

CONNECTED IN NW6

Most of London's transport networks seem to converge in NW6. Take the Underground from Kilburn, on the Jubilee Line, for direct access to Baker Street, Waterloo and Canary

Wharf. Change at Finchley Road for fast Metropolitan Line trains to the City. West Hampstead is also on the tube, but in addition has Overground links to Highbury &

Islington, Richmond and Willesden Junction and mainline services into St Pancras and north to St Albans and Luton. Buses are frequent along Kilburn High Road too. Residents at The Maygrove can also use the exclusive Streetcar car club, a great solution for city living if you don't want the expense and responsibility of your own vehicle.



Travel times From Kilburn Underground station

Baker Street	10 mins
Green Park	5 mins
Waterloo	19 mins
Aldgate	28 mins
Moorgate	29 mins
Canary Wharf	30 mins
Stratford	43 mins

From West Hampstead mainline

St Pancras International	9 mins
St Albans	25 mins
Luton	44 mins

From West Hampstead Overground

Highbury and Islington	17 mins
Richmond	30 mins
Stratford	34 mins

Maygrove Road, Kilburn, London NW6

FIRST STEPS
to home ownership in London



LONDON
NW6

For further information please call:

020 8502 5758
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THE MAYGROVE DESIRABLE NEW 1, 2 & 3 BEDROOM APARTMENTS

The Maygrove, London NW6, brings new opportunities in shared ownership to one of London's most cosmopolitan and well-connected neighbourhoods. The Maygrove is located between West Hampstead and Kilburn, with numerous Underground and Overground links on the doorstep, as well as a wealth of shops, bars, parks and cutting edge cultural venues all around.

At The Maygrove you can choose from a range of beautifully designed contemporary apartments, most with balconies, where you can enjoy this vibrant location to the full. There's everything here for the busy city lifestyle.

From The Maygrove you are only a very short walk from West Hampstead, where there are endless temptations in the form of restaurants, cafés and pubs. Along West End Lane and Mill Lane, there's everything from a large Pizza Express to more intimate independently run bistros and coffee shops, serving the full menu of flavours and nationalities. There are just as many shops here too, from the convenient to the indulgent: delis, supermarkets, organic grocers, newsagents, bookshops, florists and beauticians.

Kilburn High Road is also just around the corner, presenting a further eclectic range of places to shop, eat and relax. Kilburn's bar and restaurant scene is ever changing. Local stalwarts include the very popular North London Tavern and the Black Lion, pubs which also serve excellent food in their restaurants. In addition, new places to eat, drink and be merry seem to appear almost every week. And the cultural gem in Kilburn is the Tricycle. It has a theatre renowned for quality drama, which often attracts star performers, writers and a plush cinema for enjoying the latest releases. There are big multiplex cinemas nearby too: at the O2 Centre on Finchley Road, or the Odeon at Swiss Cottage.



A LEAFY HAVEN IN WEST HAMPSTEAD & KILBURN

Living at The Maygrove there are many other interesting neighbourhoods to explore nearby and the area's excellent bus, train and tube connections make them all easy to reach. Within a couple of miles there's Regent's Park and Primrose Hill, Lords Cricket Ground in one direction, Wembley Stadium in the other. The West End is just six miles away, so the world's finest shops, theatres, galleries and museums are yours for the taking.

Hilly Hampstead is one close neighbour to The Maygrove. This is a traditional London village which still really feels like a village and enjoys a long-established arty reputation. In Hampstead you can spend a day getting lost in the delightful winding streets, calling into one of the traditional pubs along the way, ending up on the High Street where there are boutiques, bookshops, coffee shops and restaurants galore to choose from. Hampstead, true to its creative reputation, also has the tiny New End Theatre and the not-much-bigger Everyman Cinema, where in Hampstead style you can enjoy a glass of Champagne while you watch the movie.

Hampstead Heath is one of London's biggest open spaces and presided over by Kenwood House, famed for its Adam interiors and priceless art collection. The Heath itself is a wild and wonderful resource for walking, running, picnicking and bird-watching, with open air concerts in summer and outdoor bathing for the hardy all year round.

Queens Park is another part of north west London well worth getting to know. It is something of a magnet for food lovers and along just one or two blocks of Salusbury Road you'll find artisan bread and delicious

patisserie, an Indian restaurant, a French style bistro, a renowned gastro pub, numerous cafés and traditional fish and chips. The Sunday morning farmers' market in Queens Park is another local foodie attraction, selling an abundance of organic meat, fish, fruit, vegetables, chutneys and bread.

The park in Queens Park is small enough to feel friendly, large enough to enjoy a serious walk. There are tennis courts, a 'quiet' garden, an old fashioned bandstand and every summer, a community-run festival that draws local people in their thousands.

Maida Vale has a totally different ambience, with wide avenues of imposing mansion flats and a stretch of the Regents Canal forming the focal point of Little Venice. This is another delightful place to while away a sunny afternoon, stopping for an ice cream at a canalside café or taking a pleasure boat trip all the way to the zoo.

NW6



SPECIFICATION - LIVING IS IN THE DETAIL

KITCHEN

- Contemporary fully fitted kitchens with under unit lighting
- Laminate worktop and upstand to one and two bedroom properties
- Granite worktop and upstand to three bedroom properties
- Stainless steel 1 1/2 bowl sink with mixer tap to one and two bedroom properties
- Stainless steel 1 1/2 bowl under-mounted sink with mixer tap to three bedroom properties
- Stainless steel splash-back to hob
- Stainless steel single oven, ceramic hob and chimney extractor hood
- Integrated fridge / freezer and dishwasher
- Brushed chrome sockets and switches

BATHROOMS, ENSUITES & SHOWER ROOMS

- Contemporary white sanitaryware with chrome mixer taps
- Thermostatic showers where fitted
- Shower screen to bath where thermostatic shower fitted
- Silver framed shower enclosure where fitted
- Large format wall tiling
- Large mirror
- Chrome heated towel rail
- Brushed chrome shaver socket

COMMUNAL AREAS

- Individual letterplates to front doors
- Lift to all floors
- Carpet to corridors and stairs
- Secure bicycle store
- Limited number of parking spaces located in secure underground car park

GENERAL

- Front door with viewer and multi-point locking
- Smooth white painted walls, ceilings and architraves
- Flush white internal doors with satin chrome ironmongery
- Oak plank effect laminate flooring to hall, living room, dining area
- Wool twist carpet to bedrooms
- Built in wardrobe to bedroom one
- Washer / dryer located in hall cupboard (except units B08, B13, B18 & B23 where the washer / dryer is located in the kitchen)

HEATING & ELECTRICAL

- Communal heating and hot water system, with individual radiators in each apartment
- Smoke detectors
- Brushed chrome sockets and switches throughout
- Downlights to kitchen, bathroom, ensuite and shower rooms

- Pendant lighting to living room, dining area, hall and bedrooms
- Light to balcony (where applicable)
- TV point to living room and all bedrooms
- Telephone point to living room and bedroom one
- Communal TV aerial with Sky+ facility

SECURITY

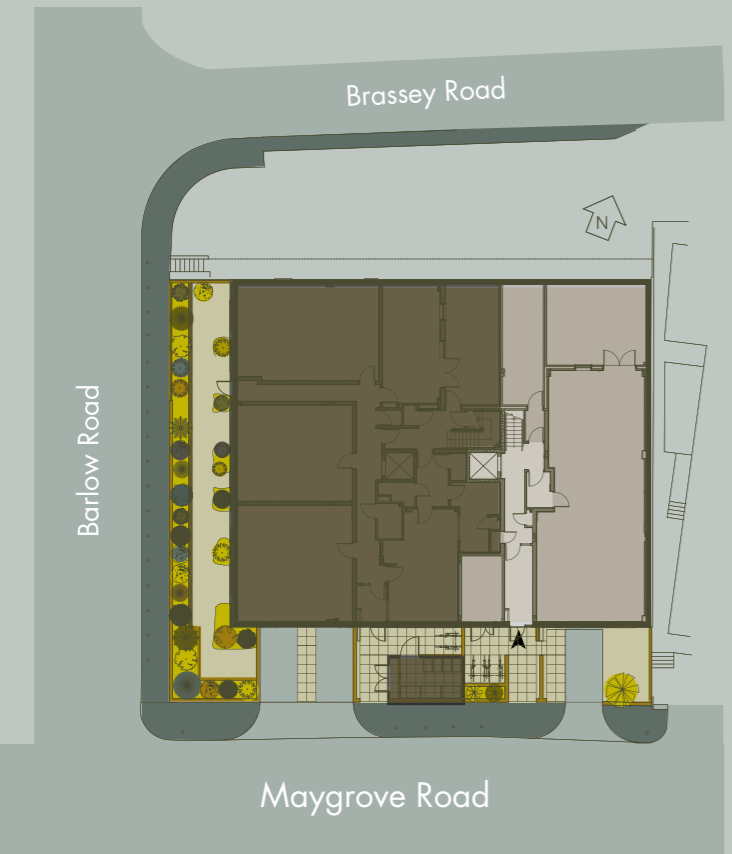
- TV/Telephone access control
- Aluminium framed double glazed windows with grey finish internally



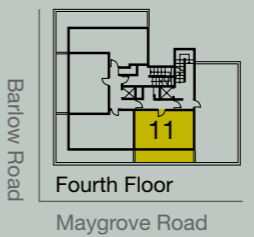
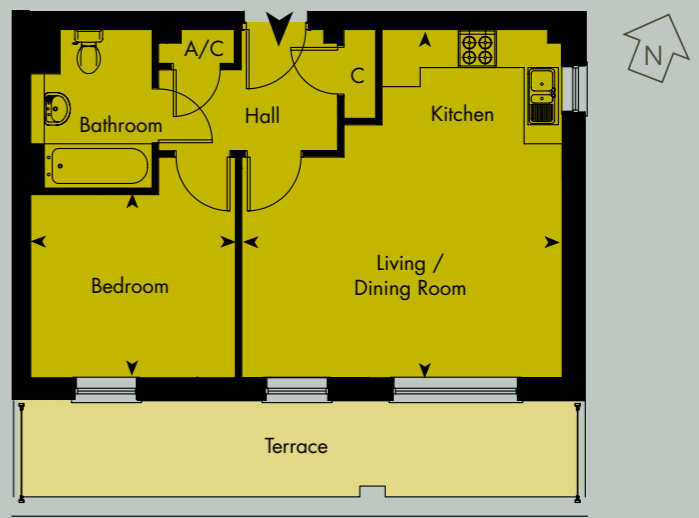
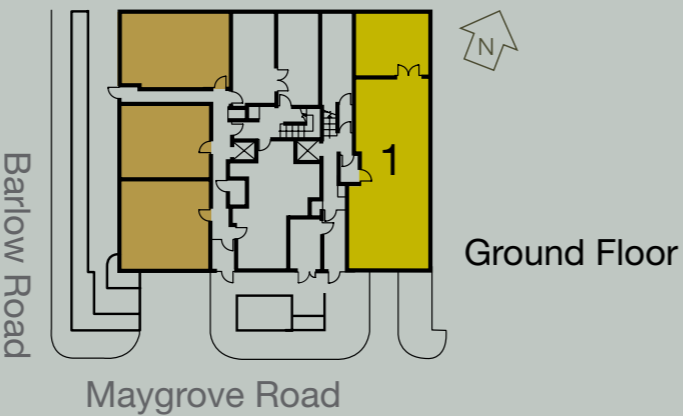
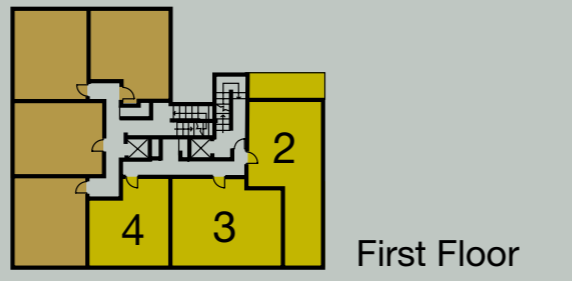
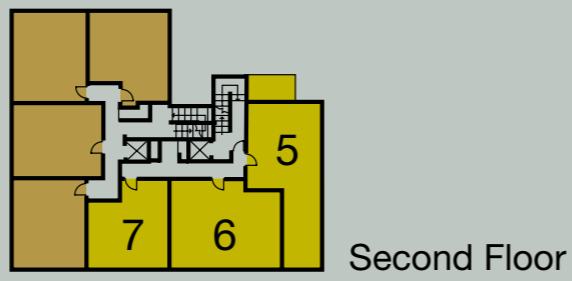
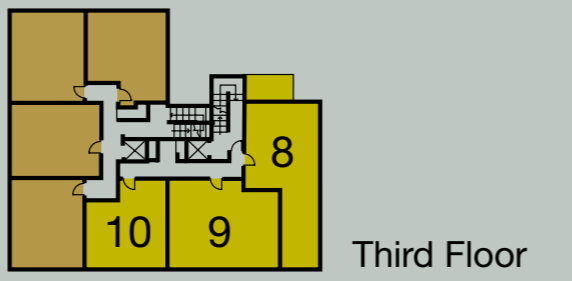
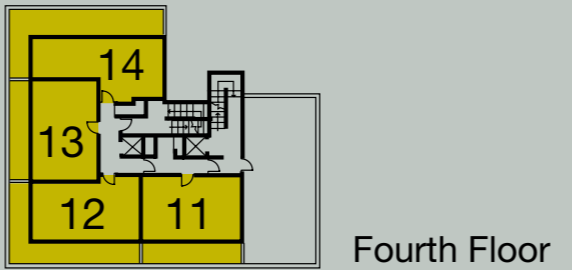
Images from a previous development

ONE BEDROOM APARTMENT

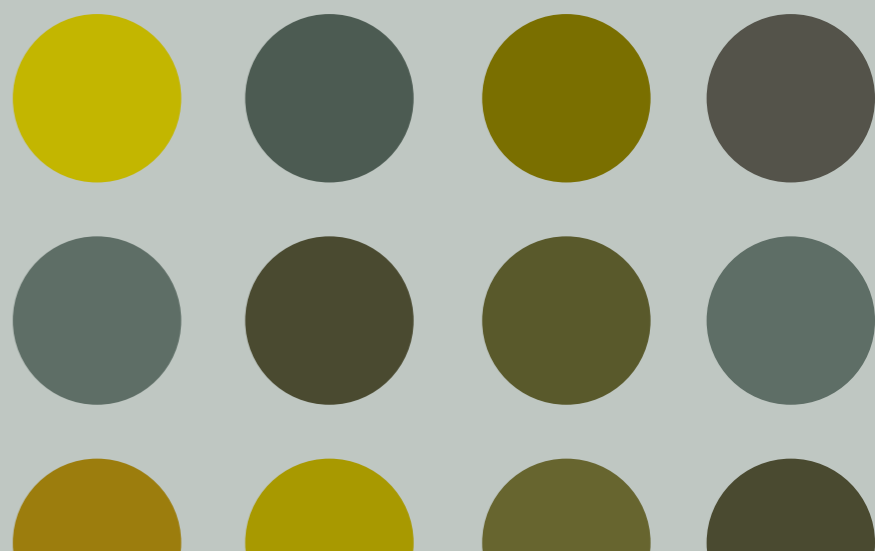
SITE PLAN



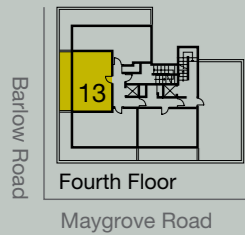
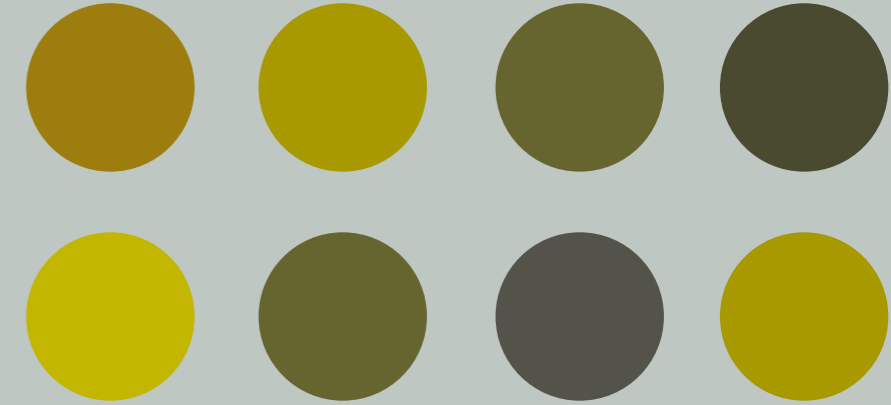
- Shared Ownership
- Supported Housing



PLOT 11
46.0 sq m 495 sq ft
 Living / Dining / Kitchen
 5.54m x 5.09m
 18' 2" x 16' 8"
 Bedroom
 3.27m x 2.92m
 10' 9" x 9' 7"



ONE BEDROOM APARTMENTS

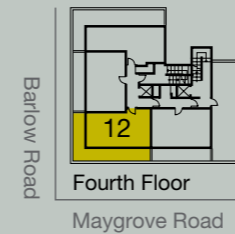
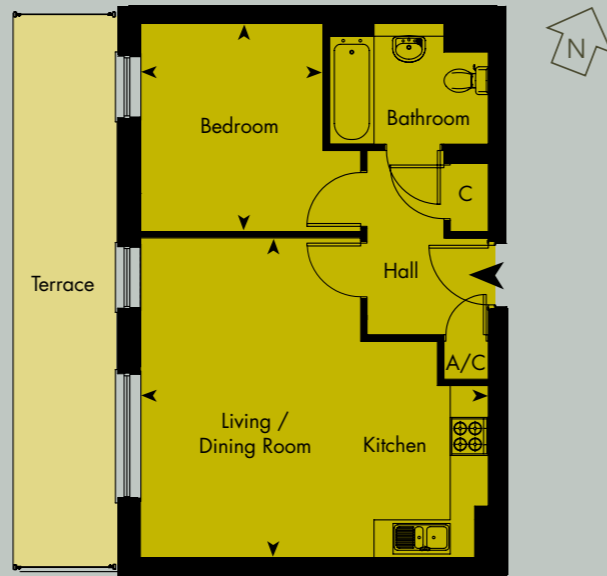


PLOT 13

46.1 sq m 496 sq ft

Living / Dining / Kitchen
5.50m x 5.09m
18' 1" x 16' 8"

Bedroom
3.33m x 2.92m
10' 11" x 9' 7"

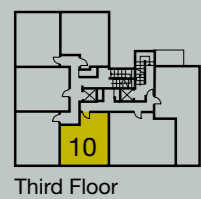
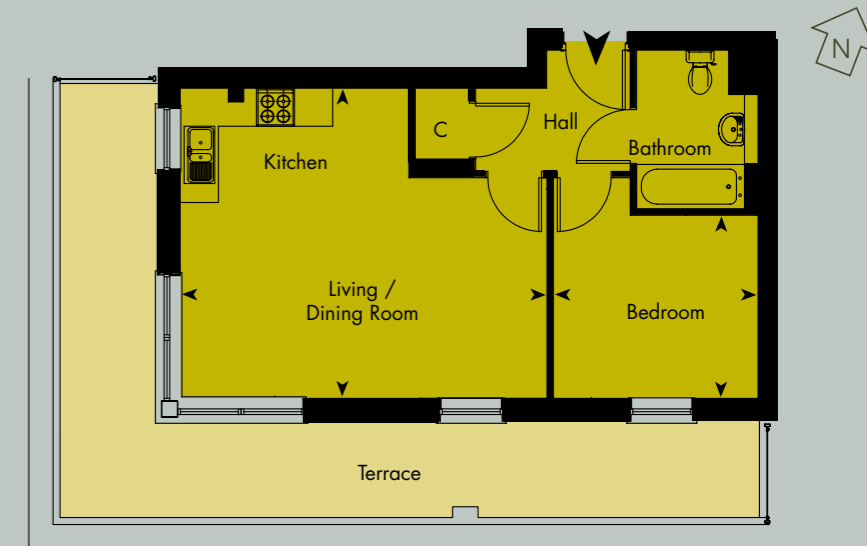


PLOT 12

46.4 sq m 499 sq ft

Living / Dining / Kitchen
5.81m x 4.92m 19' 1" x 16' 2"

Bedroom
3.27m x 2.92m 10' 9" x 9' 7"

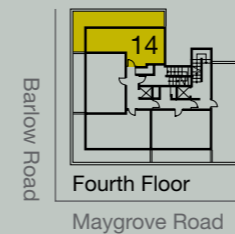
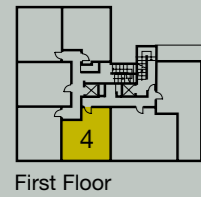
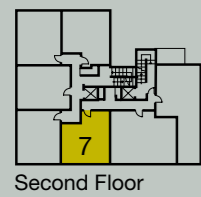
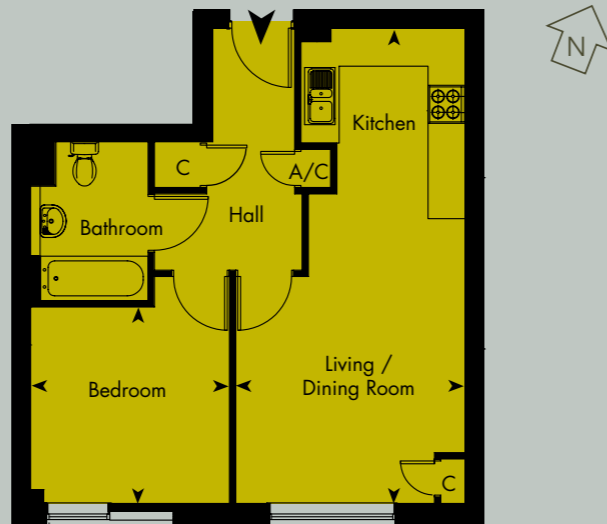


PLOTS 4, 7 & 10

46.2 sq m 497 sq ft

Living / Dining / Kitchen
7.54m x 3.68m
24' 9" x 12' 1"

Bedroom
3.18m x 3.13m
10' 5" x 10' 3"

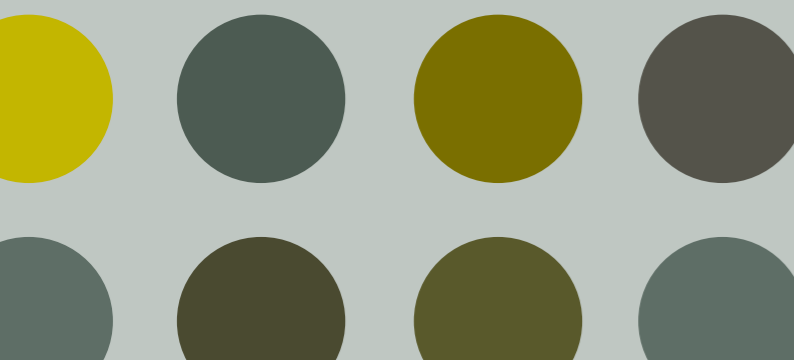
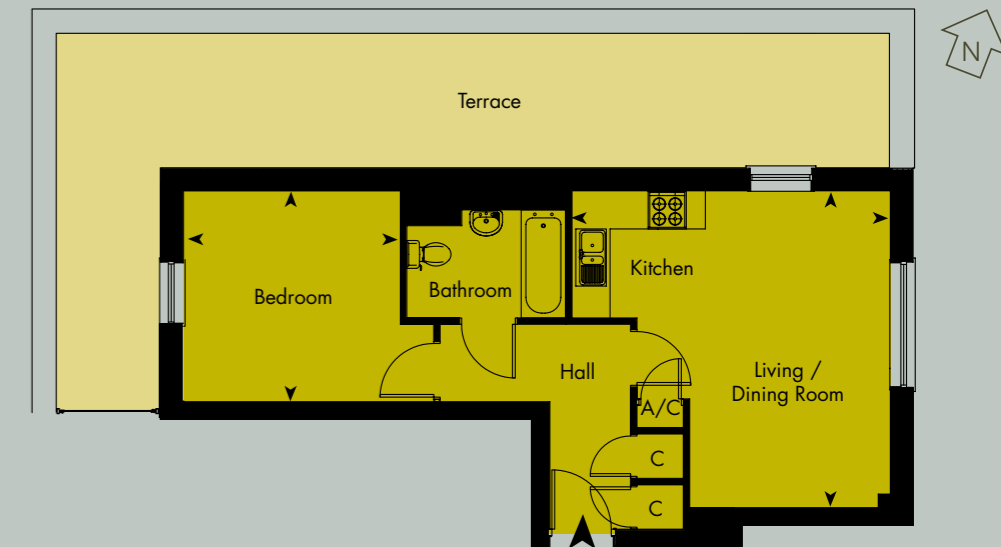


PLOT 14

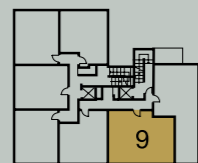
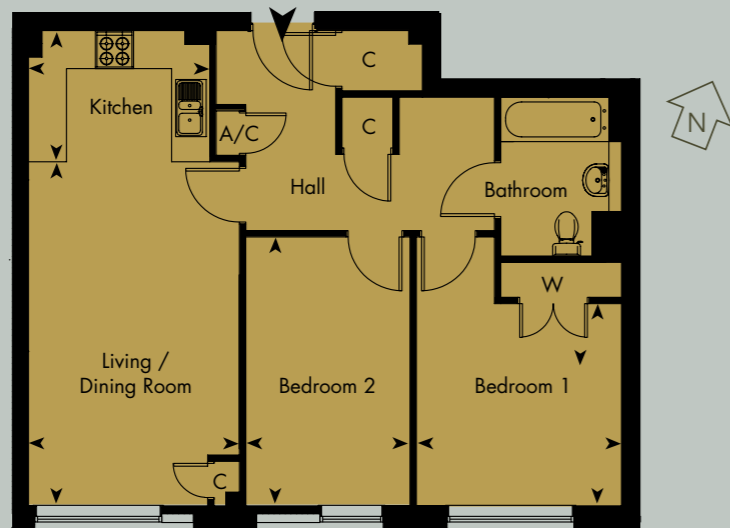
46.8 sq m 504 sq ft

Living / Dining / Kitchen
5.05m x 5.03m
16' 7" x 16' 6"

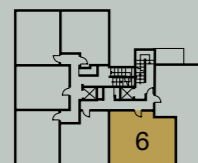
Bedroom
3.46m x 3.38m
11' 4" x 11' 1"



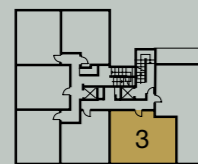
TWO BEDROOM APARTMENTS



Third Floor



Second Floor



First Floor

Barlow Road

Maygrove Road

PLOTS 3, 6 & 9

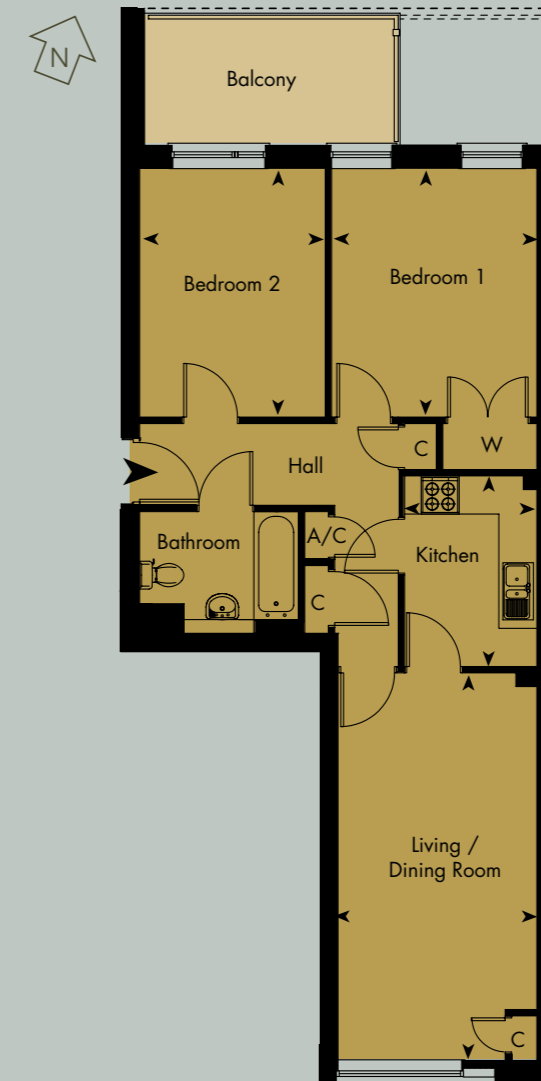
66.6 sq m 717 sq ft

Living / Dining Room
5.46m x 3.37m
17' 11" x 11' 1"

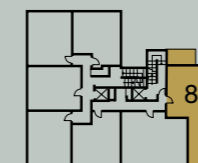
Kitchen
2.91m x 2.09m
9' 6" x 6' 10"

Bedroom 1
3.28m x 3.22m
10' 9" x 10' 7"

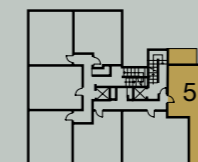
Bedroom 2
4.27m x 2.61m
14' 0" x 8' 7"



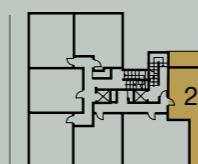
Apartment F2 has a wider Balcony shown by dotted lines



Third Floor



Second Floor



First Floor

Barlow Road

Maygrove Road

PLOTS 2, 5 & 8

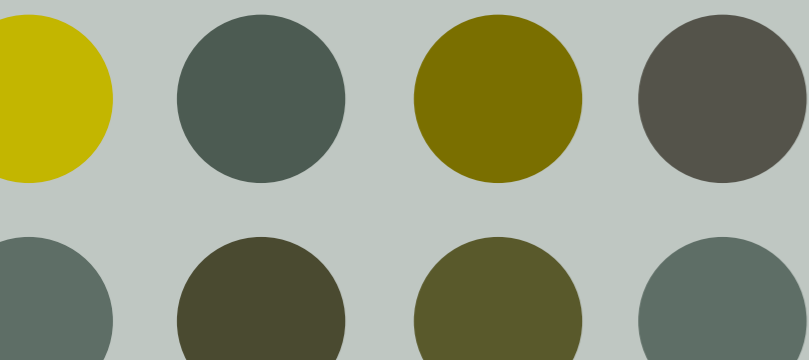
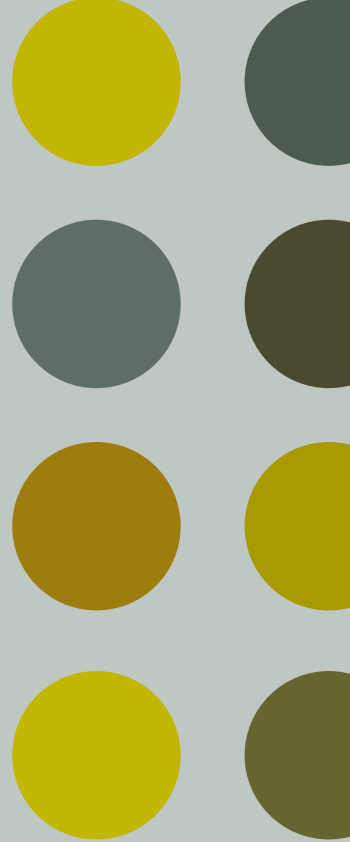
66.8 sq m 719 sq ft

Living / Dining Room
6.14m x 3.18m
20' 2" x 10' 5"

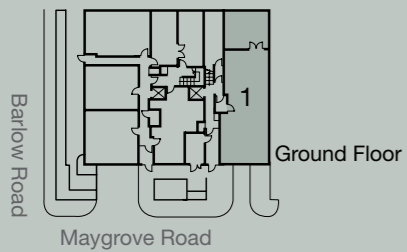
Kitchen
3.03m x 2.12m
9' 11" x 7' 0"

Bedroom 1
3.96m x 3.27m
13' 0" x 10' 9"

Bedroom 2
3.96m x 2.97m
13' 0" x 9' 9"



THREE BEDROOM APARTMENT



PLOT 1

104.6 sq m 1,125 sq ft

Living / Dining Room
7.66m x 3.26m
25' 2" x 10' 8"

Kitchen
3.68m x 3.26m
12' 1" x 10' 8"

Bedroom 1
4.75m x 3.26m
15' 7" x 10' 8"

Bedroom 2
4.78m x 2.88m
15' 8" x 9' 6"

Bedroom 3
3.63m x 2.62m
11' 11" x 8' 7"

