“AND MARBLED CLOUDS GO SCUDDING BY
THE MANY-STEEPELED LONDON SKY.”

John Betjeman, Collected Poems

Former resident of the Parliament Hill area,
from his poem Christmas
A Slice of Kentish Town

GREAT LONDON NEIGHBOURHOODS
DON’T JUST APPEAR, THEY GROW.
TAKE KENTISH TOWN: A DEEPLY-ROOTED
YET DYNAMIC COMMUNITY WITH
THE MAPLE BUILDING AT ITS HEART

London is a city of villages, and Kentish Town tells this story well. The area is a vivid mix of urban vibrancy and pastoral peace, located in pole position between cool Camden Town, airy Hampstead Heath and Regent’s Park – and it has a growing sense of its own identity.

Within, Kentish Town has something for everyone. Fashionable enough to attract the young, it is grown-up enough to lure families and London returnees. With handsome mid-Victorian terraces, pastel cottages and light-filled ex-industrial spaces like The Maple Building – Kentish Town was once the UK’s centre of furniture and piano manufacturing – it offers a huge range of lifestyle choices and a vast roster of pubs and restaurants that look after their local devotees with gusto.

Kentish Town grew around the railway network in the mid-19th century and its connections remain excellent. The West End is only ten minutes away, the City a quarter of an hour, and nearby are the great stations of King’s Cross and St Pancras, connecting to Paris and beyond. You can be anywhere in London within minutes: via underground, overground, car, bus and bicycle.

But stay awhile and delve into Kentish Town’s past and present. Below its streets flows the subterranean Fleet River. Above them flows the hubbub of a renewed district where newly-arrived writers, artists and politicians mingle with settled Irish and Cypriot communities. Ever evolving, Kentish Town represents true London liveability.

Illustration: an artist’s impression of the Kentish Town area
FOOD & BARS

The food and drink offering in Kentish Town just keeps on getting better, and the area has become one of London’s most keenly-watched dining destinations. Try Pane Vino’s Sardinian delicacies on Kentish Town Road, and while on the Italian theme, check out Arancini Brothers and Anima e Cuore. Pizza East (pictured), Chicken Shop and Dirty Burger offer a triumvirate of smartened-up staples.

The Fields Beneath and Two Doors Down are poetically-named coffee shops, and pub-wise Kentish Town is exceptional. The Pineapple, the Camden Town Brewery and the Assembly House are all favourites, while the Bull & Last has been upgraded from rock and roll hangout to fantastic gastropub.

ART & CULTURE

The Gallery Trail

Kentish Town has a growing gallery trail. Start at the Zabludowicz Collection (above) on Prince of Wales Road, where cutting-edge art fits well into a grand old neoclassical chapel. Track back to the Beardsmore Gallery, then to contemporary arts organisation Rowing in Leighton Place, photographer Rankin’s Anarchy Gallery and – most curious of all – Flaxon Ptootch on Kentish Town Road, which doubles as a hairdresser. There’s excellent theatre at the Lion and Unicorn Theatre and two of London’s most renowned concert venues: the Roundhouse at nearby Chalk Farm Road and the vast art deco Forum in Kentish Town’s heart. Over the years, Kentish Town has been home to a huge number of writers, among them George Orwell and Karl Marx, but for locals the most celebrated is Gillian Tindall, who in 1977 published the definitive Kentish Town book, a deep history entitled The Fields Beneath. After great interest it was reissued in 2010 and now a coffee bar has been named after it.
Kentish Town is full of picturesque attractions, great and small. Some befit its origins as a transport hub, like the Regent’s Canal (pictured), now a place to stroll and relax – particularly at famous Camden Lock. A favourite walk is to head west along the canal to Regent’s Park, laid out by master architect John Nash in the early 19th century and one of the Royal Parks. Not far north from the Grand Union Canal, Camden Lock is the Roundhouse, itself an old train-servicing shed and now a legendary arts venue. A few hundred yards further is the Zabludowicz Collection: cutting-edge art and a great café in a fantastic refurbishment of a neoclassical chapel. The nearby Kentish Town City Farm is a boon to children, with a friendly menagerie that includes horses, cows and extremely talkative ducks.

Don’t forget Kentish Town’s quieter corners. Little Green Street, opposite The Maple Building, is one of the prettiest small streets in London, while those in search of verdant solace can walk uphill past Dartmouth Park to Parliament Hill Fields and Hampstead Heath. In these fabled lungs, one can find the best views London has to offer. Further up, towards Highgate, there’s the astonishing Highgate Cemetery, where all manner of luminaries are interred, from Karl Marx to local authors Douglas Adams and Beryl Bainbridge. Like Kentish Town itself, all human life is there.
Kentish Town suits all generations, without the age barriers that beset some areas. Hampstead Heath and Regent’s Park are two great resources for children and grown-ups: here, the Parliament Hill Café is the great rendezvous, and a dog the ideal accessory. Nearby, the Parliament Hill Lido is a huge art deco pool, beautifully refurbished but unheated, and with a paddling pool for under-5s (the showers are hot, by the way). Swimmers are well catered for locally. The glorious Victorian baths in Prince of Wales Road reopened in 2010 after a £25 million restoration and if you prefer your swimming wilder, head to the famous Women’s and Men’s Ponds on Hampstead Heath. Kentish Town City Farm (see also Landmarks) can occupy a whole day, and for bigger beasts, head to London Zoo in Regent’s Park. Toddlers will appreciate the Treetops soft play centre at Talacre Community Sports Centre. Owl Bookshop on Kentish Town Road is much-loved and great for browsing, and rewards can be found at Pizza East and Marine Ices on Chalk Farm Road, which has remarkably been selling great ice cream (and pizzas) since 1931.

From rock and roll to foodie markets, Kentish Town has it all. There are several celebrated venues within easy reach, ranging from titans such as the Forum and the Roundhouse. Koko and the Electric Ballroom are both located in nearby Camden, while Dingwalls in Camden Lock has been a venue for breaking bands since 1973. For drama, there’s the Lion and Unicorn Theatre and the Etcetera Theatre, while Hampstead Theatre in nearby Swiss Cottage excels in presenting the work of new playwrights.

When it comes to shopping, Kentish Town Road has several diversions, including the Owl Bookshop. The Dandy Lion Market is a monthly fixture showcasing independent vintage items and affordable arts and crafts at the Sir Richard Steele pub in Haverstock Hill (check its Facebook page for news) and of course there’s Camden Lock Market, where teenagers disappear for days, leaving parents free to go to the Parliament Hill Farmers Market. Kentish Towners are never bored.
It may not reveal itself at first glance but Kentish Town is blessed with great access to green space. To the north lies the extraordinary expanse of Hampstead Heath, ranging from well-tended sports fields to mature, hilly wilderness. At Hampstead Ponds there are three natural swimming pools – gender criteria apply, so choose wisely – and the view from Parliament Hill Fields is one of the best urban vistas in the world. Up Swain’s Lane, Highgate Cemetery is untamed and atmospheric, and its denizens are privileged to be amid such natural beauty.

To the south of Kentish Town, the Regent’s Canal brings one to Camley Street Natural Park, which despite its proximity to regenerated King’s Cross station can make the visitor feel as if they are in the countryside. Walk either way along the canal and a sense of being out of London pervades.

As well as the Heath, the other great north London lung is Regent’s Park, which has a huge range of environments, from the formal Italian Gardens to a lake with a boating area. At its north lies Primrose Hill, which affords another great view of London and leads to the area of the same name, which is a short walk from Kentish Town.

Open space: Hampstead Heath is a short walk from Kentish Town, while local parks include Cantelowes Gardens, which has a children’s playground, tennis courts and a skatepark. Talacre Gardens also has a children’s playground and sports centre.

Illustration: an artist’s impression of Parliament Fields
Views of Kentish Town
There are soaring views from the Maple Building, a result of its elevated location on the way to Highgate and Hampstead - the two London hilltop villages that crown North London.
Connectivity

KENTISH TOWN GREW UP AROUND RAILWAYS AND CANALS, AND IT REMAINS ONE OF THE BEST-CONNECTED AREAS IN LONDON. WITH LONDON UNDERGROUND’S NORTHERN LINE, THE OVERGROUND, ST PANCRAS AND THE CITY VIA THAMESLINK, THE WEST END IN UNDER TEN MINUTES, HEATHROW IN AN HOUR, PARIS IN TWO AND A HALF HOURS, IF YOU MUST LEAVE, IT’S EASY.

Timings sourced from Transport for London
Kentish Town

**ATTR ACTIONS:**
1. Parliament Hill Fields
2. Hampstead Heath
3. Kentish Town City Farm
4. Zabludowicz Collection
5. Annroy Gallery

**SPORTS & LEISURE:**
6. Parliament Hill Fields Athletic Track
7. Parliament Hill Fields Cricket Ground
8. Kentish Town Sports Centre

**ENTERTAINMENT:**
9. The Forum

**BARS & RESTAURANTS:**
10. Pizza East
11. The Fields Beneath
12. The Gipsy Queen

**SHOPPING:**
13. Owl Bookshop
14. Harry’s Fine Foods
15. Earth Natural Foods

**EDUCATION:**
16. Camden School for Girls
17. La Sainte Union Catholic School
18. Eleanor Palmer Primary School
London

ATTRACTIONS:
1. Kenwood House
2. Whitelstock Pond
3. The Freud Museum
4. The British Museum
5. Royal Opera House
6. The Sherlock Holmes Museum
7. The National Gallery
8. Barbican Centre
9. St Paul's Cathedral
10. ZSL London Zoo

ENTERTAINMENT:
12. Roundhouse
13. Everyman Belsize Park
14. Koko
15. O2 Academy Islington
16. Sadler's Wells Theatre
17. London Palladium
18. Hampstead Theatre
19. Etcetera Theatre

BARS & RESTAURANTS:
20. Gilgamesh restaurant

SHOPPING:
21. Waitrose

EDUCATION:
22. Royal Academy of Arts
23. University of the Arts London
24. City University London
THE MAPLE BUILDING IS ROBUST AND ELEGANT, A CLEAN-LINED CONSTRUCTION DATING FROM THE EARLY 20TH CENTURY WITH RED BRICK FACADES AND STEEL COLUMNS

Once a furniture factory, then a clothing factory, it is characterised by the large metal double-glazed windows in the period Crittall style which feature throughout. With a high internal specification as well as its signature rhythmic fenestration, The Maple Building has insisted on strong acoustic and design performance, ensuring that all interior spaces are as cosy and comfortable as they are well-lit and airy.
At The Maple Building our 24-hour concierge/security is a promise that we take your comfort and contentment seriously. The concierge can help to give residents access to all the benefits of the interior, directing members to the on-site gym, car and bicycle parking, and helping waiting guests locate the lounge area.
Light-filled and airy, our living rooms take full advantage of The Maple Building’s elevated location in north Kentish Town. Engineered and durable pale oak flooring sits atop underfloor heating, with comfort cooling and discreet in-ceiling speakers also provided. The sustainable lighting is comprised of low energy dimmable LED luminaires and, if clients prefer, an option to purchase statement pendants. Each apartment has a high acoustic performance: entrance doors are solid-core and internal doors are spray-finished and soft-closing, to ensure that the living room remains your personal and private space.
At The Maple Building, we understand that the bedroom is a personal retreat, where calmness and privacy are essential. To achieve the right atmosphere we have specified dimmer lights, internal doors that are spray-finished and self-closing to prevent unwanted slamming, bespoke wardrobes and pale oak flooring with underfloor heating.

Computer generated images are for indicative purposes only.
Storage is vital and often lacking in older properties. The Maple Building has put in roomy bespoke wardrobe space in the bedrooms of its apartments and penthouses to cater for contemporary storage needs.
The bathroom is a private space, where you recover your senses and refresh your soul. At The Maple Building, each bathroom has underfloor heating, walls and floors finished in porcelain, bespoke wall-mounted cabinets with internal shaver socket, bathroom mirror with demisters, polished chrome Vogue heated towel rail and washbasins, drawer units and WCs by Duravit. Baths and shower trays are in enamelled steel and by Bette, with mixers and showers by Hansgrohe.
The kitchens of The Maple Building are a highlight, reflecting the centrality of this room to the modern home. We have specified high-tech German company Pronorm to provide full-height stone splashbacks and worktops, large stainless steel Blanco sinks and high-performance Hansgrohe taps. In wall units there are energy-saving LED downlighters, plus compartmentalised waste storage for ease of disposal. Cooking technology is provided by a Miele single oven and – in most apartments – a Miele microwave. Adding to the mix are dishwashers, washer-dryers and fridge-freezers by Siemens and in some apartments, an under-counter wine fridge.
EN-SUITE BATHROOM

En-suite bathrooms are intimate and individual and at The Maple Building we also ensure that they are luxurious. Expect underfloor heating, walls and floors finished in porcelain, bespoke wall-mounted cabinets, bathroom mirrors, chrome Voguè heated towel rail, washbasins and WCs by Duravit and enamelled steel baths by Bette.

Floorplans

The floorplans for the Maple Building show how we have arranged the design of the apartments with due consideration to the way we use domestic space today. Kitchens and living rooms are prominent and open, bedrooms and bathrooms private and personal. All offer access to views and fresh air.

The Maple Building will have seven penthouses on the fifth floor and will be launched at a later date in 2016.
The lower ground floor at The Maple Building provides commercial space, leased out by the freeholder.
Ground Floor

The ground floor provides an impressive residents’ entrance and concierge. Further commercial uses occupy the ground floor.
### THE MAPLE BUILDING

**LONDON**

#### 1st Floor

- **101**: 3 BEDROOM
  - Total area: 61.5 sq m / 662 sq ft

- **102**: 1 BEDROOM
  - Total area: 60.3 sq m / 649 sq ft

- **103**: 2 BEDROOM
  - Total area: 45.0 sq m / 484 sq ft

- **104**: 2 BEDROOM
  - Total area: 75.9 sq m / 817 sq ft

- **105**: 1 BEDROOM
  - Total area: 54.1 sq m / 582 sq ft

- **106**: 1 BEDROOM
  - Total area: 42.4 sq m / 456 sq ft

- **107**: 2 BEDROOM
  - Total area: 71.7 sq m / 772 sq ft

- **108**: 2 BEDROOM
  - Total area: 78.4 sq m / 844 sq ft

- **109**: 1 BEDROOM
  - Total area: 54.1 sq m / 582 sq ft

- **110**: 1 BEDROOM
  - Total area: 42.4 sq m / 456 sq ft

- **111**: 2 BEDROOM
  - Total area: 89.7 sq m / 966 sq ft

- **112**: 2 BEDROOM
  - Total area: 72.1 sq m / 776 sq ft

- **113**: 2 BEDROOM
  - Total area: 68.4 sq m / 736 sq ft

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**Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or fixtures.**
THE MAPLE BUILDING
LONDON

2nd Floor

201 3 BEDROOM
Total area
109.9 sq m / 1183 sq ft

202 1 BEDROOM
Total area
59.9 sq m / 645 sq ft

203 2 BEDROOM
Total area
74.8 sq m / 805 sq ft

204 2 BEDROOM
Total area
109.9 sq m / 1183 sq ft

205 1 BEDROOM
Total area
43.3 sq m / 466 sq ft

207 2 BEDROOM
Total area
71.4 sq m / 769 sq ft

208 2 BEDROOM
Total area
77.8 sq m / 837 sq ft

209 1 BEDROOM
Total area
52.8 sq m / 568 sq ft

210 1 BEDROOM
Total area
61.5 sq m / 662 sq ft

211 2 BEDROOM
Total area
109.9 sq m / 1183 sq ft

212 2 BEDROOM
Total area
76.2 sq m / 820 sq ft

213 2 BEDROOM
Total area
72.3 sq m / 778 sq ft

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Specifications

KITCHENS
Designer German kitchens by Pronorm
High quality engineered pale-oak floor finish to living, worktops and bedroom areas
Full-height technical stone splashback and worktops
Contemporary Hansgrohe tap
Blanco stainless steel undermounted 1.5 bowl sink
LED lighting integrated in under side of wall units
Compartmentalised waste storage

WARDROBES
Bespoke, spray-finish wardrobes to all bedrooms with bespoke solid pale-oak handles and integrated LED lighting

BATHROOMS
Walls and floors finished in contemporary porcelain
Marble wall tiles in WC’s
Bespoke wall-mounted cabinet with internal shower bracket
Bathroom mirror with demister pad
Contemporary polished chrome Vogue heated towel rail
Under-floor heating
Duravit ceramic washbasin
Duravit single drawer vanity unit
Duravit wall mounted WC with soft close seat and dual push flush
Bette enamelled steel low profile shower trays
Bette enamelled steel baths
Hansgrohe twin handle basin mixer in chrome
Hansgrohe thermostatically controlled shower
Hansgrohe retractable hand held shower integrated into bath
Hansgrohe wall hung hand held shower in showers
Glazed shower screens by Majestic

HEATING, COOLING & HOT WATER
Underfloor heating throughout the apartments
Hot water cylinder
Comfort cooling provided in living rooms and all bedrooms
The apartments use highly efficient air source heat pumps. These pump heat to (or from) ambient outside air, for internal heating and cooling, and provide hot water to the apartments
Demand-controlled continuous ventilation via mechanical extract systems to minimise energy use. Fresh air from window mounted trickle vents and conventional opening windows

IRONMONGERY
Danish designed Prest ironmongery

LIGHTING
Lighting comprises low energy LED luminaires throughout
Dimmable lighting in living rooms and bedrooms with the option of installation of pendants in the living room
 Provision for table and floor lamps to be connected to a 6 amp lighting circuit in living rooms and bedrooms

LIFTS
Two passenger lifts to all floors

DOORS
Bespoke spray-finished internal doors with Soss hinges and soft closers
Solid core bespoke entrance doors
Mains supply smoke and heat detectors with direct link to concierge
Mains supply alarm system to entrance door with spy hole

RESIDENTS’ FACILITIES
Residents’ lounge area in reception
Residents will have access to the on-site gym
24 hour concierge/security
Residents will have access to the on-site gym
Secure cycle storage

WARRANTY
Each apartment will come with the benefit of a 10-year building defects warranty from Premier Guarantee

SUSTAINABILITY
The apartments are designed to achieve Code for Sustainable Homes level 4, and comply with the New London Plan by reducing CO2 emissions by 20% from Building Regulations Part L requirements. For Predicted Energy Assessment ratings please refer to the price list for each apartment

ELECTRICS
6 amp lighting to living rooms and bedrooms and 13 amp power circuits
High quality, white powder-coated metal lighting dimmable switch plates and socket outlets in soft-white powder-coated finish

AV, DATA & TELEPHONE SYSTEMS
All apartments provide a structured cabling network for the following home technology:
Integrated TV outlets offering free-to-air digital and satellite Sky TV services and hardened internet connection for Smart TV services
Future-ready cabling for connection and distribution of high definition video (for example Sky HD and media devices, such as Apple TV)
Discreet in-ceiling speaker installation offering future upgrade for 6.1ch surround sound provision to the key living area in all apartments
Connection to the communication infrastructure and satellite channels to be arranged by and at the cost of the purchaser via a service provider in the normal manner

SECURITY
24 hour concierge/security
CCTV surveillance throughout public areas
Security fob access control to all building entrances
Comelit colour video entry to all apartments with direct link to concierge

Note: variations occur between apartment types. Please refer to our sales consultants for individual apartment kitchen and bathroom schedules.
Living rooms are equipped with comfort cooling, discreet integrated in-ceiling speakers, engineered pale oak flooring with underfloor heating, and Frost ironmongery.

Designer kitchens by high-tech German company Pronorm in stylish combinations of greys and indigo blue, with technical stone splashbacks and worktops, and large stainless steel Blanco sinks.
BEDROOM

Bedrooms have spray-finished doors with Soss hinges and soft-closing and bespoke solid pale oak handles to match the high quality oak floors with underfloor heating. There are bespoke wardrobes in all main bedrooms.

BATHROOM

Bathroom walls and floors are finished in contemporary porcelain tiles, complemented by a Hansgrohe thermostatically controlled shower and Duravit ceramic washbasin.
Concierge & Services

By providing a 24-hour concierge/security, we demonstrate our intention to give our residents access to all the benefits – both inside and out – of the Maple Building.

Our concierge can assist residents with all their needs, providing 24-hour assistance, directing members to the on-site gym and helping guests in The Maple Building’s lounge area. In addition, the concierge will know about the best restaurants, pubs and jogging trails in Kentish Town and its environs. They will know where to find the best take-outs as well as giving directions to the theatre and concert halls. It’s important to us that we can help residents wherever possible.

The concierge also illustrates that we take security seriously. There is CCTV surveillance throughout all public areas, security fob access to all building entrances, and colour video entry to the apartments, which all have a direct link to the concierge.

For security, we have fitted smoke and heat detectors, a sprinkler fire protection system, and a high security door lock and spyhole on all front doors.
The Team

GORDON-DUFF & LINTON

“Gordon-Duff & Linton is an architectural interior design practice with a studio in Clapham and offices in Knightsbridge. We create bespoke interiors that are tailor-made, individual and always complement the character of the building. Having worked with Linton on several successful developments in Chelsea, we were excited by the opportunity to transform The Maple Building – a remarkable red brick factory in Kentish Town – into individually designed apartments.”

Gemma Gordon-Duff – Managing Director

“CSA is an architectural company committed to delivering successful and high-quality design solutions. Good design enhances people’s lives. We strive to deliver inspirational built environments that respond to their surroundings. The Linton Group began with a vision for The Maple Building which we have helped them to construct as an iconic example of London warehouse living. With light and space in abundance, the rejuvenated building now oozes unique identity and character.”

Clive Sall – Director

“The Maple Building is an exciting office to residential development in a diverse and well-connected part of Kentish Town. Working with the contractor and design team, we are providing the guidance and leadership to deliver a successful project for the client. This high-end residential development offers spectacular vistas over London and nearby Hampstead Heath.”

David Lawrie – Partner

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LINTON

The Linton Group is a privately owned property developer and investor based in London, dedicated to creating luxurious design-focused real estate.

Led by Managing Director Gary Linton, the Group’s philosophy is impelled by the pursuit of perfection, personified in their attention to detail. The Linton Group has become recognised throughout the industry as a company that consistently delivers sumptuous properties that are distinguished by design. The Linton Group has rapidly grown from single unit schemes in the Royal Borough of Kensington and Chelsea to multiple large-scale developments in some of London’s most exclusive areas. The standards go above and beyond the quality benchmark of property within their location – an ethos that The Linton Group is dedicated to applying within all its developments.

With roots deeply embedded within the property industry, complemented by the fresh approach driven by Gary Linton, The Linton Group is expanding ambitiously thanks to its excellent positioning within the industry enabling it to expand its sources of investment, forging long-lasting relationships with numerous private and corporate investors.

www.thelintongroup.co.uk
Synergy Consulting Engineers is an independent Engineering Design Practice. We are always conscious of the need to make environmental systems work along with human nature, and we strive to design systems that require only minimal pro-active participation from their occupants. We were delighted to work with The Linton Group on this iconic building.

James Grace – Director

Fluid Structures is one of the leading structural engineering practices in the UK providing structural and civil engineering expertise and helping clients to develop schemes in both the new build and refurbishment sectors. We were very pleased to be appointed by The Linton Group for The Maple Building. It was a fantastic opportunity to work on a landmark site and to help develop a high-end residential scheme.

David Crookes – Managing Director

Blenheim House

“We were delighted to be involved with the project from the outset, to work with an enthusiastic and enlightened client in transforming this historic building into a fantastic high quality residential development. As a design and build contractor we inherited a well-considered and detailed design which we were able to complete and then deliver the building to the quality and in the timescales the client required.”

Richard Taylor – Operations Director

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Design & Art Direction
BRAVE NEW WORLD
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