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CUARTER NW6

Welcome to a London lifestyle like no other.

Welcome to Kilburn Quarter.

This new collection of 126 stylish homes sits in London NW6 and offers 1, 2, 3 & 4 bed apartments and duplexes. All designed by award-winning Lifschutz Davidson Sandilands and Alison Brooks Architects.

Positioned in Zone 2, this spectacular development has a huge amount to offer. High specification interiors, private balcony or terrace to each apartment and private gated courtyard plus the urban living 'musts' of selected underground parking and cycle stores for hassle-free commuting.

Change is happening and Kilburn Quarter is A NEW NEIGHBOURHOOD RENAISSANCE.



THE PLACE TO LIVE

Nestled near the neighbourhoods of Maida Vale, Hampstead, St John's Wood and Queen's Park, Kilburn is already one of NW London's most sought-after places to live.

This attraction will strengthen as a £600 million, 10 year investment programme and will make South Kilburn an even more desirable area.

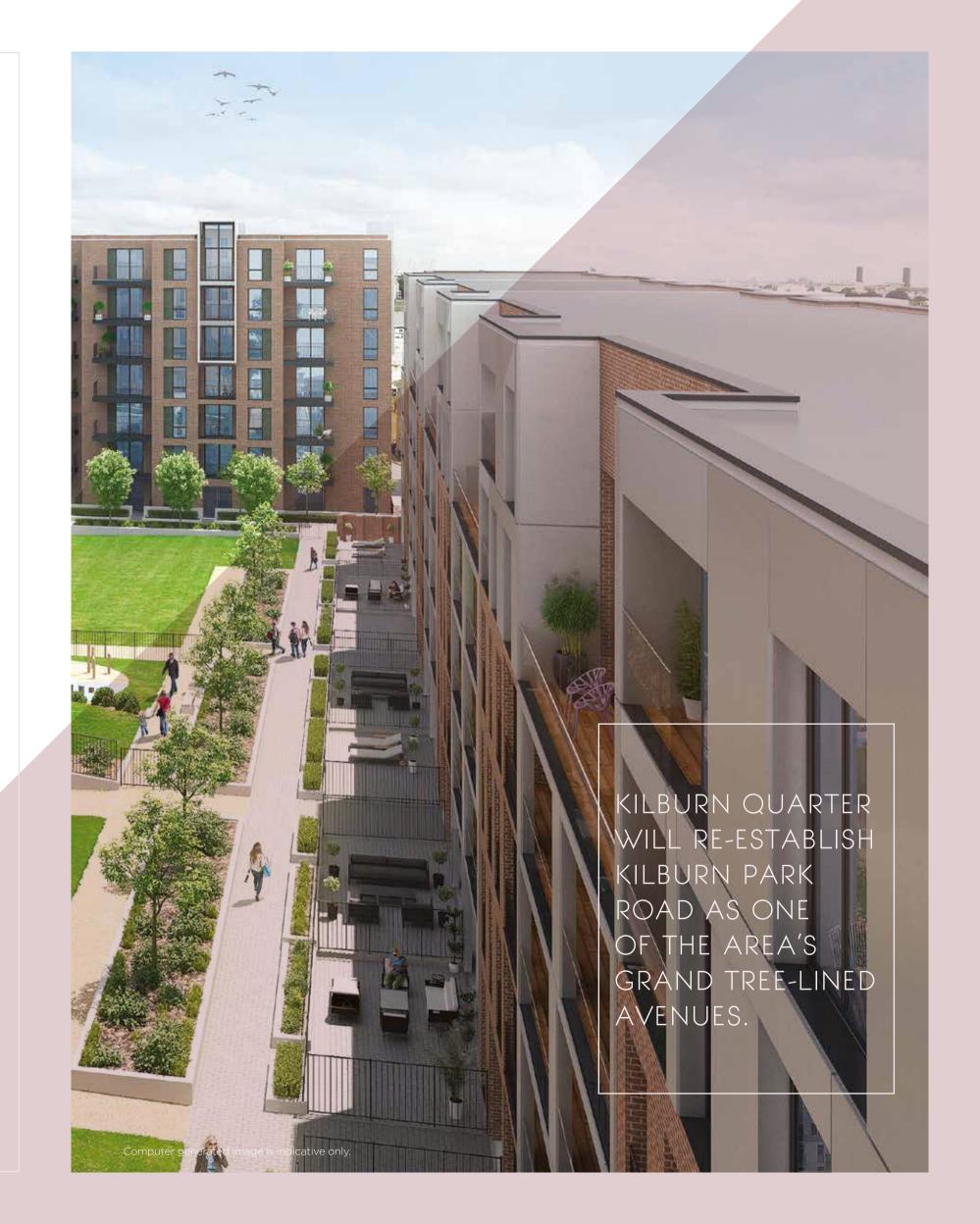
Life is moving forward here.



A VIBRANT COMMUNITY

Kilburn Quarter will become part of an area bubbling with local flavour and new ideas. There's a great energy here and a real sense of belonging. Leafy boulevards, pedestrian pathways and a children's play area will create an open, neighbourly feeling on site.

Regeneration will enhance this authentic London district and Kilburn Quarter will proudly take its place at the heart of this vibrant new community.

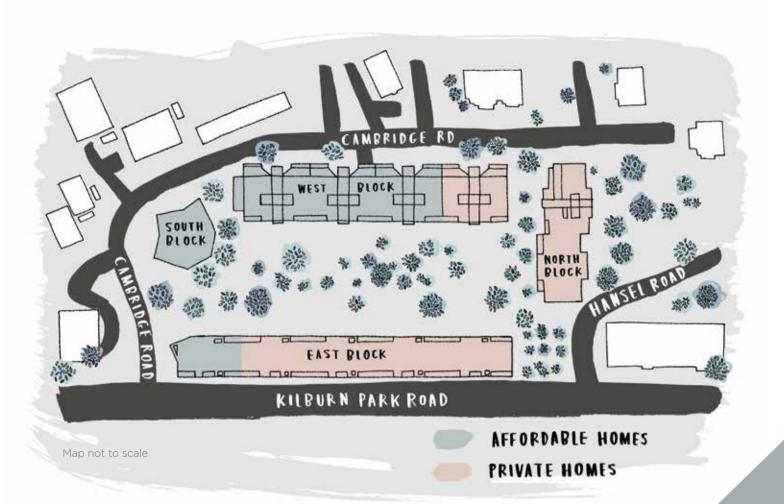




OUR VISION

Contemporary yet respectful. The building has a strong identity with a brick and glass façade that has a modern feel but also sits comfortably within the surrounding neighbourhoods.

KILBURN QUARTER | NW6



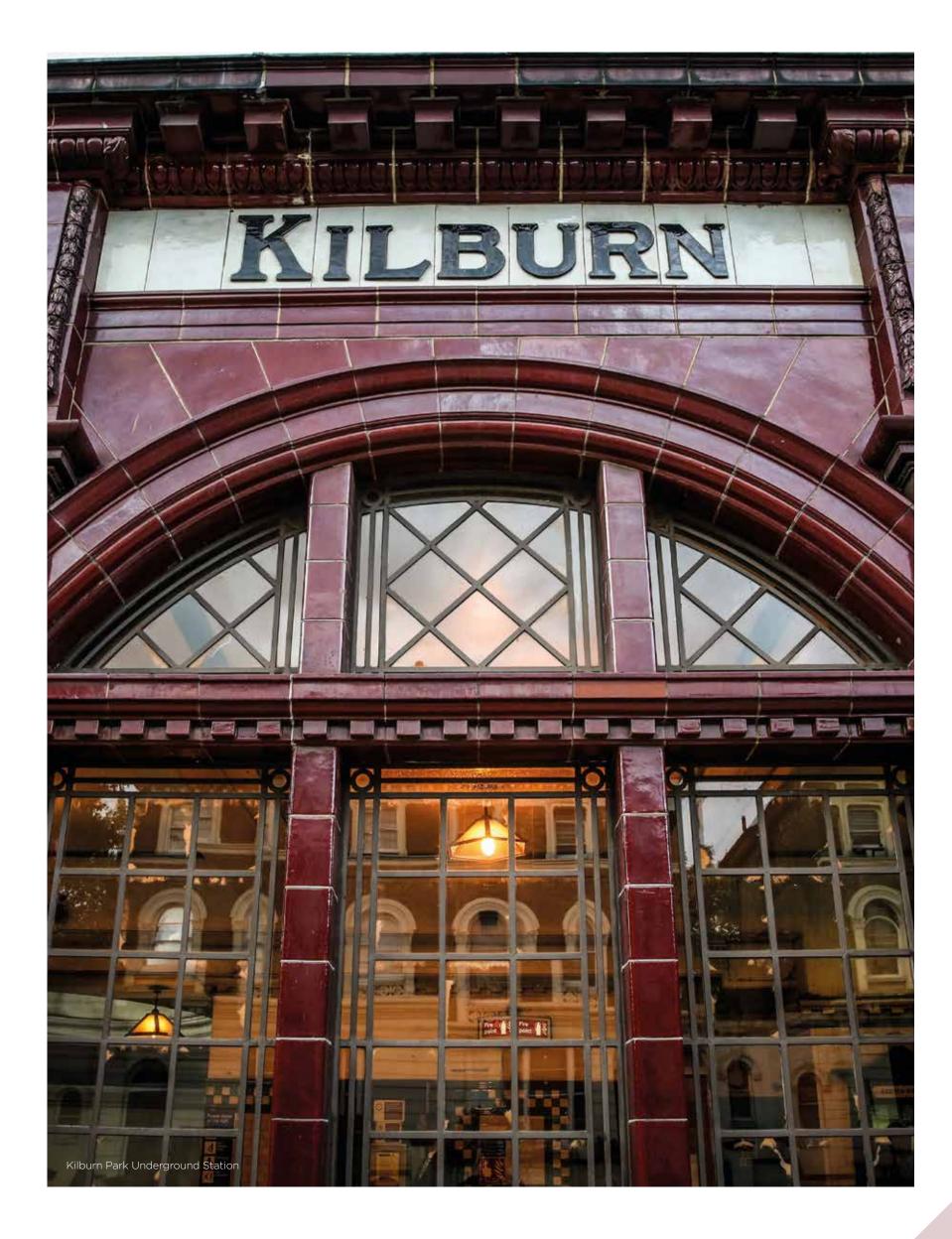
"The proposals for the Kilburn Quarter site seek to repair the historic street frontage and respond to the terraces of mansion block typologies found in the surrounding context, while providing exceptional housing for the South Kilburn masterplan..."

Lifschutz Davidson Sandilands

"The site masterplan reinstates the historic Victorian street pattern of South Kilburn with dynamic, outward facing, active street frontages and frequent ground level entrances..."

Alison Brooks Architects









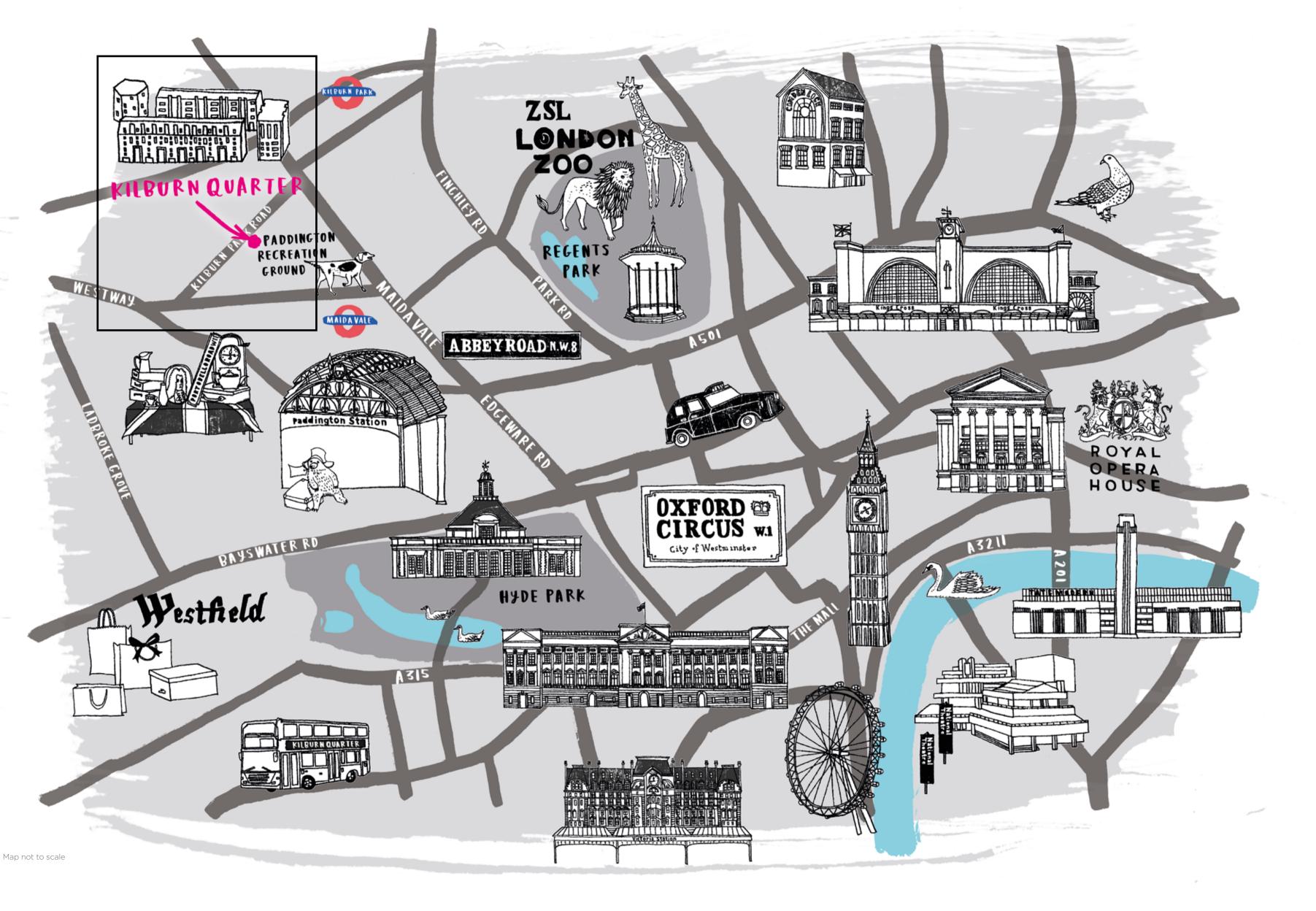
A BRIGHT FUTURE

South Kilburn will be dramatically transformed and Kilburn Quarter will be an integral part of the renaissance.

The development will benefit from being part of the £600 million regeneration programme that will improve local housing and community spaces, indoor sports facilities, education, healthcare offerings as well as create a sustainable energy network. record of working on successful

school and new opportunities for businesses, shops and restaurants. New high quality housing, like Kilburn Quarter, from established developers such as Network Homes, will enhance the community by improving properties, amenities and public spaces. This will attract investment, create jobs and stimulate a transformation of the area whilst retaining its rich cultural diversity.

Network Homes has a proven track regeneration projects, including the There will be a new park, a new primary award-winning 243 Ealing Road and Stockwell Park. At Kilburn Quarter the future is definitely bright.



KILBURN QUARTER | NW6







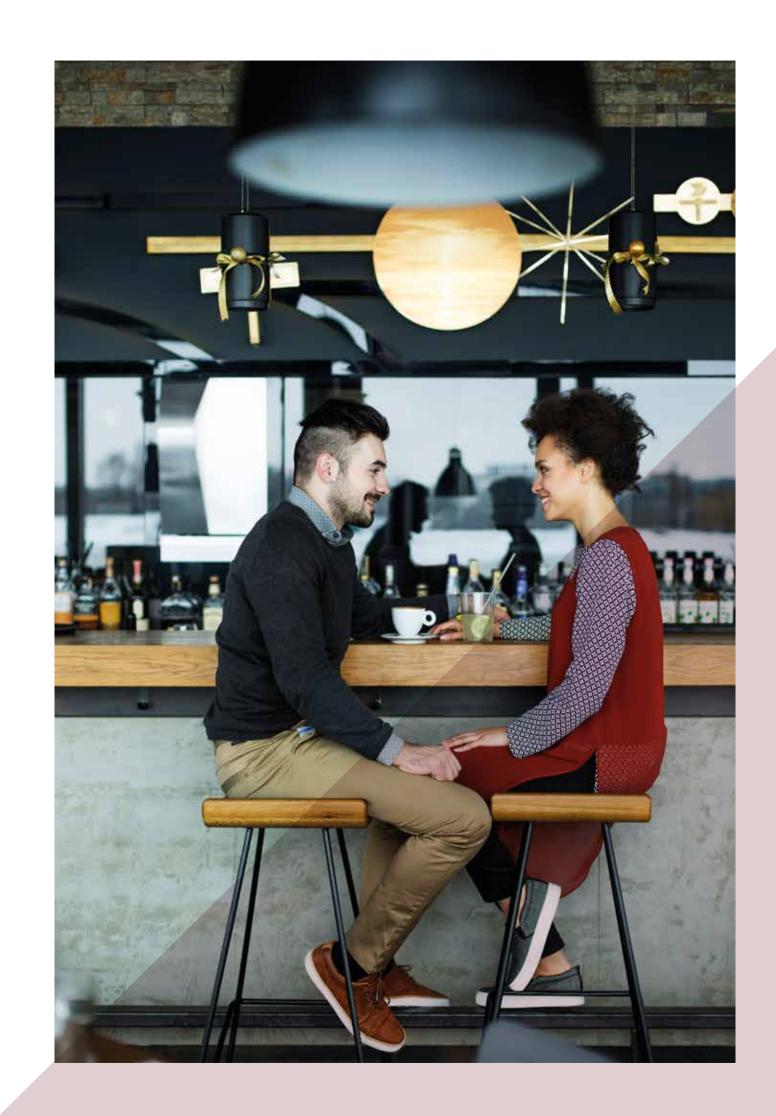
WELCOME TO THE NEIGHBOURHOOD

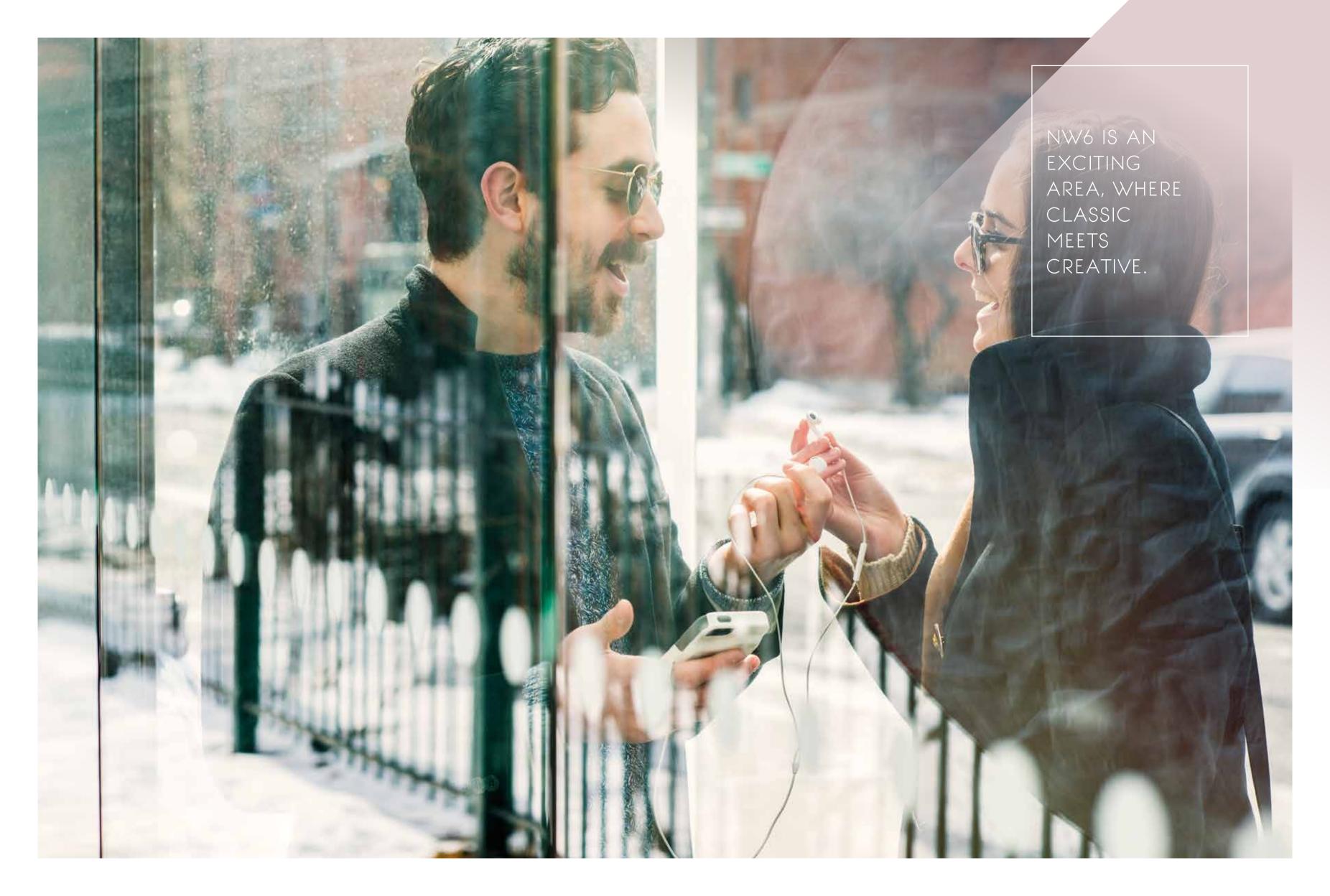
NW6 is one of London's most vibrant local areas and it's buzzing with irresistible delis, bookshops and boutiques. The weekly Sunday morning farmers' market on Salusbury Road in Queen's Park is always popular.

You will find The Tricycle, a theatrecinema-bar-restaurant venue and the Canal Café Theatre in Little Venice, home to fringe drama and comedy performers on your doorstep. The Hampstead Theatre in Swiss Cottage is another exciting venue dedicated to shaping the future of British theatre - you often see performers you know here. The art-on-a-barge Cascade Art Gallery is worth checking out and the Lexi Cinema combines film, art and a great bar.

Fashionistas should head to St John's Wood, home of The Kooples and Joseph among others, and, if shopping makes you hungry, there's a great choice of delicious eateries including Carluccio's and Gail's Artisan Bakery.

Everywhere you go there's something fun and fascinating to discover.











LOCAL LIFE IN A GLOBAL HUB

Close to the centre of London and a global hub, Kilburn Quarter is well connected and within easy reach of mainline stations such as Paddington, Euston, Charing Cross, Waterloo and St Pancras International.

Superb shopping destinations are all around with Westfield Shepherd's Bush to the west and the designer boutiques of Marylebone and Bond Street to the south east.

New eateries with a diverse selection of cuisines are continuously popping up across the city alongside some of the world's most established fine dining restaurants.





KILBURN QUARTER | NW6 KILBURN QUARTER | NW6





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.

Waterloo station, taking you to destinations in the south, can be reached in just 20 minutes.

The West End shops and theatres are less than 15 minutes away and

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



24 Oxford Circus



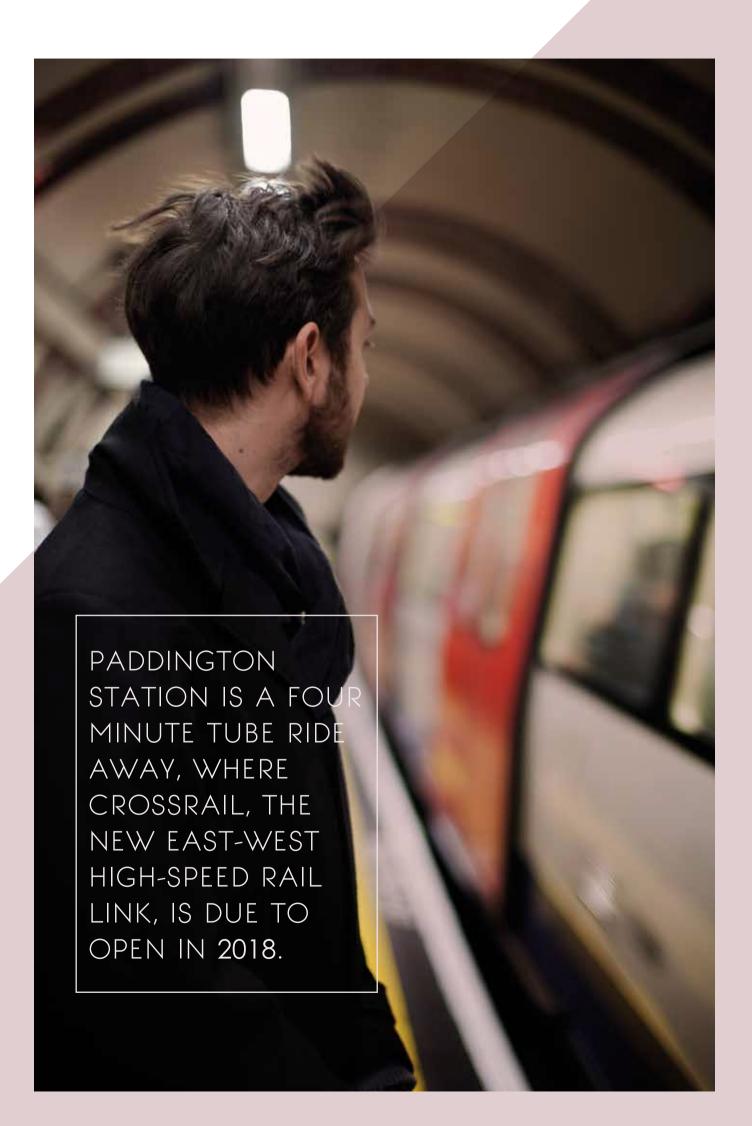
KING'S CROSS / ST PANCRAS INTERNATIONAL



VICTORIA



HEATHROW



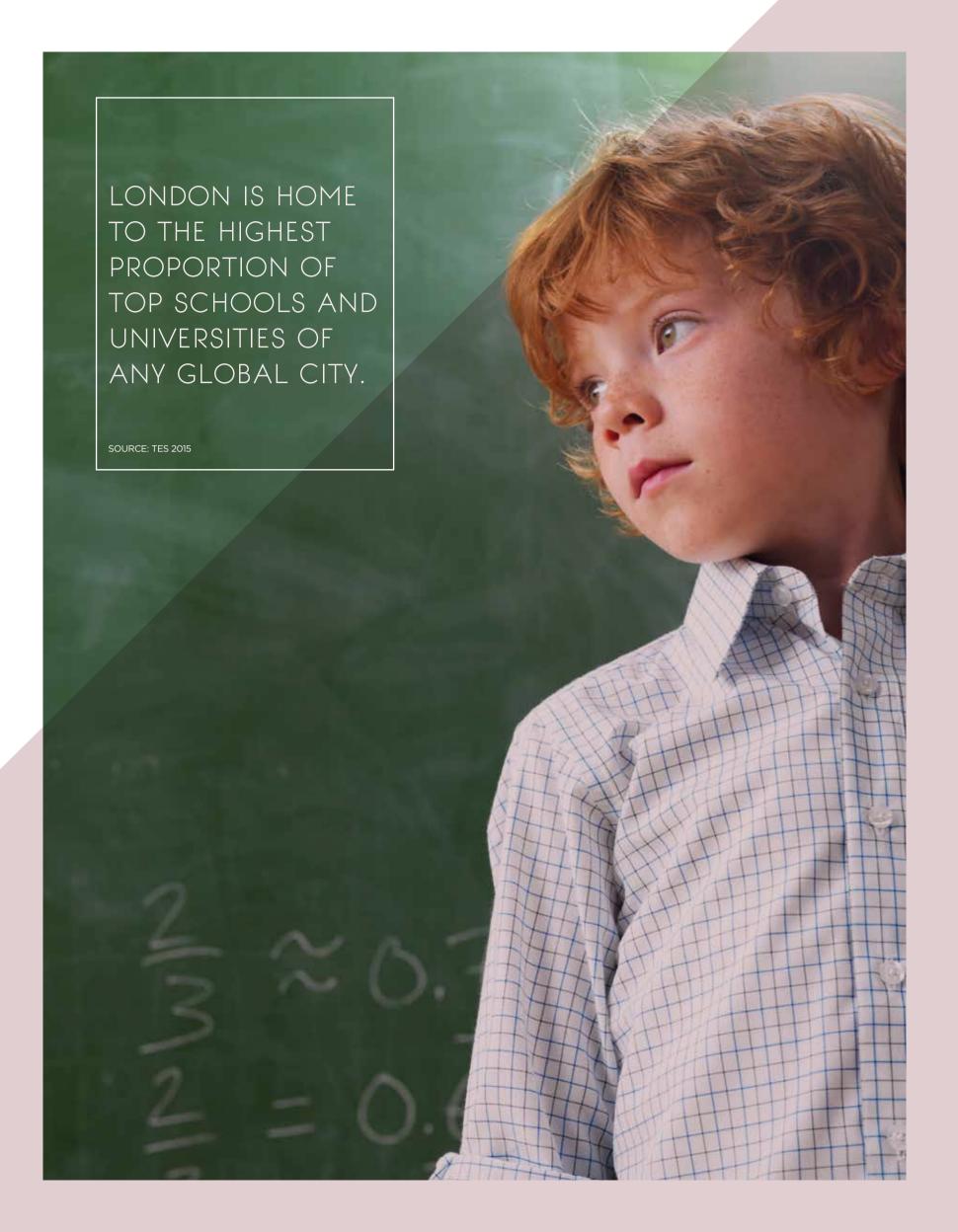


AN OUTSTANDING EDUCATION

Kilburn Quarter is close to a range of excellent schools, colleges and universities, including several Ofsted 'Outstanding' rated facilities.

Primary schools such as Essendine,
St Peter's and St Saviour's are within
0.7 miles of Kilburn Quarter, while
independent schools Abercorn School
and Arnold House School are also close
by. Secondary schools including
St Augustine's High School, St George's
and Westminster Academy are less than
0.6 miles away.

London's universities are regarded as among the best in the world. London School of Economics, King's College, Imperial College and University College London are all around 30 minutes from Kilburn Quarter.



KILBURN QUARTER | NW6







THE CHOICE IS YOURS

Kilburn Quarter is being built by United Living, who have an enviable reputation for superb quality and excellent attention to detail.

No matter which residence, block or apartment you choose, you will enjoy designs created to maximise the daylight in all rooms. The kitchens have windows that cascade in natural light and many of the 2, 3 & 4 bed homes are dual aspect, delivering a feeling of space and openness.





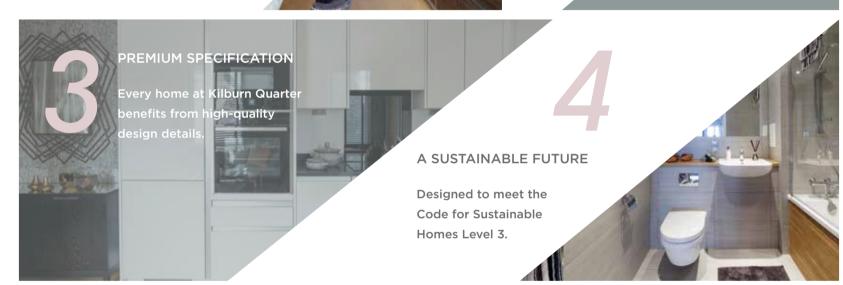
OF ASONS TO BUY AT KILBURY OUARTER

CONTEMPORARY DESIGN

A modern interpretation of north west London's grand mansion style by award-winning Lifschutz Davidson Sandilands and Alison Brooks Architects. A TRULY CONNECTED NEIGHBOURHOOD

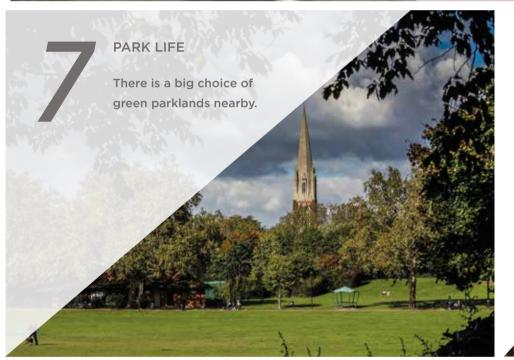
Kilburn Quarter is within easy walking distance of three main stations.

2

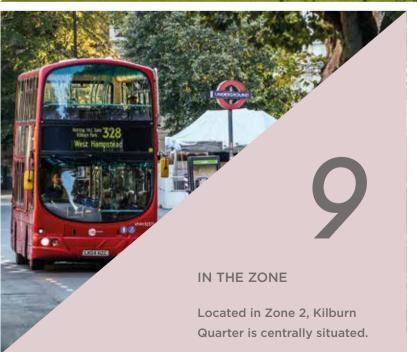




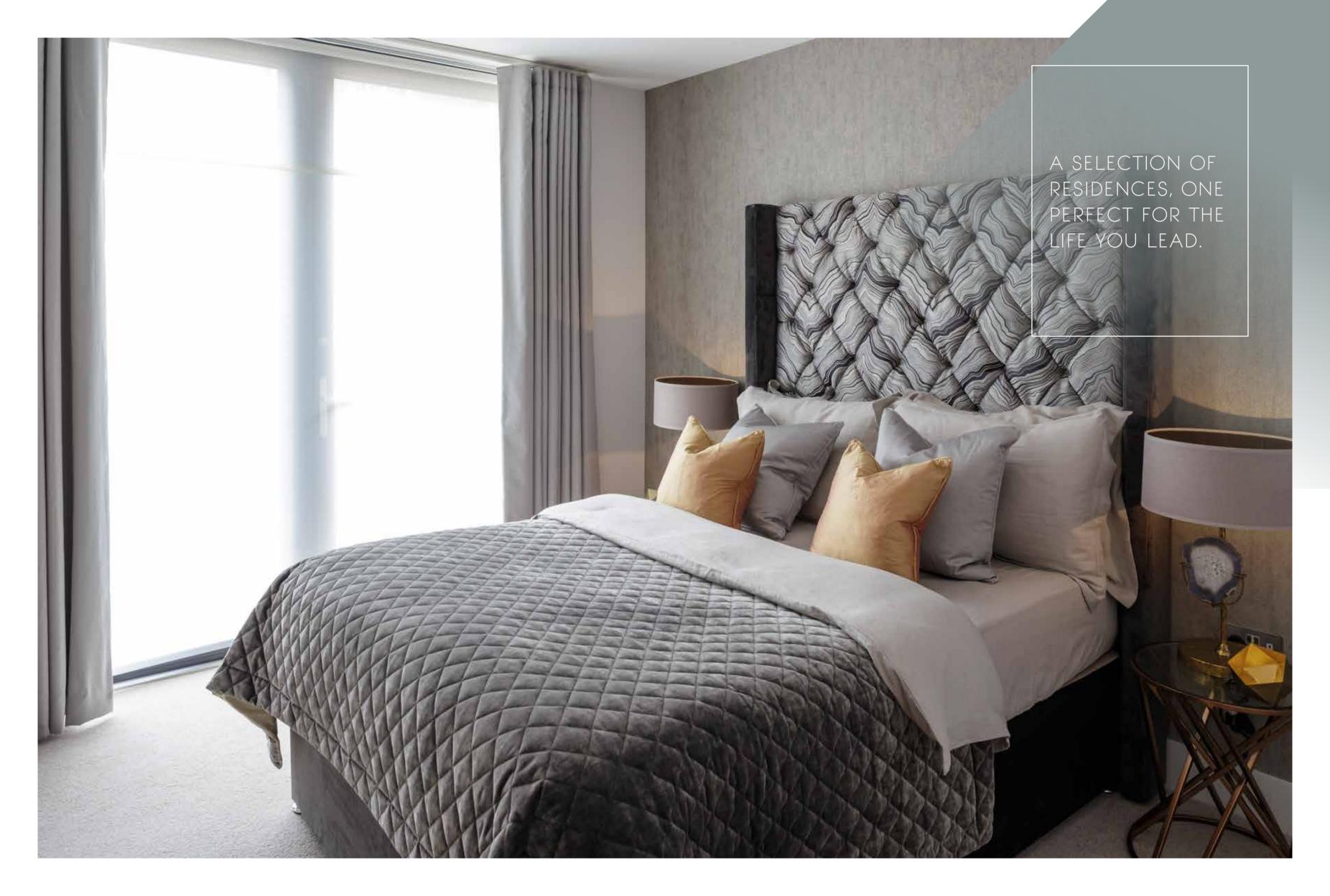












DESIGNED FOR LIFE

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 ra
- 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 bedroon
- Provision for satellite TV (SKY+ HD)
- Communal terrestrial aerial SKY +
 HD dish, Hot Bird and digital

 TV antanna
- 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

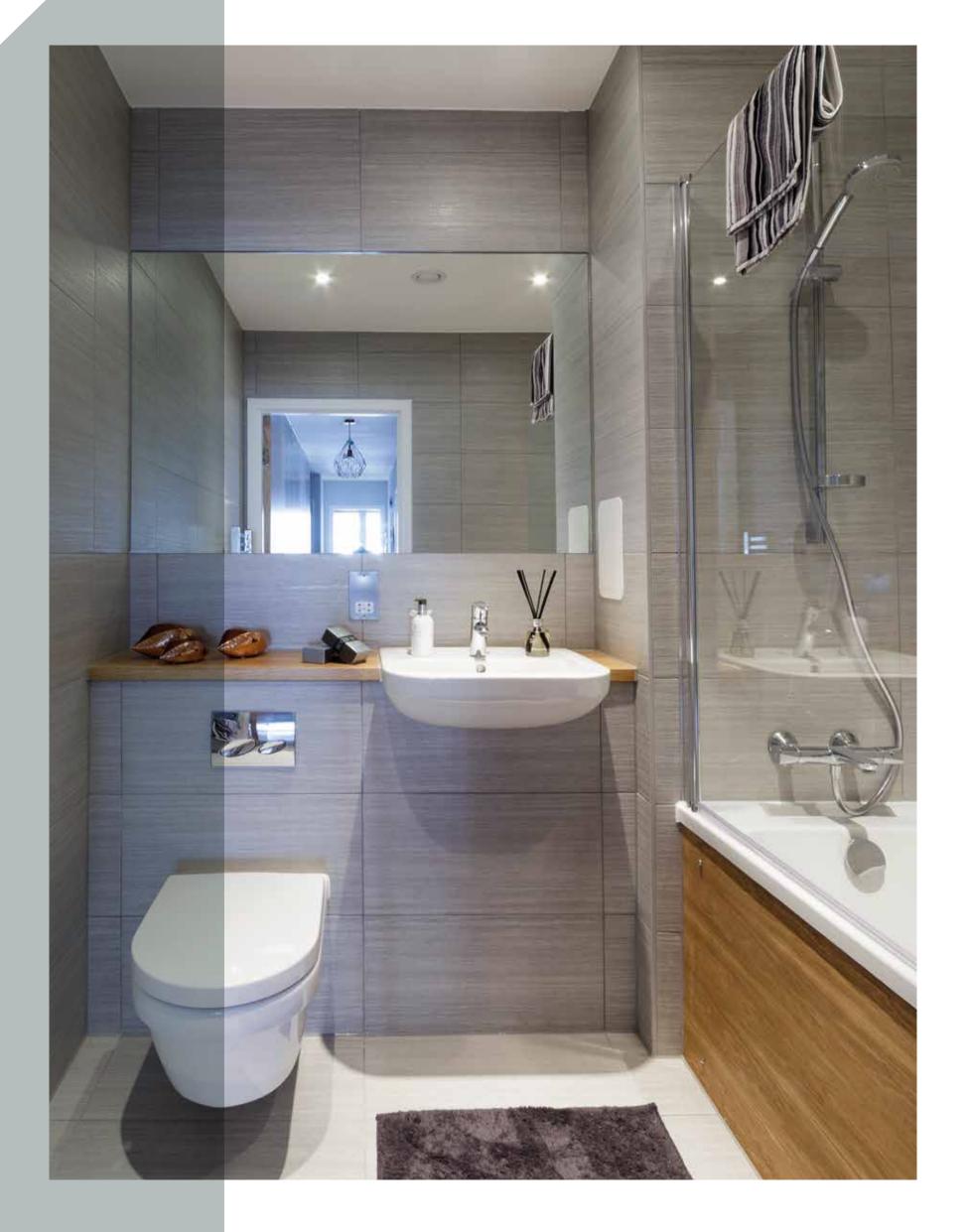
- TV telephone entry system
- Smoke detectors
- Fire alarm
- Secured by Design
- 24 hour CCTV
- Lockable post box

GREEN CREDENTIALS

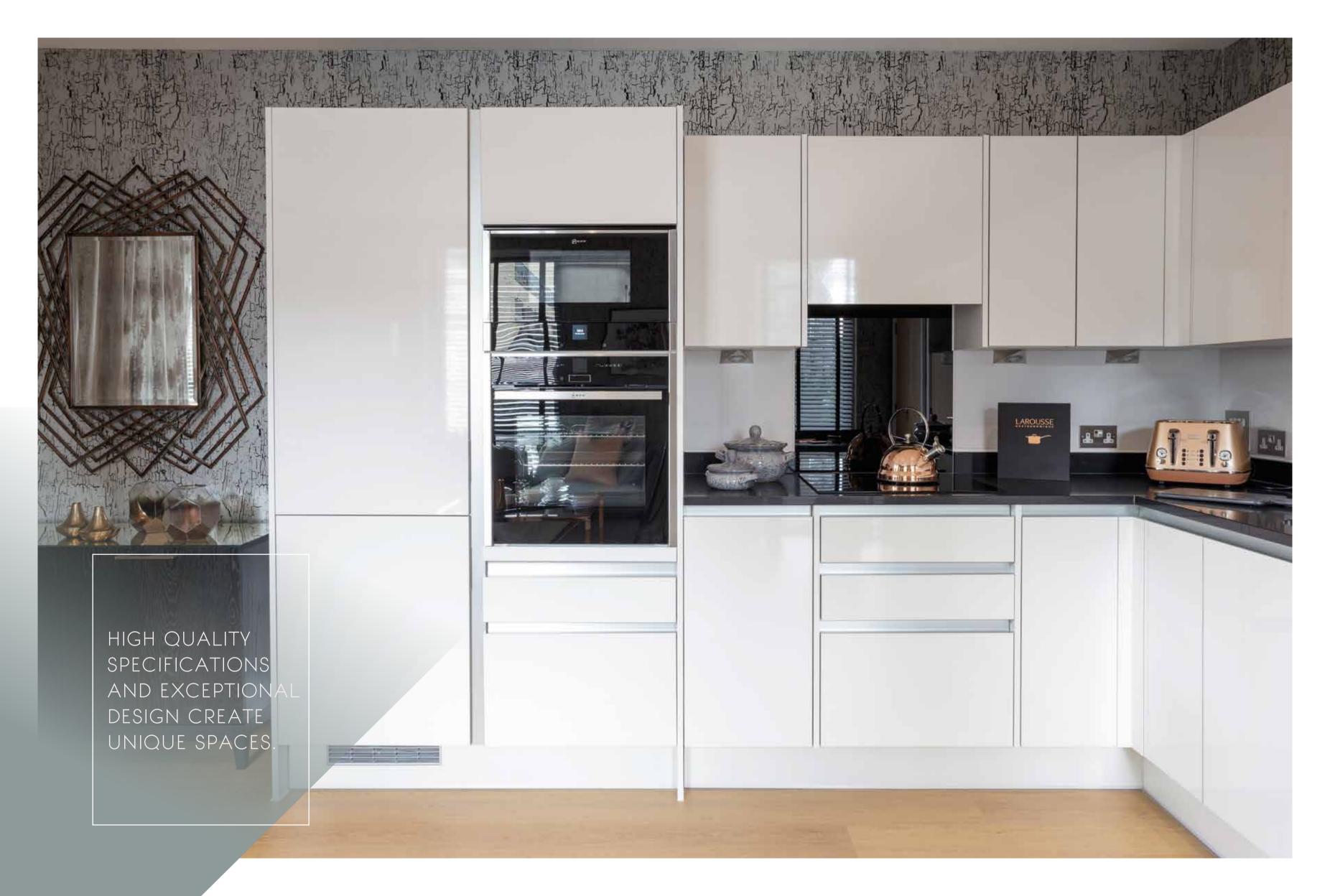
- Heat recovery unit to save
 on energy
- Eco recycling bins
- Car Club
- Electric car charging points
- Built to Code 3 for
 sustainable homes

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.







THE DEVELOPER

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.

Award-winning Network Homes is one of the largest 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.









