

A BETTER VIEW OF STUDENT LIVING IN LONDON


urbanest
student accommodation



Enjoy breathtaking views of London
from all urbanest properties

The urbanest experience

urbanest is student living with a difference, where everything is just that little bit better.

- Every urbanest property is safe and secure, and enables you to enjoy a wonderful lifestyle with the best rooms, study areas and great locations in the most exciting areas of central London, close to all the major London universities and colleges.
- Customer service is important to us, and whether you are checking in, checking out, collecting a parcel from your family or simply want a chat, our 24/7 on-site team will be there to support you whenever needed.
- From luxury shower rooms to under floor heating, we put in the highest standard of furnishings and fittings into every urbanest property, so you can relax and get on with life.
- We understand how important it is for students to feel they belong to a community in London, and get the chance to experience the culture. That's why our on-site teams encourage group events and active engagement with all residents.
- We find the best locations for students to study and socialise, taking into account close proximity to transport links and universities. We design and build living spaces specifically for students and manage the buildings in a way that promotes and supports every aspect of your life whilst at university.
- We know students, and it's our mission to deliver; the best locations, all-inclusive rents, excellent service, and new benchmarks in comfort. A fantastic place to meet new friends and live your life the way you want.

"We find the best locations for students to study and socialise, taking into account close proximity to transport links and universities"

Our current central London locations are in Hoxton, Tower Bridge, St Pancras, King's Cross and Westminster Bridge (all zone 1)

urbanest works closely with several major institutions, including The London School of Economics, New York University, Education First, Alpha Plus, Overseas Student Living, and University of London Housing Services.





Living at urbanest

We know how important it is to feel safe, secure and comfortable when you're at home, so we made sure you'll feel just that with us at urbanest.

urbanest accommodation is purpose built with students in mind, so you have everything you need to succeed in your studies. You have independence as you want it and support as you need it.

- **Close to universities**, multiple transport links and amenities
- Fully furnished rooms and apartments with **under floor heating**
- Up to **50mb broadband and Wi-Fi throughout** all our buildings
- **24/7 dedicated onsite team**, CCTV and electronic key fob entry systems
- Superb **communal areas** and study facilities
- Support upon arrival with a property induction and **welcome events**

Safety and security

Your safety and security is of the utmost importance to us. Every urbanest property has a 24/7 onsite team that is dedicated to customer service, safety and well-being.

- 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**

All-inclusive rent

There are no hidden costs with our all-inclusive rents, so you can focus on enjoying your studies and having a good balance of rest, relaxation and fun. Our all-inclusive rents cover everything you need, including:

- Up to 50mb broadband and Wi-Fi
- Electricity
- Water
- Contents insurance

urbanextras

Should you feel like you're missing something, we offer special packages called urbanextras. Urbanextras are value add-ons to your all-inclusive rent package, just to make moving in to your new home that little bit easier. Check with your urbanest property for pricing.

- **Cleaning** – Weekly room cleaning is available for all room types, and made even cheaper if you buy a weekly clean for 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 your arrive with a linen pack that includes: a duvet and cover, 2 pillows and covers, a fitted sheet, hand towel and bath towel

Any questions?

Lots of commonly asked questions are answered at:
www.urbanest.com/London

Or you can contact us at
Tel: +44 (0)20 7042 7890
Email: Enquiries@urbanest.co.uk
Social: [@urbanestuk](https://www.instagram.com/urbanestuk)

The rooms

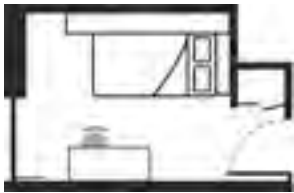
Whether you want to live in a shared apartment or in your own studio room, urbanest rooms are designed specifically with students in mind and accommodate a range of prices.



Twin Room

Average Size: 27m²

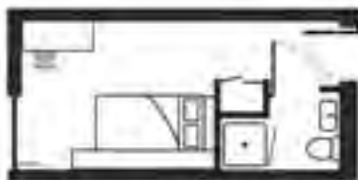
An entirely self-contained twin room is a good option for central London living on a budget and has two double beds. Twin rooms feature a shared en-suite bathroom, wireless internet, two desks, under floor heating and galley kitchen with modern appliances.



Private Room

Average Size: 9m²

A private room in a shared apartment is perfect for a group of friends or for individuals looking to meet new friends. Each room has a small double or single bed, under floor heating, wireless internet and is fully furnished. The shared apartment features 2 or more bathrooms and a kitchen/dining room.



En suite room

Average Size: 12m²

An ensuite room in a shared apartment is ideal for individuals or groups of friends. Each room is single occupancy with its own private en-suite bathroom, under floor heating, wireless internet and is fully furnished. The shared apartment features a large kitchen/dining room.



Studio

Average Size: 20m²

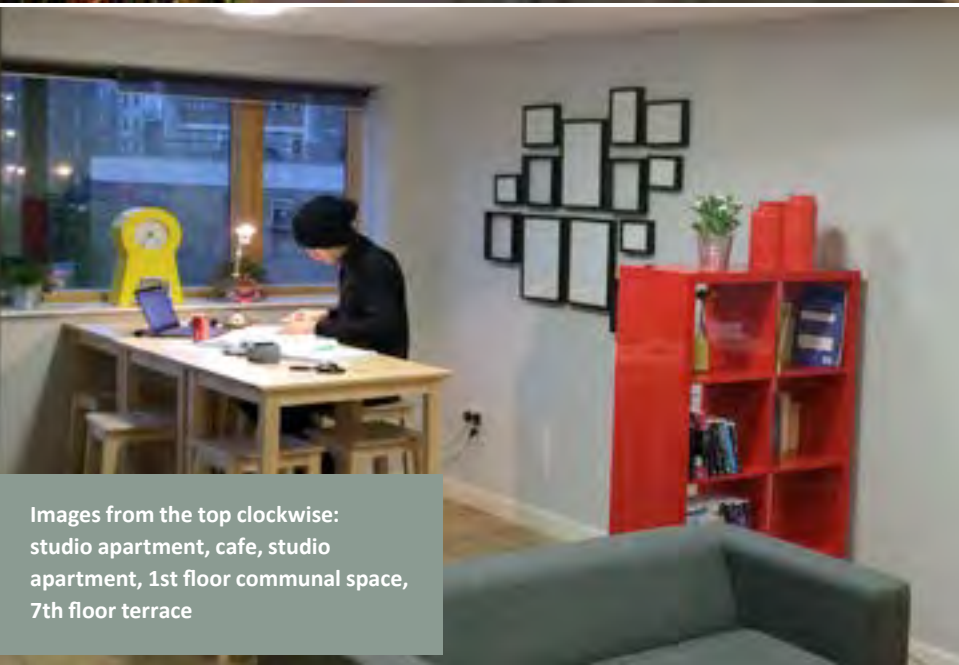
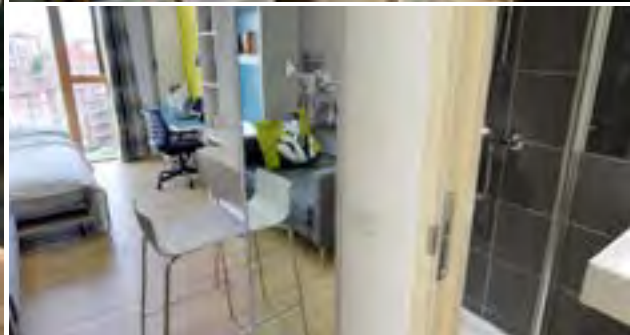
Entirely self-contained studios feature a double bed, a private en-suite bathroom, wireless internet, under floor heating and high quality kitchens with modern appliances. Large studios are bigger with even more space.



Luxury Studio

Average Size: 23m²

Bigger than Large studios but with a similar specification, Luxury studios are located in areas of our buildings that have stunning views of London or increased floor space.



"I love how modern urbanest is, the accommodation is so bright and clean, the staff are so welcoming and they make you feel safe knowing they're there."

Darcy Herbert (UK - Studying at The University of Westminster)

Images from the top clockwise: studio apartment, cafe, studio apartment, 1st floor communal space, 7th floor terrace



Welcome to urbanest Hoxton

Located in one of the coolest areas of London, urbanest Hoxton is a stones throw away from art galleries, restaurants, nightlife, culture and more.

It's a short walk to the London College of Fashion, City University, and Guildhall School of Music & Drama, and a

couple of tube stops to most other London universities. Amazing transport links connect Hoxton to the city around it. Whether its from Old Street tube station, Hoxton overground, or one of the many bus routes from outside the building, you are never short of ways to get around.

urbanest Hoxton

For more information and pricing visit www.urbanest.com/Hoxton



100 East Road, Hoxton, London. N1 6AA

- Studios, large studios, twin rooms, 2 person apartments and 6 person apartments
- 24/7 dedicated on site team
- Up to 50mb broadband and Wi-Fi in all rooms
- Close to all the major London universities
- Fantastic transport links (Old Street tube station, Hoxton overground line, multiple bus routes)
- Close to shops, restaurants, and amenities.
- Supermarket in the building
- Cafe serving healthy food and drink options in the building
- Laundry room on site
- Superb social spaces and study rooms
- Free iMac internet stations
- 7th floor terrace looking out across Central London
- TV and gaming room
- Free to use fold up bikes and bike store

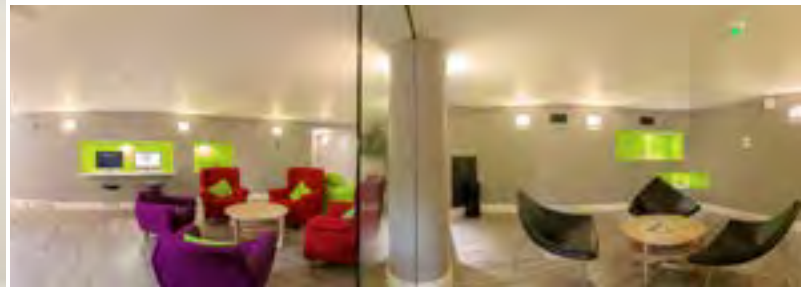


Images from the top clockwise: studio apartment, shared kitchen/living room, Tower Bridge, view of the Gherkin from the 10th floor, communal social space, shared kitchen, studio apartment



Living at urbanest has been a wonderful opportunity to meet students from other universities, as well as live so close to iconic landmarks."

Hannah Stewart (USA - Studying at The Guildhall School of Music & Drama)

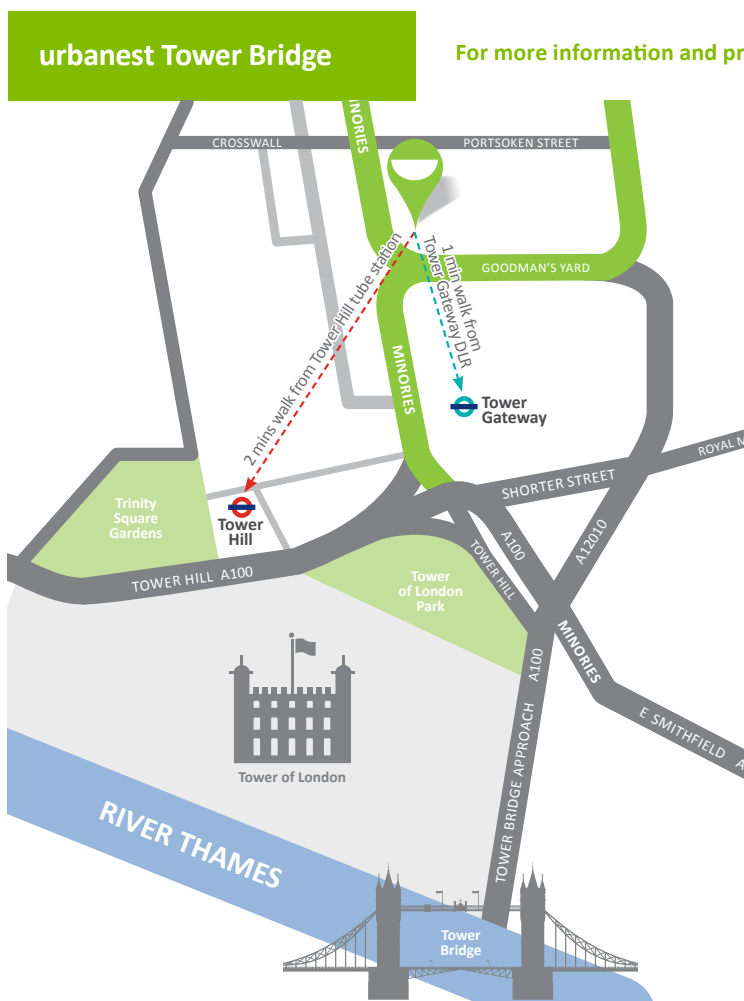


Welcome to urbanest Tower Bridge



Situated in the heart of London, urbanest Tower Bridge is minutes away from the iconic Tower Bridge and Tower of London. Tower Hill tube station and Tower Gateway DLR are a 2 minute walk away and there are various bus routes available from outside the building that will take you across the city.

All the major London universities are located a couple of tube stops away, and the views of The Shard, Gherkin, and Tower Bridge from the 10th floor mean this property regularly sells out early.

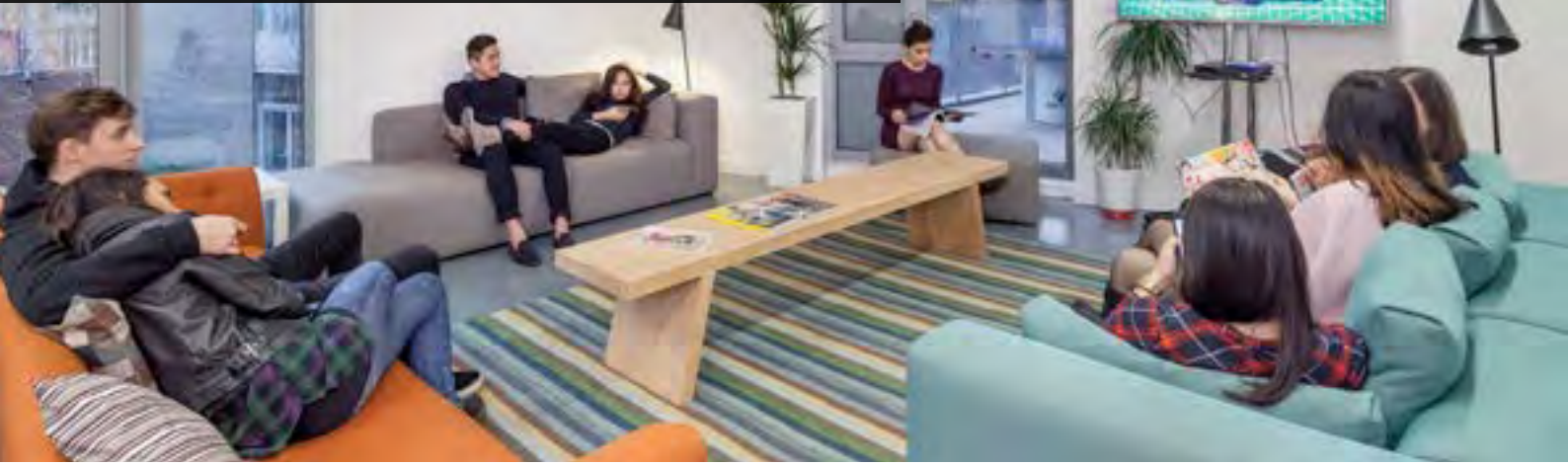


52 Minories, City of London, London. EC3N 1JA

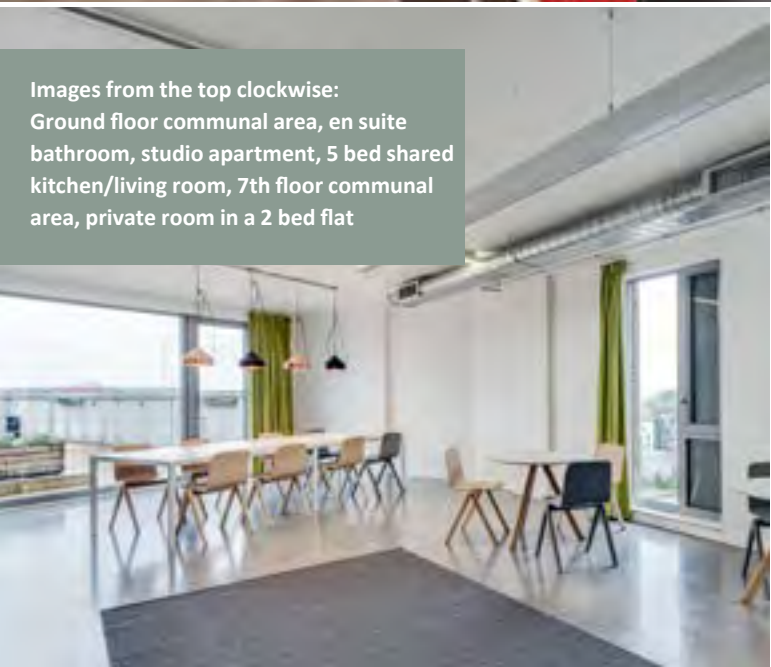
- Studios, large studios, 2/5/6/9 person apartments
- 24/7 dedicated onsite team
- Up to 50mb broadband and Wi-Fi in all rooms
- Close to all the major London universities
- Fantastic transport links (Tower Hill tube station, Tower Gateway DLR, multiple bus routes nearby)
- Close to shops, restaurants, and amenities.
- Superb social spaces and study room
- Free iMac internet stations
- Free to use fold up bikes and bike store
- Laundry room on site

"Great personal service. They care about your concerns and respond as quickly as possible with the best solutions. Great location in London"

Priscilla Garcia (Mexico - Studying at The London School of Economics)



Images from the top clockwise:
Ground floor communal area, en suite
bathroom, studio apartment, 5 bed shared
kitchen/living room, 7th floor communal
area, private room in a 2 bed flat



Welcome to urbanest St. Pancras



Located next to one of London's historic water ways - Regent's Canal - urbanest St. Pancras is located in an idyllic area minutes away from everything London has to offer.

Camden town to the north offers plenty of shopping, nightlife and places to eat. Whilst King's Cross and St.

Pancras station to the south offer multiple bus routes, 6 tube lines that cover London, and the gateway to Europe; The Eurostar.

Many of the major London universities are in walking distance or a few stops away via the tube.

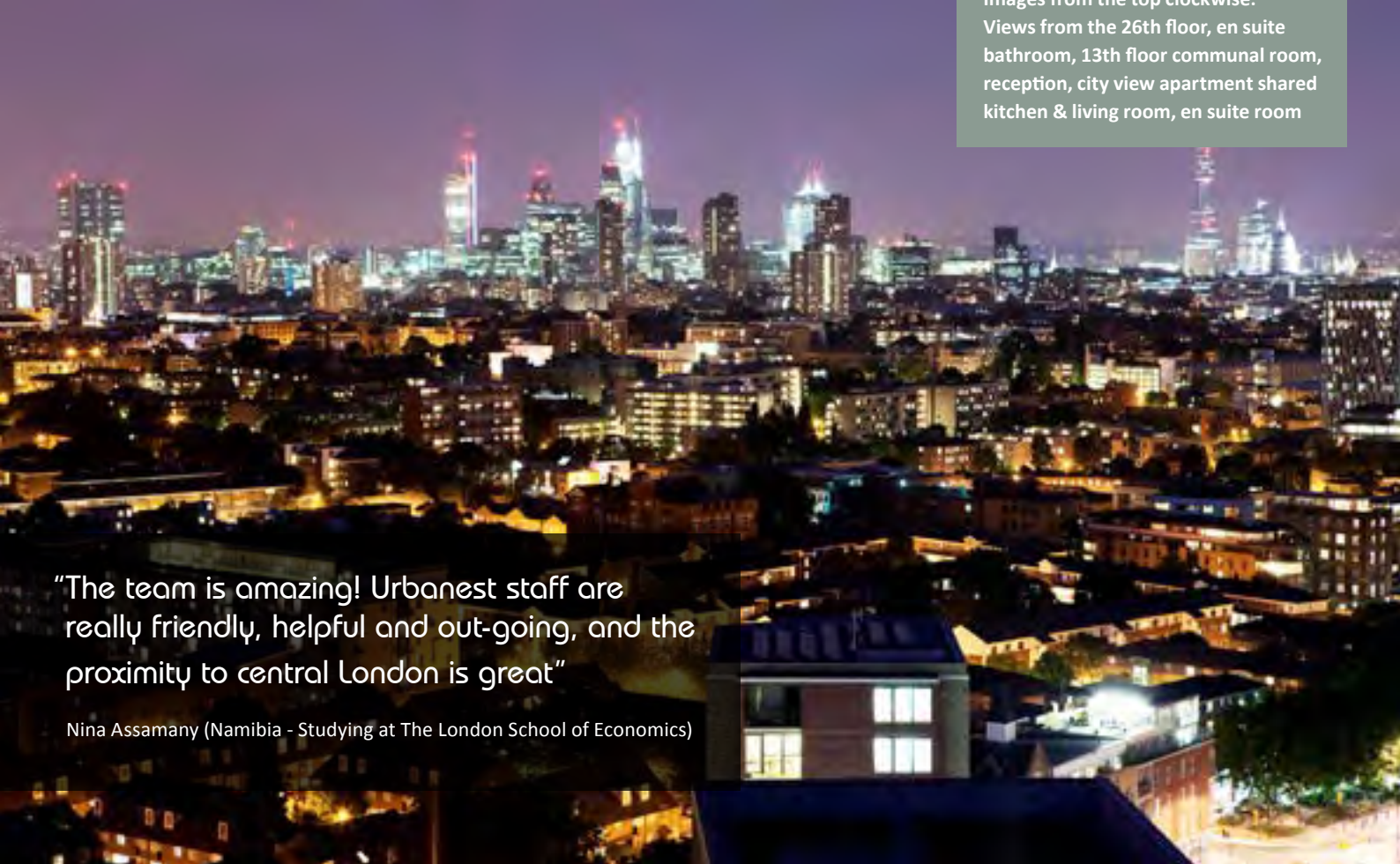
urbanest St. Pancras

For more information and pricing visit www.urbanest.com/StPancras



103B Camley Street, King's Cross, London. N1C 4BN

- Studios, large studios, twin rooms, 10/12 person duplex flats, and 2/3/4/5/6 person apartments
- 24/7 dedicated on site support team
- Up to 50mb broadband and Wi-Fi in all rooms
- Close to all the major London universities
- Fantastic transport links (6 tube lines, Eurostar, multiple bus routes)
- Close to shops, restaurants, amenities
- Amazing study and social spaces, and a 7th floor terrace with spectacular views of London
- Laundry room on site
- Free iMac internet stations
- Supermarket in the building
- Communal courtyard space and access to the canal tow path
- Free to use fold up bikes and bike store



Images from the top clockwise:
Views from the 26th floor, en suite bathroom, 13th floor communal room, reception, city view apartment shared kitchen & living room, en suite room

"The team is amazing! Urbanest staff are really friendly, helpful and out-going, and the proximity to central London is great"

Nina Assamany (Namibia - Studying at The London School of Economics)



Welcome to urbanest King's Cross



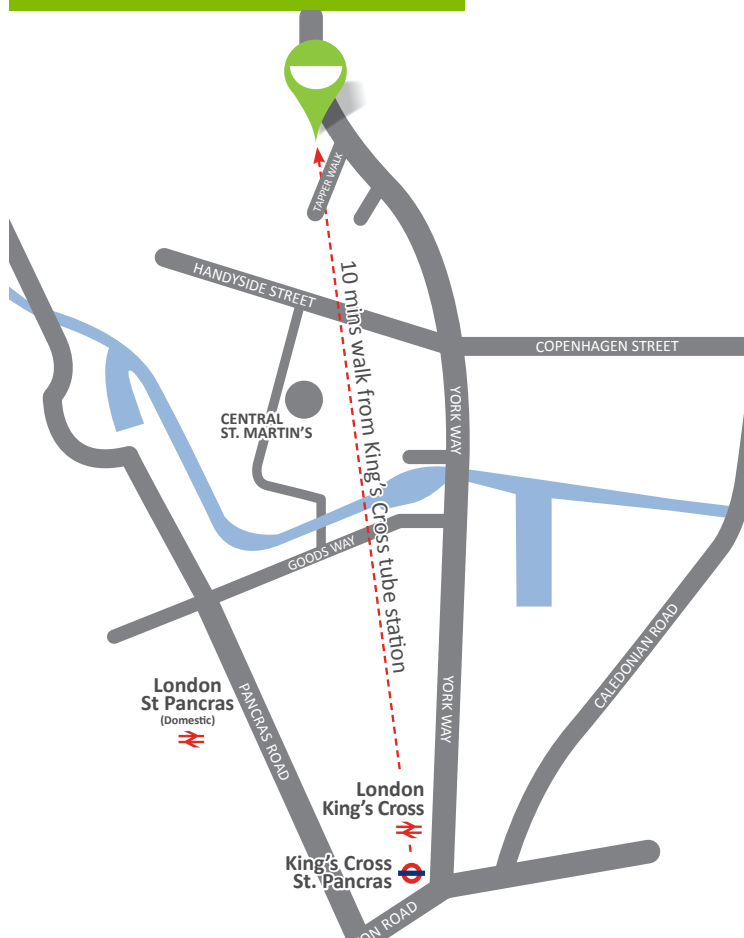
urbanest King's Cross is not only a building close to incredible transport links to all of London, but it's also very close to many of the major universities and colleges. It's a short walk to University College London and the University of London, and a couple of tube stops from other institutions such as London School of Economics,

King's College London, City University, Imperial College London, London Metropolitan + more.

There are bars, shops and restaurants waiting to be found nearby, and a couple of stops on the tube will take you to the heart of the West End.

urbanest King's Cross

For more information and pricing visit www.urbanest.com/KingsCross



Canal Reach, King's Cross, London. N1C 4BD

- Studios, large studios, 3/4/5/6/8 person apartments
- 24/7 dedicated on site team
- Up to 50mb broadband and Wi-Fi in all rooms
- Close to all the major London universities and a 5 minute walk to Central St Martins
- Minutes from 6 tube lines, multiple bus routes, and the Eurostar
- Close to shops, restaurants and amenities
- Superb social spaces and study rooms
- Spectacular views of central London from the 13th and 26th floor terraces
- Free iMac internet stations
- Gaming, table tennis, and foosball tables in the 13th floor communal areas
- Laundry rooms on site
- Cafe on site serving healthy food and drink options



Westminster Bridge Student Accommodation in London, view from WBSA, studio apartment, private gardens and the back of WBSA



#WBSA

Westminster Bridge Student Accommodation



Westminster Bridge Student Accommodation is situated in the heart of London, minutes away from iconic landmarks such as the Houses of Parliament, River Thames, The Shard, The London Eye, and many more.

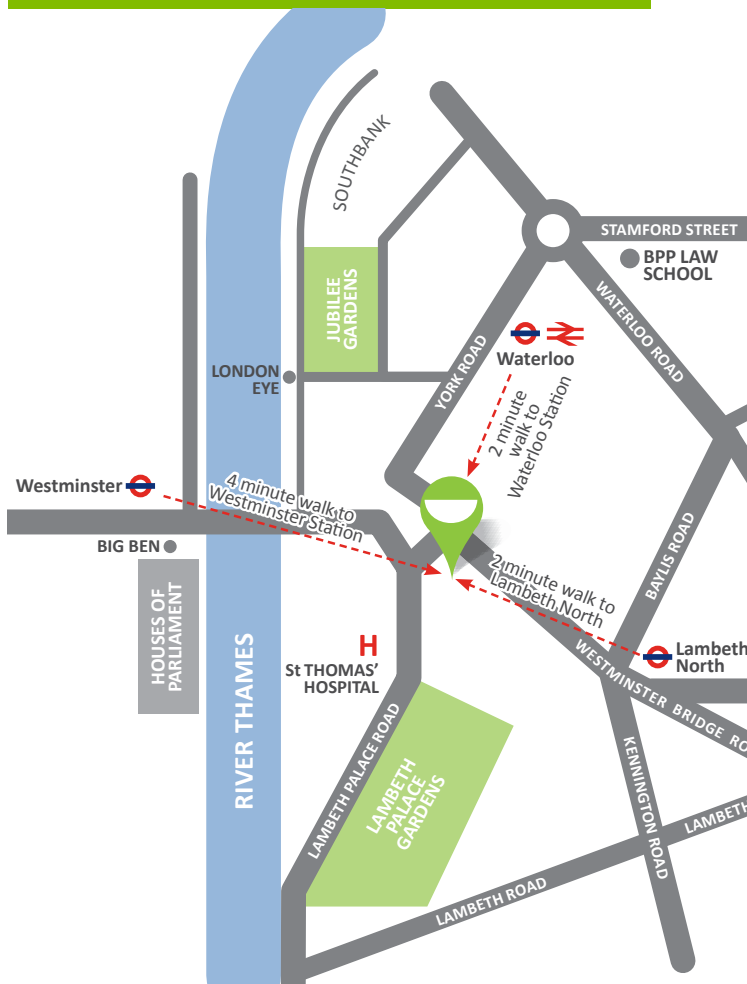
A short walk to one of 3 tube stations will connect you to the rest of London and multiple buses run every few minutes from outside the building.

A walk along the river bank will bring you to the southbank, an area that plays host to incredible events over the summer, and is considered a hub of art, theatre, and creativity.

More importantly, Westminster Bridge Student Accommodation is in walking distance to many of the major London universities.

Westminster Bridge Student Accommodation

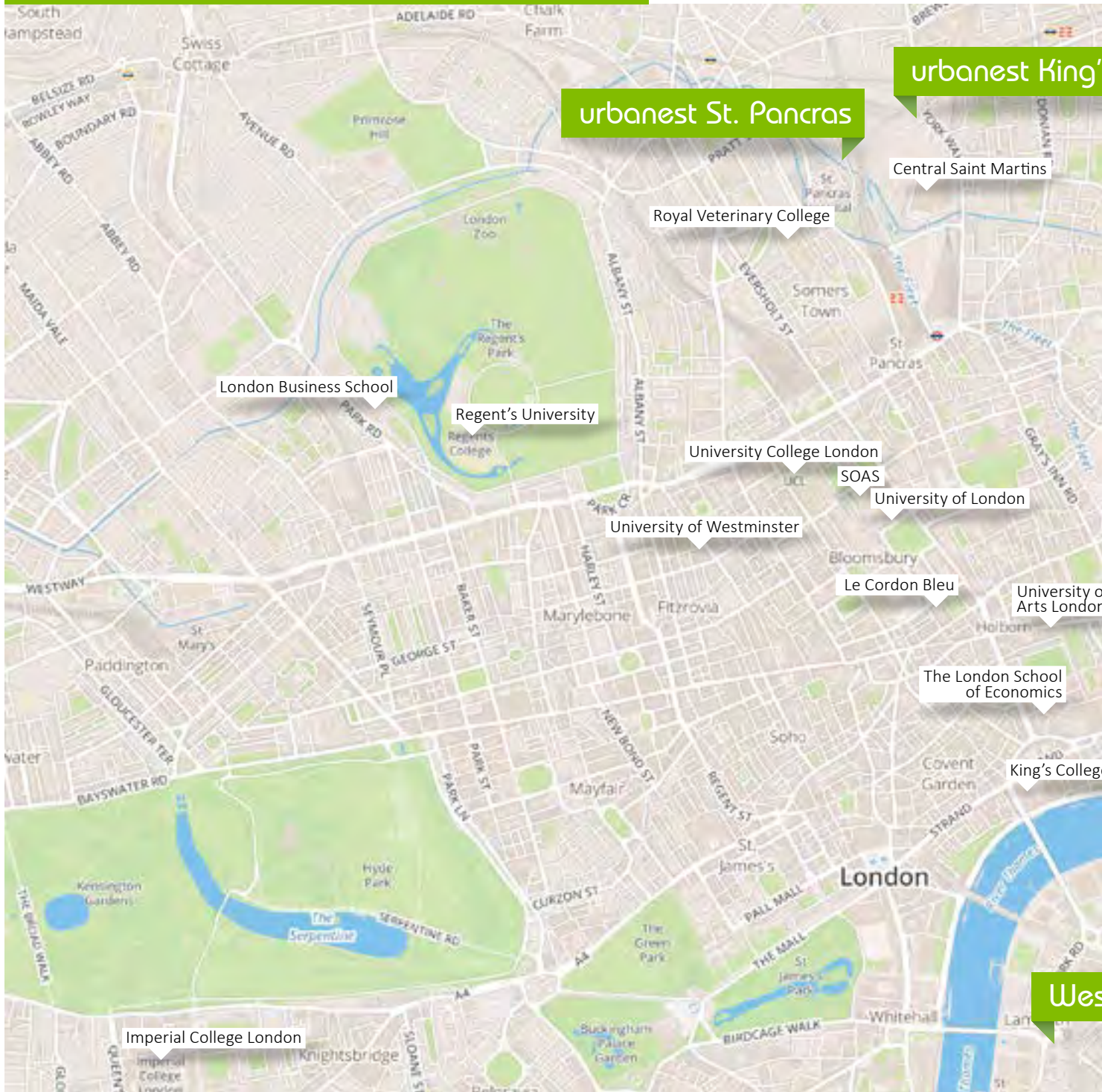
For more information and pricing visit www.WBSA.co.uk or call +44 (0)20 7042 6334



203 Westminster Bridge Road, London. SE1 7FR

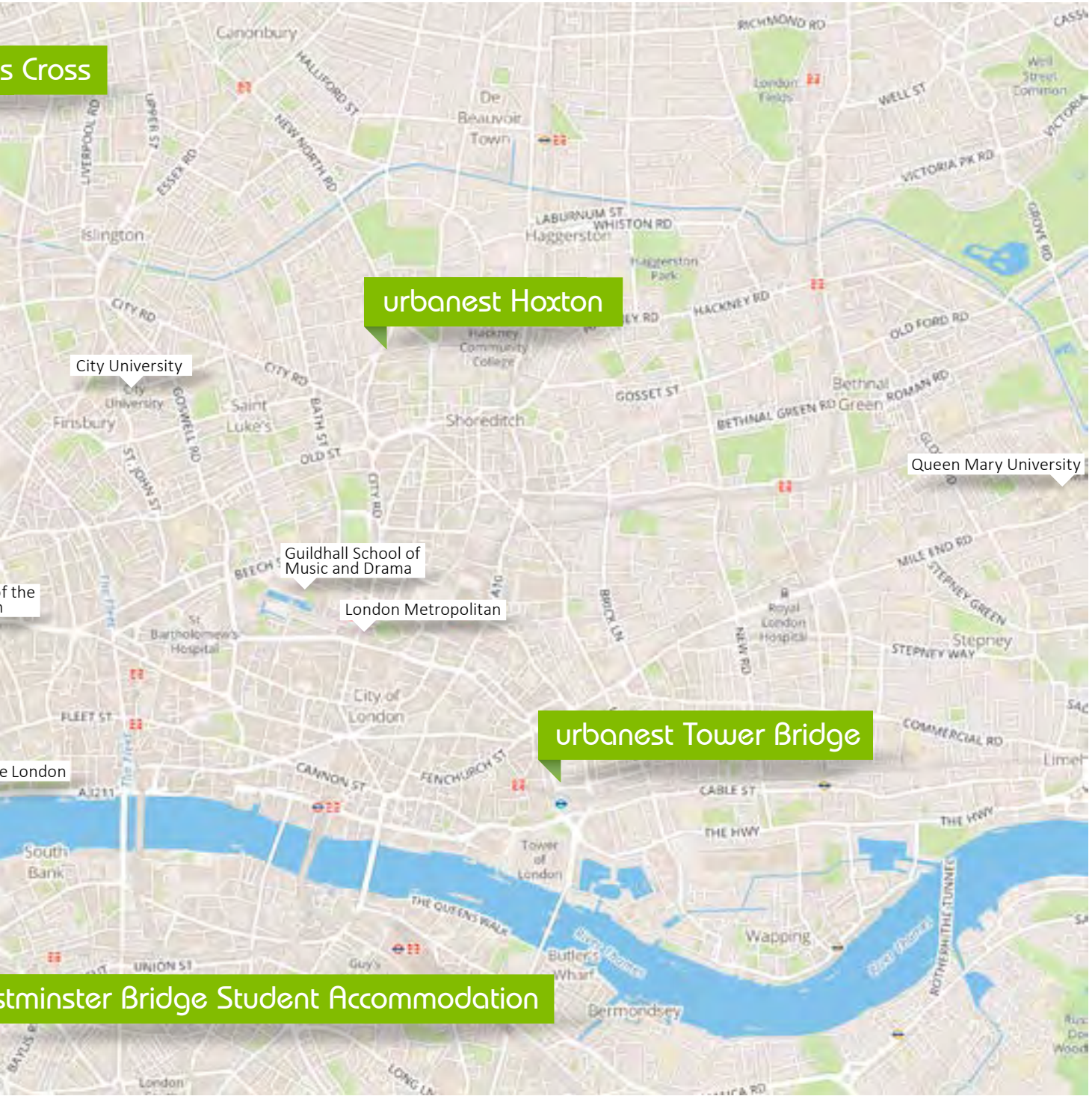
- Incredible views of iconic London landmarks such as the Houses of Parliament, The Shard and The London Eye
- All inclusive rents
- Close proximity to many of the major London universities
- Fantastic social spaces to study and relax in
- Health suite that includes gym and swimming pool and sauna
- Safe and secure accommodation with 24/7 on site support
- Up to 50mb broadband and Wi-Fi in every room
- Fantastic transport links (Waterloo, Lambeth North, and Westminster tube stations)
- Close to shops, restaurants, and amenities
- Free iMac internet stations
- Free to use fold up bikes and bike store
- Laundry rooms on site

Location and travel times



Building	Regent's University	University College London	University of London	University of the Arts London	University of Westminster	King's College London	London Metropolitan	London School of Economics
St Pancras	30 mins	19 mins	23 mins	20 mins	24 mins	25 mins	34 mins	28 mins
Hoxton	36 mins	21 mins	27 mins	29 mins	34 mins	23 mins	8 mins	27 mins
King's Cross	35 mins	18 mins	27 mins	27 mins	26 mins	25 mins	20 mins	30 mins
Tower Bridge	29 mins	20 mins	25 mins	25 mins	26 mins	16 mins	8 mins	17 mins
WBSA	25 mins	19 mins	18 mins	18 mins	15 mins	13 mins	25 mins	13 mins

TRAVEL TIMES



Queen Mary University	City University	SOAS	Le Cordon Bleu	London Business School	Central St. Martins	Royal Veterinary College	Imperial College London	Guildhall School of Music and Drama
49 mins	28 mins	23 mins	22 mins	30 mins	7 mins	7 mins	35 mins	33 mins
30 mins	15 mins	27 mins	28 mins	35 mins	22 mins	30 mins	45 mins	9 mins
35 mins	30 mins	25 mins	27 mins	30 mins	7 mins	19 mins	41 mins	29 mins
14 mins	23 mins	24 mins	26 mins	26 mins	22 mins	29 mins	28 mins	13 mins
32 mins	31 mins	21 mins	19 mins	21 mins	33 mins	26 mins	24 mins	30 mins

How to book

There are four ways to book a room with urbanest, online, over the phone, face to face or through China office.

1. Book online

- Go to www.urbanest.com/availability
- Choose a room from the search function and click 'BOOK NOW'
- Follow the prompts to complete your booking

2. Book over the phone

- Call us on +44 (0)20 7042 7890
- One of our on site support team will help answer any questions you have and then take your booking

3. Book face to face

- Turn up between at one of our properties between 10 am - 6pm Monday to Friday and speak to one of our on site support team at the front desk
- The on site support team will help answer any questions you have and then take your booking

4. China Contact

- You can contact the China office if you require assistance with your booking at china@urbanest.com



For viewings

There are two ways to view rooms at urbanest. In person or over Skype.

1. In Person

- Call us on +44 (0)20 7042 7890 to arrange a date and time you can view the property.
- Our team will be available on the front desk to show you around when you turn up for your viewing

2. Skype

- Open Skype or go to www.skype.com to download the application to your desktop, phone, or tablet.
- Add 'urbanest_student_accommodation' to your contacts
- Call us on +44 (0)20 7042 7890 and ask for a viewing via skype





Web: www.urbanest.com/London
Tel: +44 (0)20 7042 7890
Email: Enquiries@urbanest.co.uk
Facebook: [/urbanest](https://www.facebook.com/urbanest)
Instagram: [@urbanestuk](https://www.instagram.com/urbanestuk)
Twitter: [@urbanestuk](https://twitter.com/urbanestuk)

