

A photograph of a modern, curved glass skyscraper with multiple floors of windows. The building is partially obscured by large, dark blue geometric shapes (triangles and a diagonal line) that overlay the image. The sky is visible in the upper right corner.

**KNT**  
DEVELOPMENT

# Our Projects



# Project Information

<b>Project:</b>	Alie Street
<b>Type:</b>	Investment - For Sale
<b>Location:</b>	Alie Street, Aldgate, East London
<b>Description:</b>	Multi Let Commercial Space providing 8.593 sq. ft office accommodation
<b>Status:</b>	Completed

Aldgate is one of London's most diverse and vibrant areas and has benefitted from an influx of occupiers from the tech and creative sectors as well as from the financial, professional and insurance sectors. The immediate local area has seen significant development activity to provide plenty of amenities including restaurants, bars, cafés, hotels and the 7-acre mixed use including residential at the Goodman's Fields development.

The building comprising 8,593.80 sq ft is arranged over five upper floors of office accommodation above a ground floor restaurant. The space offers flexible accommodation with great floor to ceiling height and exposed services. Natural light is excellent to provide great wellness.



# Project Information

<b>Project:</b>	Trego Road
<b>Type:</b>	New Build – Mixed Use
<b>Location:</b>	Fish Island, Hackney Wick, Hackney, London
<b>Description:</b>	Mixed-use scheme providing 20,000 sq ft commercial space and 52 new homes
<b>Architect:</b>	pH+ Architects
<b>Status:</b>	Under Construction

Located in the Hackney Wick, a thriving creative hub in East London, Trego Road scheme comprises of 52 residential units with public and green spaces on the ground level and a commercial space of 20,000 sq ft.

The project aims to emphasises on the concept of shared space where residential, creative and public spaces meet. Organised around a collection of tiered yards, parks, and gardens, the scheme aims to establish shared cross-over spaces for groups to meet and shape by blurring the meaning and boundaries of planning uses divisions, mirroring the organic situation that has arisen in Hackney Wick.

The scheme's formal and organised masonry street facing elevations are juxtaposed against a more organic informal metallic materiality that lines and defines the yard spaces, evoking the historic language of the area's more industrial structures.



# Project Information

<b>Project:</b>	Phoenix Yard
<b>Type:</b>	New Build – Mixed Use
<b>Location:</b>	Kings Cross, London
<b>Description:</b>	New build scheme with retained original features of the former building providing 5 luxury apartments along with 20,000 sqf office space.
<b>Architect:</b>	SEH · Shepherd Epstein Hunter Architecture
<b>Status:</b>	Planning

Phoenix Yard is located in the heart of Central London providing excellent transport links with its rich history extending to the 17th century. The building's current use is a mix of open-plan and private offices benefiting from exposed services, excellent natural light, and good floor-to-ceiling heights throughout.

The existing building will be transformed by KNT Development into mixed-use offices spanning over 20,000 sq ft and 5 high-end residential units in this highly sought-after location.



# Project Information

<b>Project:</b>	Grays Inn
<b>Type:</b>	Investment - For Sale
<b>Location:</b>	Kings Cross, London
<b>Description:</b>	Mixed-use freehold building comprised of 12 flats
<b>Status:</b>	Completed

An extremely rare opportunity to purchase a mixed-use freehold building located in the centre of Kings Cross, WC1X. The basement, ground and first floor are arranged as offices which total circa 5,000 sqft and are to be sold with vacant possession. This is broken down as c. 700 sqft in the basement, c. 2,100 sqft on the ground floor and c. 2,200 sqft over the first floor. The offices could easily be split into four separate units, and are in good condition throughout having been fit-out with lots of amenities including suspended ceilings, air conditioning and trunking etc.

The upper floors (second – fifth) are arranged as 12 flats. Of these 12 flats, 1 is included in the sale which is a one bedroom flat with balcony. The remaining 11 flats are sold off on long leases, however, 8 of these 11 flats are sold off with only (approximately) 54 years unexpired. There is therefore considerable reversionary value in the lease extensions. The 11 flats are all self-contained and broken down as 7 x one bedroom and 4 x two bedroom units. Camden Council are the leaseholders of 8 of these units and manage the building as well.

Finally, there is also some land in front of the building which is included and has a footprint of circa 2,000 sqft. This has recently had a pre-application commissioned to house an extension over basement, ground and first floors. The scheme allows for 3 new flats together with some more commercial space. The response to this pre-application is positive, and in fact further studies by architects show that 6 flats plus commercial (with no basement) is likely to be achievable (stpp).



# Project Information

<b>Project:</b>	Lee High Road
<b>Type:</b>	New Build – Residential
<b>Location:</b>	Lewisham Central, London
<b>Description:</b>	New build Mixed-use scheme providing 8000sqf commercial space and 17 mix New Homes.
<b>Architect:</b>	Alan Camp Architects
<b>Status:</b>	Under Construction

Located in the one of the most highly sought after location in South London, Lee High Road offers generous and flexible commercial space on the ground and the basement floors as well as 17 new homes varying from 1 to 3 bedrooms. Car parking is available at the site's rear, with two spaces reserved for wheelchair users. There are 30 secure cycle storage spaces available. Commercial cycle spaces are located at the back of the building.



# Project Information

<b>Project:</b>	Haling Park Road
<b>Type:</b>	New Build - Residential
<b>Location:</b>	South Croydon Central, London
<b>Description:</b>	New Build 8 Residential Units
<b>Architect:</b>	Tone Architecture
<b>Status:</b>	Under Construction

Minutes from the East Croydon Station; Haling Park Road project consists of 8 self-contained residential units with dedicated parking space for each flat.

The development was designed in a way that the lower ground floor level would be predominantly screened from the public highway. The building would therefore have the appearance of a two storey property with accommodation within the roof space. All flats will be accommodated on the upper storeys. The scheme is designed to have a distinct character like no other in the vicinity.



# Project Information

<b>Project:</b>	Queens Road
<b>Type:</b>	New Build – Residential
<b>Location:</b>	Queens Road, London
<b>Description:</b>	9 Luxurious apartments with pub and generous commercial space.
<b>Architect:</b>	Tone Architects
<b>Status:</b>	Planning

The Project occupies a prominent position on Queen's Road at the corner of Kender Street. It is equidistant to Queens Road Peckham and New Cross Gate stations (East London Line and National Rail from London Bridge).

The new five-storey mixed-use development will include the rejuvenated pub and new commercial space, as well as 9 residential units, ranging from one bedroom to four bedrooms.



# Project Information

<b>Project:</b>	Tamworth Yard
<b>Type:</b>	New Build – Residential
<b>Location:</b>	Croydon Central, London
<b>Description:</b>	An infill development of 9 new homes
<b>Architect:</b>	Stitch Architects
<b>Status:</b>	Under Construction

Located in the heart of Croydon, Tamworth Yard project responds to the highly constrained site to deliver 9 new homes distributed across 2 blocks arranged around a central courtyard.

The scheme rejuvenates a damaged part of the conservation area and presents a new street presence along Tamworth Place. From an existing site condition which offered no soft surfaces at all, the residential proposal is supported by a rich landscape design which follows the journey from street to central courtyard and into the private amenity spaces of the new homes.



# Project Information

<b>Project:</b>	Elsenham Homes
<b>Type:</b>	New Build - Residential
<b>Location:</b>	Elsenham, Essex
<b>Description:</b>	Gated Development with 16 contemporary homes and dedicated parking
<b>Architect:</b>	JDW Architects
<b>Status:</b>	Part retained for rental income

Elsenham Homes project is located in a long-established village of Elsenham, with a strong community spirit and great links to local towns and further afield. The village retaining its rural charm and the surrounding countryside offers endless possibilities for all sorts of leisure pursuits. Being in the proximity of Elsenham Station, the development benefits from regular direct services to both London Liverpool Street (55 minutes) and Cambridge (29 minutes), making the village ideal for commuters. The development comprises of 16 high quality contemporary homes in two newly formed road and successfully integrates into the local streetscape and the village of Elsenham. The three-to-five-bedroom houses have gardens and dedicated street parking. All the properties benefit from good light levels due to the space separation between the buildings and the orientation and sizing of glazing. The living/dining spaces are located to the rear of the properties throughout the development, providing the best views for residents, with bedrooms also located to maximise natural light. Innovative use of material means that each home benefits from excellent insulation, noise reduction, and low energy requirements. Aesthetically, a small pallet of materials has been adopted across the development to achieve a consistency of design and a distinct identity.



# Project Information

<b>Project:</b>	Salisbury Hall Gardens
<b>Type:</b>	New build - Residential
<b>Location:</b>	Chingford, London
<b>Description:</b>	5 apartments with off street parking and communal garden.
<b>Architect:</b>	Tone Architects
<b>Status:</b>	Retained as investment property

Salisbury Hall Gardens is located in the North Circular Road in Chingford town and benefits from excellent transport links to and from Central London. The development comprises of 5 two-bedroom flats with dedicated off street parking and an enclosed communal garden.

Being built with high standards and specs, the buildings stands out on the streetscape and contributes positively to its surroundings.



# Project Information

<b>Project:</b>	Northcote Road
<b>Type:</b>	Refurbishment – Residential
<b>Location:</b>	Clapham, London
<b>Description:</b>	Refurbishment of two bedroom flats and a town house with a ground floor commercial space
<b>Architect:</b>	Tone Architects
<b>Status:</b>	Completed – Kept As Investment Property

The three storey terraced house is located in the heart of Clapham's bustling Northcote Road. The project, which comprises of three residential units and a commercial space, involved careful refurbishment of the existing building and extension which made way for a town house with off street access.

The scheme focuses on the internal changes which work within the original character of the building and contributed the streetscape.



# Project Information

<b>Project:</b>	Madison Heights
<b>Type:</b>	New Build - Residential
<b>Location:</b>	Wimbledon, London
<b>Description:</b>	15 High End Apartments with ground floor commercial unit
<b>Architect:</b>	Clegg Bradley Studios LLP
<b>Status:</b>	Sold

Situated on a spacious corner in the heart of South Wimbledon, Madison Heights comprises of fifteen attractively designed 1-2 bedroom apartments with an extensive ground floor commercial space.

With a picturesque village, expansive common, and an exceptional town offering restaurants, boutiques, and numerous cafes. Wimbledon has long been a desirable location to call home. The scheme offers generous terraces and winter gardens as well as a large communal roof terrace.



# Project Information

<b>Project:</b>	Willow Court
<b>Type:</b>	New Build - Residential
<b>Location:</b>	Kingston, London
<b>Description:</b>	18 Luxurious apartments gated development along with parking and communal garden.
<b>Architect:</b>	Oaten Architects
<b>Status:</b>	Sold

An exclusive, gated development of 18 high quality apartments and 15 car parking spaces located on the fringe of Kingston town centre. The project involved skilfully redeveloping and extending the existing building to a high standard. Creating 2 x 1 bed, 14 x 2 bed and 2 x 3 bed apartments, the site was completely re-landscaped, providing a positive benefit to the residents of lime and maple court. The interior includes high quality finishes with a modern design. The strategy was to bring light into the space, cleverly utilising a restricted space by introducing large windows and cantilevered balconies facing the rear, side and front with etched glass screens creating fresh, spacious apartments. The exterior is composed of a soft terracotta colour cladding with a combination of red and chalk coloured brickwork and rendering, giving a graceful appearance to the exterior. The top storey exterior is enveloped with grey cladding and has been set further back reducing any perceived bulk of the building and minimising the visual impact. Furthermore, the elevations of the building have been recessed and cladded with different materials to articulate the appearance, and again reduce its perceived bulk to its surroundings.



# Project Information

<b>Project:</b>	Hillier Road I
<b>Type:</b>	Residential
<b>Location:</b>	Clapham
<b>Description:</b>	Extension
<b>Architect:</b>	Tones Architects
<b>Status:</b>	Sold

Hillier Road is one of the most desirable residential location in SW London being surrounded by number top private and public schools in London and number of Commons offering country side feel within central of London, ever popular Kings Rd, Sloan Sq. Chelsea etc.

Hillier Rd is walking distance, (200m) from very popular Northcote Rd. Northcote Road is a shopping street in Battersea, south London, which stretches over half a mile. It is close to Clapham Junction station. It is the epicentre of the so-called 'Nappy Valley', named because of the young, affluent and productive demographic and also because the road lies over a culverted river (the River Falcon) giving it a low-lying position between the two commons of Wandsworth and Clapham. The building is slightly wider the usual Victorian house and was with in desperate need of modernisation with 4 bedrooms and the cellar spreading over 1800sqf (160sqm).

We have demolished every indoor wall, replaced almost every piece of original structure, built new kitchen extension and massive basement under entire house, new wiring, build glass roof extension, two indoor staircases leading to the basement ensuring there is no "underground" feeling while in the basement and ensuring flow from the upper floor to the basement achieving maximum usage of the rooms below.

# Project Information

<b>Project:</b>	Hillier Road II
<b>Type:</b>	Residential
<b>Location:</b>	Clapham
<b>Description:</b>	Extension
<b>Architect:</b>	Tones Architects
<b>Status:</b>	Sold

To continue the success of first Hillier Rd project we had a pleasure to be involved on second project on the road.

The proposal is modernisation of entire building with basement creating modern living space over four floors with very high standards of finish, using latest materials, appliances and technology.

We estimate project will be completed in December 2015.

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## Who we are?

KNT Development is a sister company of CMT Design and the real estate arm of KNT Group which extends from a private equity firm, based in central London. Since our establishment, we have been involved in a number of projects from commercial to residential, with our technical expertise and professional experience. We manage our projects by putting together a team of top-level professionals specializing in key areas of real estate development – planning and organization, architecture, construction and engineering. In addition, for each individual project, we engage Professionals, Consultants & Builders, including urban planners, architectural designers and engineers, to contribute their specialized expertise to that project's specific needs. KNT Development offers real estate project development, management and implementation services, and provides Developer/Owner Representation to public organizations and private enterprises. KNT Development has attained its valued reputation by demonstrating a high level of integrity at every stage of development, by being committed to the project's best interests, by successfully integrating quality and value, by bringing in depth of expertise and applying a professional approach, and by ensuring the successful cohesion of projects with their local surroundings.

KNT Development's objective is to find the best solutions for projects, and apply them in realizing and maximising land potential. We deliver our projects on time while exceeding creative, cost and revenue expectations. Please review our Projects to learn more about our approach and past projects.

For each project we build, we will deliver the highest quality construction by provide the best available designers and trades people in the business.

For more information please visit our website [www.kntdevelopment.co.uk](http://www.kntdevelopment.co.uk)



**KNT DEVELOPMENT**

**Head Office:**

4 Bedlam Mews,  
London, SE11 6DF  
+44 (0) 20 7840 0186  
[info@kntdevelopment.co.uk](mailto:info@kntdevelopment.co.uk)

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