APC

Keskidee

GIFFORD STREET N1

WWW.KESKIDEE.UK

The development

64 GIFFORD STREET, N1.
LUXURY HOMES, LONDON LIVING.

On-site professional photography captured January 2023







Introduction

Keskidee is a new landmark for APC Developments, comprised of one, two and three bedroom luxury apartments. Set in the heart of London, situated minutes from King's Cross St Pancras Station and the stunning streets of Angel Islington, the development is impeccably located. King's Cross is London's fashionable new district. With vast open spaces and divine restaurants, residents could want nothing more.

WELCOME TO KESKIDEE, GIFFORD STREET, LONDON, N1.

Gifford Street looking towards Bingfield Park.

Eat Drink Shop

LONDON'S NEW URBAN OASIS

JUST A 5 MINUTE WALK



History

"IF THESE FOUR WALLS COULD SPEAK, YOU'D HAVE A STORY"

Glen Campbell - Guitarist

The Keskidee Centre was envisioned by Oscar Abrams, a Guyanese architect and cultural activist, in the 1970s. A centre providing educational, social and cultural activities for a disadvantaged and primarily West Indian community in the borough of Islington.

The Keskidee Centre provided a thriving space for Afro-Caribbean arts and theatre to flourish in Islington. This was the first dedicated arts centre in Britain for the black community and would continue to be an important hub for African and Afro-Caribbean politics and arts well into the 1980s.









OUR FUTURE IS ALWAYS CONNECTED TO OUR PAST.

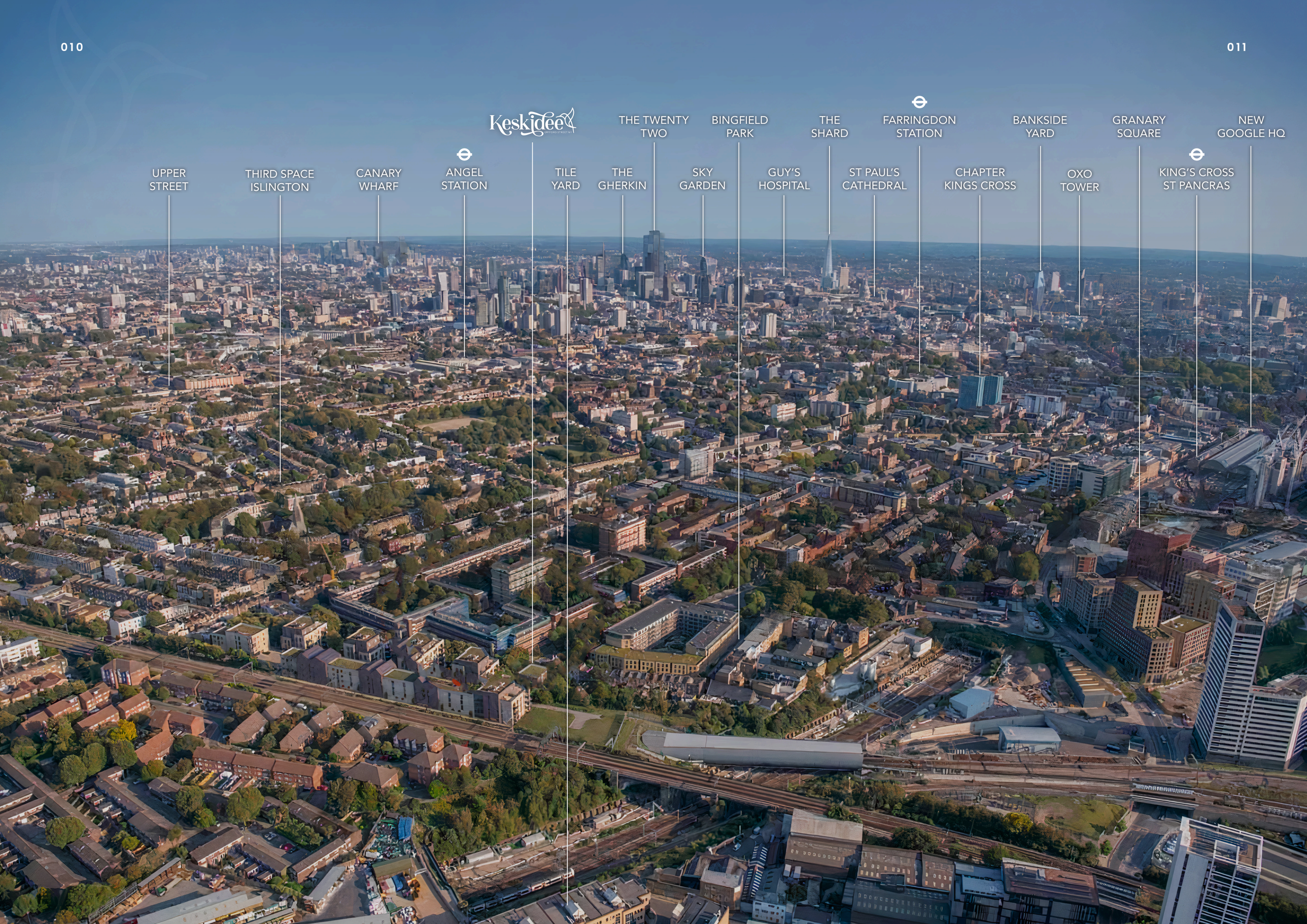
THE KESKIDEE CENTRE

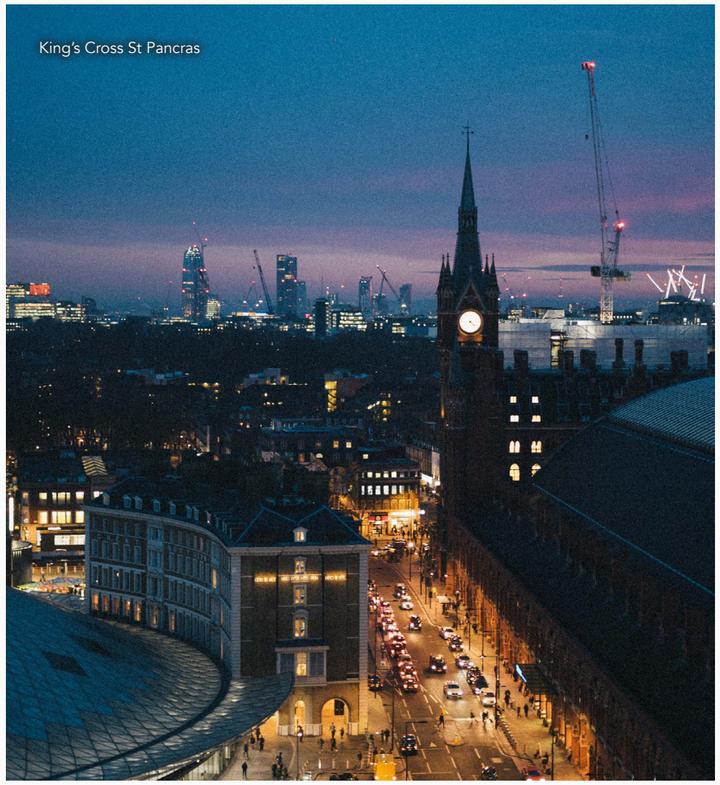
Heritage

The Keskidee Centre was Britain's first arts centre for the black community, founded in 1971. Up-and-coming bands such as Misty in Roots and Steel Pulse also played at Keskidee, and in 1978 **Bob Marley** used the centre to make a video (in which seven year old Naomi Campbell took part along with other children) for his song "Is This Love?".

The Keskidee Centre has inspired a generation of thriving new artists. The name Keskidee relates to the beautiful great kiskadee bird and we decided to keep this tradition with our new logo. We also thought it was important to show the deep heritage in relation to music and this is shown through the musical ligatures in the logo typography.




Keskidee
UPPER STREET
THIRD SPACE ISLINGTON
CANARY WHARF
ANGEL STATION
TILE YARD
THE GHERKIN
THE TWENTY TWO
SKY GARDEN
BINGFIELD PARK
GUY'S HOSPITAL
THE SHARD
ST PAUL'S CATHEDRAL
FARRINGDON STATION
CHAPTER KINGS CROSS
BANKSIDE YARD
OXO TOWER
GRANARY SQUARE
KING'S CROSS ST PANCRAS
NEW GOOGLE HQ



THE LARGEST AREA OF URBAN REDEVELOPMENT IN EUROPE.

KING'S CROSS, LONDON

Location

A unique part of London is here! The largest area of urban redevelopment in Europe includes the largest new street in London since Kingsway in 1904 and the largest public square since Trafalgar Square in 1845.

King's Cross boasts its own unique green areas an urban oasis. The pedestrianised open space within the heart of **King's Cross** takes you toward London's newest meeting place, **Granary Square**. Watch the dramatic fountains, sit on the canal side steps, and soak up the calming atmosphere in one of the beautiful restaurants or bars.









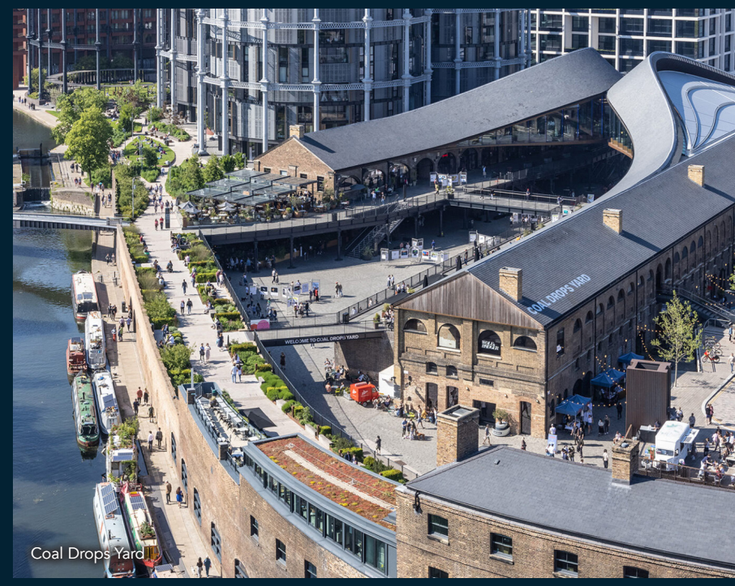
This stunning area is home to some of the most modern buildings including the new **Google HQ**, the first, wholly owned and designed Google building outside the US.

Just minutes away from **King's Cross St Pancras Station** where dining, shopping & culture meets travel, all under one iconic roof. This station is one of the main travel hubs for England.

Keskidee, Gifford Street is based in the heart of this traffic-free oasis right in the heart of London with exciting opportunities around every corner.

Redevelopment

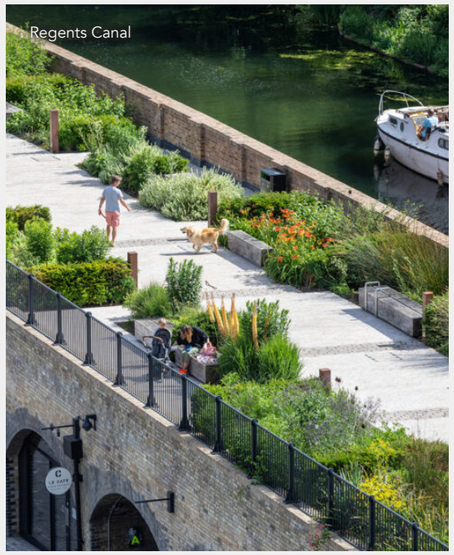
KING'S CROSS IS LONDON'S FASHIONABLE NEW URBAN DISTRICT.



Location

Keskidee is situated close to some of London's most popular destinations. In the heart of Coal Drops Yard, you have beautiful fountains, amazing restaurants and wonderful scenery to take in along Regents Canal. Some of London's most popular parks, where local families, office employees and students go to escape the city's bustle, are only a short stroll away.


Gasholder Park


Regents Canal


St Pancras Renaissance Hotel


Coal Drops Yard Fountains



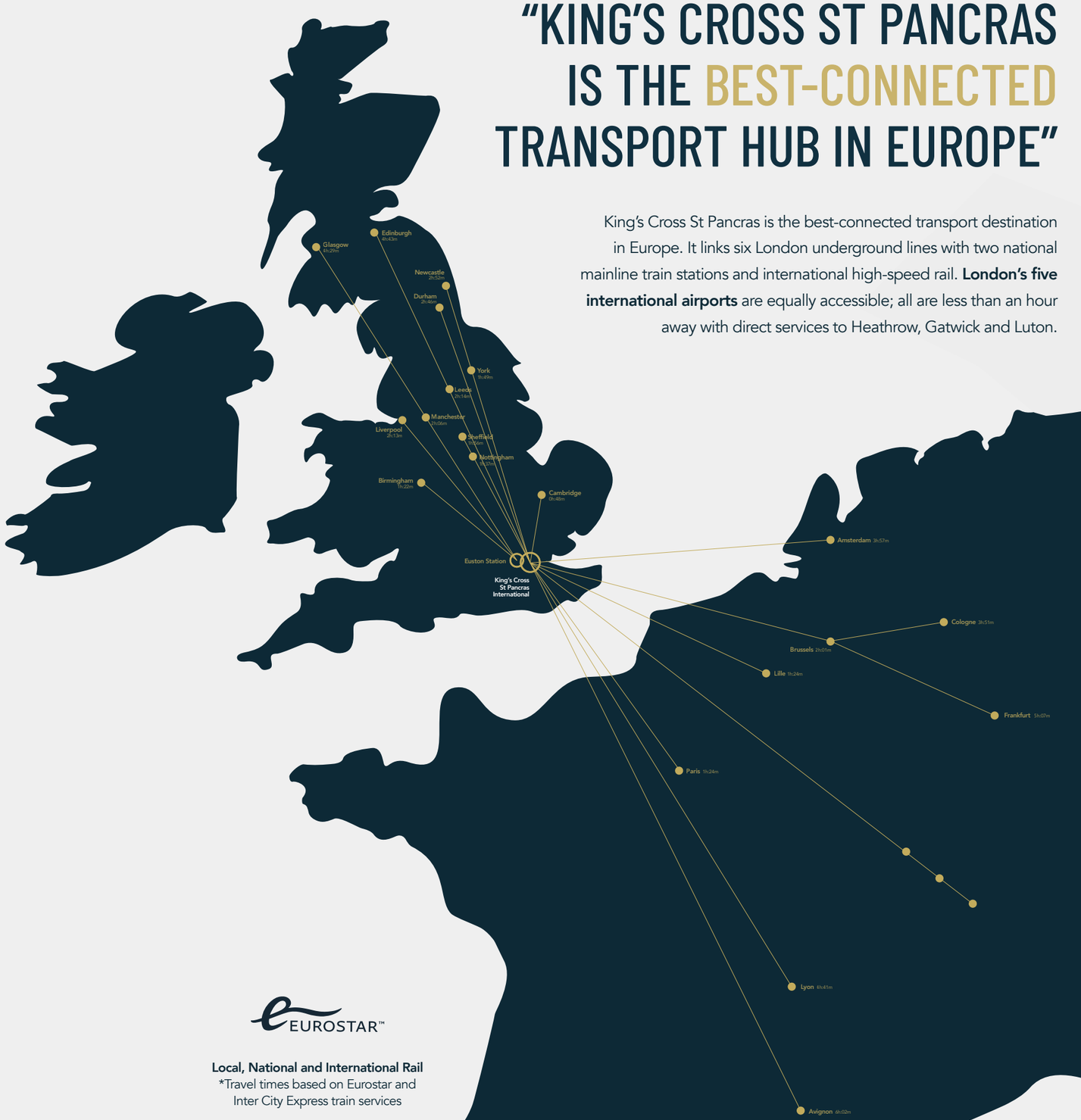
Coal Drops Yard Shopping



London Google HQ

"KING'S CROSS ST PANCRAS IS THE BEST-CONNECTED TRANSPORT HUB IN EUROPE"

King's Cross St Pancras is the best-connected transport destination in Europe. It links six London underground lines with two national mainline train stations and international high-speed rail. **London's five international airports** are equally accessible; all are less than an hour away with direct services to Heathrow, Gatwick and Luton.



Local, National and International Rail
*Travel times based on Eurostar and Inter City Express train services

Have it all within reach

Everything you need is right on your doorstep and key transport hubs such as King's Cross St Pancras, Camden Road or Caledonian Road are only a short cycle or walk from Gifford Street, making Central London your home.

Oxford Street	5 min	Westend & Mayfair	20 min	Waitrose	3 min	Granary Square	3 min
Victoria	11 min	Westminster Pier	25 min	Coal Drops Yard	3 min	Caledonian Rd	3 min
London Bridge	14 min	Wembley Arena	45 min	Sainsbury's Angel	7 min	King's Cross St Panc	15 min
Heathrow Airport	50 min	O2 Arema	45 min	Upper Street	9 mins	Camden Town	29 min

AREAS OF INTEREST

Leisure

Barnard Park
Britannia Leisure Centre
Everyman Cinema
Gasholder Park
Marshall Street Spa
Pancras Square Leisure
St. Pancras Renaissance Spa
Third Space Islington

Schools

Central Saint Martins
Elliot Foundation
King's Cross Academy
University of London
University of Arts London

Eating & Drinking

Aviary Rooftop Restaurant
Barrafina Coal Drops Yard
Casa & Plaza Pastor
Drake & Morgan
Morty & Bob's
Ratunda
The Lighterman

Hospitals & GPs

Guy's Hospital
University College Hospital
Royal Free Hospital
Weymouth Street Hospital

*All travel times for Keskidee, 64 Gifford Street, Islington have been taken from GoogleMaps.
Train times all from King's Cross St Pancras and are taken from GoogleMaps. Times subject to change due to changes in upcoming and developing area.



Sumptuous surroundings with a relaxing ambience

A LUXURY HAVEN AT KESKIDEE

On-site professional photography captured January 2023 | Showroom

The home

THE LUXURY LONDON LIFESTYLE YOU'VE ALWAYS DREAMT OF.


Barrafina Coal Drops Yard


St Pancras Renaissance Hotel


Aviary Rooftop Restaurant


Coal Drops Yard


St Pancras Renaissance Hotel Spa


The Lighterman

Housing

There are a range of options that are available to help you take the next step on the property ladder and be one step closer to Keskidee, Gifford Street.

Whether you're a first time buyer, second time buyer, investor or downsizer, below you'll find a range of options available to make your move to your new home a lot easier.

For your peace of mind every home at Keskidee comes with 10 years structural warranty from prestigious ICW.

5 STAR HOME BUILDER CUSTOMER SATISFACTION HBF 2021 HOME BUILDERS FEDERATION

Help to Buy

ICW

Apartments

Keskidee | Apartment One
Two bedroom duplex 104 SqMt (1,120 SqFt)
Total Amenity Space - 170 SqFt
North terrace - 10.7m² | South terrace - 5m²

Keskidee | Apartment Two
Three bedroom duplex 141 SqMt (1,518 SqFt)
Total Amenity Space - 302 SqFt
North terrace - 19m² | South terrace - 9m²

Keskidee | Apartment Three
One bedroom apartment 51 SqMt (549 SqFt)
Total Amenity Space - 27 SqFt
Kitchen/Living Balcony - 2.5m²

Keskidee | Apartment Four
One bedroom apartment 50 SqMt (538 SqFt)
Total Amenity Space - 64 SqFt
Kitchen/Living Balcony - 3.6m² | Bedroom Balcony - 23m²

Keskidee | Apartment Five
One bedroom apartment 53 SqMt (571 SqFt)
Total Amenity Space - 36 SqFt
Kitchen/Living Balcony - 3.3m²

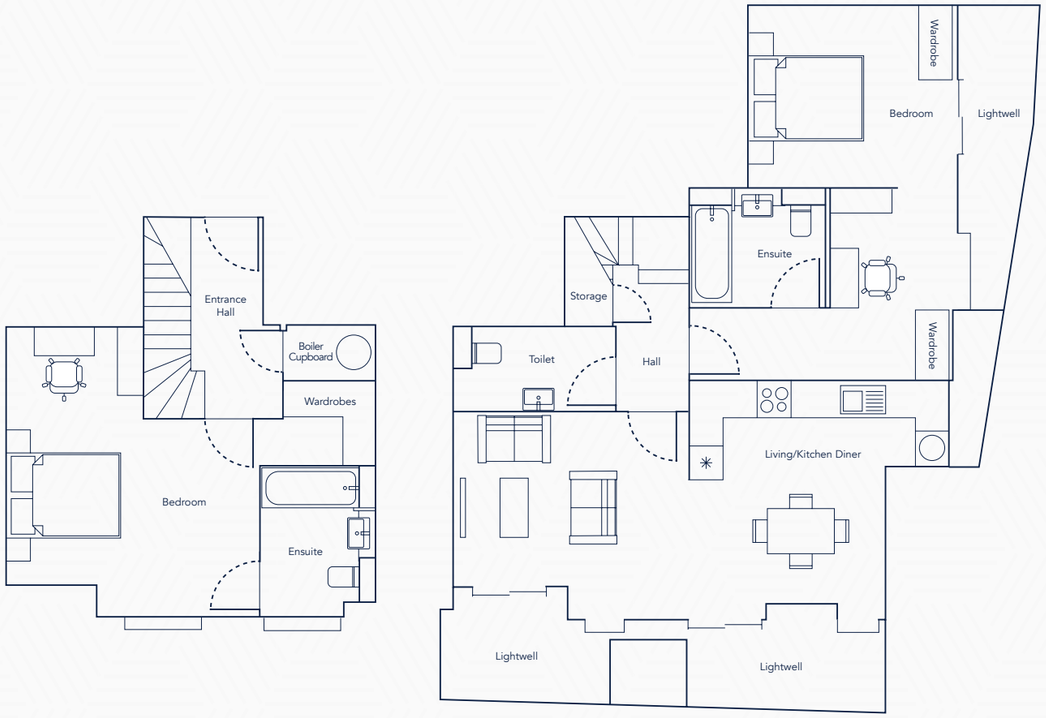
Keskidee | Apartment Six
Two bedroom apartment 75 SqMt (808 SqFt)
Total Amenity Space - 54 SqFt
Kitchen/Living Balcony - 5m²

Keskidee | Apartment Seven
Two bedroom apartment 81 SqMt (872 SqFt)
Total Amenity Space - 65 SqFt
Kitchen/Living Balcony - 3.3m² | Bedroom Balcony - 2.7m²

Keskidee | Apartment Eight
Three bedroom penthouse 93 SqMt (1,001 SqFt)
Total Amenity Space - 136 SqFt
North terrace - 5.2m² | South terrace - 8.4m²

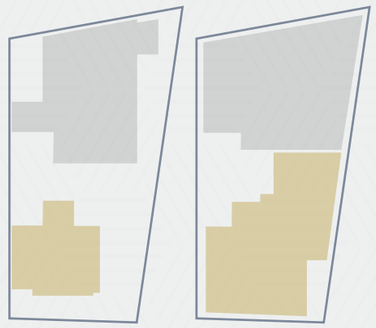
Home options

APARTMENT 001



Located on the ground floor, a well-proportioned two bedroom duplex apartment with two large lightwell courtyards and a water feature. This apartment comprises of a large reception/dining room with access to a courtyard, a modern fully fitted open plan kitchen, a generous principal bedroom with an en-suite bathroom, work from home space with access to a courtyard, a second doubled bedroom with an en-suite shower room, fitted wardrobes and work from home space. This apartment also features a guest cloakroom.

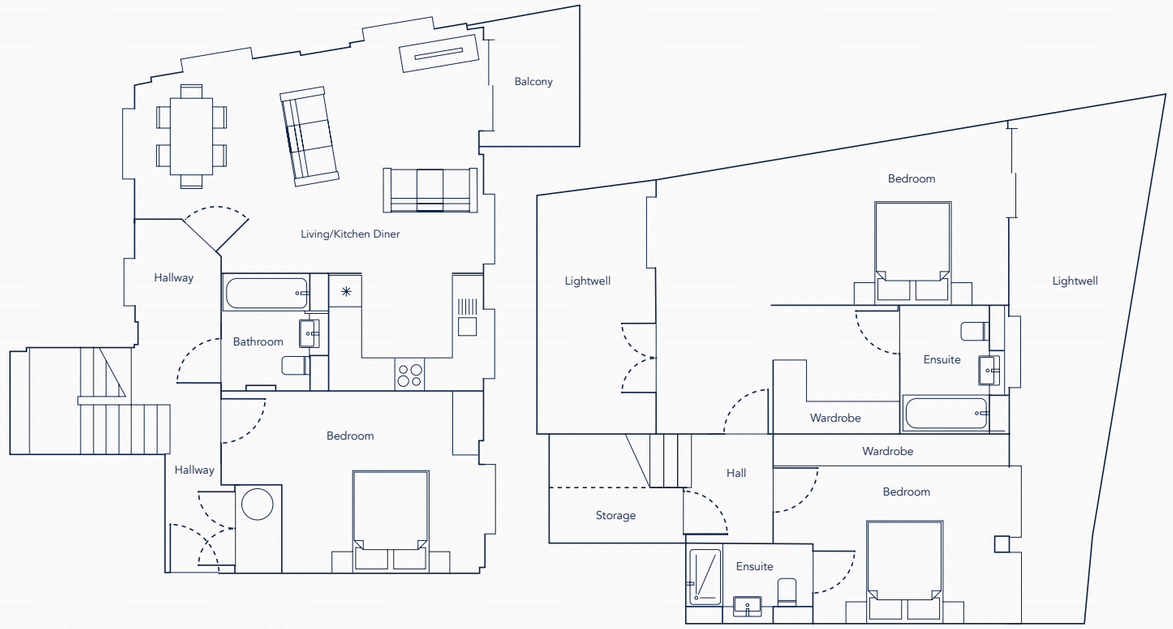
Bedroom 1 - 15ft x 17ft
En-suite - 7ft x 9ft
Store - 5ft x 3ft
Bedroom 2 - 12ft x 10ft
En-suite - 8ft x 7ft
Study - 8ft x 11ft
WC - 9ft x 5ft
Kitchen / Living Area - 25ft x 14ft



Two bedroom duplex 1,120 SqFt
Total Amenity Space - 170 SqFt
North terrace - 10.7m² | South terrace - 5m²

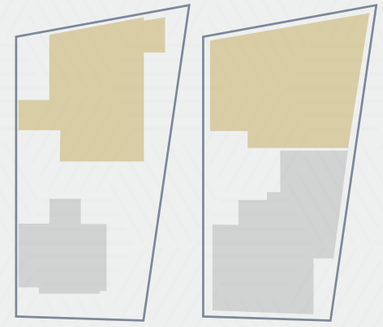
Home options

APARTMENT 002



Located on the ground floor, a well-proportioned three bedroom duplex apartment with a terrace, a large lightwell courtyard and a water feature. This apartment comprises of a corner aspect reception/dining room with access to a terrace, a modern fully fitted open plan kitchen, a generous principal bedroom with an en-suite bathroom with access to a courtyard, a second doubled bedroom en-suite shower room, fitted wardrobes also with direct access to a courtyard, a third double bedroom and a luxurious family bathroom.

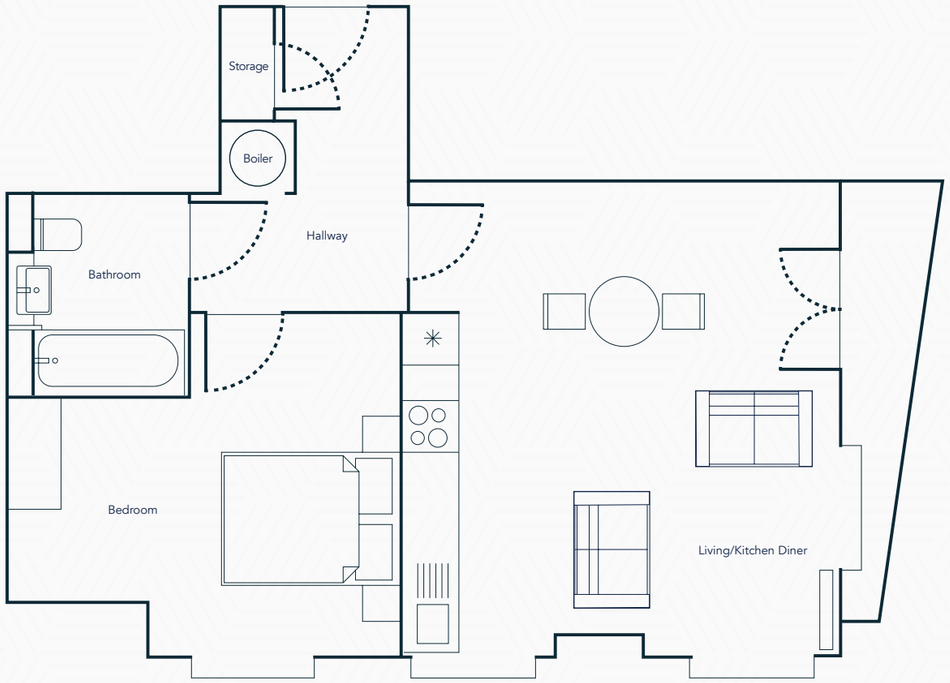
Bedroom 1 - 22ft x 10ft
En-suite - 7ft x 8ft
Dressing Area - 8ft x 8ft
Bedroom 2 - 15ft x 12ft
En-suite - 8ft x 5ft
Living Area - 22ft x 15ft
Store - 8ft x 7ft
Bedroom 3 - 17ft x 12ft
Store - 3ft x 6ft
Bathroom - 7ft x 7ft
Kitchen - 10ft x 7ft



Three bedroom duplex 1,518 SqFt
Total Amenity Space - 302 SqFt
North terrace - 19m² | South terrace - 9m²

Home options

APARTMENT 003

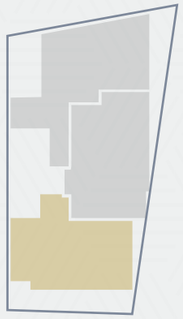


Located on the first floor, a well-proportioned one bedroom apartment with a large terrace. This apartment comprises of a corner aspect reception/dining room with access to a terrace, a modern fully fitted open plan kitchen, a generous principal bedroom with fitted wardrobes and a luxurious bathroom.

Bedroom 1 - 14ft x 12ft
Store - 2ft x 4ft

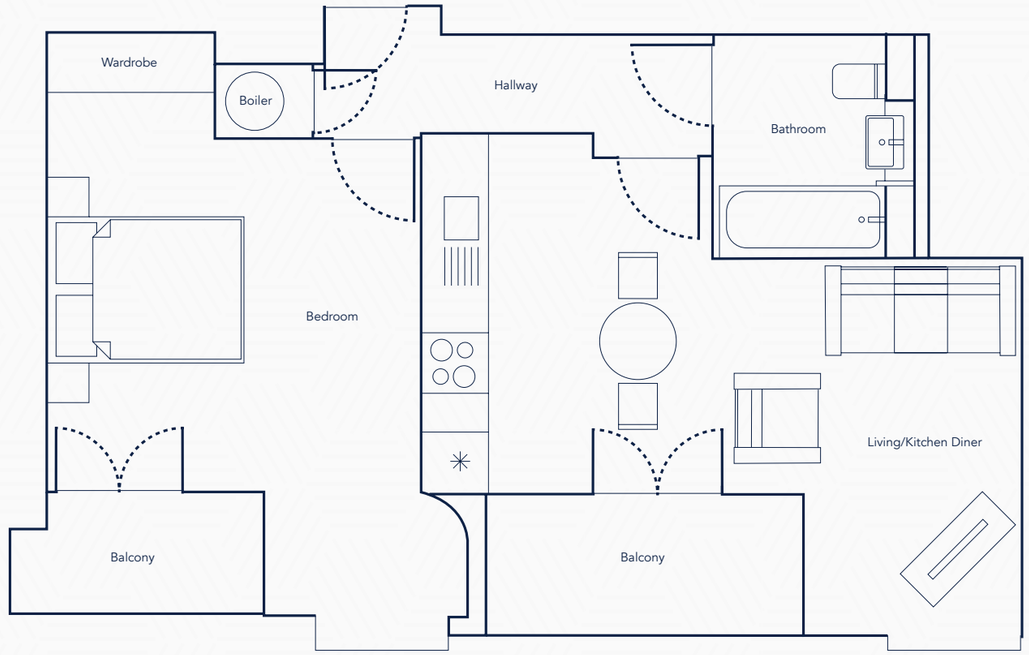
Bathroom - 7ft x 7ft
Kitchen / Living Area - 16ft x 17ft

One bedroom apartment - 549 SqFt
Total Amenity Space - 27 SqFt
Kitchen/Living Balcony - 2.5m^2



Home options

APARTMENT 004

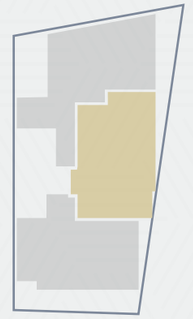


Located on the first floor, a well-proportioned one bedroom apartment with two terraces. This apartment comprises of a corner aspect reception/dining room with access to a terrace, a modern fully fitted open plan kitchen, a generous principal bedroom with fitted wardrobes and access to a terrace and a luxurious bathroom.

Bedroom 1 - 15ft x 13ft
Store - 3ft x 3ft

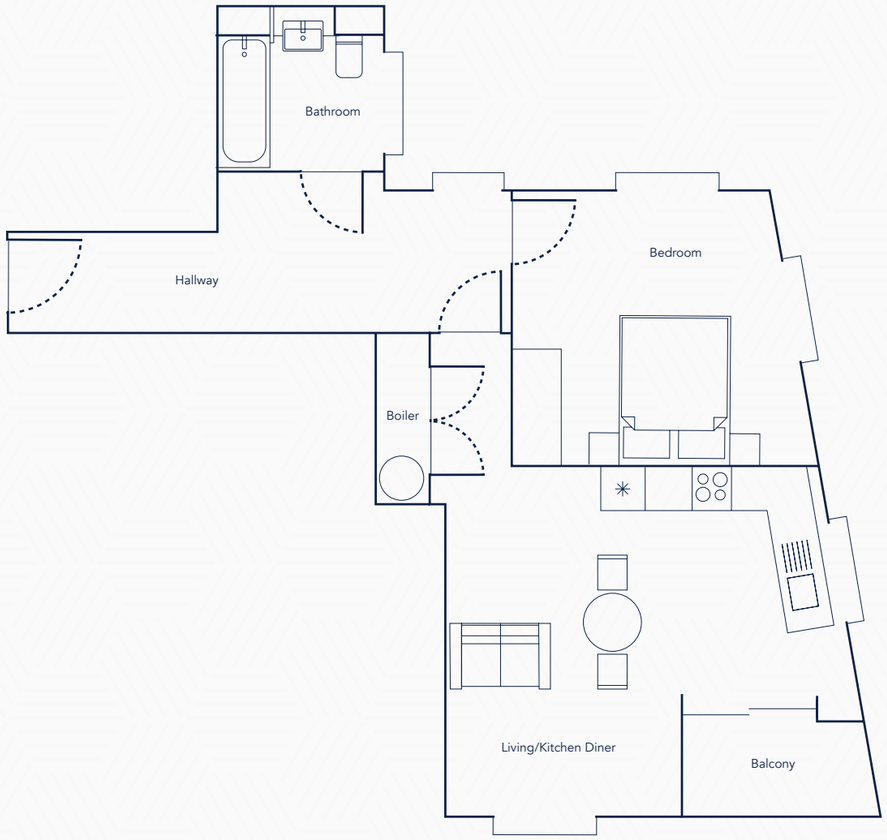
Bathroom - 7ft x 7ft
Kitchen / Living Area - 12ft x 20ft

One bedroom apartment - 538 SqFt
Total Amenity Space - 64 SqFt
Kitchen/Living Balcony - 3.6m^2 | Bedroom Balcony - 23m^2



Home options

APARTMENT 005

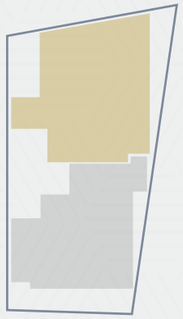


Located on the first floor, a well-proportioned one bedroom apartment with a large terrace. This apartment comprises of a corner aspect reception/dining room which overlooks nearby greenery with access to a terrace, a modern fully fitted open plan kitchen, a generous principal bedroom with fitted wardrobes and a luxurious bathroom.

Bedroom 1 - 12ft x 11ft
Store - 7ft x 2ft

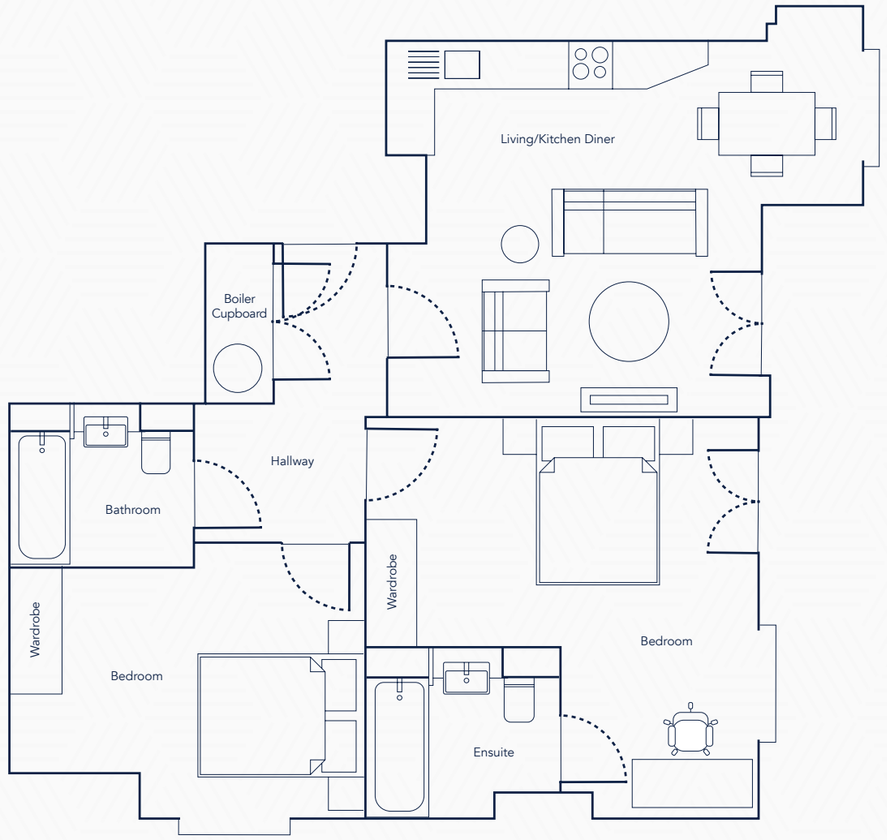
Bathroom - 7ft x 7ft
Kitchen / Living Area - 14ft x 17ft

One bedroom apartment - 571 SqFt
Total Amenity Space - 36 SqFt
Kitchen/Living Balcony - 3.3m^2



Home options

APARTMENT 006

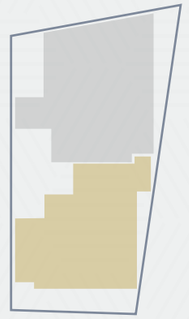


Located on the second floor, a stylish two bedroom apartment with a large terrace. This apartment comprises of a corner aspect reception/dining room with access to a terrace, a modern fully fitted open plan kitchen, a generous principal bedroom with fitted wardrobes, an en-suite bathroom, work from home space with direct access onto a terrace, a second doubled bedroom with fitted wardrobes and a luxurious family bathroom.

Bedroom 1 - 16ft x 16ft
En-suite - 8ft x 7ft
Store - 6ft x 2ft

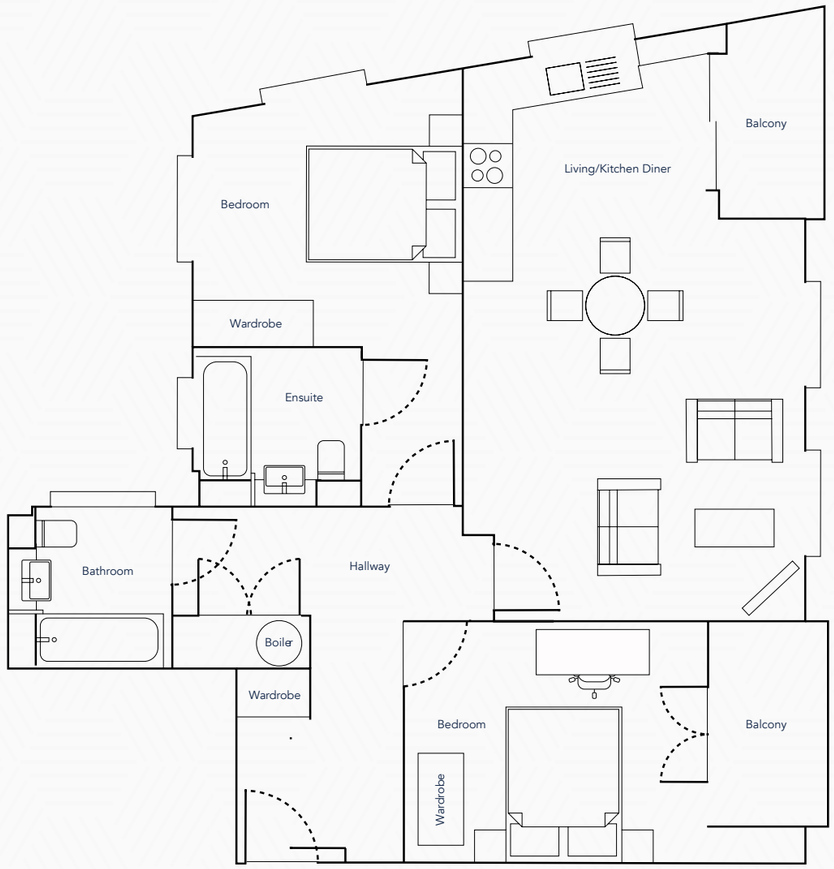
Bathroom - 7ft x 7ft
Bedroom 2 - 14ft x 10ft
Kitchen / Living Area - 15ft x 15ft

Two bedroom apartment - 808 SqFt
Total Amenity Space - 54 SqFt
Kitchen/Living Balcony - 5m^2



Home options

APARTMENT 007

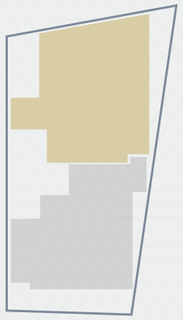


Located on the second floor, a stylish two bedroom apartment with two terraces. This apartment comprises of a corner aspect reception/ dining room which overlooks nearby greenery with access to a terrace, a modern fully fitted open plan kitchen, a generous principal bedroom with an en-suite bathroom, a second doubled bedroom with fitted wardrobes with direct access onto a terrace and a luxurious family bathroom.

Bedroom 1 - 12ft x 11ft
En-suite - 7ft x 7ft
Store - 6ft x 3ft

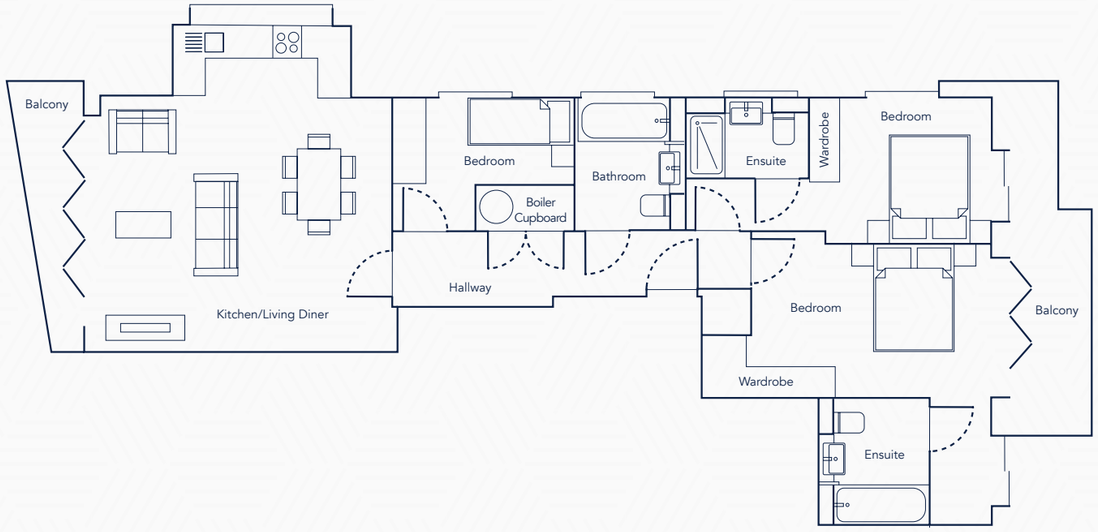
Bathroom - 7ft x 7ft
Bedroom 2 - 12ft x 10ft
Kitchen / Living Area - 13ft x 25ft

Two bedroom apartment - 872 SqFt
Total Amenity Space - 65 SqFt
Kitchen/Living Balcony - 3.3m^2 | Bedroom Balcony - 2.7m^2



Home options

APARTMENT 008

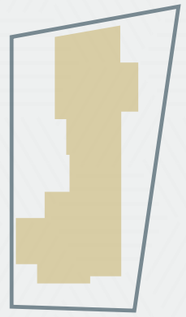


Located on the top floor, a sensational three bedroom penthouse with two roof terraces. This apartment comprises of a corner aspect reception/dining room with access to a terrace, a modern fully fitted open plan kitchen, a generous principal bedroom with an en-suite bathroom and access to a terrace, a second doubled bedroom with an en-suite shower room and fitted wardrobes also with direct access to a terrace, a third bedroom and a luxurious family bathroom.

Bedroom 1 - 9ft x 15ft
En-suite - 7ft x 7ft
Store - 3ft x 6ft
Bedroom 2 - 9ft x 11ft

En-suite - 5ft x 7ft
Bathroom - 8ft x 7ft
Bedroom 3 - 8ft x 11ft
Kitchen / Living Area - 20ft x 18ft

Three bedroom penthouse - 1,001 SqFt
Total Amenity Space - 136 SqFt
North terrace - 5.2m^2 | South terrace - 8.4m^2



On-site professional photography captured January 2023 | Showroom

Your new home could be just a call away

KESKIDEE, GIFFORD STREET, N1

Enquire today

If you're ready to take the leap and own your luxury home, please feel free to get in contact with our agent! We look forward to your interest!

020 3205 7032
www.keskidee.uk
enquiries@keskidee.uk

APC Developments UK Ltd
Devonshire House, One Mayfair Place,
London, W1J 8AJ

A note from the developer

The opportunity to transform the Gifford Street site near King's Cross - one of Europe's major regeneration areas - really excited us. We immediately saw the scope to enhance this section of a historic London thoroughfare. Creating an outstanding place to live and work. The brief was challenging: a complex mix of uses on an urban site.

This was a rare opportunity to create a new piece of townscape within walking distance of King's Cross and Angel. We relished the opportunity to design on this truly historic road with modern luxury living.

Comprised of one, two and three bedroom luxury apartments. Set in the heart of London, situated minutes from King's Cross St Pancras Station and the stunning streets of Angel Islington, the development is impeccably located. King's Cross is London's fashionable new district. With vast open spaces and divine restaurants, residents could want for nothing more.

APC Developments



Home

SPECIFICATIONS

KITCHEN

Kitchen Cabinets, Shelves, And Back Panels With Soft Close, Adjustable Door Hinges In Satin Matt, Colour Pearl Grey (Spray Painted)
Under Counter Led Strip Lighting Wall Units
Ceramic Quartz Calacatta Natural Worktops With Drainer Grooves
Full Height Splash Back Ceramic Quartz Calacatta
Siemens Built In Fully Integrated Appliances Including Fridge, Freezer (Frost Free), Oven, Dishwasher, Microwave, Induction Hob And Cooker Hood
Siemens Integrated Washer Dryer Located In Kitchen In Apartment Numbers 1, 3 and 4
Siemens Washer Dryer Located In Utility Cupboard In All Other Units
Grohe Bauedge Single Lever Basin Mixer Kitchen Sink Tap
Franke Maris, Undermount Kitchen Sink
Vauth Sagel Corner Rack In Units Apartment Numbers 1 and 2
Cutlery Inserts
Integrated Bins Available In Apartment Numbers 1,2,5,6,7 and 8
Free Standing Bins In Apartment Numbers 3 and 4

BATHROOMS / ENSUITE

Duravit Wc With Concealed Cistern
Grohe Essence 2 Hole Wall Mounted Chrome Basin Mixer Tap
Grohe Grotherm Shower Mixer Trim With Shut Off Valve
Grohe Tempesta Round Concealed Thermostatic Mixer Shower Andwall Mounted Rainfall Shower Head
Duravit D Code Shower Tray
Duravit Bathtub
Grohe Cosmopolitan Bath Spout
Bespoke Mirror Cabinet With Integrated Storage, Led Lights, De-Mister Mirror
Bespoke Vanity Units Will Inbuilt Storage
Grohe Cube Robe Hook
Grohe Cube Toilet Roll Holder
Shaver Socket
Tower Rail
Built In Extractor Fan
Toilet Jet Sprays
Shower Screens

LIVING / DINING

Telephone Outlet Point
Cable Tv/Media Outlet Points
Fibre Optic Ready
Integrated Usb Ports
Hikvision -7" Indoor Video Intercom Station Lcd Touchscreen

HEATING / VENTILATION

Dimplex Edel Range Heat Pumps
Dimplex Monterey Panel Heaters, White
Monsoon Mon-Mev Energy Saver Multi-Room Extract Unit

WINDOWS / DOORS / BALUSTRADES

Fitted Wardrobes To All Rooms, Mdf With Integrated Handles, Lacquered Matt, Full Height Mirrored Central Door. Integrated Led Pressure Lighting Inside.
Apartment Entrance Doors - Full Height Oak Veneer With Horizontal Grooves
Apartment Internal Doors - Oak Veneer With Horizontal Grooves
Communal Doors - Full Height Oak Veneer With Horizontal Grooves Fire Doors With 1500x150 Glazing, Including Push-Pull Signage, Door Pull Handle Bar
Door Accessories - Satin Stainless Steel Handles, Knobs, Handle Bars, Key Covers, Keyholes
External Entrance Door – Anthracite Grey Aluminium Door With Glazing, Pull Handle Bar
Bin & Bike Store Doors - Double Louvre Doors With Insect Mesh Aluminium Anthracite Grey
Composite Windows, Double Glaze Throughout, Toughened Glass, External Aluminium Anthracite Grey, Internal White Paint Timber, Tilt & Turn Windows - Concealed Tilt And Turn Hinges, Multi Point Locking, Key-Locking Handle
Alumunium Bifold Door For Penthouse. Fully Double Glazed
Balcony Balustrades - Satin Finish Round Posts, With 13.5mm Toughened Clear Glass
Balcony Balustrades (Penthouse) - Frameless Glass Balustrade (13.5mm Toughened Clear Glass)

FINISHES & MORE

Deep Brushed Oak Grey Rustic Engineered Wood Flooring In Hallways, Living, Dining And Kitchens Throughout
Premuim Ege Carpets In All The Bedrooms Throughout
Corridors - Ege Carpets - Highline Washed Grey Colour
Large Format Matt Porcelain Wall And Floor Tiles In All Bathrooms And Ensuite
Bath Tub Panel - Porcelain Large Format Tiles Matching The Walls Tiles
Entrance Hall - Mandarin Stone Casa Grande Decor 3 600x600x20
Staircase - Ege Carpets - Highline Washed Grey Colour Carpet Tiles
Lightwell - Marshalls Fairstone Granite Eclipse Paving, Mixed Sizes, Dark Colour
Wall Panel - Orac Zigzag W108 Wall Panel , Maritime Teal
Brushed Bronzes Sockets And Switches, Led Ip65 Fire Rated Throughout
Trimless Downlights Led Recessed, Ip65 Fire Rated
8 Passenger Orona Lift
Dulux White Emulsion Paints On Walls And Ceilings
Dulux Easy-Care Washable Emulsion In Bathrooms And Ensuites
Bicycle Storage
Bespoke Designed Lift Lobbies
Fibre Optic Ready Development

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