1 & 2 BEDROOM APARTMENTS
A COOL LOCATION FOR AN EXCITING NEW LIFESTYLE
welcome to THE CALLY

KNOWN AFFECTIONATELY BY LONDONERS AS ‘THE CALLY’, CALEDONIAN ROAD IS ENTERING AN EXCITING NEW ERA, AND LONDON SQUARE IS PROUD TO PLAY A PART IN IT BY CREATING THIS LANDMARK DEVELOPMENT, LONDON SQUARE CALEDONIAN ROAD.

Designed for stylish city living, the development offers a range of contemporary, high specification apartments, with an ideal location between desirable Islington and the vibrant regeneration area around King’s Cross. It is a lively mix of residential and commercial space, ideal for entrepreneurial small and medium sized businesses to work from, all of which will make it the new focal point of the Caledonian Road.

Excellent connections are another important feature. Caledonian Road tube station is only four minutes’ walk away, and from there you can reach King’s Cross in three minutes and Leicester Square in 10 minutes*.

This is a historic area of central London with amazing potential, close to the spectacular new bars, restaurants, offices and public squares of King’s Cross, and the long-established neighbourhood of Islington. London Square Caledonian Road is situated in exactly the right place to benefit from both.

*www.tfl.gov.uk
The focal point of the development is the large, glass-fronted entrance lobby of The Glasshouse, where the 24-hour concierge service is situated: a key element of high-end developments and essential for busy professionals. There is also a well-equipped gym on-site, conveniently located within the development.

With its white exterior and extensive glazing, The Glasshouse is a prominent feature of the development, standing out amongst the five buildings, each of which is a different colour. It also enjoys attractive views over Market Road Gardens, a three-acre oasis.

Across its nine storeys, The Glasshouse is home to a range of 1 and 2 bedroom apartments, all with a private balcony, perfect for entertaining or just relaxing and enjoying the views over London.

Full-height glazing in every apartment admits maximum daylight, creating a feeling of freedom and space. The building is also flanked by the development’s two podium gardens, offering access to even more open space.
ONE OF LONDON’S MOST DRAMATIC REGENERATION PROJECTS HAS TRANSFORMED THE AREA TO THE NORTH OF KING’S CROSS STATION, ON THE WESTERN EDGE OF SOUGHT AFTER ISLINGTON, AND VERY CLOSE TO CALEDONIAN ROAD. THIS VIBRANT NEW LONDON QUARTER CONTINUES TO GROW AND IS DEFINITELY A COMMUNITY IN ITS OWN RIGHT. IT EVEN HAS ITS OWN POSTCODE: N1C.

The new King’s Cross includes new buildings, homes, streets, public squares, open space and restored heritage buildings. Central St Martin’s, part of the University of the Arts London, made its new home in the Granary Building several years ago, and Granary Square has come alive with events and festivals, restaurants and fountains.

The Great Northern Hotel has been beautifully restored, and its GNH Bar is a favourite for chilled out after work drinks. Waitrose has also put its seal of approval on King’s Cross by opening one of its largest London branches there.

Another exciting new development is the opening of Coal Drops Yard, where a whole new range of retailers is taking space in the atmospheric Victorian arches and cobbled streets. An impressive line-up of brands is moving in, including Paul Smith, Manifesto, Tom Dixon, Cheaney, and Form&Thread. There’ll be three new restaurants too, under the command of chefs from the renowned Barrafina tapas restaurants.
London is a ‘global city’, a base for living, investing, working, studying and travelling. Schroders’ Global Cities Index (2018) ranks London number 1 in Europe and number 3 in the world for the strength of its economy.

You can find almost everything you want in London: iconic buildings both old and new; heritage and pageantry; world famous shops, parks and riverside; and an arts scene that is the envy of the world.

Whatever your reason for being in London, it’s a unique and inspiring experience.

LONDON IS A GREAT CITY FULL OF AMAZING PEOPLE FROM ALL BACKGROUNDS AND WHEN LONDONERS FACE ADVERSITY, WE ALWAYS PULL TOGETHER. WE STAND UP FOR OUR VALUES, AND WE SHOW THE WORLD. WE ARE THE GREATEST CITY IN THE WORLD.

SADIQ KHAN, MAYOR OF LONDON

LONDON SQUARE CALEDONIAN ROAD MEANS LONDON REALLY IS ON THE DOORSTEP.

Just three miles from the west end, London Square Caledonian Road means London really is on the doorstep.
LONDON IS A RESTAURANT CITY, WHERE FOODIES HAVE A WHOLE WORLD OF CUISINE TO SATISFY THEIR HUNGER. IT RANGES FROM MICHELIN-STAR EXCELLENCE TO POP-UP RESTAURANTS AND STREET FOOD VENDORS, GASTRO PUBS, ETHNIC CANTEENS, NEIGHBOURHOOD BRASSERIES AND CELEBRITY CHEF EMPIRES ARE ALL PART OF THE PICTURE TOO.

Eating out areas close to London Square Caledonian Road are numerous, and all offer something different. Islington’s Upper Street in particular gives the impression of having a different restaurant every few yards, and the range could not be more diverse. It has the original branch of Ottolenghi, Mexican at Wahaca, American burgers at Five Guys, tapas at La Farola and cocktails at Hoxley & Porter. The Pig and Butcher and the Duke of Cambridge are two of the best gastropubs in the area. Restaurants, bars and cafés of every description cluster around Camden Town, where Japanese, Turkish, Thai and American Deep South cooking, to name just a few, can all be tried.

Over in Hoxton and Shoreditch, the choices are just as diverse and include Peruvian, classic French, southern Italian, and Scandinavian. In both neighbourhoods, there seems to be a pub or cocktail bar on every corner, and many double as clubs and live music venues after dark.

In King’s Cross, popular destinations in the new Granary Square include Caravan, 1 Granary Square, The Lighterman, Dishoom, and street food at KERB. The German Gymnasium is a new and already highly praised restaurant specialising in Mittel-European flavours, and chef Marcus Wareing brings his celebrated talents to the Gilbert Scott, within the Gothic extravagance of the St Pancras Renaissance Hotel.
Alight at Knightsbridge, just 16 minutes by tube from Caledonian Road*, for world famous Harrods and Harvey Nichols, or Covent Garden, where the likes of Paul Smith, Apple and Orla Kiely have flagship stores.

The West End has Selfridges, Liberty, Hamleys, and the international labels of Bond Street and Regent Street as well as Bloomsbury Shopping Centre at Russell Square. A shopping experience of an entirely different kind can be enjoyed at Westfield, home to over 300 shops, from the affordably attainable to the last word in luxury. By tube, it’s just under 30 minutes’ journey from Caledonian Road*.

Nearer to London Square Caledonian Road, Islington is yet another enticing option for the discerning shopper. Upper Street is lined with shops, many specialising in original furnishings and fashion.

Camden Passage, traditionally renowned for its many antique dealers, has now expanded its offerings to include gourmet foods, jewellery, even a trendy knitting shop.

The Brunswick Shopping Centre, just two tube stops from Caledonian Road, is another option for retail fans: it has a good range of shops, restaurants and a cinema.

*www.tfl.gov.uk

SOME OF LONDON’S MOST PRESTIGIOUS SHOPPING DISTRICTS ARE JUST A SHORT TUBE JOURNEY FROM CALEDONIAN ROAD.
Anyone curious about culture finds endless inspiration in London. Its theatre scene, museums and galleries, and music venues ranging from opera houses to rock stadiums, have given it a well-deserved reputation for arts and entertainment.

Of the world’s top 20 most visited arts attractions, five are in London: the British Museum, Somerset House, Tate Modern, the National Gallery and Victoria and Albert Museum*. Performance venues from the Royal Albert Hall to the O₂ bring in megastars of music from all over the world. London also has countless smaller galleries, museums, theatres and arts spaces where originality thrives.

Around London Square Caledonian Road, cultural venues include the Almeida Theatre, King’s Head Theatre, Sadler’s Wells and the Estorick Collection in Islington, while King’s Place in King’s Cross provides an exciting new space for music and performance of every genre.

*The Art Newspaper, April 2018

Right here, right now, London is somewhere you have to be.

Sophie Campbell, Daily Telegraph
the GREEN approach

EVERY LONDON NEIGHBOURHOOD, NO MATTER HOW URBAN, HAS WELCOMING PARKS AND POCKETS OF GREEN, AND CALEDONIAN ROAD IS NO EXCEPTION.

Just around the corner from London Square Caledonian Road is Caledonian Park, whose Grade II Listed clock tower is a remnant from the days when the park was the Metropolitan Cattle Market. Now the park is an oasis of woodland and meadows. Market Road Gardens is next to Caledonian Park and combines a nature conservation area with sports pitches and Islington Tennis Centre.

London is of course known for its parks, and some of the biggest and best can be found on the north side of the city: The Regent’s Park, Victoria Park, Finsbury Park and Hampstead Heath amongst them. All can be easily reached from London Square Caledonian Road.
HIGH QUALITY DESIGN, ARCHITECTURE AND MATERIALS THAT MAKE A POSITIVE CONTRIBUTION TO THE LOCAL AREA
London, a seat of LEARNING

London consistently features in the university league tables, with King’s College London, University College London and Imperial College London always scoring highly for academic excellence.

There are 40 universities in the capital, and a vast choice of courses, so it’s no wonder that students from almost every country in the world choose London for their higher education. London Square Caledonian Road is perfectly placed for university life and beyond.
its all about CONNECTIONS

LONDON SQUARE CALEDONIAN ROAD IS AN EXTREMELY WELL CONNECTED LOCATION, GIVING YOU THE CHOICE OF LONDON UNDERGROUND FROM CALEDONIAN ROAD STATION AND OVERGROUND FROM CALEDONIAN ROAD AND BARNSBURY. BOTH STATIONS ARE WITHIN SIX MINUTES’ WALK.

International links are very good too. The Piccadilly Line runs direct to Heathrow Airport. It’s also just one station from Caledonian Road to King’s Cross St Pancras International, London’s Eurostar terminal, whose European destinations are becoming ever more numerous and frequent.

LONDON UNDERGROUND PICCADILLY LINE FROM CALEDONIAN ROAD:
- King’s Cross St Pancras International: 3 mins
- Holborn: 7 mins
- Leicester Square: 10 mins
- Knightsbridge: 14 mins
- Victoria (for Gatwick Express): 16 mins
- Heathrow Airport T1, 2, 3: 19 mins
- Heathrow Airport T4: 22 mins
- Heathrow Airport T5: 23 mins

LONDON OVERGROUND FROM CALEDONIAN ROAD & BARNSBURY:
- Highbury & Islington: 3 mins
- Hoxton: 4 mins
- Walthamstow (for Metropolitan and District Lines): 17 mins
- Stratford: 22 mins
- Shadwell (for DLR): 25 mins
- Canada Water (for Jubilee Line): 26 mins
- London City Airport (via DLR from Shadwell): 5 mins

EUROSTAR FROM ST PANCRAS INTERNATIONAL:
- Lille: 1 hr 22 mins
- Brussels: 2 hrs 16 mins
- Paris: 2 hrs 46 mins
- Amsterdam: 3 hrs 15 mins
- Lyon: 4 hrs 40 mins
- Marseille: 7 hrs 3 mins
- Granary Square, King’s Cross: 21 mins

EUROSTAR FROM KING’S CROSS ST PANCRAS INTERNATIONAL:
- Gatwick: 35 mins
- Lille: 1 hr 22 mins
- Brussels: 2 hrs 16 mins
- Paris: 2 hrs 16 mins
- Amsterdam: 3 hrs 41 mins
- Lyon: 4 hrs 41 mins
- Marseille: 7 hrs 3 mins

UNIVERSITY TRAVEL TIMES:
- London Metropolitan: 1 min
- Central St Martin’s: 3 mins
- City University: 9 mins
- UCL: 12 mins
- SOAS: 12 mins
- Imperial College London: 19 mins
- LSE: 22 mins

WALKING FROM LONDON SQUARE CALEDONIAN ROAD:
- Caledonian Road Station: 4 mins
- Caledonian Road & Barnsbury Station: 5 mins
- Upper Street, Islington: 20 mins
RESIDENTIAL APARTMENTS
EACH WITH ITS OWN
CHARACTER, AS PART OF
A FAMILY OF BUILDINGS
PKS ARCHITECTS
the concierge

A LIFESTYLE ESSENTIAL

Conveniently located on the ground floor of The Glasshouse, the concierge is an invaluable in-house service, providing front-desk coverage 24 hours a day. They will greet your visitors, take in deliveries and book taxis. You will soon wonder how you managed without this everyday luxury.

The on-site gym will be well equipped with a range of cardiovascular machines, so you can maintain your fitness close to home.
Photography depicts the living room of the show apartment at London Square Caledonian Road.

**GENERAL**

- Dekador entrance door to individual apartments
- White flush internal doors with contemporary satin finished ironmongery
- Windows finished in an aluminium composite
- Walls and ceilings painted white matt emulsion throughout
- A choice of hardwood herringbone flooring to entrance hall, kitchen/living/dining area available in a choice of colour ways*
- A choice of carpets to the bedrooms *
- Mirrored sliding wardrobes doors to master bedroom only *
- Freestanding Siemens washer/dryer to hall cupboard
- 10 year NHBC Warranty

**KITCHEN**

- Siematic white matt laminate handleless kitchen units with contrasting feature shelf and extractor in a choice of two colour palettes*
- Lighting to underside of wall mounted units
- Composite silestone worktop and backpainted glass splashback
- Single basin undermounted sink with single lever mixer tap
- Siemens integrated single fan oven
- Siemens integrated microwave oven
- Siemens induction hob
- Siemens fully integrated fridge freezer
- Siemens fully integrated dishwasher
- Miele telescopic extractor

* Options are available depending on stage of construction. Please ask your Sales Executive for further details.

**THE LOOK**

it’s all about the living room of the show apartment at London Square Caledonian Road.

Photography depicts the kitchen of the show apartment at London Square Caledonian Road.

a dinner party with friends or a romantic dinner for two...
Photography depicts the ensuite bathroom of the show apartment at London Square Caledonian Road

**BATHROOM**
- Large format floor and wall tile design, available in a choice of colourways*
- Mirrored cabinet with soft closing doors, glass shelves and feature halo lighting
- Shower socket housed within wall cabinet
- Bespoke composite vanity with integrated sink and single level mixer mounted to splashback
- Wall hung WC with soft close seat and dual flush
- Renaissance double ended bath with hand held shower and frameless bath screen
- Circular fixed shower head
- Chrome heated towel rail

**ENSUITE**
- Feature hexagonal design co-ordinating tile to all shower enclosure walls, available in a choice of colour ways*
- Mirrored finish cabinet with soft closing doors, glass shelves and feature halo lighting
- Shower socket housed within wall cabinet
- Bespoke composite vanity with integrated sink and single level mixer mounted to splashback
- Wall hung WC with soft close seat and dual flush
- Circular fixed shower head, hand held shower and frameless hinged shower door
- Chrome heated towel rail

**HEATING AND ELECTRICAL**
- Underfloor heating throughout
- LED recessed downlights throughout
- Communal aerial and satellite system wired for Sky** to living area and master bedroom

**EXTERNAL FINISHES**
- Balconies and terraces with glass balustrades and decking

**SECURITY**
- Video entry system
- Security locks to windows and balcony doors
- Spy hole and door chain to apartment entrance door
- Hardwired smoke alarms
- Heat detector to kitchen
- CCTV surveillance system
- All apartments adopt the Secure by Design initiative

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* Options are available depending on stage of construction. Please ask your Sales Executive for further details.

** Subject to subscription. Please ask your Sales Executive for further details.
Since London Square was established in 2010, we have focused on our ambition to become the capital’s most dynamic developer in a highly competitive residential property market.

With a £2 billion development pipeline, growth is well under way, with the company on target to build 1,000 homes a year at all levels of the London market to establish the company as one of the larger London developers in the capital.

Our sites are in prime locations with good transport links across the capital, providing new homes in places where people want to live. Each scheme is bespoke, combining inspiring architecture, clever design and specification, and the highest standards of energy efficiency.

Our award-winning developments range from homes for first-time buyers in key locations, to city apartments, from smart family homes to grand restoration and conversions.

Creating a sense of place for our buyers is embedded in every London Square development, transforming former forgotten corners, derelict buildings and brownfield sites into smart destinations, breathing new life into each local area.

We work with existing residents, schools and businesses to make our developments part of the local fabric and take great pride in fostering the community spirit of the great squares of the capital and the legacy they have created.
**DISCLAIMER:** This document is intended to provide an indication of the general style of our development and house types. Computer generated images are indicative only and do not accurately depict individual plots. London Square operates a policy of continuous development and individual features such as windows and elevational treatments vary from time to time. To this end, any drawings, photographs or illustrations shown are non-contractual. The dimensions shown are accurate to within +/- 50mm, they are not intended to be used for carpet sizes, appliances, spaces or areas of furniture. Wardrobes are included in master bedroom only, all other furniture is indicative and not supplied.

**LONDON SQUARE DEVELOPMENTS**

**LONDON SQUARE CHIGWELL VILLAGE**
High Road, Chigwell, IG7 6BF

**LONDON SQUARE CANADA WATER**
24-28 Quebec Way SE16 7LF

**LONDON SQUARE STREATHAM HILL**
London SW2 4RU

**LONDON SQUARE CHIGWELL VILLAGE**
High Road, Chigwell, IG7 6BF

**LONDON SQUARE PUTNEY**
PUTNEY SW15 2TL

**LONDON SQUARE ORPINGTON**
London BR6 7UA

**LONDON SQUARE CANADA WATER**
24-28 Quebec Way SE16 7LF

**LONDON SQUARE STREATHAM HILL**
London SW2 4RU

**THE STAR AND GARTER, CREATED BY LONDON SQUARE**
Richmond Hill TW10 6RR

**LONDON SQUARE ORPINGTON**
London BR6 7UA

**LONDON SQUARE PUTNEY**
PUTNEY SW15 2TL

**LONDON SQUARE STREATHAM HILL**
London SW2 4RU

Whilst every endeavour has been made to provide accurate information to visitors, internal and external finishes. The company reserves the right to change suppliers and alter or vary the design and specification at any time for any reason without prior notice. Consequently these particulars should be treated as general guidance only. Nor do they constitute a contract, part of a contract or a warranty. Travel times and distances from the development are approximate and sourced from National Rail Enquiries and Google Maps. All details are correct at the time of going to press, September 2018.