

**NORTH
KENSINGTON
GATE (NKG)**
will be a landmark
residential
development that
is set to
redefine West
London

LONDON'S
reputation for capital
preservation and
stable returns in the
residential property
market remains
unassailable



**EXCLUSIVE
MARKETING
PARTNER FOR
NKG
IN NIGERIA**



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Each apartment at NKG will
have a private balcony or dual
aspect terrace



NORTH KENSINGTON GATE

→ BUY A HOME

North Kensington Gate is to be located within the Old Oak and Park Royal Development Corporation's new £26 billion regeneration masterplan – a vision set to create one of the most futuristic and best-connected residential districts in the UK providing a total of 25,500 homes and 65,000 jobs in the next decade

→ BUY A HOME

Unrivalled transport links and world-class amenities in the heart of West London, and close to renowned Imperial College and Westfield Shopping Centre – Europe's largest shopping centre.

→ BUY AN INVESTMENT

London's population is growing at an exponential rate, surpassing a record nine million people and projected to grow by a further 700,000 people between 2023-2031, with over a third of the city's 3.7 million households renting accommodation. **Full independent JLL Reports are available.**

→ BUY AN INVESTMENT

Comparable developments in nearby areas have seen substantial appreciation in property values over time, indicating the potential for a similar trend at North Kensington Gate.

ABOUT US

Shepperson Consulting offers two key services:


- 1. Business Expansion Support:** The firm assists Nigerian companies in scaling both locally and internationally, leveraging its strategic presence in Lagos, South Africa, and the UK.
- 2. Real Estate Acquisition:** Shepperson Consulting also helps Nigerians acquire premium real estate in South Africa, the UK, and Dubai. With exclusive partnerships with top developers and agents, the firm offers clients access to pre-launch and off-plan opportunities at competitive prices, along with flexible financing options tailored to their needs.

THROUGH THIS INNOVATIVE DUAL FOCUS, SHEPPERSON CONSULTING HAS QUICKLY EARNED A REPUTATION FOR EMPOWERING NIGERIAN BUSINESSES AND INVESTORS ON THE GLOBAL STAGE.

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Many apartments will enjoy unrestricted panoramic views of the Capital's skyline

Actual view from upper level Tower apartments looking south east



NORTH KENSINGTON GATE

→ REGENERATION AREA

Located on the Grand Union Canal within the Old Oak and Park Royal Development Corporation.

This will be one of the most dynamic and best connected new residential districts in the UK. North Kensington Gate will not only offer a unique and luxurious lifestyle opportunity, but will be at the forefront of the transformation of a visionary £26 billion masterplan that will generate a growth zone of unprecedented potential for a decade to come.

→ NEIGHBOURHOOD

One of London's most affluent & culturally energetic districts on your doorstep.

The western boundary of London's most celebrated royal borough lies at Mitre Bridge, a stone's throw from North Kensington Gate. This niche pocket of the Capital is home to many world renowned landmarks including Harrods, Harvey Nichols, Portobello Road Market, the Notting Hill Carnival, Victoria & Albert Museum, Kensington Palace, the Grand Union Canal itself together with a plethora of 'A-List' gastro haunts, bars, clubs and hotels.



ABOUT THE DEVELOPER

Since 2003 City and Docklands has been setting the benchmark for securing, delivering and managing unrivalled residential investments and developments across key growth areas in London.


City & Docklands has successfully completed 18 developments and the delivery of approximately 4 000 apartments across London. This includes the highly successful Canary Central development at Canary Wharf in the Docklands regeneration project

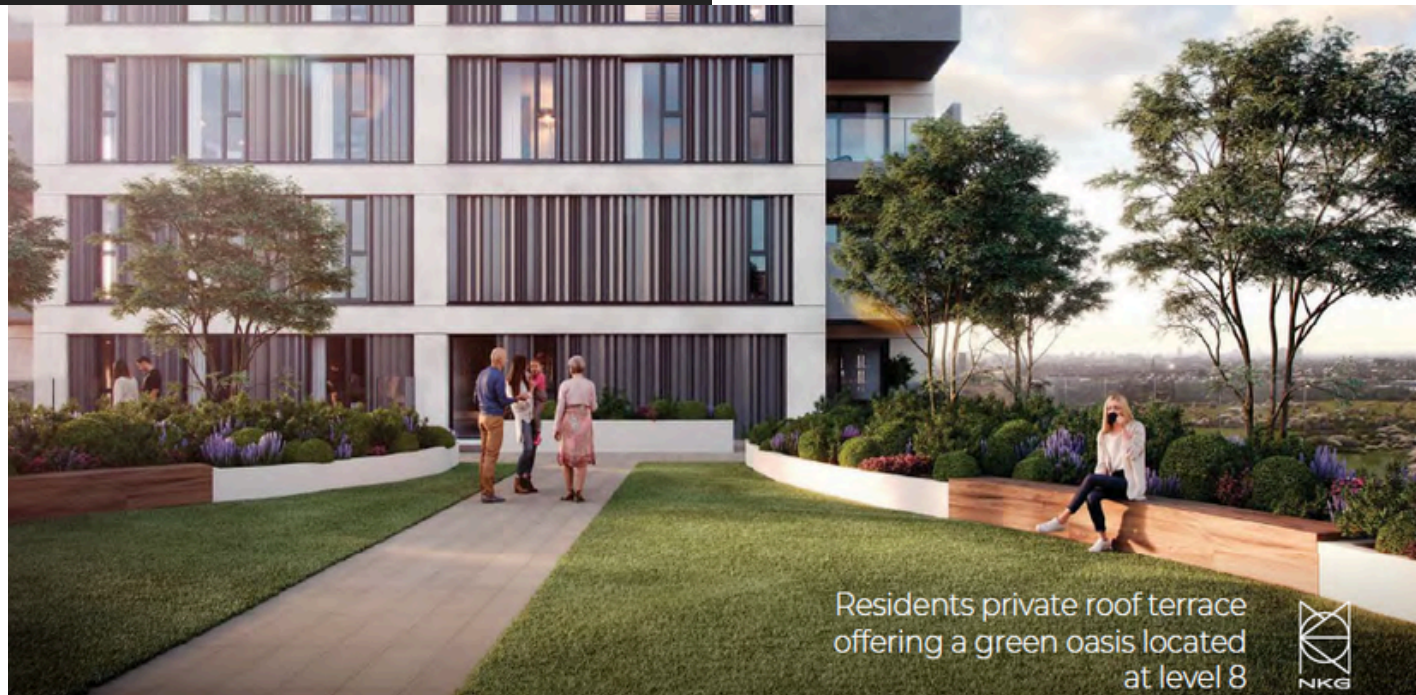
A New Development by
City & Docklands

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Residents private roof terrace
offering a green oasis located
at level 8



NORTH KENSINGTON GATE



SERVICES AND AMENITIES

Residents at North Kensington Gate will be able to enjoy beautiful lifestyle facilities to include a residents' lounge, 24-hr concierge, garden amenity room & co-working space and tranquil, landscaped terraces & gardens.



APARTMENTS

NKG apartment features include:

- Exclusive custom design kitchens with granite worktop.
- Smeg integrated appliances.
- Integrated sprinkler system throughout.
- Mains operated smoke detectors to apartment hallways and communal areas.
- Video security entry phone connected to concierge
- Exclusive custom design kitchens with granite worktop.
- Timber style flooring to living room, kitchen area, hallway and bedrooms.
- Underfloor heating.
- Mood lighting in the living room and each bedroom.

FURNITURE PACKAGES

The furniture is of extremely high quality whilst still being durable and well-made to withstand heavy use. All products come with manufacturer warranties and comply with fire regulations.

Urban Collection

New Concept Furnishing's Urban furniture reflects an industrial theme, that delivers a downtown feel to any property. This unique style will combine characteristics of reclaimed woods with engineered wooden flooring, leathers and distinctive metals creating a fashionable urban vibe.

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City Docklands

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The apartments

NKG - A COMPELLING OFFER

"From a pure investment perspective, North Kensington Gate is a compelling offering with its prime location, transportation connectivity, rental income potential, developer expertise and potential for growth in property values. Arranged across two integrated blocks of seven and 24 storeys respectively, the 150 luxury units comprise spacious studios, one, two and three-bedroom apartments, ranging in size from 40sqm to 125sqm, all with underfloor heating and a balcony or terrace. Residents will have access to a landscaped roof terrace and co-workspace and benefit from a gym, café and restaurant across the road at Mitre Yard."

City & Docklands are offering investors two purchasing options: 6% guaranteed rental return for cash buyers over a period of five years, or 6% guaranteed rental return spanning two years for purchasers obtaining a mortgage. North Kensington Gate will be fully managed with a 24-hour concierge and on-site building managers. Furniture packages are also available for a stress-free and cost-effective set-up of units.

Forecasts show that Old Oak & Park Royal will see almost a 30% increase in house prices in the five years to the end of 2028, while rents in London have already skyrocketed due to various factors on the supply and demand side.

OUR UK REAL ESTATE SERVICES

Shepperson Consulting offers Nigerians a bespoke UK Real Estate Advisory - right here in Lagos.


From exposure to some of the newest and most attractive off-plan London developments, to exclusive access to private sales of luxury property in iconic locations, to setting up your investment structures (SPV's), to securing funding (from a variety of public and private lenders), to top-class legal (conveyancing) advice.

Most of our Investment properties include complete management, so you never have to worry about your tenant or your property.

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NKG features will include:

- ◆ 150 highly specified apartments offering a choice of studio, 1, 2 & 3 bedroom types.
- ◆ The apartments will be arranged in two integrated blocks – Building 2 rising to level 7 and The Tower rising to level 24.
- ◆ All apartments will incorporate a private balcony or terrace.
- ◆ The development will feature a communal landscaped roof garden at level 8 and ground level co-working space.
- ◆ Apartment total areas will be from 40.1 sq m (431 sq ft studio) up to 125.1 sq m (1346 sq ft 3 bedroom).
- ◆ NKG will have one principal reception foyer and lift lobby – with two lifts serving all floor levels.
- ◆ Residents at NKG will have the benefit of unprecedented rail connectivity from Old Oak Common Elizabeth line and HS2 Interchange.
- ◆ The immediate area is also served by tube and overground services.
- ◆ NKG will be situated fronting the Grand Union Canal – with idyllic towpaths providing a 20 minute cycle route into the heart of Paddington.

In London's most exciting new regeneration zone, the development will offer 150 beautiful 1, 2 & 3 bedroom private apartments amid an array of ground level and elevated landscaped gardens, with access to a host of amenities.

Completion of North Kensington Gate is scheduled for Spring 2025.

AMENITIES WILL INCLUDE

- ◆ Residents private foyer Residents will access the apartments via an opulent reception foyer with 24 hour concierge desk and services.
- ◆ Co-working space Extensive space and facilities for a new entrepreneurial co-working community.
- ◆ Communal roof gardens Residents will have full access onto the 8th floor roof garden with feature planting and soft landscaping.

VIEWS FROM THE UPPER FLOORS

SOUTH EAST

BT TOWER

CANARY WHARF

THE SHARD

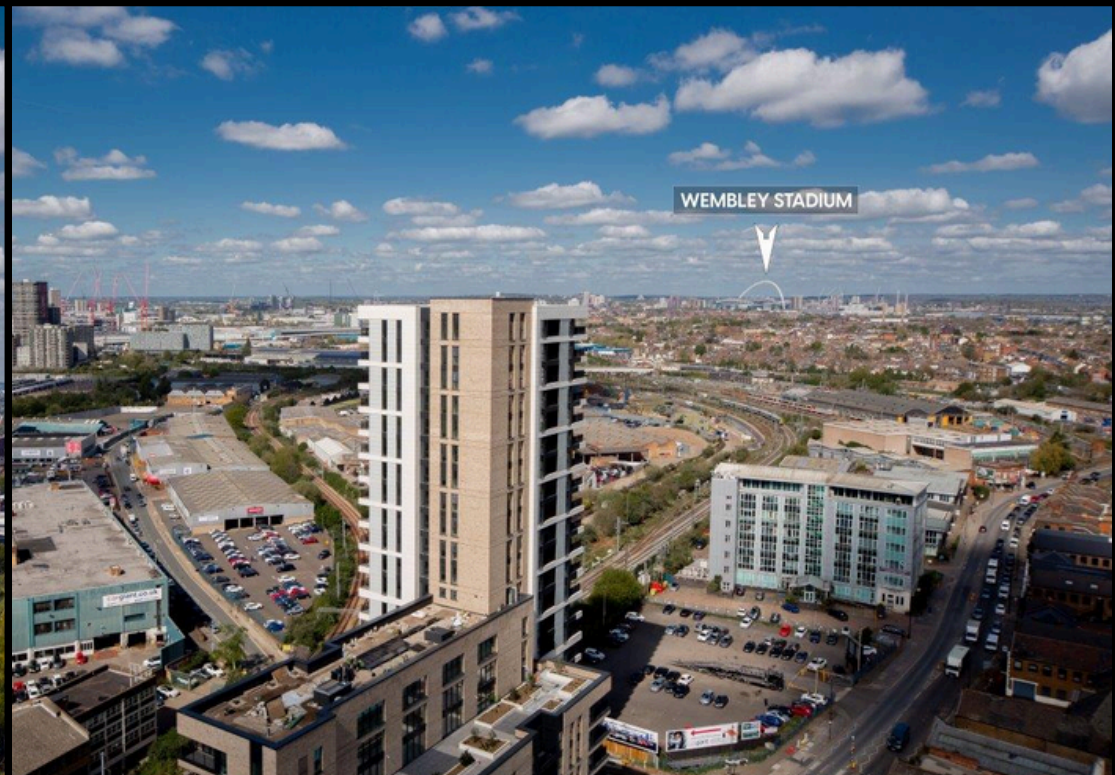
THE LONDON EYE



SOUTH WEST

ONE WEST PO

HS2 SUPER HUB



APARTMENT VIEWS





One of London's most affluent & culturally energetic districts on your doorstep

THE ROYAL BOROUGH OF KENSINGTON & CHELSEA

The western boundary of London's most celebrated royal borough lies at Mitre Bridge - literally, a stone's throw from North Kensington Gate.

This niche pocket of the Capital is home to many world renowned landmarks including Harrods, Harvey Nichols, Portobello Road Market, the Notting Hill Carnival, Victoria & Albert Museum, Kensington Palace, the Grand Union Canal itself together with a plethora of 'A-List' gastro haunts, bars, clubs and hotels.

Today, the streets of Notting Hill are as much about celebrity clientele as they are it's iconic painted townhouses and terraces.

