



Primrose House at Camden Goods Yard

Primrose House, set within 8 acres at Camden Goods Yard, offers a selection of beautifully appointed homes with interiors by world-renowned designer Tara Bernerd.

Primrose House builds on the dynamism of Camden Town, while embracing the sophistication of Primrose Hill and the tranquillity of Regent's Park. The result is an exciting new neighbourhood for living, working and enjoying time out.

With architecture of the highest standard, inviting public spaces and improved connections to the local and wider area; Primrose House at Camden Goods Yard is playing a major role in NW1's future.

PRIMROSE HOUSE.

CAMDEN
GOODS YARD

LONDON NW1





Computer generated image of Primrose House. Indicative only.

Apartments

TYPE	NUMBER	AVERAGE SQ FT
Manhattan homes	18	451
1 bedroom homes	44	559
2 bedroom homes	26	885
3 bedroom homes	22	1,020

The Developer

St George North London

Location

Chalk Farm Road,
London, NW1 8EH

Local Authority

London Borough of Camden

Tenure

999 year lease from 2023

Architects

Piercy and Company

Completion

From Q2 2025

Service Charge*

£7.80 per sq ft per annum

* Estimated service charge is an estimate only and is subject to change. This estimated service charge does not include Communal Energy. The estimated service charge provides an indication of the anticipated expenditure for the first service charge year (which runs from 1 Jan – 31 December). The managing agents will issue you with a copy of the new service charge budget prior to the commencement of each forthcoming service charge year. The estimate is dated March 2022 and does not make allowances for increases due to RPI, inflation etc. from the date of preparation to legal completion. Terms of change that can affect the service charge include, but are not limited to, changes in industry or government legislation, unexpected cost and any other matter outside of the control of St George. The appointed managing agent may also charge additional fees, outside of the service charge, for items including, but not limited to, licences and consents, sub-letting, legal proceedings and re-selling / sales pack. Energy costs will be charged in addition to the estimated service charge. The energy charges will be based on the current market rates at the time of usage and will vary based on individual usage. Date of issue: 14.07.23

THE DEVELOPMENT.



A new
48,000 sq ft
Morrisons supermarket



8 acre site
featuring landscaped
public open space



Rooftop **FARM-TO-FORK**
restaurant and urban farm



St George
quality



**Investor in
Customers***
Gold 2022



2022 GOLD AWARD
for Customer
Satisfaction

178,000 sq ft of space
for shops, restaurants
and cafés



6 minutes
walk to Chalk Farm Station*
9 minutes
walk to Camden Town Station*



Computer generated images are indicative only and subject to change. *Travel times are approximate only. Source: Google Maps.



Primrose House at Camden Goods Yard is well connected, providing opportunities to enjoy the very best the capital has to offer.

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EDUCATION

LOCAL TO CAMDEN GOODS YARD THERE ARE EXCELLENT EDUCATION OPPORTUNITIES, INCLUDING OFSTED RATED 'EXCELLENT' AND 'GOOD' PRIMARY AND A WIDE SELECTION OF SECONDARY SCHOOLS.

Primary Schools

Hawley Primary School	8 mins	
The Cavendish School	11 mins	
Primrose Hill Primary *	13 mins	
North Bridge House Prep School *	15 mins	

Secondary Schools

Maria Fidelis Catholic School	13 mins	
Hampstead Fine Arts College *	17 mins	
Camden School for Girls	20 mins	
Harrow School (Independent)	55 mins	

CLOSE PROXIMITY TO SOME OF THE WORLDS TOP 50 UNIVERSITIES

Universities

University College London	9 mins	
Regent's University London	13 mins	
Central Saint Martins	12 mins	
London School of Economics	22 mins	

* Rated Outstanding by Ofsted

Source: www.google.co.uk/maps. Travel times are based on driving from NW1 8AA at 7:30am on a weekday. Travel times may vary and are indicative only

Key Journey Distances



Travel Times (minutes)*

Hampstead	34	12	9	8
Euston	27	12	10	10
King's Cross St Pancras International	30	12	14	10
Bank	75	25	35	18
Oxford Circus	48	18	18	20
Waterloo	70	24	34	24
Edgware Road	49	18	19	28
Paddington	55	20	22	33
Heathrow Airport (Terminal 5)	-	-	58	54

*Travel times are approximate only. Source: Google Maps. Underground times calculated from Camden Town Station.

Resident Facilities

- 18-metre indoor swimming pool
- Wellness suite with sauna and steam room
- State-of-the-art gym
- Three luxurious screening rooms
- 24-hour concierge
- Contemporary foyer and lounge
- Co-working area with ultra high speed Wi-Fi

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Payment Structure

- 10% of purchase price on exchange
- 10% of purchase price payable 12 months after exchange of contracts
- 5% payable 18 months after exchange of contracts
- 75% on completion

Reservation Deposit

- £5,000 up to £999,999
- £10,000 for £1million+

Ground Rent

For all reservations from 30th June 2022, in line with Government legislation, a Peppercorn Rent will be applicable to all apartments.

Exchange

- 21 Days from reservation

Vendor's Solicitors

Winckworth Sherwood
Minerva House, 5 Montague
Close, London, SE1 9BB

Documentation required for exchange of contract

- Photo identification: passport/driving licence or official identification card and;
- A current utility bill or bank statement showing name and home address, no older than 6 months
- Please be advised that if originals are not certified by the Sales Office, St George must be provided with certified copies of the above documents

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

- A copy of the certificate of incorporation and memorandum of articles and association
- Evidence of the company's registered address
- A list of directors
- List of shareholders
- Individual photo identification and address identification for directors and shareholders

Council Tax

COUNCIL TAX BAND	COUNCIL TAX CHARGE FOR 2023/24
A	£1,266.78
B	£1,477.90
C	£1,689.03
D	£1,900.16
E	£2,322.42
F	£2,744.67
G	£3,166.93
H	£3,800.32

OUR VISION
2030
TRANSFORMING TOMORROW

 **Berkeley**
Group
Proud to be a member of the Berkeley Group of companies

 **Investor in Customers**
Gold 2022

 In-house
OUTSTANDING CUSTOMER SATISFACTION

 In-house
GOLD AWARD
CUSTOMER SATISFACTION

 **BRITAIN'S MOST INNOVATIVE COMPANIES**
WINNER

 **St George**
Designed for Life

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