

ACE TO SETTLE DOWN. MAKE A HOME. MAKE IT NICE. MEET THE NEIGHBOURS. MAKE THEM TEA. MAKE SOME NOISE. HAVE A LAU

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THE



Tipton

KENTISH TOWN

GH. HAVE A MOMENT. MAKE UP. MAKE LOVE. HAVE A DRINK. MAKE DINNER. MAKE A LIFE. FIND A PLACE TO SETTLE DOWN. MAKE A HOME. MAKE IT NICE. MEET THE NEIGHBOURS. M

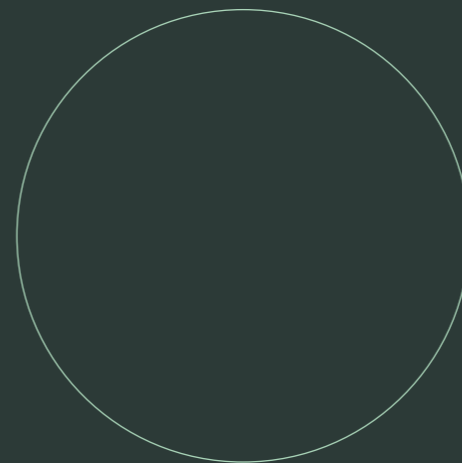
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MAKE A LIFE.

THE

Tipton

27-29 HIGHGATE ROAD
LONDON NW5







OUR STAR WAS BORN HERE

Born in Kentish Town in 1886, Violet Mary Tipton was making her way as a West End chorus girl at the young age of 16. Her big break came at the Alhambra Theatre in the role of Emma alongside George Robey in *The Bing Boys are Here*.

She came to be one of the first 20th Century female stars and as a Times obituary in 1956 wrote: "She possessed the warmth and tenderness that belongs only to great artists."

There's no blue plaque in Kentish Town to mark the birthplace of this groundbreaking star. So let The Tipton be a reminder as it invites you to make your mark and join a long history of legends who call this corner of London home.





LOVE FOR THE LOCAL

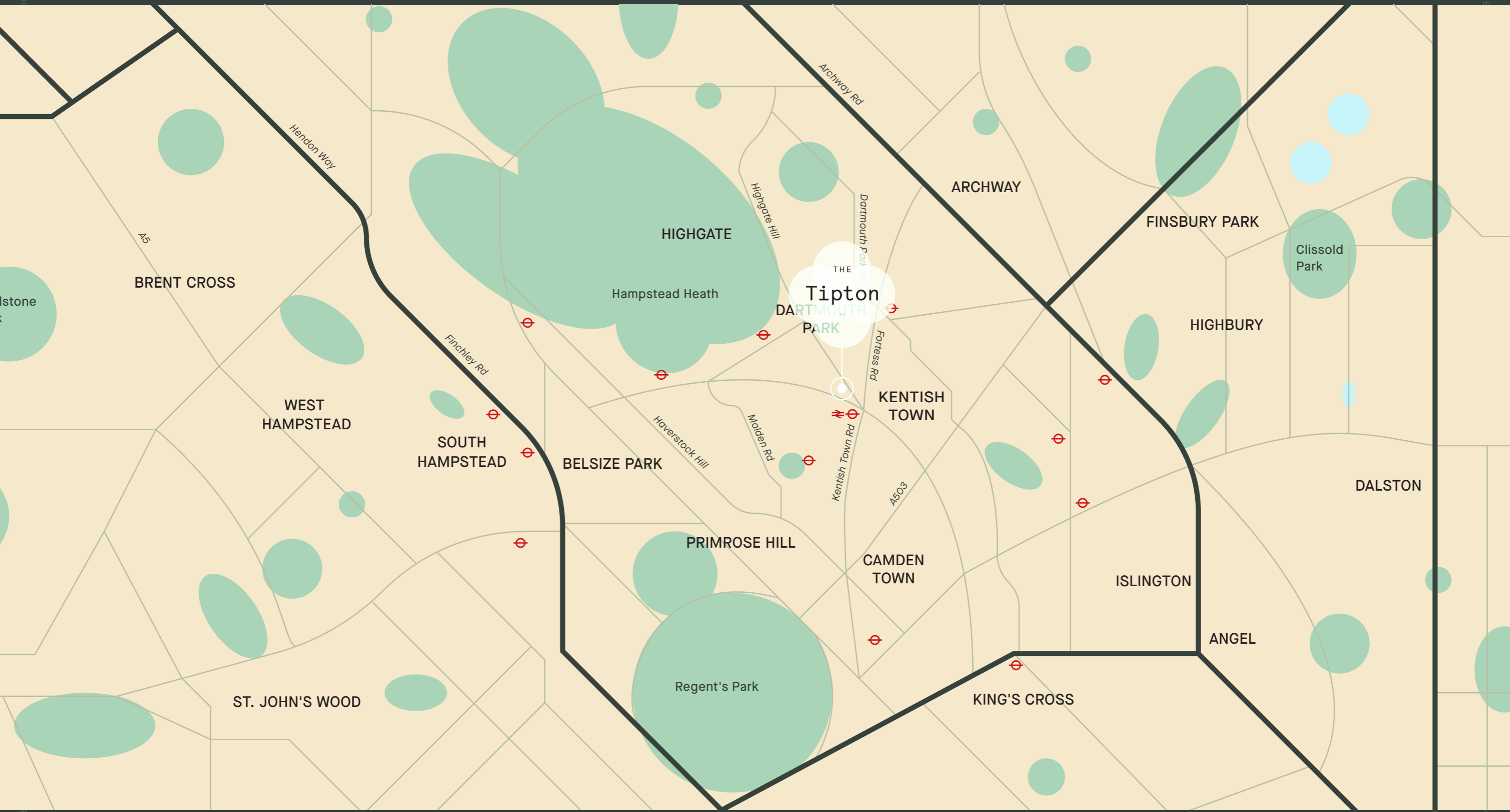
Where the creative urban buzz of Kentish Town starts to give way to the leafy streets of Highgate Village, Swains Lane and Dartmouth Park, The Tipton is a bold yet natural addition to this eclectic and welcoming corner of North London.

This clean lined contemporary development of 42, one-, two- and three-bedroom apartments each with spacious and private balconies has been designed to offer an elegantly curated home base while keeping connection in mind.

Built to the very highest standards, with sustainability a focus throughout, each new home has been carefully designed to provide light filled spaces that blend comfort and calm with style and serenity.

Authentic and self-assured, The Tipton is well and truly embedded in the fabric of Kentish Town. Just like the locals who make the neighbourhood tick.

Welcome home.





INSIDE OUTSIDE

Through its minimalist and organic design, The Tipton makes a strong statement along Highgate Road, while being totally sympathetic to the adjoining buildings and anchored to the neighbourhood's original character and distinctive personality.

Inspired by modernist warehouse conversions that hint to the nearby heritage, award-winning architects AHR have responded to the post-industrial character of the area through their sensitive use of material, colour and clean angles.





FROM ROOM TO ROOM

Bringing you the best in open plan design, the living and kitchen areas in each of the apartments at The Tipton are light and minimal, offering you space to create a canvas for your life. Full height windows maximise light, private balconies bring a breath of fresh air, and high ceilings create a sense of serene space.

Herringbone timber floors with underfloor heating offer both aesthetic and practical warmth and bespoke integrated kitchens by award winning German designer LEICHT provide a platform to make, to create, to nourish and to entertain.

And when those work at home days make sense or you just want a weekend catch up on the latest series, there is fibre-optic broadband wiring, TV/Data points to all living rooms and master bedrooms with Sky Q connectivity.

Relax, settle in. You have arrived.

FROM ROOM TO ROOM









MORE FROM MINIMAL

MORE FROM MINIMAL



Each apartment here offers private outdoor spaces, with ambient lighting, to amplify a sense of space. And if it's more fresh air you're looking for, or a breathtaking view across London – including the Shard, as far as Canary Wharf, or luscious Hampstead Heath – then you can find a secluded corner or a meeting space with others, on one of two landscaped, communal terraces.

A daytime concierge is a welcome addition when you need that bit of help.





Every square centimetre of your new home has been meticulously thought through by one of London's foremost interior design studios.

AWARD WINNING INTERIOR DESIGN

Scenesmith's passion is to extract the story from each element that makes a home, to understand how it's made and where it comes from. To do so they tread carefully to make mindfully crafted spaces which perfectly balance unique character with all the necessities needed for contemporary living. Every room has been designed to maximise the feeling of space and light, and every material imbues a sense of quality and calm.





SOPHISTICATED

& SUSTAINABLE

From low energy lighting to thermally efficient glass keeping your home warmer in winter and cooler in summer, every detail has been carefully thought out to keep sustainability top of mind. Add to that air source heat pumps providing heating and hot water to flats, and PV panels to contribute towards communal area power, and with plentiful secure cycle parking and great public transport links The Tipton is an entirely modern development for now and for the future too.

MARKETING SPECIFICATION - 27-29 HIGHGATE ROAD

General

Interior designs by award winning interior designer Scenesmith
 Private outdoor terraces/balconies to all apartments, with external ambient lighting
 Two landscaped communal roof terraces with far-ranging views over London
 Timber clad entrance lobby with feature lighting
 Generous storage throughout
 Antique brass ironmongery throughout
 Bespoke joinery to all master bedrooms
 Crittall glazing
 Daytime concierge (Monday – Friday)

Kitchens / Living Rooms

Bespoke high quality integrated kitchens from award winning German Designer kitchen brand LEICHT
 Sustainably sourced PEFC highland oak kitchen cabinets
 Fully integrated Bosch appliances
 Caesarstone worktops with a lifetime product warranty
 Integrated waste & recycling storage
 Sensio strip lighting incorporated in kitchen shelving
 Engineered herringbone timber floors with underfloor heating
 Full height windows maximising natural light

Bathrooms & EnSuites

High quality contemporary sanitaryware
 Cerámica Saloni porcelain tiles on floors and walls
 Electric towel rails

Electrical

High efficiency warm LED light fittings throughout
 Television/Data points to all living rooms and master bedrooms
 Wall mounted Heatmiser zoned thermostats
 Sky Q connectivity
 Fibre-optic broadband wiring to all apartments

Sustainability

Air Source Heat Pumps with ambient loop system
 Secure cycle parking
 Low energy lighting throughout
 PV panels generate electricity for the communal areas
 High efficiency Mechanical Ventilation and Heat Recovery (MVHR) systems with NOx filters in all apartments, automatically providing fresh air and removing stale air
 Thermally efficient, low emissivity glass which helps keep your home warm in winter and cooler in summer

Security

Five-point locking system to internal front doors
 Dual zone fob entry system
 Smart video entry system for connection to personal devices
 CCTV provided to common parts and external areas
 Daytime concierge
 Sprinklers, smoke and heat detectors

Warranty & Aftercare

10-year new home warranty with Thomas Miller
 Registered with the Consumer Code for New Homes

FLOOR PLANS

FLOOR PLANS

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FLOOR PLANS

FLOOR PLANS

FLOOR

ACCOMMODATION SCHEDULE



27-29 HIGHGATE ROAD

Apartment	Floor	Type	Bedrooms	Bathrooms	Sq M	Sq Ft
1	1	6A	2	1	62	664
2	1	5	2	1	64	692
3	1	1	1	1	50	541
4	1	9A	2	2	73	790
5	1	10A	2	2	74	796
6	1	2	2	1	62	668
7	1	11	2	1	62	663
8	1	4	1	1	55	594
9	1	3	1	1	54	583
10	2	6	2	1	62	664
11	2	5	2	1	64	692
12	2	1	1	1	50	541
13	2	9	2	2	73	790
14	2	10	2	2	74	796
15	2	7	1	1	52	558
16	2	8	2	2	72	774
17	2	4	1	1	55	594
18	2	3	1	1	54	583
19	3	6	2	1	62	664
20	3	5	2	1	64	692
21	3	1	1	1	50	541
22	3	9	2	2	73	790
23	3	10	2	2	74	796
24	3	7	1	1	52	558
25	3	8	2	2	72	774
26	3	4	1	1	55	594
27	3	3	1	1	54	583
28	4	6	2	1	62	664
29	4	5	2	1	64	692
30	4	1	1	1	50	541
31	4	9	2	2	73	790
32	4	10	2	2	74	796
33	4	7	1	1	52	558
34	4	8	2	2	72	774
37	5	10	2	2	74	796
38	5	7	1	1	52	558
39	5	8	2	2	72	774

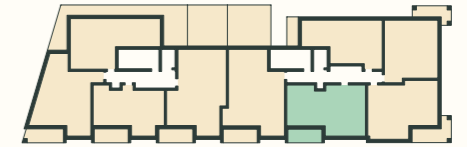
Apartment Type 1



Apartment Numbers 3, 12, 21, 30
 Floors 1, 2, 3, 4



Apartment Type 2



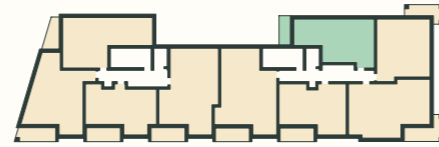
Apartment Number 6
 Floor 1



	area [m ²]	area [ft ²]	dimensions [m]	dimensions [m]
Living Room / Kitchen	27	286	5.1	5.4
Main bedroom	14	152	4.2	3.7
Main bathroom	5	50	2.2	2.1
NIA	50	541		

	area [m ²]	area [ft ²]	dimensions [m]	dimensions [m]
Living Room / Kitchen	26	282	5.7	5.1
Main bedroom	13	138	4.4	3.4
Single bedroom	9	100	4.2	2.4
Main bathroom	5	50	2.2	2.1
NIA	62	668		

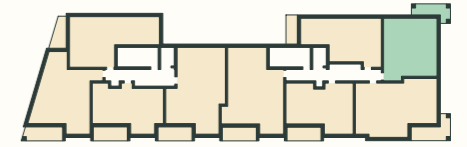
Apartment Type 3



Apartment Numbers 9, 18, 27
 Floors 1, 2, 3



Apartment Type 4



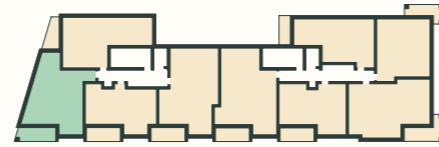
Apartment Numbers 8, 17, 26
 Floors 1, 2, 3



	area [m ²]	area [ft ²]	dimensions [m]	dimensions [m]
Living Room / Kitchen	27	287	7.8	3.5
Main bedroom	13	141	4.7	2.85
Main bathroom	5	50	2.2	2.1
NIA	54	583		

	area [m ²]	area [ft ²]	dimensions [m]	dimensions [m]
Living Room / Kitchen	26	275	7.4	3.6
Main bedroom	13	144	3.8	3.6
Main bathroom	5	50	2.2	2.1
NIA	55	594		

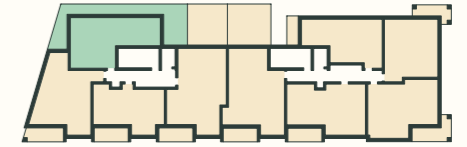
Apartment Type 5



Apartment Numbers 2, 11, 20, 29
 Floors 1, 2, 3, 4



Apartment Type 6



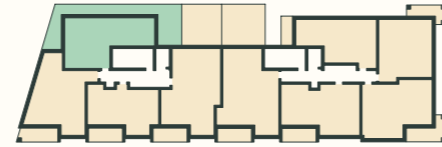
Apartment Numbers 10, 19, 28
 Floors 2, 3, 4



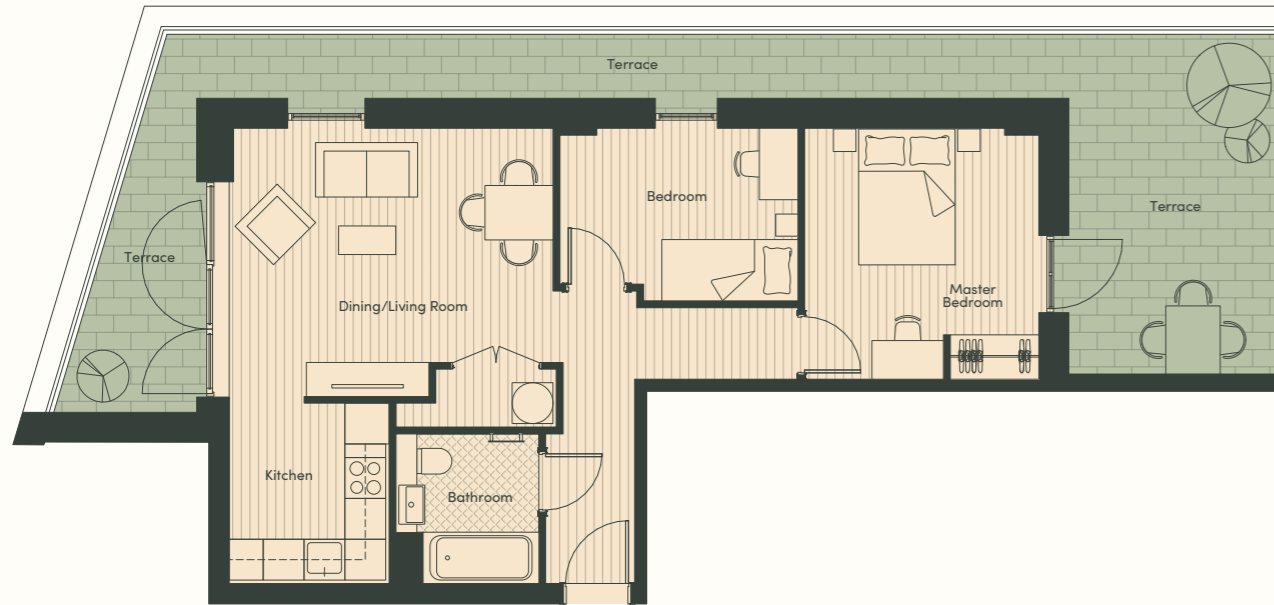
	area [m ²]	area [ft ²]	dimensions [m]	dimensions [m]
Living Room / Kitchen	25	264	3.16	7.1
Main bedroom	13	141	4.2	3.2
Single bedroom	9	101	3.2	2.9
Main bathroom	5	50	2.2	2.1
NIA	64	692		

	area [m ²]	area [ft ²]	dimensions [m]	dimensions [m]
Living Room / Kitchen	25	267	5.9	4.8
Main bedroom	13	136	3.4	3.7
Single bedroom	9	91	2.2	2.5
Main bathroom	5	50	2.2	2.1
NIA	62	664		

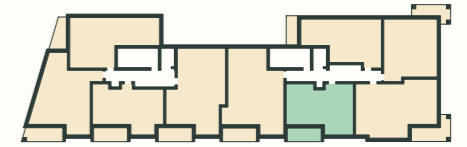
Apartment Type 6A



Apartment Number 1
Floor 1



Apartment Type 7



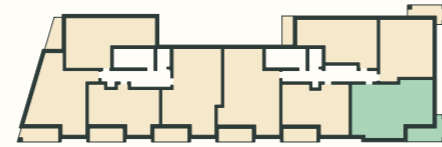
Apartment Numbers 15, 24, 33, 38
Floors 2, 3, 4, 5



	area [m ²]	area [ft ²]	dimensions [m]	dimensions [m]
Living Room / Kitchen	25	267	5.9	4.8
Main bedroom	13	136	3.4	3.7
Single bedroom	9	91	2.2	2.5
Main bathroom	5	50	2.2	2.1
NIA	62	664		

	area [m ²]	area [ft ²]	dimensions [m]	dimensions [m]
Living Room / Kitchen	24	261	5.7	5.5
Main bedroom	15	165	4.4	3.3
Main bathroom	5	50	2.2	2.1
NIA	52	558		

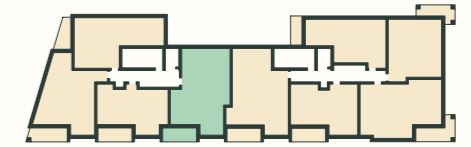
Apartment Type 8



Apartment Numbers 16, 25, 34, 39
 Floors 2, 3, 4, 5



Apartment Type 9



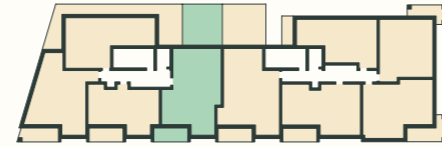
Apartment Numbers 13, 22, 31
 Floors 2, 3, 4



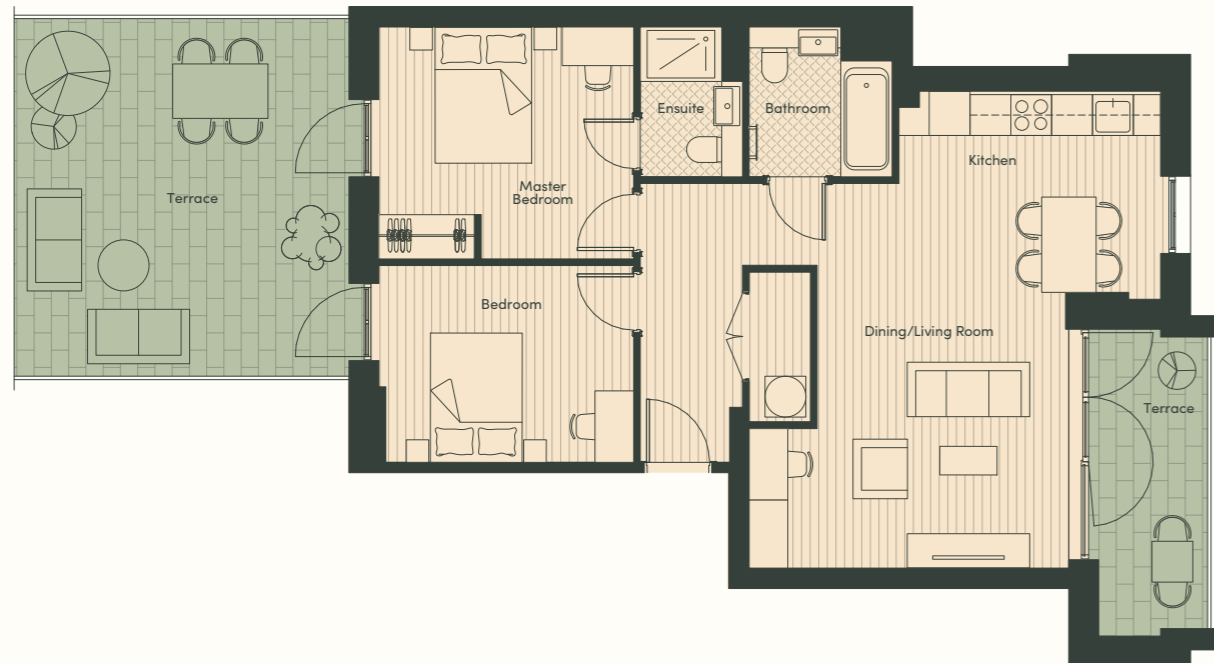
	area [m ²]	area [ft ²]	dimensions [m]	dimensions [m]
Living Room / Kitchen	27	291	6	4.7
Main bedroom	13	138	4.3	3.2
Double bedroom	11	121	3.7	3.6
Main bathroom	5	51	2.2	2.1
Ensuite bathroom	4	40	2.2	1.7
NIA	72	774		

	area [m ²]	area [ft ²]	dimensions [m]	dimensions [m]
Living Room / Kitchen	31	331	7.1	5
Main bedroom	13	137	3.7	3.4
Double bedroom	11	115	3.7	2.9
Main bathroom	5	50	2.2	2.1
Ensuite bathroom	3	36	2.2	1.5
NIA	73	790		

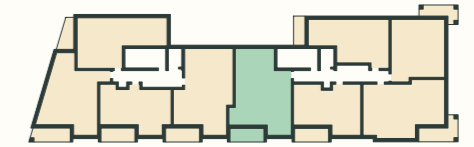
Apartment Type 9A



Apartment Number 4
Floor 1



Apartment Type 10



Apartment Numbers 14, 23, 32, 37
Floors 2, 3, 4, 5



	area [m ²]	area [ft ²]	dimensions [m]	dimensions [m]
Living Room / Kitchen	31	331	7.1	5
Main bedroom	13	137	3.7	3.4
Double bedroom	11	115	3.7	2.9
Main bathroom	5	50	2.2	2.1
Ensuite bathroom	3	36	2.2	1.5
NIA	73	790		

	area [m ²]	area [ft ²]	dimensions [m]	dimensions [m]
Living Room / Kitchen	30	321	6.3	4.79
Main bedroom	13	144	3.8	3.8
Double bedroom	12	134	3.8	3.4
Main bathroom	5	50	2.2	2.1
Ensuite bathroom	4	40	2.2	1.7
NIA	74	796		

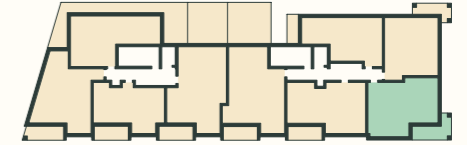
Apartment Type 10A

Apartment Number 5
Floor 1



Apartment Type 11

Apartment Number 7
Floor 1



	area [m ²]	area [ft ²]	dimensions [m]	dimensions [m]
Living Room / Kitchen	30	321	6.3	4.79
Main bedroom	13	144	3.8	3.8
Double bedroom	12	134	3.8	3.4
Main bathroom	5	50	2.2	2.1
Ensuite bathroom	4	40	2.2	1.7
NIA	74	796		

	area [m ²]	area [ft ²]	dimensions [m]	dimensions [m]
Living Room / Kitchen	25	268	6	4.5
Main bedroom	11	121	3.7	3.5
Single bedroom	8	88	3.6	2.3
Main bathroom	5	49	2.2	2.1
NIA	62	663		



GM LONDON PRIDES ITSELF ON DEVELOPING QUALITY HOMES
IN DESIRABLE LONDON LOCATIONS

GM London is the privately owned development arm of GM Developments which has been operating successfully in London for over 30 years. As a result of this association GM London has grown quickly making its own headlines in a highly competitive new build market, where our relentless focus on quality has proved highly popular with our customers.

Since its formation in 2014 GM London has undertaken the development of several sites across London. These range from individual state of the art houses in Putney through to a forty one luxury apartment building in Whetstone. As a company our focus is on ensuring our customers get great value for their money. Of course it all starts with good design and an eye for detail that ensures the delivery of high quality homes that reflect the characteristics of the surrounding area.

GMLONDON.COM

THE Tipton

KENTISH TOWN

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