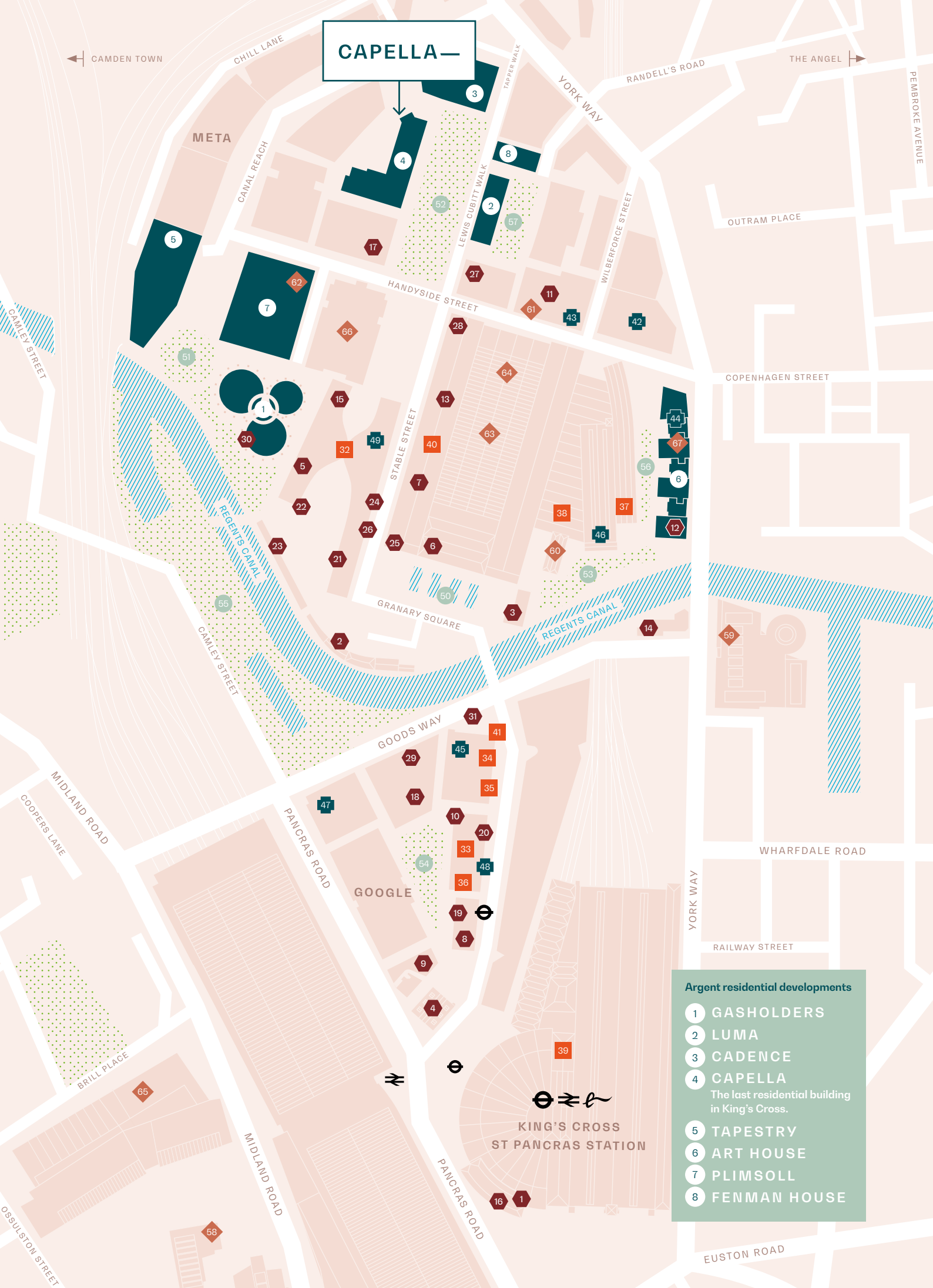
41

million visitors since 2012



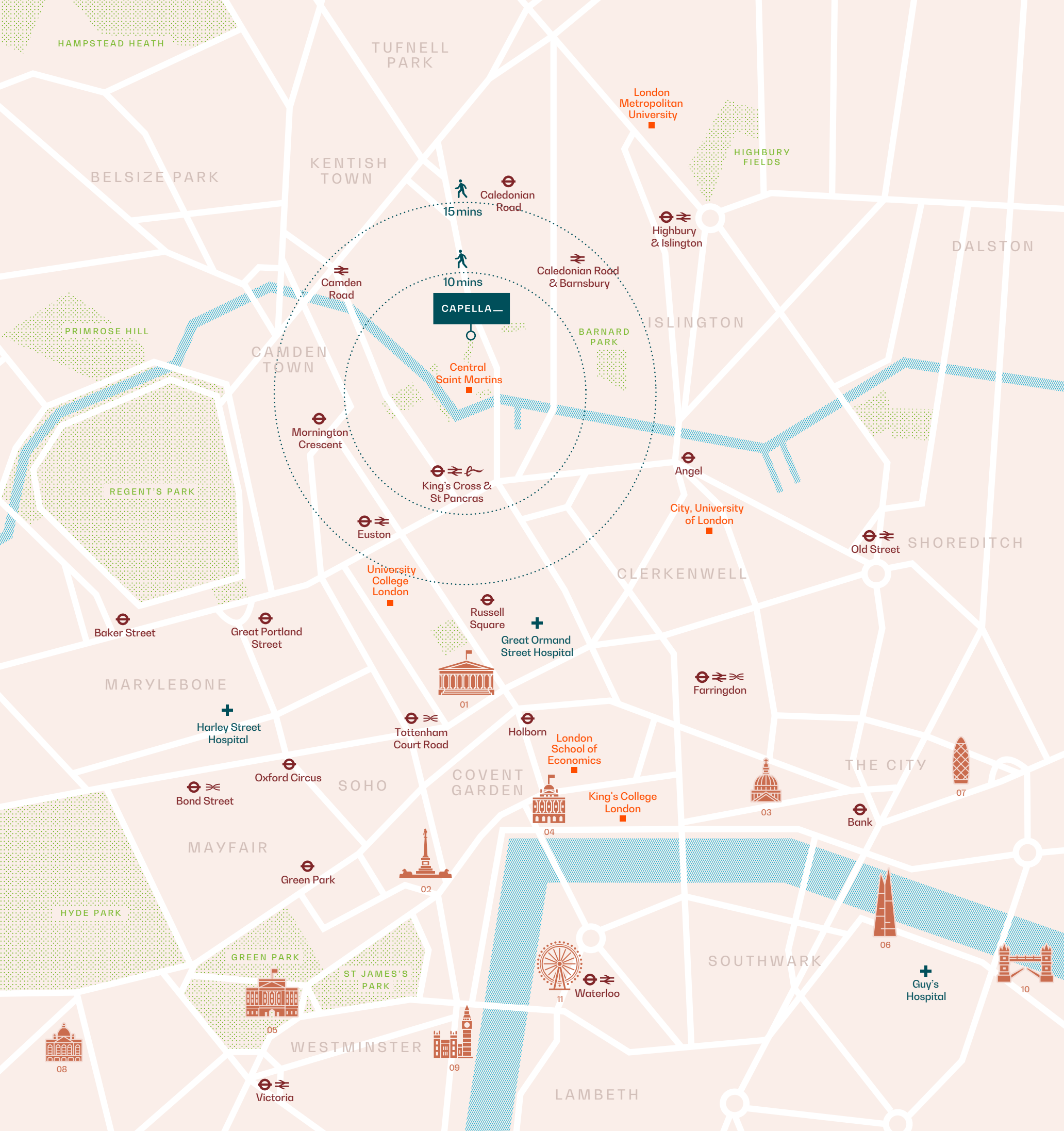


HOME-STYLE



- Dining & Drinking**
 - 1. Plum & Spilt Milk
 - 2. Coal Office
 - 3. The Lighterman
 - 4. German Gymnasium
 - 5. Barrafinia
 - 6. Caravan
 - 7. Dishoom
 - 8. Vinoteca
 - 9. Granger & Co.
 - 10. Kimchee
 - 11. Happy Face
 - 12. Beer + Burger
 - 13. Spiritland
 - 14. Gas Station
 - 15. Vermuteria
 - 16. Anthracite
 - 17. Little Creatures
 - 18. Bao
 - 19. Notes Coffee
 - 20. Carhartt WIP Coffee
 - 21. Hicce
 - 22. Casa Pastor
 - 23. The Drop
 - 24. Bodega Rita's
 - 25. Granary Square Brasserie
 - 26. House of Cans
 - 27. Arabica
 - 28. Lina Stores
 - 29. Hoppers
 - 30. Porte Noire
 - 31. Goods Way
- Shopping**
 - 32. Coal Drops Yard – Aesop – Tom Dixon – COS – Samsungs
 - 33. Space NK
 - 34. Jigsaw
 - 35. Sweaty Betty
 - 36. Nike
 - 37. Waitrose
 - 38. Canopy Market (only open at weekends)
 - 39. The Harry Potter Shop
 - 40. 18montrose
 - 41. & Other Stories
- Wellness**
 - 42. Multi-Use Games Area
 - 43. The Fore
 - 44. Frame
 - 45. Pancras Square Leisure
 - 46. Nike+ Run Club
 - 47. Classes at Sweaty Betty
 - 48. MW5 Fitness
 - 49. Face Gym
- Parks / Open spaces**
 - 50. Granary Square
 - 51. Gasholder Park
 - 52. Lewis Cubitt Park
 - 53. Wharf Road Gardens
 - 54. Pancras Square
 - 55. Camley Street Natural Park
 - 56. Handyside Gardens
 - 57. Jellicoe Gardens
- Art & Culture**
 - 58. British Library
 - 59. Kings Place
 - 60. House of Illustration
 - 61. Everyman Cinema
 - 62. Everyman On The Corner Cinema
 - 63. Central Saint Martins
 - 64. Platform Theatre
 - 65. Francis Crick Institute
 - 66. The Square Theatre
 - 67. Radio Hair

- Argent residential developments**
- 1 GASHOLDERS
 - 2 LUMA
 - 3 CADENCE
 - 4 CAPELLA
The last residential building in King's Cross.
 - 5 TAPESTRY
 - 6 ART HOUSE
 - 7 PLIMSOLL
 - 8 FENMAN HOUSE



Living in Capella makes travel simple. Wherever you're coming back from or going to, your journey will be seamless.

Life in every direction

- | | | |
|---------------------------|---------|---|
| 01. British Museum | 20 mins | 🚶 |
| 02. Trafalgar Square | 21 mins | 🚶 |
| 03. St Paul's Cathedral | 22 mins | 🚶 |
| 04. Somerset House | 24 mins | 🚶 |
| 05. Buckingham Palace | 26 mins | 🚶 |
| 06. The Shard | 26 mins | 🚶 |
| 07. The Gherkin | 27 mins | 🚶 |
| 08. Harrods | 28 mins | 🚶 |
| 09. Palace of Westminster | 30 mins | 🚶 |
| 10. Tower Bridge | 34 mins | 🚶 |
| 11. The London Eye | 28 mins | 🚶 |

Work and play exist in harmony in King’s Cross – a creative and commercial hub that global businesses call home.

Eat world-class food, discover the latest trends and find new experiences. Explore a stunning alfresco shopping district, with exclusive brands from fashion to tech, including Paul Smith and Samsung KX.



“This is more than just a shop.
This is our headquarters, our home
and a pleasant environment for
people to work in.”

—
**Tom Dixon, designer,
on his Coal Office HQ.**



Above: German Gymnasium
Opposite page: Tom Dixon

Awarded “the most beautiful
restaurant in the world”, German
Gymnasium serves high-end
European food and is one of many
unique restaurants on offer.

Samsung KX

A tech playground.
Discover a range of
awe-inspiring experiences,
events and workshops.

COS

A curated space where
art and fashion co-exist.

Paul Smith

Eclectic men’s and
women’s apparel from
one of Britain’s foremost
designers.

A.P.C.

Cult French label known
for its clean lines and
simple patterns.

Aesop

Skin and haircare made
from the finest botanicals.

Tom Dixon

Design studio,
headquarters and retail
space, all rolled into one.

Nike

Sports and leisurewear
giant bringing innovation
and inspiration to athletics.

Waitrose

More than a supermarket –
enjoy the bakery, juice bar
and cookery school.



Above: Coal Drops Yard

“King’s Cross is now a business hub to rival The City and Canary Wharf, with tech giant Google’s vast campus overlooking an ever-expanding roster of sophisticated shops and restaurants.”

—
Steve Dinneen, City AM

It’s where the best in media, creative and tech get down to business. That’s why it’s the London HQ for global giants Google, Facebook, Sony, Nike and Universal Music.

Universal Music

A global music producer representing the likes of Taylor Swift and Rihanna.

DeepMind

A pioneering scientific research hub taking a collaborative approach to machine learning.

Sony

Music label representing some of the world’s most successful artists.

Facebook

Social networking and media giant with a global presence.

Google

Multinational tech company specialising in internet related services, with over 4,000 UK employees.

Havas

Award-winning global advertising and design company.

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

See live music and comedy at Lafayette on Goods Way. Explore the nearby British Library or catch some fashion at events across Granary Square, King's Place, Lewis Cubitt Square and West Handyside Canopy.

With a rich programme of art and regular events, markets and festivals, there are endless ways to find excitement and inspiration.



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

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

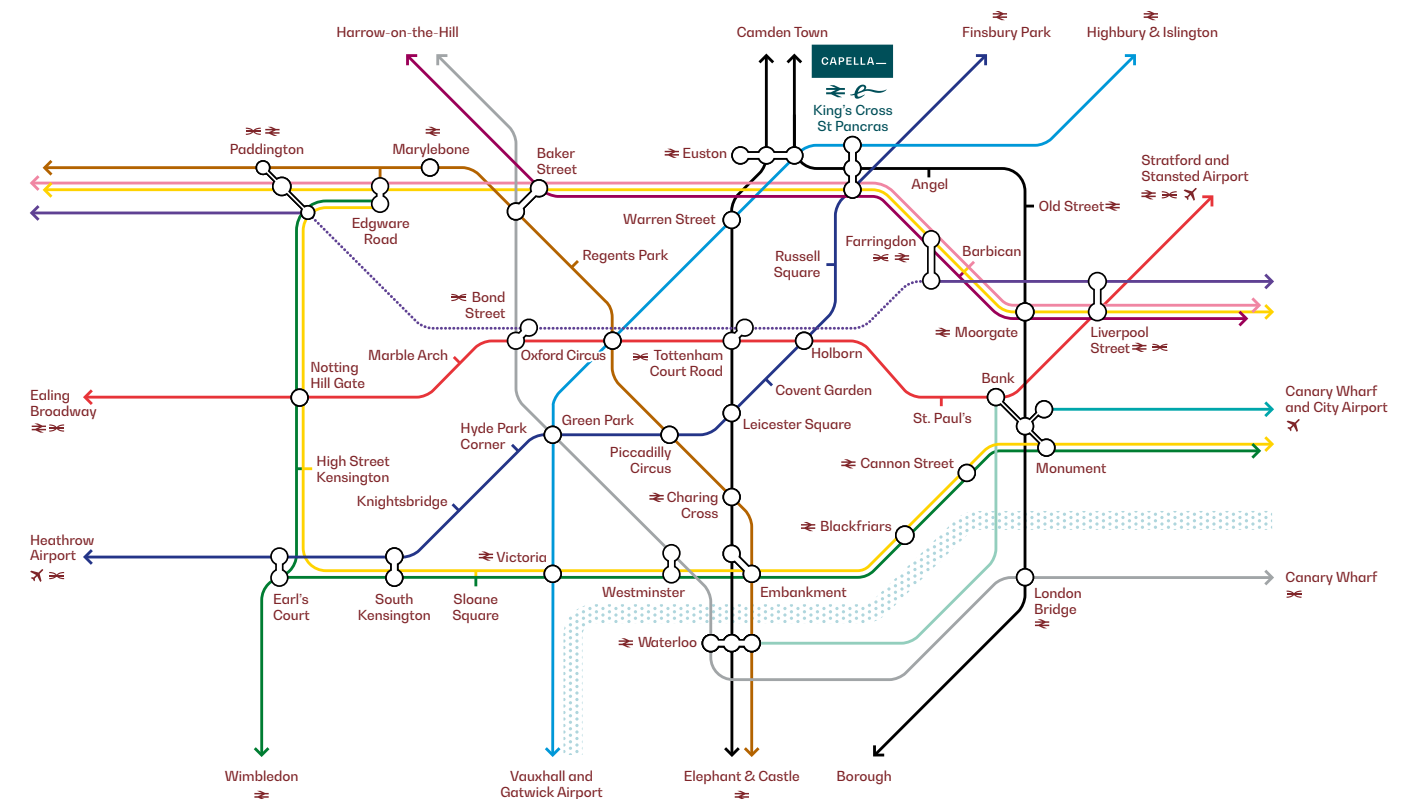
Brussels	1hr 48 mins
Paris	2hr 16 mins
Amsterdam	3hr 55 mins
Lyon*	4hr 41 mins

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

A connected lifestyle

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 an international travel hub. It brings the city together with 6 tube lines. Wherever you are, you're connected to King's Cross.

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



“For us, one of the revelations of King's Cross has been seeing it become a pedestrian environment with incredible transport links.”

Tom Dixon



Explore

10

new public parks
and squares

40%

of the King's Cross
Estate is public realm

Relax in

26

acres of open space

2021

the Estate became
carbon neutral



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

Step out from your front door, into the open space of Lewis Cubitt Park, to wonder 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 Regent's Canal. Its tranquil towpaths are an escape from the streets, where you can walk, cycle or float to Camden, Islington Little Venice or Jellicoe Gardens.



Above: Cubitt Park looking north. Computer generated images are indicative only.

Spaces made together

Creativity and community come together at events all-year round.

Learn new skills, make new things and new friends at gatherings, curated markets and expert workshops. Find opportunities to create, collaborate and have fun – at the heart of where you live.

Explore The Drops, a vibrant fashion and lifestyle market, where you can buy direct from designers, artisans and makers. Or wander the handpicked stalls of Lower Stable Street Market. Lively and welcoming, you'll find food, drink, homeware, clothes, books, magazines and more. The market started back in summer 2020 – a COVID-safe way to shop, while helping small businesses in challenging times.

Get stretching at outdoor, canal side yoga classes. In the summer, Everyman Cinema screens open-air films. Come Christmas, you'll find cosy markets, live music, festive tastings and workshops.



Then: Granary Building, completed in 1852, used to store Lincolnshire wheat for London's bakers.



Now: Granary Building today, home to fine restaurants and the prestigious Central Saint Martins.





OPEN SPACES OPEN LIVING

“The perfect mix of grittiness and shininess,
simultaneously a symbol of London’s industrial
past and the creative present.”

Edwin Heathcote, The Financial Times



Above: Three bedroom apartment living room. **Right:** Three bedroom apartment study, third bedroom.
Computer generated images are indicative only.

At Capella we've designed our apartments as open and adaptable spaces that give you the room to create a home style suited to you. Thoughtfully brought together, balancing modern technology with exceptional interior design, our 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.



LIVING SPACE

Above: Reception. Right: Studio apartment kitchen.
Computer generated images are indicative only.



Above: One bedroom apartment kitchen and dining.
Computer generated images are indicative only.



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

Quality & craft

Capella is designed as an organic, 'living' space, where natural elements and man-made materials come together in a seamless balance.

Rooms are flooded with outside light that streams over the greenery and planting that surrounds you. A space crafted in equal parts of exceptional quality and complete comfort. In a place that offers unrivalled choice in creating the lifestyle you want.





Above: Master bedroom in one bedroom apartment.
Computer generated images are indicative only.

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

Capella is a home that brings the outside in.



Above: Two bedroom apartment terrace, over looking Lewis Cubitt Park and Coal Drops Yard.

Right: Two bedroom apartment kitchen and dining room.

Computer generated images are indicative only.





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



Above: Master bedroom in three bedroom apartment. **Right:** Master bedroom in three bedroom apartment ensuite. Computer generated images are indicative only.



Capella's airy rooms invite in natural light, creating a mood that's bright and intimate. From your living room's light-filled space, to the soothing glow of your spacious bathroom, thoughtful design is balanced with mindful lighting. Integrated storage, floor-to-ceiling windows, walk-in showers and tactile finishes create rooms that are exceptionally serene.





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

PLAY — WORK



Above: Games room residents' amenities. Right: Work space residents' amenities.
Computer generated images are indicative only.



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



Above: Games area residents' amenities. **Right:** Residents' private dining — available for bookings. Computer generated images are indicative only.

Expand your home – for work or play

A beautiful residents' lounge provides a place to meet, work and relax.

Capella's 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: Terrace on Level 9.
Computer generated images are indicative only.



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

HOME TO QUALITY & CRAFT

“We started an objective to devise and deliver over 15 years or so, an exciting and successful mixed-use development, one that will shape a vibrant and distinctive local quarter and make a long-lasting contribution to London.”

Robert Evans, King’s Cross Estate CEO

The details and craft in every Capella home.



Above: Studio apartment living room. **Left:** Two bedroom apartment bathroom.

Building

- Capella is situated on Lewis Cubitt Park, bounded by Chilton Lane to the north and Keskidee 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.
- 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 is provided in all apartments.

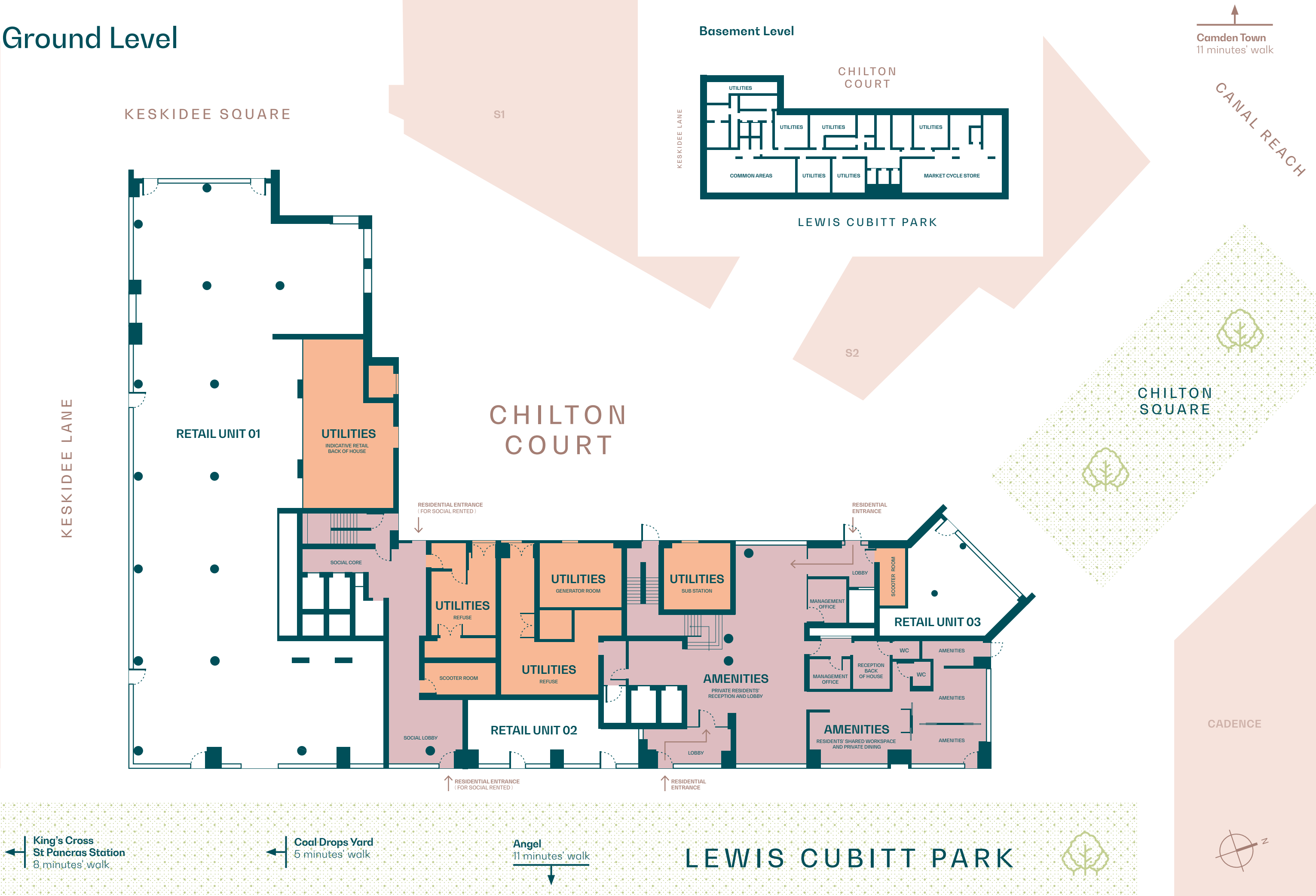
Telephone, data systems and AV

- 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.

Ground Level



The team

Delivery of the building is managed by a collaboration of The King's Cross Residential Team, with expertise in planning, design, development and construction – and the dedicated on-site Customer Care Team. Both have huge experience in creating exceptional homes, through intelligent space planning and thoughtful design.

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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

