



QUEEN'S PARK

RESIDENCES



BY LUXGROVE HOMES

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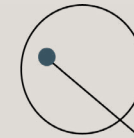
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QUEEN'S PARK RESIDENCES

A refreshingly distinct development of six new apartments and three houses with signature interiors by boutique designers Ademchic. Located on a prominent corner just a few minutes walk from the delightful shops and restaurants of Salisbury Road and Lonsdale Road.

Queen's Park Residences is an exceptional development of just nine homes, comprising of six luxury apartments and three spacious family houses in a contemporary and elegantly designed building.

The area enjoys plenty of open green spaces with local favourites being Tiverton Green and Queens Park. Set in 30 acres, Queens Park has a number of sporting and leisure facilities including tennis courts, children's play area and a woodland walk.

Salisbury Road is within close proximity offering an array of coffee shops and restaurants, including local favourites

Alice House and Milk Beach. There is also a Farmers Market every Sunday which has a reputation as being one of the best in London.

Or head to Lonsdale Road which is a creative business hub and home to a mix of Yoga and Pilates studios, emerging and established designers, bars and restaurants.

The area boasts a number of good primary and secondary schools, along with a variety of independent schools.



Ground Floor: Flat A1
First Floor: Flat A2
Third Floor: Flat A3

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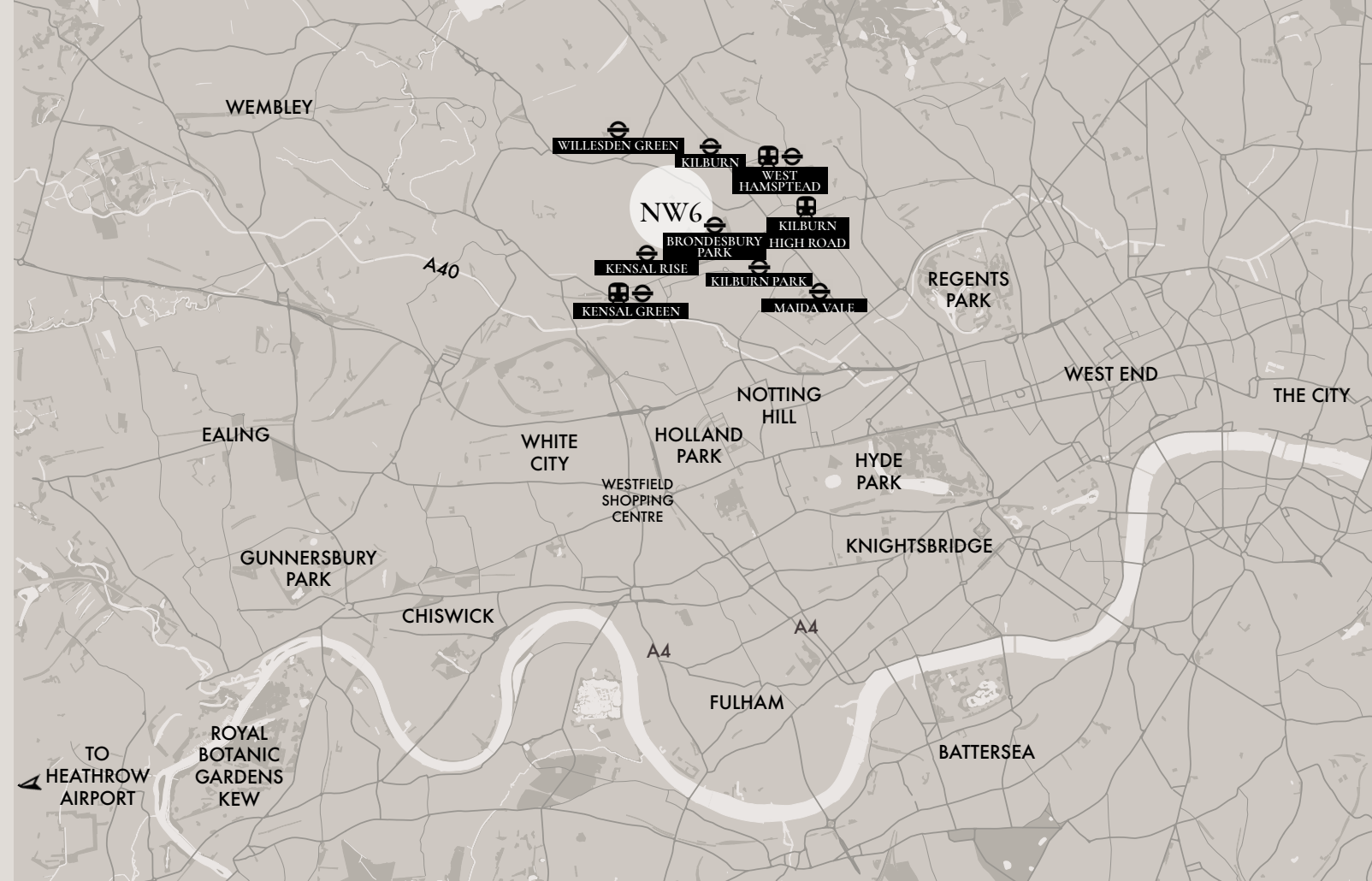
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LOCATION

Queens Park Residences, NW6 offers excellent transport links to make it an ideal choice if you want to be within easy reach of Central London and The City.

Brondesbury Park mainline station is the nearest station, with Kilburn a short walk for the Jubilee Line and Queens Park for the Bakerloo line. If you need to fly somewhere, Heathrow Airport is a 45 minute drive by car.



Sports and Outdoors

1. Fitness First Gym
2. YogoLoft
3. Queens Park
4. Tiverton Park

Pubs and Restaurants

5. The Salisbury Pub
6. Alice House Queens Park
7. Hugo's
8. Ostuni
9. Caldo Bar & Kitchen
10. Gail's Artisan Bakery

Shopping

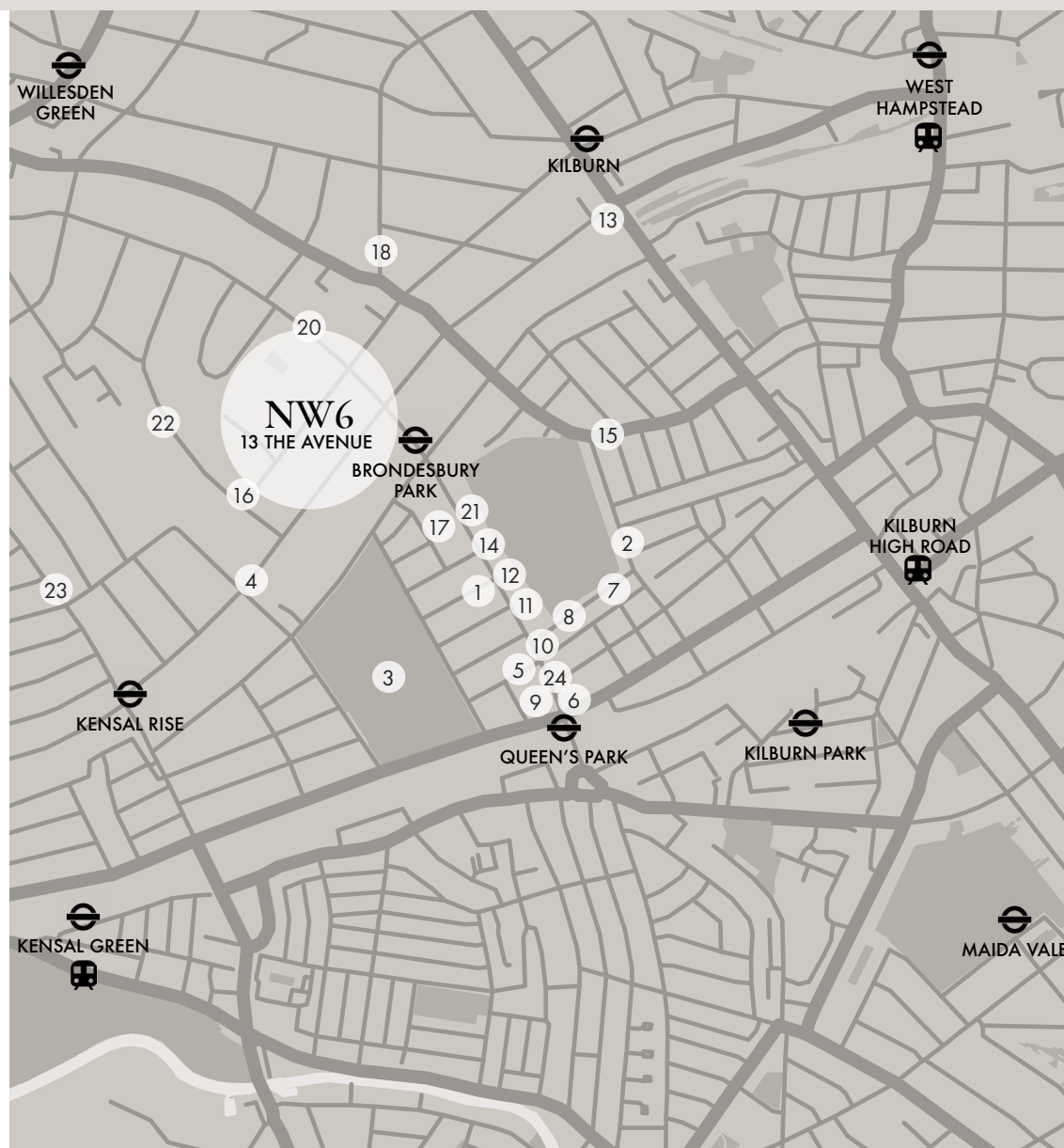
11. Farmers Market
12. Planet Organic
13. Sainsburys Local
14. Co-op
15. Tesco Express

School

16. Malorees Infant School
17. Islamia Primary School
18. North West London Jewish Day School
19. Christ Church C of E Primary School
20. Brondesbury College London
21. Islamia School for Girls'
22. Queens Park Community School

Entertainment

23. Lexi Cinema
24. Queens Park Books



Nearest Underground and Crossrail stations:


Brondesbury Park
Overground
2' walk


Queens Park
Overground & Bakerloo
12' walk


Kilburn
Jubilee
11' walk

12 minute walk to **Queens Park**

Bank 35 minutes
St Paul's 35 minutes
Baker Street 20 minutes
Bond Street 25 minutes
Canary Wharf 45 minutes
Knightsbridge 35 minutes

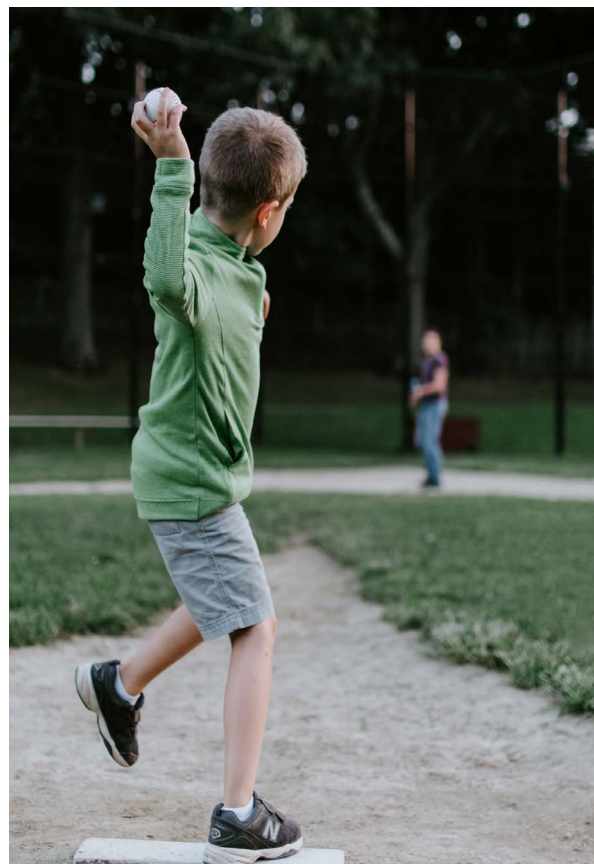
LOCAL AREA

The area is one of London's most connected leafy suburbs, with great connections into The West End and The City.

PUBS & RESTAURANTS | The area benefits from many restaurants, pubs and bars including local favourites such as The Salusbury Gastropub on Salusbury Road and Ostuni and Hugo's on Lonsdale Road.

SPORTS | If exercise is your thing then Queens Park is the place for you, with Tiverton Park, Paddington Recreation Ground and Queens Park on your doorstep. With six all-weather tennis courts, a pitch and putt course, table tennis, athletics track, bowling green, cricket ground, football, hockey pitches, basketball and netball court, there is an abundance of sporting activities to get involved in.

SHOPPING | When it comes to shopping, Co-op, Sainsburys Local and Planet Organic are a short walk away on Salusbury Road. A short tube ride away is Finchley Road which is the place to go for furnishings, with design stores including Habitat, Bo Concept and Roche Bobois.





UNIQUE INTERIORS

designed by

ADEMCHIC

At Luxgrove we believe that new build developments don't all have to look the same, which is why we have collaborated on this project with leading London interior design studio, Ademchic. Full of passion and creativity, the young team of designers have meticulously thought through every detail and finish and put together a completely unique, fresh and inspired interior that oozes sophistication and comfort.

A design isn't finished
until someone is using
it.

- BRENDA LAUREL

These kitchens are modern and elegant and they have been inspired by the latest trends with strong European and British influences. Not only are these kitchens unique and inspirational from an aesthetic point of view but they are also fully functional in their practical applications.

The kitchens are fitted out with branded integrated appliances, a stunning patterned stone worktop and integrated cabinet lighting, concealed utility cupboards and neutral (but not boring!) wall colours. Some kitchens come with very impressive central islands perfect for entertaining and cooking up a storm.





The details are not the details, they make the design.

- CHARLES EAMES

The bathrooms are bright and sophisticated combining the timeless elegance of grey marble tiles with black accents and contemporary crittall-style shower screens. You'll love that there is plenty of storage - large mirrored cabinets for all of your beauty and cleaning products as well as open shelves with integrated lighting

to display your favourite items. You'll also have room for your shampoos and shower gels in the shower and bath enclosures so there won't be any need for makeshift shower shelves or rails - you'll feel like you are bathing in a five star hotel.



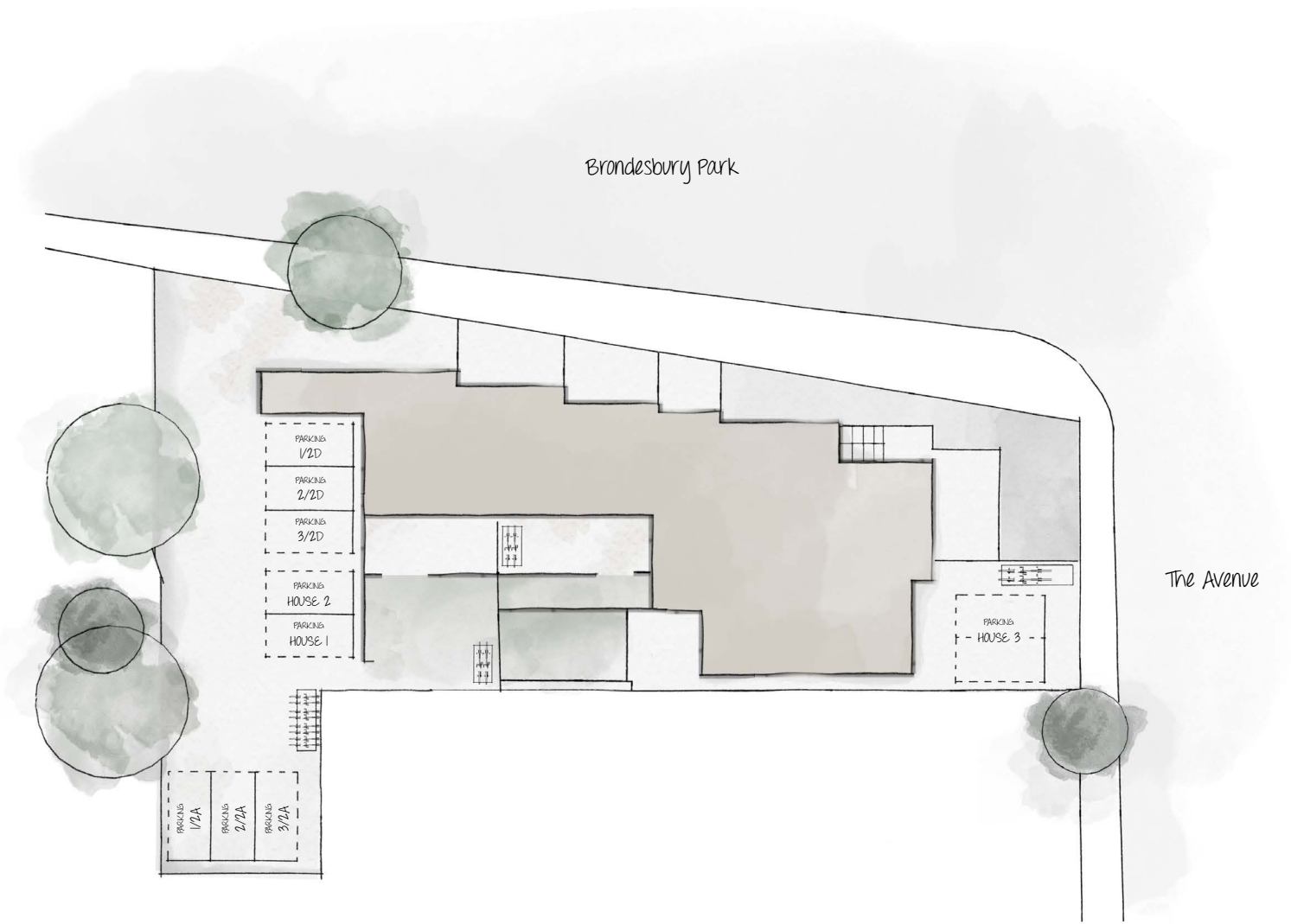
Rigorous attention has been paid to every detail in these uniquely designed houses from the stunning bedside pendants to the sleek design of the downlights and light switches. Thought has gone into the placement of each and every (USB) plug socket.

Bedrooms feature supersoft carpets and individually designed headboards with beautifully chosen deep blue fabrics and stylish built in wardrobes. You won't need anything apart from your favourite furniture to make you feel like you are living on cloud nine.



FLOOR PLANS

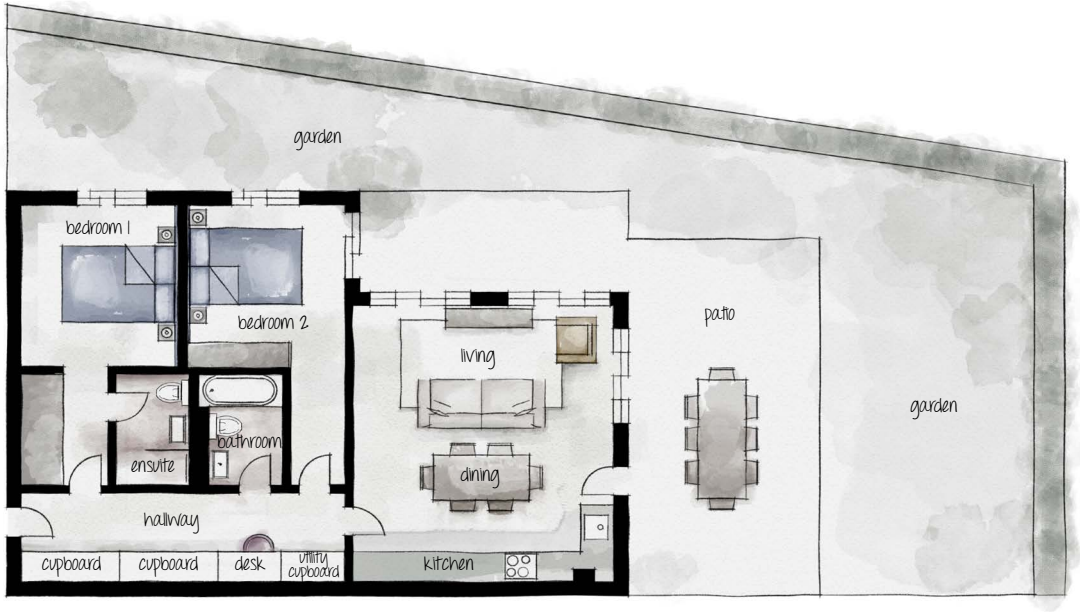
APARTMENT	BEDS	FLOOR	TOTAL AREA SQM	TOTAL AREA SQFT	PAGE	PARKING
1/2A	2	Ground Floor	80	865	24	Yes
2/2A	2	First Floor	80	865	25	Yes
1/2D	2	First Floor	90	973	26	Yes
3/2A	2	Second Floor	99	1070	27	Yes
2/2D	2	Second Floor	90	973	28	Yes
3/2D	2	Third Floor	96	1030	29	Yes



1/2A

Apartment

GROUND FLOOR
TWO BEDROOM FLAT

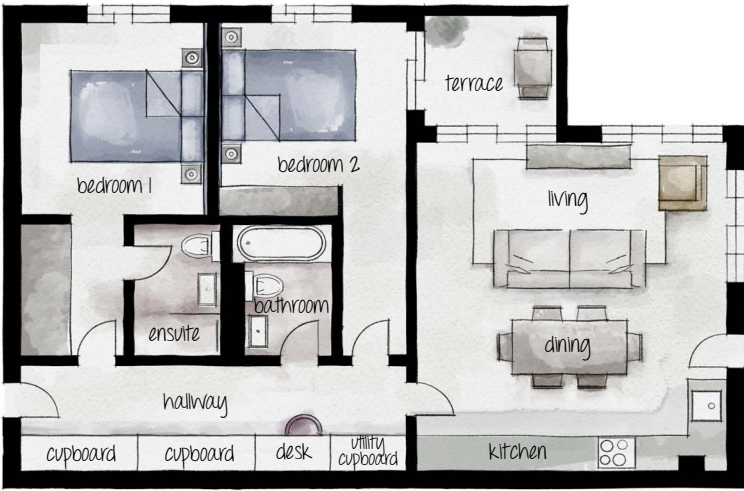


TOTAL AREA	80 sqm	865 sqft
Excluding Garden/Patio/Roof Terrace		
KITCHEN + LIVING	5.61m x 4.98m	18'5" x 16'4"
BEDROOM 1	3.30m x 3.02m	10'10" x 9'11"
BEDROOM 2	3.30m x 3.02m	10'10" x 9'11"
BATHROOM	2.26m x 1.65m	7'5" x 5'5"
ENSUITE	2.26m x 1.42m	7'5" x 4'8"
TERRACE	6.17m x 1.83m	20'3" x 6'0"
PATIO	11.12m x 4.01m	36'6" x 13'2"
GARDEN	9.90m x 8.10m	32'6" x 26'7"

2/2A

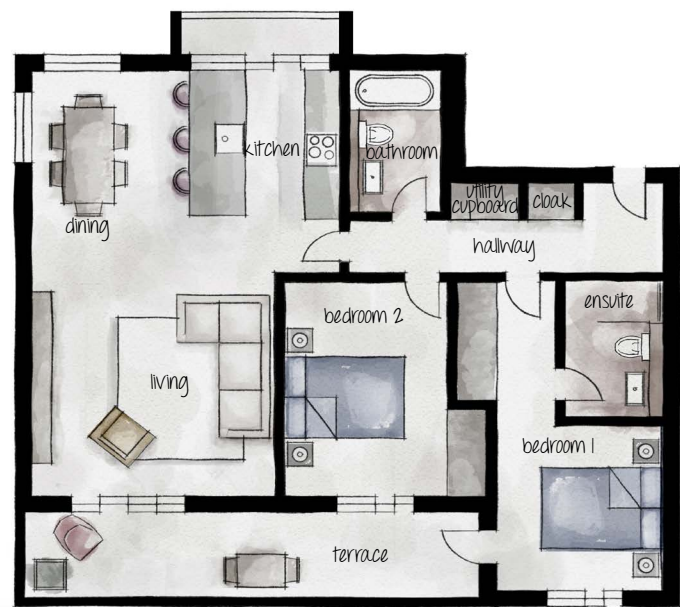
Apartment

FIRST FLOOR
TWO BEDROOM FLAT



TOTAL AREA	80 sqm	865 sqft
Excluding Terrace		
KITCHEN + LIVING	5.61m x 4.98m	18'5" x 16'4"
BEDROOM 1	3.28m x 3.02m	10'9" x 9'11"
BEDROOM 2	3.28m x 3.02m	10'9" x 9'11"
BATHROOM	2.26m x 1.68m	7'5" x 5'6"
ENSUITE	2.26m x 1.42m	7'5" x 4'8"
TERRACE	2.31m x 2.01m	7'7" x 6'7"

1/2D
Apartment
FIRST FLOOR
TWO BEDROOM FLAT



TOTAL AREA
Excluding Terrace

90 sqm

973 sqft

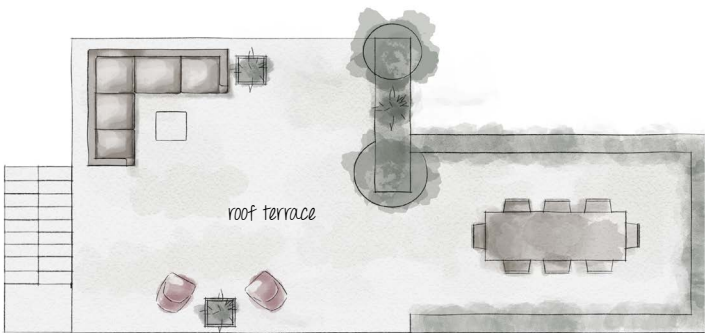


LIVING
KITCHEN + DINING
BEDROOM 1
BEDROOM 2
BATHROOM
ENSUITE
TERRACE

4.90m x 4.32m
5.41m x 4.50m
3.30m x 2.92m
3.96m x 3.53m
2.64m x 1.63m
2.49m x 1.75m
11.12m x 1.60m

16'1" x 14'2"
17'9" x 14'9"
10'10" x 9'7"
13'0" x 11'7"
8'8" x 5'4"
8'2" x 5'9"
36'6" x 5'3"

3/2A
Apartment
SECOND FLOOR
TWO BEDROOM FLAT



TOTAL AREA
Excluding Roof Terrace/Terrace

99 sqm

1070 sqft



KITCHEN + LIVING
BEDROOM 1
BEDROOM 2
BATHROOM
ENSUITE
TERRACE
ROOF TERRACE

5.61m x 4.98m
3.89m x 3.20m
3.28m x 3.02m
2.26m x 1.68m
2.26m x 1.98m
2.26m x 1.91m
11.01m x 5.51m

18'5" x 16'4"
12'9" x 10'6"
10'9" x 9'11"
7'5" x 5'6"
7'5" x 6'6"
7'5" x 6'3"
36'6" x 18'1"

2/2D Apartment

SECOND FLOOR
TWO BEDROOM FLAT



TOTAL AREA
Excluding Terrace

90 sqm

973 sqft



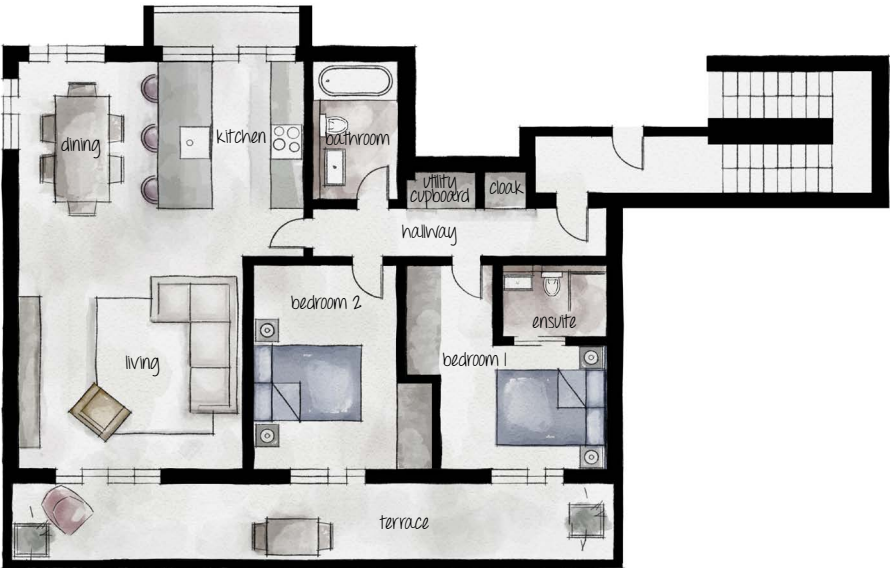
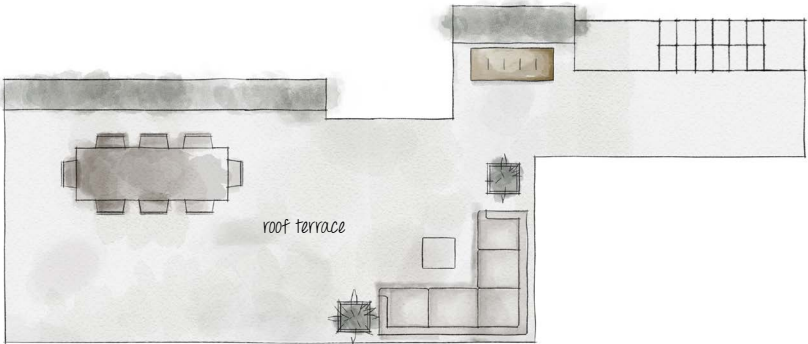
LIVING
KITCHEN + DINING
BEDROOM 1
BEDROOM 2
BATHROOM
ENSUITE
TERRACE

4.90m x 4.32m
5.41m x 4.50m
3.30m x 2.92m
3.96m x 3.53m
2.64m x 1.63m
2.49m x 1.75m
11.12m x 1.60m

16'1" x 14'2"
17'9" x 14'9"
10'10" x 9'7"
13'0" x 11'7"
8'8" x 5'4"
8'2" x 5'9"
36'6" x 5'3"

3/2D Apartment

THIRD FLOOR
TWO BEDROOM FLAT



TOTAL AREA
Excluding Terrace/Roof Terrace

96 sqm

1030 sqft



KITCHEN + LIVING
BEDROOM 1
BEDROOM 2
BATHROOM
ENSUITE
TERRACE
ROOF TERRACE

7.87m x 5.33m
3.96m x 3.78m
3.96m x 2.72m
2.69m x 1.63m
1.98m x 1.42m
11.3m x 1.50m
15.90m x 5.49m

25'10" x 17'6"
13'0" x 12'5"
13'0" x 8'11"
8'10" x 5'4"
6'6" x 4'8"
36'10" x 4'11"
52'2" x 18'0"





SPECIFICATION

INTERIOR FINISHES

Snow white natural engineered oak flooring
Independent multi zone underfloor heating to all rooms
Concealed curtain recesses

LIGHTING & ELECTRICAL

Smart lighting control system
Pendant feature lighting to bedrooms and living areas
Integrated recessed lighting to living areas
USB Sockets **

KITCHEN

British made modern shaker style kitchens
Macchia Vecchia stone worktops
with full height splashbacks
Stone waterfall kitchen islands with bar seating *
Siemens Induction hob*
Siemens integrated dishwasher
Siemens built-in fridge freezer
Elica integrated extractor hood
Siemens integrated microwave to selected units
Integrated LED cabinet lighting
Wine fridge
Pot filler

BATHROOM

Large format marble tiled bathrooms
Built-in mirrored vanity unit
Bespoke drawer unit with stone basin
Matt black brassware
Heated towel rail

JOINERY

Built-in wardrobes to all bedrooms
Built-in media units *
Built-in office areas *
Extensive cloakrooms with built in storage

ELECTRICAL & MECHANICAL

SKY+ Connected
Virgin Fibre Connected
MVHR (Mechanical Ventilation with Heat Recovery)

SECURITY & PEACE OF MIND

Smart home security intercom system
Low carbon energy efficient homes
10-year ICW structural defects warranty

BEDROOMS

Supersoft stain-resistant carpets
Built-in wardrobes
Individually designed headboards

AMENITIES

Spectacular landscaped gardens
Roof terraces designed for outdoor living*
Balconies to all apartments
Lift access to all floors (1 apartment per floor)
Luxurious communal areas
Off street parking for all apartments

* To selected units
**To bedroom and kitchen areas

The specification of the apartments is the anticipated specification as of the date this brochure was prepared, but may be subject to change in accordance with permitted variances under the apartment sale contracts.

The information contained in it does not form part of any contract, and while reasonable effort has been made to ensure accuracy, this cannot be guaranteed and no representation or warranty is made in that regard. Apartment designs and layouts are indicative only and may change.

For sales enquiries please contact

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