

# THE MAPLE BUILDING

LONDON



THE PENTHOUSE COLLECTION



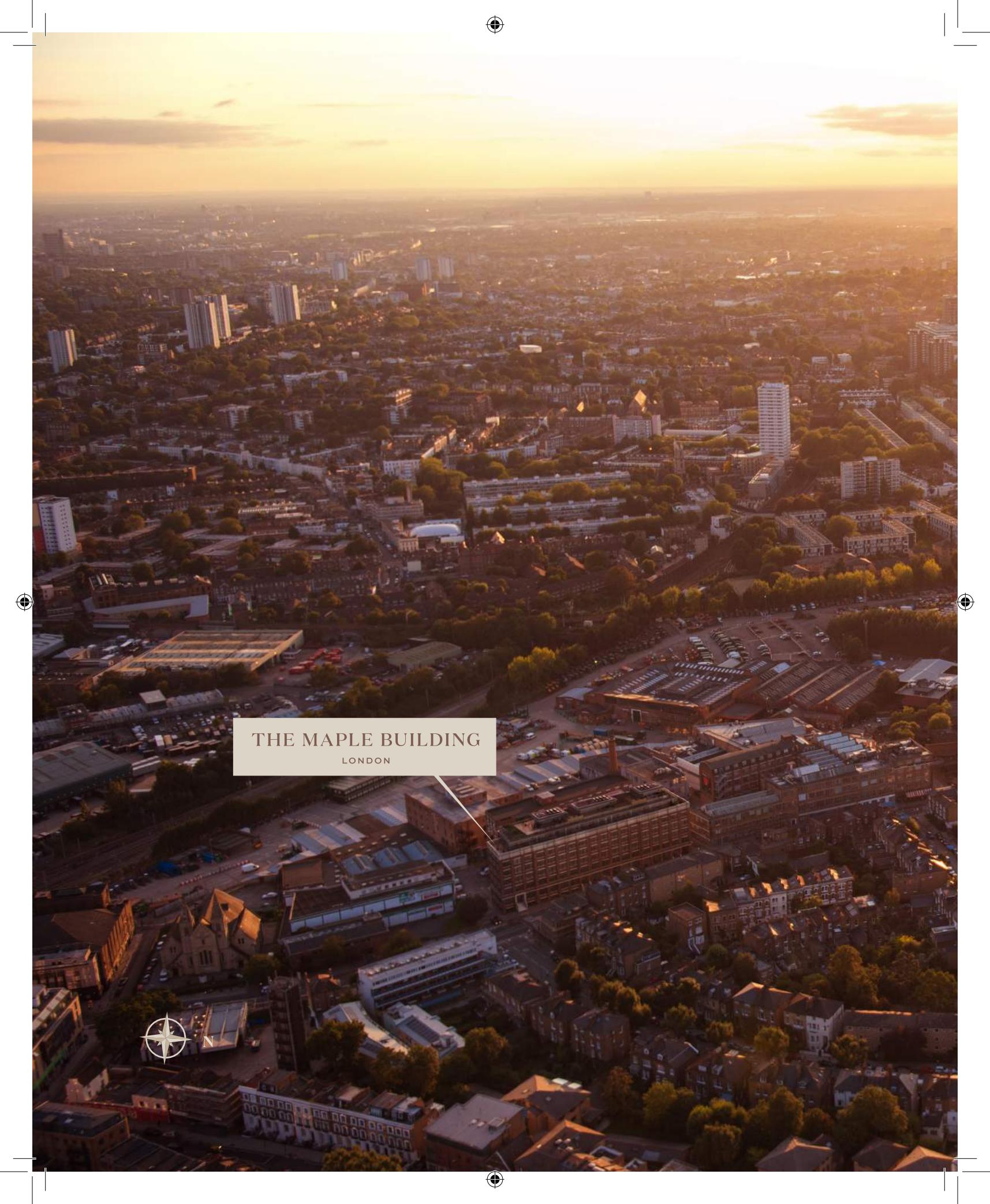
# The Penthouse Collection

IN THE HEART OF KENTISH TOWN, THE MAPLE BUILDING'S  
SEVEN LUXURIOUS PENTHOUSES ARE A STRIKING,  
NEWLY-BUILT ADDITION TO A BEAUTIFULLY  
CONVERTED WAREHOUSE BUILDING



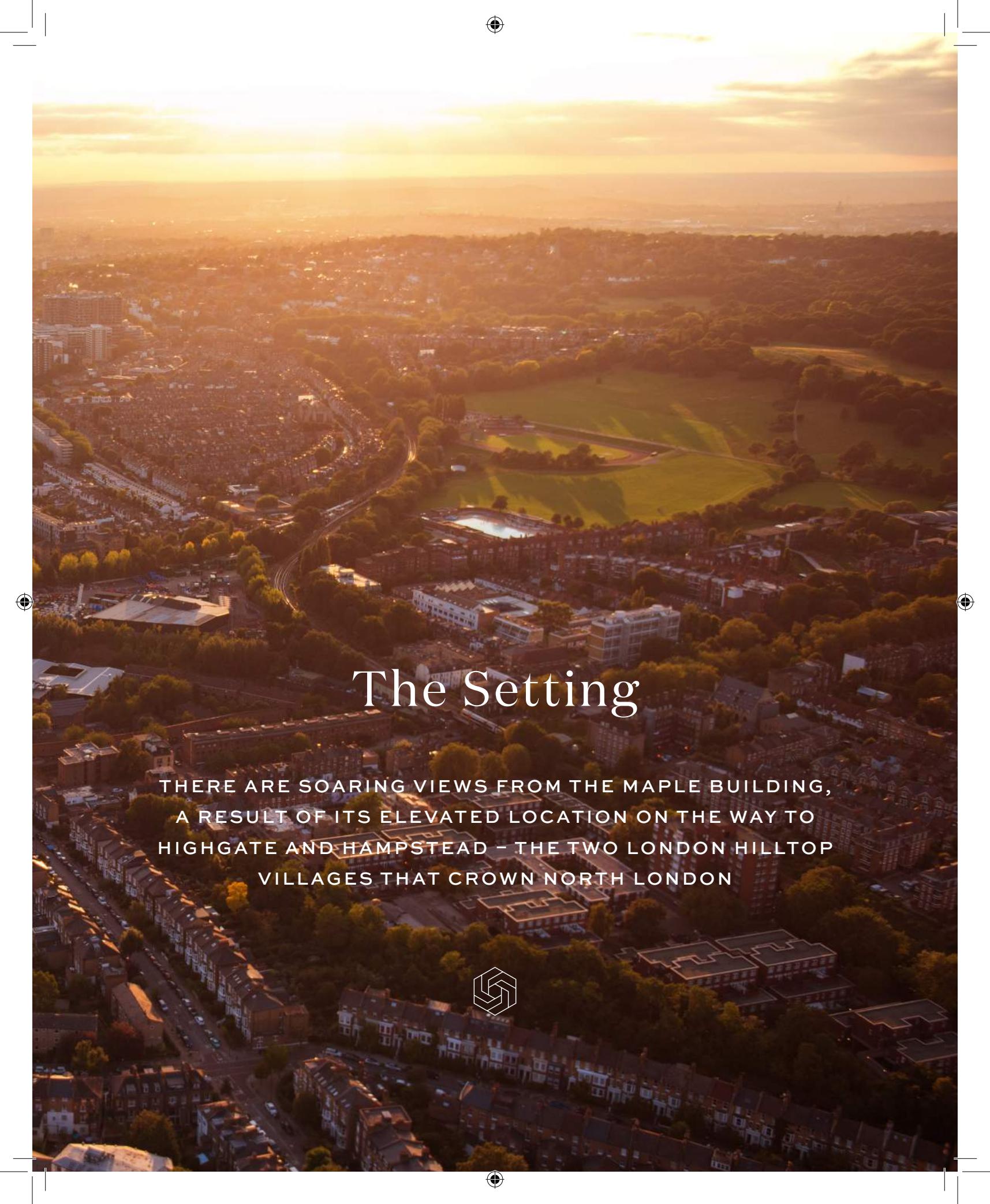
With panoramic views sweeping across Hampstead Heath and towards the City, The Maple Building's exclusive collection of seven exquisite penthouses offers a truly luxurious lifestyle. Kentish Town is located in prime position with cool Camden Town, airy Hampstead Heath and leafy Regent's Park close by. It has a vivid mix of urban vibrancy and pastoral peace – and you'll find The Maple Building right at its heart.

Occupying the top floors of a handsomely transformed red-brick building, each penthouse apartment is finished to the very highest specification. With floor-to-ceiling windows and some with marble-clad fireplaces, the rooms are a perfect mix of light and warmth while spacious roof terraces make the most of the sprawling London views.



THE MAPLE BUILDING  
LONDON





# The Setting

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





# Design

THE DESIGN OF THESE SEVEN PENTHOUSES  
METICULOUSLY BLENDS THE HERITAGE OF THE BUILDING  
WITH MODERN ARCHITECTURE, CONSIDERED INTERIOR  
DESIGN AND THE ULTIMATE IN MODERN LIVING

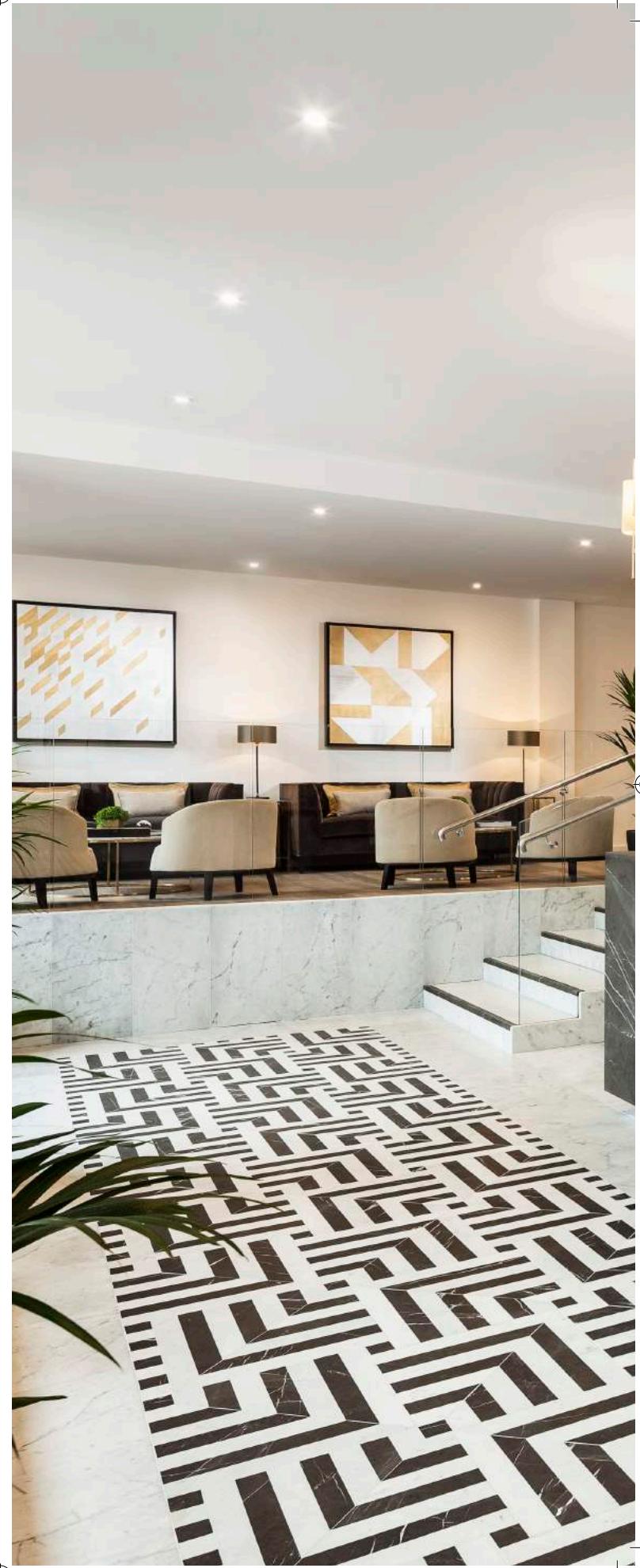


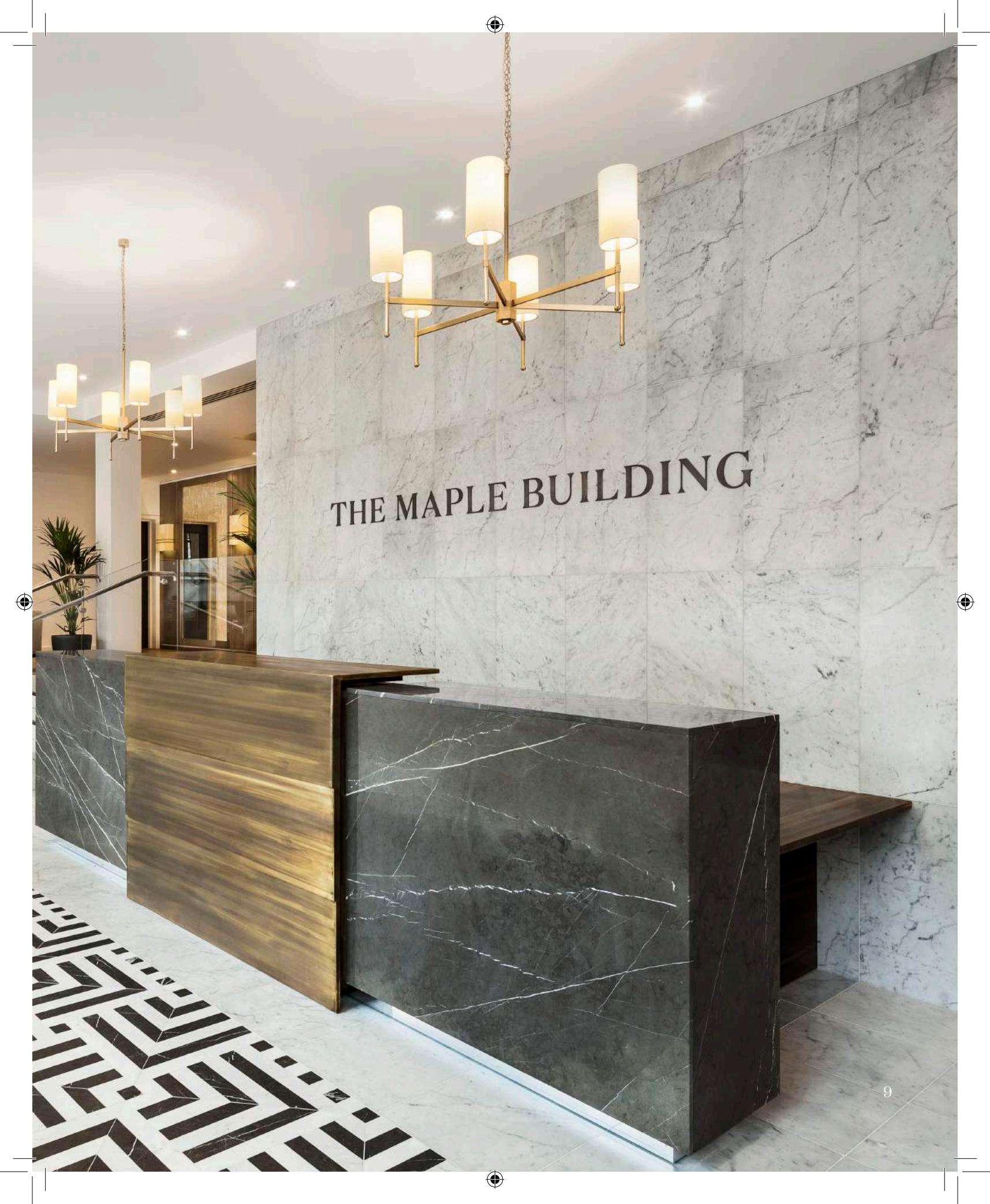
Constructed on top of the original building, the stylish penthouses are as homely and comfortable as they are well-lit and airy. They benefit from floor-to-ceiling glass facades and roof terraces measuring up to 1,380 sq ft.

Computer generated image(s)  
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## ENTRANCE & RECEPTION AREA

The elegant reception area at The Maple Building is the perfect introduction to the luxurious apartments upstairs. On entering, residents and guests are greeted by a vast and lavish reception with double-height ceilings, a bespoke marble and bronze reception desk, antique mirrors and exclusively designed marble flooring. Penthouse residents benefit from a car parking space, secure bicycle storage, two residents' lifts and a relaxed waiting area in reception.





THE MAPLE BUILDING



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## LIVING ROOMS

Light-filled and airy, the penthouse living rooms take full advantage of The Maple Building's elevated location in North Kentish Town. Durable, engineered pale oak flooring sits atop under-floor heating, with comfort cooling and discreet in-ceiling speakers also provided. In addition, many penthouses have fireplaces finished with marble-clad chimney breasts. The lighting control is by Lutron and includes low-energy, dimmable LED downlights configured to allow for installation of pendants if desired. To ensure that the living room remains your personal and private space, each penthouse has a high acoustic performance with solid-core entrance doors and spray finished internal doors.



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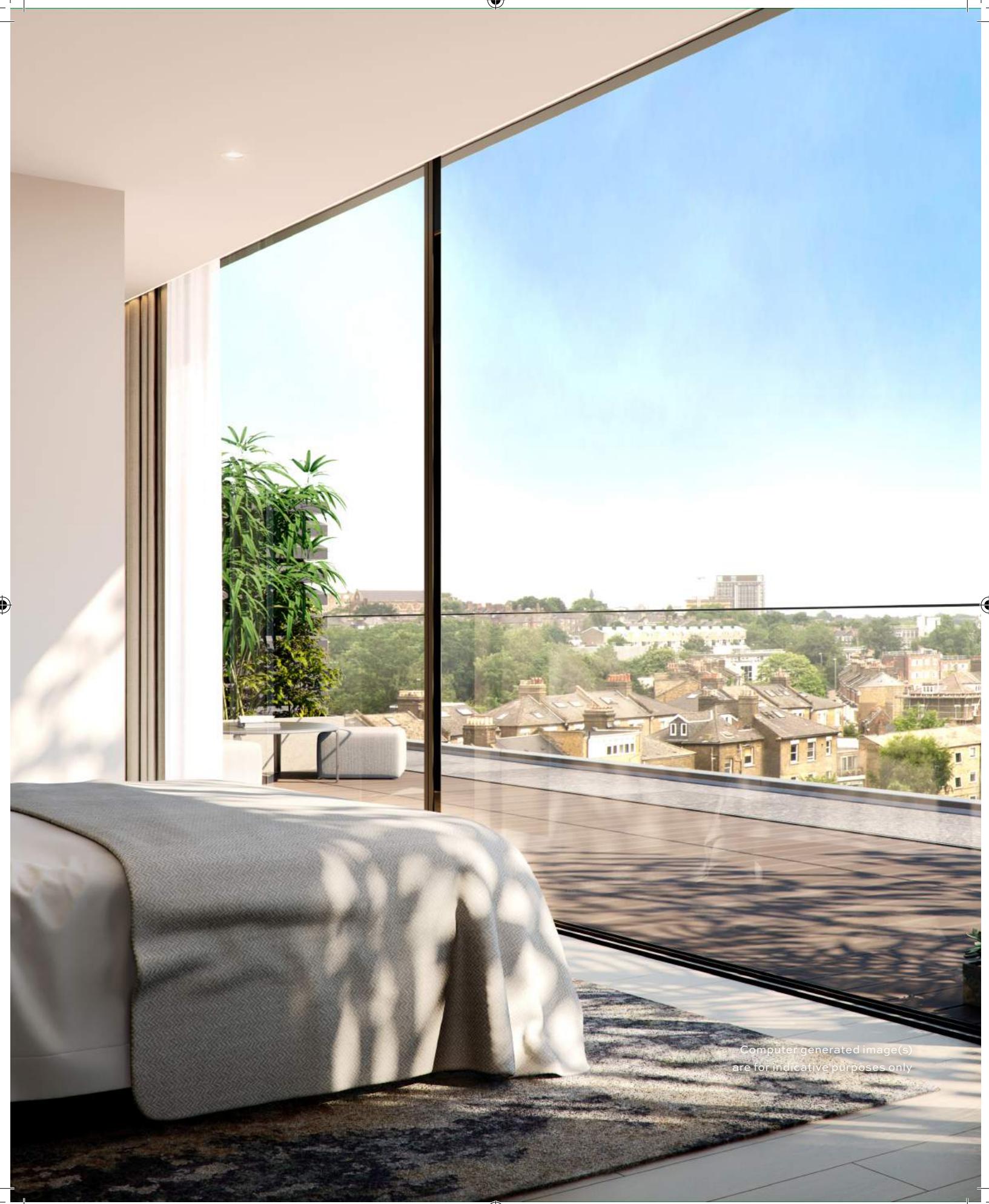
## KITCHENS

The luxury Italian kitchens at The Maple Building's Penthouse Collection are finished in real wood veneer, and the majority are focused around a central natural stone island. Each kitchen boasts full-height Grey Marquina stone splashbacks and worktops, Quooker dual function boiling taps and compartmentalised waste storage to allow for energy saving and ease of disposal. Each penthouse kitchen features Miele appliances including a multi-function electric oven and induction hob, combination microwave and fan oven, fridge-freezer, under-counter wine fridge and a separate washing machine and dryer.

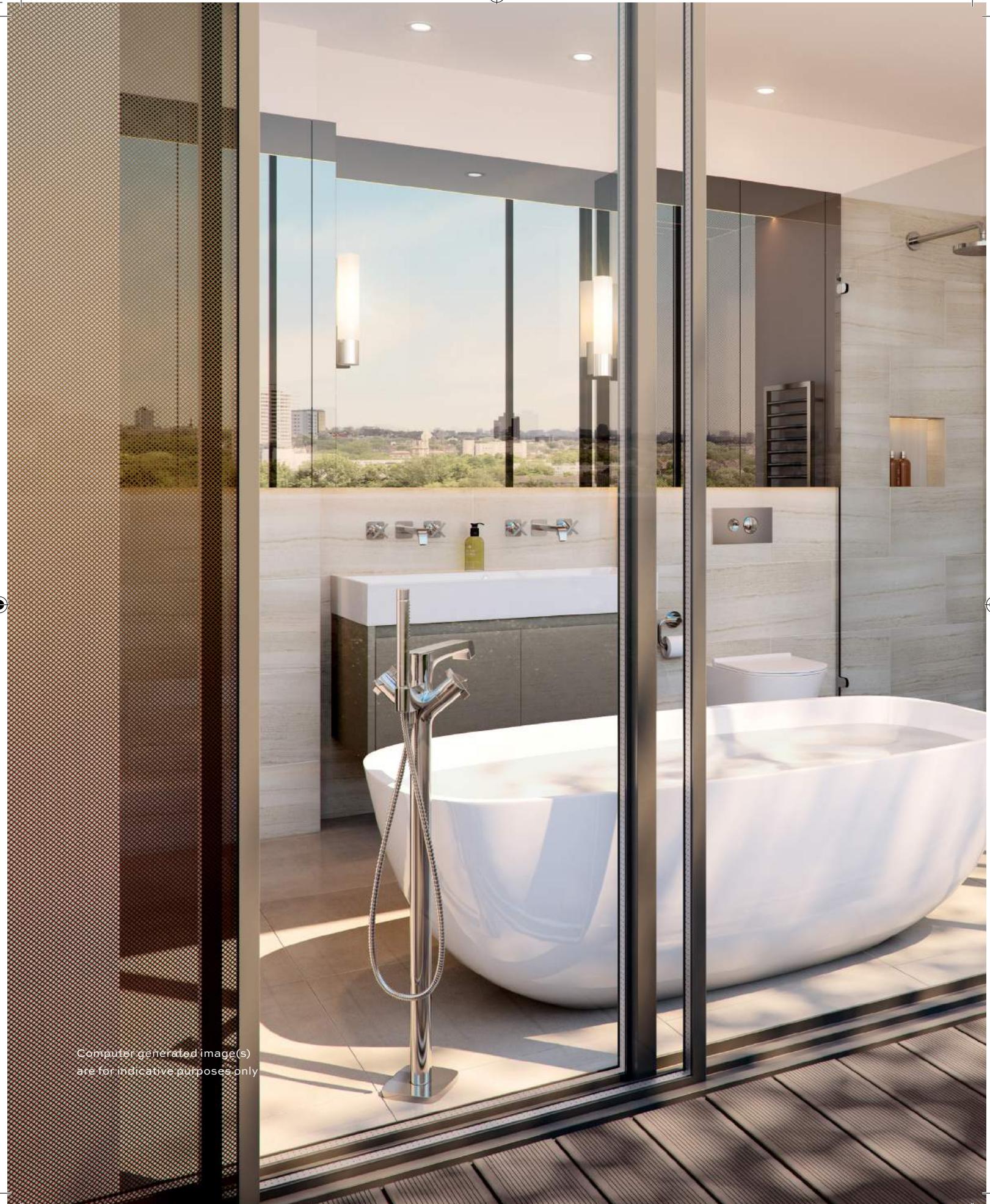
## BEDROOMS

The bedrooms at The Maple Building were designed as a personal retreat, filled with light and making the most of their incredible views across London. Features include under-floor heating, bespoke soft closing joinery with integrated lighting as well as the luxurious addition of access to either a terrace or balcony. Most bedrooms also have en-suites and dressing areas to complete the sanctuary.





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## BATHROOMS

To revitalise your senses and refresh your spirit, The Maple Building's penthouse bathrooms are the perfect setting to relax and unwind in. Each features under-floor heating, walls finished in natural stone, de-mister mirrors, heated towel rails, mixers and showers by Hansgrohe. Some also include freestanding composite stone baths from where you can relax and enjoy the magnificent London skyline.

## TERRACES

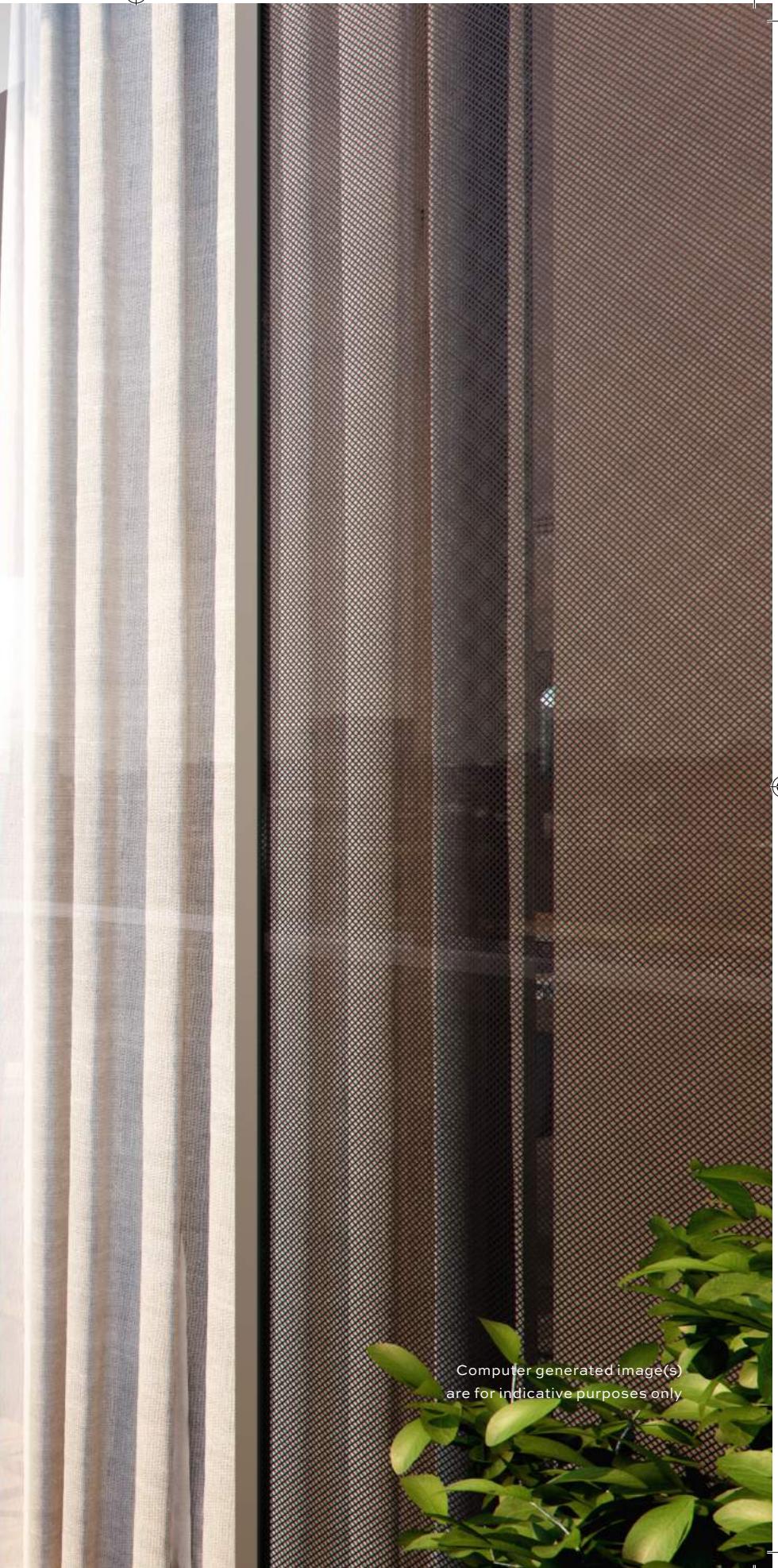
Outdoor space is precious in the capital, and these smart city gardens measure up to an impressive 1,380 sq ft. With ambient LED lighting, slip-resistant decking, power sockets and taps, the terraces offer the best in class of outdoor living space. Bringing a sought-after extra dimension to each home, the private areas are perfect for entertaining, relaxing or simply enjoying the spectacular views across London.





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# Penthouses

EXQUISITELY FINISHED TO THE HIGHEST  
SPECIFICATION, THE MAPLE BUILDING'S COLLECTION  
OF SEVEN PENTHOUSE APARTMENTS OFFER THE  
CHANCE FOR TRULY LUXURIOUS LONDON LIVING

501

The Regent



502

The Primrose



503

The Belsize



504

The Waterlow



505

The Westbere



506

The Whitestone



507

The Heath



# THE MAPLE BUILDING

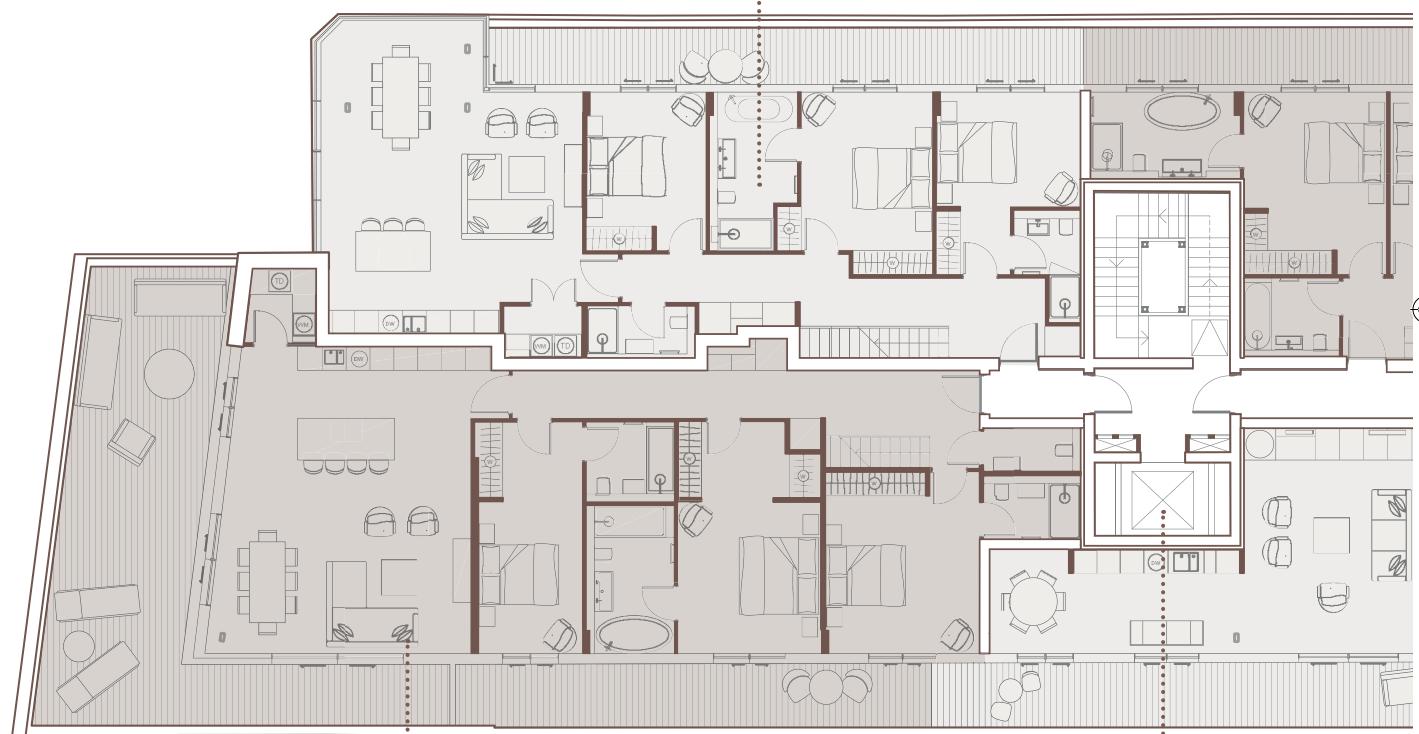
LONDON



## 5th Floor



N



### 502 - The Primrose

3 BEDROOM

Total area

161 sq m / 1,733 sq ft

### 501 - The Regent

3 BEDROOM

Total area

182.71 sq m / 1,967 sq ft

Lift



### 503 - The Belsize

2 BEDROOM

Total area

114.62 sq m / 1,234 sq ft

### 505 - The Westbere

1/2 BEDROOM

Total area

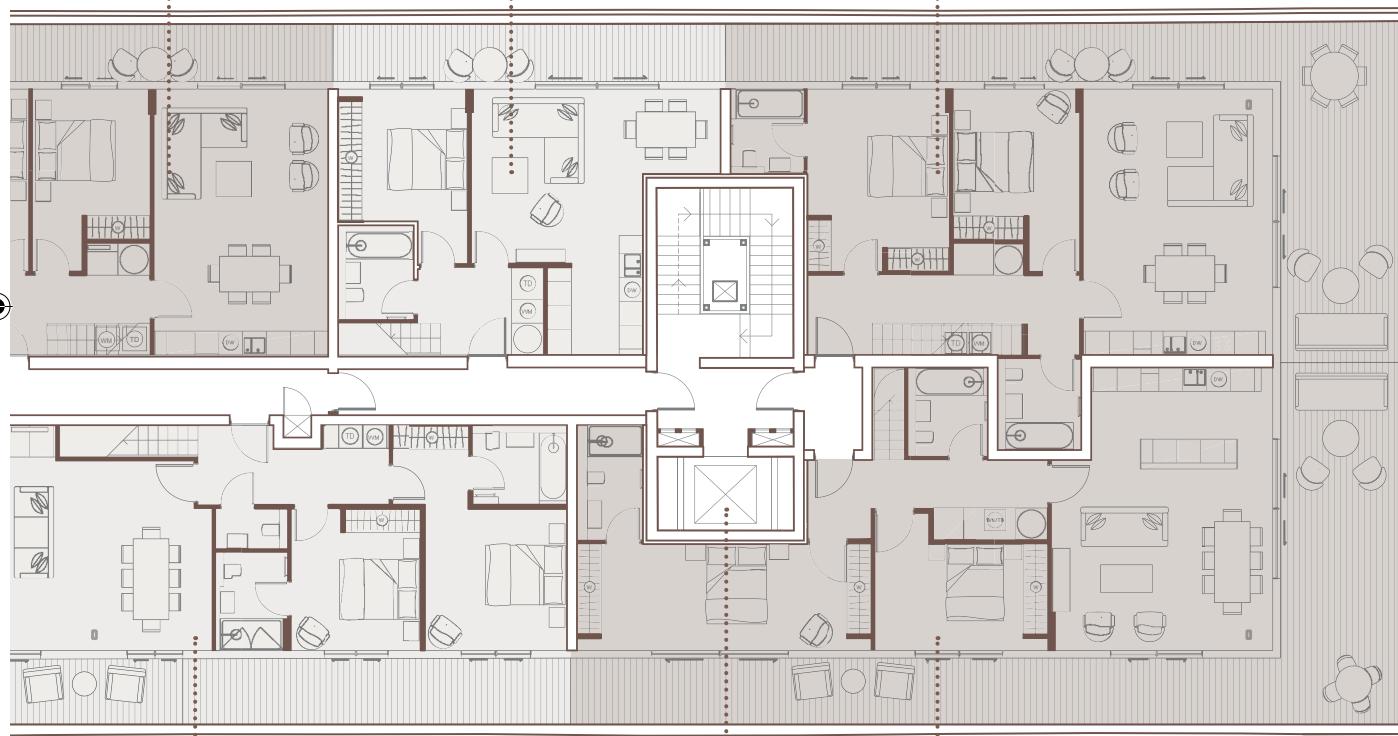
83.15 sq m / 895 sq ft

### 506 - The Whitestone

2 BEDROOM

Total area

111.84 sq m / 1,204 sq ft



### 504 - The Waterlow

2/3 BEDROOM

Total area

173.69 sq m / 1,870 sq ft

Lift

### 507 - The Heath

2 BEDROOM

Total area

118.28 sq m / 1,273 sq ft

# THE MAPLE BUILDING

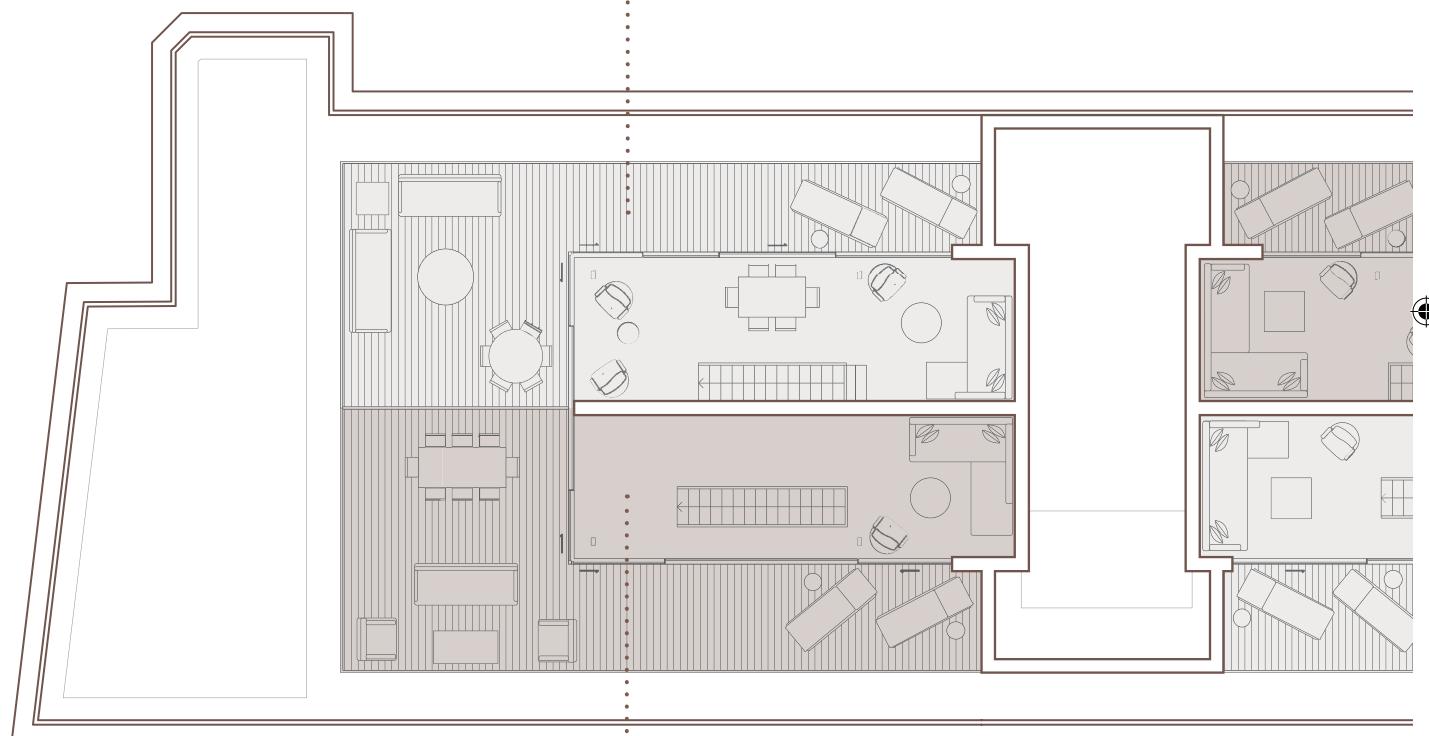
LONDON



## Top Floor



N



### 502 - The Primrose

3 BEDROOM

Total area

161 sq m / 1,733 sq ft

### 501 - The Regent

3 BEDROOM

Total area

182.71 sq m / 1,967 sq ft



### 503 - The Belsize

2 BEDROOM

Total area

114.62 sq m / 1,234 sq ft

### 505- The Westbere

1/2 BEDROOM

Total area

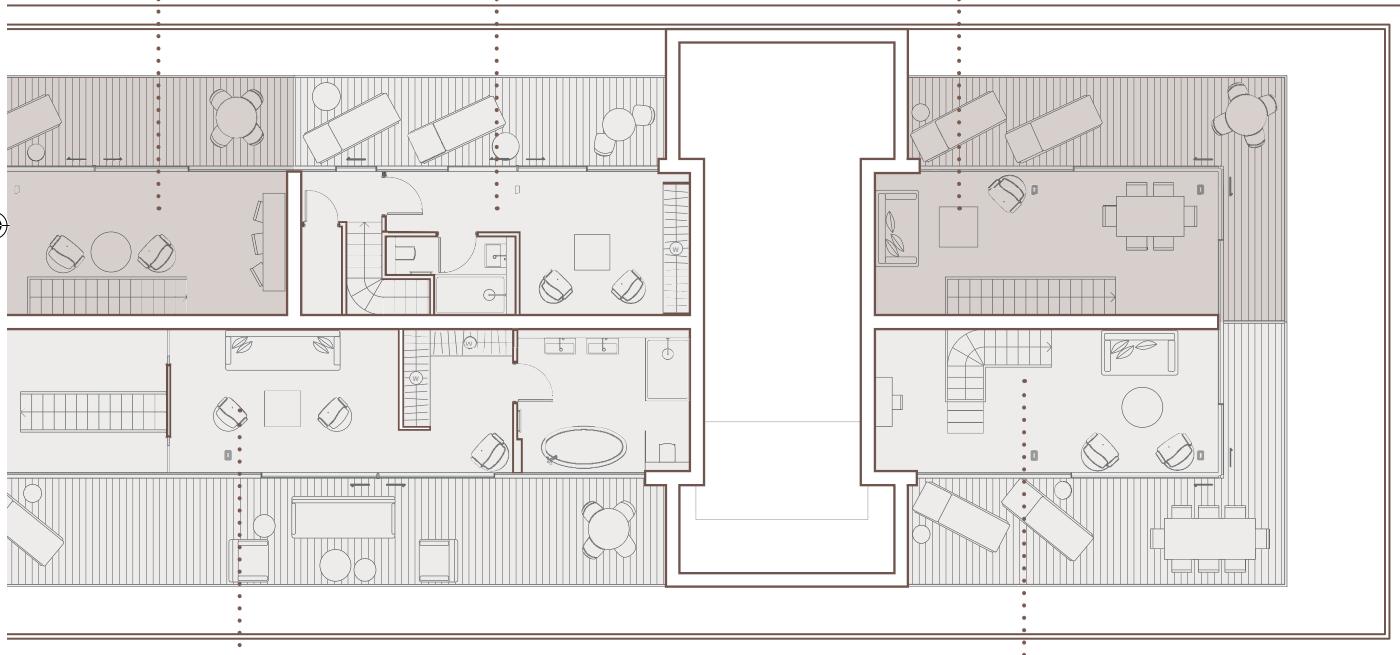
83.15 sq m / 895 sq ft

### 506 - The Whitestone

2 BEDROOM

Total area

111.84 sq m / 1,204 sq ft



### 504 - The Waterlow

2/3 BEDROOM

Total area

173.69 sq m / 1,870 sq ft

### 507 - The Heath

2 BEDROOM

Total area

118.28 sq m / 1,273 sq ft

# THE REGENT

## No. 501

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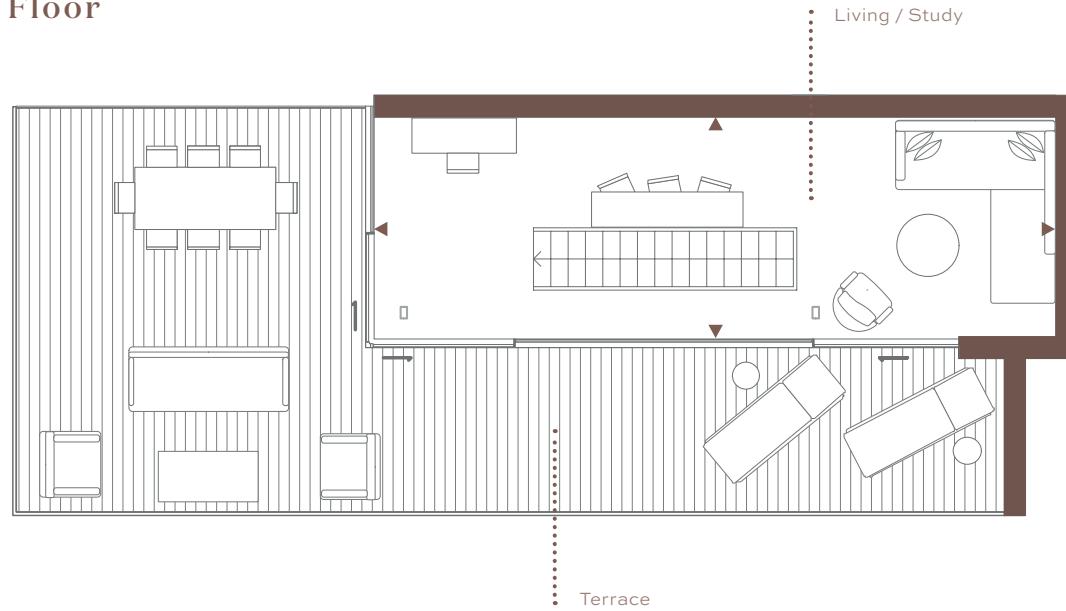
### THREE BEDROOM DUPLEX

Total Area	Sq m	Sq ft
Interior	182.71	1,967
Terrace	128.33	1,381

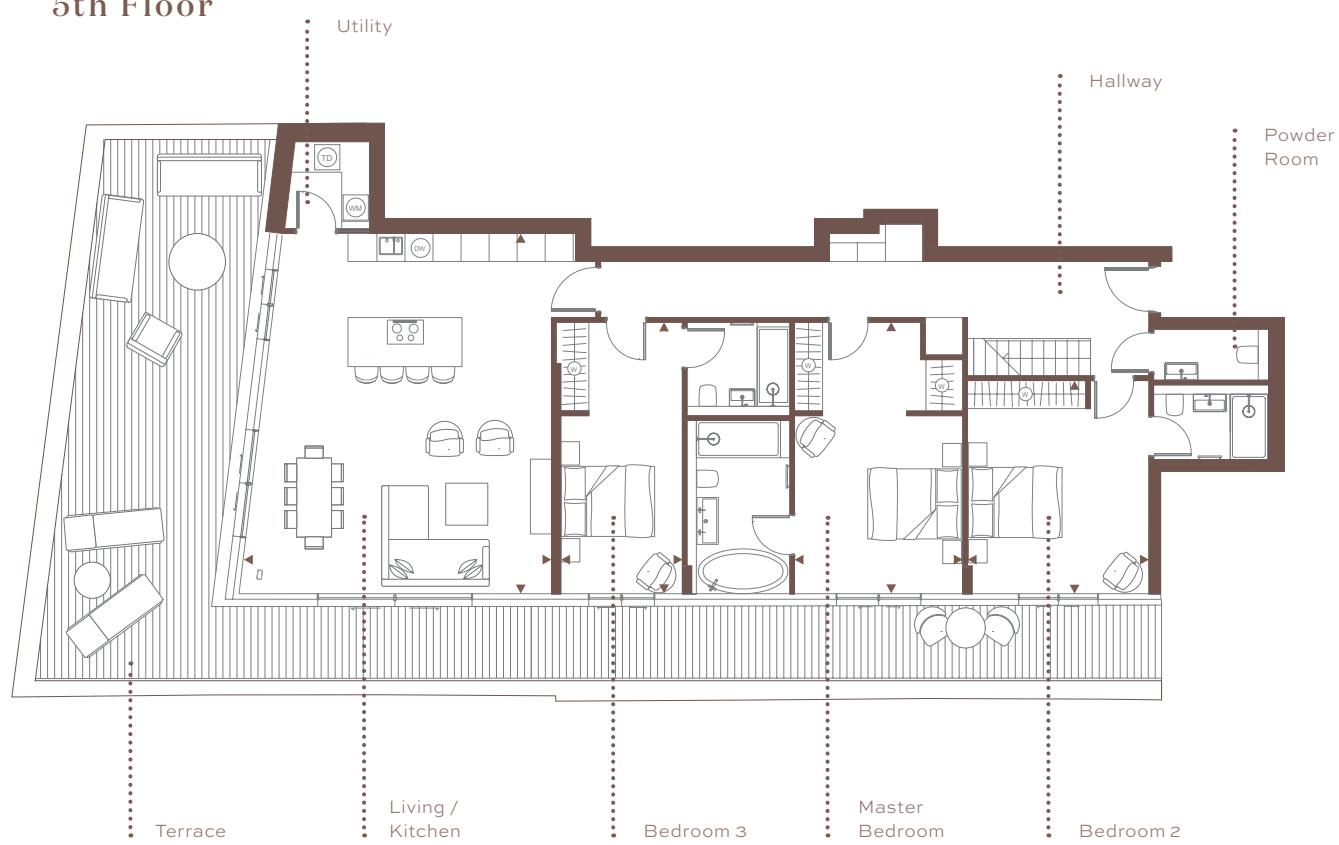
5th Floor	m	ft
Living / Kitchen	7.71 x 6.69	25.29 x 21.93
Master Bedroom	5.81 x 3.60	19.06 x 11.81
Bedroom 2	4.56 x 3.88	14.97 x 12.74
Bedroom 3	5.81 x 2.60	19.06 x 8.53
Terrace	23.95 x 11.54	78.57 x 37.85

6th Floor	m	ft
Living / Study	9.84 x 3.20	32.27 x 10.51
Terrace	14.31 x 5.77	46.94 x 18.93

## 6th Floor



## 5th Floor



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# THE PRIMROSE

## No. 502

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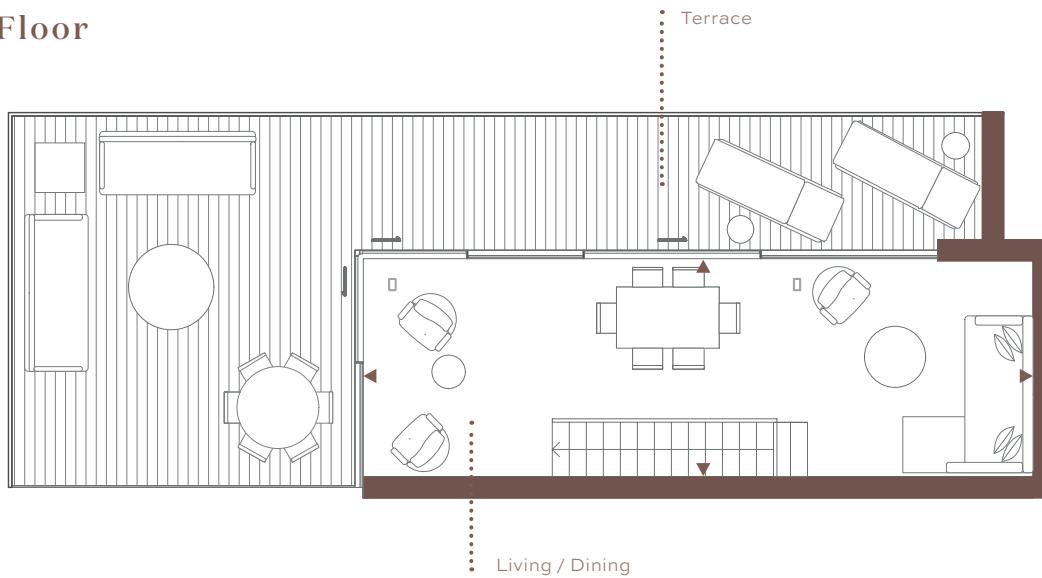
### THREE BEDROOM DUPLEX

Total Area	Sq m	Sq ft
Interior	161.00	1,733
Terrace	66.43	715

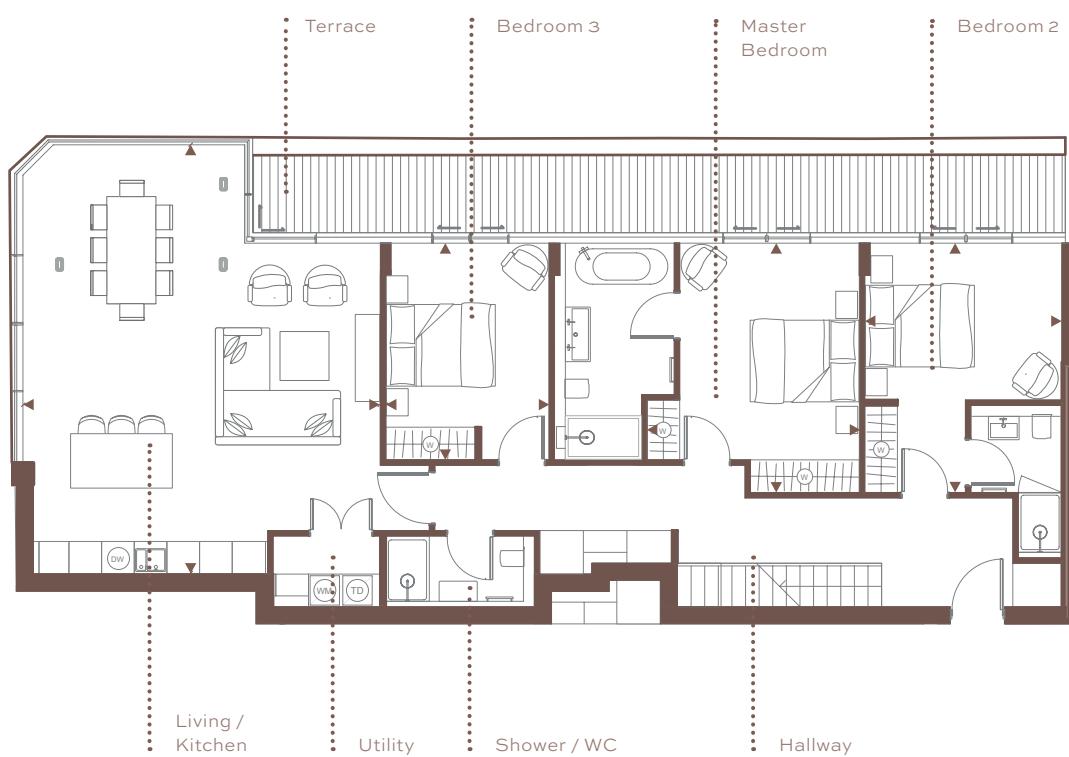
5th Floor	m	ft
Living / Kitchen	7.89 x 6.57	25.88 x 21.54
Master Bedroom	4.58 x 3.90	15.03 x 12.80
Bedroom 2	4.58 x 3.62	15.03 x 11.88
Bedroom 3	3.98 x 3.00	13.06 x 9.84
Terrace	15.01 x 1.45	49.94 x 4.74

6th Floor	m	ft
Living / Dining	9.84 x 3.20	32.27 x 10.51
Terrace	14.31 x 5.04	46.94 x 16.53

## 6th Floor



## 5th Floor



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# THE BELSIZE

## No. 503

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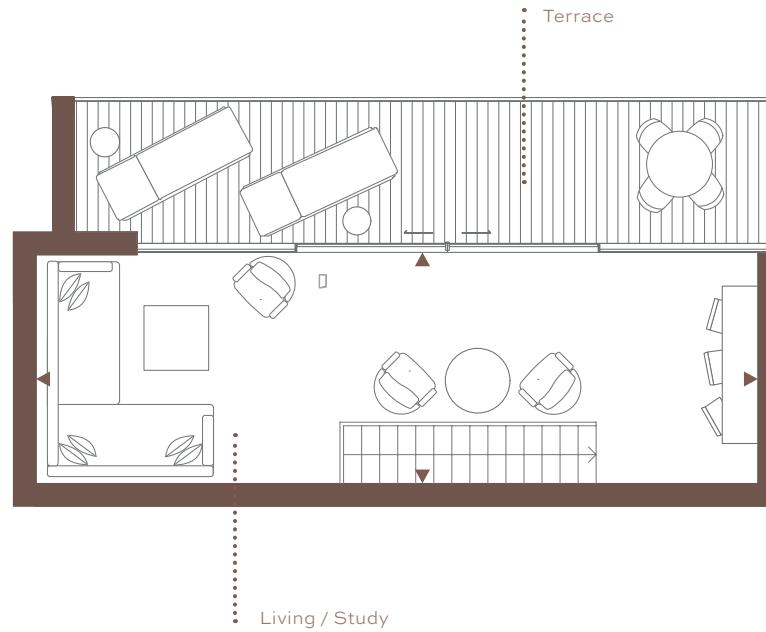
### TWO BEDROOM DUPLEX

Total Area	Sq m	Sq ft
Interior	114.62	1,234
Terrace	40.58	437

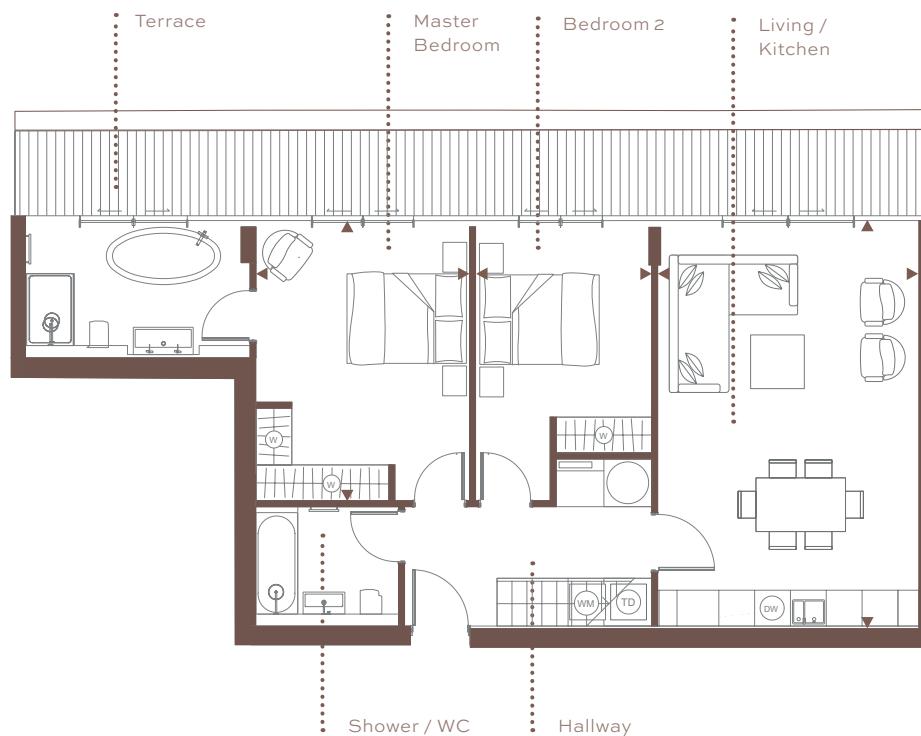
5th Floor	m	ft
Living / Kitchen	6.68 x 4.38	21.92 x 14.35
Master Bedroom	4.58 x 3.58	15.03 x 11.74
Bedroom 2	4.58 x 2.95	15.03 x 9.68
Terrace	15.20 x 1.47	49.88 x 4.82

6th Floor	m	ft
Living / Study	10.00 x 3.20	32.81 x 10.51
Terrace	9.55 x 1.99	31.34 x 6.51

## 6th Floor



## 5th Floor



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# THE WATERLOW

## No. 504

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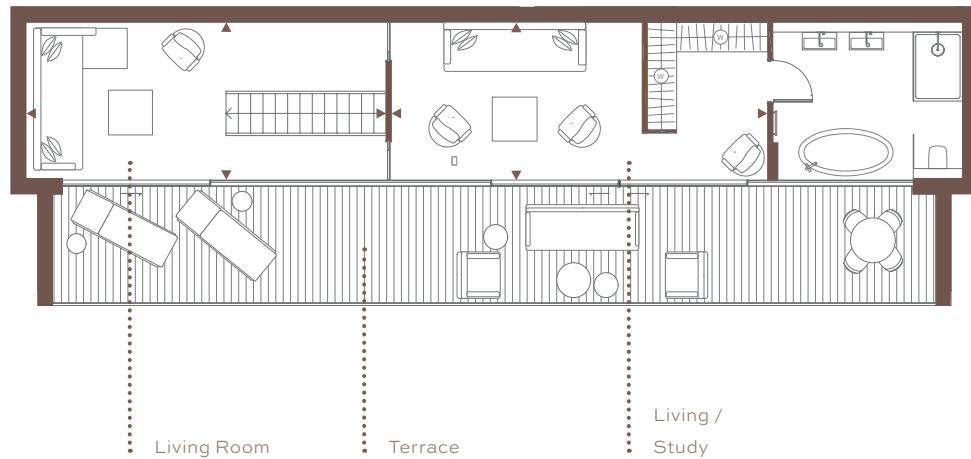
### TWO/ THREE BEDROOM DUPLEX

Total Area	Sq m	Sq ft
Interior	173.69	1,870
Terrace	81.76	880

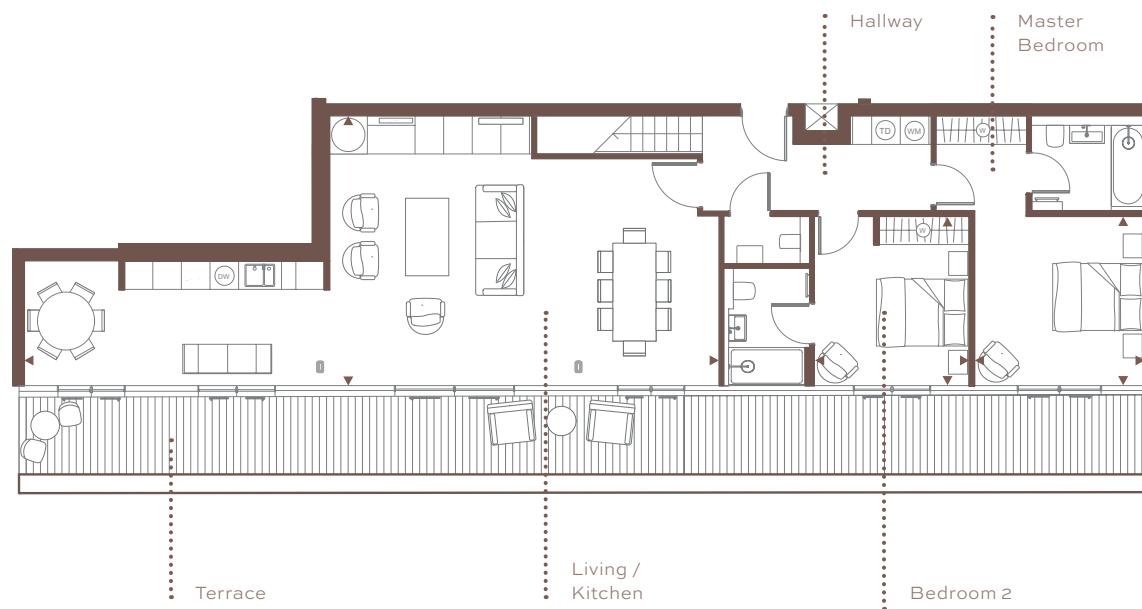
5th Floor	m	ft
Living / Kitchen	14.57 x 5.66	47.79 x 18.57
Master Bedroom	3.58 x 3.56	11.73 x 11.68
Bedroom 2	3.56 x 3.25	11.68 x 10.66
Terrace	23.74 x 1.69	77.89 x 5.55

6th Floor	m	ft
Living Room	7.30 x 3.20	23.95 x 10.51
Living / Study	7.74 x 3.20	25.41 x 10.51
Terrace	17.93 x 2.37	58.83 x 7.79

## 6th Floor



## 5th Floor



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# THE WESTBERE

## No. 505

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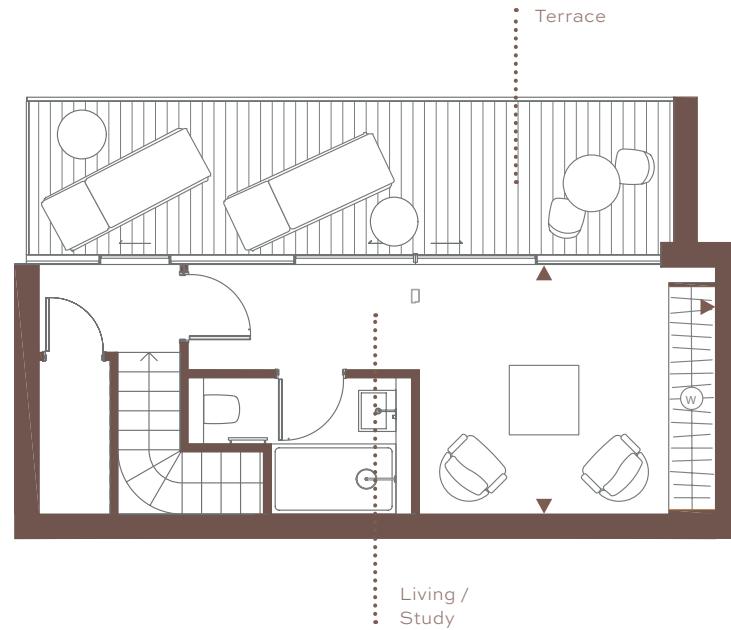
### ONE/TWO BEDROOM DUPLEX

Total Area	Sq m	Sq ft
Interior	83.15	895
Terrace	30.53	329

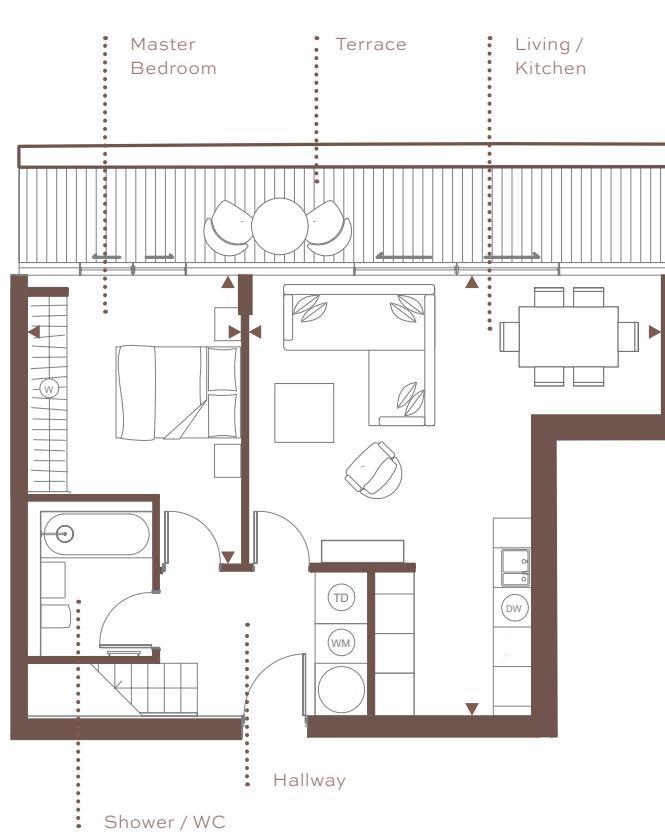
5th Floor	m	ft
Living / Kitchen	6.68 x 6.26	21.92 x 20.53
Master Bedroom	4.38 x 3.25	14.37 x 10.66
Terrace	9.86 x 1.47	32.35 x 4.82

6th Floor	m	ft
Living / Study	6.77 x 3.20	22.21 x 10.51
Terrace	8.20 x 1.99	26.90 x 6.51

## 6th Floor



## 5th Floor



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# THE WHITESTONE

## No. 506

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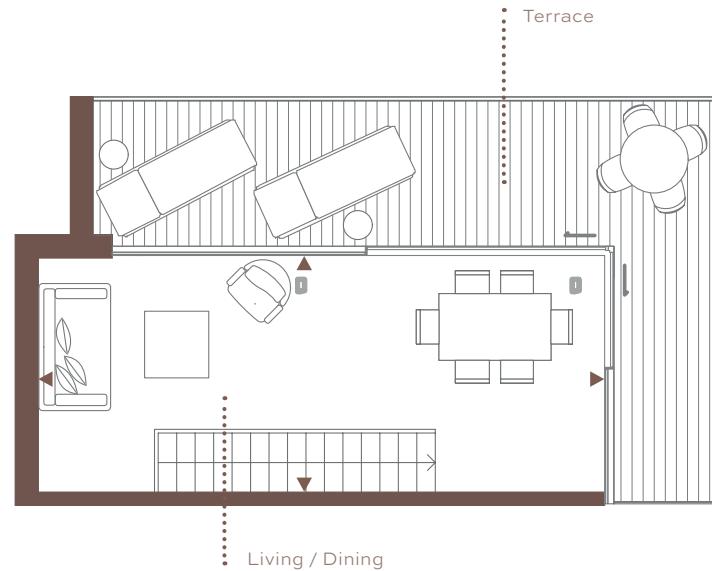
### TWO BEDROOM DUPLEX

Total Area	Sq m	Sq ft
Interior	111.84	1,204
Terrace	67.16	723

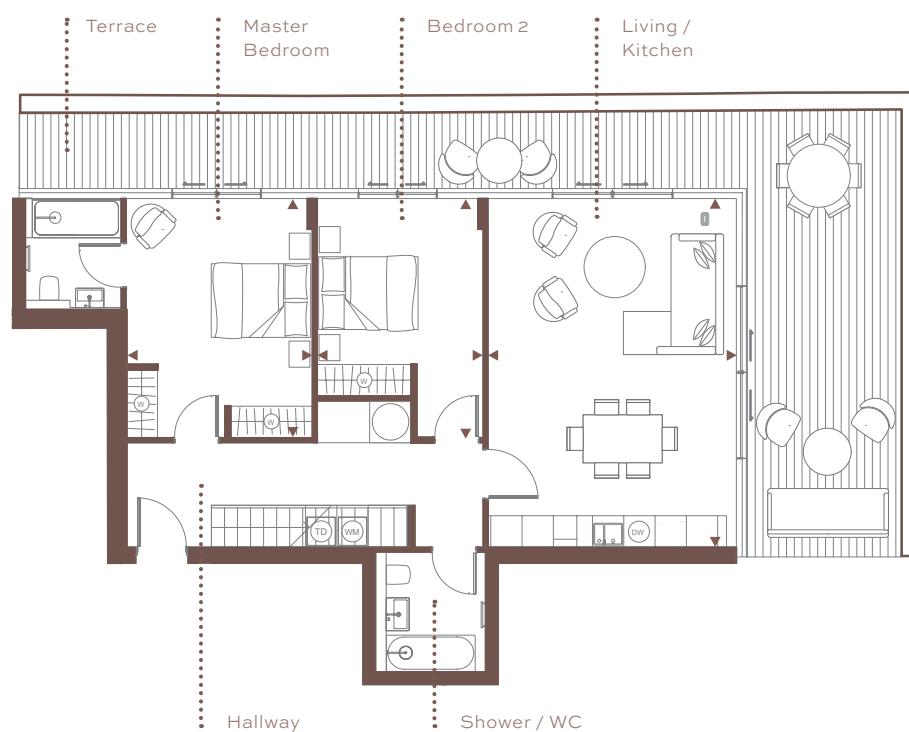
5th Floor	m	ft
Living / Kitchen	6.68 x 4.76	21.92 x 15.61
Master Bedroom	4.58 x 3.37	15.03 x 11.05
Bedroom 2	4.58 x 3.17	15.03 x 10.40
Terrace	16.92 x 8.55	55.51 x 28.04

6th Floor	m	ft
Living / Dining	7.68 x 3.20	25.18 x 10.51
Terrace	8.41 x 5.38	27.60 x 17.64

## 6th Floor



## 5th Floor



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# THE HEATH

## No. 507

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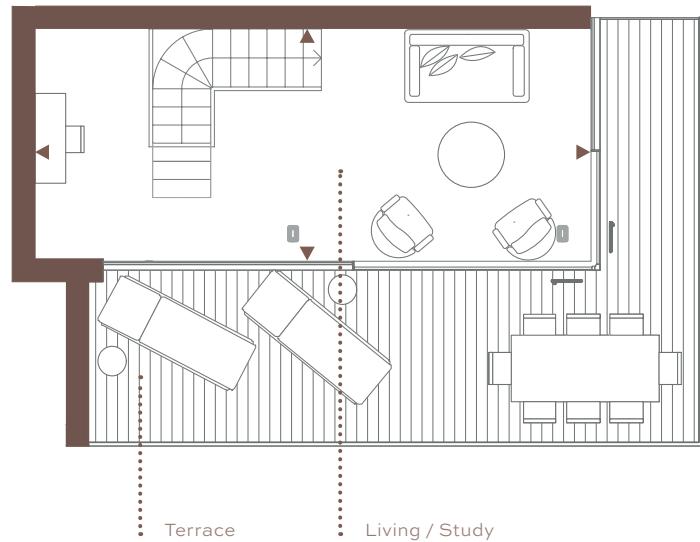
### TWO BEDROOM DUPLEX

Total Area	Sq m	Sq ft
Interior	118.28	1,273
Terrace	81.61	878

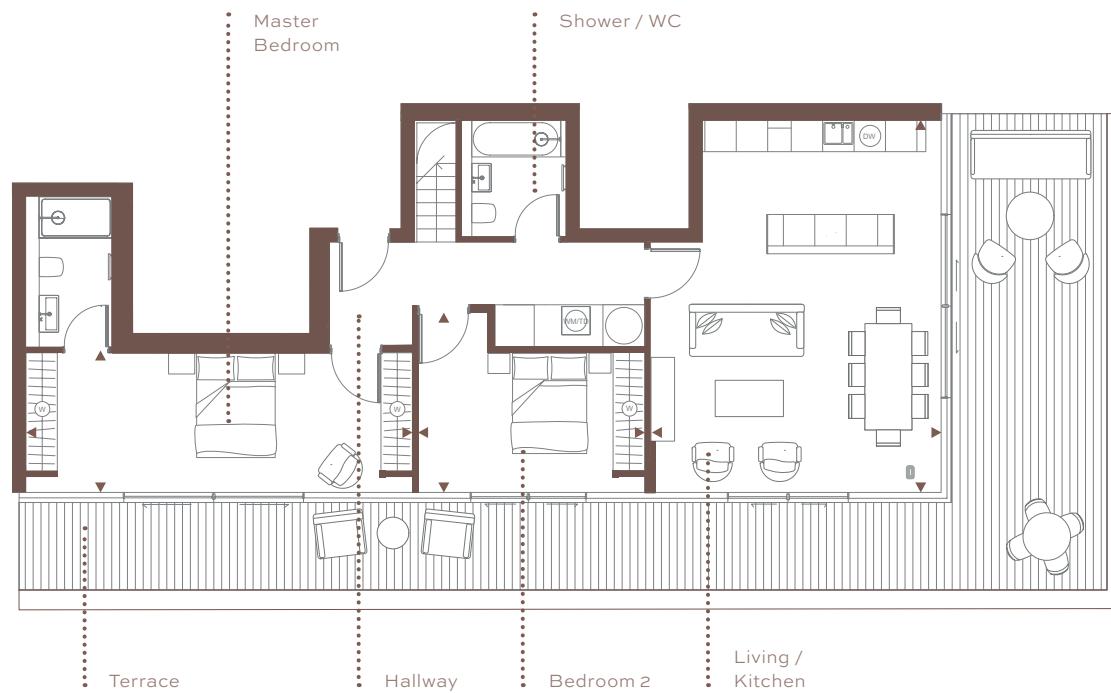
5th Floor	m	ft
Living / Kitchen	7.11 x 5.56	23.32 x 18.23
Master Bedroom	7.39 x 2.67	24.24 x 8.77
Bedroom 2	4.34 x 3.48	14.23 x 11.43
Terrace	20.78 x 9.13	68.16 x 29.95

6th Floor	m	ft
Living / Study	7.66 x 3.20	25.14 x 10.51
Terrace	8.46 x 5.76	27.77 x 18.90

## 6th Floor



## 5th Floor



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# Specification



## LIVING ROOMS

- Prime grade engineered timber boards to floor
- Biofuel fireplaces to larger apartments set in to marble-clad chimney breast

## KITCHENS

- High quality Italian, handleless base and wall cabinets, finished in a natural timber veneer
- Grey Marquina natural stone worktops, islands and full-height splashbacks
- Quooker combined boiling & cold filtered water tap
- Under-mounted stainless steel sinks
- Miele integrated fridge/freezer
- Wine fridge
- Miele multi-function electric oven
- Miele combination fan oven and microwave
- Miele Integrated four/five-burner electric induction hob
- Miele extractor fan with integrated lighting. Pop-up downdraft extractors for apartments with hobs on islands
- Miele integrated dishwasher
- Integrated warm-white downlights to the work surfaces and below wall units
- Compartmentalised waste storage
- Miele separate washer & dryer in a hall cupboard or utility room where available
- Large-format single slab of Carrara Marble to kitchen floors with islands

## BEDROOMS

- Prime grade engineered timber boards to floor
- Real timber veneer or lacquered fitted wardrobes with soft-close doors and internal lighting

## BATHROOMS

- Wall-mounted fully mirrored cabinets, with integrated lighting, shaver socket and demister feature
- Catalano premium basins and WCs
- Inova Premium-plus vanity units in either real wood veneer or metallic lacquered finishes
- Bette enameled steel baths, freestanding baths to be composite stone
- Hansgrohe bath/shower controls and accessories
- Frameless shower screens by Majestic with cut-out handle detail
- Hansgrohe wall-mounted rainshower
- Zehnder electric heated towel rails to bathrooms
- Wall tiles to bathrooms in natural stone in a combination of ribbed and honed textures
- Large format porcelain floor tiles

## TERRACES

- Composite, fluted, slip-resistant decking to terraces.
- Exterior power sockets and tap to all terraces
- Ambient LED perimeter lighting
- Frameless glazed balustrades to upper terraces

## DOORS

- Winkhaus Heritage locks to apartment entrance doors
- Dark grey matt spray finish, single recessed fielded panel, door furniture in brushed stainless steel with concealed hinges, door knocker and central door pull
- Ironmongery by Danish designer, Frost

## WINDOWS

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- Double glazing with slim-profile framing to all windows
- Wiring for electric curtain installation

## HEATING & COOLING

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- Underfloor heating throughout the apartments
- Comfort cooling provided throughout the apartments
- Hot water cylinder

## LIGHTING

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- Lighting comprises low energy LED luminaires throughout with accent lighting over kitchen cabinets and bedroom wardrobes
- Lutron lighting control to living rooms and bedrooms with smartphone/tablet compatibility
- Circuiting designed to allow option of installation of pendants
- Provision for table and floor lamps to be connected to a 5 amp lighting circuit in living rooms and bedrooms

## AUDIO & VISUAL

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- Dedicated space and network hub for multi room AV equipment
- High speed broadband by HyperOptic
- Integrated TV outlets offering free-to-air digital and satellite Sky TV services and hardwired 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 & wall outlets offering future upgrade for 5.1ch surround sound provision to the key living area in all apartments

## CONCIERGE & SECURITY

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- 24 hour concierge/security
- CCTV surveillance throughout public areas
- Security fob access control to all building entrances, car park, lifts and amenities
- Comelit colour video entry to all apartments with direct link to concierge
- Mains supply smoke and heat detectors and sprinkler systems
- Multi-point high security door locking system to entrance door with spy hole

## RESIDENTS FACILITIES

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- Private parking spaces available on request
- Residents' lounge area in reception
- Resident will have access to on-site gym
- Secure cycle storage

## WARRANTY

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

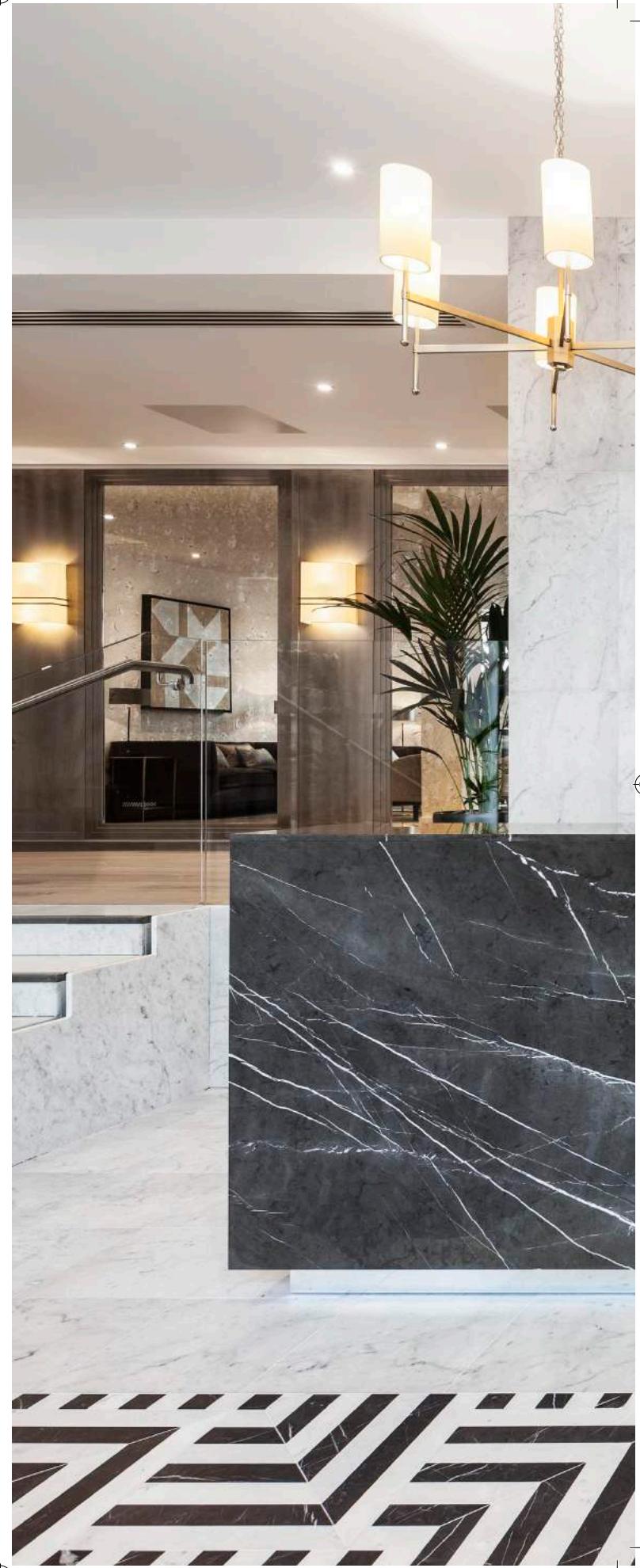
## SUSTAINABILITY

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The apartments are designed to achieve Code for Sustainable Homes level 4, and comply with the New London Plan by reducing CO<sub>2</sub> emissions by 20% from Building Regulations Part L requirements. For Predicted Energy Assessment ratings please refer to the price list for each apartment

## CONCIERGE & SECURITY

The 24-hour concierge service is on hand to assist with all resident enquiries, from giving directions to recommending the best shops, restaurants and bars in Kentish Town. There is CCTV surveillance throughout all public areas, security-fob access to all entrances, and colour video entry to the apartments – all with a direct link to the concierge. For further peace of mind, there are smoke and heat detectors and high-security door locks with spyholes on all front doors.



# THE MAPLE BUILDING

A DEVELOPMENT BY

# LINTON

INTERIOR DESIGN BY

## GORDON-DUFF & LINTON

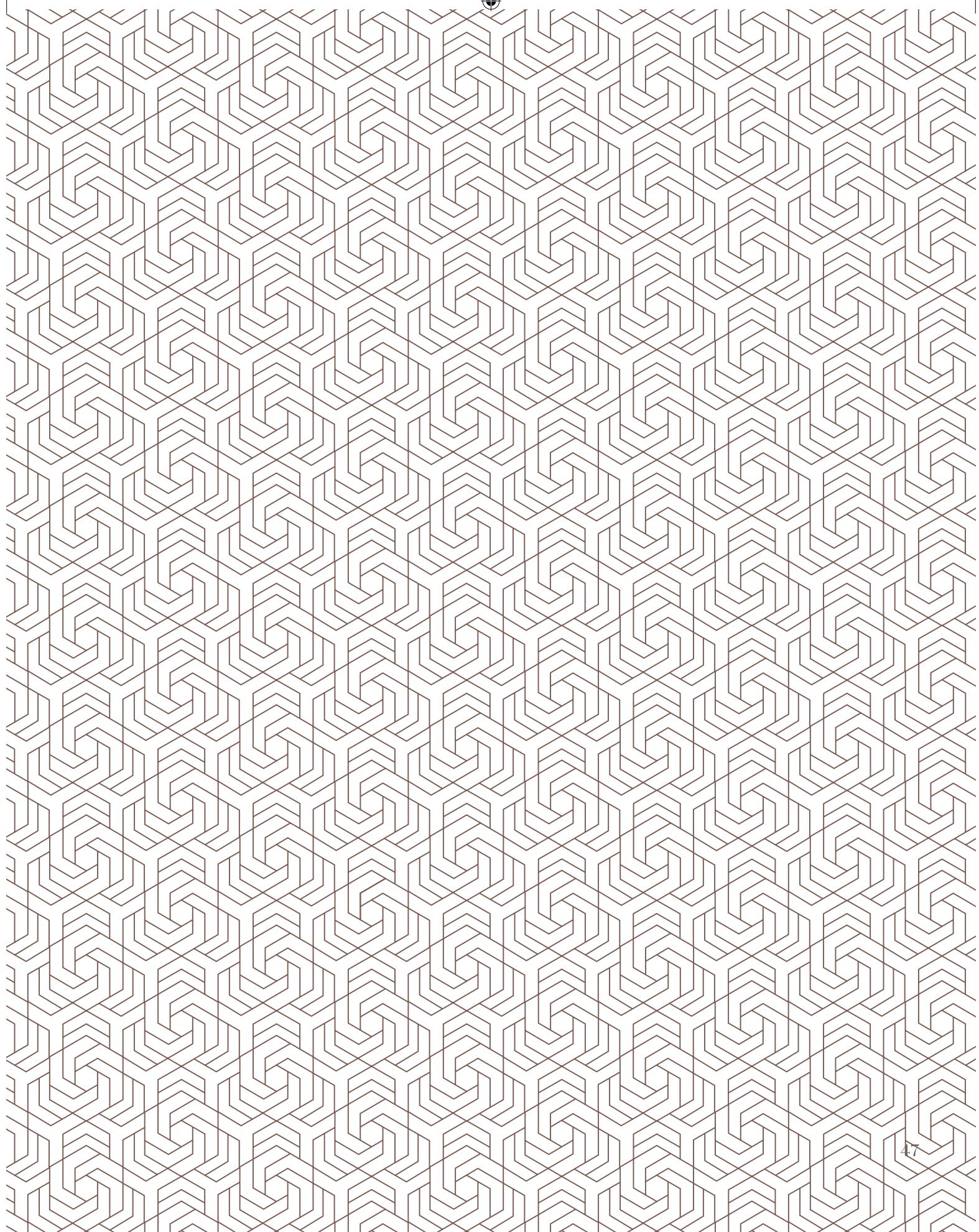
SALES REPRESENTATION BY



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2. Any areas, measurements or distances are approximate. The text, images, illustrations 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 facilities. Purchasers must satisfy themselves by inspection or otherwise.
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