



REGENTS GATE

ST JOHN'S WOOD

LONDON



REGENTS GATE

ST JOHN'S WOOD

NESTLING IN THE EXCLUSIVE TRIANGLE FORMED BY
PRIMROSE HILL, THE REGENT'S PARK AND ST JOHN'S WOOD,
THESE STUNNING APARTMENTS ARE OVERFLOWING
WITH DESIGNER FEATURES TO CREATE
28 SPECTACULARLY SOPHISTICATED LIVING SPACES
AT THIS UNIQUE LONDON ADDRESS.

MARCUS
COOPER
GROUP

ONE BREATHTAKING LOCATION – 28 STUNNING APARTMENTS

Regents Gate comprises two neighbouring residential buildings situated either side of a delightful private landscaped garden. The 28 superbly designed apartments are arranged over three and five floors, each one designed to the highest of standards, all with balconies or terraces and with underground car parking available.



ON YOUR DOORSTEP, THE VERY BEST OF NORTH LONDON

A glance at the aerial map opposite shows all you need to know. Regents Gate is at the heart of the very best of everything North London has to offer. Charming Primrose Hill, sophisticated St John's Wood, glorious Regent's Park, each one is literally a short stroll from your front door.

REGENT'S PARK



PRIMROSE HILL

ST JOHN'S WOOD



THE REGENT'S PARK

REGENTS GATE



PRIMROSE HILL



ST JOHN'S WOOD



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WELCOME TO
ST JOHN'S WOOD



THERE'S SOMETHING QUINTESSENTIALLY BRITISH ABOUT BEAUTIFUL ST JOHN'S WOOD – FAMOUSLY NAMED AFTER THE KNIGHTS OF ST JOHN. IT IS HOME TO LORD'S CRICKET GROUND AND ALSO TO THE LEGENDARY ABBEY ROAD STUDIOS, WHERE THE BEATLES RECORDED THEIR TIMELESS MUSIC DURING THE 1960s. LONDON'S WEST END IS EASILY ACCESSIBLE FROM THE JUBILEE LINE.

Carluccio's, one of the many restaurants in St John's Wood



QUIETLY EXCLUSIVE

St John's Wood boasts some of the most expensive residential properties in the world. NW8's opulence is reserved and understated, however, reflecting the quietly exclusive personality that NW8 is internationally recognised for. Its restaurants are chic and discreet yet of outstanding quality; its high street offers a plethora of interesting outlets; its pubs are typically London, but with a local charm all of their own.

Famous St John's Wood residents have included supermodel Kate Moss, artist Lucien Freud, Beatles legend Sir Paul McCartney and business guru Sir Richard Branson.





WITH ITS COSY PUBS AND LANDSCAPED GREEN SPACES, ST JOHN'S WOOD ALSO BOASTS THE FAMOUS ABBEY ROAD AND LITTLE VENICE



World-renowned Lord's Cricket Ground is within walking distance



WELCOME TO
PRIMROSE HILL



PRIMROSE HILL IS A REAL 'VILLAGE WITHIN A CITY'. NESTLING BETWEEN REGENT'S PARK AND PRIMROSE HILL ITSELF, PRIMROSE HILL VILLAGE PRESENTS A UNIQUE NORTH LONDON PERSONALITY WITH ITS RELAXED YET VIBRANT AMBIENCE.

A heart-stopping scene familiar from so many romantic feature films:
the spectacular London skyline viewed from the top of Primrose Hill.



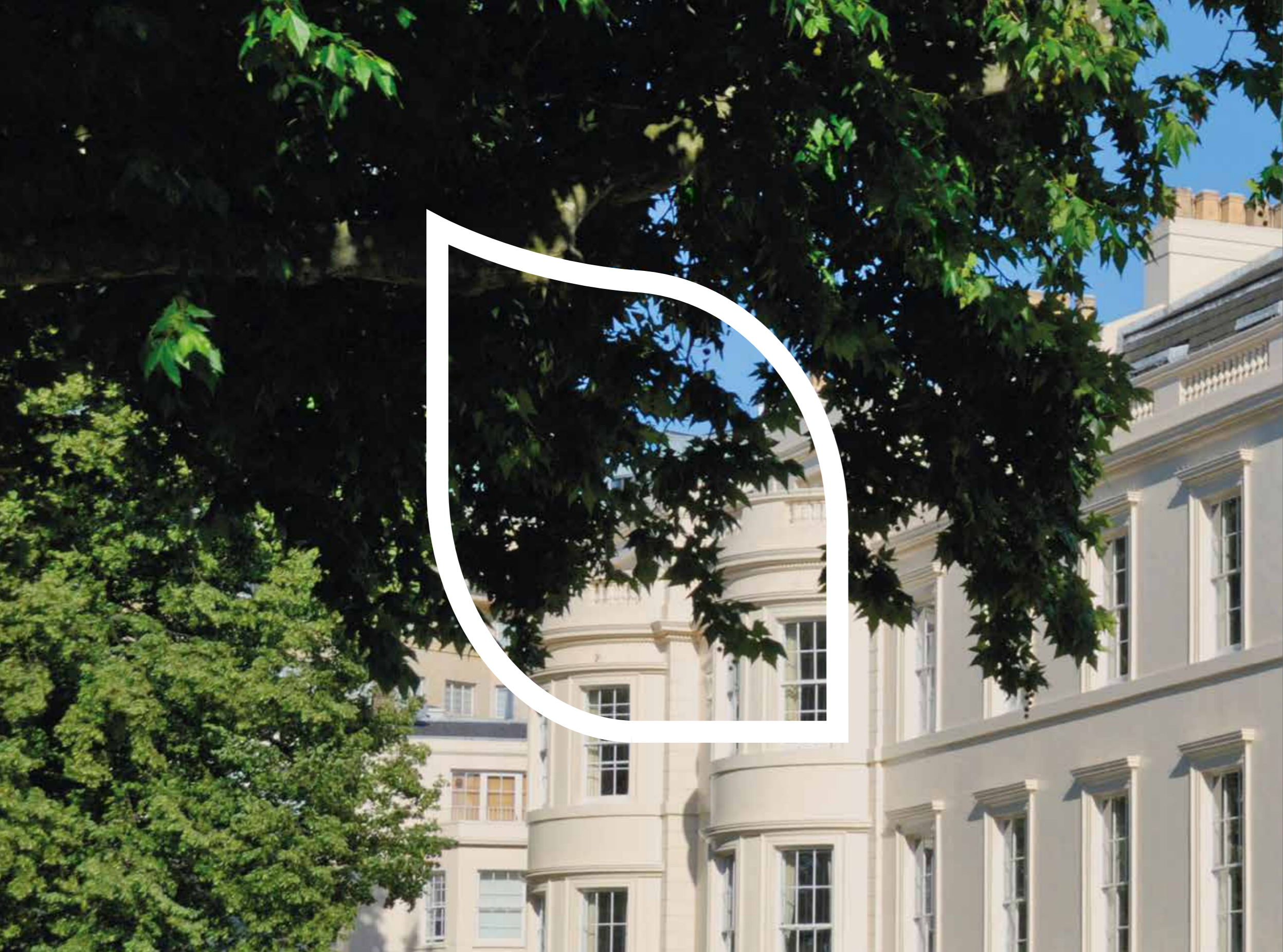


QUIRKY, UNCONVENTIONAL AND UTTERLY CHARMING

Primrose Hill village is a hidden gem. Less famous than its bohemian neighbour Chalk Farm, quieter than bustling Camden Town, Primrose Hill offers a unique charm all of its own. Regent's Park Road is the village's own High Street, combining pastel-painted houses, traditional pubs and quirky shops.

Always a magnet for artists and show business personalities, Primrose Hill's famous residents have included playwright Alan Bennett, London's mayor Boris Johnson, and celebrity chef Jamie Oliver.





WELCOME TO
THE REGENT'S PARK



AS ONE OF THE MOST PRESTIGIOUS ROYAL PARKS IN LONDON,
THE REGENTS PARK IS ONE OF THE FINEST ADDRESSES IN THE
WORLD. DESIGNED BY JOHN NASH, IT COVERS NEARLY 400 ACRES
AND INCLUDES QUEEN MARY'S GARDEN FEATURING MORE THAN
30,000 ROSES. THE PARK IS HOME TO NEARLY 100 ACRES OF
SPORTING FACILITIES, THE OPEN AIR THEATRE AND LONDON ZOO.

A ROYAL PARK QUITE UNLIKE ANY OTHER

Within the park's two enclosing roads, The Outer Circle and The Inner Circle, lies a Pandora's box of delights for the Regents Gate resident to explore. Not just the boating lake, bandstand, sports fields and beautifully sculpted formal gardens that one would expect in any great park, but also the world's most famous Zoo, an open air theatre, the US Ambassador's residence and Regent's College.

The park is still owned by the monarch and, as its name suggests, is the brainchild of King George IV when still Prince Regent. He commissioned legendary 18th architect John Nash to create a residence for himself and his most favoured friends. Whilst the palace he envisaged didn't materialize, the park is still surrounded by Nash's famous white terraces.



Queen Mary's Garden, which features 400 species of Roses





The Regent's Park, one of the most exclusive addresses in the world



Regent's Park Open Air Theatre stages a variety of popular outdoor productions each summer

PARK LIFE

The Regent's Park stretches from Primrose Hill in the North to Marylebone Road in the South. For those of an energetic nature it's quite possible to walk from Regents Gate into the heart of the West End, enjoying everything the park has to offer along the way. Exit from its North East corner and you're in Camden Town; leave from its North West corner and cross the road to the home of test cricket, Lord's.

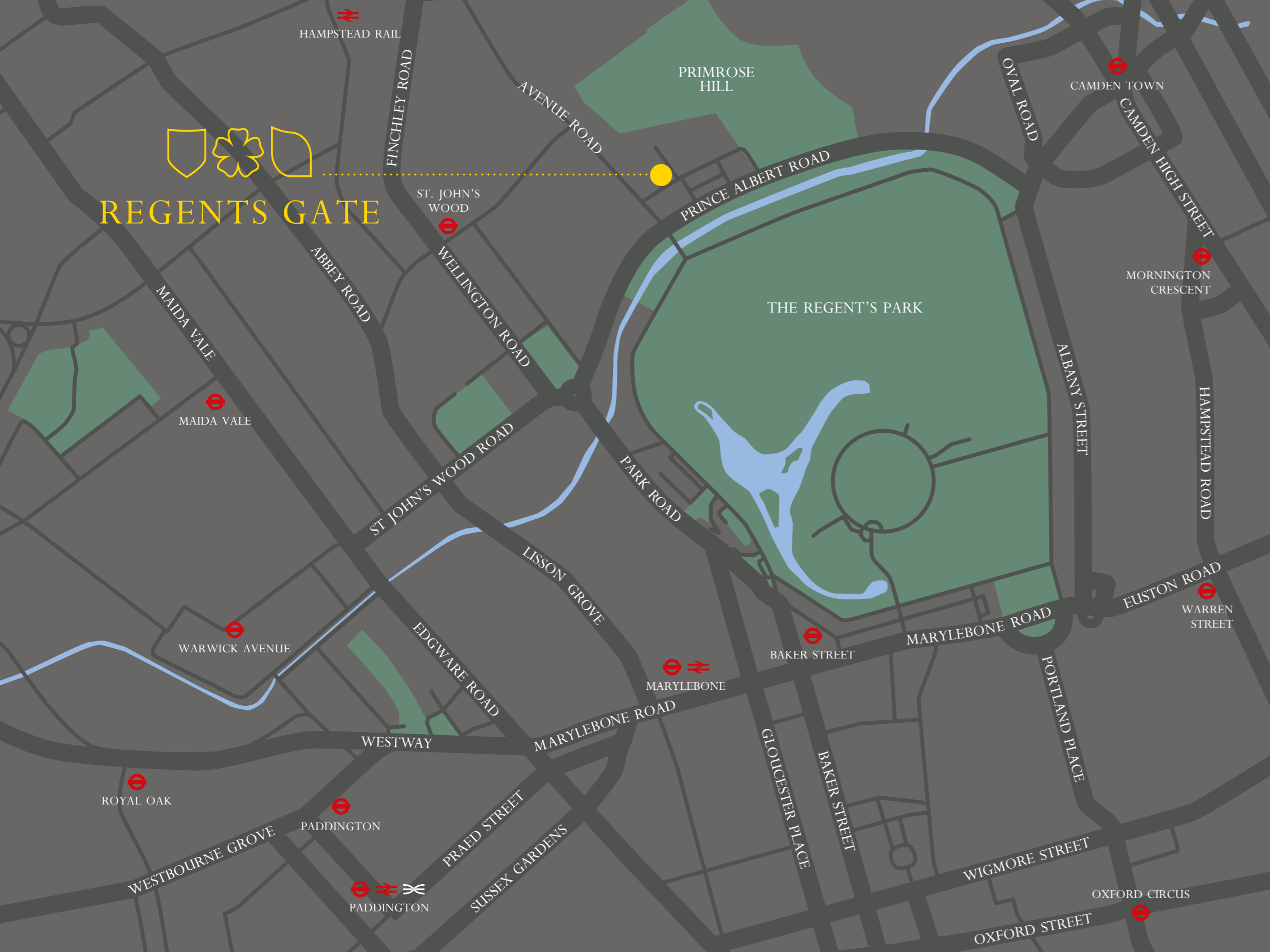




THE HEART OF LONDON



FOR MANY, LONDON IS LITERALLY THE CENTRE OF THE WORLD,
A TRULY MULTINATIONAL METROPOLIS WHERE HISTORY AND
MODERNITY COMBINE TO CREATE A CHARACTER AND VIBRANCY
UNIQUE TO THE CAPITAL. FROM THE HOUSES OF PARLIAMENT, THE
BIRTHPLACE OF DEMOCRACY, TO 'THE SQUARE MILE', THE WORLD'S
GREATEST FINANCIAL CENTRE. EQUALLY FAMOUS FOR ITS MUSEUMS,
THEATRES, NIGHTSPOTS AND GALLERIES.



YOUR GATEWAY TO THE METROPOLIS AND BEYOND

Whether you're commuting into the City of London or the West End or travelling further afield, Regents Gate could hardly be better positioned. There's rapid road access to the North and West and St John's Wood is situated on the Jubilee line opening the West End up onto your doorstep. Paddington and Kings Cross mainline stations are just a short hop away and, for those who need to nip over to the continent, St Pancras International offers Eurostar's direct rail service to Paris and Brussels.

● PRIMROSE HILL
0.6 km / 0.9 Miles



REGENTS GATE

● ST PANCRAS INTERNATIONAL
3.2 km / 2.0 miles

● NEW BOND STREET
3.5 km / 2.2 miles

● HYDE PARK
4.0 km / 2.5 miles

● SHAFTESBURY AVENUE
4.0 km / 2.5 miles

● PICCADILLY CIRCUS
4.1 km / 2.6 miles

● KNIGHTSBRIDGE
4.7 km / 2.9 miles

● SLOANE STREET
4.8 km / 3.0 miles

● BANK
6.4 km / 4.0 miles

● CANARY WHARF
11.9 km / 7.4 miles

A CITY MADE FOR SHOPPING

Without doubt, London offers one of the world's greatest shopping experiences. The West End offers the endless clothes and lifestyle stores of Oxford Street, Regents Street and Bond Street including Liberty, Debenhams and John Lewis. Stroll a few hundreds metres north to Marylebone High Street for a range of luxury shops and boutiques including Agnes B and The Conran Shop. Visit Savile Row for the very finest in bespoke English tailoring.

A short tube ride south brings you to Knightsbridge, home of the legendary Harrod's. In the same street is London's most chic department store, Harvey Nichols, where you'll find all the latest fashions from the world's most sought-after designers. Just around the corner in Sloane Street are Louis Vuitton, Dolce & Gabbana, Versace, Prada and a host of other international designer stores.



Luxury department store, Liberty



WORLD-CLASS DINING

London is home to a sensational selection of restaurants that offer gastronomic excellence on a par with anywhere else in the world. From the very best in haute cuisine – like Gordon Ramsay at Claridge's, the double Michelin starred Ledbury in Notting Hill and Scott's of Mayfair – to the very best of classic British food at legendary celebrity haunt, The Ivy.

If you're looking for a more intimate, boutique dining experience, head for Soho, Chinatown and Covent Garden. You'll find a mouthwatering selection of restaurants and brasseries offering fantastic food from literally every corner of the globe. For superb dining with a more relaxed ambience, don't forget the 'gastropubs' of Primrose Hill and Camden Town.

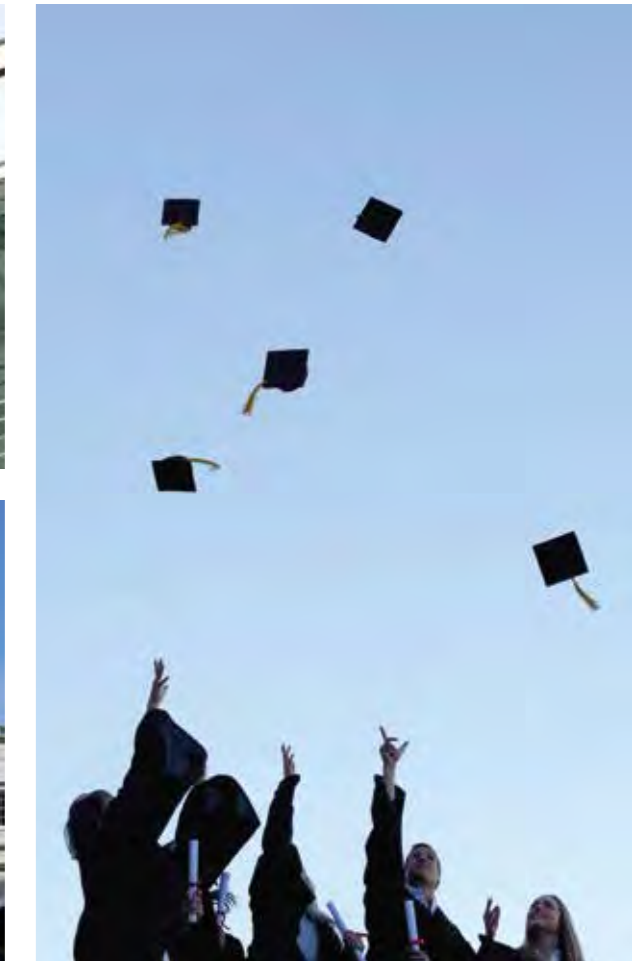


London Business School, Regents Park

A GLOBAL CENTRE FOR EDUCATIONAL EXCELLENCE

London University is the largest in Britain and comprises 19 colleges and 12 institutes, many of which are internationally renowned as centres of educational excellence in their own right – like King’s College, the London School of Economics, the London Business School and the Central School of Speech and Drama.

These are complemented by a large number of independent higher education institutions – including Imperial College, the Royal College of Music and Chelsea College of Art and Design – and by several notable British Public Schools such as Harrow, Westminster and St.Paul’s.





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INTRODUCING
REGENTS GATE



FROM THE MOMENT YOU ARRIVE AT REGENTS GATE,
IT'S CLEAR THAT YOU ARE ENTERING A WORLD OF LUXURIOUS
YET UNDERSTATED REFINEMENT. FROM THE KEY-FOB
ACTIVATED CAR LIFT, TO THE STONE CLAD LOBBY THAT
WELCOMES YOU TO THE GROUND FLOOR.

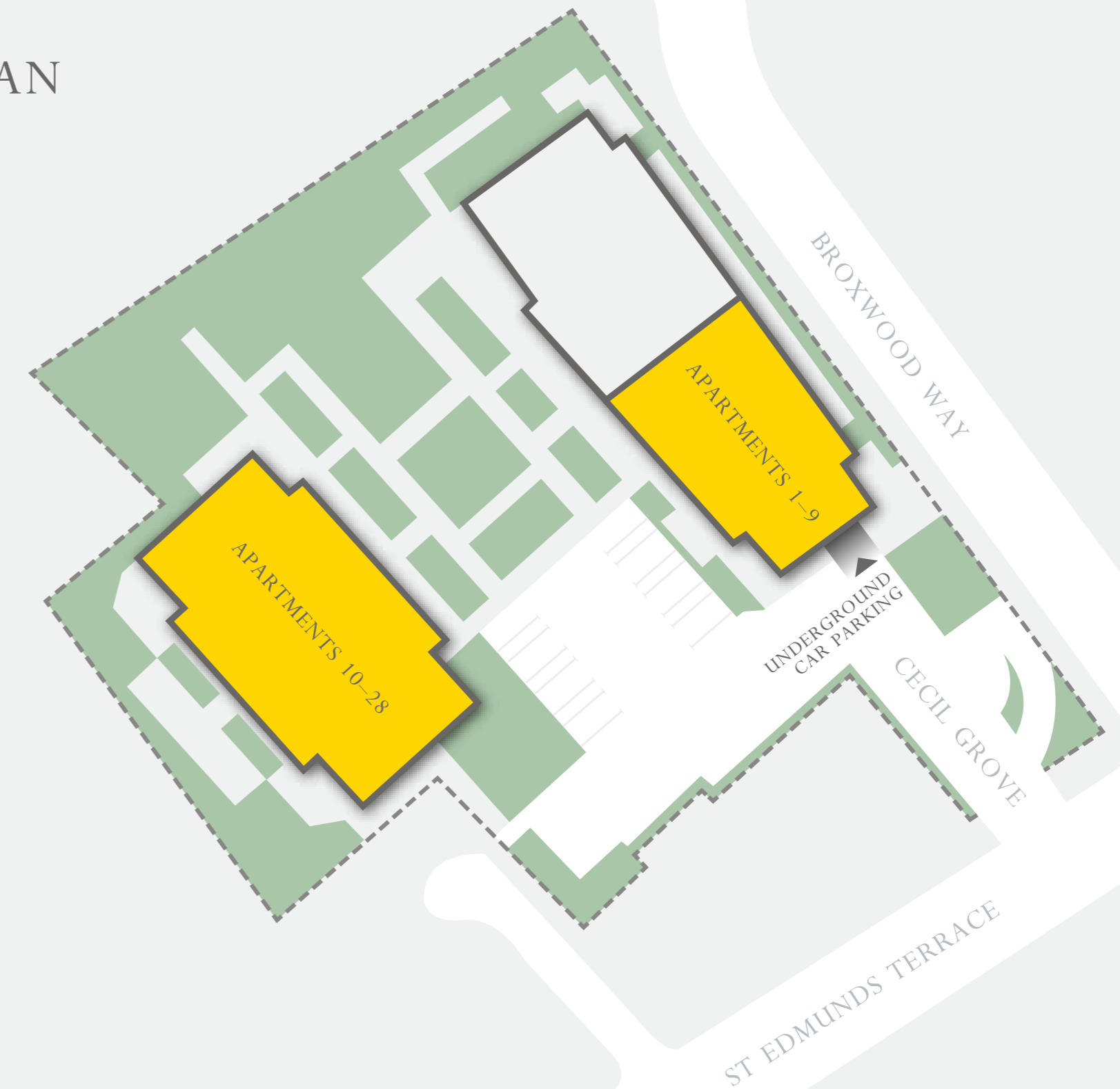
THE APARTMENTS

These 28 one, two and three bedroomed luxury apartments are within two buildings set around a beautifully landscaped courtyard. All enjoy a private balcony, terrace or garden, with secure underground parking accessible by a private vehicle lift.

Apartments 1-9 enjoy stunning views with eight two-bedroomed apartments and one three-bedroomed apartment available. Apartments 10-28 are arranged over three stunning floors with six one-bedroomed apartments, three two-bedroomed apartments and ten three-bedroomed apartments.



SITEPLAN



EXQUISITE DESIGN

Regents Gate is all about enjoying life to the full. Floor to ceiling picture windows flood the living area with light from dawn to dusk. Gorgeous European Oak floors in the hall and living room establish a refined yet neutral tonal palette on which to create a living space to reflect you own individual personality and lifestyle.

You can be confident that no detail has been overlooked, no compromise has been made. These are homes conceived, designed and realized to the very highest levels of quality.



STYLE & SOPHISTICATION

Needless to say, the appliances and fixtures that these apartments offer are of the very highest quality.

In the kitchen, the integrated full-height fridge freezer, the combination washer/drier, the oven, hob and microwave and, of course, the stainless steel electric wine cooler, are all by Miele.

The bathrooms continue the theme of uncompromised quality with the very best pieces from Bette and Duravit set in natural stone.

All apartments are equipped with the most modern technology including AV iPad linked systems throughout.



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RELAX & RECHARGE

Each apartment offers spacious bedrooms, with ensuite bathrooms, each conceived as an oasis of calm to which you can retire at the end of every day, and with all the wardrobe and storage space a central London lifestyle demands.

Discreetly recessed mood lighting, complemented by quietly sophisticated décor and sumptuous wool carpets underfoot, every bedroom at Regents Gate is a haven of tranquillity.



SPECIFICATION

COMMON AREAS

- Pelle textured metal passenger lifts with high level mirrors provide access to all floors and underground car park.
- CCTV cameras to main communal entrances and car park.
- Vehicle lifts with basement level controls.
- Key lock and fob controlled swipe operation to main entrance and all flat entrances.

COMFORT COOLING

- All apartments come equipped with comfort cooling.

CARPENTRY ITEMS

- All internal doors finished in Mundy Veneer, pre-dyed ash veneer.

BATHROOMS & ENSUITES

- Stone Interiors, Accero honed tiles and Limestone gallery, broampton polished floor set detail.
- Bette baths.
- Duravt WC and basin.
- Gessi polished chrome basin taps.
- Gessi shower controls and hand held showers.
- Vado quadro shower head.
- Polished chrome tower rails.
- Gererit Kappa dual WC flush.

BEDROOMS

- Jacaranda carpet, simla oatmeal colourway.

HALLWAYS

- Hakwood oak flooring 20 x 180mm.

KITCHENS

- Hakwood oak flooring 20 x 180mm.
- Wall colour dulux 30YY 68/024.
- High gloss wall units and oak base units with handleless design and soft closers.
- Caesarstone worktop with integral drainer.
- Franke sink with integrated waste disposal unit.
- Miele oven, microwave, extractor hood, hob, fridge freezer and wine cooler appliances.

LIVING/DINING

- Hakwood oak flooring 20 x 180mm.

AUDIO VISUAL

- Bowers and Wilkins ceiling integrated speakers.
- Sonos Music Package.
- AMX Home automation system.
- Further upgraded AV packages available upon request.

PARKING

- Underground car parking available on request.
- Club car available on site.

PREMIER GUARANTEE



CONTACT

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www.regentsgate.co.uk



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