

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 create a dynamic, abstract composition. The sky is visible in the upper right corner.

**KNT**  
DEVELOPMENT

# Our Developments



1. Gun Powder - EC4

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# Property Information

**Project:** EC4 - Gunpowder Square

**Type:** Freehold - Commercial Use

**Location:** Fleet Street, London

**Description:** Commercial Use scheme providing 13,491 sq ft of office accommodation arranged over basement, ground, and give upper floors

**Architect:**

**Status:** Live - Under Construction

The Gunpowder development is one of our most exciting opportunities. Located in one of the most sought-after locations in Fleet Street, London, and developed in the 1980s in association with the legal professions, this purpose-built office space presents an optimum opportunity with prime location benefits.

The development consists of a 7-storey building including a ground floor that provides an excellent opportunity for communal space, and a thoughtfully designed basement fit for staff welfare and meetings. The five upper floors present multiple levels of spacious office accommodation; with open and closed office space to ensure silence and privacy where necessary, large windows to attract natural light, and an all-encompassing scenery throughout building. The top floor also includes a balcony view of the landmarks of London.





# Property Information

<b>Project:</b>	E1 - Alie Street
<b>Type:</b>	Investment
<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

The Alie Street property is located in the centre of London's most diverse and vibrant areas, Aldgate. The corner plot building, being one of our top investments, benefits from an influx of occupants; from the tech and creative sectors, as well as from the financial, professional and insurance sectors. With just a short distance from Fenchurch Street and the infamous Tower Bridge, the up-and-coming local area has seen significant development activity to provide plenty of amenities including restaurants, bars, cafés, and hotels.

The building comprising 8,593.80 sq. ft is arranged over five upper floors of purpose-built office accommodation fully fitted with the latest technologies, above a ground floor restaurant. The space offers flexible accommodation with great floor to ceiling height and exposed services. The natural light that encompasses the space through the installation of wall-to-wall windows ensures a heightened sense of mood and wellness, and is perfect for commercial use.



# Property Information

<b>Project:</b>	E9 - 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

The Trego Road development located in Hackney Wick; a thriving creative hub in East London in close proximity to Westfield Shopping Centre. The development is comprised of 52 residential units with public green spaces on the ground level, and commercial space of 20,000 sq. ft. The project’s main goal is to bring the concept of ‘shared space’ to life, where residential, creative, and communal spaces meet in harmony.

Arranged around a collection of angled tiered yards, parks, and gardens, the scheme intends to provide shared cross-over spaces for groups to meet. With its complex architectural design, the development provides links throughout the building and successfully merges with those in the surrounding area. Brick and metal are conjointly used along its exterior to chisel the building’s framework and define the yard spaces among it, reflecting modern industrial structures within the gentrified area of London.



# Property Information

<b>Project:</b>	WC1 - 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 · Shephard Epstein Hunter Architecture
<b>Status:</b>	Planning - Further Improvement

The Phoenix Yard development, formerly housed as a brewery building, is located in the highly sought-after location of Kings Cross, with excellent transport links to Central London via Kings Cross St Pancras, Russell Square, and Angel stations. With its rich history extending the seventeenth century, the contemporary building's current use is a mix of open-plan and private offices, benefiting from exposed amenities, all-encompassing natural light, and good floor-to-ceiling heights throughout.

Having received multiple proposals for development, KNT Development is exploring the options to transform Phoenix Yard into a multiroom hotel, or further improving its current modern mix use offices spanning over 20,000 sq. ft, and 5 luxury residential units. The offices are currently being rented out.





# Property Information

<b>Project:</b>	WC1 - Grays Inn
<b>Type:</b>	Freehold - Mixed Use
<b>Location:</b>	Kings Cross, London
<b>Description:</b>	Mixed-use scheme providing 5,000 sq ft commercial space and 12 flats above
<b>Status:</b>	Investment Portfolio

The 'Grays Inn', is located in the centre of Kings Cross, with incredible transport links to Central London via Kings Cross St Pancras Station just minutes away, and easy access to Paris, Brussels, and Amsterdam via the Eurostar. Doted on for being a corner plot, the building provides an immersive experience of London life, with Europe at bay.

The building is currently used as, both, freehold offices spanning 5,000 sq. ft on the lower ground and first floor, as well as 12 residential accommodations above. Whether occupied for commercial or residential purposes, occupants will benefit from prime access to numerous local hotspots such as fashionable restaurants & bars, museums, and the great British Library.



# Property Information

<b>Project:</b>	SE13 - Lee High Road
<b>Type:</b>	New Build – Residential
<b>Location:</b>	Lewisham Central, London
<b>Description:</b>	A new build, mixed use scheme providing 8,000 sq ft of commercial space, and mix 17 new homes.
<b>Architect:</b>	Alan Camp Architects
<b>Status:</b>	Under Construction

The Lee High Road development is located in the one of the most highly sought-after locations in South London. Offering generous, adaptable commercial space on the ground and basement floors, alongside 17 new homes varying from one to three bedrooms, occupants of this development with benefit from new and affordable commercial and residential opportunities to many.

This development has been thoughtfully laid out to adapt to the needs of all. Car parking is available at the site's rear, with two spaces reserved for wheelchair users. There are also 30 secure cycle storage spaces available, located at the back of the building, that are provided to anyone who prefers this transport method through London's busy roads.





# Property Information

<b>Project:</b>	CR0 - 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

Tamworth Yard is located in the heart of Croydon, and is currently underway to deliver 9 new homes distributed across 2 blocks that are arranged around a central courtyard. In this way, the development will act as an alleviant the immediate, highly constrained surroundings.

The scheme restores a damaged part of the conservation area, and presents a new street presence along Tamworth Place. The residential proposal is supported with a rich landscape design to replace the previous site which had no soft surfaces at all. The journey through Tamworth Yard follows through streets, to a central courtyard, and into the private amenity spaces of the new homes.



# Property Information

<b>Project:</b>	SE15 - 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 Queens Road development occupies a notable position on Queen's Road, at the corner of Kender Street. It is situated between Queens Road (Peckham) and New Cross Gate stations (East London Line and National Rail from London Bridge), making it an excellent investment for its location and nearby transport links.

The new five-storey mixed-use development will include a renovated pub and new commercial space, as well as 9 residential units ranging from one bedroom to four bedrooms, perfect for anyone, from individuals to families.



# Property Information

<b>Project:</b>	CR2 - 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

The Haling Park Road development is located only minutes away from East Croydon Station, and consists of eight self-contained residential units with dedicated parking space for each flat. Each thoughtfully designed unit is able to accommodate up to four individuals, providing a new beginning for singles and families.

The development has been designed specifically to ensure the lower ground floor level would be, for the majority, screened from the public highway. This, not only giving privacy to its residents, but also providing the building with an aesthetic appearance of a two-storey property, with accommodation throughout the roof space.

All flats are to be accommodated on the upper storeys. The scheme is designed to flourish with its distinct character like no other in the vicinity.





# Property Information

**Project:** NW1 - Agar Grove

**Type:** Freehold - Residential Use

**Location:** Camden, London

**Description:** Residential Use scheme providing 1200 sq ft of residential accommodation arranged over a basement, and two floors.

**Architect:**

**Status:** Completed

The Agar Grove development is located minutes from Camden centre, which, in more recent years, has become the staple of London; growing in popularity due to its vibrant and colourful community. Located within a quiet neighbourhood that is encompassed by serene architecture, the property resides just walking distance from Camden Road Overground.

Benefitting from modern, new, fit outs, this unique building includes 4 HMOs across two upper floors that each have an en-suite, and a shared kitchen, with a 1-bed apartment on the ground floor. The property attracts further attention housing 2 self-contained flats; the ground floor having 1 bedroom, and the lower ground floor opening up to a private outdoor garden. The apartments offer spacious accommodation with a sky roof in the kitchen to bring in light and open up the living space.



# Property Information

<b>Project:</b>	CM22 - 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

The Elsenham Homes development is located within the traditional village of Elsenham, which has a strong community spirit, great links to local towns, and further afield. The village retaining its rural charm and its 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 among two newly-formed roads, and successfully integrates into the local streetscape and the village of Elsenham. The three-to-five-bedroom houses have spacious 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 rear of the properties throughout the development, providing the best views for residents, with bedrooms also located to maximise natural light.

The 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 an eloquent consistency of design, and a distinct identity



# Property Information

<b>Project:</b>	SW4 - 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>	Investment Portfolio

The Northcote Road development is located in the heart of Clapham's bustling Northcote Road. The three-storey project, which is comprised of three residential units and commercial space, has gone through a process of careful refurbishment of the existing building, and an extension which has made way for a town house with off street access.

The scheme focuses on the internal changes of the building which integrate harmoniously with its original character, and contribute positively to the streetscape.





# Property Information

<b>Project:</b>	E4 - 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>	Investment Portfolio

Salisbury Hall Gardens is located among North Circular Road, in the town of Chingford, 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.

Built with high-standards and specs, the building stands out on the streetscape and contributes positively to its surroundings.



# Property Information

Project:	SW19 - Millier Terrace
Type:	New Build - Residential
Location:	Wimbledon, London
Description:	15 High End Apartments with ground floor commercial unit
Architect:	Clegg Bradley Studios LLP
Status:	Sold

The Millier Terrace development is situated in a spacious corner within the heart of South Wimbledon. It is comprised of fifteen, attractively designed 1-2-bedroom apartments, with an extensive ground floor commercial space. Surrounded by a picturesque village, expansive common, and an exceptional town offering restaurants, boutiques, and numerous cafes, the development has been one of our greatest projects. Wimbledon has long been a desirable location to call home.

This scheme offers generous terraces and winter gardens, as well as a large communal roof terrace.



# Property Information

Project:	KT1 - Willow Court
Type:	New Build - Residential
Location:	Kingston, London
Description:	18 Luxurious apartments gated development along with parking and communal garden.
Architect:	Oaten Architects
Status:	Sold

Willow Court is an exclusive gated development of 18 high-quality apartments, and 15 parking spaces located on the fringe of Kingston town centre. The project involved skilfully redeveloping and nourishing the existing building to a higher standard.

Creating apartments of up to 3 bedrooms, the interior architectural layout includes high-quality finishes of modern design. This project focused on creating the illusion of wide spaces, among comforting surroundings by bringing in natural light through the introduction of large windows. There are cantilevered balconies facing the rear, side, and front, with etched glass screens, creating spacious apartments.

The exterior is composed of soft terracotta coloured cladding, with a combination of red and chalk toned brickwork and rendering. The top storey outline is enveloped with grey cladding, and has been set further back to reduce any perceived bulk of the building, thus keeping the visual impact to a minimum. Furthermore, the elevations of the building have been recessed and cladded with materials to propagate the intended minimalist appearance, and again reduce its perceived bulk to its surroundings.





# Property Information

Project:	SW4 - Hillier Road I
Type:	Residential
Location:	Clapham
Description:	Extension
Architect:	Tones Architects
Status:	Sold

Hillier Road is one of the most desirable residential locations in South West London; being surrounded by a number top private and public schools in London, as well as a number of Commons. The area is known to offering a country side feel within central of London; the ever popular Kings Road, Sloane Square, and Chelsea.

Hillier Rd is walking distance (200m) from the very popular Northcote Road, a shopping street in Battersea which stretches for over half a mile. It is close to Clapham Junction Station, and is the epicentre of the so-called 'Nappy Valley'. Its interesting name has been given because of the young, affluent and productive demographic, and due to the road covering 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 than the usual Victorian house, and was in dire need of modernisation; with four bedrooms, and the cellar spreading over 1800 sq. ft (160 sq. m). We have demolished every indoor wall, replaced almost every piece of its original structure, built a new kitchen extension and a massive basement under entire house. There is new wiring, a glass roof extension, and two indoor staircases leading to the basement. The layout of the stairs ensures there is no "underground" feeling whilst in the basement, and allows a natural flow from the upper floor to the basement, thus achieving the maximum usage of the rooms below.

# Property Information

Project:	SW4 - Hillier Road II
Type:	Residential
Location:	Clapham
Description:	Extension
Architect:	Tones Architects
Status:	Sold

Hillier Road 2 continued its success from our first Hillier Road development. We have had the pleasure of being involved in a second project on the same road. Hillier Road received the proposal to modernise the entire building with a basement; creating modern living space over four floors, completed to very high standards of finish using the latest materials, appliances, and technology.

Hillier Road is one of the most desirable residential locations in South West London. The educational scope in this area is wide; the road is surrounded by a number of top private and public schools in London. In addition to this, it is housed around a number of Commons, offering a country side feel within the centre of London; the ever-popular Kings Rd, the infamous Sloane Square, and Chelsea.

Hillier Rd is walking distance (200m) from the very popular Northcote Road, a shopping street in Battersea which stretches for over half a mile. It is close to Clapham Junction station, and is the epicentre of the so-called 'Nappy Valley'. Its interesting name has been given because of the young, affluent and productive demographic, and due to the road covering over a culverted river (the River Falcon), giving it a low-lying position between the two commons of Wandsworth and Clapham.





## Who we are?

KNT Development is a sister company of CMT Construction, and the real estate arm of KNT Group that exists as a private equity firm based in Central London. Since our establishment, we have been involved in a number of notable commercial and residential projects. We utilise our vast experience and knowledge to succeed in all our developments.

### Our History

We are proud to be part the construction and development industry for over three generations, with an outstanding track record and many completed projects under our belt. There are family members that engage in the business at all levels, and KNT Development considers every member of our strong team very much part of the extended family. We invest in people because we believe that people are our future, and it is bonds such as these which further drive the success of our company.

### Our Values

With each passing generation, we have grown our company by building upon our core values.

- Celebrate People – Working together to empower one another and make the most of our success
- Be Creative – Maintaining the individuality of our developments by finding the best solutions tailored to each individual
- Deliver Excellence – Collaborating with top-level professionals at all stages of development to sustain our large customer base
- Nurture Nature – Committed to providing a sustainable future that reduces the overall environmental impact of our work, whilst upholding the modern standards of innovation, security, and safety.

### Our Approach

We approach all our projects with a landscape-led mindset. We actively seek land opportunities within the M25 that can provide a maximum return on investment. Regardless of their time constraints or complexities, we ensure our developments are completed in a timely manner to their fullest potential, whilst exceeding creative, cost, and revenue expectations.

In the end, we are rewarded with construction that fits like a glove among the natural landscapes they find themselves in. We understand the challenges faced by living in cities, and actively approach each development with the determination to reshape the outlook of urban living.

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





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