

BRONDES BURY MEWS

LONDON NW6



**Network
Homes**

Because good homes make everything possible



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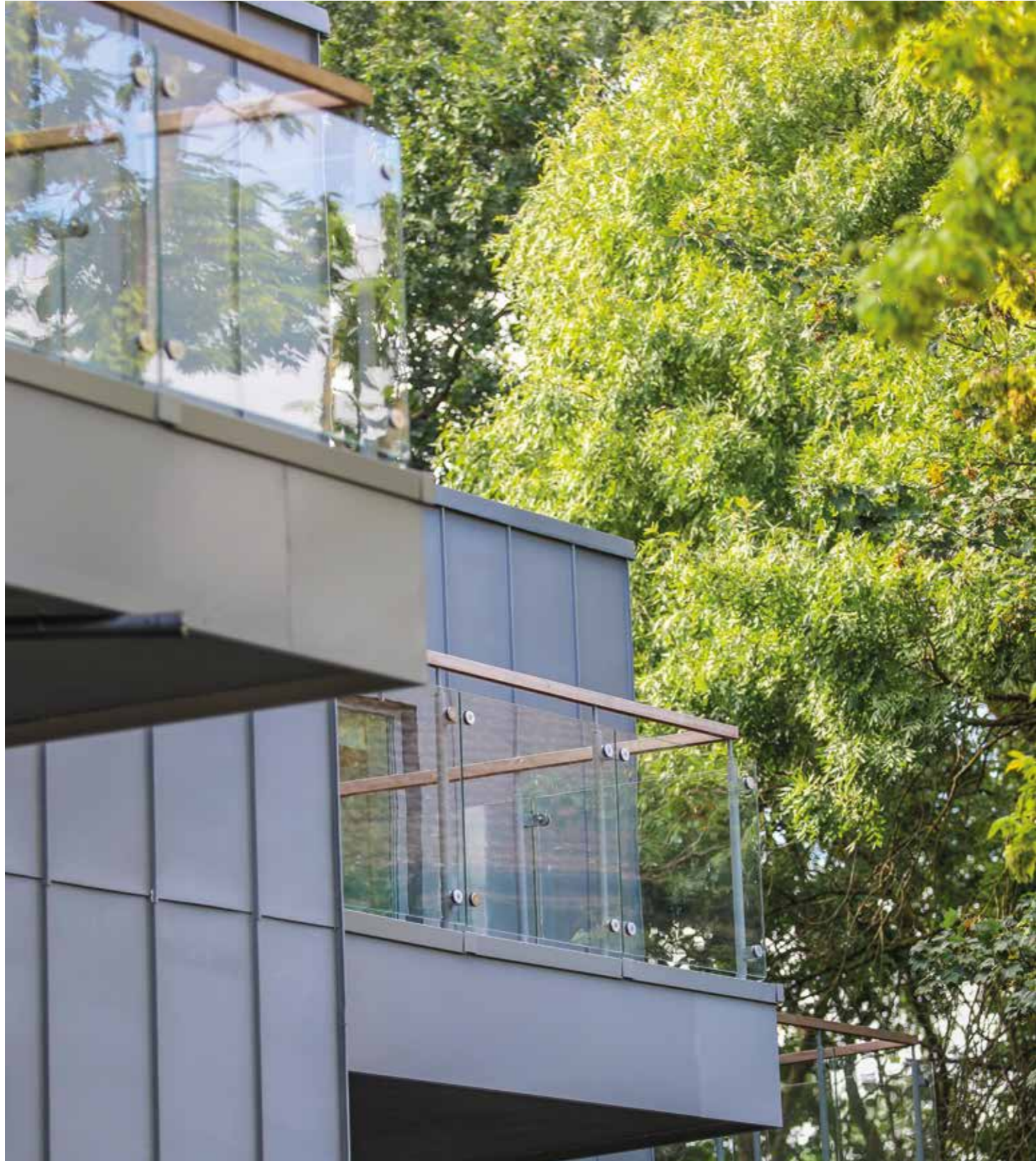


Plant your roots and grow at Brondesbury Mews

Discover this unique jewel within a charming north-west London neighbourhood with 30-acre Victorian Park and independent shopping scene at its heart.

Bookended by two vibrant high streets yet hidden away from busy roads and backing onto quiet woodland, Brondesbury Mews offers a country retreat with an urban twist.

Brondesbury Mews is a boutique collection of one and two bedroom apartments with both private and communal outdoor spaces. Tucked away from an Edwardian-style residential road, down a tree-hugged driveway and cosseted from the noise of buzzing London-living, this development is perfect for those looking to get on the property ladder, or simply seeking their own sanctuary.



Welcome to your haven



There is plenty of green space on site and beyond. Each apartment has a patio or garden, terrace or balcony, with access to a communal garden to meet the neighbours.

Spanning three storeys, you will be able to enjoy the bucolic views more akin to those found in rural Hertfordshire, while having all the benefits of a Zone 2 lifestyle – including being in the West End, the City or one of the capital's Royal Parks in 20 minutes or less.

With open-plan living areas and spacious balconies with electric sockets, working from home will be a treat. But if you must leave your Brondesbury Mews sanctuary, a classic London neighbourhood with a warm community spirit greets you on your doorstep.

Life in NW6

With two buzzing high streets to choose from, Salusbury Road to the east and Chamberlayne Road to the west, there is a wide choice of quirky independent shops, pubs, cafes and bars to satisfy any mood.

The Alice House and Minkies Deli are good spots for a lazy Sunday brunch, while if you're looking to get a recommendation for a Merlot, Rioja or a bottle of something more sparkling, the knowledgeable staff at The Salusbury Winestore will be only too glad to oblige.

A "who knows what might happen" night out calls for a cocktail bar that opens late and the area caters exceptionally well for this too.

Get the popcorn to the ready at your local independent cinema, The Lexi, which gives 100% of its earnings to charity, or watch in awe at the talent within the Kiln Theatre.

Day-to-day life is made easy with supermarkets on your doorstep, or pop down to the small artisan businesses and Sunday Farmers Market for fresh organic produce.

The picturesque Queens Park, with its fantastic sports facilities, cafe and annual events, also brings out the community spirit of the area and don't be surprised if you start bumping into your neighbours.

But if it's a workout you're after, try Tiverton Green's free-to-use outdoor climbing equipment, which has been a popular feature of the park since its regeneration.

Popular schools in the area include Malorees School and the Queens Park Community School. Top London universities and business schools, including Imperial College, London School of Economics and London Business School, are just a few miles away.



Above and beyond...

Brondesbury Mews is conveniently located to get around London. With a bus stop at your front door and a short walk to both the tube and railway links, access to further afield is made a breeze.

Commuters and pleasure-seekers have endless opportunities with Kilburn underground station offering access to the Jubilee line, and Queen's Park underground station granting access to the Bakerloo line.

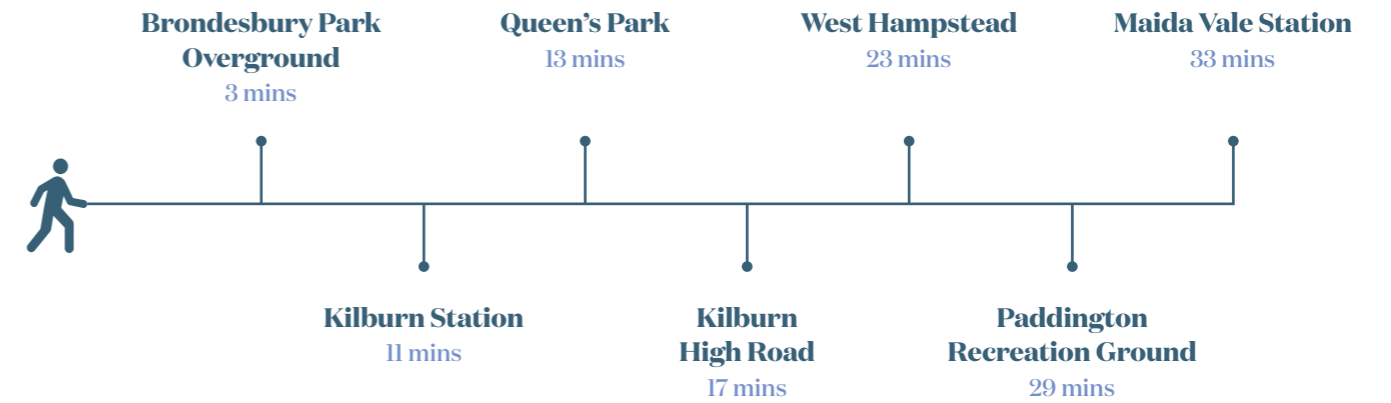
Plan your perfect picnic with breath-taking views on Hampstead Heath, just 8 minutes away by rail. Enjoy the hustle-and-bustle in Piccadilly Circus, or stay local, recharge and try specialty coffee at a number of local cafes.

For weekend getaways you can get to Heathrow airport in 40 minutes, or 19 minutes to King's Cross for the Eurostar making those spontaneous trips even more tempting.



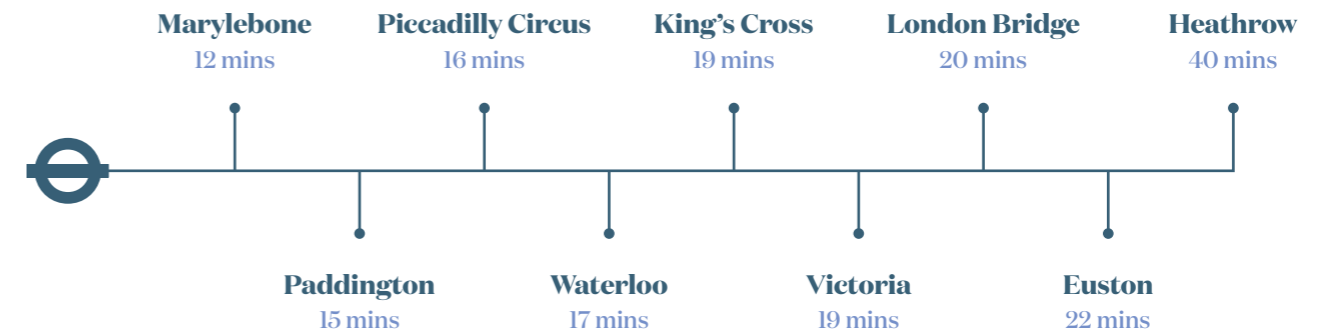
Walking

(From Brondesbury Mews)



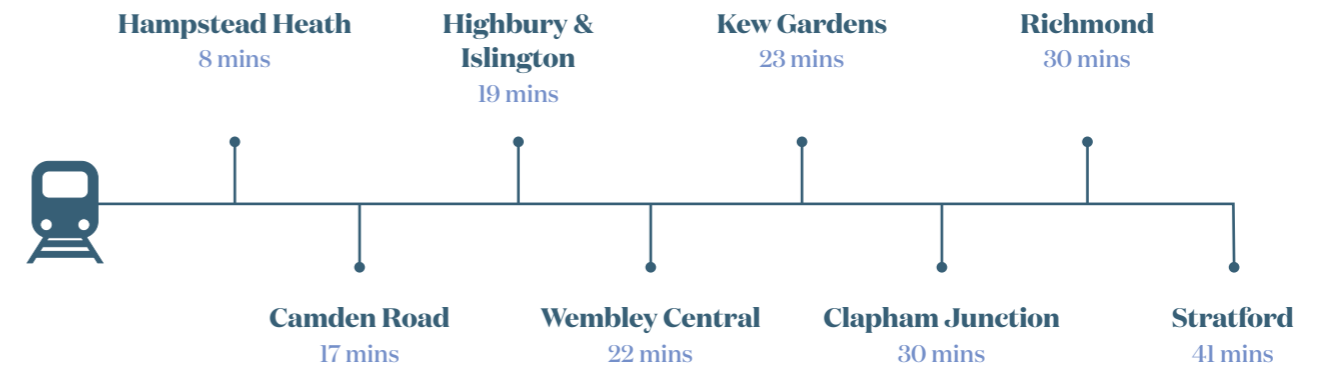
Tube

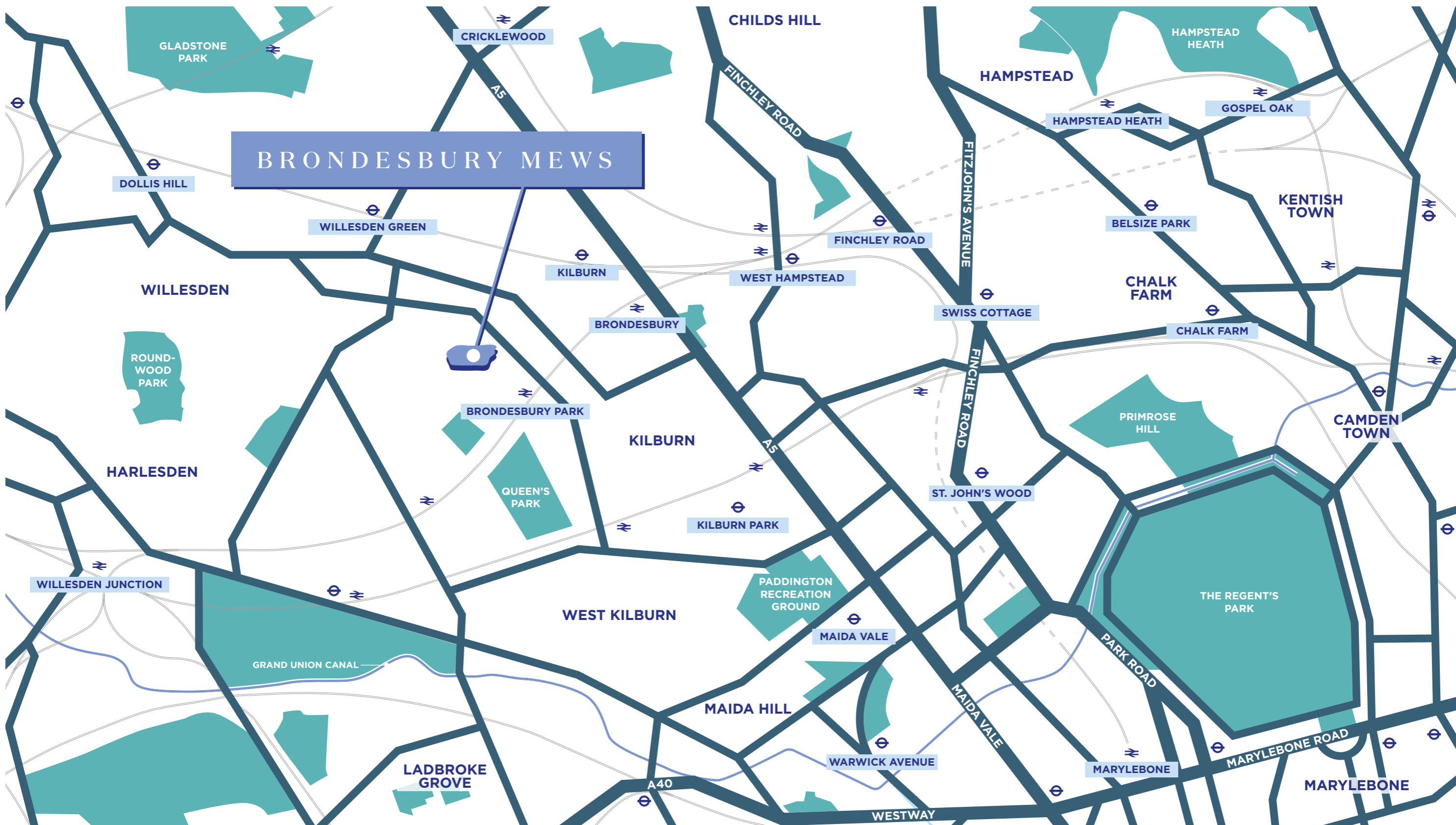
(From Kilburn Station)



Overground

(From Brondesbury Park)





Interiors for you

A large, open uncluttered living area with access to appliances and the dining area makes entertaining a hassle-free and joined-up experience.

The kitchen features high gloss units and integrated appliances from Neff including oven, ceramic hob, cooker hood, fridge freezer and dishwasher.

Convenience and comfort lie at the core of Brondesbury Mews and has been designed to allow you the time and energy to focus on you.

The bathrooms are contemporary white suites with chrome fittings. The two-bedroomed apartments have the luxury of an en-suite as well as a guest bathroom, while the one-bedroom apartments host a prestigious, spacious bathroom.

The bathrooms feature attractive ceramic floor and wall tiles, a bath and a shower, and a heated towel rail for those chilly winter evenings.

Each apartment has a lockable mailbox located within the main entrance area and a fob to enter the building. A video entry system offers additional security.





The apartments at Brondesbury Mews are spacious and stylish. They have been designed to a very high specification using the best quality materials and modern fittings for easy living.

Specification

Kitchen

- Stylish high gloss fitted kitchen with complimentary laminate worksurfaces
- Integrated appliances from Neff including oven, ceramic hob, cooker hood, fridge freezer, dishwasher
- 1.5 bowl stainless steel sink and drainer
- Neff washer/ dryer located in the utility cupboard

Bathroom

- Contemporary white bathroom suite with chrome fittings
- Ceramic floor tiling
- Ceramic wall tiles, full height around bath and shower
- Glass shower screen
- Heated towel rail
- Wall mounted cabinet with mirror door

Heating

- Individual gas boilers and radiators

Home entertainment

- TV points to lounge and master bedroom. Communal television aerial provision for Sky service subject to owner's choice of subscription and package
- Telephone points to lounge and master bedroom

Security

- Video door entry with a fob
- Lockable mailbox located within the main entrance area
- Smoke and heat detectors

General

- Allocated parking space to selected plots
- Terrace/ balcony to all apartments
- Carpets to bedrooms
- Laminate flooring to living areas
- Private gardens to selected ground floor apartments
- En-suite to 2-bedroom apartments
- Fitted wardrobes to master bedroom



The Site

Tucked away from a residential road, Brondesbury Mews offers space, security and serenity. These new one and two bedroom homes with outdoor spaces offer the opportunity of fast-paced London living, as well as cosy evenings in and feeling like part of a community.

Development address: 14 Brondesbury Park, London, NW6 7BW



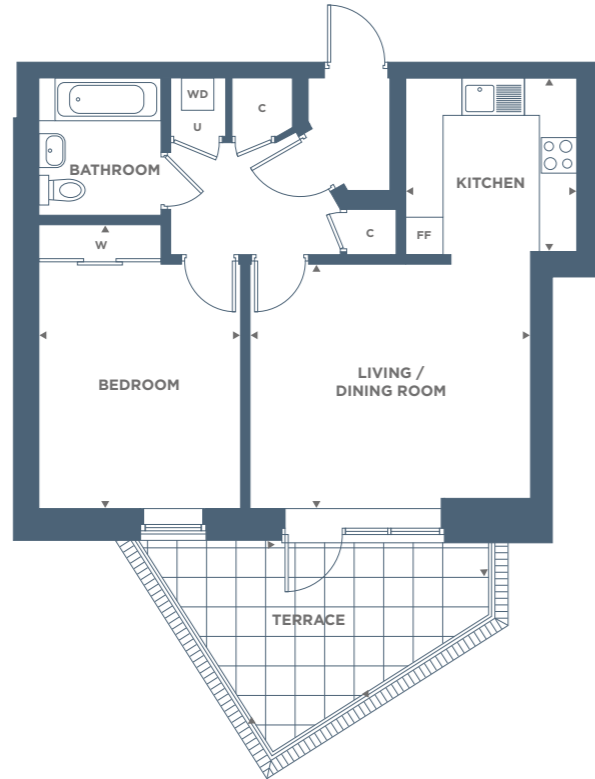
Shared Ownership Rent

Site plan is indicative only and subject to change

Floorplans



I BEDROOM APARTMENT

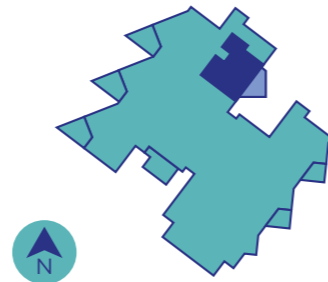


PLOT A0.01

Living / Dining Room	4.42m	x	3.90m	14'6"	x	12'9"
Kitchen	2.72m	x	2.65m	8'11"	x	8'8"
Bedroom	4.50m	x	3.22m	14'9"	x	10'6"
Terrace	4.73m	x	2.55m	15'6"	x	8'4"

GROSS INTERNAL AREA **50.7 sq m** **546 sq ft**

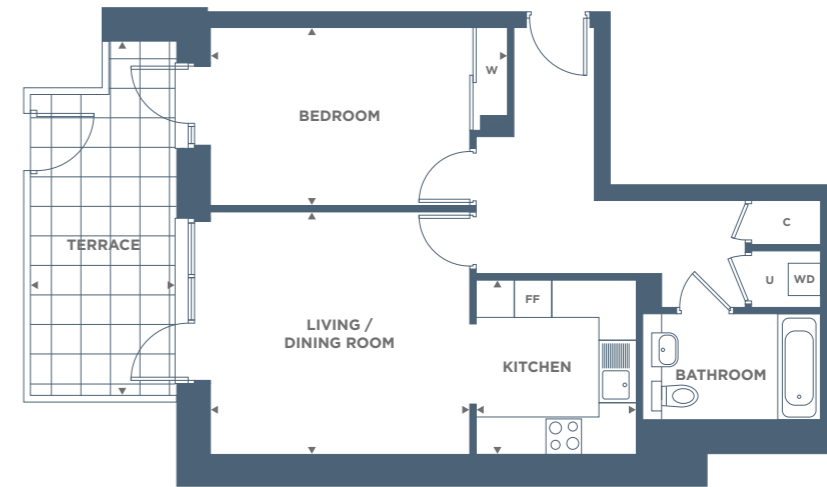
PLOT LOCATION Ground Floor



FF: Fridge Freezer | WD: Washer/ Dryer | U: Utilities | C: Cupboard | W: Wardrobe

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I BEDROOM APARTMENT

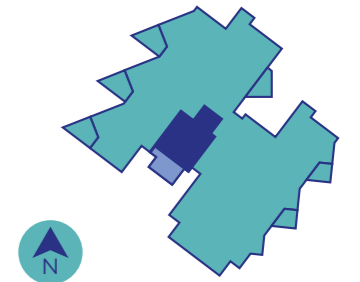


PLOT A0.02

Living / Dining Room	4.04m	x	3.87m	13'3"	x	12'8"
Kitchen	2.79m	x	2.53m	9'1"	x	8'3"
Bedroom	4.74m	x	2.78m	15'6"	x	9'1"
Terrace	5.61m	x	2.33m	18'4"	x	7'7"

GROSS INTERNAL AREA **54.8. sq m** **590 sq ft**

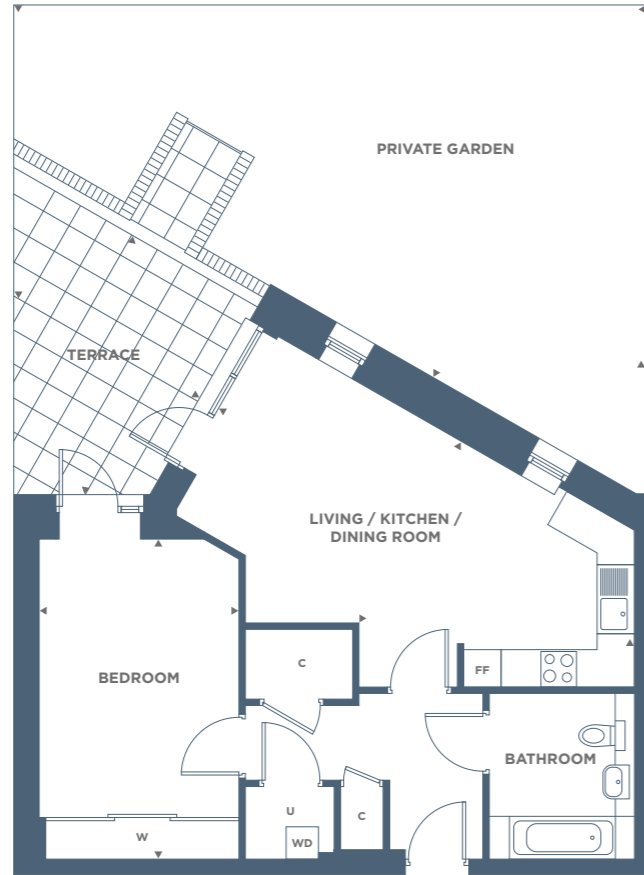
PLOT LOCATION Ground Floor



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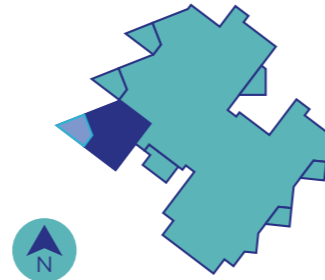


PLOT A0.03

Living / Kitchen / Dining Room	7.50m	x	3.28m	24'7"	x	10'9"
Bedroom	5.04m	x	3.16m	16'6"	x	10'4"
Terrace	4.38m	x	3.24m	14'4"	x	10'7"
Private Garden	11.5m	x	6.87m	37'8"	x	22'6"

GROSS INTERNAL AREA **60.0 sq m** **646 sq ft**

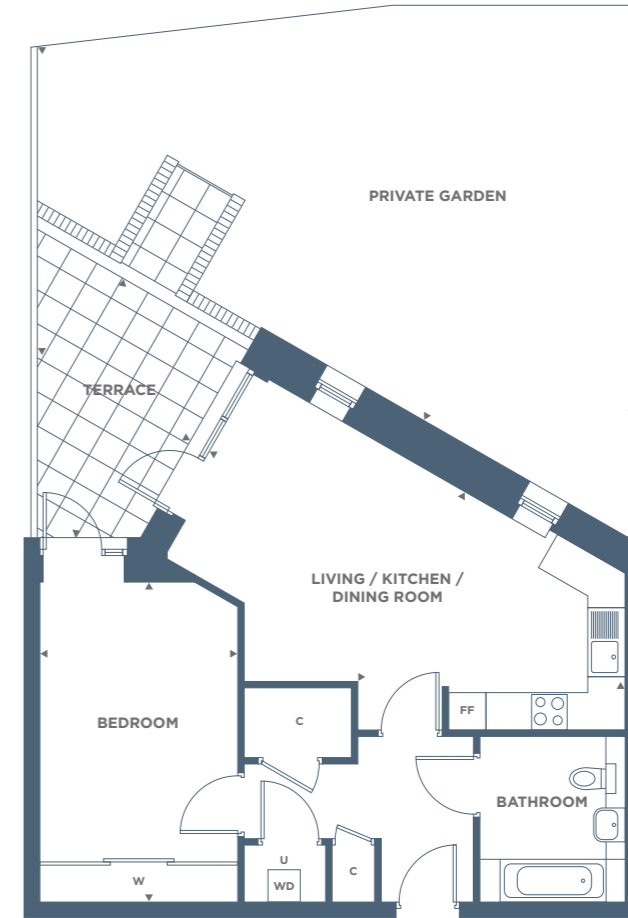
PLOT LOCATION Ground Floor



FF: Fridge Freezer | WD: Washer/ Dryer | U: Utilities | C: Cupboard | W: Wardrobe

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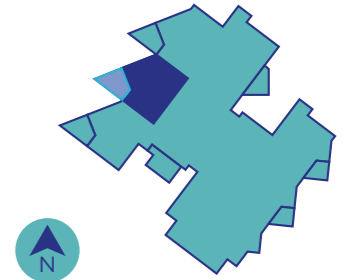


PLOT A0.04

Living / Kitchen / Dining Room	7.55m	x	3.37m	24'9"	x	11'6"
Bedroom	5.06m	x	3.16m	16'7"	x	10'4"
Terrace	4.22m	x	2.66m	13'10"	x	8'8"
Private Garden	10.80m	x	7.34m	35'5"	x	24'0"

GROSS INTERNAL AREA **59.4 sq m** **639 sq ft**

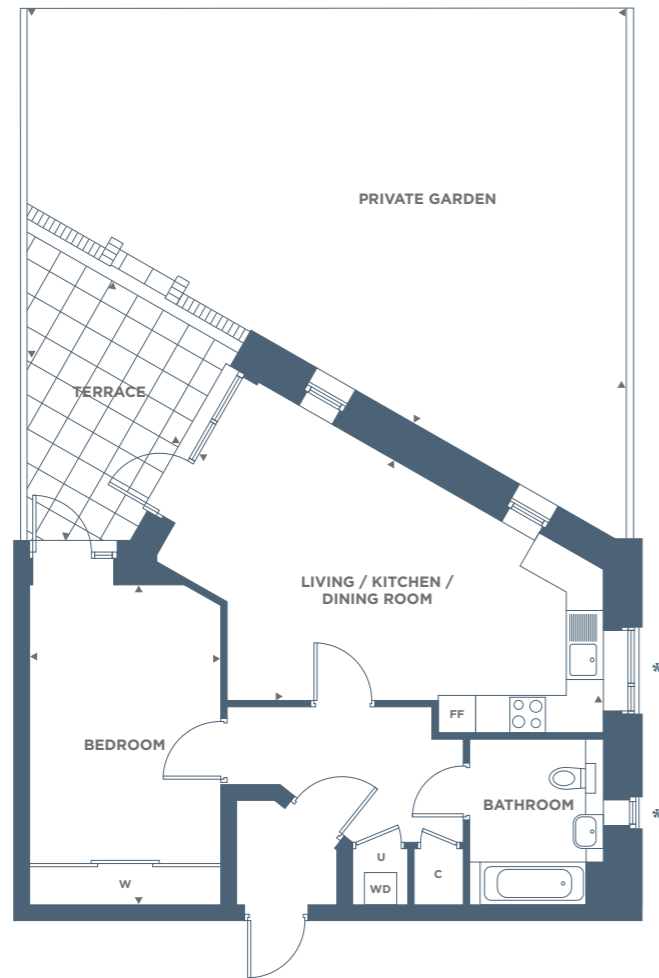
PLOT LOCATION Ground Floor



FF: Fridge Freezer | WD: Washer/ Dryer | U: Utilities | C: Cupboard | W: Wardrobe

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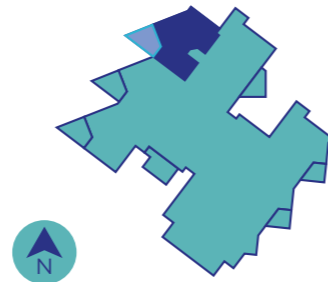
I BEDROOM APARTMENT



PLOT A0.05

Living / Kitchen / Dining Room	7.39m	x	4.05m	24'2"	x	13'3"
Bedroom	5.06m	x	2.95m	16'7"	x	9'8"
Terrace	4.23m	x	2.63m	13'10"	x	8'7"
Private Garden	11.20m	x	7.49m	36'8"	x	24'6"
GROSS INTERNAL AREA	54.5 sq m		587 sq ft			

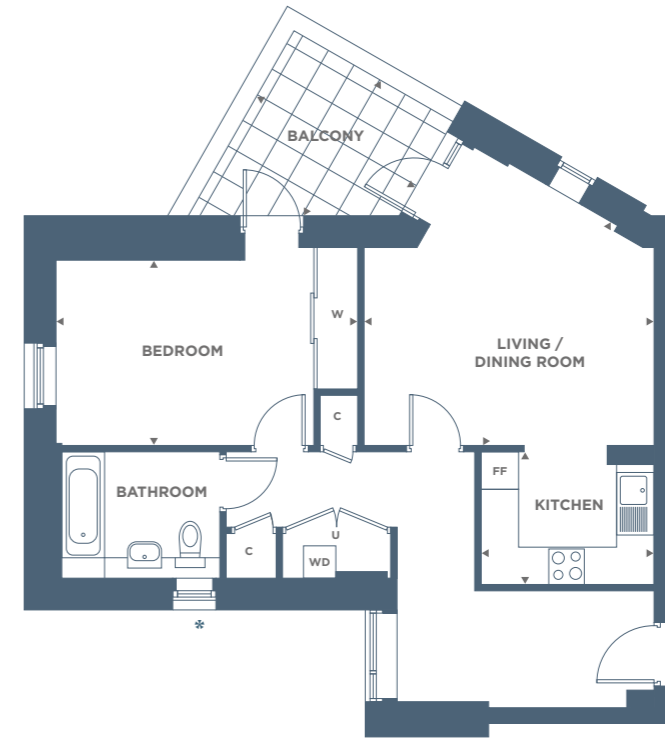
PLOT LOCATION Ground Floor



FF: Fridge Freezer | WD: Washer/ Dryer | U: Utilities | C: Cupboard | W: Wardrobe

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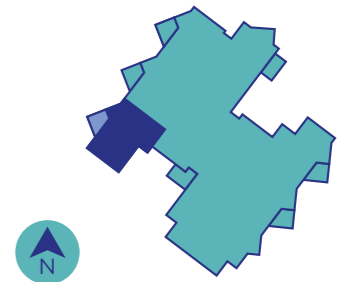
I BEDROOM APARTMENT



PLOT A1.03

Living / Dining Room	4.57m	x	4.14m	14'11"	x	13'6"
Kitchen	2.69m	x	2.10m	8'9"	x	6'10"
Bedroom	4.77m	x	3.12m	15'7"	x	10'2"
Balcony	3.00m	x	2.52m	9'10"	x	8'3"
GROSS INTERNAL AREA	59.8 sq m		644 sq ft			

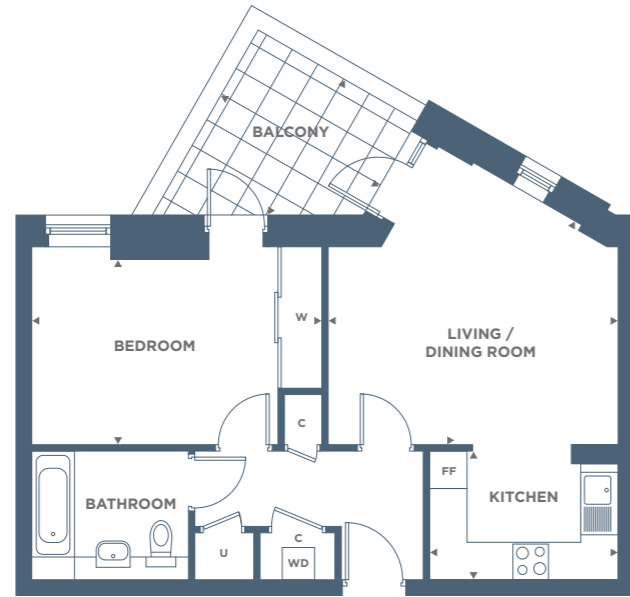
PLOT LOCATION First Floor



FF: Fridge Freezer | WD: Washer/ Dryer | U: Utilities | C: Cupboard | W: Wardrobe

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I BEDROOM APARTMENT



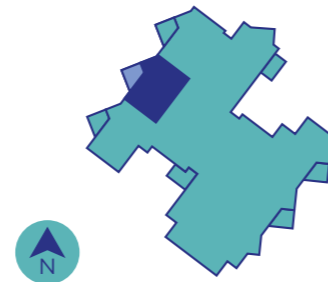
PLOT A1.04

Living / Dining Room	4.62m	x	4.13m	15'1"	x	13'6"
Kitchen	2.99m	x	2.00m	9'9"	x	6'6"
Bedroom	4.57m	x	3.16m	14'11"	x	10'4"
Balcony	3.00m	x	2.52m	9'10"	x	8'3"

GROSS INTERNAL AREA **51.7 sq m** **556 sq ft**

PLOT LOCATION

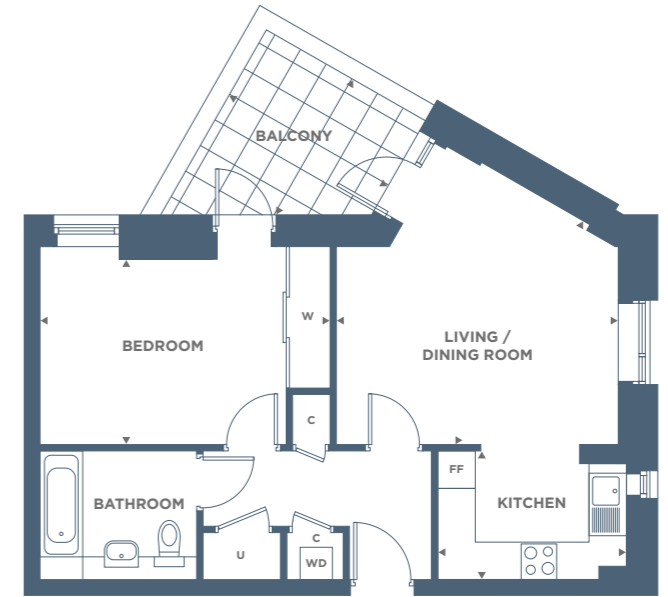
First Floor



FF: Fridge Freezer | WD: Washer/ Dryer | U: Utilities | C: Cupboard | W: Wardrobe

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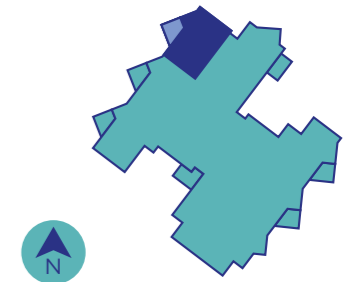
PLOT A1.05

Living / Dining Room	4.43m	x	4.13m	14'6"	x	13'6"
Kitchen	2.99m	x	2.00m	9'9"	x	6'6"
Bedroom	4.57m	x	3.16m	14'11"	x	10'4"
Balcony	3.00m	x	2.52m	9'10"	x	8'3"

GROSS INTERNAL AREA **50.7 sq m** **546 sq ft**

PLOT LOCATION

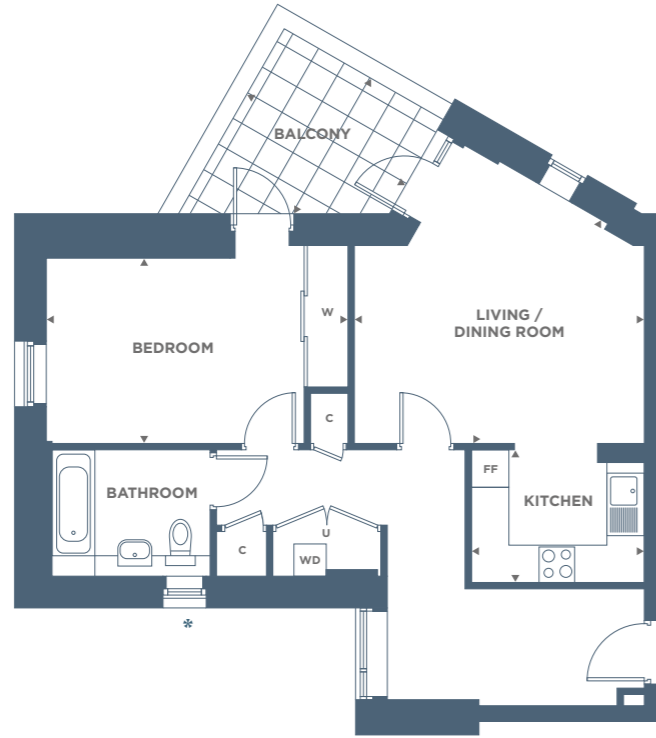
First Floor



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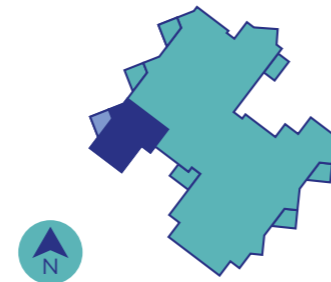
PLOT A2.03

Living / Dining Room	4.57m	x	4.14m	14'11"	x	13'6"
Kitchen	2.69m	x	2.10m	8'9"	x	6'10"
Bedroom	4.77m	x	3.12m	15'7"	x	10'2"
Balcony	3.00m	x	2.52m	9'10"	x	8'3"

GROSS INTERNAL AREA **59.8 sq m** **644 sq ft**

PLOT LOCATION

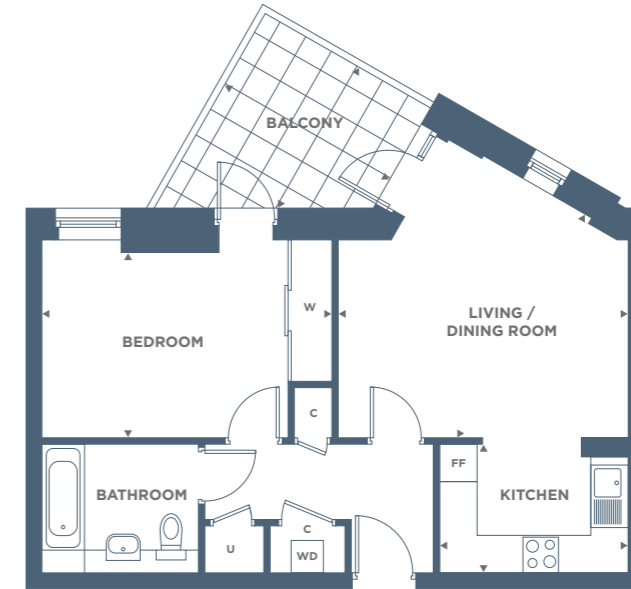
Second Floor



FF: Fridge Freezer | WD: Washer/ Dryer | U: Utilities | C: Cupboard | W: Wardrobe

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I BEDROOM APARTMENT



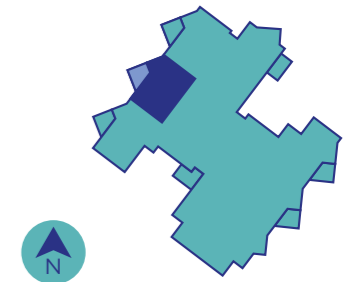
PLOT A2.04

Living / Dining Room	4.62m	x	4.13m	15'1"	x	13'6"
Kitchen	2.99m	x	2.00m	9'9"	x	6'6"
Bedroom	4.57m	x	3.16m	14'11"	x	10'4"
Balcony	3.00m	x	2.52m	9'10"	x	8'3"

GROSS INTERNAL AREA **51.7 sq m** **556 sq ft**

PLOT LOCATION

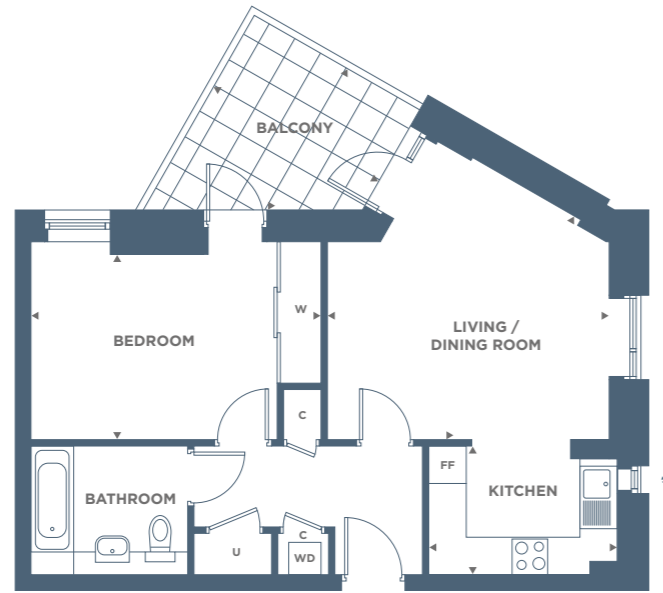
Second Floor



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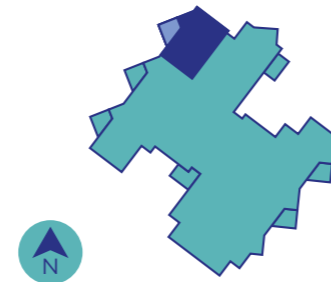
PLOT A2.05

Living / Dining Room	4.43m	x	4.13m	14'6"	x	13'6"
Kitchen	2.99m	x	2.00m	9'9"	x	6'6"
Bedroom	4.57m	x	3.16m	14'11"	x	10'4"
Balcony	3.00m	x	2.52m	9'10"	x	8'3"

GROSS INTERNAL AREA 50.7 sq m 546 sq ft

PLOT LOCATION

Second Floor



FF: Fridge Freezer | WD: Washer/ Dryer | U: Utilities | C: Cupboard | W: Wardrobe

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I BEDROOM APARTMENT



PLOT A3.01

Living Room	3.16m	x	3.30m	10'4"	x	10'9"
Dining Room	1.95m	x	3.50m	6'4"	x	11'6"
Kitchen	3.50m	x	1.75m	11'6"	x	5'8"
Bedroom	4.45m	x	3.05m	14'7"	x	10'0"
Terrace	8.30m	x	1.80m	27'3"	x	5'10"

GROSS INTERNAL AREA 54.3 sq m 584 sq ft

PLOT LOCATION

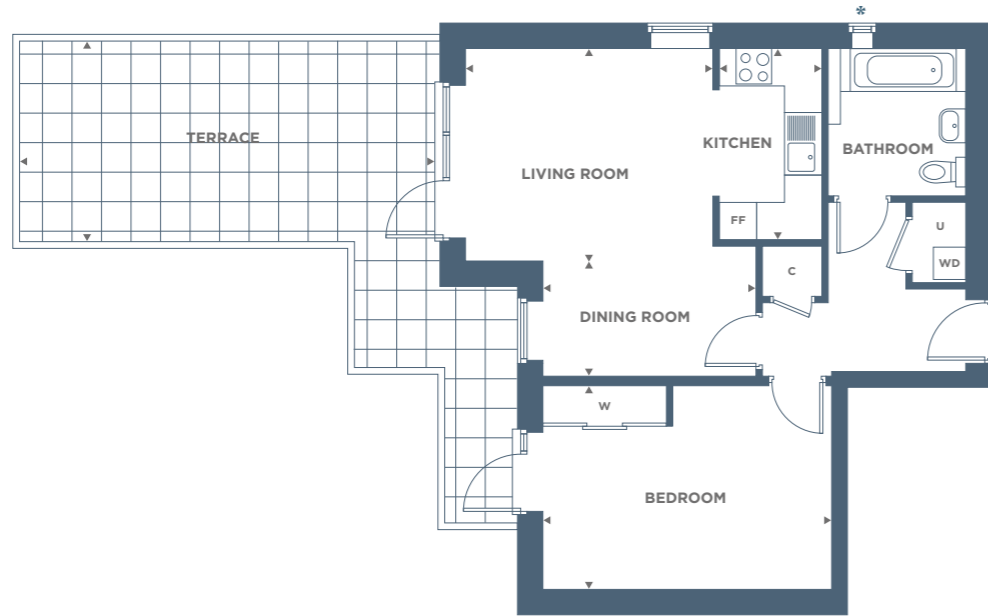
Third Floor



FF: Fridge Freezer | WD: Washer/ Dryer | U: Utilities | C: Cupboard | W: Wardrobe

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1 BEDROOM APARTMENT



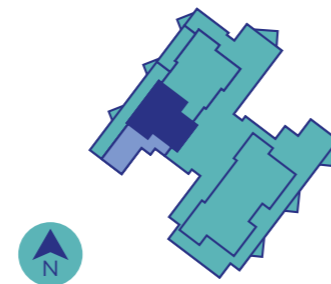
PLOT A3.02

Living Room	3.40m	x	3.90m	11'1"	x	12'9"
Dining Room	1.85m	x	3.40m	6'0"	x	11'1"
Kitchen	3.08m	x	1.64m	10'1"	x	4'4"
Bedroom	4.60m	x	3.20m	15'1"	x	10'6"
Terrace	6.79m	x	3.30m	22'3"	x	10'9"

GROSS INTERNAL AREA **51.4 sq m** **553 sq ft**

PLOT LOCATION

Third Floor



FF: Fridge Freezer | WD: Washer/ Dryer | U: Utilities | C: Cupboard | W: Wardrobe

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2 BEDROOM APARTMENT



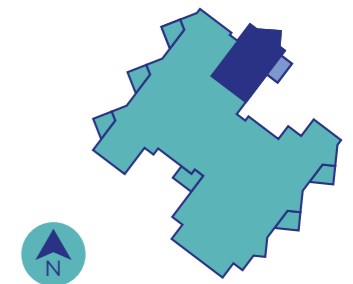
PLOT A1.01

Living / Kitchen / Dining Room	4.86m	x	4.65m	15'11"	x	15'3"
Master Bedroom	4.50m	x	2.75m	14'9"	x	9'0"
Bedroom 2	3.70m	x	3.35m	12'1"	x	10'11"
Balcony	3.69m	x	2.09m	12'1"	x	6'10"

GROSS INTERNAL AREA **72.9 sq m** **785 sq ft**

PLOT LOCATION

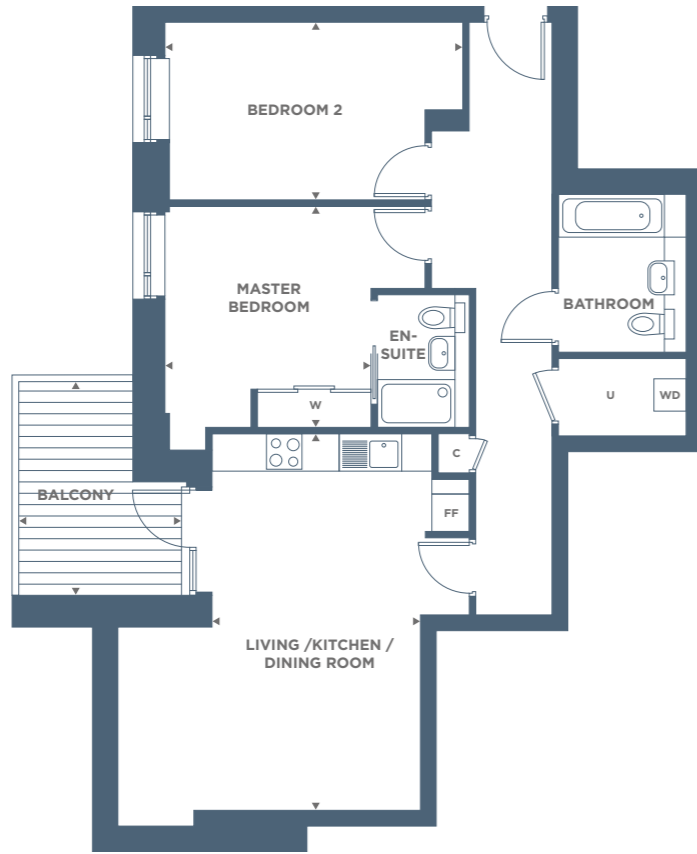
First Floor



FF: Fridge Freezer | WD: Washer/ Dryer | U: Utilities | C: Cupboard | W: Wardrobe

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2 BEDROOM APARTMENT



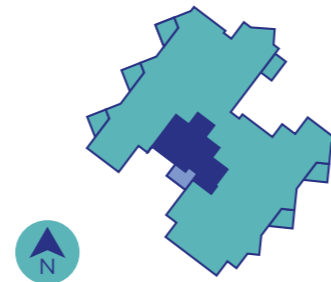
PLOT A1.02

Living / Kitchen / Dining Room	5.92m	x	3.23m	19'5"	x	10'7"
Master Bedroom	3.49m	x	3.24m	11'5"	x	10'7"
Bedroom 2	4.72m	x	2.77m	15'5"	x	9'1"
Balcony	3.43m	x	2.72m	11'3"	x	8'11"

GROSS INTERNAL AREA **77.6 sq m** **835 sq ft**

PLOT LOCATION

First Floor



FF: Fridge Freezer | WD: Washer/ Dryer | U: Utilities | C: Cupboard | W: Wardrobe

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2 BEDROOM APARTMENT



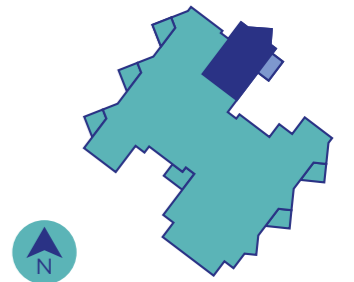
PLOT A2.01

Living / Kitchen / Dining Room	4.86m	x	4.65m	15'11"	x	15'3"
Master Bedroom	4.50m	x	2.75m	14'9"	x	9'0"
Bedroom 2	3.70m	x	3.35m	12'1"	x	10'11"
Balcony	3.69m	x	2.09m	12'1"	x	6'10"

GROSS INTERNAL AREA **72.9 sq m** **785 sq ft**

PLOT LOCATION

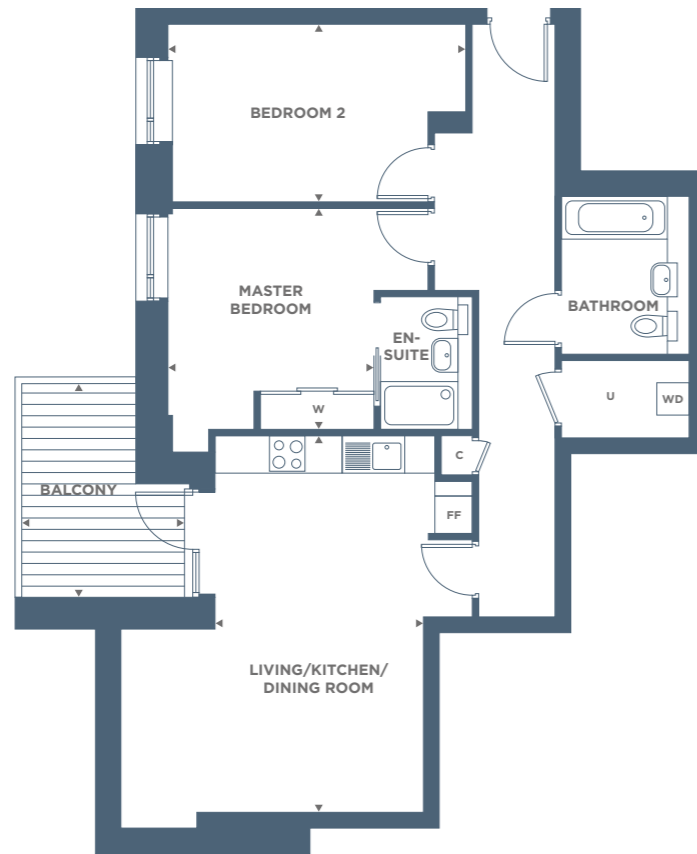
Second Floor



FF: Fridge Freezer | WD: Washer/ Dryer | U: Utilities | C: Cupboard | W: Wardrobe

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2 BEDROOM APARTMENT

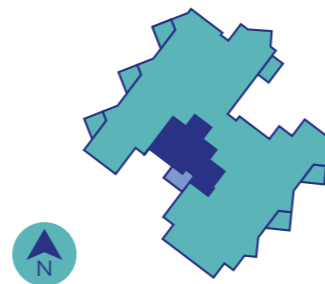


PLOT A2.02

Living / Kitchen / Dining Room	5.92m	x	3.23m	19'5"	x	10'7"
Master Bedroom	3.49m	x	3.24m	11'5"	x	10'7"
Bedroom 2	4.72m	x	2.77m	15'5"	x	9'1"
Balcony	3.43m	x	2.72m	11'3"	x	8'11"

GROSS INTERNAL AREA **77.6 sq m** **835 sq ft**

PLOT LOCATION Second Floor



FF: Fridge Freezer | WD: Washer/ Dryer | U: Utilities | C: Cupboard | W: Wardrobe

Floorplans are not to scale and are indicative only. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. Balcony and terrace sizes and locations may differ from those illustrated. Please speak with the sales team for more information.



Shared Ownership at Brondesbury Mews

These beautiful homes at Brondesbury Mews are available to purchase on a Shared Ownership basis, offering a perfect opportunity for local people to get a step on the property ladder.

The Shared Ownership scheme aims to help those who want to buy a home of their own, but who cannot afford the cost of buying outright. It's a wonderful way to get on the property ladder.

At Brondesbury Mews, Shared Ownership gives you the opportunity to buy a share of your new home, starting at 40%, or more if it suits you. The rest is owned by Network Homes and you pay a subsidised rent on this portion in addition to your own mortgage. You will also need to have savings to cover any deposit required by your mortgage lender and the costs involved in moving.

Following the initial purchase, you have the option of increasing your share when you can afford to do so. This is called staircasing which means you could eventually own all of the property. Obviously, the more you own, the less rent you pay.

There will also be a service charge payable to cover the cost of communal maintenance and this includes the buildings insurance. The service charge is payable whatever percentage of your home you own.

Shared Ownership is subject to availability and qualifying criteria. Priority will be given to people living and working in the Borough of Brent area. Every application is assessed individually so talk to one of our sales advisors to find out if you can apply.



About us



A+



Kilburn Quarter

Network Homes is one of England’s leading housing association builders, owning and managing over 20,000 homes for 38,000 people across London, Hertfordshire and the South East. We are a strategic development partner of the Greater London Authority and aim to deliver 5,000 new homes by 2023, plus reach at least 90% customer satisfaction.

We are a leading provider of quality homes and take great pride in the homes we deliver. We build high quality homes to a great specification for market sale, shared ownership (part rent, part buy), older people and lots of different types of rent too.

Network Homes is an independent, charitable organisation and all the money we make is reinvested in building more and delivering services for our residents. We’ve been dedicated to doing this for over 45 years and

have been recognised for the quality of our homes and our services with many award wins. Our recent successes include Best Regeneration at the Evening Standard New Homes Awards, Best Small Development at the National Housing Awards and Best Development at the RESI Awards - organised by Property Week.

We want to open up possibilities for as many people as we can by helping to tackle the housing crisis. Because we believe that good homes make everything possible.



These brief particulars have been prepared and are intended as a guide to supplement an inspection or survey and do not form part of any offer or contract. Their accuracy is not guaranteed. They contain statement of opinion and in some instances we have relied upon information supplied by others. This brochure includes photographs of the surrounding area for illustrative purposes only. Both show apartment photography from Brondesbury Mews and stock imagery are used within this brochure. The map is not to scale. Design elements and specification details may change without notice. You should verify the particulars on your visit to the site and with the sales agent. The particulars do not obviate the need for a survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any effort or omission in the particulars or information given. All information believed to be correct at time of print. November 2019.



BRONDESBURY MEWS

LONDON NW6

www.networkhomessales.co.uk



**Network
Homes**

Because good homes make everything possible