



**London
Student Living.
Made Better.**

Contents

An aerial photograph of London at sunset. The River Thames flows through the center, with the iconic Tower Bridge spanning it. In the background, the modern skyline of the City of London is visible against a warm, orange-hued sky. The foreground shows dense urban development with various buildings and structures.

LDN

Welcome to London. One of the great cities of the world and home to some of the world's finest universities with nearly 400,000 students from more than 200 countries enjoying the city's rich artistic, cultural and academic heritage.

Welcome to student living made better.

urbanest is London's leading student accommodation provider with eight locations situated within central London's Zone 1. Whichever location you choose, each urbanest property has a warmth and character that reflects the area in which it is based. All are safe and secure, all have transport links on the doorstep and all are just a short trip from uni. With better rooms, better study and social space and an on-site 24/7 support team to ensure that you enjoy the very best of London, urbanest really is student living made better. Discover your nest.





wellnest

Here for you

All of our properties have a friendly on-site team available 24 hours a day, 7 days a week to answer your questions, offer support and advice or just for a chat and a cup of coffee. From the moment you arrive at urbanest, your wellness is our priority; which is why we run a full range of settling-in activities such as area tours, welcome parties and resident meetings. Regular events are held to promote health & well being as well as how to deal with exams and other types of stress.

The urbanest experience.

When you choose to stay with urbanest you can be sure of the highest quality accommodation in the best locations in central London. But that is just the beginning. For us, our role really starts from the moment you arrive.

Moving to a new city, or even just moving apartments, can be daunting and we are absolutely committed to making things as easy as possible for you. Our aim is to take the stress out of student living, to make sure that you live your life in our great capital city to the full; to provide the best possible experience of living and studying in London.

Being in the heart of London means getting to uni is quick and easy. Our on-site teams are there for you 24/7 with tips and advice about making the most of London or just as a friendly face if you need to talk. Your wellbeing is our priority.

Relax in the knowledge that all of our properties are safe and secure with state-of-the-art security systems.

We are always mindful of your mental health. Advice from the team, tips and empathy from our internal social groups and a full programme of wellness events, lectures and classes ensure that you are never on your own... unless you choose to be.

What's more, when you need to refuel, we provide a range of healthy cafés and award-winning restaurants as well as on-site supermarkets in some locations.

Extra touches to enhance your experience.

Should you feel like adding a few extra touches to your urbanest experience, we have created some special housekeeping packages to make life just that little bit easier.

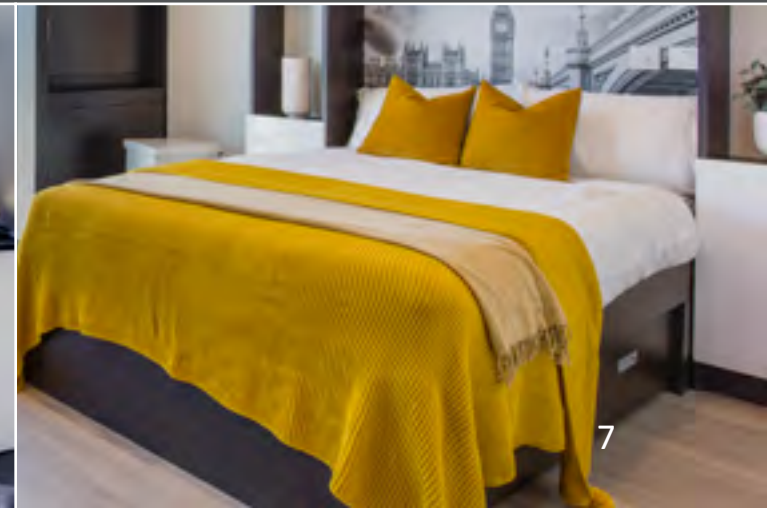
These added benefits will make moving to urbanest even more effortless, but do check with your preferred urbanest property for pricing details.

Cleaning - weekly room cleaning is available for all room types and discounts are available if you buy by the term.

Kitchen Pack – kit out your kitchen before you arrive with a pack that includes all the essentials.

Bedding Pack – make your room even more comfortable before you arrive with a linen pack that includes a duvet and cover, two pillows and pillow covers, a fitted sheet, a hand towel and a bath towel.

THE BEST LONDON STUDENT LIVING EXPERIENCE. **MADE BETTER.**



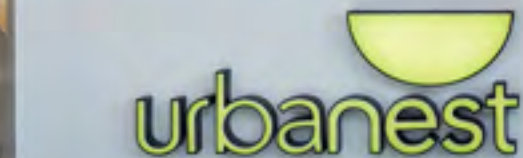


securenest

Safety and security

Your safety and security is of the utmost importance to us. Every urbanest property has a 24/7 on-site team that is dedicated to resident service, safety and wellbeing.

- ✓ You're protected by state-of-the-art security systems
- ✓ All properties are protected with advanced electronic locks to keep your space private and belongings safe
- ✓ urbanest staff are fully trained to provide support and assistance whenever you need it



Your nest, as you want it.

Uniquely, all 8 urbanest properties are located in distinctive areas of central London, so you can choose the nest that best suits your lifestyle or that is closest to your uni.

Whichever nest you choose, you can be sure that staying with urbanest will feel like home from home. With comfy beds, ample storage and underfloor heating, all of our rooms, studios and duplex apartments are designed for easy student living.

We make studying simple with large desks and sound-insulated walls in every room as well as private and communal study areas in every building.

Every urbanest building guarantees:

- A Zone 1 location close to uni, transport links and amenities
- A 24/7 on-site team, CCTV and electronic key fob entry systems
- 200mbps broadband and Wi-Fi
- Clean, modern rooms and apartments with underfloor heating and plenty of storage
- Amazing communal areas and study spaces
- Support upon arrival including a full property induction and welcome events
- Full programme of social, wellness and educational events

All-inclusive rents

When you are staying away from home, you do not want to worry about all of those extra hidden costs that often come with renting an apartment. Which is why we offer all-inclusive rents. So you can be sure that when you book with urbanest, the rate you are quoted isn't just your rent, it also includes:

- Your broadband and Wi-Fi
- Your electricity
- Your heating
- Your water
- Your contents insurance

All of this adds up to a better living experience and is why we have been chosen as the trusted accommodation partner of many of London's most prestigious academic institutions.



A better range of rooms

Whether you want to live in a shared apartment or in your own studio, all of our rooms are designed with students in mind and accommodate a range of prices. Why not take a look at The Studio Collection. Our self-contained apartments give you more space to work and more space to relax, putting you in control of when you want to socialise and when you want some time to yourself.

A woman with her hair in a bun, wearing a black long-sleeved top and grey plaid trousers, is standing in a modern kitchen. She is pouring tea from a bright red kettle into a pink mug. The kitchen features white cabinetry, a stainless steel sink with a chrome faucet, and a wooden cutting board. Large windows in the background offer a view of a city skyline. The word "spaciousnest" is overlaid in a large, white, sans-serif font across the bottom of the image.


spaciousnest



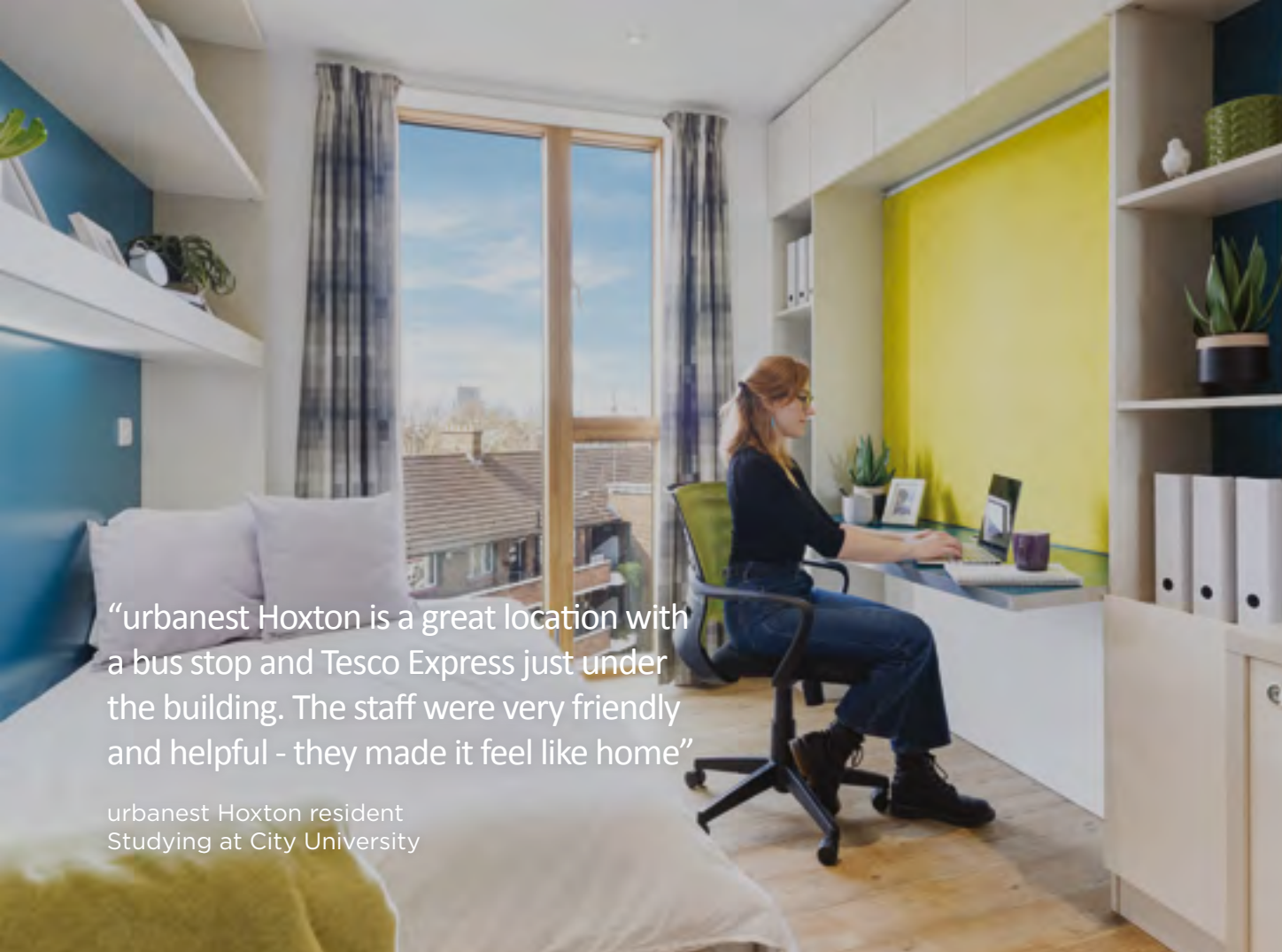
| Building | | King's College London (Strand) | King's College London (Waterloo) | King's College London (Guy's) | London School of Economics | University of the Arts (Holborn) | Central St Martins (UAL) | London College of Fashion (UAL) | Chelsea College of Arts (UAL) | London College of Communication (UAL) | Regent's University | SOAS | City University of London | University College London | University of London | University of Westminster | Queen Mary University | Imperial College London | London Metropolitan | Royal Veterinary College | Guildhall School of Music and Drama |
|--------------|--------------------|--------------------------------|----------------------------------|-------------------------------|----------------------------|----------------------------------|--------------------------|---------------------------------|-------------------------------|---------------------------------------|---------------------|---------|---------------------------|---------------------------|----------------------|---------------------------|-----------------------|-------------------------|---------------------|--------------------------|-------------------------------------|
| TRAVEL TIMES | St Pancras | 25 mins | 30 mins | 30 mins | 28 mins | 20 mins | 5 mins | 38 mins | 38 mins | 35 mins | 30 mins | 23 mins | 28 mins | 19 mins | 23 mins | 24 mins | 49 mins | 35 mins | 34 mins | 7 mins | 33 mins |
| | Hoxton | 23 mins | 23 mins | 15 mins | 27 mins | 29 mins | 22 mins | 15 mins | 40 mins | 18 mins | 36 mins | 27 mins | 15 mins | 21 mins | 27 mins | 34 mins | 30 mins | 45 mins | 8 mins | 30 mins | 9 mins |
| | King's Cross | 25 mins | 38 mins | 30 mins | 30 mins | 27 mins | 5 mins | 30 mins | 38 mins | 35 mins | 35 mins | 25 mins | 30 mins | 18 mins | 27 mins | 26 mins | 35 mins | 41 mins | 20 mins | 19 mins | 29 mins |
| | Tower Bridge | 16 mins | 24 mins | 17 mins | 17 mins | 25 mins | 22 mins | 14 mins | 30 mins | 14 mins | 29 mins | 24 mins | 23 mins | 20 mins | 25 mins | 26 mins | 14 mins | 28 mins | 8 mins | 29 mins | 13 mins |
| | Westminster Bridge | 13 mins | 9 mins | 16 mins | 13 mins | 18 mins | 33 mins | 25 mins | 12 mins | 17 mins | 25 mins | 21 mins | 31 mins | 19 mins | 18 mins | 15 mins | 32 mins | 24 mins | 25 mins | 26 mins | 30 mins |
| | Vauxhall | 25 mins | 19 mins | 25 mins | 30 mins | 27 mins | 29 mins | 14 mins | 19 mins | 18 mins | 31 mins | 31 mins | 35 mins | 23 mins | 29 mins | 15 mins | 25 mins | 40 mins | 30 mins | 33 mins | 32 mins |
| | Victoria | 17mins | 18 mins | 32 mins | 26 mins | 21 mins | 25 mins | 12 mins | 15 mins | 25 mins | 26 mins | 25 mins | 35 mins | 18 mins | 23 mins | 21 mins | 40 mins | 19 mins | 26 mins | 30 mins | 34 mins |
| | City | 17mins | 18 mins | 32 mins | 26 mins | 21 mins | 25 mins | 12 mins | 15 mins | 25 mins | 26 mins | 25 mins | 35 mins | 18 mins | 23 mins | 21 mins | 40 mins | 19 mins | 26 mins | 30 mins | 34 mins |

A large, light blue circular graphic containing the letters "HX" in a bold, white, sans-serif font.

Welcome to **urbanest Hoxton**, conveniently located near the fashionable bars, clubs and independent art galleries of Hoxton, yet only a short walk from the artisan coffee shops and boutique shopping of neighbouring Shoreditch.



Our Hoxton nest is one of our most social. Meet up with friends in the ground floor cafe or catch-up on the roof terrace. Quick access to uni is also assured with Old Street Station a short walk away.



“urbanest Hoxton is a great location with a bus stop and Tesco Express just under the building. The staff were very friendly and helpful - they made it feel like home”


urbanest Hoxton resident
Studying at City University



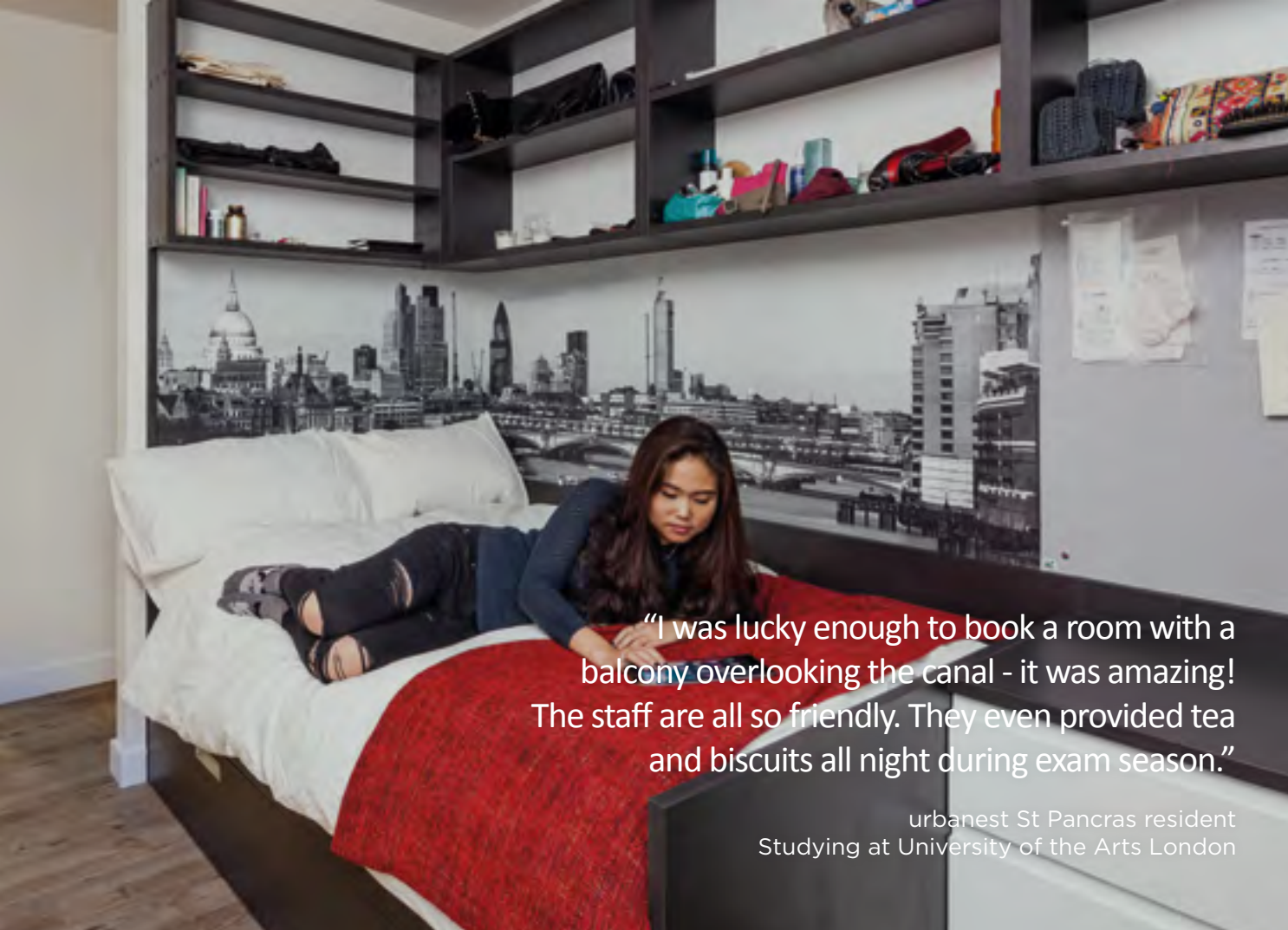
Standard & large studios and 2-6 person apartments
7th floor social space and roof terrace
On-site street food café
Fitness room
Bike store & free-to-use bicycles

A large, light blue circular graphic containing the letters "SP" in a bold, white, sans-serif font.

Welcome to **urbanest St Pancras**, peacefully nestled on the banks of Regent's Canal, yet only a short stroll from both London's famous Camden Market and the bars and boutique shopping of King's Cross.



With an on-site supermarket, views along the canal and over the city from the roof terrace and a wide range of accommodation, urbanest St Pancras provides outstanding comfort and convenience.



"I was lucky enough to book a room with a balcony overlooking the canal - it was amazing! The staff are all so friendly. They even provided tea and biscuits all night during exam season."

urbanest St Pancras resident
Studying at University of the Arts London



Standard & duplex
apartments, twin
rooms and studios

7th floor common
room and roof terrace

On-site supermarket

Bike store &
free-to-use bicycles

A large, light blue circular graphic containing the letters "VX" in a bold, white, sans-serif font.

Welcome to **urbanest Vauxhall**, ideally located in London's newest riverside quarter, home to the capital's underground club scene and some of the best transport links in the city.



With incredible views of the city from its amazing roof terrace, urbanest Vauxhall offers high quality studio accommodation, extensive communal space and a cinema room in which to relax.

“The study facilities are great and I feel very safe and secure. The views are breathtaking and everyone makes you feel like you belong.”

urbanest Vauxhall resident
Studying at King's College London



45 large and
standard studios

31st floor rooftop
social space

Covered roof terrace
with panoramic views


Mezzanine workspace
and study rooms

Cinema Room

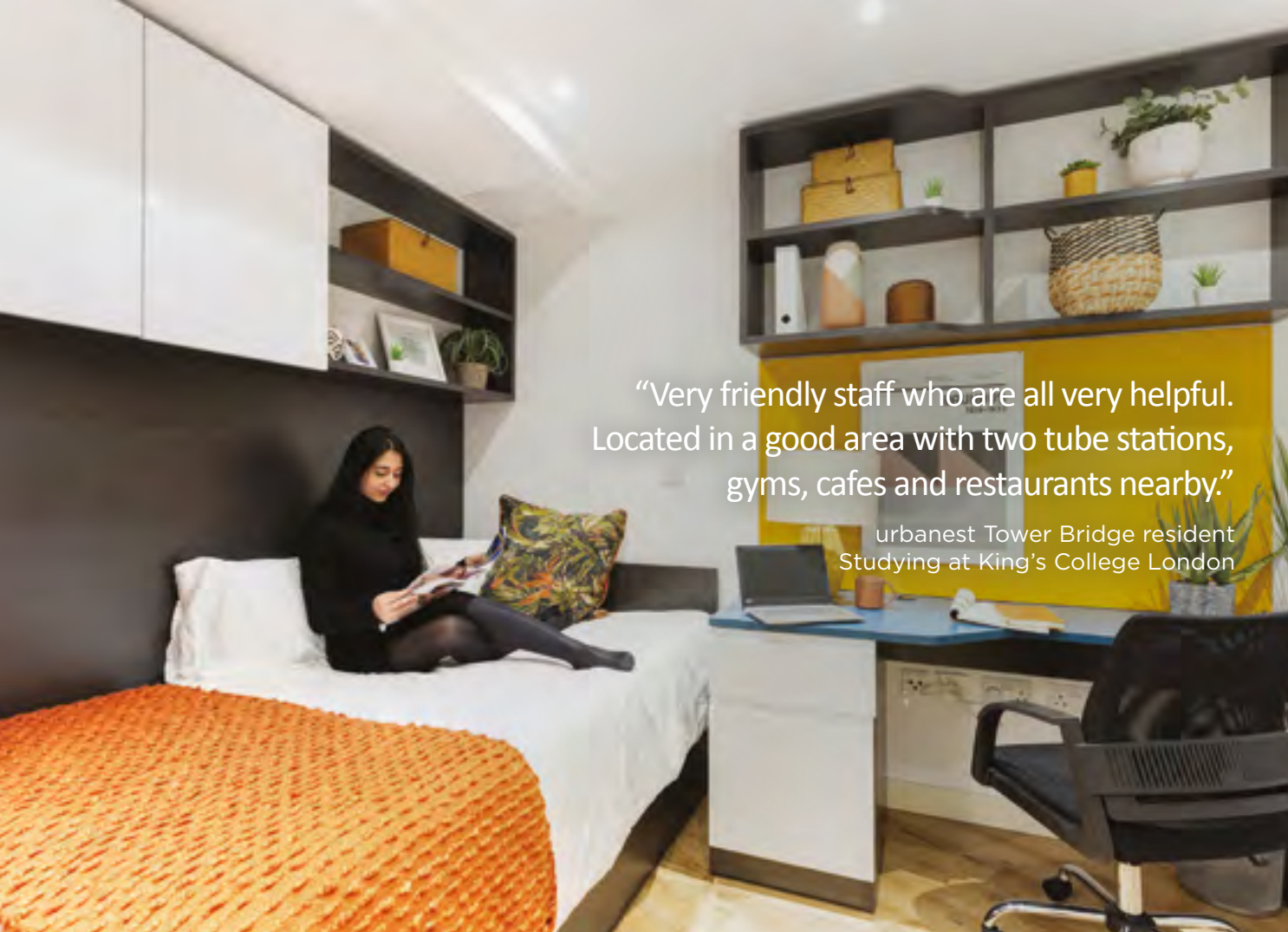


TB

Welcome to **urbanest Tower Bridge**, overlooking the City and the Thames, yet close to the hip boutiques and street food stalls of Spitalfields Market, this nest provides easy access to the best of London, old and new.



With incredible views of the City and across the Thames, **urbanest Tower Bridge** offers high quality studios and shared apartments, extensive communal space and a cinema room in which to relax.



2-9 person
apartments
and studios

Study space with
free-to-use iMacs

Social space and
cinema room

Free-to use bicycles
& bike store

A large, light blue, semi-transparent logo consisting of the letters "WEB" inside a circle, positioned on the left side of the image.

WEB

Welcome to **urbanest Westminster Bridge**, perfectly situated next to the river on the South Bank, home to the London Eye, the National Theatre and with direct views over the Houses of Parliament.

A young woman with blonde hair in a ponytail is sitting at a long, dark grey desk, working on a silver laptop. She is looking out of a large window that offers a panoramic view of London, including the River Thames, the Houses of Parliament, and the London Eye. On the desk, there are several items: a mug with colorful pens, a small jar, and two framed photographs. To the left of the desk, there is a bulletin board with various papers and a sign that says "Make it happen!". The room has a modern, minimalist design with white walls and a dark ceiling.

Our flagship nest offers an incredible range of accommodation and facilities. From the gym and pool in the basement, to the spectacular views on offer from the 18th floor common room and roof terrace, this nest is the epitome of student living made better.



"I've had such a great experience since moving in here. Friendly and helpful staff, as well as a huge room and an amazing central location!"

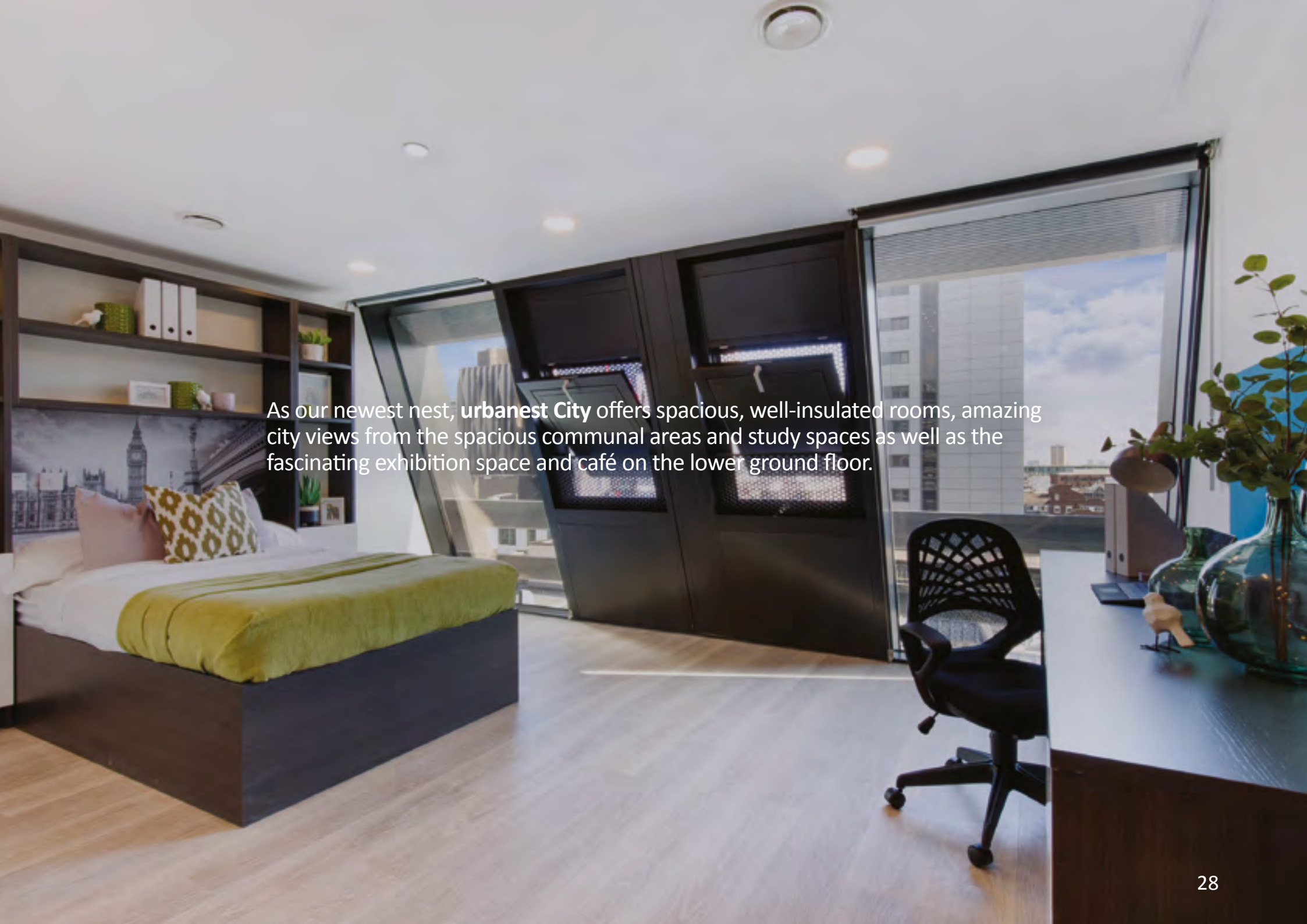
urbanest Westminster Bridge resident
Studying at the London School of Economics



Shared & duplex
penthouse apartments,
twin rooms and studios
18th floor common room
and roof terrace
Games and cinema rooms
Indoor swimming pool
Gym, sauna & fitness suite

A large, semi-transparent circular graphic on the left side of the image. Inside the circle, the letters "CT" are written in a large, white, sans-serif font. The "C" is partially cut off by the left edge of the frame.

Welcome to **urbanest City**, located in the heart of the historic City of London, this brand new nest sits above a 2,000 year old section of London's original Roman Wall, the centre piece of the exhibition and café space on the lower ground floor.

A modern, minimalist bedroom with a low bed, shelves, and large windows. The room features a low-profile bed with a green blanket and a patterned pillow. Above the bed is a dark wood shelving unit with books and decorative items. Large windows with dark frames provide a view of a city skyline. A black office chair is visible in the foreground, and a desk with a lamp and a vase of flowers is on the right. The floor is light-colored wood, and the ceiling has recessed lighting.

As our newest nest, **urbanest City** offers spacious, well-insulated rooms, amazing city views from the spacious communal areas and study spaces as well as the fascinating exhibition space and café on the lower ground floor.



“Great new building with fantastic facilities. The staff are so friendly and are always there to give me a warm welcome when I get home late.”

urbanest City resident
Studying at King's College London



A range of apartments
and studios

Extensive social and
study spaces

Roman Wall exhibition
and café space

Free-to use bicycles
& bike store

A large, semi-transparent "VC" logo in a light grey font, positioned on the left side of the image, partially overlapping the building.

Welcome to **urbanest Victoria**, surrounded by some of London's best-known attractions including Buckingham Palace and Westminster Abbey and just a short stroll from the beautiful green spaces of St James's Park.



Exclusively for UAL: University of the Arts London students, this nest is peacefully tucked away behind the piazza of Westminster Cathedral and offers residents bright, well-lit communal study and social spaces.

“Great location and really nice rooms with huge shared kitchens. The common room and study area are great places to meet other residents and make friends.”

urbanest Victoria resident
Studying at University of the Arts London



A range of private and en-suite apartments and studios

Common room and social spaces


Communal study areas

TV lounge

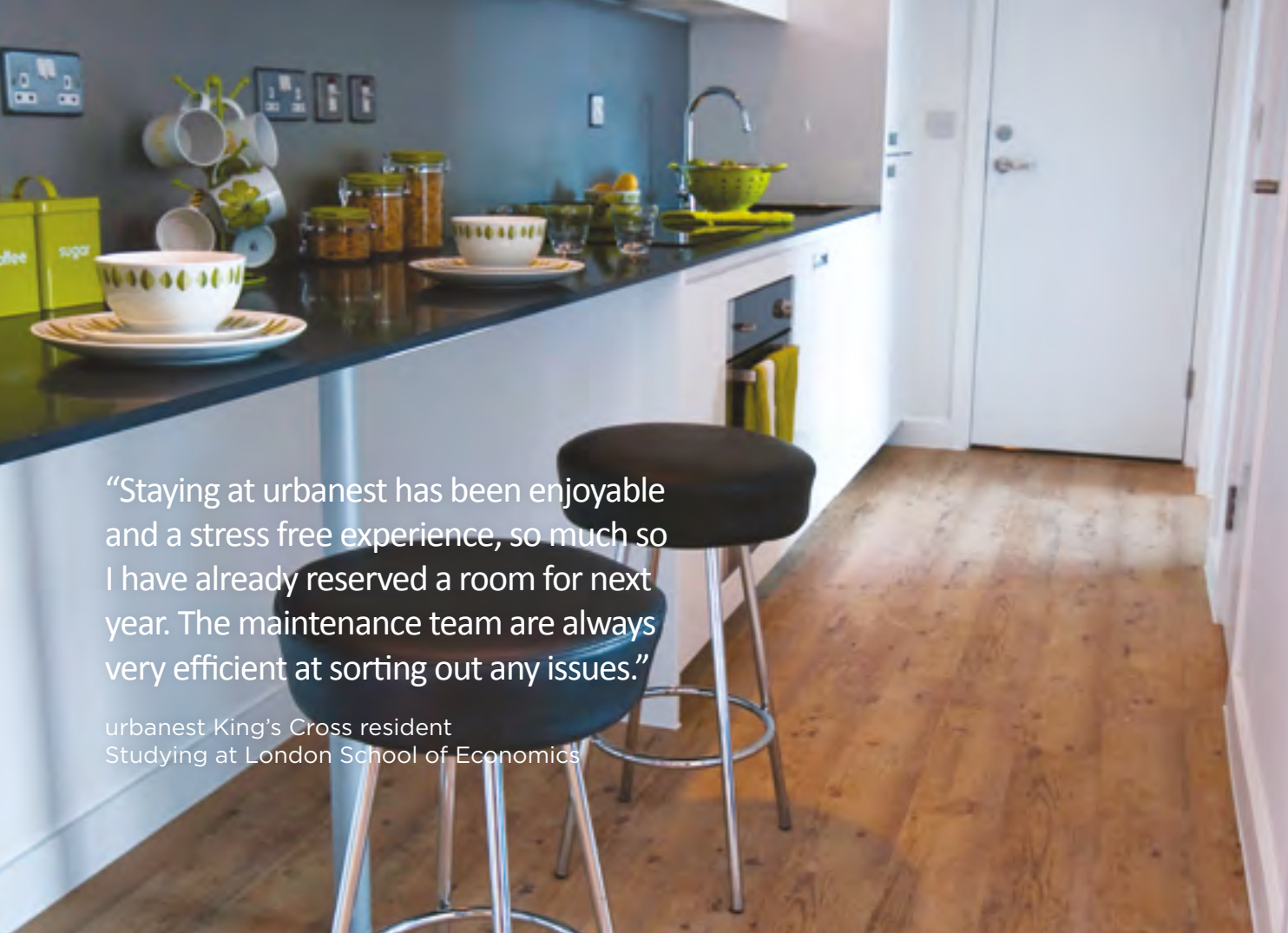


KXX

Welcome to **urbanest King's Cross**, located conveniently amongst the bars, restaurants, street food sellers and boutique shopping of central London's bustling King's Cross Quarter.

A group of four young women are in a modern, bright common room. One woman with long blonde hair is seen from the back, sitting in a grey armchair. Three other women are on a dark blue leather sofa. One is holding a magazine, another is looking at a smartphone, and the third is leaning over the sofa. Large windows with teal curtains provide a view of a city skyline, including a prominent spire. A small wicker coffee table is in front of the sofa.

Extensive study spaces on the mezzanine will help with your studies; and when it's time to relax, head to the spacious 13th floor common room for views across London or check out Cut & Grind, the award-winning burger restaurant accessed directly through reception.



“Staying at urbanest has been enjoyable and a stress free experience, so much so I have already reserved a room for next year. The maintenance team are always very efficient at sorting out any issues.”

urbanest King's Cross resident
Studying at London School of Economics



Studios, luxury studios and a range of apartments
13th floor social space
Gaming, table tennis & foosball tables
On-site burger restaurant
Cinema room



socialnest

Events, learning and insight.

Every urbanest property has been designed to make your experience of London as fulfilling as possible. We host a full range of resident events from yoga classes to socials, from employability workshops to movie nights.

We also host a series of “urbanest talks” where leading figures from business and politics are invited to share their thoughts and insights, giving our residents the chance to listen, question and learn from people who have been there and done it.

How to book

Booking is easy, it's as simple as 1, 2, 3!

2. Use our live availability search to find your preferred nest
3. Book online

Arrange a viewing

Arranging a viewing is easy



To check availability and book your nest, visit urbanest.com

Web: urbanest.com

Tel: +44 (0)20 7042 7890

Email: bookings@urbanest.co.uk

Facebook: [/urbanest](https://www.facebook.com/urbanest)

Instagram: [@urbanestuk](https://www.instagram.com/urbanestuk)

Twitter: [@urbanestuk](https://twitter.com/urbanestuk)