

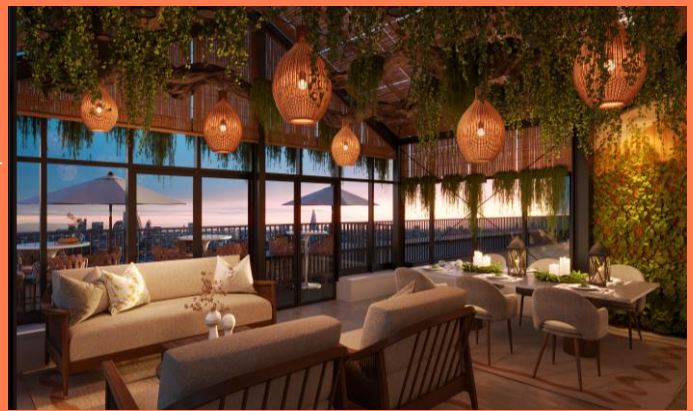
# CAMDEN GOODS YARD

LONDON NW1

## THE GALLERY

### A TRULY EXCITING PLACE TO LIVE

The Gallery at Camden Goods Yard marks the next chapter in one of London's most exciting new addresses. Offering 108 beautifully crafted residences, ranging from elegant Manhattan apartments up to spacious three-bedroom homes, it is a collection defined by flawless attention to detail, refinement and the spirit of modern London living.



### ONE BEDROOM HOMES

Building	Home	Floor	Type	Aspect	Internal SQ FT	Terrace/ Balcony SQ FT	Price £	Est. Weekly Rental £*	Rental Yield %	Anticipated Completion	Interior Palette
The Gallery	174	2	1 Bed	N/E	565	65	£795,000	£750	4.9%	Q3 - Q4 26	Selection
The Gallery	176	2	1 Bed	N/E	553	66	£795,000	£750	4.9%	Q3 - Q4 26	Selection
The Gallery	228	2	1 Bed	S/W	545	54	£775,000	£750	5.0%	Q4 26 - Q2 27	Selection
The Gallery	251	4	1 Bed	S/W	544	54	£785,000	£750	5.0%	Q4 26 - Q2 27	Selection
The Gallery	265	6	1 Bed	S/E S/W	549	54	£850,000	£775	4.7%	Q4 26 - Q2 27	Selection

### TWO BEDROOM HOMES

Building	Home	Floor	Type	Aspect	Internal SQ FT	Terrace/ Balcony SQ FT	Price £	Est. Weekly Rental £*	Rental Yield %	Anticipated Completion	Interior Palette
The Gallery	222	1	2 Bed	S/E	845	65	£1,300,000	£1,250	5.0%	Q4 26 - Q1 27	Selection
The Gallery	252	4	2 Bed	S/W N/W	1006	66	£1,440,000	£1,375	5.0%	Q4 26 - Q2 27	Selection
The Gallery	257	5	2 Bed	S/E S/W	873	66	£1,485,000	£1,375	4.8%	Q4 26 - Q2 27	Selection
The Gallery	264	5	2 Bed	N/E	842	65	£1,260,000	£1,375	5.7%	Q4 26 - Q2 27	Selection
The Gallery	269	6	2 Bed	S/W N/E	1006	66	£1,480,000	£1,400	4.9%	Q4 26 - Q2 27	Selection



St George

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## THE CAMDEN GOODS YARD GALLERY

### TENURE

999 year lease from 01 January 2025

### COMPLETION

Estimated completion from:  
Q3 2026 – Q2 2027

### SERVICE CHARGE\*\*

£6.42/ £6.51 per sq ft per annum

### GROUND RENT

In line with Government legislation,  
a peppercorn rent will be applicable  
to all apartments

### PAYMENT STRUCTURE

- 10% of purchase price payable on exchange
- 5% of purchase price payable 6 months after exchange of contracts
- 85% payable on completion

### RESERVATION DEPOSIT

- £5,000 up to £999,999
- £10,000 for £1 million+

### EXCHANGE

- 28 days from reservation

### DOCUMENTATION

Required for exchange of contract:

- Photo identification: passport/ driving licence or official identification card
- A current utility bill or bank statement showing name and home address, no older than 6 months
- Please be advised that if originals are not certified by the sales office, St George must be provided with certified copies of the above documents

If the property is being taken in a company name, then the following must be provided:

- A copy of the certificate of incorporation and memorandum of articles and association
- Evidence of the company's registered address
- A list of directors
- A list of shareholders
- Individual photo identification and address identification for directors and shareholders

\*Estimated Rental Value provided by Foxtons. Please be aware that these details are intended to give a general indication of properties available and should be used as a guide only. The company reserves the right to alter these details at any time. The contents herein shall not form any part of any contract or be a representation including such contract. These properties are offered subject to availability. Applicants are advised to contact the sales office or the appointed agents to ascertain the availability of any particular type of property. The property areas are provided as gross internal areas under the RICS measuring practice 6th edition recommendation. Subject to change.  
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\*\*Estimated service charge is an estimate only and is subject to change. This estimated service charge does not include communal energy. The estimated service charge provides an indication of the anticipated expenditure for the first service charge year (which runs from 1 Jan – 31 December). The managing agents will issue you with a copy of the new service charge budget prior to the commencement of each forthcoming service charge year. The estimate is dated March 2022 and does not make allowances for increases due to RPI, inflation etc. from the date of preparation to legal completion. Terms of change that can affect the service charge include, but are not limited to, changes in industry or government legislation, unexpected costs, and any other matter outside of the control of St George. The appointed managing agent may also charge additional fees, outside of the service charge, for items including, but not limited to, licences and consents, sub-letting, legal proceedings, and re-selling / sales pack. Completion dates are anticipated only and will only become fixed once notice to complete is served in line with the terms of the contract. Photography and Computer-generated imagery is indicative only. Pricelist as of 31/12/2025