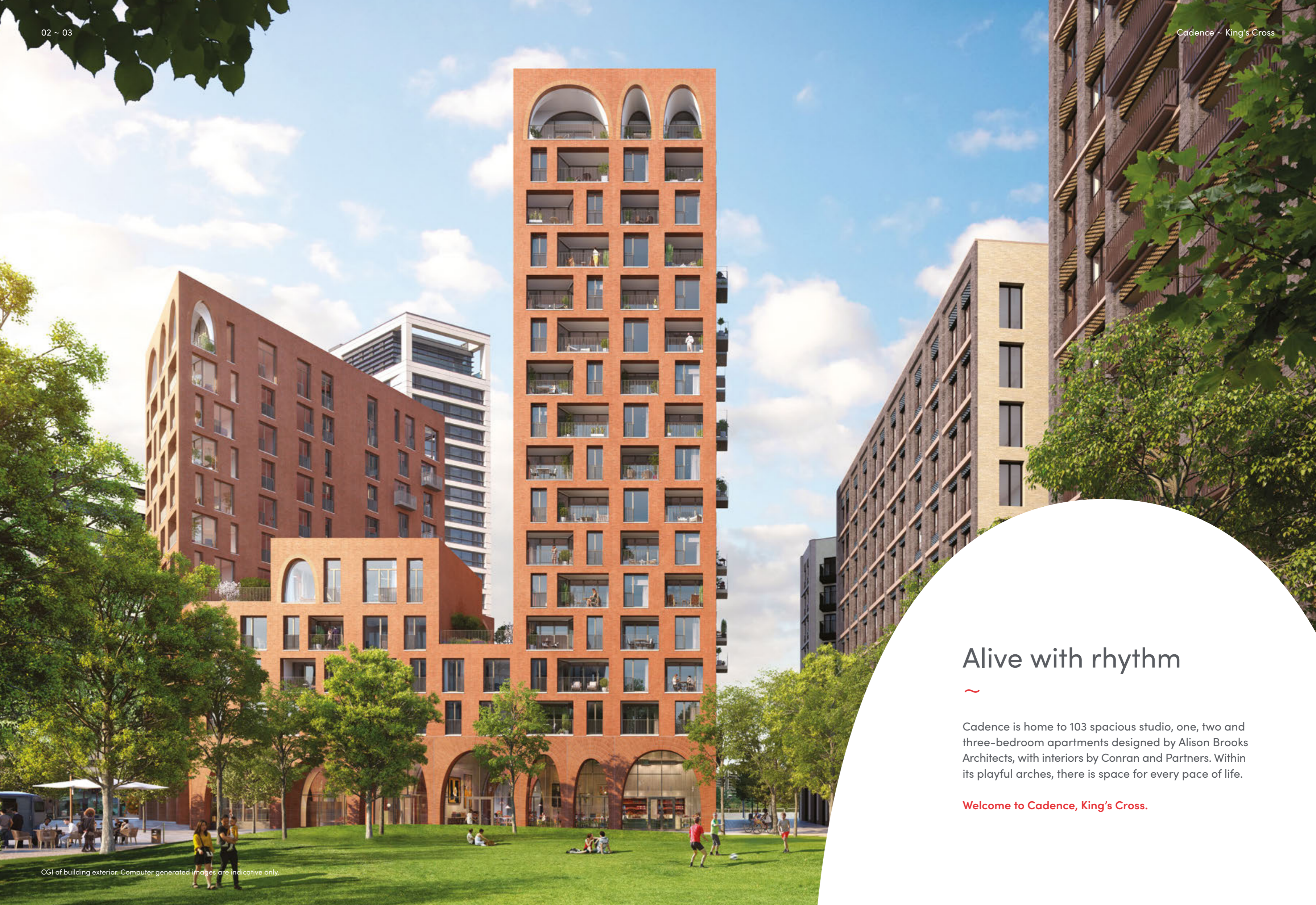




Arches of King's Cross.



Alive with rhythm



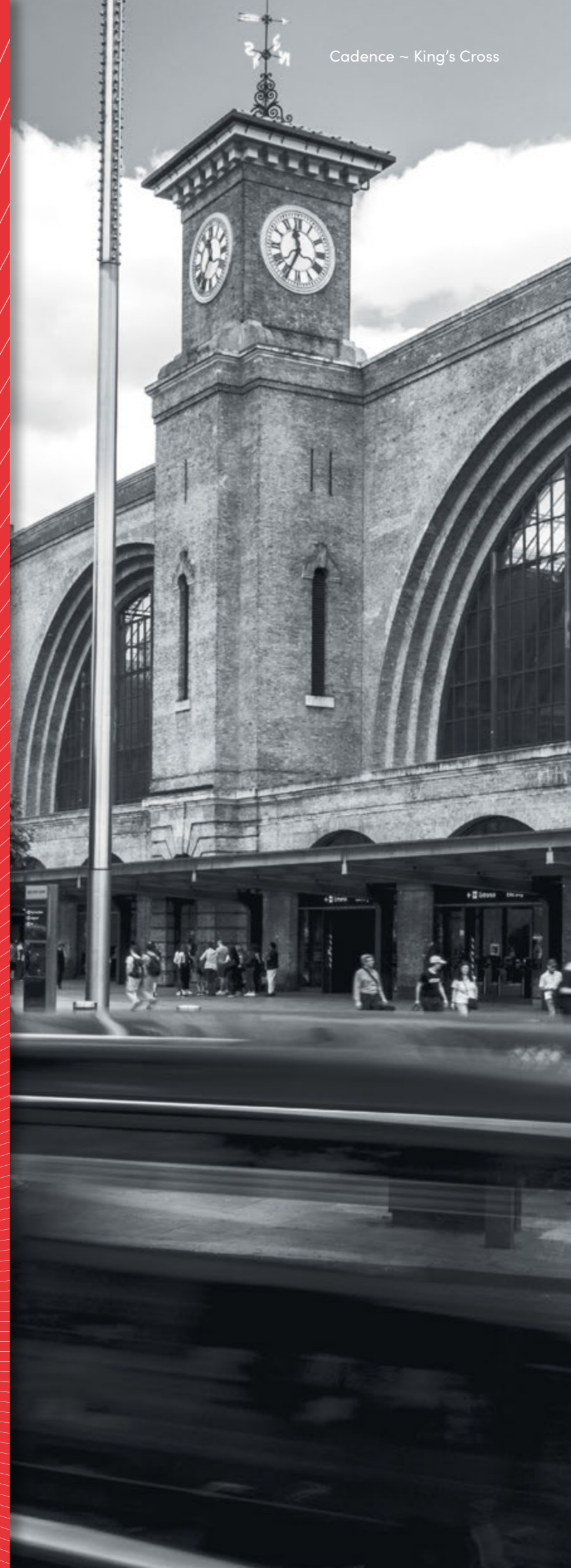
Cadence is home to 103 spacious studio, one, two and three-bedroom apartments designed by Alison Brooks Architects, with interiors by Conran and Partners. Within its playful arches, there is space for every pace of life.

Welcome to Cadence, King's Cross.

01

The location

~
London's best-connected
neighbourhood

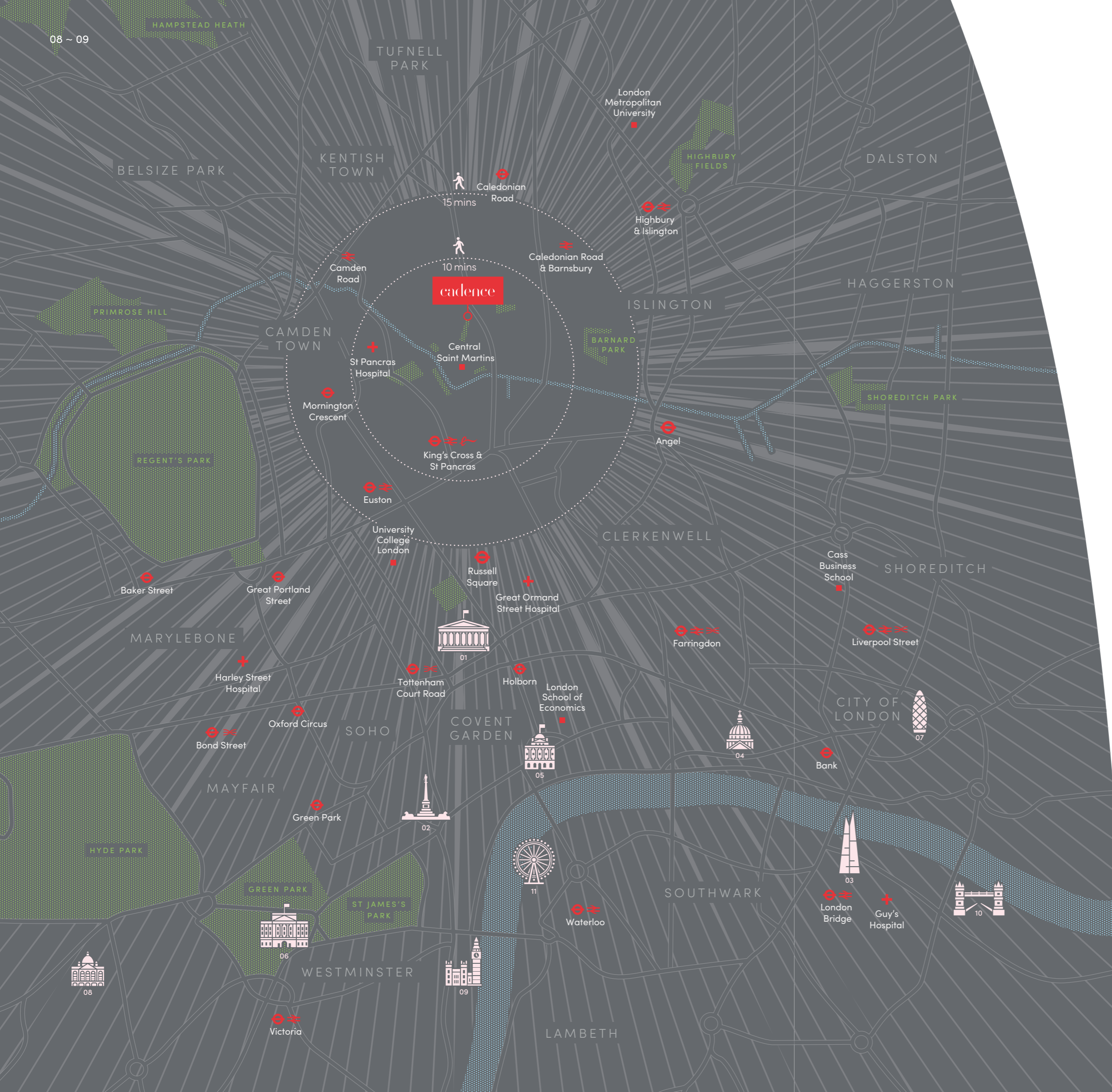


The vibrant pulse of connectivity



King's Cross is the best connected destination in London, boasting two mainline stations (King's Cross and St Pancras), international connections and six underground lines.





Life in every direction



Cadence is within easy reach of everything the capital has to offer, from the lush greens of Regent's Park, Hyde Park and Hampstead Heath, to London landmarks and leading universities.

London landmarks

- 01. British Museum 10 mins
- 02. Trafalgar Square 13 mins
- 03. The Shard 14 mins
- 04. St Paul's Cathedral 15 mins
- 05. Somerset House 16 mins
- 06. Buckingham Palace 16 mins
- 07. The Gherkin 17 mins
- 08. Harrods 19 mins
- 09. Palace of Westminster 20 mins
- 10. Tower Bridge 22 mins
- 11. The London Eye 26 mins

Locations are approximate and show a selection of iconic London buildings and destinations. Walking times are from Granary Square, taken from Google Maps. Timings to London landmarks by TfL from King's Cross station.

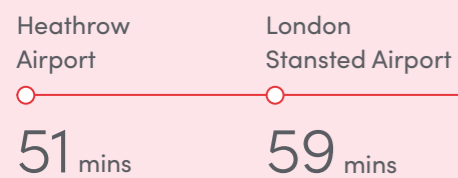
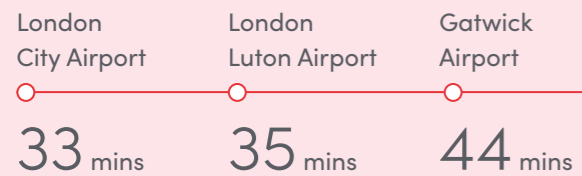
Live here, go anywhere

With Eurostar on your doorstep and all five of London's airports less than an hour away, King's Cross is unparalleled for convenient travel.

Fly



Get to any of London's five international airports within the hour.



Travel times are taken from King's Cross station as directly as possible to the specified airport using tfl.gov.uk

Tube

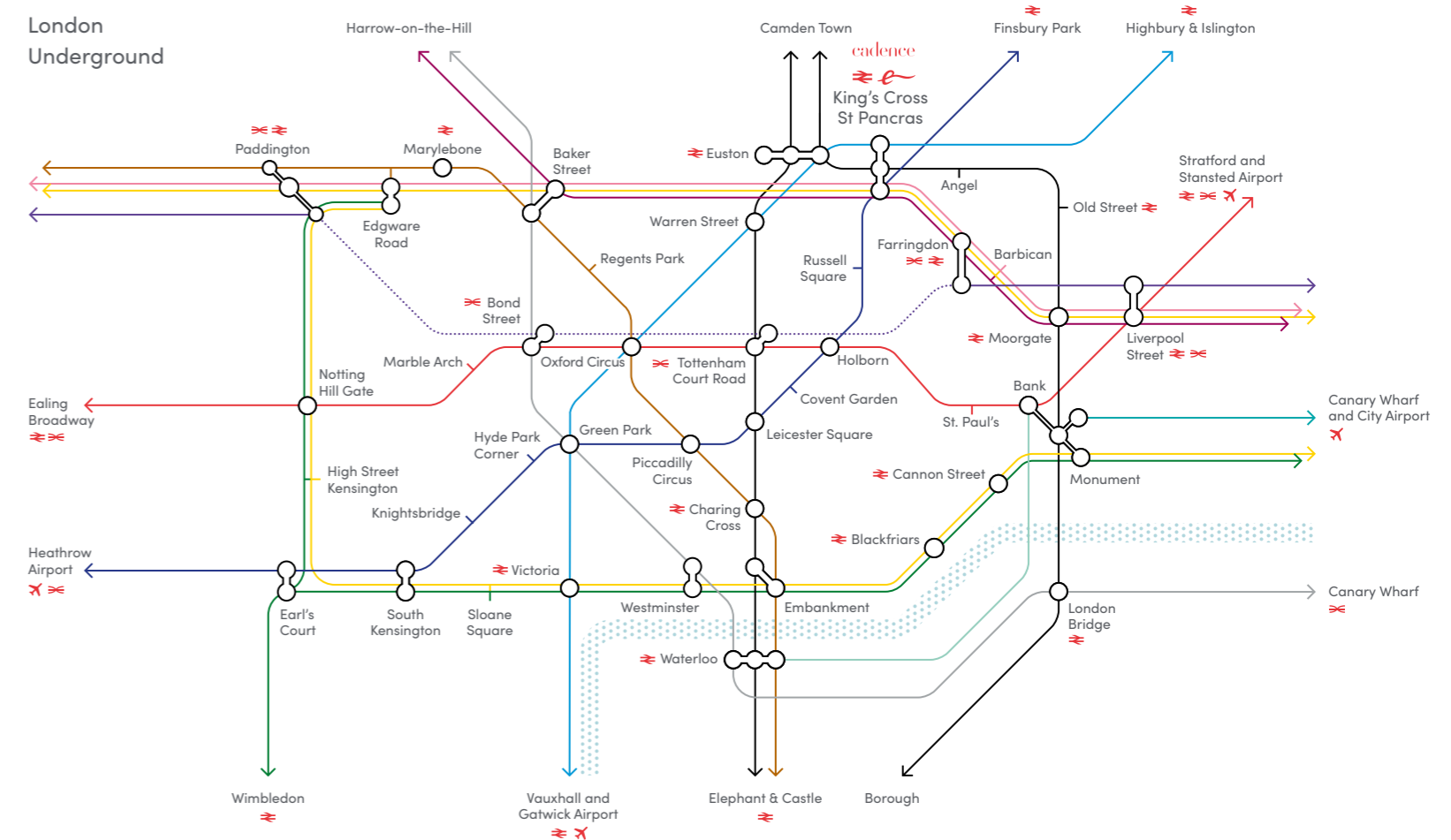


King's Cross St Pancras tube station links six London Underground lines. From here, you can travel directly to pretty much anywhere in London.

One stop away, Farringdon is set to become one of the capital's major transport hubs with the introduction of Crossrail – The Elizabeth Line.

Euston	1 min
Farringdon	2 mins
Oxford Circus	4 mins
Green Park	5 mins
Bank	7 mins
Victoria	7 mins
London Bridge	9 mins
Bond Street	9 mins
Paddington	10 mins
Waterloo	12 mins
Marylebone	12 mins
Sloane Square	13 mins
Liverpool Street	16 mins

London Underground



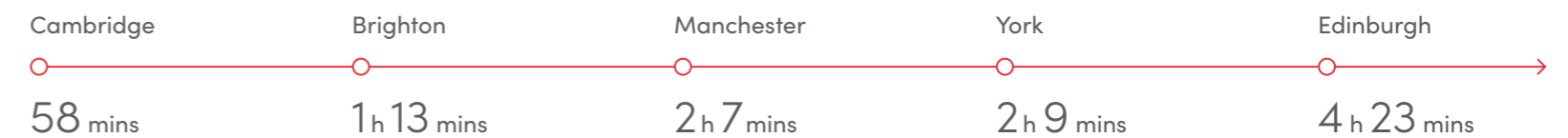
Central section of The Elizabeth Line due to open 2021

Train



The vast majority of the UK's major cities are within easy reach from King's Cross, St Pancras International or Euston Station.

Direct services to:

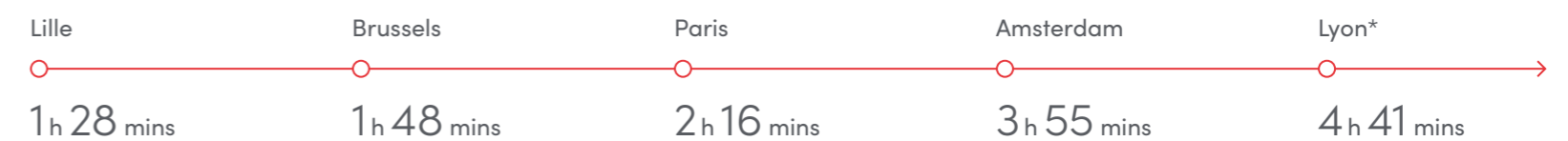


Eurostar



St Pancras International connects the UK to the continent by high speed rail. Eurostar operates direct services to the centre of Paris, Brussels, Lille and Amsterdam.

Direct services to:



Travel times are the quickest route from station to station, taken from tfl.gov.uk and eurostar.com. *Direct to Lyon is a summer service only, otherwise change at Lille.

02

The neighbourhood

~
A thriving and
connected community



Never miss a beat

This is a neighbourhood buzzing with creative energy, culture, thriving businesses and world-class eateries. Enjoy a diverse and growing community on your doorstep – meet your neighbours and be the first to experience new shops, restaurants, art, fitness and wellbeing.

Dining & Drinking

1. Plum & Spilt Milk
2. Coal Office
3. The Lighterman
4. German Gymnasium
5. Barrafina
6. Caravan
7. Dishoom
8. Vinoteca
9. Granger & Co.
10. Kimchee
11. Happy Face
12. Beer + Burger
13. Spiritland
14. GNH Bar
15. SUPERMAX
16. Vermuteria
17. Anthracite
18. Little Creatures
19. Maple & King's
20. Notes Coffee
21. Carhartt WIP Coffee
22. Hicce
23. Casa Pastor
24. Parrillan
25. The Drop
26. Bodega Rita's
27. Granary Square Brasserie
28. House of Cans
29. Arabica
30. Lina Stores
31. Hoppers

Shopping

32. Coal Drops Yard
 - Samsung
 - Wolf & Badger
 - COS
 - Unit 5
 - Tom Dixon
33. Space NK
34. Jigsaw
35. Sweaty Betty
36. Nike
37. Waitrose
38. Canopy Market
39. The Harry Potter Shop
40. 18montrose

Wellness

41. Multi Use Games Area
42. The Fore
43. Frame
44. Pancras Square Leisure
45. Nike+ Run Club
46. Classes at Sweaty Betty
47. MW5 Fitness

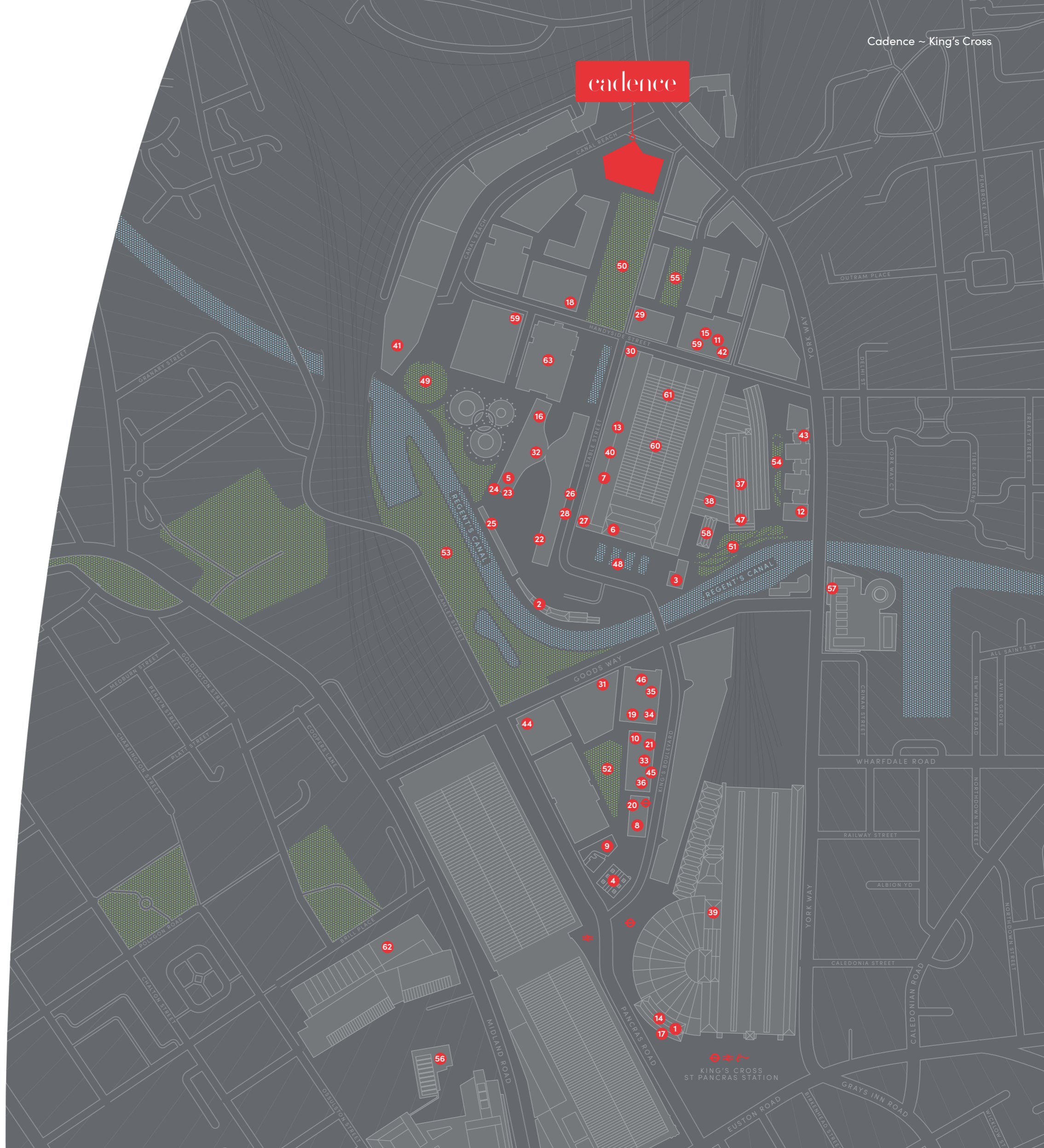
Parks / Open spaces

48. Granary Square
49. Gasholder Park
50. Lewis Cubitt Park
51. Wharf Road Gardens
52. Pancras Square
53. Camley Street Natural Park
54. Handyside Gardens
55. Jellicoe Gardens

Art & Culture

56. British Library
57. Kings Place
58. House of Illustration
59. Everyman Cinema
60. Central Saint Martins
61. Platform Theatre
62. Francis Crick Institute
63. The Square Theatre (2022)

For a full list of retailers please visit kingscross.co.uk & coaldropsyard.com





A dynamic hub for world-class brands

~

Featuring dramatic architecture by Thomas Heatherwick, Coal Drops Yard is a new shopping and dining destination with over 50 shops and restaurants in a gorgeous alfresco setting.

Featured food, drink and leisure in King's Cross and Coal Drops Yard

Samsung KX

A tech playground. Discover a range of awe-inspiring experiences, events and workshops.

COS

A curated space where art and fashion co-exist.

Paul Smith

Eclectic men's and women's apparel from one of Britain's foremost designers.

A.P.C

Cult French label known for its clean lines and simple patterns.

Aesop

Skin and haircare made from the finest botanicals.

Nike

Sports and leisurewear giant bringing innovation and inspiration to athletics.

Space NK

A bespoke curation of over 70 beauty brands spanning makeup, haircare, skincare and fragrance.

Waitrose

More than a supermarket – enjoy the bakery, juice bar and cookery school.

Sweaty Betty

Specialist women's activewear where style meets substance.

BA&SH

Chic, joyful and distinctly Parisian women's wear for effortless elegance.

Diesel

Sharp, urban Italian fashion with men's, women's and children's ranges.



Opposite page: Coal Drops Yard.
Above: Facebook HQ and The Square Theatre.

Business is shifting to a central home

~

As well as a prime residential location, this re-energised area has had a magnetic pull on global businesses. Some of the world's leading names in the media, creative and technology industries have headquarters here and in the wider Knowledge Quarter.

Universal Music

A global music producer representing the likes of Taylor Swift and Rihanna.

DeepMind

A pioneering scientific research hub taking a collaborative approach to machine learning.

Sony

Music label representing some of the world's most successful artists.

Facebook

Social networking and media giant with a global presence.

Google

Multinational tech company specialising in internet-related services, with over 4,000 UK employees.

Tom Dixon

Design studio, headquarters and retail space, all rolled into one.

Havas

Award-winning global advertising and design company.



Opposite page: Coal Drops Yard.
Above: Facebook HQ and The Square Theatre.



A food phenomenon

King's Cross has swiftly become a hot spot in the city's dining scene. The district brings together a host of brilliant chefs creating some of London's most exciting dining destinations.

Book yourself a table at 'the most beautiful restaurant in the world' – German Gymnasium, try a Levantine inspired menu at Arabica, enjoy the delights of Lina Stores' delicatessen, or visit Barrafina for a Michelin-starred taste of Spain.

Left: German Gymnasium.
 Top: Granary Square Brasserie.
 Bottom: Lina Stores.



The living energy of open spaces

Cadence sits in a true urban oasis, with an abundance of squares, parks and new landscape planting. Just a moment's walk away are Granary Square, Pancras Square, Gasholder Park and the Regent's Canal.

Outside your front door is Lewis Cubitt Park. With its tree-lined lawns, this beautifully designed park is the perfect spot to pause and unwind. It's here that you'll find the striking artwork 'My World and Your World', created by acclaimed sculptor Eva Rothschild. Playful and thought-provoking, it will stand as a bold symbol of this international destination for the arts. Just beyond the park sits Lewis Cubitt Square, which frequently hosts concerts, markets and events.

Above: 'My World and Your World' by Eva Rothschild (Photo by Greg Beckel).
 Top middle: Gasholder Park.
 Bottom middle: Lewis Cubitt Park.
 Far Right: Wharf Road Gardens.



A wave of capital culture

From entertainment to art, music and fashion, King's Cross has cinemas, theatres, galleries and a world-famous library, offering countless ways to enrich everyday life.

House of Illustration

Located on Granary Square, House of Illustration is the world's first public gallery dedicated to illustration and graphic art. It was founded by Quentin Blake and opened its doors in 2014. As well as a celebration of both historical and modern work, the gallery is a passionate supporter of emerging talent.

British Library

The British Library houses one of the world's greatest collections of printed and digital works, including books, newspapers, maps, manuscripts and sound recordings. Come here to learn and work in peace or gaze in awe at more than 170 million items from every age of civilization.

Everyman Cinema

Everyman Cinemas take the movie experience to another level, with their sofa seating, licensed bars, great food served at your seat, and an eclectic calendar of films and unique events. They have two theatres within walking distance of Cadence.

Kings Place

Featuring two world-class concert halls, galleries, and a bar/café, Kings Place is a multi-arts hub, presenting a cutting-edge programme that celebrates words and music in all their forms.

Platform Theatre

Located in the Granary Building, Platform Theatre is the performance venue for Central Saint Martins, one of the world's leading names in art and design education. The theatre comprises four spaces, hosting a compelling programme of experimental student productions and arts festivals.

The Square Theatre

Expected to open in 2022, The Square Theatre is a brand-new 600-seat venue located in Lewis Cubitt Square. The project is the latest venture of the London Theatre Company, following the success of their original Bridge Theatre in East London.

Lafayette

This 600-capacity live music venue plays host to regular, eclectic club nights and bespoke one-off events. Complete with a New Orleans inspired bar and its own street food venue, it's a one-stop shop for a great night out.



03

The building

~
A true urban oasis





A tempo of its own

~

The character of Cadence is unique. It is sophisticated yet playful, modern yet timeless, with an array of irregular arches which reimagine the area's architectural heritage.

Interior courtyard and water feature.
Computer generated images are indicative only.

Right: Entrance to Cadence.
Below: View from York Way.
Bottom: View through the courtyard.



“
THE BUILDING SLOWLY UNFURLS
AND REVEALS ITSELF THROUGH
PLAYFUL ARCHES

ALISON BROOKS ARCHITECTS

An unfolding urban form

Alison Brooks Architects is an award-winning London-based practice whose expertise in urban regeneration and creating public buildings for the arts have perfectly fused in their vision for Cadence.

They designed a series of signature arches for Cadence forming a contemporary colonnade at the base of the building and a playful crown at the top – a modern take on classical architecture.

A natural flow between spaces

Sheltered in the heart of the building, the interior courtyard and tranquillity water feature create a sense of serenity – a private sanctuary from the energy of King's Cross and beyond.



Private terraces bring a touch of greenery to different levels of the building, and balconies and a communal tenth-floor roof terrace offer far-reaching views across the city. The tenth-floor features an exclusive fitness space equipped with exercise bikes, weights and mats, for residents to use at their leisure.

Left: Aerial view of courtyard.

Above: View of tenth-floor roof terrace.

Computer generated images are indicative only.



A beautifully furnished residents' lounge provides a place to meet, work and relax.



Through its vast, arched doorway, the double-height entrance lobby creates a welcoming sense of openness, while arched windows and a soaring, vaulted ceiling flood the space with light.

Top: Main lobby.
 Left: Lobby concierge.
 Right: Lobby entrance.
 Computer generated images are indicative only.



“
 RICH AND CONFIDENT MATERIALS
 CONNECT THE ENTRANCE SPACE TO
 CADENCE'S DISTINCTIVE EXTERIOR
 CONRAN AND PARTNERS

Homes for every pace of life

Immaculately designed by Conran and Partners, the apartments are light-filled, spacious and welcoming.



A flawless finish



As you move through the living spaces, Cadence radiates a sense of warmth and character, revealing the attention to detail that has been paid to every finish, surface and feature.



Above: Kitchen details.
Right: Kitchen.

Computer generated images are indicative only.



Designed for living



High ceilings, expansive windows and deliberately open layouts create a sense of space, designed to bring the outdoors in.



Above: Open plan kitchen and dining.

Right: Living room furnishing.

Computer generated images are indicative only.

“
RESIDENCES ARE CALM
YET FULL OF CHARACTER
CONRAN AND PARTNERS



Above: Bedroom interior.
Top middle: Bedroom interior details.
Bottom middle: Bathroom details.
Right: En-suite bathroom.

Crisp and clean



Spacious bathrooms feature walk-in showers, integrated storage, subtle lighting and floor-to-ceiling tiles.

The specifications

Delve into the details and finishing touches of every type of home in Cadence.

Building

- A six-sided perimeter block arranged around an internal courtyard, with two towers of eleven and fifteen storeys, with an intermediate shoulder four storeys high.
- Arcaded at the top and base of the building with Bézier curved arches.
- At street level the double-height arcade connects the exterior to the internal courtyard with water feature.

Estate and building management

- Cadence will be managed on behalf of King's Cross Central Limited Partnership.

Lifts

- Each core has two passenger lifts, featuring black stained oak, terrazzo floors and subtle brass details.

Lift lobbies and communal hallways

- Lift lobbies are timber clad with bespoke brass signage.
- Communal corridors feature carpeted floors with exposed concrete lift walls.

Entrance lobby and residents' lounge

- A double-height, vaulted entrance lobby features terrazzo floors, warm brass tones and sophisticated black stained oak.
- A comfortable, furnished residents' lounge offers a relaxed and flexible space, with generous seating and tables, overlooking the central tranquillity water feature.
- Bespoke integrated post boxes sit within the main lobby.

Bathrooms

- Floor to ceiling tiles, with a feature tile wrapping either the shower or the vanity unit.
- Terrazzo vanities with an inset basin are formed of marble fragments. Above is an oversized, circular wall-mounted mirror with integrated storage and back lighting.
- Large-format porcelain floor tiles and wall-mounted heated towel rails.
- All bathrooms fitted with high-quality brushed stainless-steel brassware.
- Master ensembles have walk-in showers and main bathrooms have baths.

Wardrobes and joinery

- In all bedrooms, wardrobes are integrated and full height with a matte lacquer finish, soft close doors and recessed timber handles.



Residents' lounge

Electrical

- All visible plates, sockets, TV and data outlets in white powder coated metal to suit wall and surface finishes.

Kitchens

- All appliances are Siemens unless stated and include:
 - Hob
 - Oven and microwave (in selected one-beds, all two and three-beds)
 - Combi oven (in studios and selected one-beds)
 - Dishwasher
 - Integrated fridge freezer
 - Washer dryer.

Home automation and lighting

- Home automation system within each apartment controls lighting, heating, and comfort cooling (where applicable).
- Residents are also able to access these controls via an application on a mobile device.
- Video intercom linked to the main building entrance located in a central location within each apartment.
- Linear lighting detail to the underside of wall-mounted kitchen cabinets.
- Internal lighting to all bedroom wardrobes.

Telephone, data systems and AV

- Television (terrestrial and Sky+) media points to reception rooms and master bedrooms.

Flooring

- Engineered oak floors throughout, except bathrooms.
- Large format porcelain tiles to bathrooms and powder rooms.

Balconies and terraces

- Where featured, balconies are either recessed or bolt on.
- A select number of apartments benefit from private terraces and a communal landscaped roof terrace is featured on the tenth-floor.

Doors

- Black stained oak entrance door and frame, with brass accents including door number, spyhole and entry bell plate.
- Doors feature external pin light illumination.
- Internal doors and frames in matte lacquer with high-quality brushed stainless-steel hardware.

Heating and cooling

- Comfort cooling is included in the main living space in all studio and one-bedroom apartments.
- Two and three-bedroom apartments have comfort cooling in the reception rooms and master bedrooms.
- Thermostatically controlled under-floor heating to all rooms.

Personal safety and security

- Main building's entrance controlled via video intercom system and monitored via CCTV.
- Fire detection system to all apartments and communal areas.
- Fire suppression system to all apartments.



Arch detail to front entrance.



Close up of vaulted ceiling and windows.



Close up of kitchen finishings.

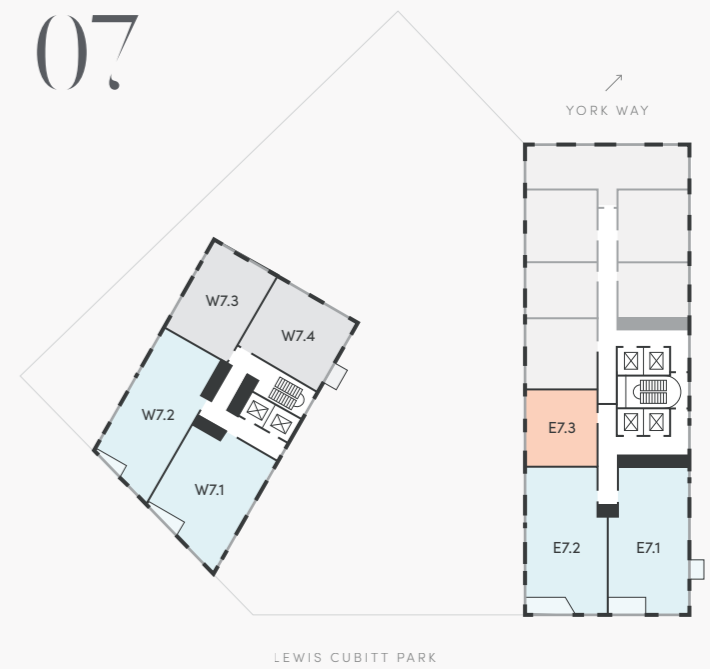
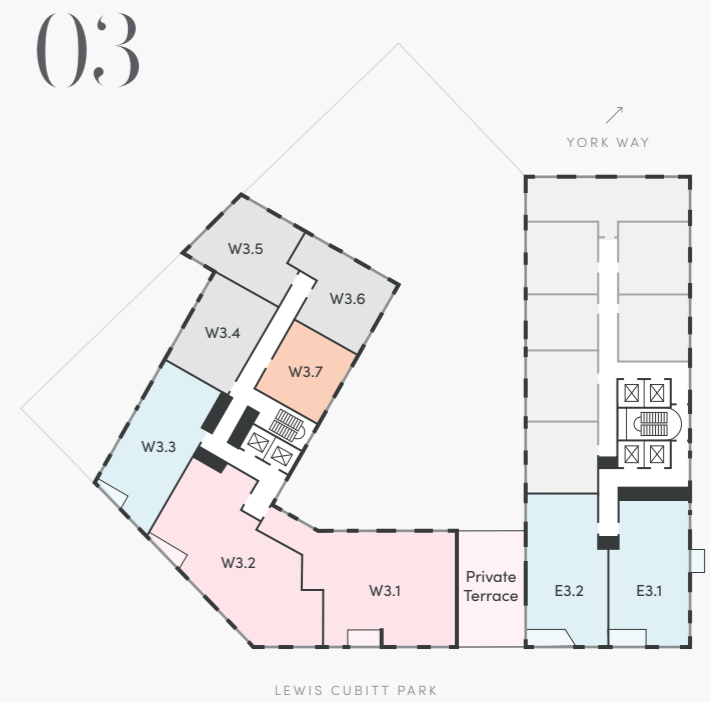
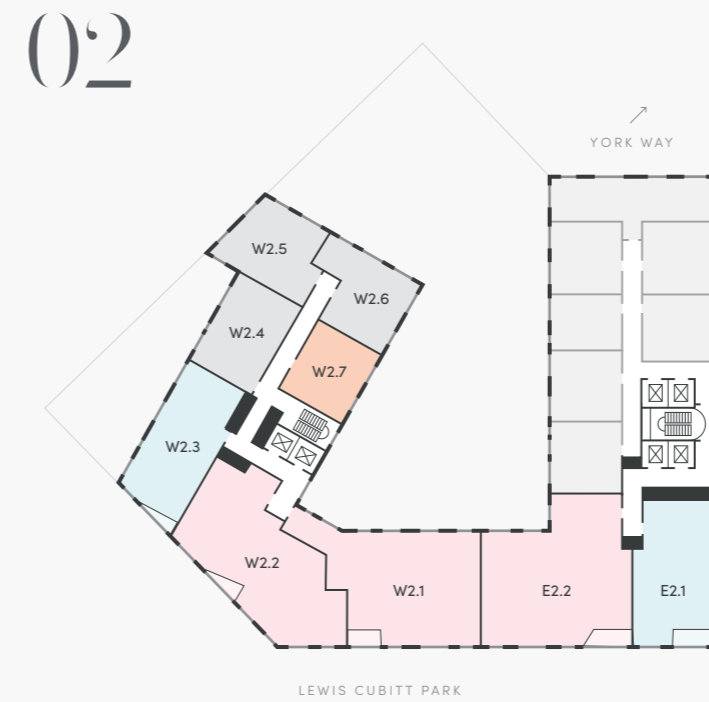
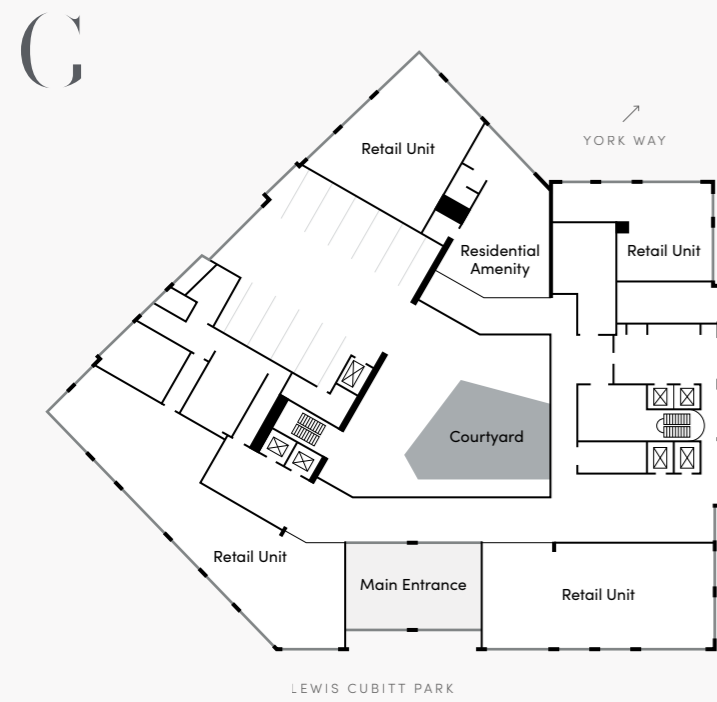
Please note that the design development of Cadence King's Cross is still ongoing and certain items of the specifications may be amended to an item of equivalent quality. Computer generated images are indicative only.

Find your apartment

Floors G – 07

● Studio
 ● 1 bedroom
 ● 2 bedroom
 ● 3 bedroom
 ● Pocket living

60 apartments in Cadence will be managed by Pocket Living as rental apartments to key workers from King's Cross and surrounding areas. More details are available from Pocket Living – www.pocketliving.com



Find your apartment



Floors 08-15

- Studio
- 1 bedroom
- 2 bedroom
- 3 bedroom
- Pocket living



08



LEWIS CUBITT PARK

09



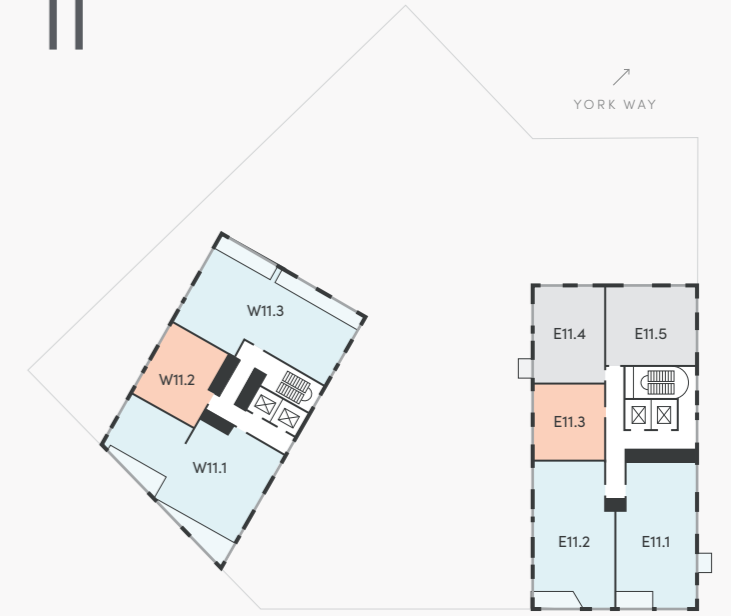
LEWIS CUBITT PARK

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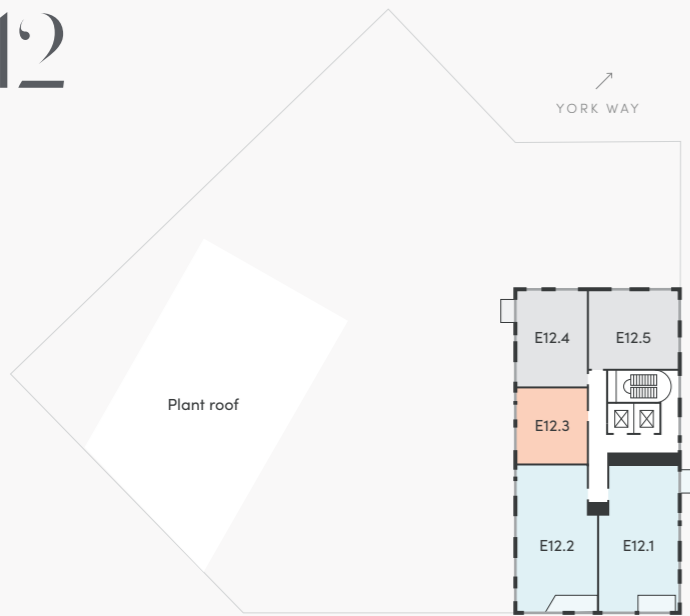
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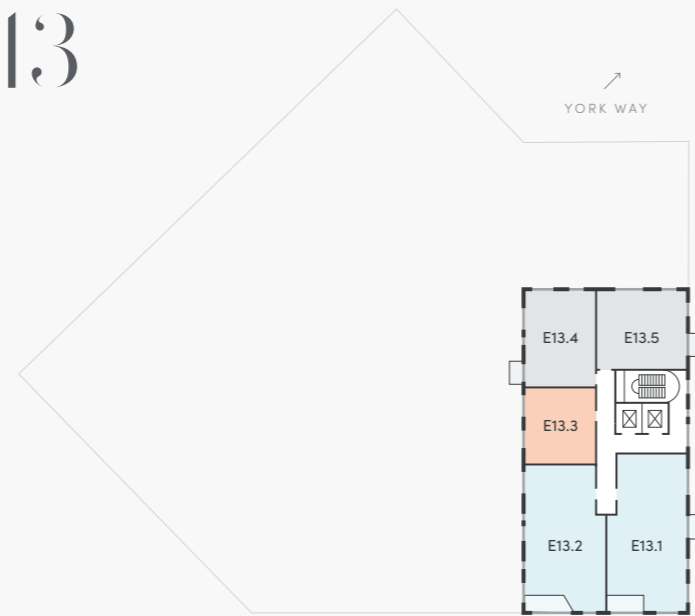
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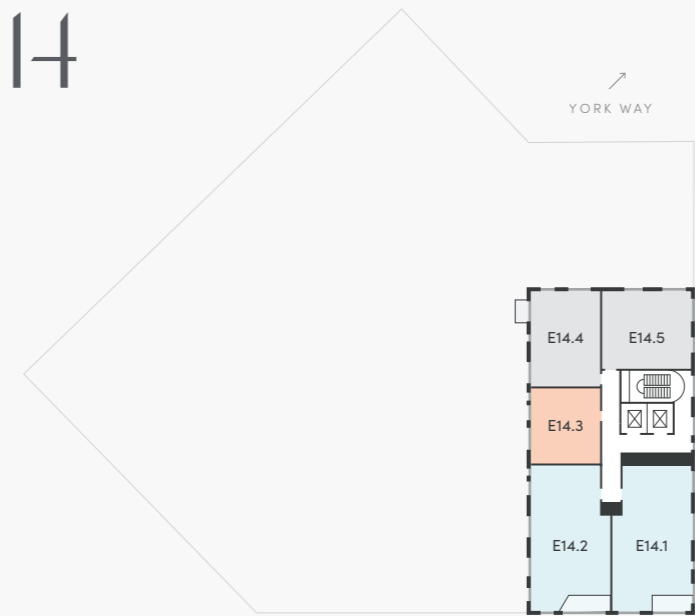
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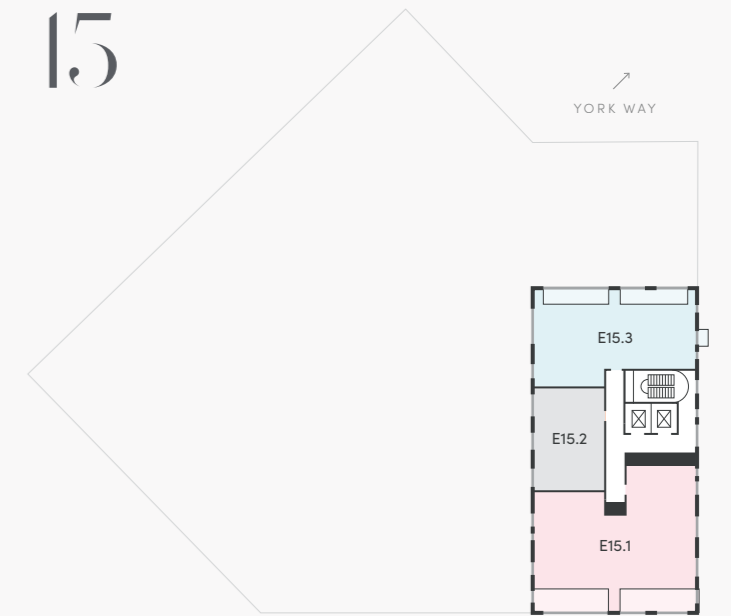
LEWIS CUBITT PARK

14



LEWIS CUBITT PARK

15



LEWIS CUBITT PARK



Residential Marketing Suite

14–15 Stable Street
King's Cross
London N1C 4AB

020 3691 3969

enquiries@livinginkingscross.co.uk
cadencekingscross.co.uk

The team



Delivery of the building itself is managed by a collaboration of The King's Cross Residential Team, whose expertise covers planning, design, development and construction, alongside the dedicated on-site Customer Care team. Both have significant experience in creating consistently exceptional homes through intelligent space planning, and carefully considered design.

Top left: Luma, King's Cross.
Bottom left: Fenman House, King's Cross.
Right: Gasholders, King's Cross.



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Published February 2020



Arches of King's Cross.

