

# London Student Living. Made Better.

Taking in the view  
from the roof terrace at  
urbanest Westminster Bridge.

# Contents





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 nine 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.



## 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.

# 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.

A 24 hour on-site team combined with a number of internal social groups ensures that you are never on your own... unless you choose to be.

# 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.





## 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 9 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 tube 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

## **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.





Building	TRAVEL TIMES																			
	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
Battersea	25 mins	11 mins	22 mins	23 mins	24 mins	30 mins	24 mins	13 mins	20 mins	31 mins	23 mins	33 mins	19 mins	16 mins	24 mins	38 mins	38 mins	32 mins	27 mins	24 mins
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



## **Student accommodation. Made sustainably.**

Creating green places in which to live has been urbanest's way from day one. The use of biomass energy in our first property started us on our sustainable journey and today we still build to the highest possible environmental standards. That is why all our new nests are being built to Passivhaus standards, where exceptional levels of insulation reduce emissions and air filter systems keep out allergens, noise and pollution - keeping residents safe and well.




# BAT

Welcome to **urbanest Battersea**. Overlooking the River Thames and the iconic chimneys of Battersea Power Station, our brand-new nest provides state-of-the-art student accommodation, incredible views of London and quick access to uni.





A wide-angle photograph of a modern rooftop terrace. The terrace is enclosed by a building with a green-painted upper section and large glass windows. The ground is paved with grey tiles. Several people are sitting on green and yellow modular benches and chairs. There are planters with flowers and greenery along the edges. The sky is clear and blue.

urbanest Battersea offers residents spectacular views of London from the rooftop terrace, gym and cinema room. A mezzanine provides spacious study and social space and there is a wide range of bright, modern private, ensuite and studio apartments. The pristine new Battersea Power Station underground station is just a 2-minute walk from the front door.






Brand new private, ensuite  
& studio apartments  
Rooftop social space,  
cinema room and gym  
Communal and private  
study space  
Unique air exchange  
system keeps out  
pollution and allergens  
Naturally controlled air  
temperature makes living  
comfortable



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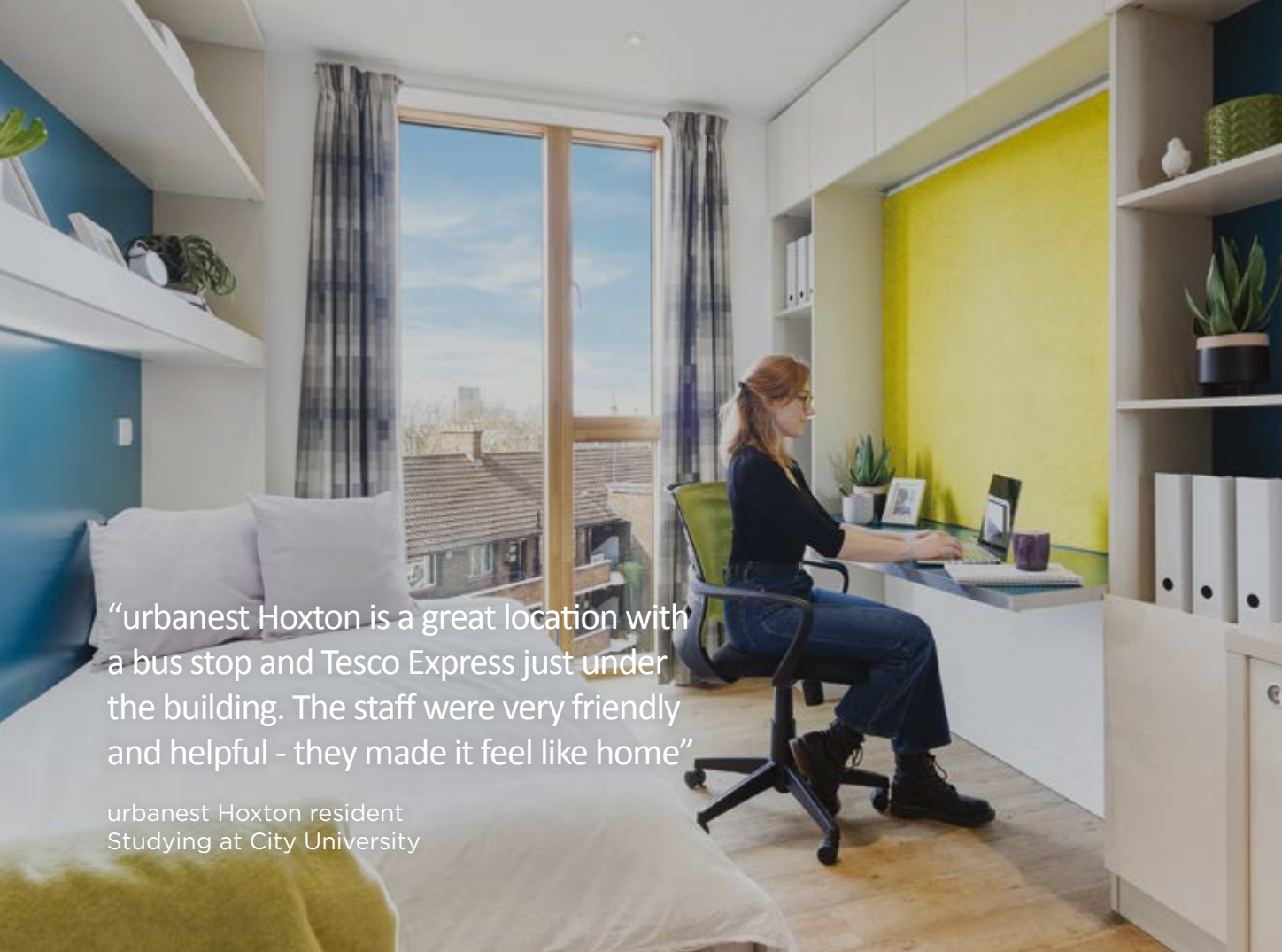
Welcome to **urbanest Hoxton**, conveniently located near the fashionable bars, clubs and independent art galleries of Hoxton, yet only a short walk from the artisan coffee shops and boutique shopping of neighbouring Shoreditch.





Our Hoxton nest is one of our most social. Meet up with friends in the extensive social space 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  
Fitness room  
Bike store & free-to-use bicycles



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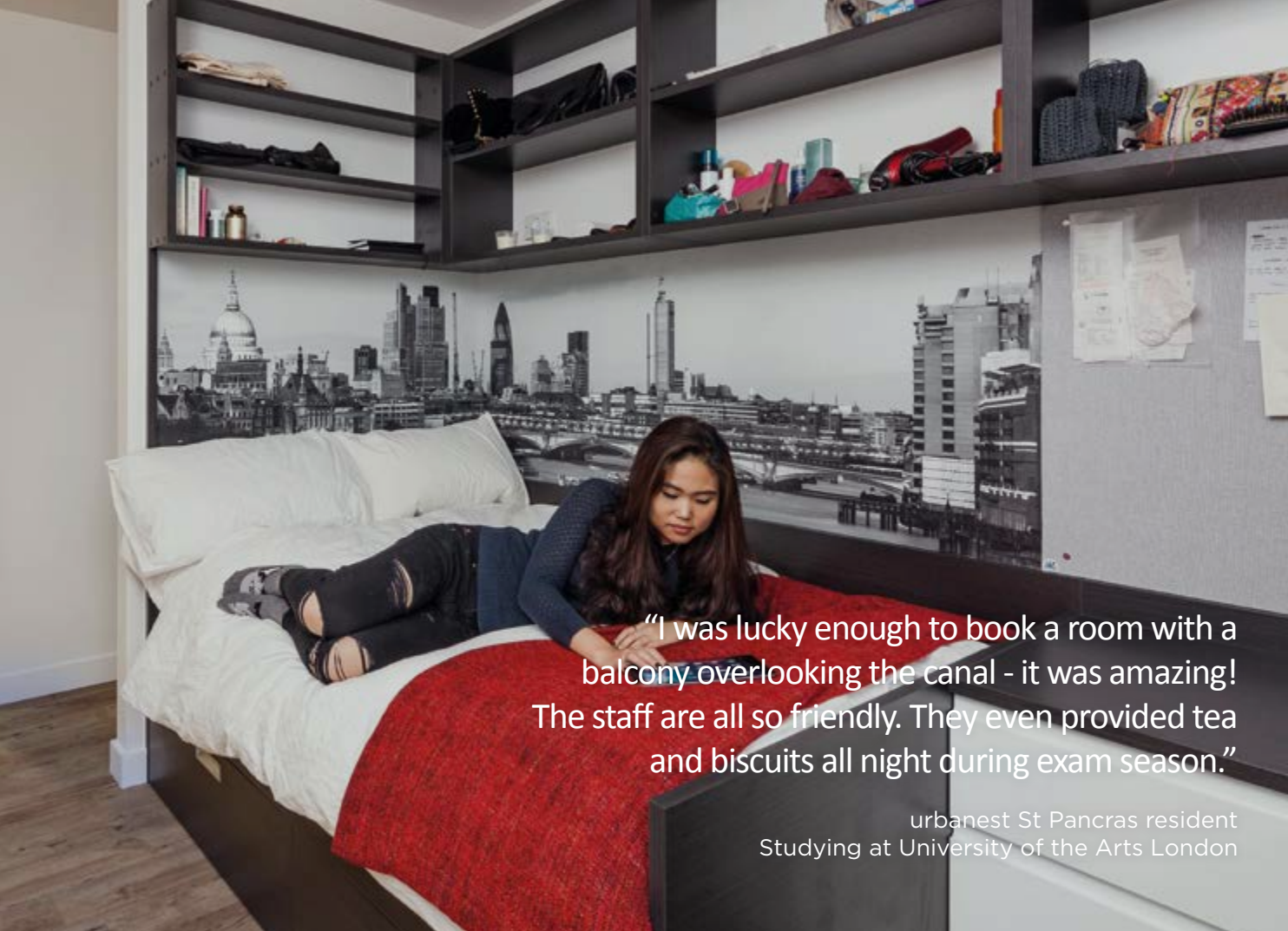
Welcome to **urbanest St Pancras**, peacefully nestled on the banks of Regent's Canal, yet only a short stroll from both London's famous Camden Market and the bars and boutique shopping of King's Cross.





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

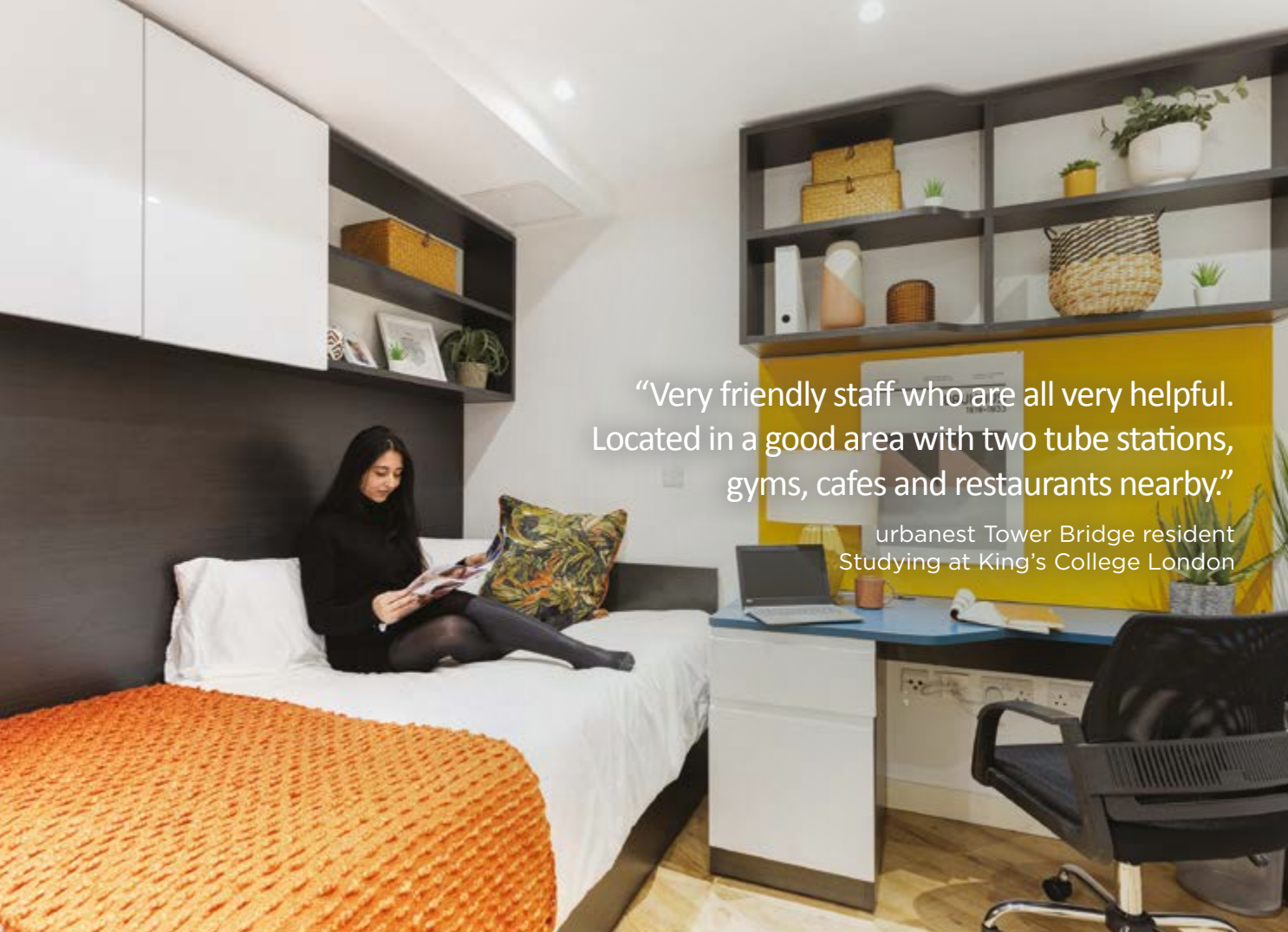
Welcome to **urbanest Tower Bridge**, overlooking the City and the Thames, yet close to the hip boutiques and street food stalls of Spitalfields Market, this nest provides easy access to the best of London, old and new.





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



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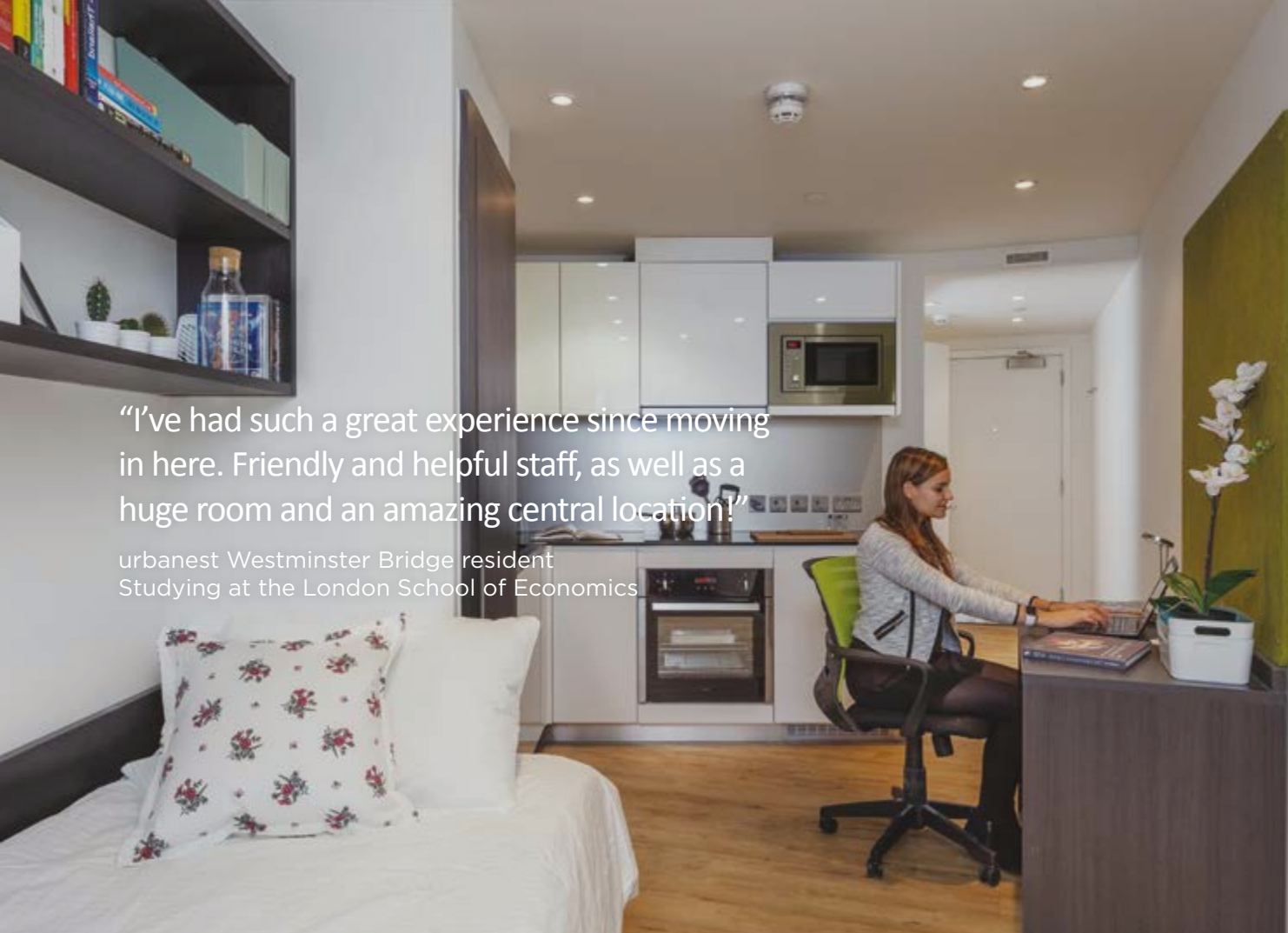
Welcome to **urbanest Westminster Bridge**, perfectly situated next to the river on the South Bank, home to the London Eye, the National Theatre and with direct views over the Houses of Parliament.



A young woman with blonde hair in a ponytail is sitting at a long, dark wooden desk, working on a laptop. She is smiling and looking out of a large window. The window provides a panoramic view of London, including the River Thames, the Houses of Parliament, and the London Bridge. 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





Welcome to **urbanest City**, located in the heart of the historic City of London, this 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-profile bed, a desk, and large windows. The room features a dark wood bed frame with a green blanket and a patterned pillow. A desk with a black office chair and a large glass vase with greenery is visible on the right. Large windows with dark frames provide a view of a city skyline. The ceiling has recessed lighting.

**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 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



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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





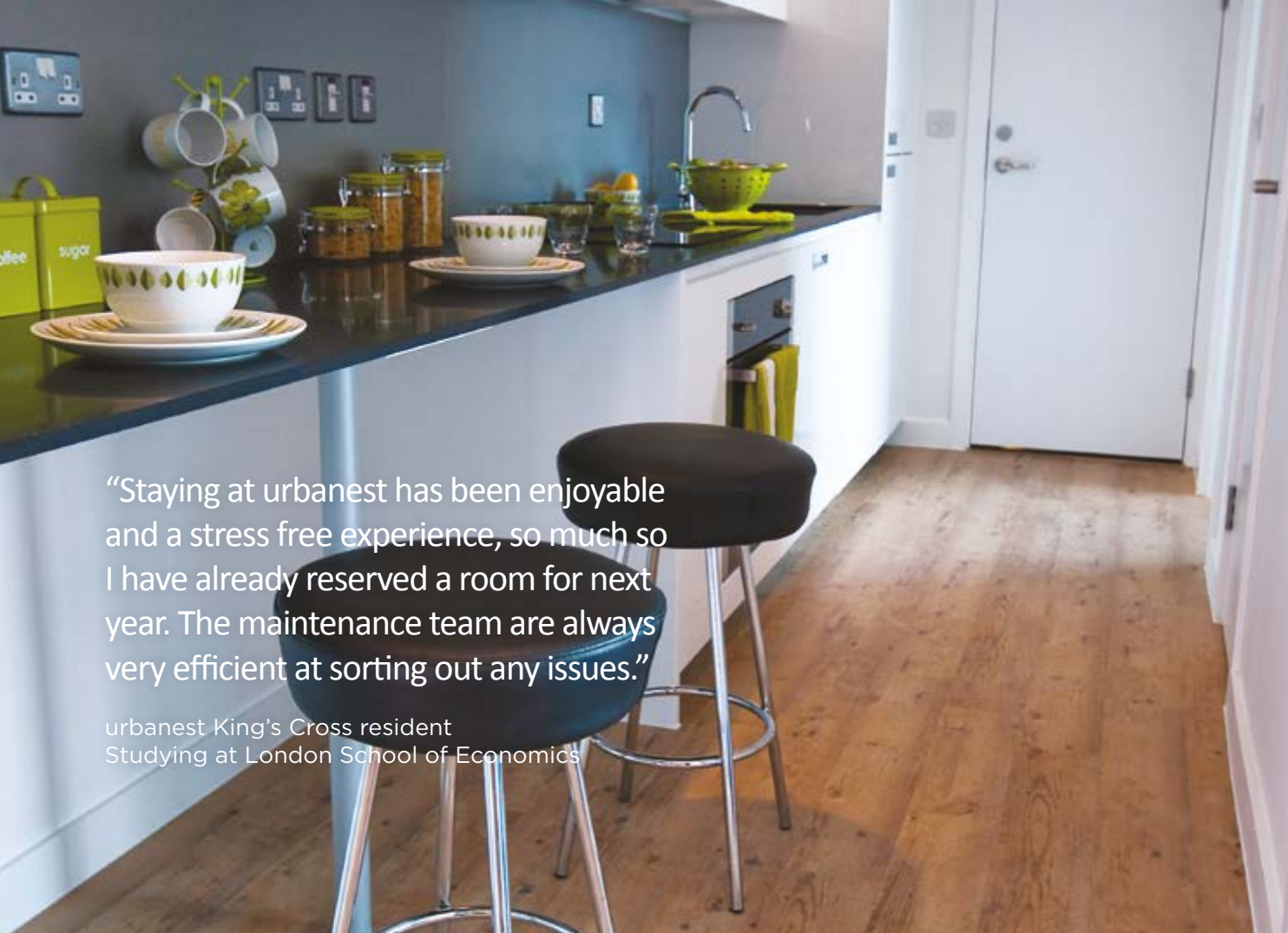
Welcome to **urbanest King's Cross**, located conveniently amongst the bars, restaurants, street food sellers and boutique shopping of central London's bustling King's Cross Quarter.



A modern, bright common room on the 13th floor. The room features large floor-to-ceiling windows that offer a panoramic view of London. The interior is furnished with a large, modular blue sofa and a light blue ottoman. Two young women are sitting on the sofa, engaged in conversation. A small white coffee table is positioned in front of the sofa. The room has a light wood-look floor and a white ceiling with recessed lighting and air vents. A blue curtain is visible near the windows. On the left, there is a wall-mounted TV and a small white side table. The overall atmosphere is clean, modern, and inviting.

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 spectacular views across London.





“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

Cinema room



## Events & community

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 movie nights, giving you the opportunity to meet new friends and become part of the urbanest community.



# How to book

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

1. Use our live availability search to find your preferred nest
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](https://urbanest.com)**

Web: [urbanest.com](https://urbanest.com)

Tel: +44 (0)20 7042 7890

Email: [bookings@urbanest.co.uk](mailto:bookings@urbanest.co.uk)

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

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

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