

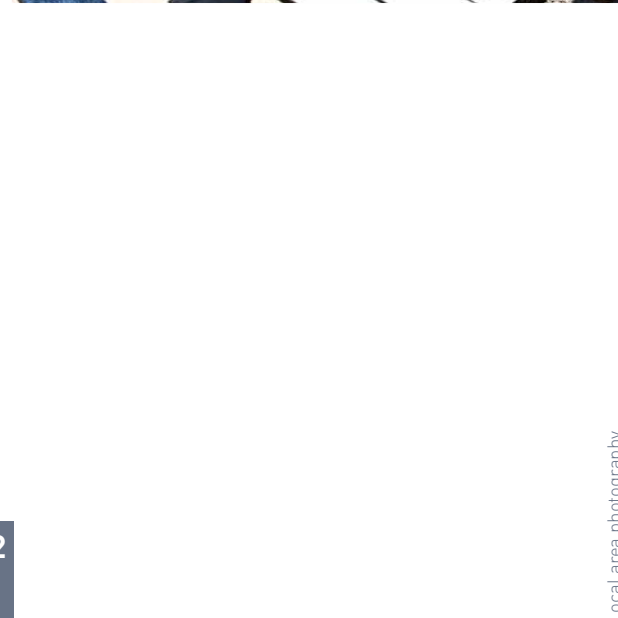
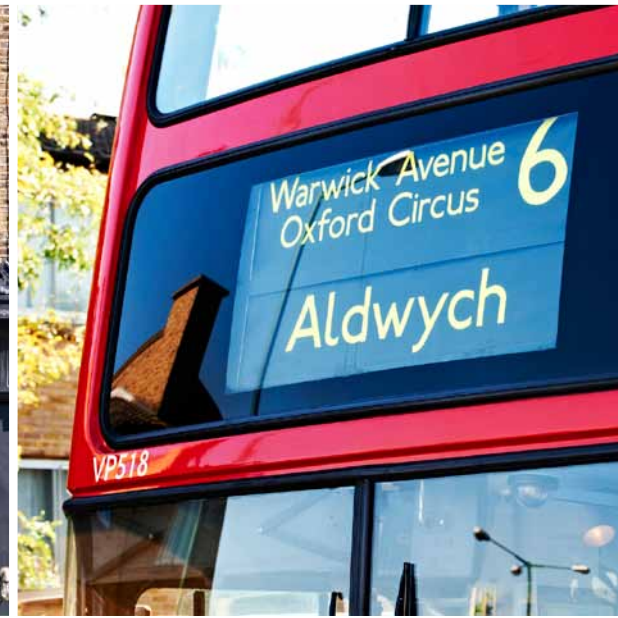
Modern 1, 2 and 3 bedroom apartments
in bustling Kilburn Park

Bourne Place



Computer generated image of Bourne Place

Kilburn
Wells
NW6



Bourne Place at Kilburn Wells

Where the energy of Kilburn meets the elegance of Maida Vale, Bourne Place is an architecturally stunning development of contemporary apartments, all within just half an hour of any part of Central London.

Bourne Place comes after Watling Place at Kilburn Wells, part of a project to create 3000 new homes in the area over the next few years, in one of London's most ambitious and extensive redevelopments. The project capitalises not only on the vibrant community feel and cultural richness of South Kilburn, but also its outstanding tube and road connections to the heart of the city. Kilburn Park station is just minutes away, and nearby Edgware Road remains one of the capital's main transport arteries.

But while the rest of the city is in easy reach, Bourne Place offers plenty of attractions closer to

home. The popular Paddington Recreation Ground is almost on the doorstep, offering extensive sports facilities, while the shops, bars and restaurants of neighbouring Maida Vale and St John's Wood are all within easy walking distance as is Portobello Market. Or simply relax in your own light, stylish apartment – finished to an impressively high specification and offering wonderful views of the city. Bourne Place offers a selection of 1, 2 and 3 bedroom apartments, all available at a price that few such central and well-connected areas can match.

It's time to explore Bourne Place at Kilburn Wells.



London links, Kilburn life

Kilburn's historical development is strongly linked to its strategic transport connections. Archaeologists have revealed that Kilburn High Road traces the route of an ancient track used by the Celts between modern-day Canterbury and St Albans. It then became part of Watling Street, the most important in Roman Britain.

Today's Kilburn High Road offers a direct route into central London, and is well served by buses, many of which pass directly by Bourne Place. The Westway too is in easy reach, providing excellent road links in and out of the city.

But for many, Kilburn's prime attractions are the rail links: three tube stations are in walking distance of Bourne Place, most notably Kilburn Park on the Bakerloo line, providing a straightforward commute to any area of London. Nearby Kilburn High Road station is on the London Overground, and Paddington and Euston main line stations are both close by.

That means whether for work or weekend trips, nights out or simply exploring the best of London

life, Kilburn is an ideal location – not least because of the area's own attractions. Almost on your doorstep you'll find a beguiling choice of restaurants offering cuisine from across the world, the timeless pubs of Kilburn and the bubbly bars of Maida Vale. The famous Tricycle Theatre has its home on Kilburn High Road, and the cosmopolitan side of Kilburn is never more evident than in the blend of music that provides the neighbourhood's soundtrack.

And because the journey back from work is so swift, you have plenty of time to explore all that Kilburn has to offer, at your leisure.

'Kilburn's prime attractions are the rail links: three tube stations are within walking distance of Bourne place'



Travel times from Kilburn Park station

Destination	Time
Baker Street	10 mins
Tottenham Court Road	20 mins
Westminster	20 mins
Bank	27 mins
Canary Wharf	31 mins

*All travel times are approximate and supplied by www.tfl.gov.uk

Perfectly situated

Tube

Bourne Place is just a few minutes' walk from Kilburn Park station, on the Bakerloo line. Other nearby stations include Queens Park and Maida Vale.

Bus

The site is served by the 6, 31 and 328 bus routes, both of which stop almost outside the property. Several others bus routes stop nearby.

Overground

London Overground trains stop at Kilburn High Road – within walking distance of Bourne Place.



Bourne Place sits at the junction of Carlton Vale and Kilburn Park Road, on the border of Westminster. The development is located only 500m from Kilburn Park station. The spacious and well-tended Paddington Recreation Ground is even closer, and several “Good” primary schools are in close walking distance – with secondary schools also in easy reach.

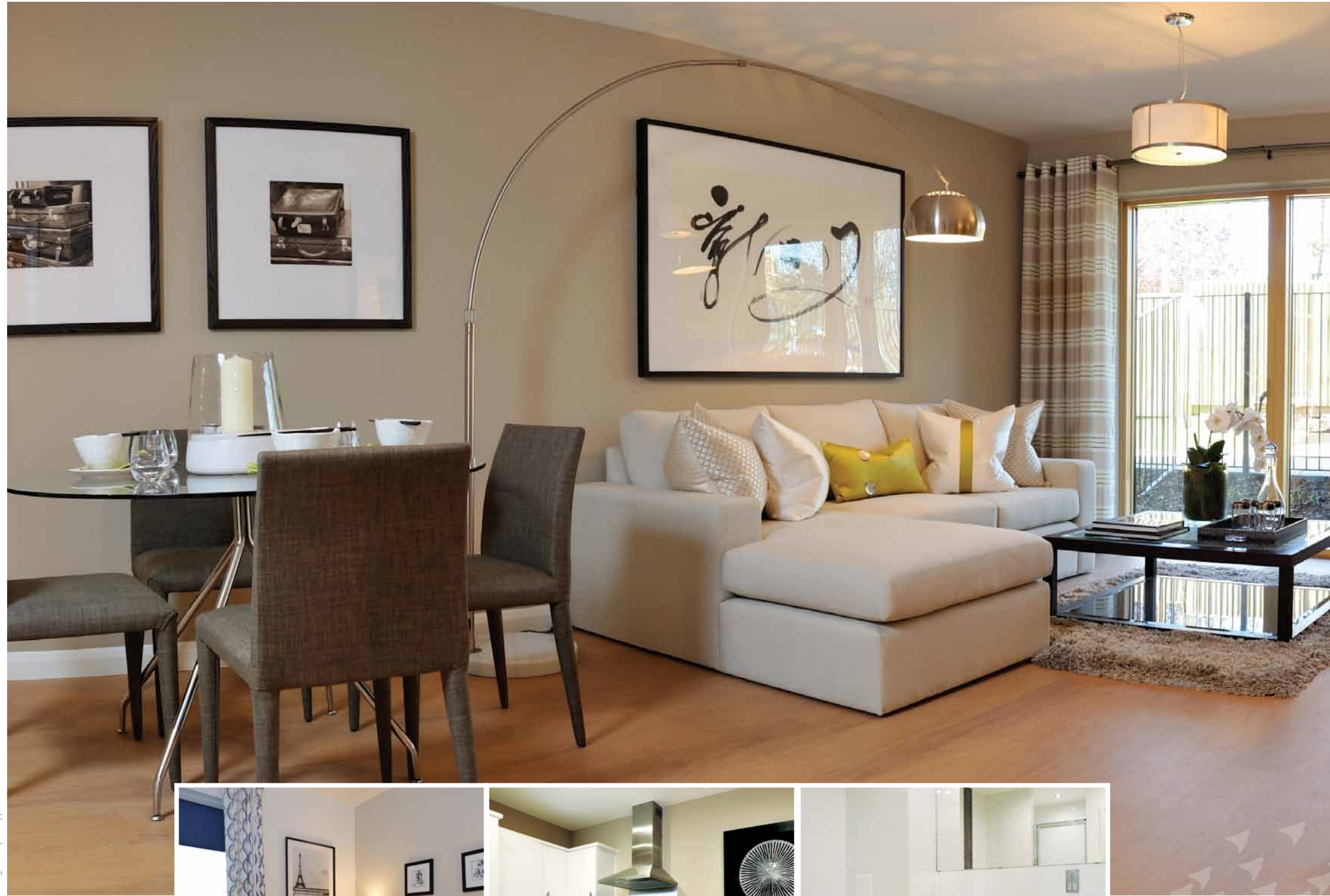
Shopping can be found on Kilburn High Road itself, or further afield amongst the boutiques and bistros of Salisbury Road, in the regular Queens Park’s farmer’s market, or in the neighbouring areas of Hampstead, Maida Vale and St John’s Wood.

The site offers a choice of 1, 2 and 3 bedroom apartments in a five-story development, with considerable variety in apartment size. There is a central green space within the development, and all apartments have a balcony, patio or terrace.

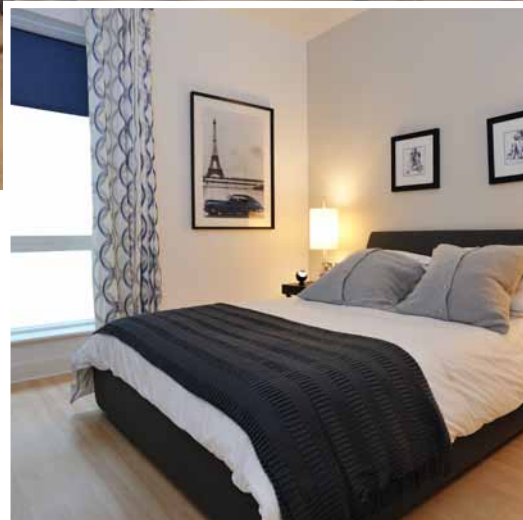
Site Plan



Computer generated image of Bourne Place



Images depict typical L&Q show homes



Finished to the highest standards

The attractive contemporary architecture of Bourne Place is matched by stylish interiors, maximising use of natural light to create a calming living space, finished to an excellent standard.

Though the size and layout of the apartments differs, the specification is the same, incorporating all the features and conveniences needed for a busy lifestyle.

Kitchen

The modern, well-planned kitchens feature the Designer Symphony Boston 'Gallery' range in Boston Ivory and Havana. The kitchens also have integrated energy saving appliances fitted as standard including:

- ▶ Indesit stainless steel finish electric oven and extractor hood
- ▶ Ceramic induction hob
- ▶ Indesit dishwasher
- ▶ Indesit fridge / freezer
- ▶ Indesit washing machine (in some kitchens, this will be located in the hall cupboard)
- ▶ Stainless steel one and a half bowl sink with Hansgrohe Focus S single Lever chrome kitchen mixer
- ▶ Minoli 'Elvira Marfil' ceramic floor tiles

Bathroom

Bathrooms meet the same impressive standards, using high quality fittings with leading names, including:

- ▶ White bathroom suite including Kaldewei bath and Roca Gap basin and toilet
- ▶ Hansgrohe thermostatic shower over bath with shower screen
- ▶ Heated towel rail
- ▶ Contemporary Porcelanosa ceramic tiles and bespoke oversize mirror

General













- ▶ Gas underfloor heating system – providing a welcome warmth on those cold early mornings
- ▶ Fitted carpets are included in all bedrooms
- ▶ Fitted sliding glass wardrobes to master bedroom
- ▶ Mayfair 'dark walnut' laminate flooring to living room and hallway
- ▶ A video entry phone system is standard for convenience and security
- ▶ Premier 12 year buildings warranty
- ▶ Parking available to selected apartments only (available at a premium)




Computer generated image of Bourne Place, looking south east from a balcony

Creating places where people want to live

Bourne Place is part of the Kilburn Wells development, which is led by the multi-award winning L&Q Group. Since its beginnings in 1963, L&Q has established an enviable track record for creating high quality homes in London and the South East. We are one of the largest property developers in the capital, with a reputation for excellence and a growing portfolio of homes. Recent developments include the Stratford Eye overlooking the Olympic site and our sister site Watling Place, just minutes down the road from Bourne Place.

 <p>KINGSLAND WHARVES</p> <p>Kingsland Wharves, Hackney 165 x 1, 2 and 3 bedroom apartments with balconies and patios www.kingslandwharves.co.uk</p>		 <p>Watling Place First phase at Kilburn Wells, South Kilburn 21 x 1 and 2 bedroom apartments with balconies or winter gardens www.watlingplace.co.uk</p>	
	 <p>The City Mills, Hackney 343 x 1, 2 and 3 bedroom apartments and 4 bedroom houses www.thecitymills.com</p>		 <p>Maltby Place, London Bridge 99 x 1, 2 and 3 bedroom apartments and duplex penthouses www.maltbyplace.com</p>
 <p>Bolingbroke Park, Cockfosters 1, 2 and 3 bedroom apartments and 3 and 4 bedroom houses www.bolingbrokepark.com</p>		 <p>Albany Place Albany Place, Southwark 127 x 1, 2 and 3 bedroom apartments with patios or balconies www.albany-place.com</p>	



Bourne Place at Kilburn Wells is being developed by the multi-award winning L&Q Group. The construction partner is Denne and the development was designed by Rick Mather Architects.

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Important

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