

THE  
**AZURE**  
COLLECTION

**CLARENDON**  
LONDON N8

**St William**  
Designed for life



# DISTINCTIVE. LONDON. LUXURY.

Discover a place where you can indulge in luxurious London living every day; where the capital's leading shopping, dining and cultural destinations are just a short distance away; and where home is a unique and tranquil haven amid the buzz of the city.

Discover The Azure Collection.



**23** THE WEST END  
MINUTES\* FROM WOOD  
GREEN STATION



**28** KNIGHTSBRIDGE  
MINUTES\* FROM WOOD  
GREEN STATION

\*Travel times are approximate. Source: tfl.gov.uk

INTRODUCING

# THE AZURE COLLECTION

Welcome to The Azure Collection at Clarendon, an exclusive range of apartments that will enhance your London lifestyle.

The architecturally designed layouts give these apartments their own individual character and complement your lifestyle. Extensive glazing and private balconies provide expansive views in multiple directions, with some apartments directly looking out over Moselle Walk and the landscaped square. This creates a greater sense of openness and connection with the outside. There are four apartment types to choose from: The Peony, The Blossom, The Jade and The Lotus. Each one has its own bespoke design features, with the flexibility to adapt to different lifestyles.



The exterior setting is equally well considered. Moselle Walk is a leafy boulevard which leads directly from The Azure Collection around Clarendon, while residents can also relax in the beautifully landscaped central square.



14 KING'S CROSS  
ST PANCRAS  
INTERNATIONAL  
MINUTES\* FROM WOOD GREEN STATION

Computer Generated Images are indicative only.  
\*Travel times are approximate. Source: tfl.gov.uk

# BESPOKE DESIGN



“Clarendon is a fascinating project for Panter Hudspith. Both the layout of the scheme and the architecture have been shaped and inspired by the site’s historic use and the characterful detailing of the brickwork in the nearby conservation area Noel Park.

“These collections of homes are set within a network of sociable public and private spaces: numerous pocket parks, Hornsey Park, Moselle Walk and a vibrant public square come together to form a richly landscaped environment.”

**Gareth Hunter**, Panter Hudspith Architects

## GREENERY ALL AROUND

As well as the surrounding landscaped green spaces, residents at The Azure Collection have their own rooftop garden to unwind in whenever they want. With stunning views, rich planting to enchant the senses and a mix of sociable seating areas and peaceful corners, it is a wonderful oasis in the sky.

# THE HEIGHT OF LONDON LIVING

With journey times to Central London of just 14 minutes, The Azure Collection is ideally located for a vibrant and cosmopolitan lifestyle. The whole of this magnificent city is within easy reach, with its vast range of shopping, dining, social, entertainment, cultural, heritage and sporting attractions.

Explore international cuisine, trendy bars and artisan shopping at stylish Coal Drops Yard in King's Cross, or connect with Eurostar services to Paris, Brussels and Amsterdam. For designer shopping, Bond Street is just 27 minutes away by tube. This famous shopping street is lined with the world's top designers and luxury goods.



Canalside walks, the British Library, Granary Square and Coal Drops Yard with restaurants, cafés and shops.



Historic financial district, with skyscrapers, medieval alleyways, St Paul's Cathedral and numerous smart restaurants and bars.



London's theatreland, with dozens of theatres and performances venues, shopping and buzzing nightlife.



Luxury shopping destination with iconic department stores Harrods and Harvey Nichols, and international fashion brands.



Beautiful parks, cobbled mews, famous museums, Kensington Palace and the Royal Albert Hall.



Leading business district with shops, cafés, bars, restaurants and public art, all surrounded by the water of London's docks and the River Thames.



# SPECIFICATION

Luxurious finishes, premium fixtures and fittings, and attention to detail create homes of contemporary elegance.

## KITCHENS

Interior designed fitted kitchens with bespoke cupboard handles and satin brass utensil rail

Feature lighting to underside of wall units and full height tiled splashback

Integrated appliances including:

- Extractor hood
- Fridge/freezer
- Dishwasher

Integrated Siemens branded appliances:

- Single oven
- Microwave oven
- Touch control induction hob with four zones

Composite stone worktops

1.5 bowl undermount sink

Monoblock tap

Satin stainless steel finish to sockets at kitchen splashback only

## BATHROOMS/ EN SUITES

Tiling to floor and selected walls (available in three palette options)

Feature tiling to selected walls (palette defines location)

Mirrored cabinet with feature lighting, open shelving and shaver socket

Bespoke designed vanity unit with composite stone top and bespoke towel bar

Undermount ceramic basin with polished chrome monoblock tap

White WC with concealed cistern and polished chrome dual flush button

White bath with glass bath screen, wall mounted shower and rail, concealed thermostatic mixer and bath filler (where bathroom is noted on floorplan)

White shower tray with sliding glass screen, wall mounted rail, hand shower and concealed thermostatic mixer (where en suite noted on floorplan)

White shower tray with fixed glass screen, wall mounted hand shower, overhead rain shower and concealed thermostatic mixer (where shower suite noted on floorplan)

Chrome heated towel rail

Polished chrome accessories including:

- Paper holder
- Robe hooks
- Bath/shower shelf

## WARDROBES

Fitted wardrobe to bedroom 1 with high level shelf, hanging rail

Wardrobe upgrade to additional bedrooms

## WALL / FLOOR FINISHES

Off-white painted internal walls and ceilings

Two colourways of timber effect flooring to hall, kitchen/living room and coat cupboard

Two colourways of carpet to all bedrooms

Optional upgrade to timber effect flooring in bedrooms

## GENERAL

Free-standing washer-dryer located in utility cupboard

White sockets and light switches throughout (with exception of kitchen)

Downlights to hallways, bathrooms, kitchen, open plan living rooms and bedroom 1

Pendants to additional bedrooms

Lighting to utility and coat cupboards

CCTV to car park and external communal area

Underfloor heating throughout the whole apartment

Your attention is drawn to the fact that in rare circumstances it may not be possible to obtain the exact products or materials referred to in the specification. St William Homes LLP reserves the right to alter, amend or update the specification, which may include changes in the colour, material or brand specified. In such cases, a similar alternative will be provided. St William Homes LLP reserves the right to make these changes as required. A number of choices and options are available to personalise your home. Choices and options are subject to time frames, availability and change.



# FLOORPLANS

2 BEDROOM APARTMENTS



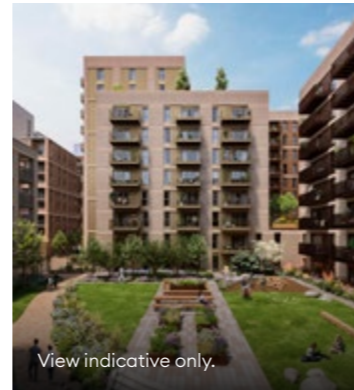
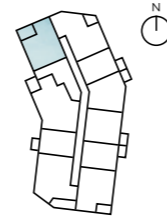
# THE PEONY

Generous bedrooms complement the chic open plan kitchen/living/dining area of this graceful, balanced home. The principal bedroom benefits from a premium en-suite and fitted wardrobe, while the second bedroom has large windows to give an overall feeling of lightness in this attractive space. The balcony unveils a new spaciousness outside, and a separate utility and storage area preserves the clean lines of the home.

## 2 BEDROOMS

INTERNAL 64.2 M<sup>2</sup> | 691 SQ FT

EXTERNAL 6.3 M<sup>2</sup> | 67 SQ FT



### Type D7A

APARTMENTS D320, D350

**KEY**  
 W: FITTED WARDROBE  
 -- OPTIONAL WARDROBE  
 U: UTILITY  
 S: STORAGE

Window position varies from floor to floor. Floorplans shown for are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. To increase legibility these plans have been sized to fit the page, therefore each plan may be at a different scale to others within this brochure.

KITCHEN/LIVING/DINING	4.50 x 4.66 m	14ft 9" x 15ft 3"
BEDROOM 1	3.67 x 3.60 m	12ft 0" x 11ft 10"
BEDROOM 2	3.48 x 3.41 m	11ft 5" x 11ft 2"
BALCONY	2.98 x 1.94 m	9ft 9" x 6ft 4"

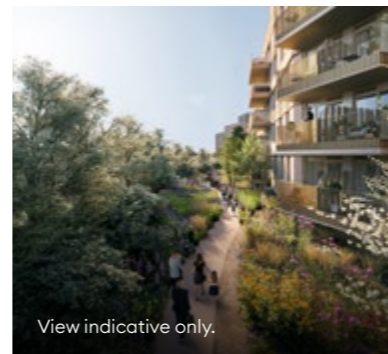
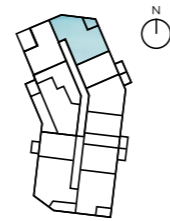




# THE BLOSSOM

Light floods into the open plan kitchen/living/dining area from different angles thanks to the fully glazed doors to the balcony and the adjacent window. The result is a spectacular space with views looking out to the leafy Moselle Walk. Large windows in spacious bedrooms also allow natural light to pour in and offer further views.

**2 BEDROOMS**  
**INTERNAL 65.3 M<sup>2</sup> | 702 SQ FT**  
**EXTERNAL 6.6 M<sup>2</sup> | 71 SQ FT**



## Type D8

APARTMENTS D331, D341, D351

**KEY**  
W: FITTED WARDROBE  
-- OPTIONAL WARDROBE  
U: UTILITY  
S: STORAGE

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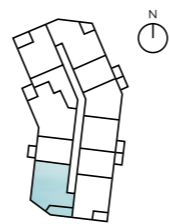
KITCHEN/LIVING/DINING	5.00 x 5.21 m	16ft 5" x 17ft 1"
BEDROOM 1	2.82 x 4.99 m	9ft 3" x 16ft 4"
BEDROOM 2	3.66 x 2.75 m	12ft 0" x 9ft 0"
BALCONY	2.88 x 2.77 m	9ft 5" x 9ft 1"



# THE JADE

Generous bedrooms and bathrooms, including a principal suite encompassing a shower room and wardrobe area, are balanced by the well-proportioned living space. The kitchen occupies its own zone, introducing an element of separation whilst still benefitting from the sociability of open plan living.

**2 BEDROOMS**  
**INTERNAL 69.7 M<sup>2</sup> | 750 SQ FT**  
**EXTERNAL 7.6 M<sup>2</sup> | 81 SQ FT**



## Type D9

APARTMENTS D307, D317, D327, D337, D347

**KEY**  
W: FITTED WARDROBE  
-- OPTIONAL WARDROBE  
U: UTILITY  
S: STORAGE

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KITCHEN	2.73 x 3.16 m	8ft 11" x 10ft 4"
LIVING/DINING	4.99 x 4.24 m	16ft 4" x 13ft 11"
BEDROOM 1	3.06 x 5.00 m	10ft 0" x 16ft 5"
BEDROOM 2	2.74 x 3.84 m	8ft 12" x 12ft 7"
BALCONY	4.59 x 1.71 m	15ft 1" x 5ft 7"



# THE LOTUS

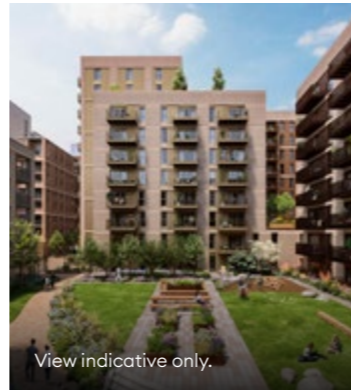
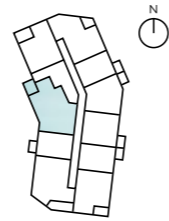
This apartment creates a sense of two wings, with its sleeping area on one side, and kitchen/living/dining area on the other. The large kitchen area includes a breakfast bar for relaxed dining and sociable cooking, while the living space enjoys views from two different angles.

## 2 BEDROOMS

INTERNAL 74.9 M<sup>2</sup> | 806 SQ FT

EXTERNAL 7.2 M<sup>2</sup> | 78 SQ FT

EXTERNAL\* 7.7 M<sup>2</sup> | 83 SQ FT



View indicative only.



### Type D10

APARTMENTS D309, D329, D339\*, D349\*

#### KEY

- W: FITTED WARDROBE
- OPTIONAL WARDROBE
- U: UTILITY
- S: STORAGE

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KITCHEN/LIVING/DINING	5.73 x 5.65 m	18ft 9" x 18ft 6"
BEDROOM 1	4.75 x 2.74 m	15ft 7" x 8ft 12"
BEDROOM 2	4.70 x 3.60 m	15ft 5" x 11ft 10"
BALCONY	2.20 x 2.87 m	7ft 3" x 9ft 5"
BALCONY*	3.09 x 2.42 m	10ft 2" x 7ft 11"

# EXPLORE

the beautifully styled show home to experience what living at The Azure Collection could be like.

[CLICK HERE TO VIEW THE VIRTUAL TOUR](#)





# RESIDENTS' FACILITIES

*The Park Club*

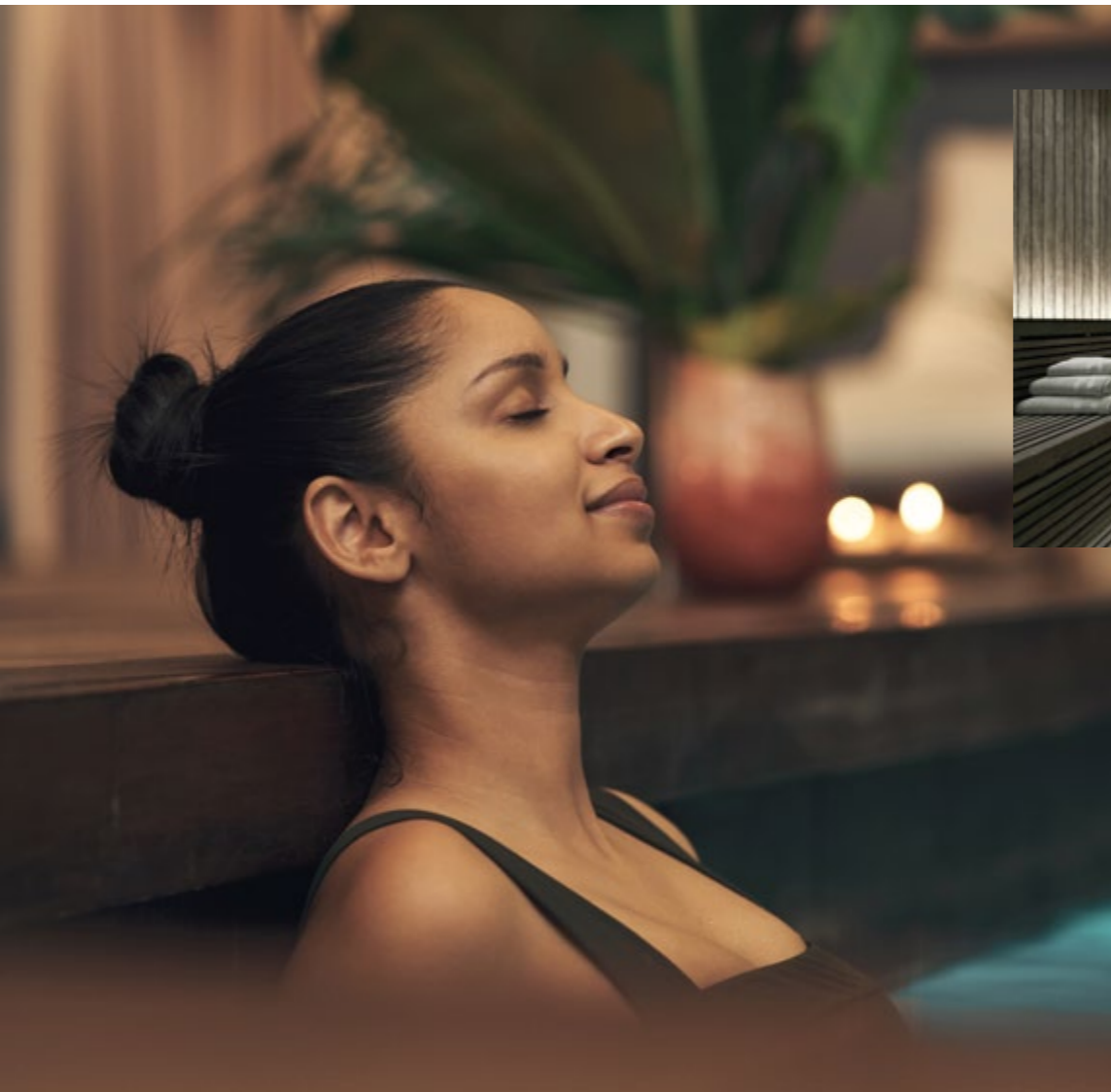


The Zen Studio is a calm space, with natural textures and large windows that allow the light to pour in.

# the Park Club

Indulge and unwind with an exclusive collection of residents' facilities located at the heart of Clarendon

- 🌸 Residents' Lounge
- 🌸 Gym
- 🌸 16m Swimming Pool
- 🌸 Sauna
- 🌸 Steam Room
- 🌸 Intensity Studio
- 🌸 Zen Studio
- 🌸 Treatment Room



Complete your sense of wellbeing with a sauna and spa treatment, the ideal way to finish your day.

Computer generated images are indicative only.



Soft lighting and natural finishes make this a soothing space for early-morning laps or a weekend dip.

# LOVE LIFE EVERYDAY

CLARENDONN8.CO.UK

OUR VISION  
**2030**  
TRANSFORMING TOMORROW

 **Berkeley**  
Group  
Proud member of the  
Berkeley Group

 **Investor in  
Customers**  
Gold 2022

**St William**  
Designed for life

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