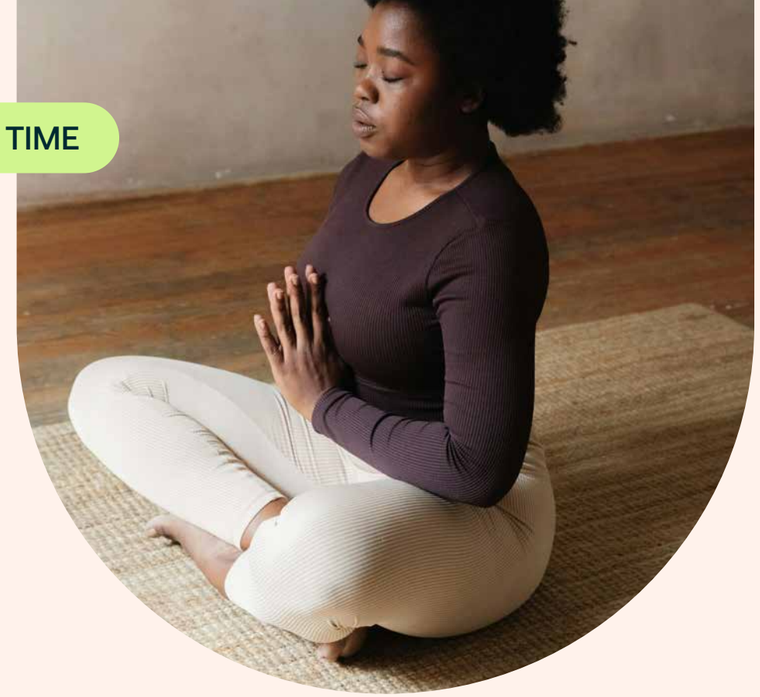
BelRise

Camden *NW6*

Live *your* way

A *collection* of 60 SPACIOUS apartments in one of Camden's *most* ICONIC neighbourhoods.

ME TIME

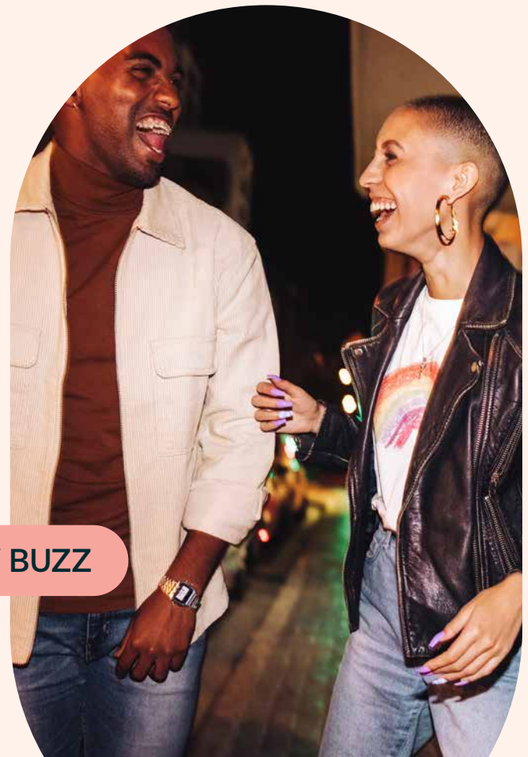


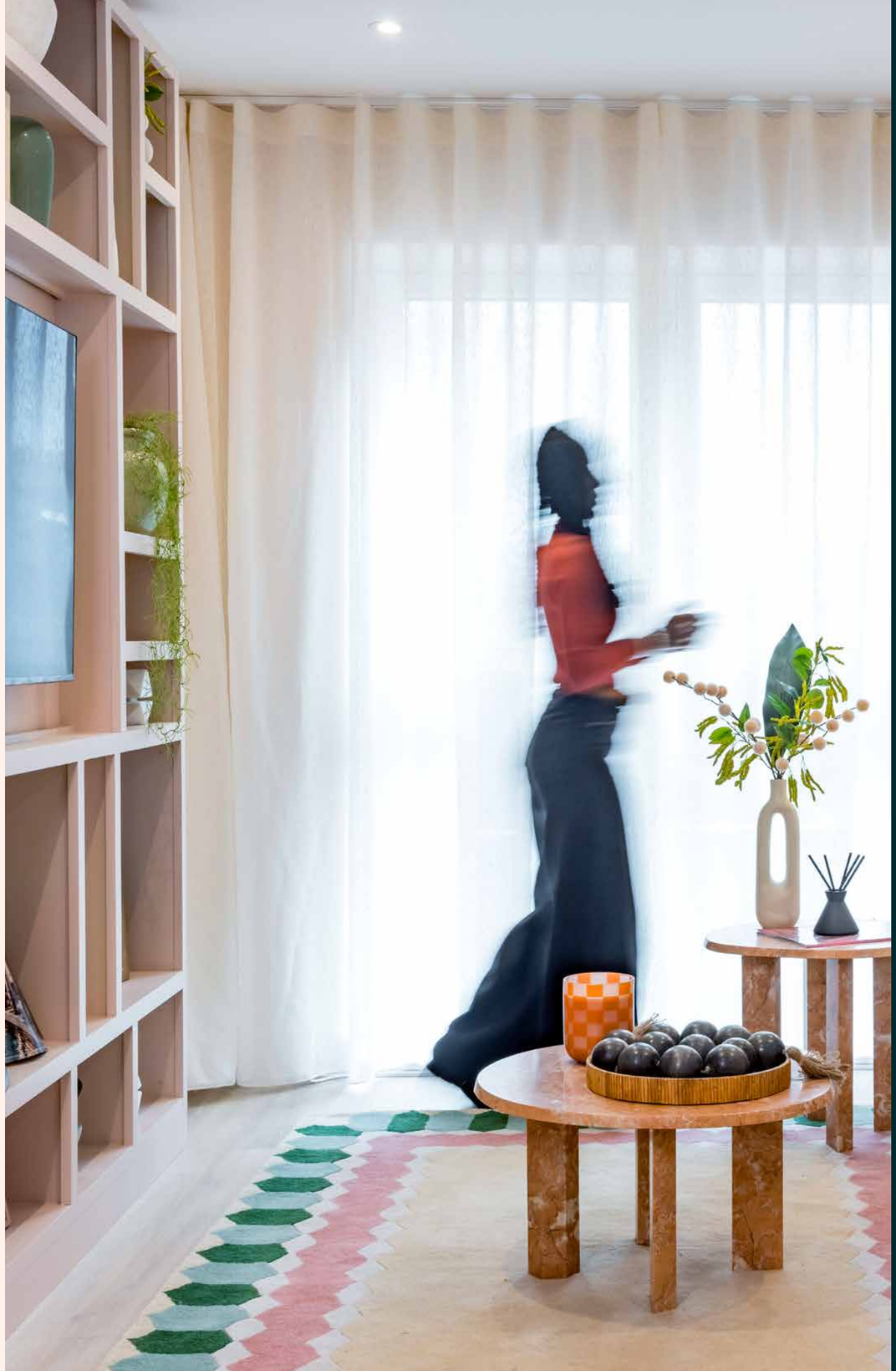
This is *BelRise* where you can live *your* way

On the junction between the world-famous Abbey Road and Belsize Road, you'll find BelRise – the third and final phase of an ambitious and highly sought after development in the west of the buzzing London Borough of Camden.

Choose from a new striking collection of spacious one and two-bedroom apartments with varying aspects – all generously proportioned with a balcony or terrace. A space to unwind and a place to thrive.

CITY BUZZ





For the morning COFFEE drinkers,
for the ZEN DEN yoga *masters*,
the PARK LIFE dog walkers and
late night COMEDY CLUB *seekers*.

Hampstead Heath
Finchley Road
South Hampstead
Swiss Cottage
Primrose Hill
Kings Cross St. Pancras
London Zoo
Regent's Park
St. John's Wood
BelRise
Kilburn High Road
Kilburn Park

WALKING TIMES FROM BelRise

- KILBURN HIGH ROAD — 6 mins
- SOUTH HAMPSTEAD — 9 mins
- KILBURN PARK — 10 mins
- SWISS COTTAGE — 14 mins
- WEST HAMPSTEAD — 16 mins
- FINCHLEY ROAD — 18 mins

CYCLING TIMES FROM BelRise

- PADDINGTON — 12 mins
- REGENT'S PARK — 10 mins
- LITTLE VENICE — 8 mins
- CAMDEN MARKET — 15 mins
- HAMPSTEAD HEATH — 16 mins
- KINGS CROSS ST. PANCRAS — 23 mins

UNDERGROUND TIMES FROM BelRise

- OXFORD CIRCUS — 25 mins via Kilburn Park
- WATERLOO — 30 mins via Swiss Cottage
- FARRINGDON — 34 mins via Kilburn Park
- LONDON BRIDGE — 36 mins via Swiss Cottage
- CANARY WHARF — 38 mins via Swiss Cottage
- LIVERPOOL ST — 39 mins via Kilburn Park

Travel times are approximate and taken from Google Maps.

RELAXED

Urban *pace* meets community *warmth*

LEAFY

No matter where you're from, Camden is one of those places that very quickly feels like home and offers the very best of London living. Modern architecture nestles comfortably amongst period town houses, and a strong sense of community shines through everywhere you go – from the borough's quirky coffee houses and eateries to its cultural hotspots.

When you're not dialling in from home, you're never more than 10 minutes' walk from four local train and tube stations, all connecting you to Central London in under half an hour.

Next to Kilburn High Road Station, there's a cluster of well-appointed gyms and health clubs, with leafy parks and outdoor fitness facilities to explore in every direction. Further along on Belsize Road, the new Abbey Community Centre offers a creche, and stay and play drop-in support for children and families. However you live your life, everything you'll ever need is right here on your doorstep at BelRise, NW6.

Everything's within reach

Restaurants, bars & cafés

1. Zero 75
2. Hart & Lova Bakery
3. Priory Tavern Kilburn
4. Franco Manca
5. The Clifton
6. Liten Coffee
7. Carmel, Queen's Park
8. Wolfpack, Queens Park
9. Lola's Bakery
10. Kotta Sushi
11. Elgin
12. The Ivy St John's Wood
13. The Hero

Shopping

14. Oxford Street
15. Portobello Road
16. Daylesford Organic
17. House of Books, West Hampstead
18. Camden High Street
19. Clifton Nurseries
20. Formosa Flowers & Chocolaterie Cafe

Health & Wellbeing

21. Bannatyne Health Club
22. Parliament Hill Athletics Track & Lido
23. Cowshed
24. Tribes
25. Absolute Studios Pilates

Culture

26. Abbey Road Studios
27. Roundhouse
28. Electric Ballroom
29. Everyman Maida Vale
30. Hampstead Theatre
31. Camden Arts Centre
32. Kiln Theatre
33. Primrose Hill
34. Regent's Park
35. London Zoo
36. Lord's Cricket Ground
37. Odeon Luxe, Swiss Cottage

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URBAN
EASY GOING
METROPOLITAN
ARTSY
CONTEMPORARY
CHILLED
STYLISH
TIMELESS
CALM
LEAFY
SANCTUARY
CULTURE
CENTRAL
ZEN DEN
CITY LIFE
ICONIC
BUSTLING

On *your* doorstep

CHARACTERFUL
CHARMING
ADVENTURE
EXCITING
PARKS
SPACIOUS
MODERN
GREEN
BUZZ
TRANQUIL
ECLECTIC
PEACEFUL
LIVELY
WELCOMING
NEIGHBOURHOOD
INCLUSIVE

LITEN COFFEE

HART & LOVA BAKERY

Hart & Lova Bakery
Right on your doorstep, a cosy and welcoming artisan bakery famous for its buttery croissants and exquisitely crafted baguettes – crispy on the outside with a soft, airy interior.

Liten Coffee
Towards Swiss Cottage, a bijou independent in Fairhazel Gardens for whom coffee is art. Expect the finest beans sourced from Origin Roasters and an ever-tempting selection of sweet treats.

Lola's Bakery
Head to West Hampstead for everything from delicate cupcakes to slabs of buttercream-stuffed sponge, everything at Lola's is freshly made by hand each day, using the finest ingredients and a lot of love.

Your morning routine

LOLA'S BAKERY

LORD'S CRICKET GROUND

Abbey Road Studios
Keep your eyes peeled for famous artists and producers coming and going from this recording hub immortalised by The Beatles' 11th album – just moments from home.

Hampstead Theatre
Original, world-class shows and plays on two ever-transforming stages, with tickets a fraction of the cost of Hampstead's West End counterparts.

Lord's Cricket Ground
If the crack of leather on willow sounds like your perfect summer afternoon, you've hit a six – with this world-famous cricket ground just half an hour's walk from home.

Immersed in culture

ABBEY ROAD STUDIOS

HAMPSTEAD THEATRE

PORTOBELLO RD.

HOUSE OF BOOKS

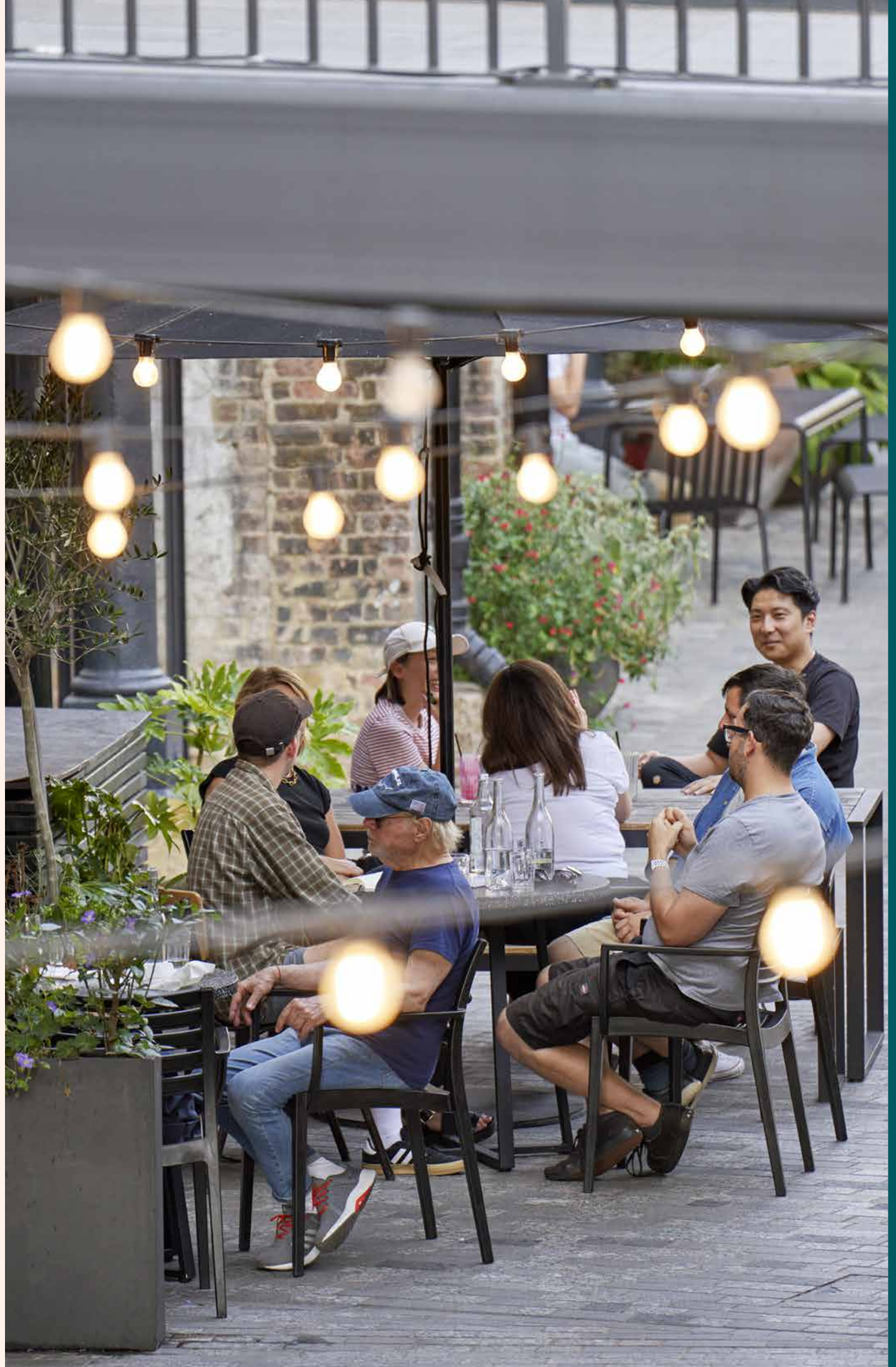
BOND ST.

Camden High Street
From bargain boutiques to all things counter-culture, Camden High Street and its tributaries are a shopper's paradise – with plenty of pub-shaped pitstops along the way.

Bond Street
If shopping's your cardio, you'll be fit as a fiddle living just a few stops from London's most exciting promenade of flagship clothing, beauty and gift shops.

Portobello Road
Charming, pastel-coloured houses line this bustling London hotspot, famous for its quirky market stalls, vintage shops and mouthwatering street food.

House of Books
A cosy independent bookshop known for its well-curated selection of books in West Hampstead. Loved by locals, it's a welcoming community hub with regular author events and passionate, knowledgeable staff.



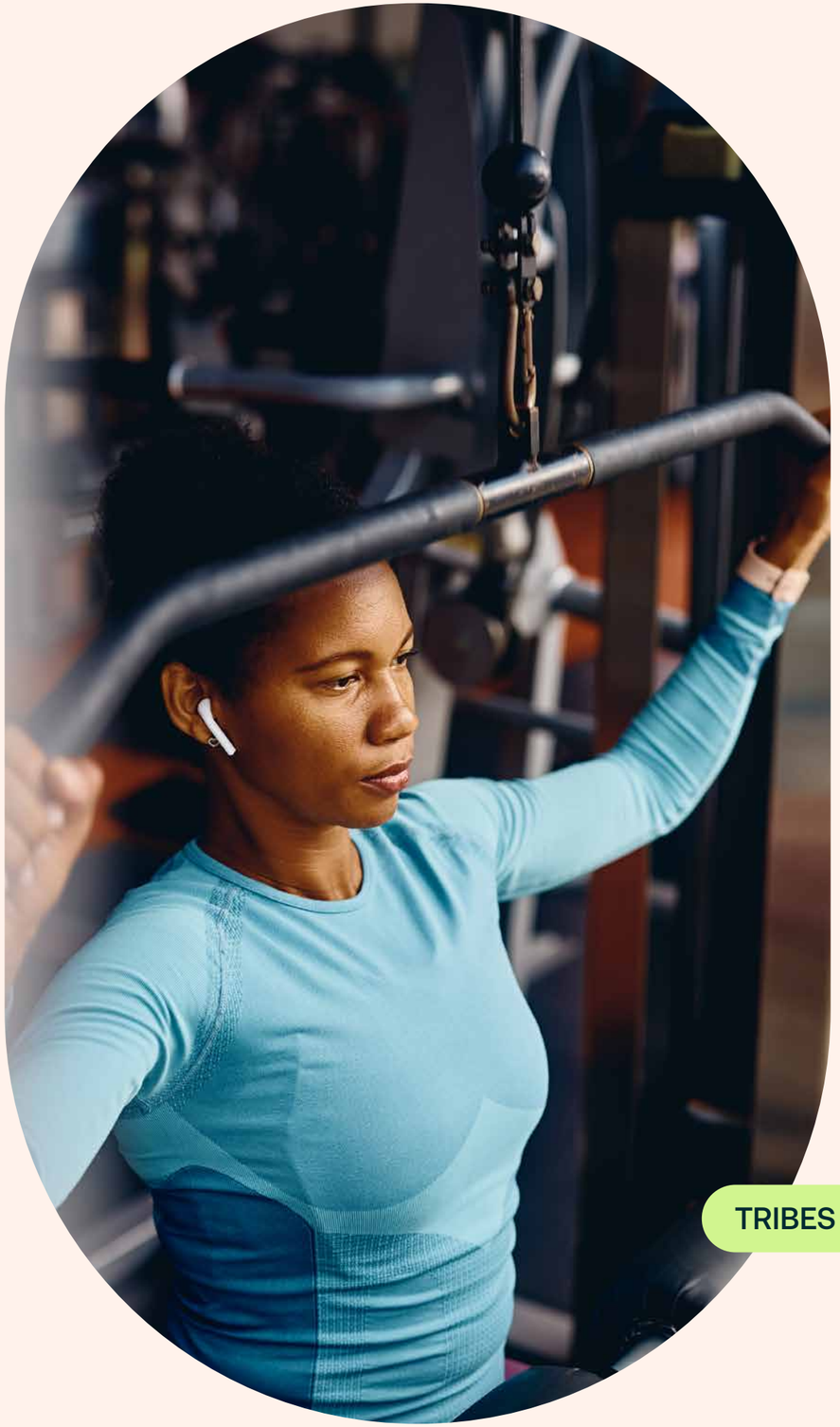
COWSHED

PARLIAMENT HILL LIDO

Parliament Hill Lido
Neighbouring one another on Hampstead Heath you'll find an eight lane, floodlit running track and unheated open air swimming pool – both open year-round.

Cowshed
This haven of relaxation on Regent's Park Road offers everything from classic massages and beauty treatments to specialist LED renewal procedures and OTO CBD Therapy.

Tribes
A welcoming and supportive gym and fitness community in St John's Wood, offering personal training and group classes that strengthen both body and mind.



TRIBES

THE IVY ST JOHN'S WOOD

THE CLIFTON

Wine & dine

The Ivy St John's Wood
A sophisticated brasserie decked out with mirrors and comfy chairs, and a charming outdoor area for upscale summer dining.

The Clifton
Your local gastropub boasts several bars, a conservatory and a beer garden, housed in a former Georgian hunting lodge. The food – locally sourced and delicious, with the reviews to prove it.

Carmel, Queen's Park
Our favourite brunch spot, offering a dazzling morning mezze and Middle Eastern flatbreads served fresh from the oven with a range of seasonal toppings.

CARMEL

An *educated* move

BelRise is ideally located for access to exceptional education at every stage. From welcoming nurseries to some of London's most respected universities, the area offers a wealth of choice for families and individuals alike.

Camden is home to a wide selection of Outstanding and Good Ofsted-rated primary and secondary schools. Whether your children are just starting out or preparing for key exams, you'll find high-performing options nearby.

For older students and lifelong learners, the proximity to London's world-class universities and diverse degree courses offers a strong foundation for future success — including University College London, Central St Martin's, Royal Veterinary College.

OPPORTUNITIES

A space to *unwind*, a place to *thrive*

Sensitively planned from the ground up, BelRise has been designed to complement and enrich the community that surrounds it. Materials, colours and design details nod to the architecture in the neighbouring conservation areas, while ingeniously salvaged masonry from the legacy building feature in stylish landscaping, terracing and street furniture.

Thoughtfully planted communal gardens will weave through play and relaxation spaces, and shared, secure cycle storage is built in to make car-free living a breeze.

Images shown are indicative only

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Specification

Block B

General

- Aluminium/composite grey-beige double-glazed window frame with grey-beige internal finish
- Painted entrance door to apartments with brushed chrome door furniture
- Durable Amtico Spacia wood effect flooring in hall, Kitchen, and Living/ Dining area
- Fitted velvet twist carpet to all bedrooms
- Full height wardrobes with outward-opening doors fitted to bedrooms*
- Smooth matt white painted walls and ceilings
- White painted internal doors with brushed chrome lever ironmongery
- Satin finish to all internal joinery
- Balconies finished with aluminium decking and outside light to amenity space
- 10-year LABC build warranty

Individually Designed Kitchens

- Individually styled cashmere-coloured kitchen, incorporating a silestone worktop and upstand, with contemporary glass hob splashback
- Under mounted one-and-a-half bowl stainless steel sink with brushed stainless steel monobloc mixer tap
- Recessed LED under unit curtain lighting to wall units
- Bosch multifunctional stainless-steel fan assisted single oven
- Bosch frameless 4 zone induction hob with touch controls and integrated extractor above
- Bosch integrated dishwasher
- Bosch integrated fridge/freezer
- Electrolux free standing washer/dryer provided within utility cupboard
- Recycling bins

Quality Bathrooms & En-suites

- Contemporary styled bathrooms and en-suites incorporating white Ideal Standard sanitaryware with semi-recessed basin and wall hung toilet with soft close seat
- Feature inset mirror to all bathrooms and en-suites subject to vanity recess
- Vado chrome taps and thermostatic showers
- Heated chrome double towel rail to all bathrooms and en-suites
- Bath with shower and screen to bathrooms
- Ceramic wall tiles to selected areas
- Coordinating ceramic floor tiles with tiled skirting to all bathrooms and en-suites

Heating, Hot Water, Electrical & Lighting

- LED ceiling downlights to hall, kitchen, living/dining areas, bedrooms, bathroom and en-suite
- White metal flat plate sockets and switches throughout
- Light to balcony
- Mechanical Ventilation Heat Recovery system (MVHR) for continuous ventilation
- Heating and hot water provided by central communal system
- Individual apartment metering for water and electricity and billed in the usual way.
- Underfloor heating to living areas and bedrooms. Bathrooms and en-suites served by electric towel rails

Home Entertainment & Communications

- Telephone sockets to lounge and all bedrooms
- TV socket to living area and all bedrooms with access to Sky signal via a communal dish (subject to individual subscription to provider)

Communal Areas

- Secure access to communal refuse areas
- Lift to all floors
- Exposed faced concrete internal stairwells with carpeting to communal hallways and landings
- Cycle storage areas with secure access

Car Free

- This development is a car free zone scheme with no car parking available on site

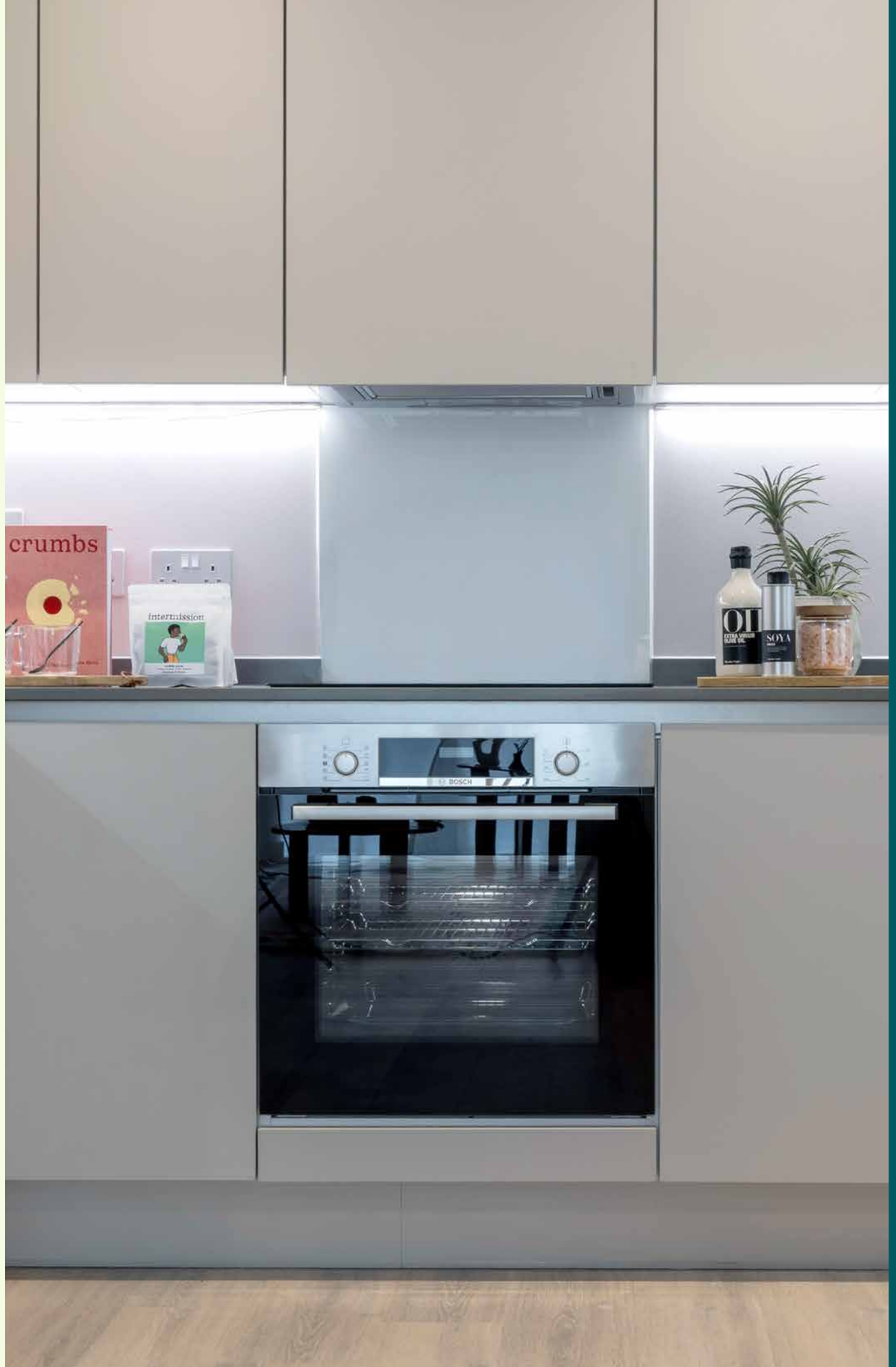
Security & Peace of Mind

- Mains operated smoke detectors with back up battery operation
- Video entry system to all apartments
- Individual lockable post box in a central communal point on the ground floor of the Block

Outside

- Heating and hot water to all apartments will be supplied via a communal Air Source Heat Pump (ASHP) boiler system, located externally on the roof of Block A building at the development. Incoming buyers will not be able to change energy suppliers in respect of heating and hot water.

*Ground floor wheelchair adaptable unit has been designed without built-in wardrobes. The specification is the anticipated specification but may be subject to change as necessary and without notice. Photographs are indicative of the quality and style of the specification. Specification is not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. We are unable to accommodate any individual changes, additions or amendments to the specification, layout or plans of any individual home. Please ask our Sales Executives for further information.



Site plan

BelRise
60 private homes for sale

79 social rent homes*

Site boundary

PRIORY TERRACE

ABBEY ROAD

Existing Housing

Existing Housing

Block A

Commercial Space

Play Area

Play Area

Play Area

Residents' Communal Gardens

Block C

Cycle Store

LV Main Switch-room

Sub-station

Cycle Store

Electrical Intake

Cleaner's Store

Lift

Lift

M/E

Commercial Space

APT. 2 B.00.02 (see floorplans)

APT. 1 B.00.01 (see floorplans)

Lobby

Bin Store

Commercial Store

Commercial Store

Commercial Space

Block B

BELSIZE ROAD

* Buyers should note that any information available with regard to the tenure mix on the development is subject to change. Information available from time to time is an indication only of the proposed tenure mix.

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Completed Development Phase

46

Sainsbury's Local

47

*Master*plan

- Private homes
- Social homes
- Development boundary

N

Existing Housing

COMPLETED DEVELOPMENT PHASE

Community & Health Centre

Existing Housing

ABBEY ROAD

BELSIZE ROAD

Block A

CURRENT DEVELOPMENT PHASE

Block B

Block C

PRIORY ROAD

PRIORY TERRACE

Sainsbury's Local

F

E

D

C

B

A

COMPLETED DEVELOPMENT PHASE

BELSIZE ROAD

RAILWAY

RAILWAY

ABBEY ROAD

48

49

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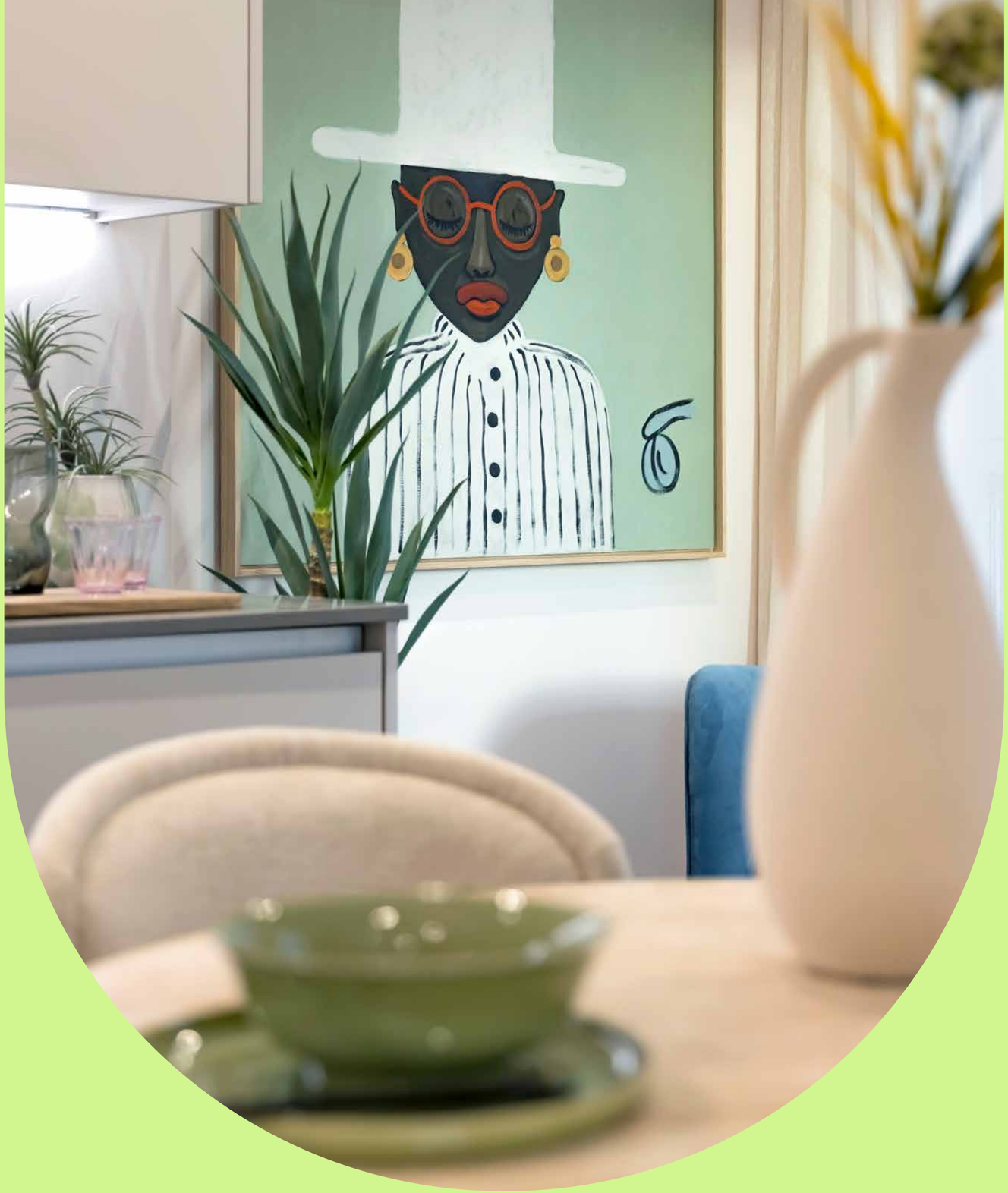
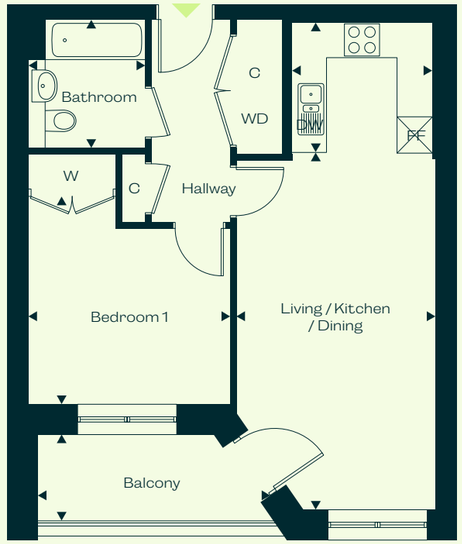
Find your *perfect* home



Type 1
One Bedroom

208 BELSIZE ROAD
LONDON . NW6 4FF

BLOCK B



Total Area	50.9 m2	548 ft2
Living / Kitchen / Dining	8.3m x 3.4m	27'2" x 11'2"
Bedroom 1	3.6m x 3.4m	11'8" x 11'2"
Bathroom	2.2m x 2m	7'2" x 6'6"
Balcony	4m x 1.5m	13'1" x 4'9"

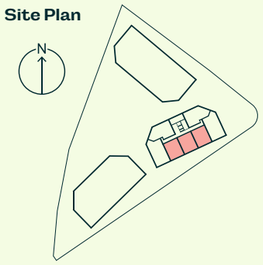
	Apt.	Ref.	Floor
▫	1	B.00.01	G
	5	B.01.03	1
	6	B.01.04	1
	7	B.01.05	1
	12	B.02.03	2
	13	B.02.04	2
	14	B.02.05	2
	19	B.03.03	3
	20	B.03.04	3
	21	B.03.05	3
	26	B.04.03	4
	27	B.04.04	4
	28	B.04.05	4

	Apt.	Ref.	Floor
	33	B.05.03	5
	34	B.05.04	5
	35	B.05.05	5
	40	B.06.03	6
	41	B.06.04	6
	42	B.06.05	6
	47	B.07.03	7
	48	B.07.04	7
	51	B.08.03	8
	52	B.08.04	8
	55	B.09.03	9
	56	B.09.04	9
	59	B.10.03	10
	60	B.10.04	10

Key

FF Fridge Freezer
DW Dishwasher
WD Washer Dryer
C Cupboard
W Fitted Wardrobe
○ 2.8m Ceiling height
▫ 3.7m Ceiling height

Site Plan

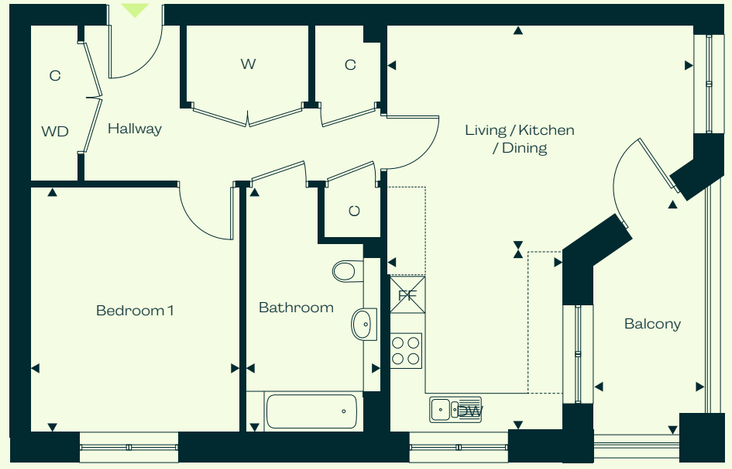


Predicted EPC rating: B

Type 5a
One Bedroom

208 BELSIZE ROAD
LONDON . NW6 4FF

BLOCK B



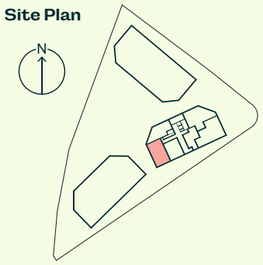
Total Area	69.9 m2	752.1 ft2
Living / Kitchen / Dining	6.9m x 5.3m	22'6" x 17'4"
Bedroom 1	4.2m x 3.6m	13'8" x 11'8"
Bathroom	4.2m x 2.3m	13'8" x 7'5"
Balcony	4m x 1.9m	13'1" x 6'2"

	Apt.	Ref.	Floor
▫	2	B.00.02	G

Key

FF Fridge Freezer
DW Dishwasher
WD Washer Dryer
C Cupboard
W Fitted Wardrobe
○ 2.8m Ceiling height
▫ 3.7m Ceiling height

Site Plan

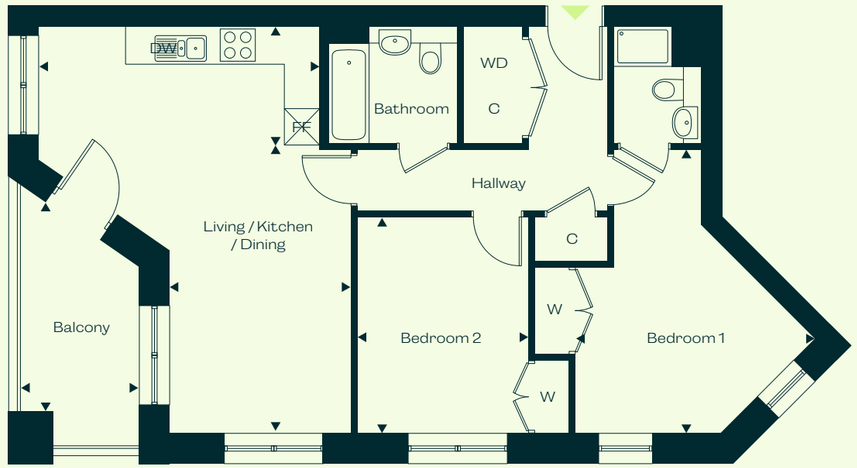


Predicted EPC rating: B

Type 12a
Two Bedroom

208 BELSIZE ROAD
LONDON . NW6 4FF

BLOCK B



Total Area	73.9 m2	795 ft2
Living / Kitchen / Dining	6.9m x 4.8m	22'6" x 15'7"
Bedroom 1	4.9m x 4.1m	16'1" x 13'5"
Bedroom 2	3.7m x 2.9m	12'1" x 9'5"
Bathroom	2.2m x 2m	7'2" x 6'6"
Balcony	3.6m x 2m	11'8" x 6'6"

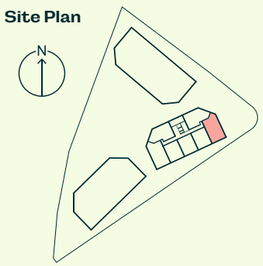
Apt.	Ref.	Floor
4	B.01.02	1
11	B.02.02	2
18	B.03.02	3
25	B.04.02	4
32	B.05.02	5

Apt.	Ref.	Floor
39	B.06.02	6
46	B.07.02	7
50	B.08.02	8
54	B.09.02	9
58	B.10.02	10

Key

FF Fridge Freezer
DW Dishwasher
WD Washer Dryer
C Cupboard
W Fitted Wardrobe
o 2.8m Ceiling height
▫ 3.7m Ceiling height

Site Plan

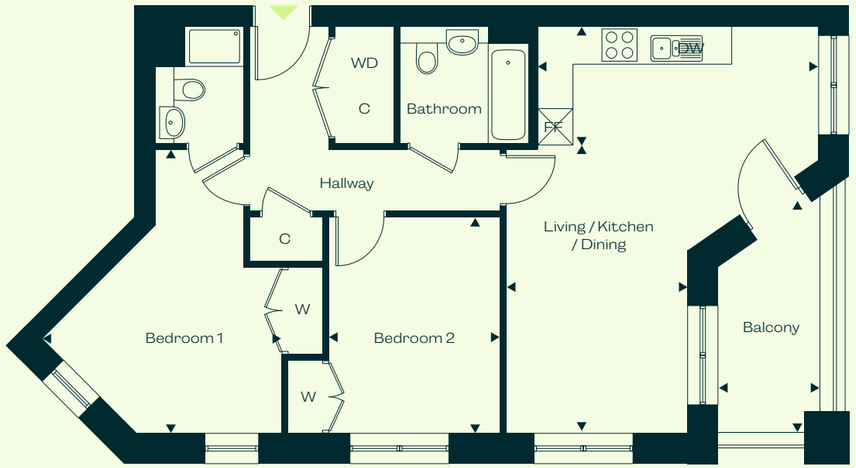


Predicted EPC rating: B

Type 12b
Two Bedroom

208 BELSIZE ROAD
LONDON . NW6 4FF

BLOCK B



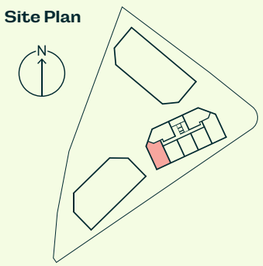
Total Area	73.6 m2	792.6 ft2
Living / Kitchen / Dining	6.9m x 4.8m	22'6" x 15'7"
Bedroom 1	4.8m x 4.1m	15'7" x 13'5"
Bedroom 2	3.7m x 2.9m	12'1" x 9'5"
Bathroom	2.2m x 2m	7'2" x 6'6"
Balcony	4.1m x 1.7m	13'5" x 5'6"

Apt.	Ref.	Floor
8	B.01.06	1
15	B.02.06	2
22	B.03.06	3
29	B.04.06	4
36	B.05.06	5
43	B.06.06	6

Key

FF Fridge Freezer
DW Dishwasher
WD Washer Dryer
C Cupboard
W Fitted Wardrobe
o 2.8m Ceiling height
▫ 3.7m Ceiling height

Site Plan

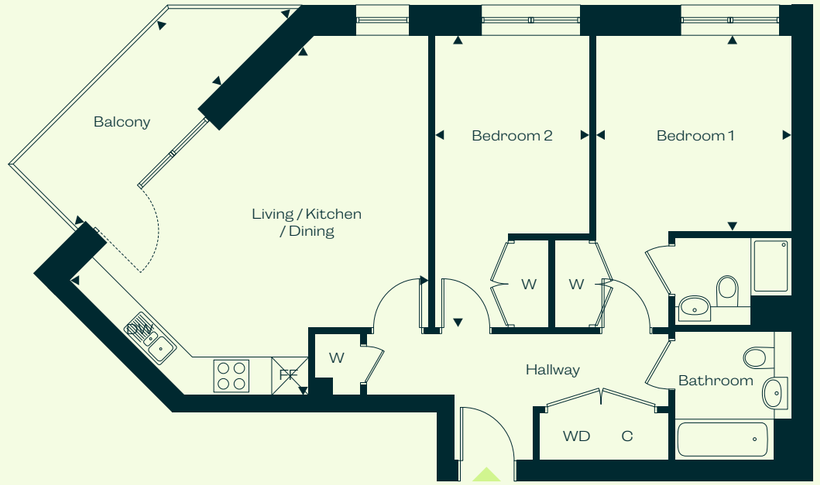


Predicted EPC rating: B

Type 15b
Two Bedroom

208 BELSIZE ROAD
LONDON . NW6 4FF

BLOCK B



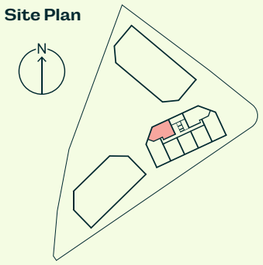
Total Area	71.8m2	772.4 ft2
Living / Kitchen / Dining	6.1m x 6.2m	20′ x 20′3″
Bedroom 1	5m x 3.3m	16′4″ x 10′8″
Bedroom 2	5m x 2.8m	16′4″ x 9′2″
Bathroom	2.2m x 3m	7′2″ x 9′8″
Balcony	5.3m x 1.6m	17′4″ x 5′2″

Apt.	Ref.	Floor
9	B.01.07	1
16	B.02.07	2
23	B.03.07	3
30	B.04.07	4
37	B.05.07	5
44	B.06.07	6

Key

FF Fridge Freezer
DW Dishwasher
WD Washer Dryer
C Cupboard
W Fitted Wardrobe
o 2.8m Ceiling height
▫ 3.7m Ceiling height

Site Plan

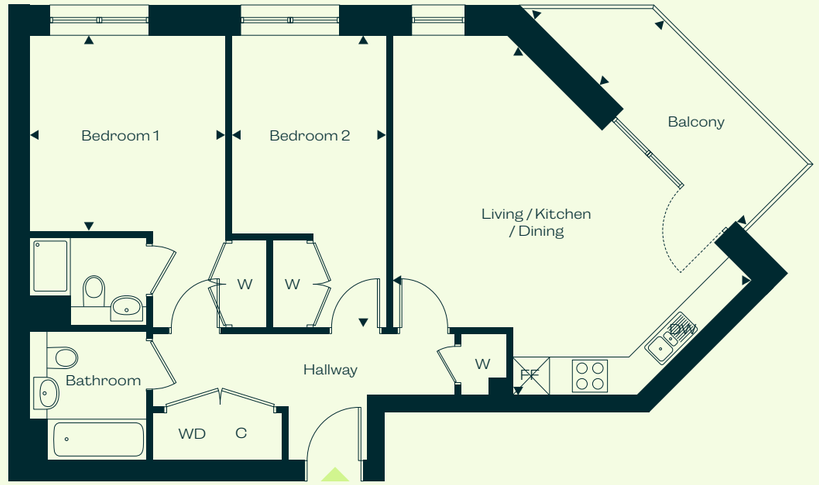


Predicted EPC rating: B

Type 15c
Two Bedroom

208 BELSIZE ROAD
LONDON . NW6 4FF

BLOCK B



Total Area	71.9 m2	773.7 ft2
Living / Kitchen / Dining	6.2m x 6.1m	20′3″ x 20′
Bedroom 1	5m x 3.4m	16′4″ x 11′2″
Bedroom 2	5m x 2.7m	16′4″ x 8′9″
Bathroom	2.2m x 2m	7′2″ x 6′6″
Balcony	5.3m x 1.6m	17′4″ x 5′2″

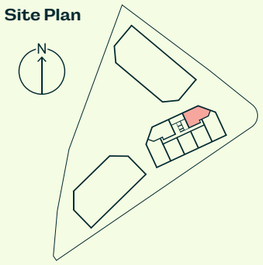
Apt.	Ref.	Floor
3	B.01.01	1
10	B.02.01	2
17	B.03.01	3
24	B.04.01	4
31	B.05.01	5

Apt.	Ref.	Floor
38	B.06.01	6
45	B.07.01	7
49	B.08.01	8
53	B.09.01	9
57	B.10.01	10

Key

FF Fridge Freezer
DW Dishwasher
WD Washer Dryer
C Cupboard
W Fitted Wardrobe
o 2.8m Ceiling height
▫ 3.7m Ceiling height

Site Plan



Predicted EPC rating: B

Images shown are indicative only

Investing in Camden

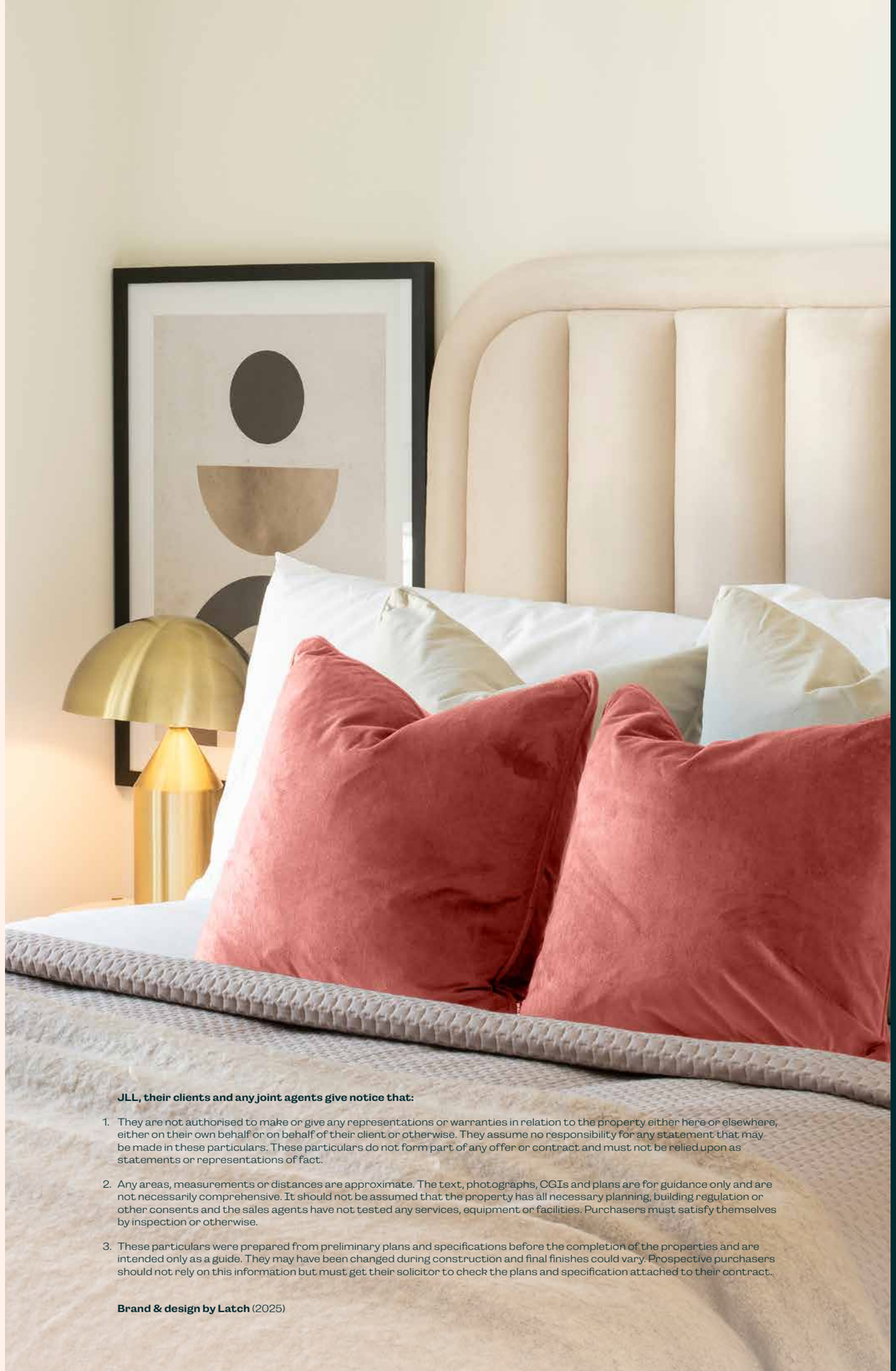
We don't just build beautiful new homes.
Created and managed by Camden Council, The Camden Collection is a major contributor to the Borough's Community Investment Programme (CIP). By building these new homes for sale and market rent, The Camden Collection generates revenue which is in turn reinvested into CIP to benefit the wider community. This is what we call Better London Living.

What is CIP?
Launched in 2010, The Community Investment Programme (CIP) is our ambitious plan to invest over £2bn in homes, schools and community spaces in Camden. It's our answer to government spending cuts – an innovative way to continue building in our communities despite massive reductions in central government funding.

How it works
CIP aims to build 4,850 new homes including 1,800 council homes and 350 intermediate homes across Camden.

The Council works in partnership with our local community to deliver new homes which are well designed, safe, and secure. We are building housing for the future, which is why our homes are designed to be sustainable and more energy efficient.

To date, we've built over 1,400 new high-quality homes, including over 620 council homes, over 100 intermediate affordable homes, and over 400 homes for sale.



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3. These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract..

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Delivered by
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Camden

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