



KING'S GROVE

ISLINGTON

AT

**KATIAL, FRANCK
& TELFER HOUSE**

1, 2 & 3 Bedroom

Private Sale Apartments

AN EXCLUSIVE COLLECTION OF 1, 2 & 3 BEDROOM APARTMENTS



Katial House





Telfer House



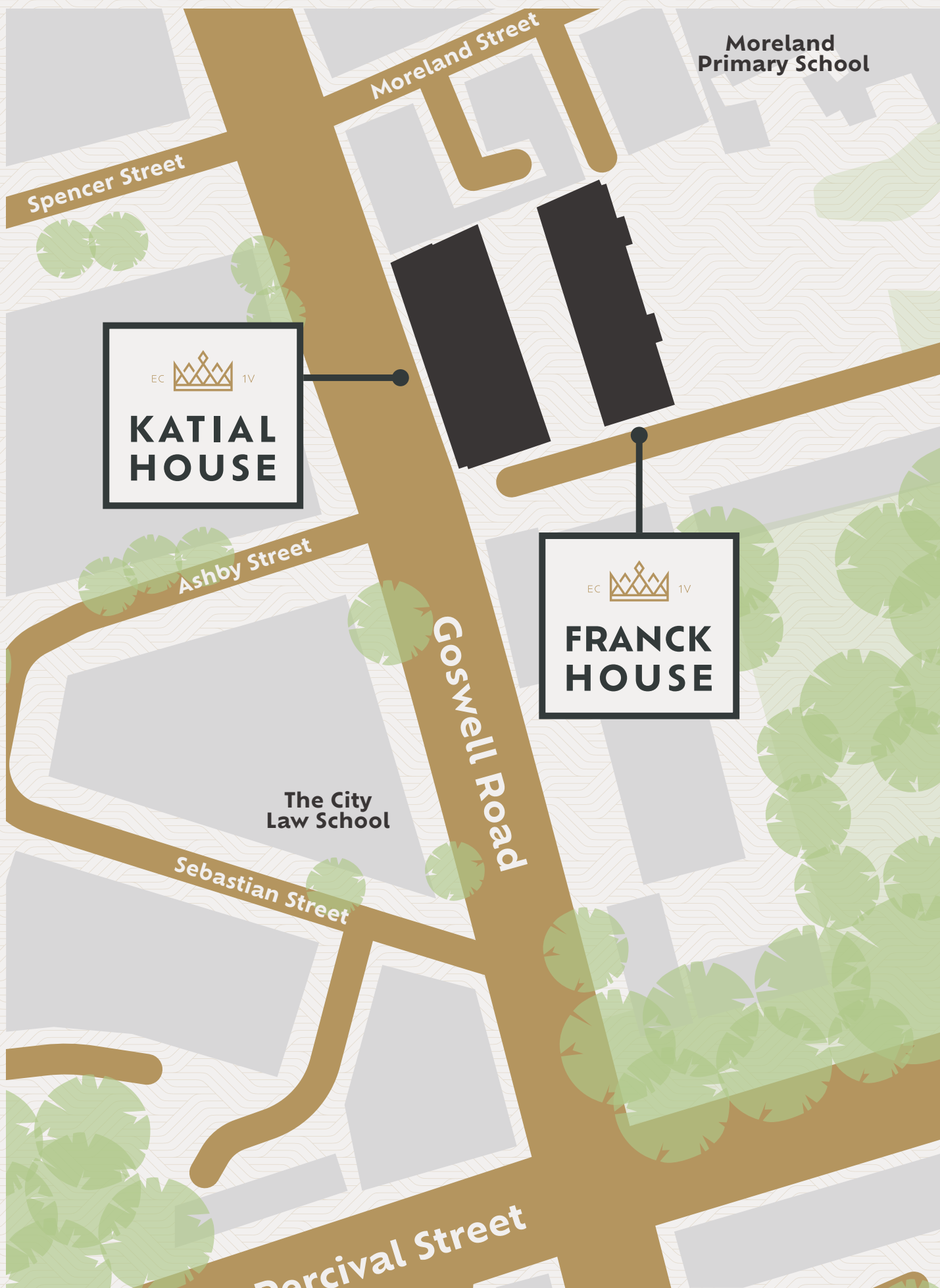
LUXURY LIVING IN ISLINGTON

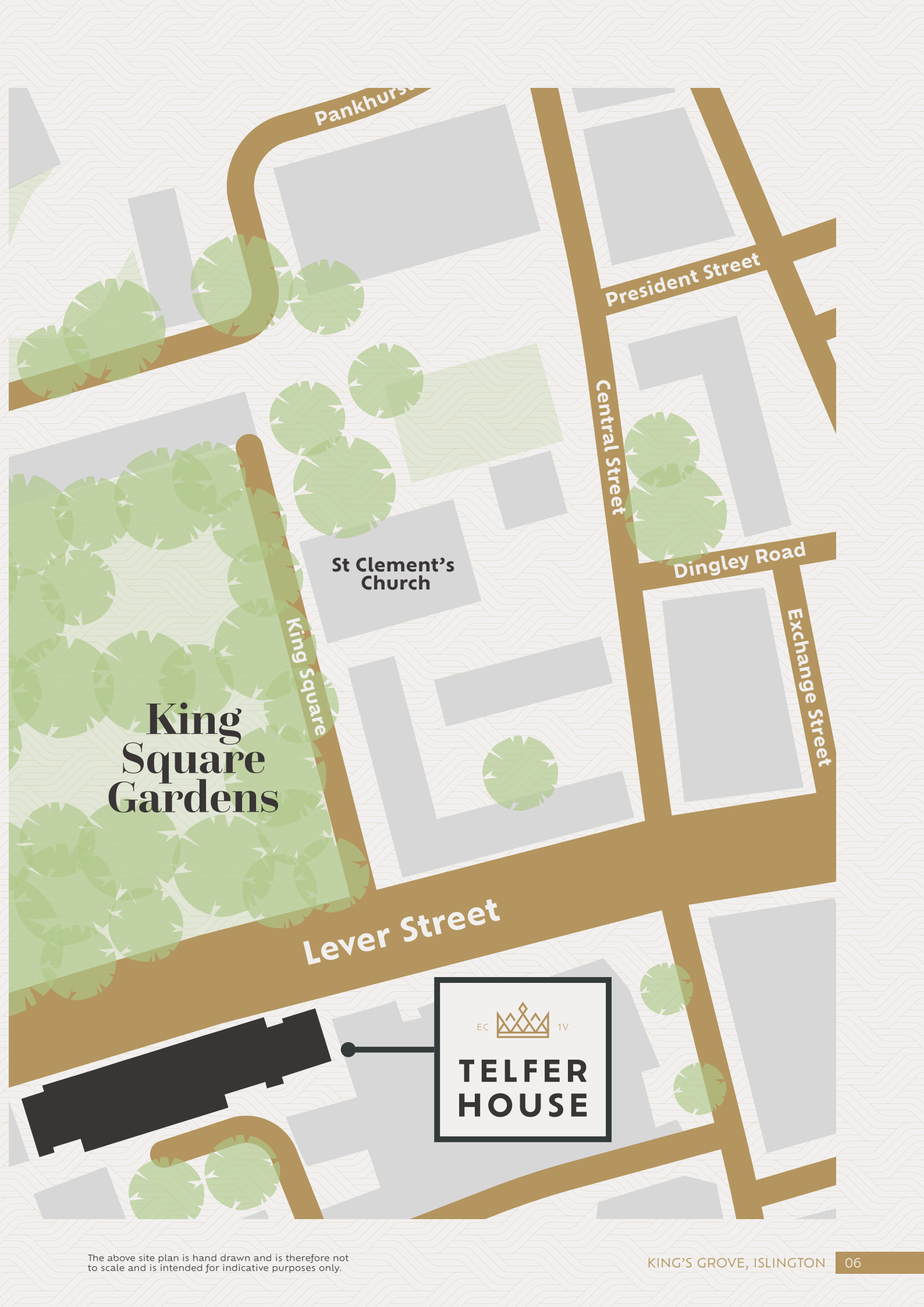
1, 2 & 3 bedroom apartments

King's Grove is a brand new collection of three apartment blocks in Islington offering beautiful 1, 2 & 3 bedroom apartments with private balconies, terraces or gardens as well as a communal garden area and plantroom. As a no car scheme, there are bike store rooms to encourage you to travel green.

Inside the apartments, the rooms are inviting and bright and well proportioned. The kitchens are finished to a high quality offering plenty of workspace. Bedrooms have ample storage and bathrooms are fitted with stylish contemporary fixtures.







**King
Square
Gardens**

**St Clement's
Church**

EC  1V
**TELFER
HOUSE**

The above site plan is hand drawn and is therefore not to scale and is intended for indicative purposes only.



1. **Kitchen / Living / Dining**
Franck House
2. **Kitchen**
Franck House
3. **Kitchen / Living / Dining**
Telfer House
4. **Bathroom**
Katial House

Computer generated illustrations and showhome photography are indicative only.





- 5. Kitchen / Living / Dining**
Katial House
- 6. Bathroom**
Telfer House
- 7. Bedroom**
Katial House
- 8. Kitchen**
Franck House

TAKE A STEP INTO REALITY

**With a virtual tour
of our 2 bedroom
show home**

A modern kitchen interior featuring a vibrant teal accent wall. The kitchen has white cabinetry and a white countertop. A large white play button is centered over the text. The floor is made of light-colored wood. Various kitchen items like a bowl, a plant, and a framed picture are visible on the counter and shelves.

CLICK TO TOUR



Local Area



PACKED WITH HISTORY

and a bright future in Islington

London is packed full of history and Islington is a big part of that.

It has gone from being noted as a savage forest where bears and wild boars roamed, to an area belonging to religious institutions until the dissolution of the monasteries when it was given to aristocratic families and friends of the Tudor monarchs.

In the 17th century the area had grown into a village and then in the 18th century it became famous for its dairy herds, being London's supplier of butter, cream and milk.

Moving on to the 19th century bricked houses started to take over the farm lands and after being badly affected by the Second World War, Islington was rebuilt and housing standards were improved.

Lever Street, where Telfer House is located, is famous for having lodging houses built to home working men and their families.

Islington has since become a desirable place to live with smart restaurants, local theatres, galleries, local shops and shopping centres at Angel and Nag's Head.



The original Telfer House, where part of King's Grove now sits.



Drink like a King

You don't have to travel far to find somewhere to drink an ice cold beer or flavoursome glass of wine.

In London a traditional pub is never far away. The Britannia Public House is just up the road on Lever Street, The Eagle is slightly further just off Sheperdess Walk and In the opposite direction on Goswell Road you have the Old Ivy House. All of these serve food daily.

For something a little different, you could check out PIVO, a newly opened Czech beer pub serving food and drink from the Czech Republic as well as some of their other European favourites.

There are also plenty of bars for those fancier evenings with places like The Alchemist (pictured above) on Old Street.

You can also find numerous activity bars and nightclubs in the area. Enjoy cocktails over a game of table tennis at Bounce or dive head first into the famous ball pit at Ballie Ballerson.



Dine like Royalty

Islington is one of the most restaurant-dense areas in the UK so there is plenty of options to choose from for your night out.

From Italian to Japanese, Indian to Mediterranean there will always be something to serve your cravings.

Within a 25 minute walk you will find a great selection of restaurants and takeaways, including FARE London, perfect for homemade pizza, pasta and cocktails, Ruby Murray for those takeaway curry cravings & Megan's at the Sorting Office for a burst of Mediterranean flavours.



Education fit for The Crown

We understand that for those starting a family, finding the perfect school for your little ones is important.

At King's Grove you are perfectly located within walking distance of a number of nurseries and primary schools.

St Luke's C Of E Primary School is an Ofsted rated good school for children aged 3-11, just a 7 minutes walk away.

Moreland Primary School is another Ofsted rated good school for children aged 3-11, just a 5 minutes walk away.

Alternatively you can look at Dallington School, Richard Cloudesley School or one of the many others within the area.

For the older kids or those wanting to further their education, City, University of London is right around the corner offering courses in a range of subjects including Arts and Media, Business, Engineering, Health, Literature and much more.



Majestic Work Spaces

Working from home but fancy a change of scenery? Islington has plenty of shared workspace's that you can plot up in.

WeWork just by Old Street Station is just a 10 minute walk away and is priced from £25 a day for a seat in the coworking space.

Work.Life is another option just by Farringdon Rail Station and is priced at around £3.50 an hour for their communal working space.

These are just two options taken from a vast number of office spaces in and around the area.

UPPER STREET

One of Islington's Landmarks



Upper Street is the beating heart of Islington and it is only a 20 minute walk from King's Grove.

With Highbury & Islington Station one end and Angel Underground Station at the other, Upper Street is a well connected area and because of this it is a popular place for people to visit.

Pubs, restaurants, shops, venues and more fill up this fantastic street with something for everyone.

There is also an entrance to Angel Central, which we talk more about on the next page.

Plenty of Shops

From the high street to something a little more exclusive, Upper Street is a popular shopping location in London.

With plenty to choose from including Oliver Bonas, Whistles (ladie's clothes), the Body shop & Aria, for your vintage and designer home furnishings and accessories, you will definitely walk away with your bags full.

Other Amenities

Upper Street isn't just a place to drink, eat and shop.

Located near to Angel Station is the Grade II listed building, the Business Design Centre, which hosts exhibitions and events throughout the year including the Country Living Christmas Market.

Further along you will find the iconic 'The Screen on the Green', one of the oldest cinemas in the UK, which only has one screen.

About half way up you will find the Islington Assembly Hall, a local live music venue which is also used for other events such as public meetings.



Restaurant Galore

As mentioned before, Islington is a very restaurant dense area and Upper Street has a big part to play in that!

Enjoy quick bites to eat at Nando's, Five Guys, Franco Manco, Leon, Wahaca & Pizza Express as well as your standard McDonald's and KFC to fill those cravings.

For something a little more formal you have the fantastic Fig & Olive and the luxurious Hoxley & Porter, a restaurant and cocktail bar, both serving a range of modern European dishes or Gordon Ramsey's Street Burger serving a range of meat & vegan gourmet burgers.

Pub Crawl Central

As well as its many restaurants, Upper Street is well equipped for the more boozy occasion.

Upper Street is 'Pub crawl central' with numerous traditional English pubs located up and down it. Starting at Highbury & Islington Station, make your way down to The Library and then continue down stopping at the Hope & Anchor, King's Head, The Bull, Fox on the Green, the Steam Passage Tavern and ending at The York.

Or if that's not your thing, then there are plenty of trendy bars including The Vineyard, Hoxley and Porter, Slim Jim's Liquor Store, Dirty Martini and The Ladybird Bar.

If you prefer an 'activity' bar, pop down to Flight Club for a game of darts or hire out a private karaoke booth at Lucky Voice!

ANGEL CENTRAL



Shop like a **Monarch**

Islington's Angel Central shopping centre is just a 15 minute walk away from King's Grove and it has around 15 shops to browse including Argos, H&M, Uniqlo and Flying Tiger Copenhagen.

As well as its shops, Angel Central has numerous restaurants to help fuel your shopping spree. From Wagamama for your Japanese dishes, Asian inspired fast food at Itsu, to Korean fried chicken at Pelicana or sitting back and enjoying a coffee at Pret or Saint Espresso.

If that's not enough, The City of London is less than half an hour away in the opposite direction with plenty of shops around the capital for you to choose from.



Be Entertained

Angel Central isn't just for shopping. Entertainment is also a big offer with a range of options available.

Take on their new mini golf experience at Birdies, complete with a fantastic food and cocktail menu to give you that perfect night out or grab your popcorn and a drink and sit down in front of the big screen at Vue cinema for all the latest blockbuster films.

Travel Times

From King's Grove



15 minutes
0.7 miles



7 minutes
0.7 miles



Experience Live Music

Also within Angel Central is one of North London's most popular live music venues, O2 Academy Islington.

Hosting gigs and club nights from world famous artists, aswell as those just breaking onto the scene, there is something for everyone.

Muse, Fall Out Boy, Eminem, Stormzy and Billie Eilish are just some of the known acts to take to the famous stage.



King Square Gardens



A photograph of a tree-lined path in a park, with large text overlaid on the left side. The path is paved and leads into the distance, flanked by lush green trees and grass. The text is arranged in a vertical column, alternating between dark blue and white colors.

RUN
REST
WORK
PLAY
CHAT
READ
MEET
RELAX
WALK
EAT

OPEN GREEN SPACES

King Square Gardens

With King Square Gardens directly opposite Telfer House and a stones throw away from Katial House you don't have far to travel to find some open green space perfect for that summer picnic.

Whether it be to relax and unwind with a book after work, bath in the sun or take the kids to the playground, King Square Gardens is the perfect place.

Going slightly further at just a 20 minute walk away you have Shoreditch Park or hop on the bike for roughly 15 minutes and visit the famous Victoria Park. In the other direction to the west you have Regent's Park and Finsbury Park to the North.

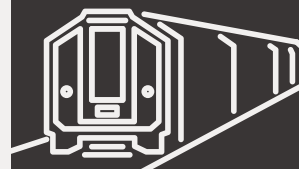


SITUATED IN THE HEART OF THE CITY

Connected to London & beyond

Key

- Northern
- Central
- Circle
- District
- Hammersmith & City
- Metropolitan
- Elizabeth
- Victoria
- Piccadilly
- Jubilee
- Waterloo & City
- DLR
- Overground
- National Rail



At around a 10 minute walk from Telfer House, your nearest station is Barbican (offering Hammersmith and City, Circle and Metropolitan Line services). From Katial & Franck House, your nearest station will be Angel at only a 7 mins walk (offering Northern Line services).

Aswell as those, you have Old Street close by too, between a 10-15 minute walk which is also on the Northern Line and offers National Rail Services meaning you are extremely well connected to The City of London and beyond.

You also have the option of hopping on one of the many regular buses that operate in the area, or you can take advantage of the vast 2,181 cycle lanes in Islington.



Finsbury Park

One of Islington's largest green spaces, it is perfect for long walks and is used for concerts in the summer



62 minutes
3.1 miles



20 minutes
3.6 miles



20 minutes
from Barbican



The Emirates

Aswell as being the home of Arsenal FC the Emirates Stadium also hosts live music events during the Summer.



46 minutes
2.2 miles



16 minutes
2.8 miles



16 minutes
from Old Street



The City

Whether it's for work or pleasure there is always plenty to do in the famous City of London.



27 minutes
1.5 miles



10 minutes
1.5 miles



16 minutes
from Old Street

Journey's from:
Angel



Journey's from:
Barbican



Journey's from:
King's Grove



Shoreditch Park
6 minutes

Islington High Street
7 minutes

Liverpool Street
8 minutes

City of London
10 minutes

Covent Garden
15 minutes

Journey's from:
Local Bus Stops
2-6 minute walk



Angel Underground Station
from Percival Street
56 or 4 Bus - 4 minutes

Barbican Underground Station
from Percival Street
56 or 4 Bus - 4 minutes

St Pauls Station
from Percival Street
56 or 4 Bus - 13 minutes

Liverpool Street Station
from Moorfields Eye Hospital
214 Bus - 21 minutes




PERFECTLY LOCATED

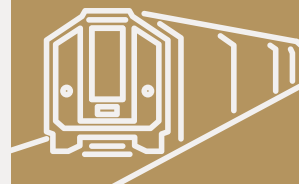
London's landmarks on your doorstep

King's Grove is perfectly located for all lifestyles with places like Upper Street being only a 20 minute walk and in the other direction, The City of London is only a 26 minute walk away.

If that's too far, we have listed 50 of the amenities that we think showcase what the immediate local area has to offer. You will find some fantastic restaurants, pubs, shops, gyms, schools, universities and a church all within just a few minutes walk from your apartment.

Key

-  National Rail
-  London Underground
-  London Overground



Key

- K** Katial House
- F** Franck House
- T** Telfer House

Restaurants & Takeaways

1. DODAM KOREA
2. Bocca In Cielo
3. Popular Cafe
4. Barbican Pizza
5. Caffè 82
6. Breddos Tacos
7. Pret A Manger, St John Street
8. FARE
9. Pizza Express
10. The Posh Burger
11. TANAKATSU

Bars & Pubs

12. The Corner Bar
13. The Old Ivy House
14. Britannia Public House
15. City Bar
16. The Peasant
17. The Slaughtered Lamb
18. 1920 Bar
19. Sutton Arms
20. PIVO Czech Beer Pub
21. The Gibson

Schools, Nurseries & Universities

22. The City Law School
23. Kido Nursery & Preschool
24. Newpark Montessori Nursery School
25. King Square Community Nursery
26. Moreland Primary School
27. City, University of London
28. St Peter & St Paul Catholic Primary
29. Dallington School

Shops

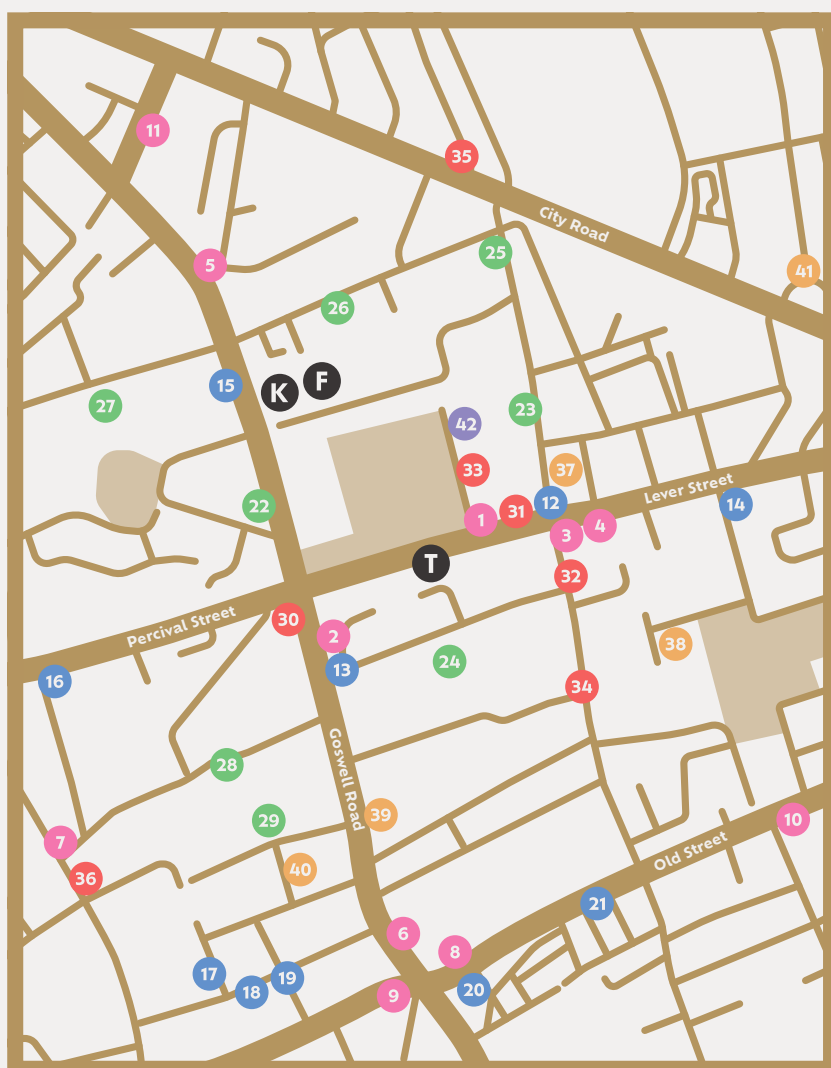
30. Jubilee General Store
31. Sun Post Office
32. Best-One
33. Kings Bakery
34. Tesco Express, Central Street
35. Co-Op, City Road
36. Waitrose

Gyms & Leisure Facilities

37. Otium Health and Leisure Club
38. Finsbury Leisure Centre
39. City Sport
40. Drakes Gym
41. The Foundry

Other

42. St. Clement's Church





Click here for Google Maps

KATIAL HOUSE

FRANCK HOUSE

TELFER HOUSE



FRANCK HOUSE

[View the Franck House
Floorplan Brochure](#)



KATIAL HOUSE

[View the Katial House
Floorplan Brochure](#)



TELFER HOUSE

[View the Telfer House
Floorplan Brochure](#)

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