



KILBURN
QUARTER
NW6

PLATINUM APARTMENTS



KILBURN QUARTER NW6

The crème de la crème of north London's stylish new Kilburn Quarter development, NW6, The Duplexes are a final opportunity to be part of this vibrant new neighbourhood renaissance.

These exclusive three- and four-bed apartments, all with their own balconies or terraces, are located within the 126-home Kilburn Quarter, designed by award-winning architects Lifschutz Davidson Sandilands and Alison Brooks Architects. As a resident, you'll enjoy high-spec interior design, access to the private courtyard garden, underground parking and cycle storage, and proximity to several Zone 2 Tube stations.





OUR MOST IMPRESSIVE HOMES

Our eight, double-storey Duplex apartments offer light and space, alongside contemporary design and luxury finishes.

Situated on the fourth floor of Kilburn Quarter, they provide a choice of three- or four-bed layouts, making them great family homes, or giving you extra room for guests. Carefully thought out floor plans incorporate fitted kitchens, en-suite bathrooms, and built-in storage. Spacious, high-ceilinged living rooms open onto private terraces through double-glazed patio doors so, inside or outside, you can sit back and enjoy the views.

Kilburn Quarter is also surrounded by elegant landscaped gardens, including children's play areas and tree-lined streets, creating a relaxed neighbourhood setting.

OUR VISION

Contemporary yet respectful, Kilburn Quarter skillfully combines modern architecture with timeless style, effortlessly taking its place among the elegant mansion blocks that characterise the area.

The architects have ensured that home comforts and premium design take equal billing. Generous floor-to-ceiling windows and dramatic balcony details enliven the clean lines of the brick facade, while creating light, airy living conditions inside these attractive apartments.



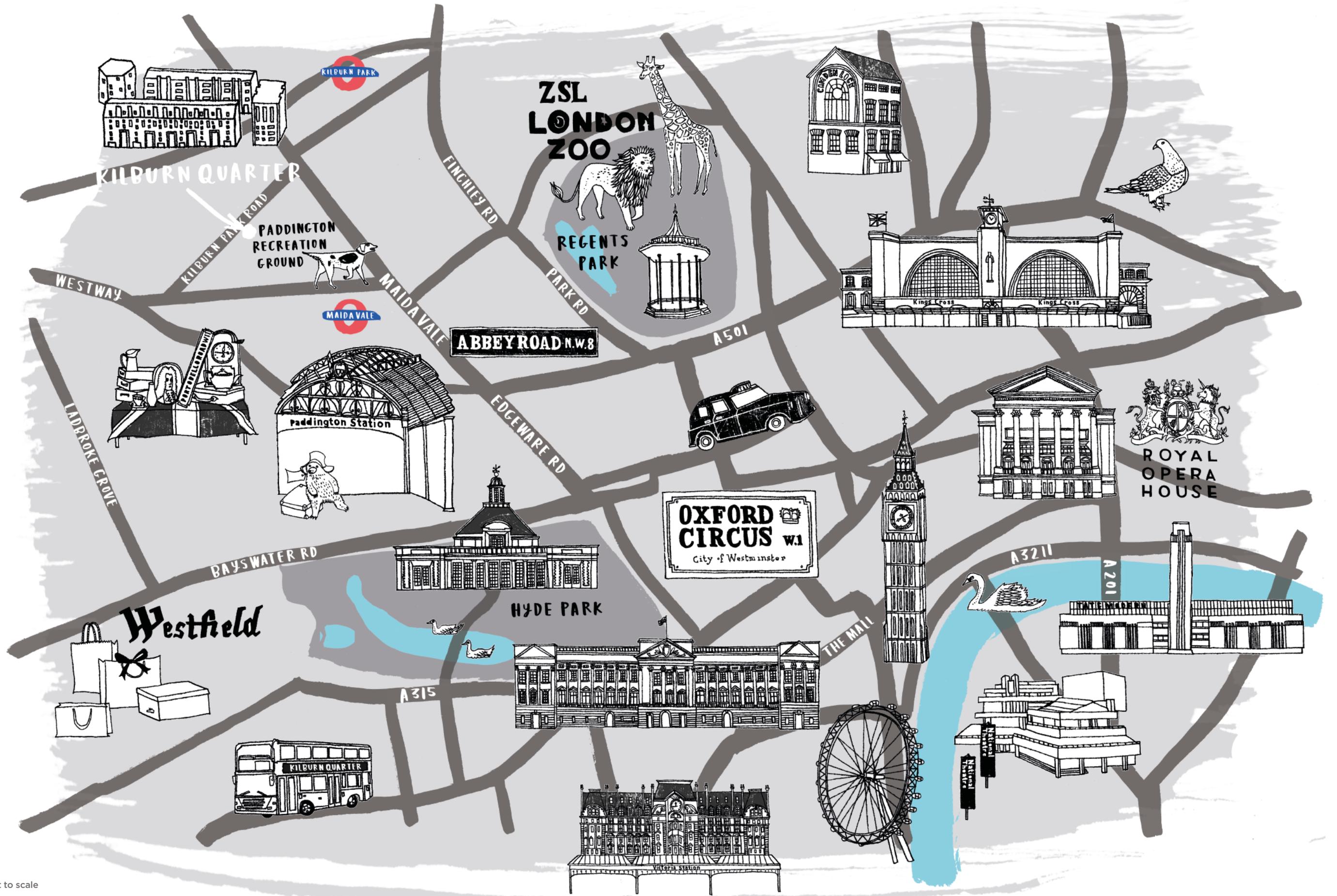


A BRIGHT FUTURE

Kilburn Quarter sits in South Kilburn, NW6, an area currently undergoing dramatic transformation. A £600 million regeneration programme by the London Borough of Brent is seeing huge improvements to local housing and public realm, as well as the provision of additional indoor sports facilities, schools, parks, and healthcare provision. South Kilburn will also be at the centre of a new sustainable energy network.

With new, high-quality housing such as Kilburn Quarter, and superb opportunities for new shops, restaurants and businesses, South Kilburn promises to grow as a lively local community of attractive, culturally rich streets and public spaces.





WELCOME TO THE NEIGHBOURHOOD

Kilburn Quarter is taking its place in an area bubbling with local colour and creativity, where you'll find a great energy and a real sense of belonging. Safe, leafy streets, children's playgrounds, innovative cultural venues, and attractive shops and leisure facilities create a mixed, friendly neighbourhood feel.

NW6 is one of London's most vibrant neighbourhoods, with irresistible delis, bookshops and boutiques. The weekly Sunday-morning farmers' market on Salusbury Road in Queen's Park is always popular, while the boutiques of St John's Wood will satisfy the most fervent of fashionistas.

On your doorstep, you'll find the popular Tricycle theatre and entertainments venue, and Little Venice's Canal Café Theatre for fringe shows and comedy. Locals also love the art-on-a-berge Cascade Art Gallery and the Lexi Cinema, which combines film, art, and a great bar.

Families can enjoy the numerous parks and children's activities within easy reach of Kilburn Quarter. When the sun comes out, it's a short hop to the wide green spaces of Regent's Park, home to its own boating lake and the ZSL London Zoo. For indoor excitement, kids can run their own city at KidZania in Shepherd's Bush, or conduct high-tech experiments at the Science Museum, one of London's many free and child-friendly museums.

Shopping, eating, playing, socialising, exploring... there's always something fun and fascinating going on in NW6, for young professionals and families alike.





SURROUNDING AREA

Based in this corner of North West London, you'll have some of the capitals' best shopping, restaurants and bars within easy reach.

For an evening out, there are timeless pubs and restaurants nearby in Maida Vale, elegant dining in St John's Wood, hip new foodie openings in Notting Hill, and the atmospheric middle-eastern cafes and restaurants of the Edgware Road. Meanwhile, to the north, are the legendary music venues, pubs and multicultural cafes of Kilburn High Road.

West London is also home to the capital's premier retail centre, Westfield Shepherd's Bush. And being so close to the city centre means the bright lights and designer boutiques of the West End, Marylebone and Bond Street are all at your disposal.



WELL CONNECTED

Kilburn Quarter is incredibly well connected. A short walk will take you to the shops and independent cafés of Maida Vale and Queen's Park as well as Little Venice and Regent's Park.

Close by is Kilburn High Road where you will find frequent bus services to Camden, Chelsea, Shepherd's Bush and Oxford Circus.

Kilburn Park underground station on the Bakerloo line is a seven minute walk from Kilburn Quarter. A four minute tube journey will bring you to Paddington for the Heathrow Express, mainline rail connections and Crossrail - the new East-West high-speed rail link that opens in 2018.

Kilburn High Road overground station and Maida Vale tube stations are both about 10 minutes on foot.

The West End shops and theatres are less than 15 minutes away and Waterloo station, taking you to destinations in the south, can be reached in just 20 minutes.

Travel times cannot be guaranteed, source: Transport for London and Google Maps



- 
 -  KILBURN PARK UNDERGROUND
 -  KILBURN HIGH ROAD OVERGROUND
 -  MAIDA VALE UNDERGROUND
- 
 -  PADDINGTON
 -  OXFORD CIRCUS
 -  WATERLOO
 -  VICTORIA
 -  HEATHROW
-    
 -  PADDINGTON CROSSRAIL
 -  OXFORD CIRCUS
 -  KING'S CROSS / ST PANCRAS INTERNATIONAL
 -  VICTORIA
 -  HEATHROW



DESIGNED FOR LIFE

KITCHEN

- Fitted kitchens featuring Silestone worktops and upstands, and glass splashback
- Stainless steel sink with chrome mixer tap
- Neff integrated hob, single oven with microwave facility and cooker hood
- Neff integrated fridge/freezer
- Neff washer/dryer
- Neff integrated or stand alone dishwasher

BATHROOMS & EN SUITES (where specified)

- Contemporary white sanitary ware
- Ceramic wall and floor tiling to walls and floor
- Hansgrohe mixer tap and matching shower handset
- Thermostatically controlled shower over bath
- Shower screen or cubicle
- Heated chrome towel rail
- Mirror over washbasin

BEDROOMS

- Carpet to all bedrooms
- Mirrored wardrobes to master bedroom
- Mirrored wardrobes to second bedroom in three bedroom and duplex apartments

FINISHES

- Oak/walnut veneer internal doors
- Stainless steel ironmongery
- Downlighters to kitchen, living/dining room and bathrooms
- Laminate flooring to kitchen/ living/dining room and hallways
- Underfloor heating and heat meters

HOME ENTERTAINMENT/ COMMUNICATIONS

- Television point to living room and master bedroom
- Provision for satellite TV (SKY+ HD)
- Communal terrestrial aerial SKY + HD dish, Hot Bird and digital TV antenna
- Telephone point to living room and master bedroom

GENERAL

- Double glazed windows
- Lift

OUTSIDE AREA

- Balcony or terrace to all apartments
- Elegantly landscaped areas
- Communal children's play area

- Contemporary outside lighting
- Secure bicycle store
- Gated courtyard with secure fob access
- Car parking spaces to selected apartments

SECURITY

- TV telephone entry system
- Smoke detectors
- Fire alarm
- Secured by Design
- 24 hour CCTV
- Lockable post box

GREEN CREDENTIALS

- Heat recovery unit to save on energy
- Eco recycling bins
- Car Club
- Electric car charging points
- Built to Code 3 for sustainable homes

WARRANTY

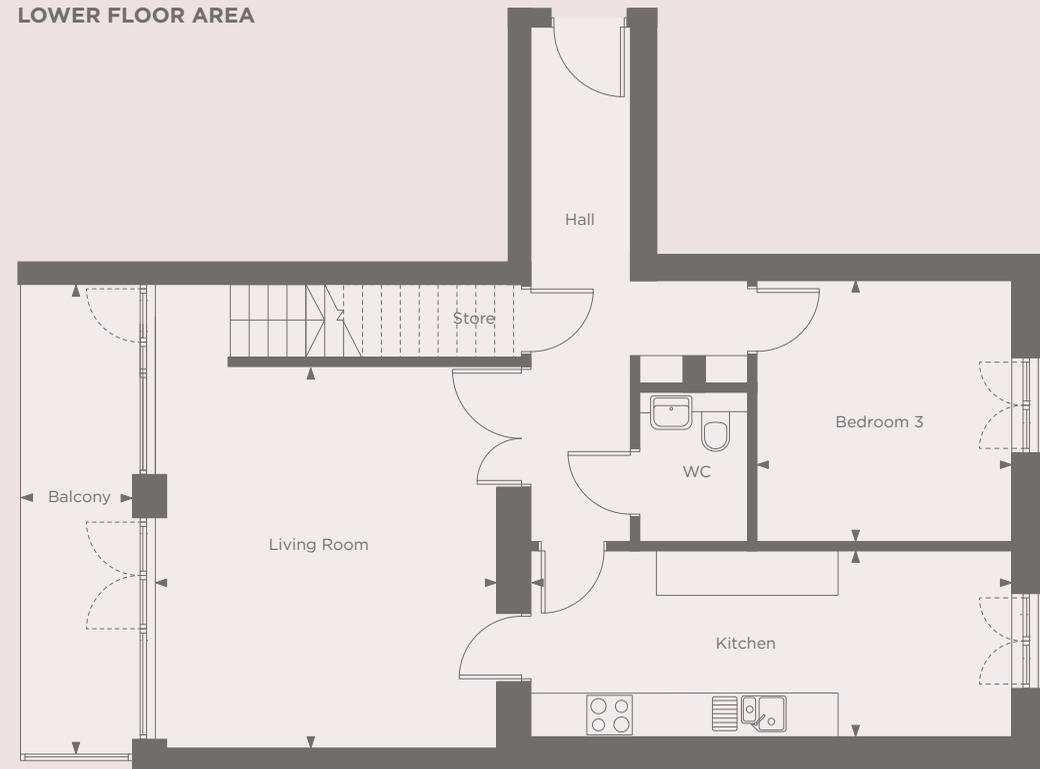
- NHBC 10 year New Home Warranty

We are unable to accommodate any individual changes, additions or amendments to the specification, layout or plans to any individual apartments. Your attention is drawn to the fact that it may not be possible to obtain the products as referred to in the specification. In such cases similar alternatives will be provided. Network Homes reserve the right to make these changes as required.

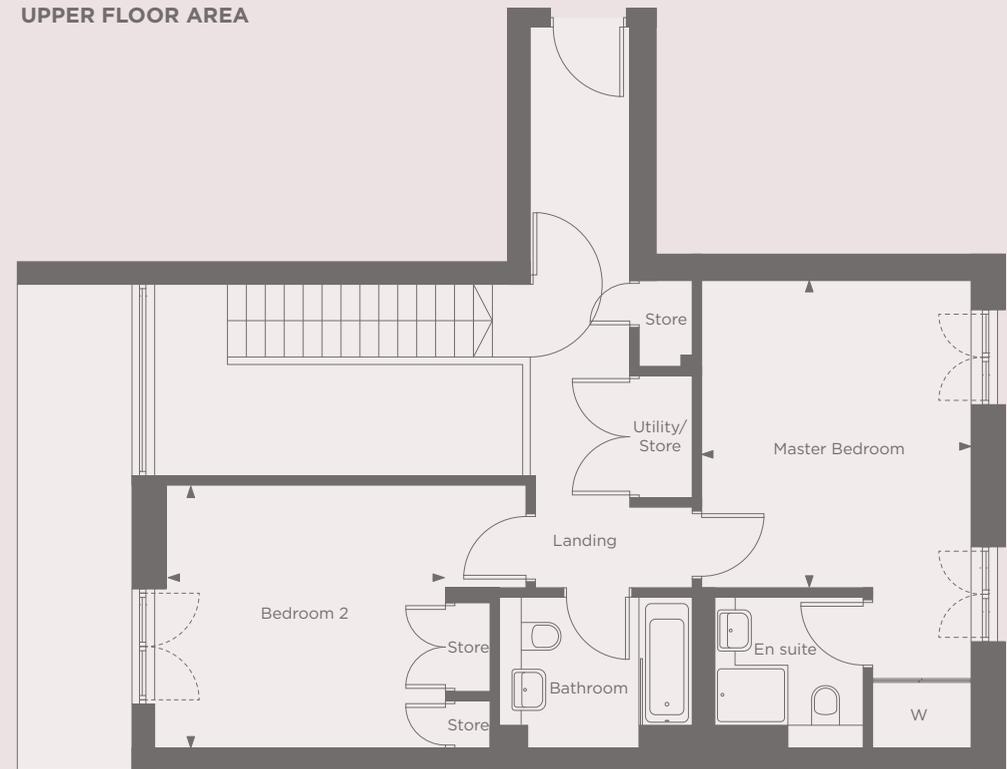


3 BEDROOM DUPLEX APARTMENT KILBURN PARK ROAD

LOWER FLOOR AREA



UPPER FLOOR AREA

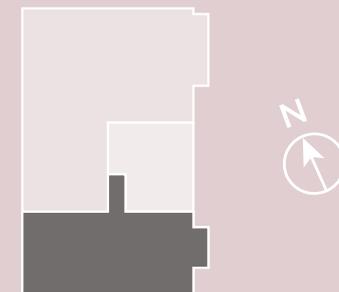
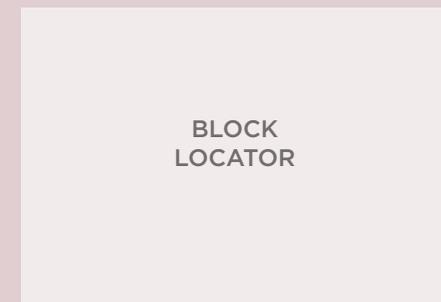


DIMENSIONS:

Living	16'9" x 15'0"	5.1m x 4.6m
Kitchen	8'0" x 20'10"	2.4m x 6.4m
Master Bedroom	13'3" x 11'5"	4.1m x 3.5m
Bedroom 2	11'5" x 12'0"	3.5m x 3.7m
Bedroom 3	11'4" x 11'1"	3.5m x 3.4m
Gross Internal Area	1427sqft	132.6sqm
Balcony	20'4" x 4'11"	6.2m x 1.5m

LOCATION

- 4th Floor Plot 4/5-04
- 4th Floor Plot 4/5-07
- 4th Floor Plot 4/5-10
- 4th Floor Plot 4/5-13



4 BEDROOM DUPLEX APARTMENT KILBURN PARK ROAD

LOWER FLOOR AREA



UPPER FLOOR AREA

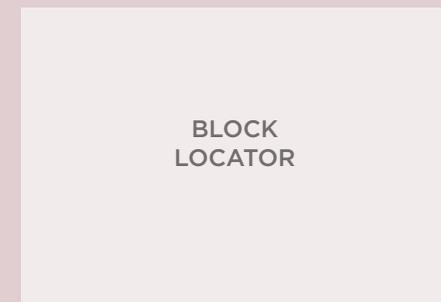


DIMENSIONS:

Living	16'4" x 15'10"	5.0m x 4.8m
Kitchen	18'10" x 13'9"	5.7m x 4.2m
Master Bedroom	10'2" x 13'9"	3.1m x 4.2m
Bedroom 2	11'11" x 15'10"	3.6m x 4.8m
Bedroom 3	15'4" x 11'5"	4.7m x 3.5m
Bedroom 4	10'10" x 8'8"	3.3m x 2.6m
Gross Internal Area	1616sqft	150sqm
Balcony 1	21'1" x 4'11"	6.4m x 1.5m
Balcony 2	10'0" x 6'5"	3.0m x 2.0m

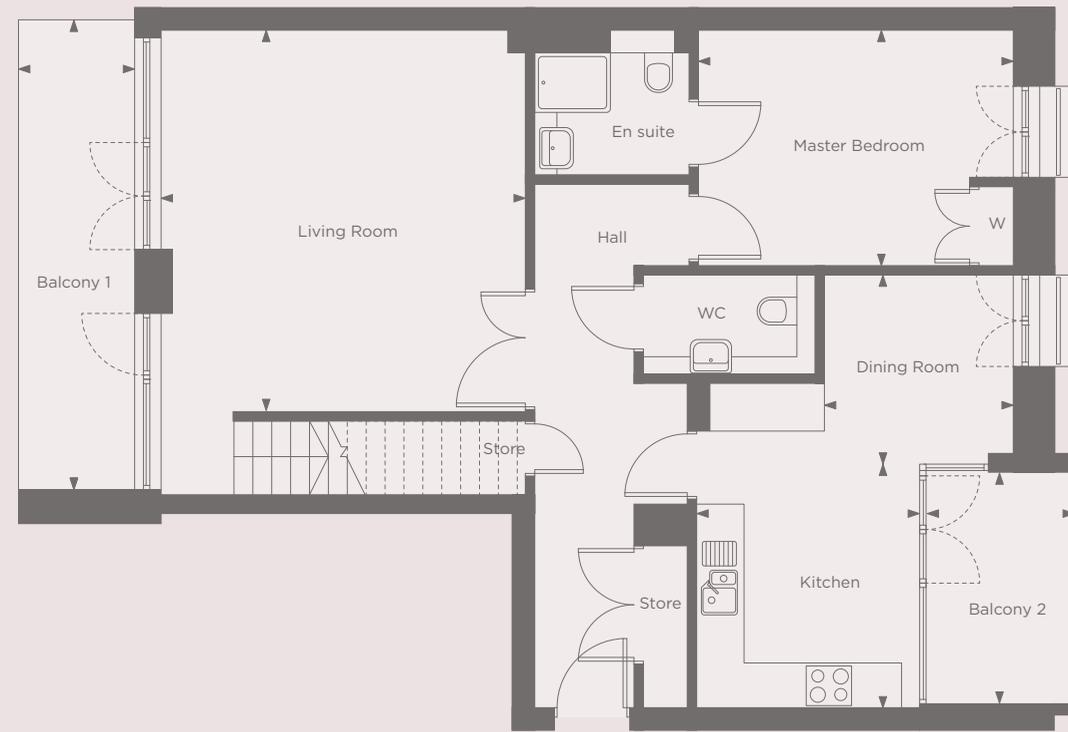
LOCATION

4th Floor East 4/5-15

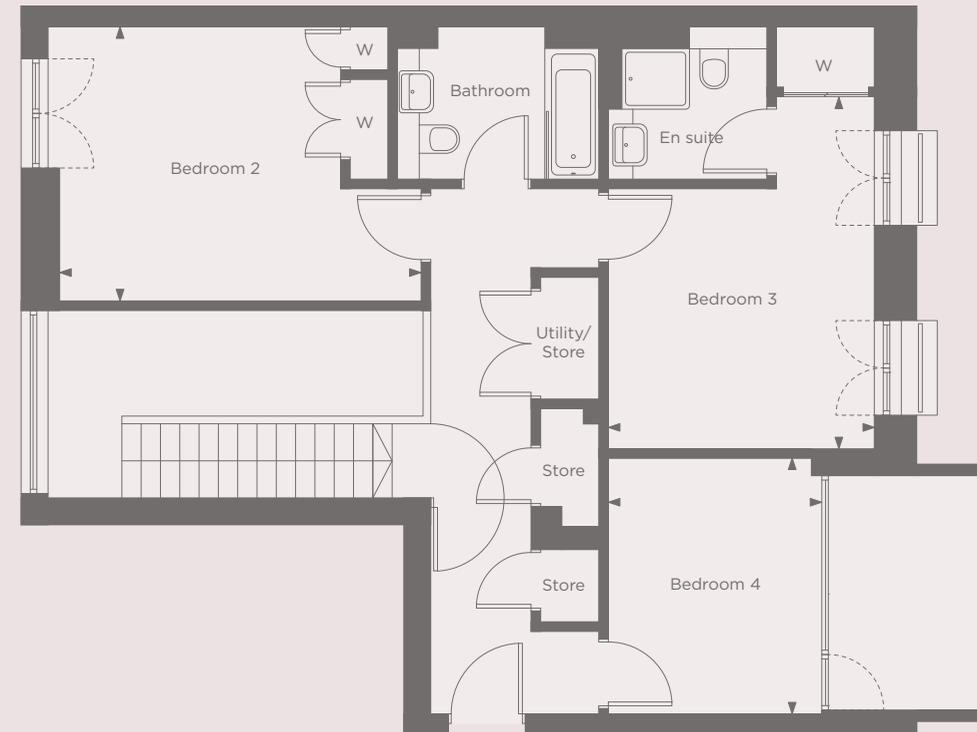


4 BEDROOM DUPLEX APARTMENT KILBURN PARK ROAD

LOWER FLOOR AREA



UPPER FLOOR AREA

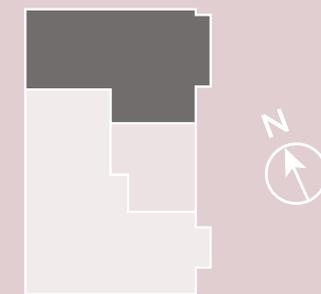
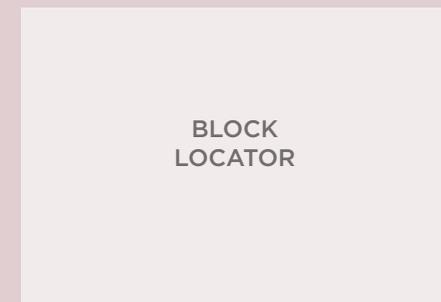


DIMENSIONS:

Living	16'9" x 15'10"	5.1m x 4.8m
Kitchen	18'10" x 13'9"	5.7m x 4.2m
Master Bedroom	10'2" x 13'9"	3.1m x 4.2m
Bedroom 2	11'9" x 15'7"	3.6m x 4.7m
Bedroom 3	15'1" x 11'5"	4.6m x 3.5m
Bedroom 4	10'10" x 8'8"	3.3m x 2.6m
Gross Internal Area	1631sqft	151.5sqm
Balcony 1	20'4" x 4'11"	6.2m x 1.5m
Balcony 2	10'0" x 6'5"	3.0m x 2.0m

LOCATION

4th Floor	Plot 4/5-06
4th Floor	Plot 4/5-09
4th Floor	Plot 4/5-12







The Junction, Brixton



Lime Walk, Wembley

THE DEVELOPER

Award-winning Network Homes is one of the largest housing associations in London and the South East. Our philosophy is to create homes ideal for modern living by combining impressive specifications with sustainable design features.

Our commitment goes way beyond bricks and mortar; we want to see communities strengthen, grow and prosper as a whole. So we invest over £1 million each year to deliver economic developments, social and environmental projects in the communities where we work.



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