



Carlton
Place

NW6

Carlton Place

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This part of London is surrounded by areas adopted by the fashionable and famous so don't be surprised if the celebrity lifestyle start to rub off. Many of London's most chic shops and restaurants are temptingly easy to reach, so too is the unique waterway community of Little Venice and the grandeur of Maida Vale.

Queen's Park underground station, just a few minutes walk away, links you to the heart of London in minutes including many leading universities and famous landmarks. The West End is just fifteen minutes by tube.

Carlton Place is a magnificently restored period building occupying a commanding position. A choice of one, two and three bedroom apartments are available, all designer-styled and fitted to the highest standards. Some have private balconies, terraces or gardens.

This quiet and sought-after residential area makes it a perfect location for a leisurely lifestyle or an excellent investment for letting.





Welcome to one of the world's greatest cities for living, learning and business

Time and again London ranks as one of the world's most desirable cities. Not surprising when it offers such a wealth of culture and a cosmopolitan atmosphere like no other. Many of London's leading universities are just a few tube stops away

Art, sport, culture, shopping and great entertainment, everything London has to offer and more is all within easy reach from your Carlton Place apartment. The moment you step outside your door, you step straight into city living at its best.

This peaceful residential area is renowned for its examples of fine Edwardian architecture and along its streets can be found many imposing buildings. The beautifully renovated Carlton Place follows in this tradition.

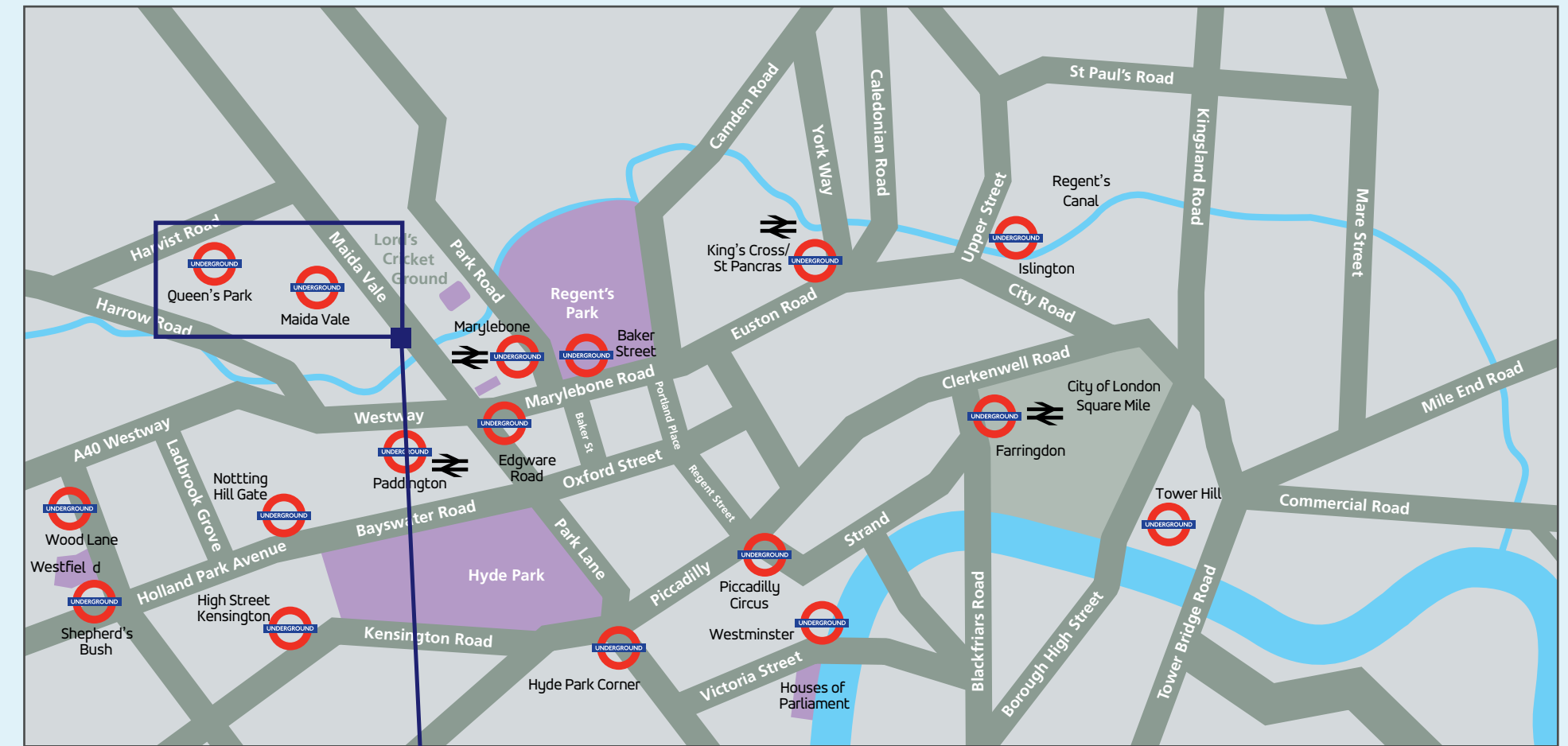
Nearby is the thirty acre oasis of Queen's Park itself, maintained by the City of London as one of the city's great open spaces. Just a short walk away you can sample canal-side life in the heart of London's Little Venice. Enjoy the many bars, pubs and cafés, take a narrow boat trip along the canal or just a leisurely stroll or cycle along the tow path.

The open spaces of Regent's Park and Hampstead Heath are easily reached and the chic boutiques and restaurants of Marylebone High Street and Mayfair are all conveniently located.



Carlton Place, Is the place to be.

Location: Local map



Carlton Place
NW6

World class universities in one of the world's most exciting cities



A leading multi-faculty university that is rated in the world's top ten.



Based in the City, this university is focused on the arts, science, social science and business studies.



Popular for its academic and vocational courses, including fashion and media, it is based in London's West End.



A research focused institution delivering internationally acknowledged degree courses.



The university has a campus in North London but is centred in the City. It provides undergraduate, postgraduate, professional and vocational education and training.



The London School of Economics is internationally acclaimed as a centre of excellence for social, political and economic courses.



This university offers a diverse range of courses covering: engineering and the built environment, business and computing, health and social care and the humanities.



Occupying a setting which reflects its historic routes, King's is another London university with an international reputation. It is rated in the world's top twenty five.



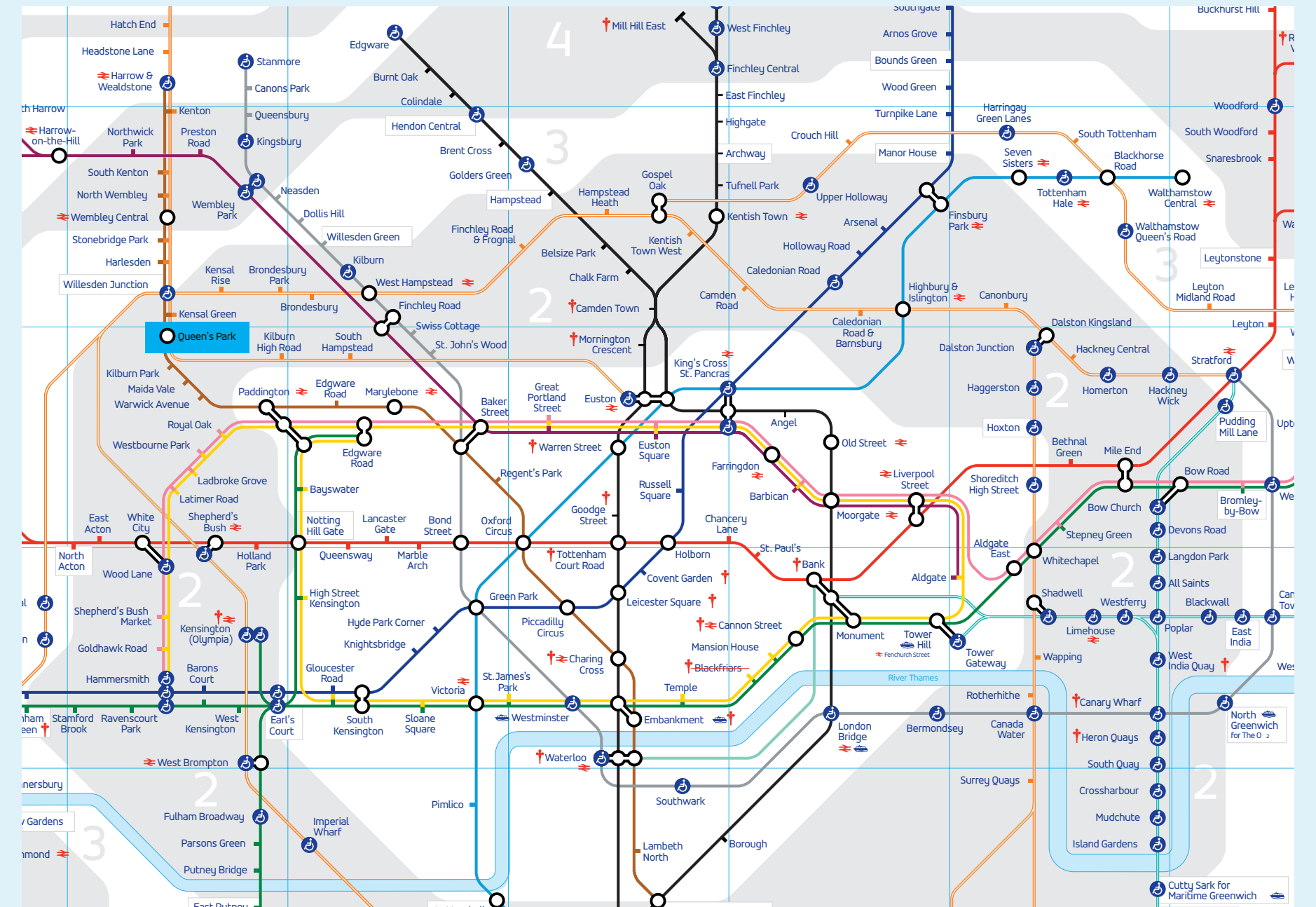
A science-focused university with an outstanding international reputation in teaching and research.

Living and learning in London is hard to beat



| London Underground times from Queen's Park | | | |
|--|----|--------------------------------------|----|
| Canary Wharf | 34 | O2 Arena (North Greenwich) | 37 |
| Central St Martins College (Holburn) | 23 | Olympic Stadium (Stratford) | 39 |
| City Airport | 47 | Regent's American College (Baker St) | 11 |
| City of London (Bank) | 28 | Royal Academy of Music (Baker St) | 11 |
| Heathrow Express (Paddington) | 7 | St Pancras & Eurostar | 22 |
| Heathrow Airport* | 22 | St Paul's Cathedral | 26 |
| Imperial College (South Kensington) | 29 | Theatre District (Leicester Square) | 23 |
| Kings College (Temple) | 27 | Tower Bridge (Tower Hill) | 36 |
| London Eye (Waterloo) | 23 | UCL (Warren St) | 21 |
| LSE (Holburn) | 23 | West End (Oxford Circus) | 15 |
| Metropolitan University (Holloway Road) | 33 | Westfield Shopping Mall (Wood Lane)* | 25 |
| City University (Angel) | 31 | * via Paddington | |

source: TFL website



Apartment 1

| Room type | Length M | Width M | Room Area (M ²) | Room Area (ft ²) | Apartment Area Sq m | Apartment Area Sq ft |
|-----------------------|----------|---------|-----------------------------|------------------------------|---------------------|----------------------|
| Living Room / Kitchen | 5.4 | 5.2 | 28.1 | 303.3 | 58 | 626.8 |
| Bathroom | 2.1 | 2.0 | 4.1 | 44.5 | | |
| Bedroom 1 | 4.1 | 3.3 | 13.5 | 145.4 | | |
| Bedroom 2 | 4.1 | 2.2 | 8.9 | 95.4 | | |

Apartment 2

| Room type | Length M | Width M | Room Area (M ²) | Room Area (ft ²) | Apartment Area Sq m | Apartment Area Sq ft |
|-----------------------|----------|---------|-----------------------------|------------------------------|---------------------|----------------------|
| Living Room / Kitchen | 8.0 | 3.2 | 25.8 | 278.3 | 56.0 | 604.2 |
| Bathroom | 2.2 | 1.9 | 4.1 | 44.0 | | |
| Bedroom 1 | 4.5 | 3.4 | 15.3 | 165.0 | | |
| Bedroom 2 | 3.7 | 1.9 | 7.0 | 75.3 | | |

Apartment 9

| Room type | Length M | Width M | Room Area (M ²) | Room Area (ft ²) | Apartment Area Sq m | Apartment Area Sq ft |
|-----------------------|----------|---------|-----------------------------|------------------------------|---------------------|----------------------|
| Living Room / Kitchen | 4.7 | 5.1 | 23.8 | 257.2 | 56.0 | 604.2 |
| Bathroom | 2.0 | 2.0 | 3.9 | 41.8 | | |
| Bedroom 1 | 3.5 | 3.2 | 11.4 | 123.2 | | |
| Bedroom 2 | 3.5 | 2.4 | 8.5 | 91.3 | | |

Apartment 10

| Room type | Length M | Width M | Room Area (M ²) | Room Area (ft ²) | Apartment Area Sq m | Apartment Area Sq ft |
|-----------------------|----------|---------|-----------------------------|------------------------------|---------------------|----------------------|
| Living Room / Kitchen | 7.4 | 3.2 | 23.8 | 256.3 | 52.0 | 559.5 |
| Bathroom | 2.3 | 2.0 | 4.5 | 48.5 | | |
| Bedroom 1 | 4.5 | 3.8 | 17.2 | 185.1 | | |
| Bedroom 2 | 5.4 | 2.2 | 11.8 | 127.4 | | |

Apartment 17

| Room type | Length M | Width M | Room Area (M ²) | Room Area (ft ²) | Apartment Area Sq m | Apartment Area Sq ft |
|-----------------------|----------|---------|-----------------------------|------------------------------|---------------------|----------------------|
| Living Room / Kitchen | 5.5 | 4.8 | 26.4 | 284.0 | 61.0 | 659.3 |
| Bathroom | 2.2 | 1.9 | 4.1 | 44.0 | | |
| Bedroom 1 | 3.4 | 3.0 | 10.4 | 111.1 | | |
| Bedroom 2 | 3.6 | 2.9 | 10.6 | 114.2 | | |

Apartment 18

| Room type | Length M | Width M | Room Area (M ²) | Room Area (ft ²) | Apartment Area Sq m | Apartment Area Sq ft |
|-----------------------|----------|---------|-----------------------------|------------------------------|---------------------|----------------------|
| Living Room / Kitchen | 5.9 | 4.8 | 28.4 | 305.2 | 69.0 | 738.4 |
| Bathroom | 2.6 | 1.6 | 4.1 | 43.6 | | |
| Bedroom 1 | 3.7 | 3.6 | 13.6 | 146.5 | | |
| Bedroom 2 | 4.2 | 3.3 | 13.8 | 148.8 | | |
| Bedroom 3 | 2.9 | 2.9 | 8.5 | 91.3 | | |

All room and apartment sizes are approximate



Apartment 3

| Room type | Length M | Width M | Room Area (M ²) | Room Area (ft ²) | Apartment Area Sq m | Apartment Area Sq ft |
|-----------------------|----------|---------|-----------------------------|------------------------------|---------------------|----------------------|
| Living Room / Kitchen | 5.5 | 4.1 | 22.4 | 240.7 | 49.0 | 525.2 |
| Bathroom | 2.0 | 2.0 | 3.9 | 41.8 | | |
| Bedroom 1 | 3.5 | 3.4 | 12.1 | 131.1 | | |
| Bedroom 2 | 3.5 | 2.2 | 7.7 | 83.5 | | |

Apartment 4

| Room type | Length M | Width M | Room Area (M ²) | Room Area (ft ²) | Apartment Area Sq m | Apartment Area Sq ft |
|-----------------------|----------|---------|-----------------------------|------------------------------|---------------------|----------------------|
| Living Room / Kitchen | 5.1 | 5.4 | 27.6 | 297.1 | 48.0 | 514.8 |
| Bathroom | 2.0 | 2.0 | 3.9 | 41.8 | | |
| Bedroom 1 | 3.7 | 3.5 | 13.2 | 142.3 | | |
| Bedroom 2 | 3.5 | 2.2 | 7.7 | 83.5 | | |

Apartment 11

| Room type | Length M | Width M | Room Area (M ²) | Room Area (ft ²) | Apartment Area Sq m | Apartment Area Sq ft |
|-----------------------|----------|---------|-----------------------------|------------------------------|---------------------|----------------------|
| Living Room / Kitchen | 5.3 | 4.7 | 24.8 | 266.6 | 49.0 | 525.2 |
| Bathroom | 1.9 | 1.9 | 3.5 | 37.7 | | |
| Bedroom 1 | 3.6 | 3.2 | 11.7 | 126.5 | | |
| Bedroom 2 | 3.0 | 2.4 | 7.2 | 77.5 | | |

Apartment 12

| Room type | Length M | Width M | Room Area (M ²) | Room Area (ft ²) | Apartment Area Sq m | Apartment Area Sq ft |
|-----------------------|----------|---------|-----------------------------|------------------------------|---------------------|----------------------|
| Living Room / Kitchen | 5.6 | 4.5 | 25.1 | 269.9 | 54.0 | 581.3 |
| Bathroom | 2.2 | 1.9 | 4.1 | 44.0 | | |
| Bedroom 1 | 4.0 | 3.5 | 14.0 | 150.7 | | |
| Bedroom 2 | 3.1 | 2.3 | 7.1 | 76.5 | | |

Apartment 19

| Room type | Length M | Width M | Room Area (M ²) | Room Area (ft ²) | Apartment Area Sq m | Apartment Area Sq ft |
|-----------------------|----------|---------|-----------------------------|------------------------------|---------------------|----------------------|
| Living Room / Kitchen | 5.5 | 4.8 | 26.4 | 284.0 | 63.0 | 682.2 |
| Bathroom | 2.2 | 1.9 | 4.1 | 44.0 | | |
| Bedroom 1 | 2.6 | 3.0 | 7.8 | 84.3 | | |
| Bedroom 2 | 3.7 | 2.9 | 10.9 | 117.2 | | |

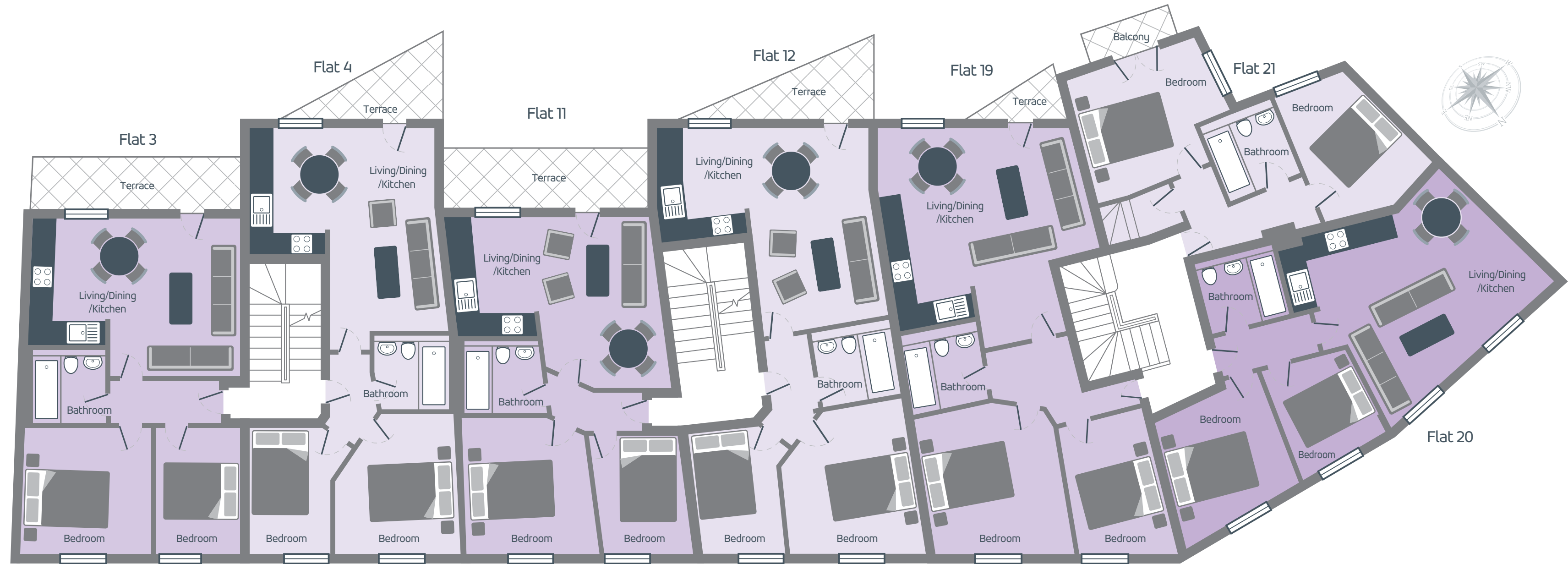
Apartment 20

| Room type | Length M | Width M | Room Area (M ²) | Room Area (ft ²) | Apartment Area Sq m | Apartment Area Sq ft |
|-----------------------|----------|---------|-----------------------------|------------------------------|---------------------|----------------------|
| Living Room / Kitchen | 6.0 | 5.7 | 34.5 | 370.7 | 51.0 | 548.0 |
| Bathroom | 2.0 | 1.7 | 3.3 | 35.2 | | |
| Bedroom 1 | 3.3 | 3.2 | 10.7 | 115.5 | | |
| Bedroom 2 | 3.3 | 2.4 | 8.0 | 85.6 | | |

Apartment 21

| Room type | Length M | Width M | Room Area (M ²) | Room Area (ft ²) | Apartment Area Sq m | Apartment Area Sq ft |
|-------------|----------|---------|-----------------------------|------------------------------|---------------------|----------------------|
| Living Room | 5.6 | 5.1 | 28.6 | 307.6 | 80.0 | 861.1 |
| Kitchen | 3.3 | 2.7 | 9.0 | 96.9 | | |
| Bathroom | 2.1 | 1.9 | 3.9 | 42.1 | | |
| Bedroom 1 | 3.7 | 3.0 | 11.3 | 121.4 | | |
| Bedroom 2 | 3.3 | 2.8 | 9.3 | 100.6 | | |

All room and apartment sizes are approximate



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Apartment 5

| Room type | Length M | Width M | Room Area (M ²) | Room Area (ft ²) | Apartment Area Sq m | Apartment Area Sq ft |
|-----------------------|----------|---------|-----------------------------|------------------------------|---------------------|----------------------|
| Living Room / Kitchen | 5.5 | 4.1 | 22.4 | 240.7 | 49.0 | 525.2 |
| Bathroom | 2.0 | 2.0 | 3.9 | 41.8 | | |
| Bedroom 1 | 3.4 | 3.3 | 11.4 | 122.7 | | |
| Bedroom 2 | 3.5 | 2.2 | 7.7 | 83.5 | | |

Apartment 6

| Room type | Length M | Width M | Room Area (M ²) | Room Area (ft ²) | Apartment Area Sq m | Apartment Area Sq ft |
|-----------------------|----------|---------|-----------------------------|------------------------------|---------------------|----------------------|
| Living Room / Kitchen | 5.4 | 5.1 | 27.6 | 315.1 | 55.0 | 592.8 |
| Bathroom | 2.0 | 2.0 | 3.9 | 41.8 | | |
| Bedroom 1 | 3.7 | 3.5 | 13.2 | 150.7 | | |
| Bedroom 2 | 3.5 | 2.2 | 7.7 | 135.1 | | |

Apartment 13

| Room type | Length M | Width M | Room Area (M ²) | Room Area (ft ²) | Apartment Area Sq m | Apartment Area Sq ft |
|-----------------------|----------|---------|-----------------------------|------------------------------|---------------------|----------------------|
| Living Room / Kitchen | 5.1 | 4.7 | 23.8 | 257.0 | 50.0 | 536.6 |
| Bathroom | 1.9 | 1.9 | 3.5 | 37.7 | | |
| Bedroom 1 | 3.6 | 3.2 | 11.7 | 126.5 | | |
| Bedroom 2 | 3.4 | 2.4 | 8.2 | 88.1 | | |

Apartment 14

| Room type | Length M | Width M | Room Area (M ²) | Room Area (ft ²) | Apartment Area Sq m | Apartment Area Sq ft |
|-----------------------|----------|---------|-----------------------------|------------------------------|---------------------|----------------------|
| Living Room / Kitchen | 5.6 | 4.5 | 25.1 | 269.9 | 54.0 | 581.3 |
| Bathroom | 2.2 | 1.9 | 4.1 | 44.0 | | |
| Bedroom 1 | 3.5 | 3.5 | 12.5 | 135.1 | | |
| Bedroom 2 | 3.1 | 2.3 | 7.1 | 76.5 | | |

Apartment 21

| Room type | Length M | Width M | Room Area (M ²) | Room Area (ft ²) | Apartment Area Sq m | Apartment Area Sq ft |
|-------------|----------|---------|-----------------------------|------------------------------|---------------------|----------------------|
| Living Room | 5.6 | 5.1 | 28.6 | 307.6 | 80.0 | 861.1 |
| Kitchen | 3.3 | 2.7 | 9.0 | 96.9 | | |
| Bathroom | 2.1 | 1.9 | 3.9 | 42.1 | | |
| Bedroom 1 | 3.7 | 3.0 | 11.3 | 121.4 | | |
| Bedroom 2 | 3.3 | 2.8 | 9.3 | 100.6 | | |

Apartment 22

| Room type | Length M | Width M | Room Area (M ²) | Room Area (ft ²) | Apartment Area Sq m | Apartment Area Sq ft |
|-----------------------|----------|---------|-----------------------------|------------------------------|---------------------|----------------------|
| Living Room / Kitchen | 5.5 | 4.8 | 26.4 | 284.0 | 63.0 | 682.2 |
| Bathroom | 2.2 | 1.9 | 4.1 | 44.0 | | |
| Bedroom 1 | 3.5 | 3.0 | 10.7 | 115.2 | | |
| Bedroom 2 | 3.7 | 2.9 | 10.9 | 117.2 | | |

Apartment 23

| Room type | Length M | Width M | Room Area (M ²) | Room Area (ft ²) | Apartment Area Sq m | Apartment Area Sq ft |
|-----------------------|----------|---------|-----------------------------|------------------------------|---------------------|----------------------|
| Living Room / Kitchen | 5.8 | 5.4 | 31.5 | 339.5 | 44.0 | 470.0 |
| Bathroom | 2.0 | 1.7 | 3.3 | 35.2 | | |
| Bedroom 1 | 3.3 | 3.3 | 11.1 | 119.2 | | |

All room and apartment sizes are approximate



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Apartment 7

| Room type | Length M | Width M | Room Area (M ²) | Room Area (ft ²) | Apartment Area Sq m | Apartment Area Sq ft |
|-----------------------|----------|---------|-----------------------------|------------------------------|---------------------|----------------------|
| Living Room / Kitchen | 5.5 | 3.4 | 18.9 | 203.6 | 48.0 | 514.8 |
| Bathroom | 2.0 | 2.0 | 3.9 | 41.8 | | |
| Bedroom 1 | 3.5 | 3.4 | 12.1 | 131.1 | | |
| Bedroom 2 | 3.5 | 2.2 | 7.7 | 83.5 | | |

Apartment 8

| Room type | Length M | Width M | Room Area (M ²) | Room Area (ft ²) | Apartment Area Sq m | Apartment Area Sq ft |
|-----------------------|----------|---------|-----------------------------|------------------------------|---------------------|----------------------|
| Living Room / Kitchen | 5.1 | 4.3 | 21.7 | 234.2 | 54.0 | 581.3 |
| Bathroom | 2.0 | 2.0 | 3.9 | 41.8 | | |
| Bedroom 1 | 3.7 | 3.5 | 13.2 | 142.3 | | |
| Bedroom 2 | 3.5 | 2.2 | 7.7 | 83.5 | | |

Apartment 15

| Room type | Length M | Width M | Room Area (M ²) | Room Area (ft ²) | Apartment Area Sq m | Apartment Area Sq ft |
|-----------------------|----------|---------|-----------------------------|------------------------------|---------------------|----------------------|
| Living Room / Kitchen | 5.1 | 4.7 | 23.8 | 257.0 | 50.0 | 536.6 |
| Bathroom | 1.9 | 1.9 | 3.5 | 37.7 | | |
| Bedroom 1 | 3.6 | 3.2 | 11.7 | 126.5 | | |
| Bedroom 2 | 3.0 | 2.4 | 7.2 | 77.5 | | |

Apartment 16

| Room type | Length M | Width M | Room Area (M ²) | Room Area (ft ²) | Apartment Area Sq m | Apartment Area Sq ft |
|-----------------------|----------|---------|-----------------------------|------------------------------|---------------------|----------------------|
| Living Room / Kitchen | 5.7 | 4.0 | 22.6 | 242.6 | 52.0 | 559.5 |
| Bathroom | 2.2 | 1.9 | 4.1 | 44.0 | | |
| Bedroom 1 | 4.1 | 3.5 | 14.3 | 154.4 | | |
| Bedroom 2 | 3.1 | 2.3 | 7.1 | 76.5 | | |

Apartment 24

| Room type | Length M | Width M | Room Area (M ²) | Room Area (ft ²) | Apartment Area Sq m | Apartment Area Sq ft |
|-----------------------|----------|---------|-----------------------------|------------------------------|---------------------|----------------------|
| Living Room / Kitchen | 5.6 | 5.4 | 30.4 | 326.6 | 66.0 | 715.5 |
| Bathroom | 2.2 | 1.9 | 4.1 | 44.0 | | |
| Bedroom 1 | 3.5 | 3.0 | 10.7 | 114.4 | | |
| Bedroom 2 | 4.1 | 2.9 | 11.8 | 127.1 | | |

Apartment 25

| Room type | Length M | Width M | Room Area (M ²) | Room Area (ft ²) | Apartment Area Sq m | Apartment Area Sq ft |
|-----------------------|----------|---------|-----------------------------|------------------------------|---------------------|----------------------|
| Living Room / Kitchen | 5.5 | 4.3 | 23.5 | 253.1 | 77.0 | 827.8 |
| Bathroom | 2.2 | 1.9 | 4.1 | 44.0 | | |
| Bedroom 1 | 6.0 | 4.8 | 28.9 | 310.1 | | |
| Bedroom 2 | 5.1 | 3.4 | 17.5 | 188.4 | | |
| Bedroom 3 | 3.3 | 3.0 | 10.0 | 108.0 | | |

All room and apartment sizes are approximate



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Floor Plan: Lower Ground Floor

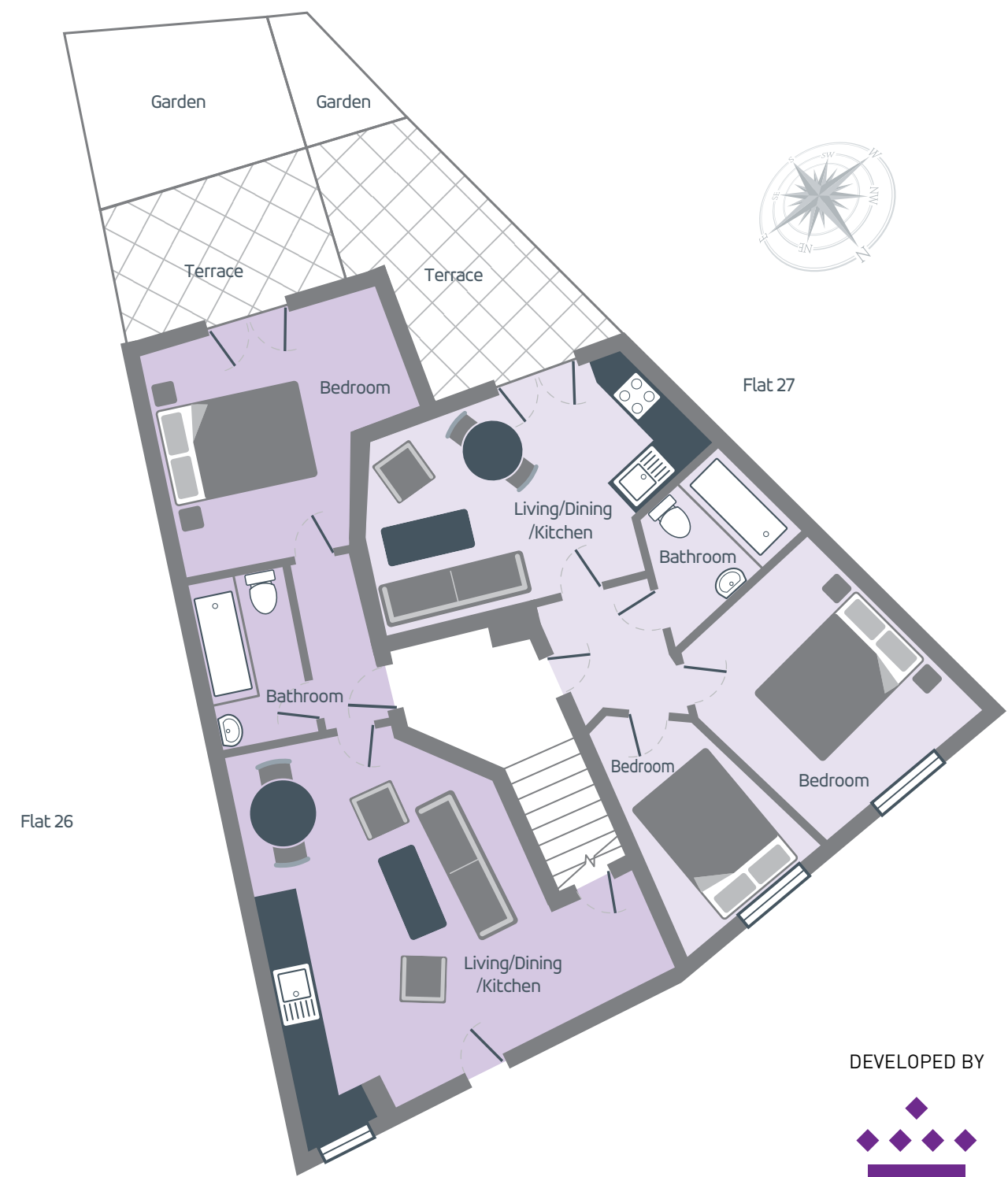
Apartment 26

| Room type | Length M | Width M | Room Area (M ²) | Room Area (ft ²) | Apartment Area Sq m | Apartment Area Sq ft |
|-----------------------|----------|---------|-----------------------------|------------------------------|---------------------|----------------------|
| Living Room / Kitchen | 6.1 | 5.9 | 36.4 | 392.4 | 43.0 | 458.6 |
| Bathroom | 2.6 | 1.6 | 4.1 | 43.6 | | |
| Bedroom 1 | 3.7 | 3.5 | 13.2 | 142.3 | | |

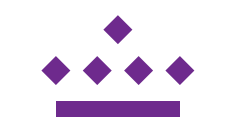
Apartment 27

| Room type | Length M | Width M | Room Area (M ²) | Room Area (ft ²) | Apartment Area Sq m | Apartment Area Sq ft |
|-----------------------|----------|---------|-----------------------------|------------------------------|---------------------|----------------------|
| Living Room / Kitchen | 3.8 | 3.0 | 11.6 | 124.5 | 40.0 | 435.7 |
| Bathroom | 2.6 | 1.9 | 4.9 | 52.3 | | |
| Bedroom 1 | 4.0 | 3.1 | 12.3 | 133.0 | | |
| Bedroom 2 | 4.0 | 2.6 | 10.3 | 110.9 | | |

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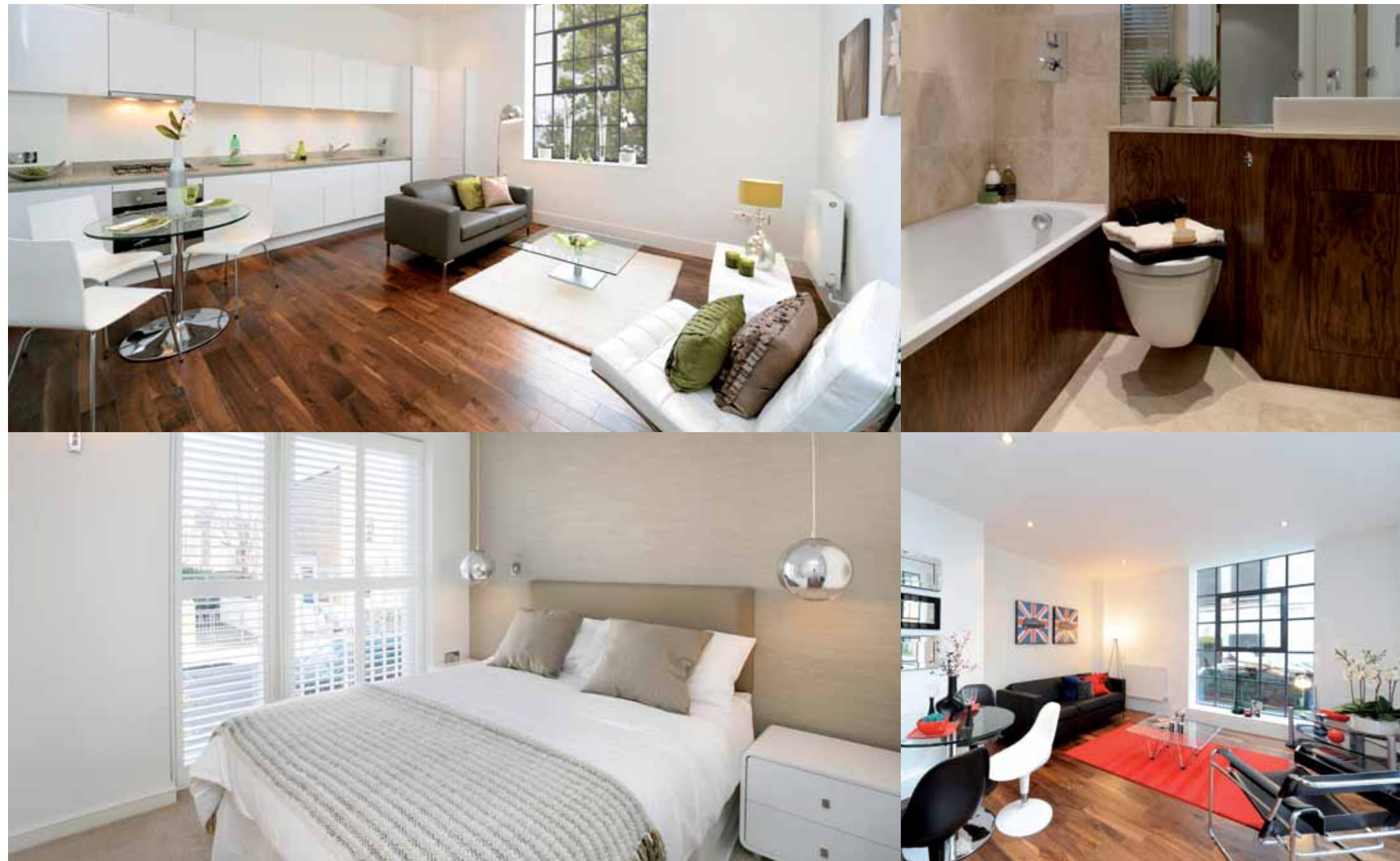


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Carlton Place London NW6



The images shown here are taken from other developments by Regal Homes. They represent an indication of the quality of fixtures and fittings you will find in Carlton Place apartments.



| Specification | |
|--|--|
| Regal Homes sets the standard in high quality fixtures and fittings throughout your apartment. | |
| Hallways | Bedrooms |
| Quality fitted carpet or wooden flooring | Quality fitted carpet |
| Entry phone system | TV aerial point (to master bedrooms) |
| | Telephone point (to master bedrooms) |
| Kitchens | Bathrooms |
| Custom designed white, high gloss handleless units | Duravit (or similar) contemporary white suites |
| Neff/Baumatic appliances | Grohe chrome fittings |
| Integrated fridge/freezer | Natural stone floor and wall tiles |
| Stainless steel electric fan assisted oven | Chrome heated towel rail |
| Stainless steel four ring hob | Natural stone worktops |
| Extractor hood | Shaver point (not in en-suites) |
| Integrated washing machine (unless located in a built in cupboard elsewhere in the apartment) | |
| Integrated dishwasher | General |
| Granite or quartz work surfaces | Chrome electrical fittings |
| Wooden flooring | Chrome ironmongery |
| Reception Rooms | Central heating |
| Wooden flooring | Downlighters |
| TV aerial point | Wood veneered doors |
| Telephone point | |

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