



GROVE PARK COLINDALE LONDON NW9



Computer generated image of Silver Works from Grove Park

 **Silver works**
GROVE PARK NW9

A select new courtyard development of luxurious suites, 1, 2 & 3 bedroom apartments and 4 bedroom town houses within a prime

Regenerating

NORTH LONDON TOWN CENTRE

DEVELOPER

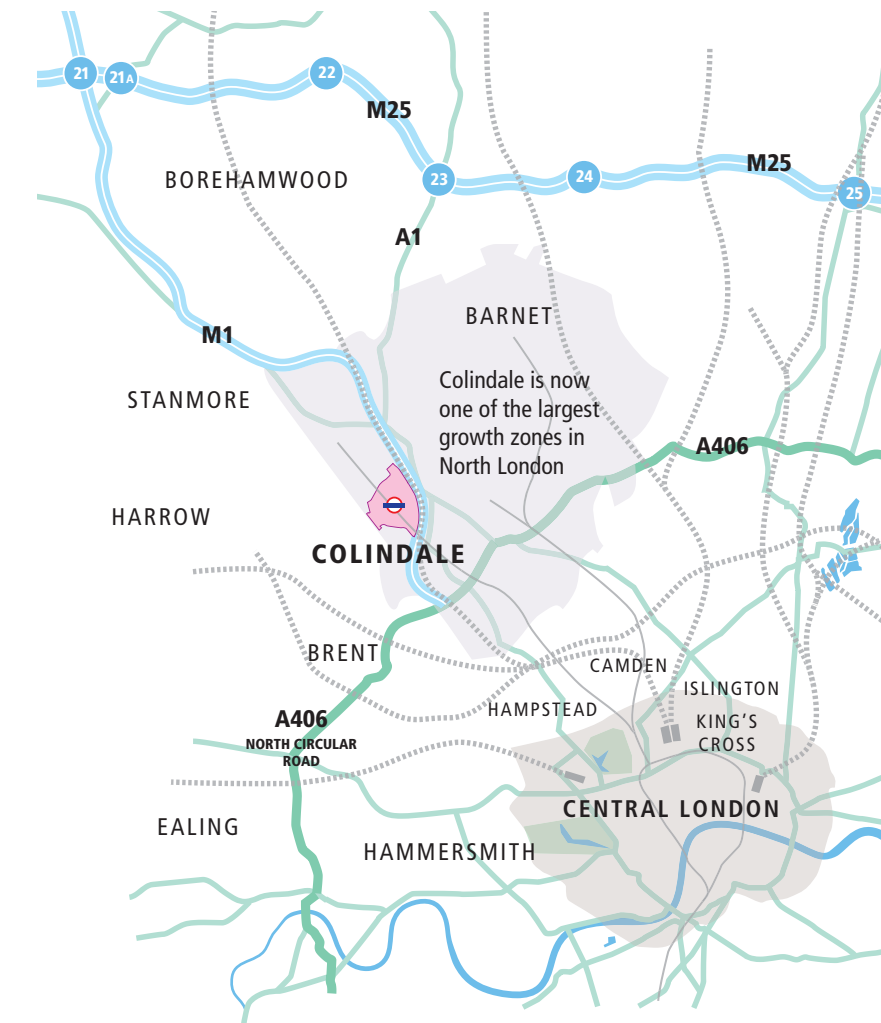
Galliard
Homes



Silver Works strategically located

moments & minutes from road and tube connections, both providing journey times into the heart of the Capital in little over 20 minutes.

- ◆ 10 minutes walk from Colindale tube station providing Northern Line services direct into Central London:
 - Euston 20 mins
 - King's Cross 22 mins
 - Tottenham Court Road 25 mins
 - Bank (The City) 31 mins
- ◆ 1 mile approx from Hendon mainline:
 - Luton Airport 29 mins
- ◆ Adjacent to the A5 principal road route to Marble Arch and The West End.
- ◆ Little over 10 minutes drive from the M1 (Junction 1) and UK motorway network.
- ◆ 4 minutes (2 stops by tube) from Brent Cross brand name shopping.
- ◆ Within ¾ mile of Fryent Country Park and Brent Reservoir water sports.



A PRIME LOCATION FOR LUXURY LIVING



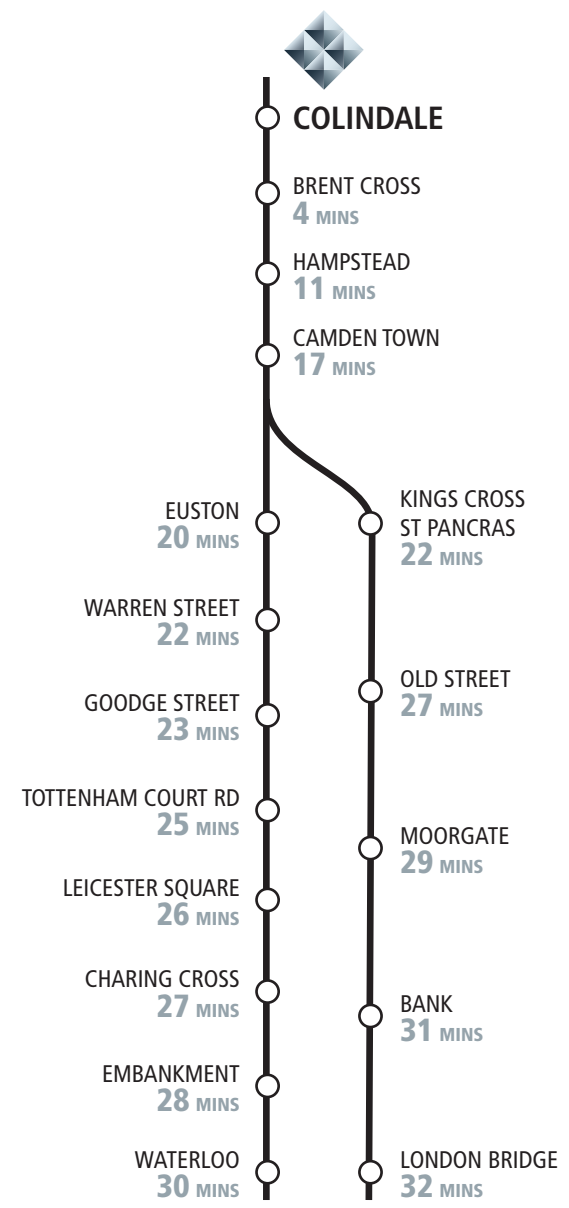


All distances stated are approximate, source googlemaps.com

Pop to the local shops in 2 minutes or take a stroll on Oxford Street in less than half an hour

Residents at Silver Works will have the best of both worlds when it comes to contemporary living and sheer convenience - with both local shopping and superstores within a stone's throw, Brent Cross just 4 minutes on the tube and West End shopping within 30 minutes.

The location itself is 'up and coming' and already bristling with new developments, new energy and a masterplan that is set to elevate Colindale's status to that of a key north London destination, rubbing shoulders with Mill Hill and Stanmore.



In addition to fast journey times by tube into Central London, residents at Silver Works will have a drive time of around 25 minutes to Marble Arch.





Colindale is now recognised as one of the most significant areas for growth and regeneration in London.

A massive programme is underway and further fuelled by the £4.5 billion transformation of neighbouring Brent Cross and West Hendon - a vision that is designed to create a new gateway into Central London, while initiating a vibrant urban quarter that will see Colindale as a distinguished 'city suburb'.

Regeneration within immediate proximity of Silver Works includes:

- 1 339 Edgware Road - a landmark mixed use scheme delivering a new Morrisons foodstore, retail, restaurant, oriental food court and enhanced public realm.
- 2 Capitol Way - a now well advanced flagship regeneration scheme providing mixed use new build and community facilities.
- 3 Numerous sites for re-development along Edgware Road with mixed use planning in progress and retail led frontages.

Colindale has an Area Action Plan with regeneration underpinning the town's transformation.

Improved traffic flow and public transport will serve the growing population.

A sustainable community will be created generating long term employment and new jobs.



Regeneration

DELIVERING GROWTH

Colindale is identified as one of the Mayor of London's major opportunity areas

Silver Works will be a 10 minute drive from the Brent Reservoir, or 'Welsh Harp' as it's locally known, this expanse of quiet water is also home to a nature reserve and is the only Site of Special Specific Interest in Barnet and Brent. Watersports abound, so too excellent golf at nearby Stanmore Golf Club.

Minutes from a suburban haven of tranquility
sailing, cycling, rambling and picturesque recreation



So deceptively close

TO THE HEART OF THE METROPOLIS

King's Cross Central
KING'S CROSS/ST PANCRAS 22 MINS

While becoming a major new growth zone and district for The Capital, King's Cross remains synonymous with Eurostar and 2 hour 15 minute hops to Paris. The service now has new routes and destinations as far as southernmost France.



The West End
TOTTENHAM COURT ROAD 25 MINS

Step from Tottenham Court Road station into Oxford Street, Soho or Chinatown, whichever, residents at Silver Works will be in the heart of London's West End, its prized shopping streets and world class entertainment within half an hour.



The South Bank
WATERLOO 30 MINS

The vast concentration of arts, theatre and cultural landmarks now extend from the County Hall on Westminster Bridge, following the river downstream to London Bridge and Tower Bridge where More London and the Shard dominate the skyline south of the river.



The City
BANK / MONUMENT 31 MINS

Over 300,000 people commute to, and work in the City - the powerhouse of commerce and finance that is home to over 500 banks with 75% of the world's top 500 companies having offices in this magnet for global business.



CONNECT TO THE CAPITAL

 Silver works

Step into a world of contemporary style, sleek finishes and luxury specifications that can only come from London's leading developer.



- ◆ A choice of luxurious suites and 1, 2 & 3 bed apartments.
- ◆ Six executive 4 bedroom town houses.
- ◆ Majority with terrace, balcony or private garden.
- ◆ Surface and secure underground parking facilities (at additional cost).
- ◆ Landscaped communal courtyards and gardens.
- ◆ Private entrance lobbies and lifts serving each apartment block.

Silver works

- ◆ Highly refined and superior specifications including bespoke entertainment unit and widescreen LED smart TV to each apartment and town house.
- ◆ Smeg integrated kitchen appliances.
- ◆ Floor finishes include natural oak engineered hardwood one strip flooring and large format porcelain bathroom floor (and wall) tiling.
- ◆ Two car club spaces.
- ◆ 10 year NHBC warranty.



 Silver works

Computer generated image of Silver Works viewed from Grove Park



191 highly specified
suites, apartments and
town houses creating a
new landmark for
luxurious London living.

Silver Works site plan shown in same
orientation as aerial image opposite.





Computer generated image of Silver Works Block H.



A stunning choice of suite and apartment styles, all specified for high end living, together with 6 executive town houses, each with private garden.

The apartments are arranged in five contemporary buildings with the town houses forming a striking two storey terrace block with a courtyard aspect and private rear garden. Ground floor apartments in Block B and G will also feature private terrace/gardens.

- BLOCK A** 20 suites and 1 & 2 bedroom apartments arranged from 1st to 3rd Floor. Each apartment will have one or more balconies.
Net internal areas from 39.0 - 81.6 sqm (420 - 878 sqft).
- BLOCK B** 32 apartments, each 2 bedroom arranged from ground to 3rd floor. 8 ground floor apartments will feature private rear gardens, all upper levels will have a balcony with courtyard aspect.
Net internal areas from 71.3 - 73.4 sqm (768 - 790 sqft).
- BLOCK D** 53 spaciouly designed 1, 2 & 3 bedroom apartments arranged from ground to 5th floor, each with a balcony or ground level private terrace.
Net internal areas from 51.4 - 114.8 sqm (553 - 1236 sqft).
- BLOCK F** 6 identical 4 bedroom town houses, each with an extensive rear garden and private front terrace. The town house design features a separate kitchen/breakfast room and three bathroom/ensuite shower rooms.
Net internal areas 130 sqm (1400 sqft).
- BLOCK G** 17 apartments with a choice of 1, 2 & 3 bedroom styles, each apartment having exterior terrace or balcony space. Two ground level apartments will also feature private gardens.
Net internal areas from 70.1 - 90.7 sqm (755 - 976 sqft).
- BLOCK H** The largest of the apartment buildings, Block H has 63 suites and 1, 2 & 3 bedroom apartments arranged from ground to 5th floor. Each apartment will have a terrace or balcony.
Net internal areas from 37.3 - 114.9 sqm (401 - 1237 sqft).

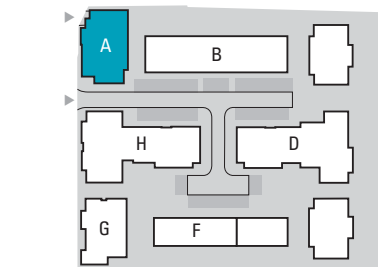
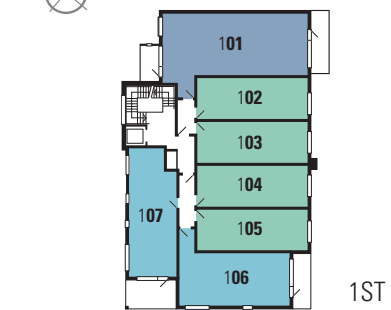
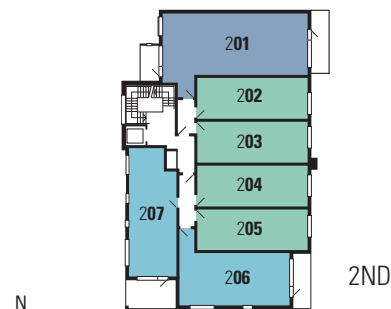


Computer generated images,
precise details may vary.

 Silver works



Exceptional quality and finish comes as standard at Silver Works.

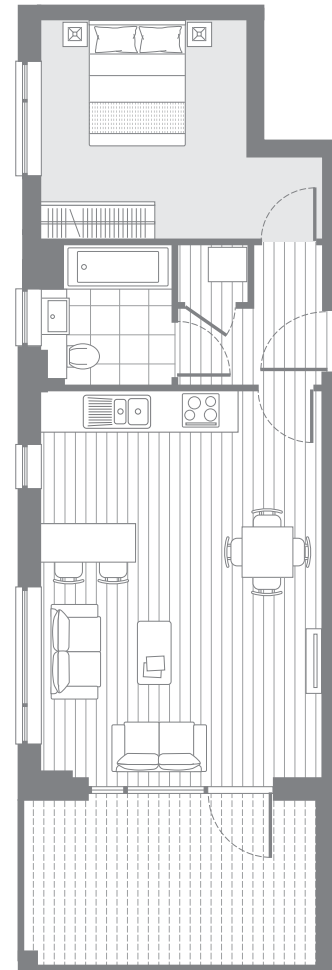


102 103 104
202 203 204
301 302 303

Suite		
Living area	4.3 x 3.8m	14'0" x 12'5"
Bedroom area	2.9 x 2.7m	9'6" x 8'10"
Internal area	39.3 sq.m.	423 sq.ft.

105 205 304		
Internal area	39.0 sq.m.	420 sq.ft.

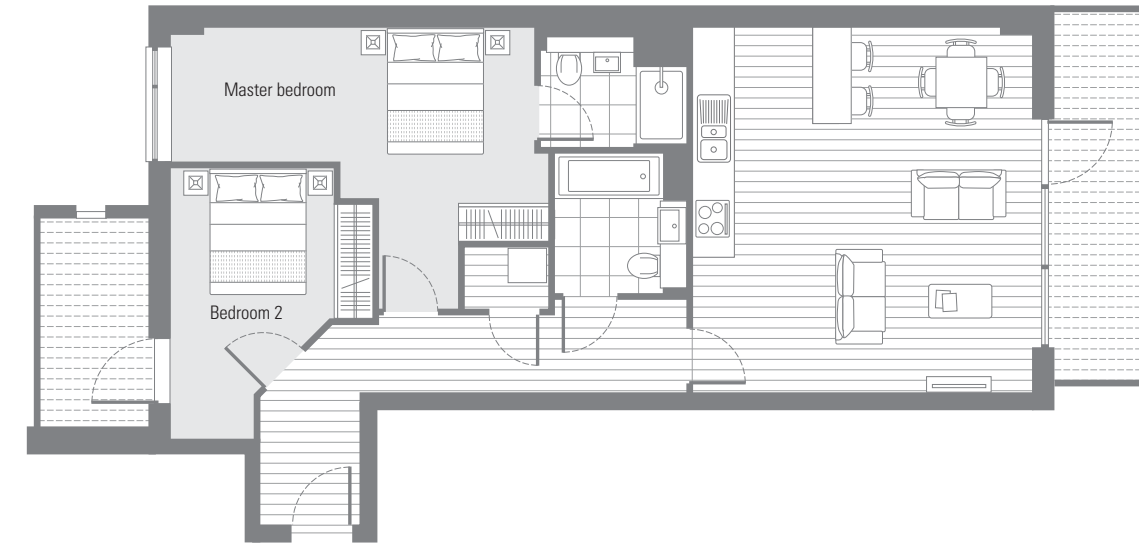
301		
Internal area	40.8 sq.m.	439 sq.ft.



107 207 306

1 Bedroom apartment		
Living/dining inc kitchen	6.1 x 4.4m	20'0" x 14'4"
Bedroom	3.4 x 4.4m	11'1" x 14'4"
Internal area	50.5 sq.m.	544 sq.ft.
External area	12.2 sq.m.	131 sq.ft.

Internal area	50.5 sq.m.	544 sq.ft.
External area	12.2 sq.m.	131 sq.ft.



101 201

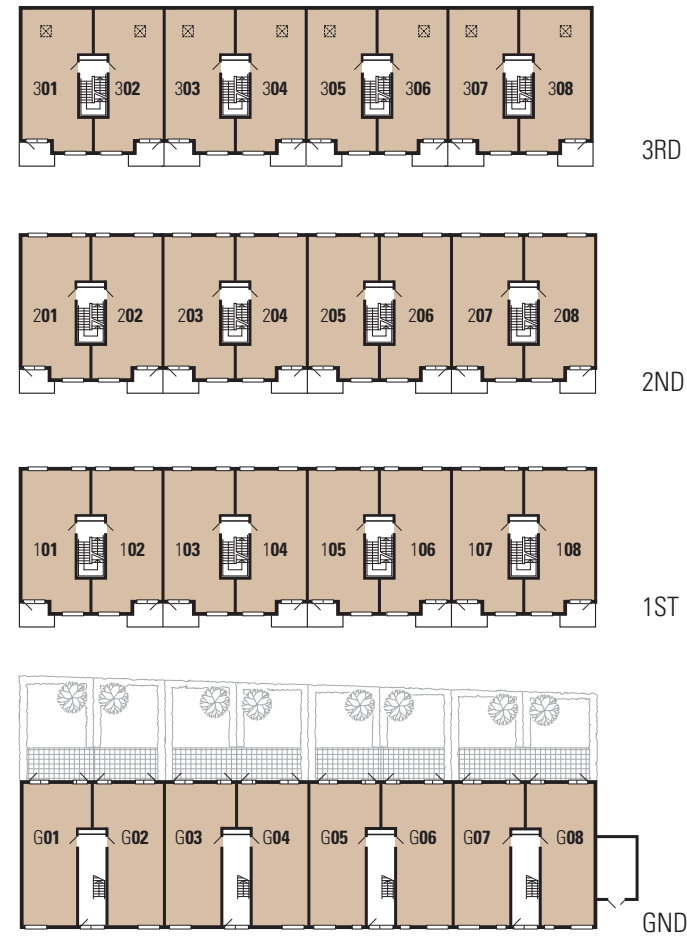
2 Bedroom apartment		
Living/dining inc kitchen	5.3 x 5.7m	17'4" x 18'7"
Master bedroom	4.4 x 5.7m	14'4" x 18'7"
Bedroom 2	4.2 x 2.5m	13'8" x 8'2"
Internal area	81.6 sq.m.	878 sq.ft.
External area	15.4 sq.m.	166 sq.ft.



106 206 305

1 Bedroom apartment		
Living/dining inc kitchen	4.9 x 4.7m	16'0" x 15'4"
Bedroom	3.7 x 3.0m	12'1" x 9'9"
Internal area	53.0 sq.m.	570 sq.ft.
External area	8.4 sq.m.	90 sq.ft.

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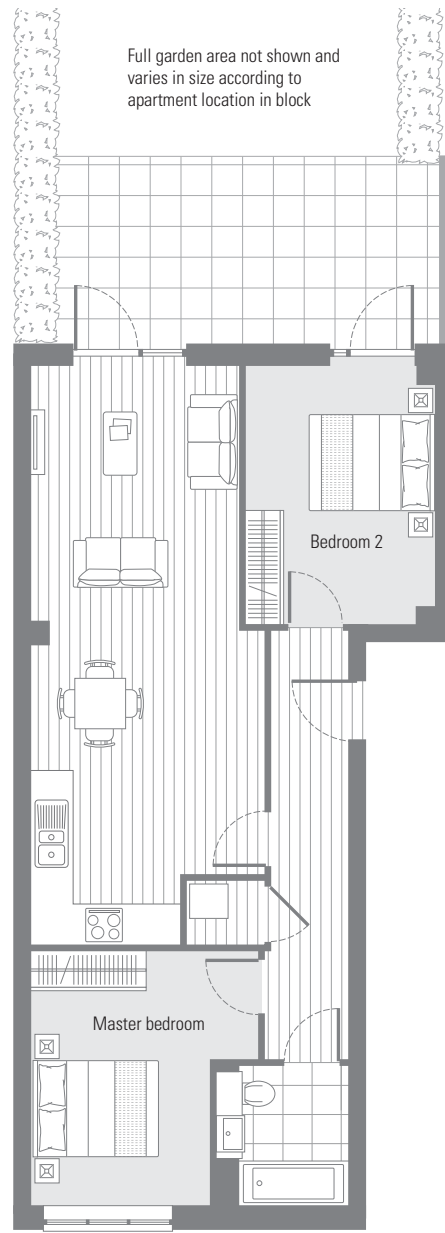


3RD

2ND

1ST

GND



G05 G06 G07 G08
Varies with window to bathroom

2 Bedroom apartment

Living/dining inc kitchen	9.1 x 3.6m	29'9" x 11'9"
Master bedroom	4.0 x 3.6m	13'0" x 11'9"
Bedroom 2	4.0 x 2.9m	13'0" x 9'6"

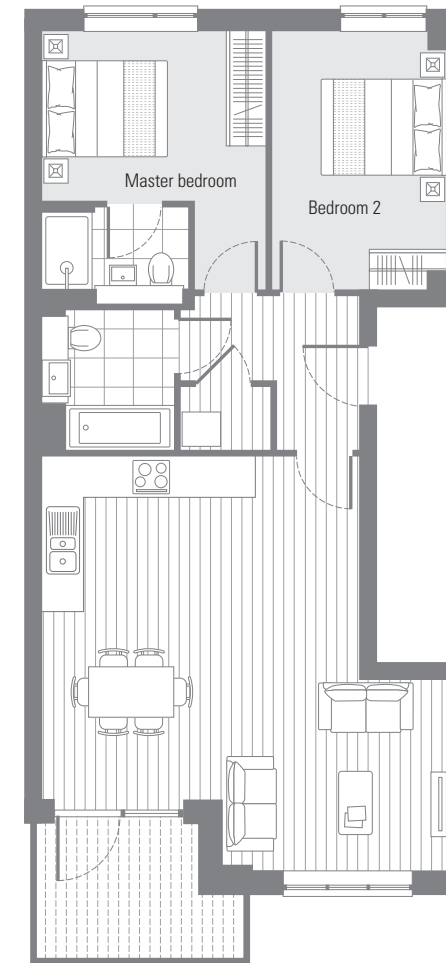
G02 G03 G04 G05 G06 G07

Internal area	71.3 sq.m.	768 sq.ft.
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G01 G08

Internal area	72.5 sq.m.	780sq.ft.
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External area	64.7 - 72.2 sq.m.	697 - 777 sq.ft.
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2 Bedroom apartment

Living/dining inc kitchen	6.5 x 6.3m	21'3" x 20'7"
Master bedroom	4.0 x 3.5m	13'0" x 11'5"
Bedroom 2	4.0 x 2.7m	13'0" x 8'10"

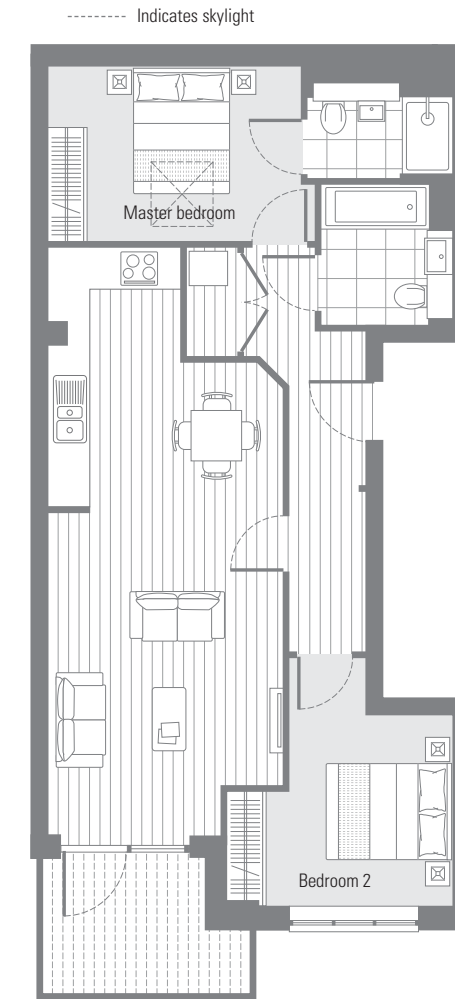
102 103 104 105 106 107

202 203 204 205 206 207

Internal area	72.3 sq.m.	778 sq.ft.
External area	6.3 sq.m.	68 sq.ft.

101 108 201 208

Internal area	73.4 sq.m.	790 sq.ft.
External area	6.5 sq.m.	70 sq.ft.



2 Bedroom apartment

Living/dining inc kitchen	9.2 x 3.7m	30'0" x 12'1"
Master bedroom	4.0 x 2.7m	13'0" x 8'10"
Bedroom 2	3.0 x 3.9m	9'9" x 12'9"

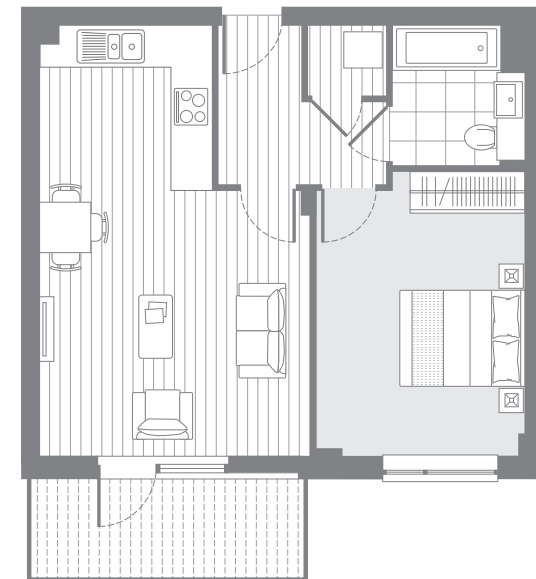
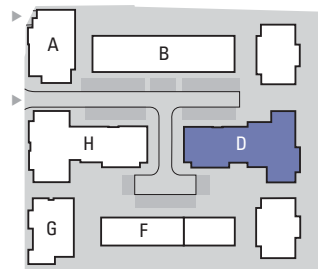
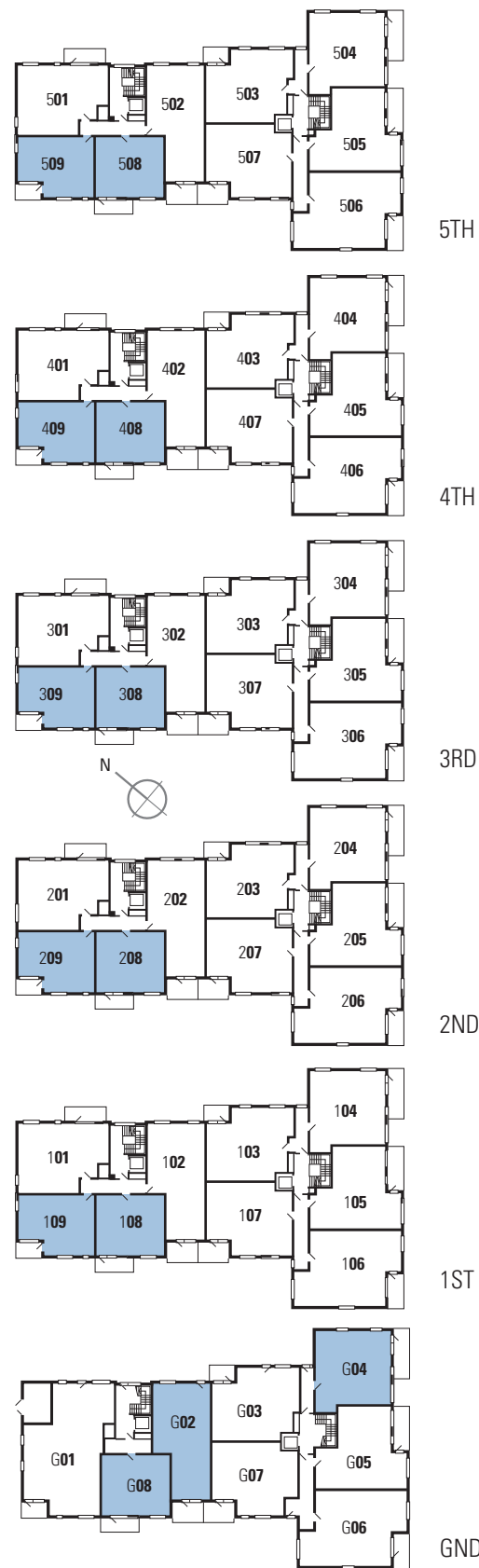
302 303 304 305 306 307

Internal area	72.3 sq.m.	778 sq.ft.
External area	6.3 sq.m.	68 sq.ft.

301 308

Internal area	73.4 sq.m.	790 sq.ft.
External area	6.5 sq.m.	70 sq.ft.

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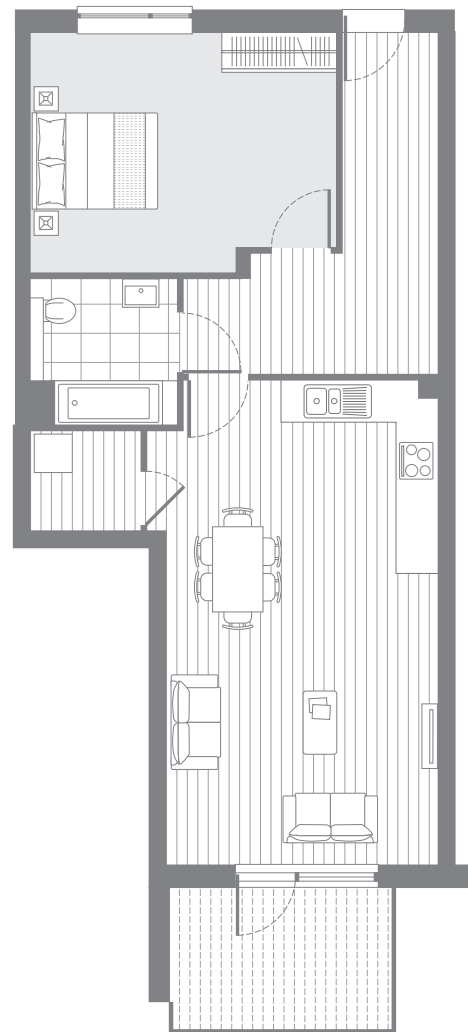


G08 108 208 308 408 508

1 Bedroom apartment

Living/dining	4.2 x 4.2m	13'8" x 13'8"
Kitchen area	2.7 x 2.6m	8'10" x 8'6"
Bedroom	4.4 x 3.2m	14'4" x 10'5"

Internal area	51.4 sq.m.	553 sq.ft.
External area	6.6 sq.m.	71 sq.ft.

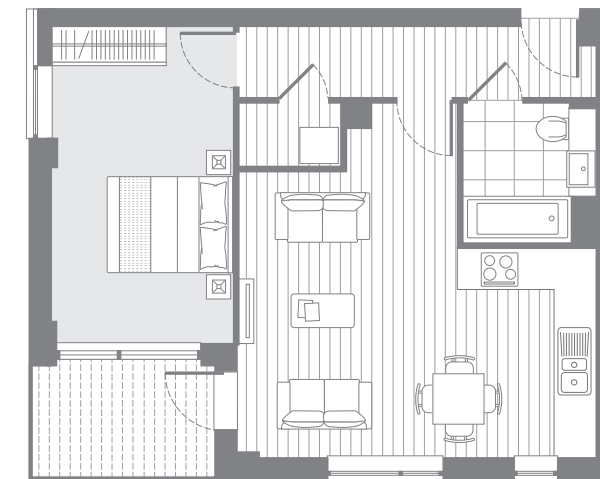


G02

1 Bedroom apartment

Living/dining		
inc kitchen	7.6 x 4.2m	24'10" x 13'8"
Bedroom	4.8 x 3.7m	15'8" x 12'1"

Internal area	72.5 sq.m.	780 sq.ft.
External area	7.7 sq.m.	83 sq.ft.

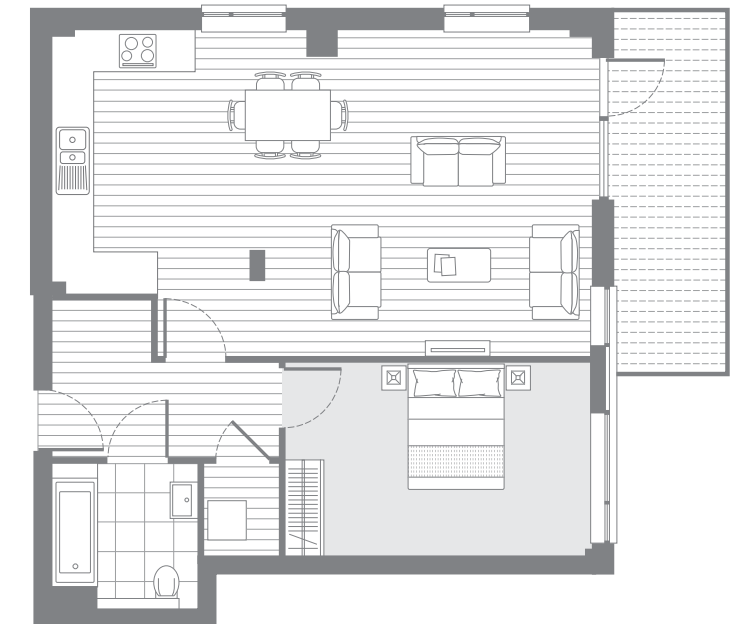


109 209 309 409 509

1 Bedroom apartment

Living/dining	5.5 x 3.4m	18'0" x 11'1"
Kitchen area	2.1 x 3.2m	6'10" x 10'5"
Bedroom	4.9 x 2.8m	16'0" x 9'2"

Internal area	52.5 sq.m.	565 sq.ft.
External area	5.0 sq.m.	54 sq.ft.



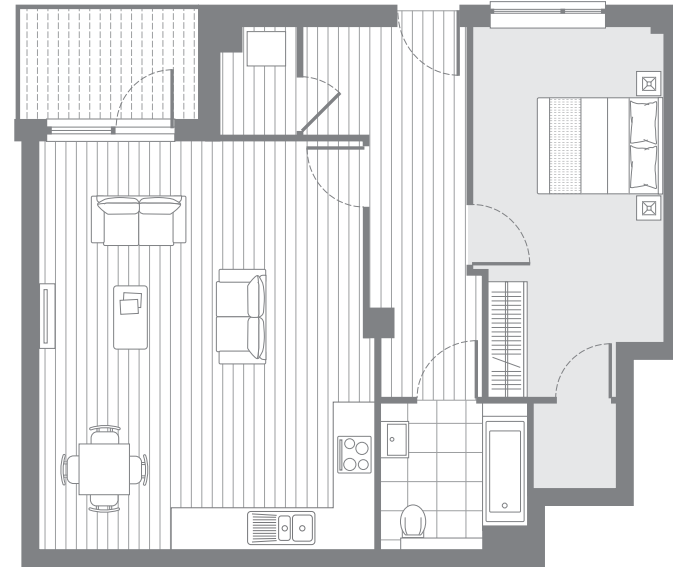
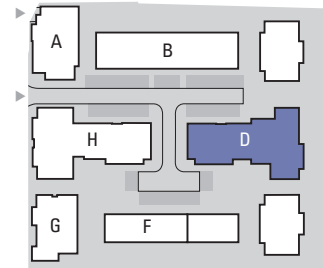
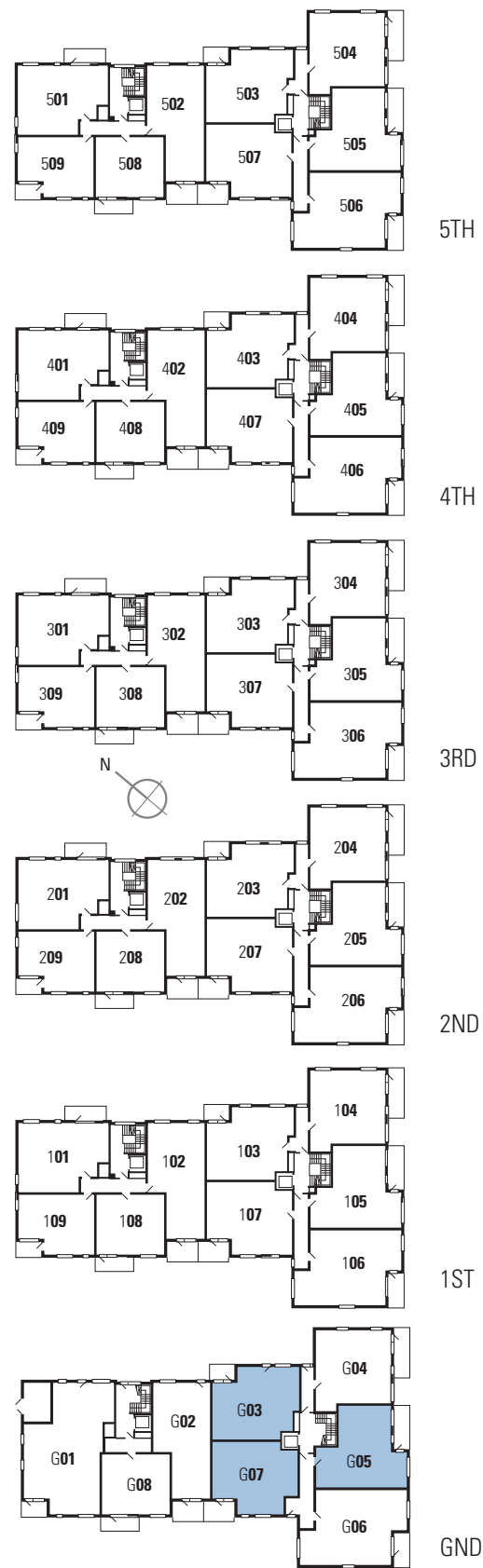
G04

1 Bedroom apartment

Living/dining	6.2 x 5.1m	20'2" x 16'8"
Kitchen area	4.1 x 2.2m	13'4" x 7'2"
Bedroom	4.8 x 3.0m	15'8" x 9'9"

Internal area	71.9 sq.m.	774 sq.ft.
External area	9.9 sq.m.	106 sq.ft.

Floor plans shown are intended to be correct, precise details and position of wardrobes may vary. Room dimensions are approximate and indicate maximum achievable. Total areas are accurate to within 5%.



G03

1 Bedroom apartment		
Living/dining inc kitchen	6.4 x 5.2m	20'10" x 17'0"
Bedroom area	5.8 x 3.0m	19'0" x 9'9"
Internal area	71.4 sq.m.	769 sq.ft.
External area	4.8 sq.m.	51 sq.ft.



G05

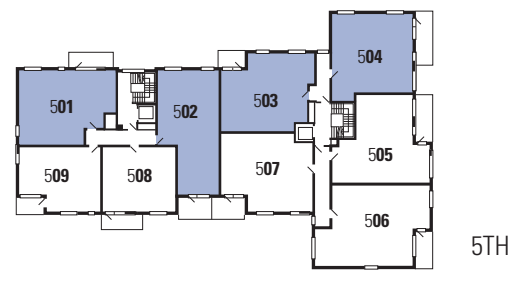
1 Bedroom apartment		
Living/dining inc kitchen	6.7 x 6.1m	21'10" x 19'10"
Bedroom area	5.9 x 3.0m	19'4" x 9'9"
Internal area	73.3 sq.m.	789 sq.ft.
External area	8.6 sq.m.	92 sq.ft.



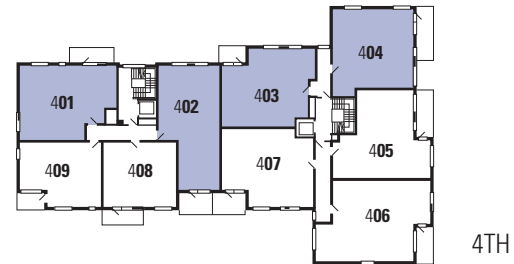
G07

1 Bedroom apartment		
Living/dining inc kitchen	6.4 x 6.1m	20'10" x 19'10"
Bedroom area	4.6 x 4.0m	15'0" x 13'0"
Internal area	68.4 sq.m.	736 sq.ft.
External area	7.7 sq.m.	83 sq.ft.

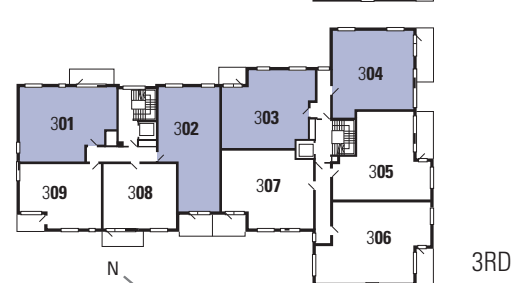
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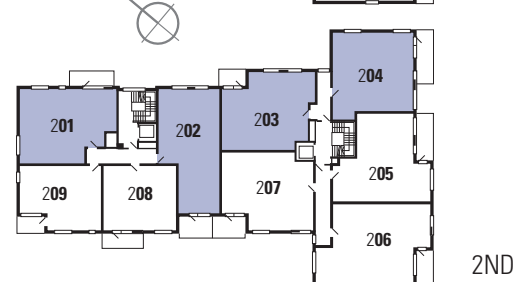
5TH



4TH



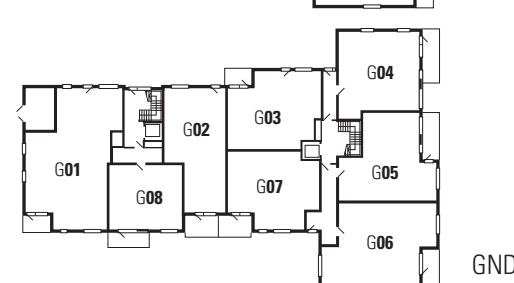
3RD



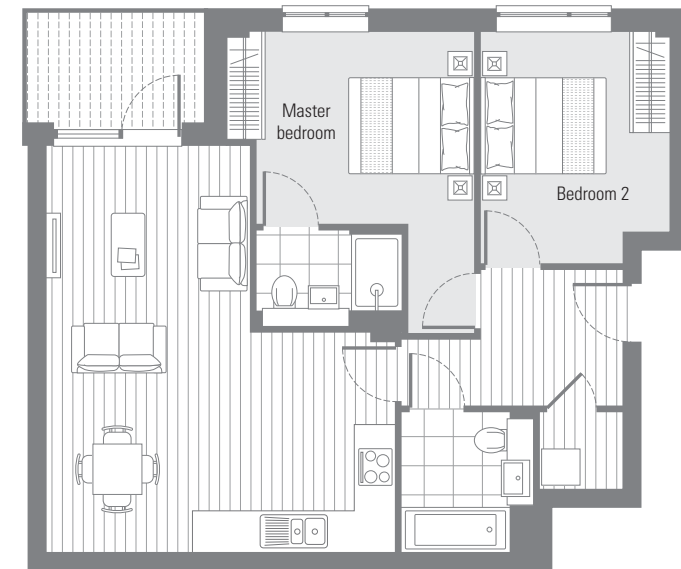
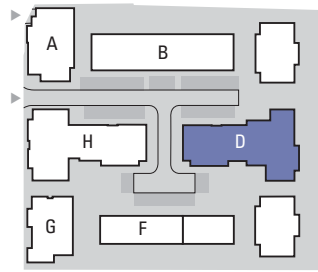
2ND



1ST

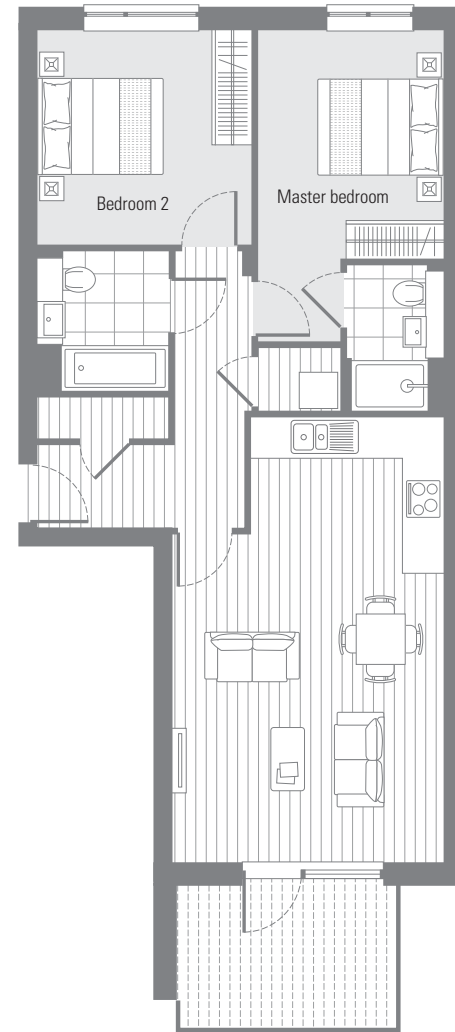


GND



103 203 303 403 503

2 Bedroom apartment		
Living/dining inc kitchen	6.4 x 5.5m	20'10" x 18'0"
Master bedroom	4.7 x 3.9m	15'4" x 12'9"
Bedroom 2	3.6 x 2.9m	11'9" x 9'6"
Internal area	70.1 sq.m.	755 sq.ft.
External area	4.8 sq.m.	51 sq.ft.



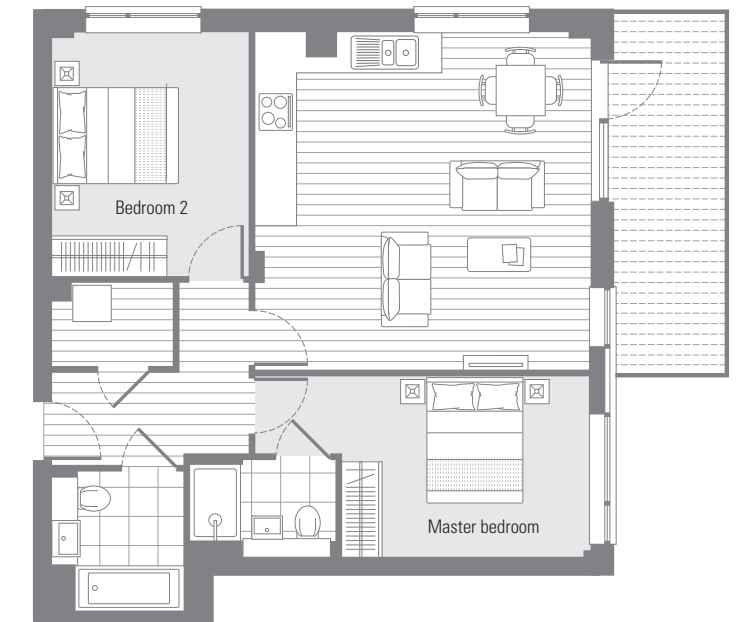
102 202 302 402 502

2 Bedroom apartment		
Living/dining inc kitchen	4.2 x 7.0m	13'8" x 22'10"
Master bedroom	4.9 x 2.9m	16'0" x 9'6"
Bedroom 2	3.3 x 3.3m	10'9" x 10'9"
Internal area	72.5 sq.m.	780 sq.ft.
External area	7.7 sq.m.	83 sq.ft.



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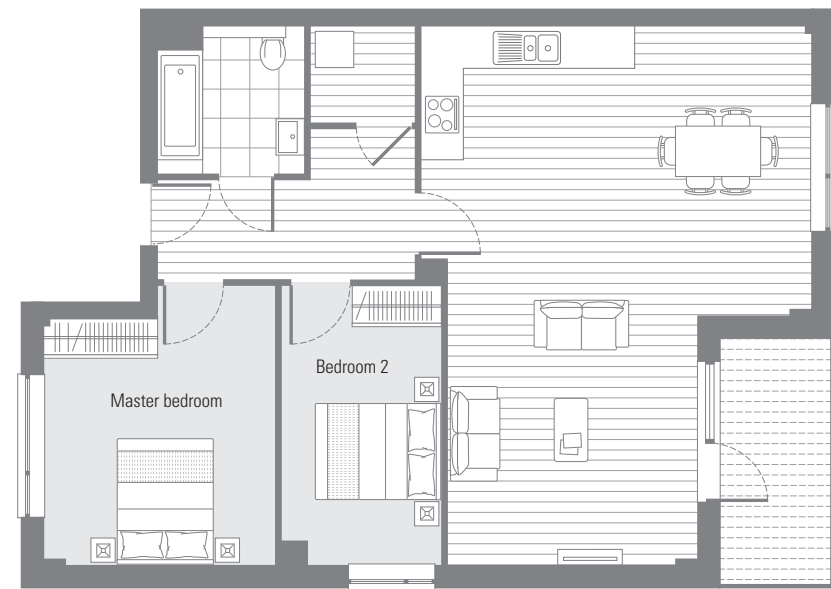
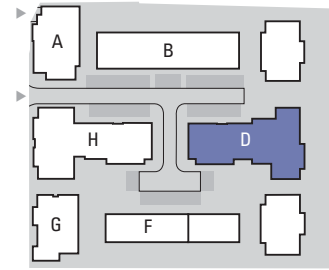
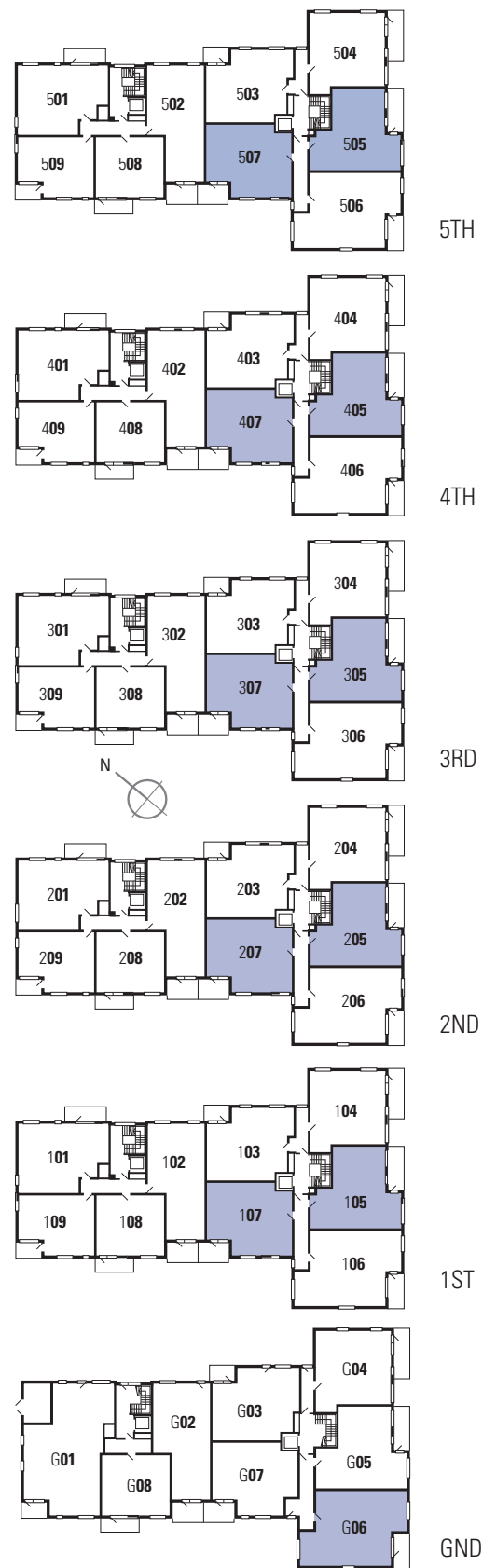
2 Bedroom apartment		
Living/dining	4.7 x 4.4m	15'4" x 14'4"
Kitchen area	3.7 x 2.0m	12'1" x 6'6"
Master bedroom	3.9 x 2.8m	12'9" x 9'2"
Bedroom 2	3.3 x 3.7m	10'9" x 12'1"
Internal area	71.3 sq.m.	768 sq.ft.
External area	7.1 sq.m.	76 sq.ft.



104 204 304 404 504

2 Bedroom apartment		
Living/dining inc kitchen	5.3 x 5.2m	17'4" x 17'0"
Master bedroom	5.2 x 2.8m	17'0" x 9'2"
Bedroom 2	3.8 x 3.1m	15'0" x 10'2"
Internal area	71.9 sq.m.	774 sq.ft.
External area	9.9 sq.m.	106 sq.ft.

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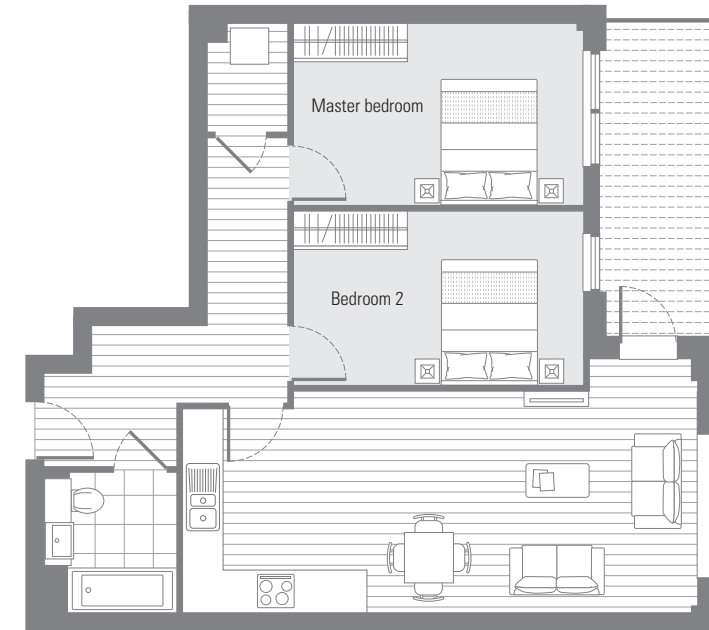


G06

2 Bedroom apartment

Living/dining inc kitchen	8.4 x 6.1m	27'5" x 19'10"
Master bedroom	4.4 x 3.6m	14'4" x 11'9"
Bedroom 2	4.4 x 2.5m	14'4" x 8'2"

Internal area	86.8 sq.m.	935 sq.ft.
External area	6.7 sq.m.	72 sq.ft.

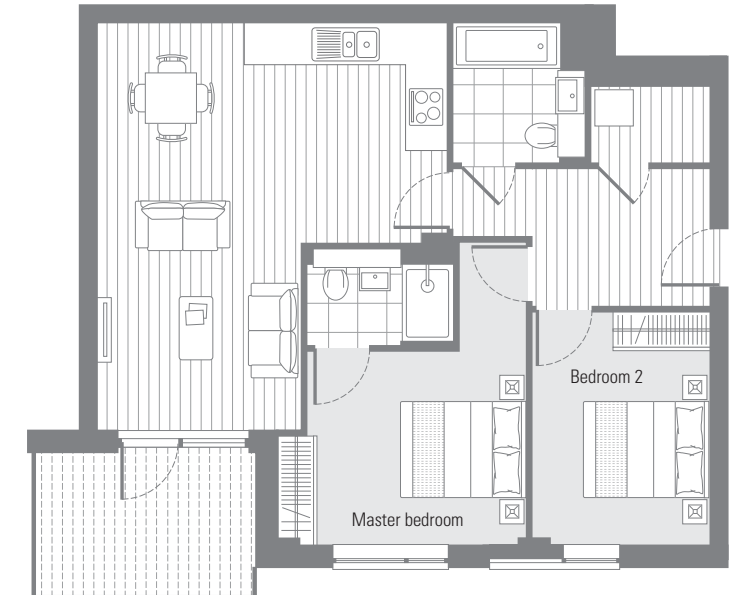


105 205 305 405 505

2 Bedroom apartment

Living/dining inc kitchen	8.1 x 3.4m	26'6" x 11'1"
Master bedroom	4.5 x 2.8m	14'8" x 9'2"
Bedroom 2	4.5 x 2.7m	14'8" x 8'10"

Internal area	72.8 sq.m.	784 sq.ft.
External area	8.6 sq.m.	92 sq.ft.



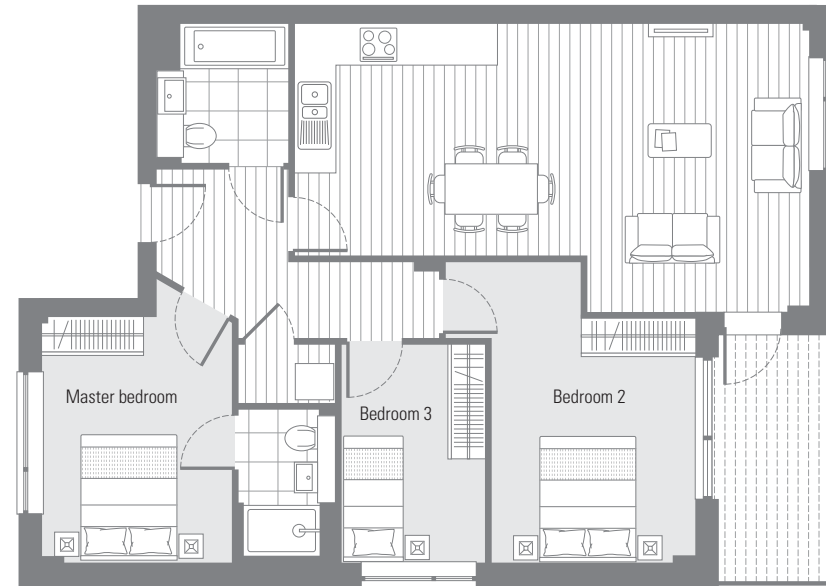
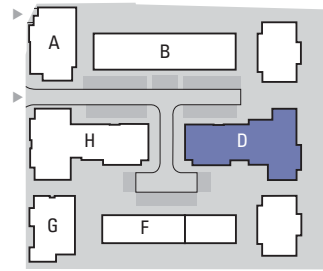
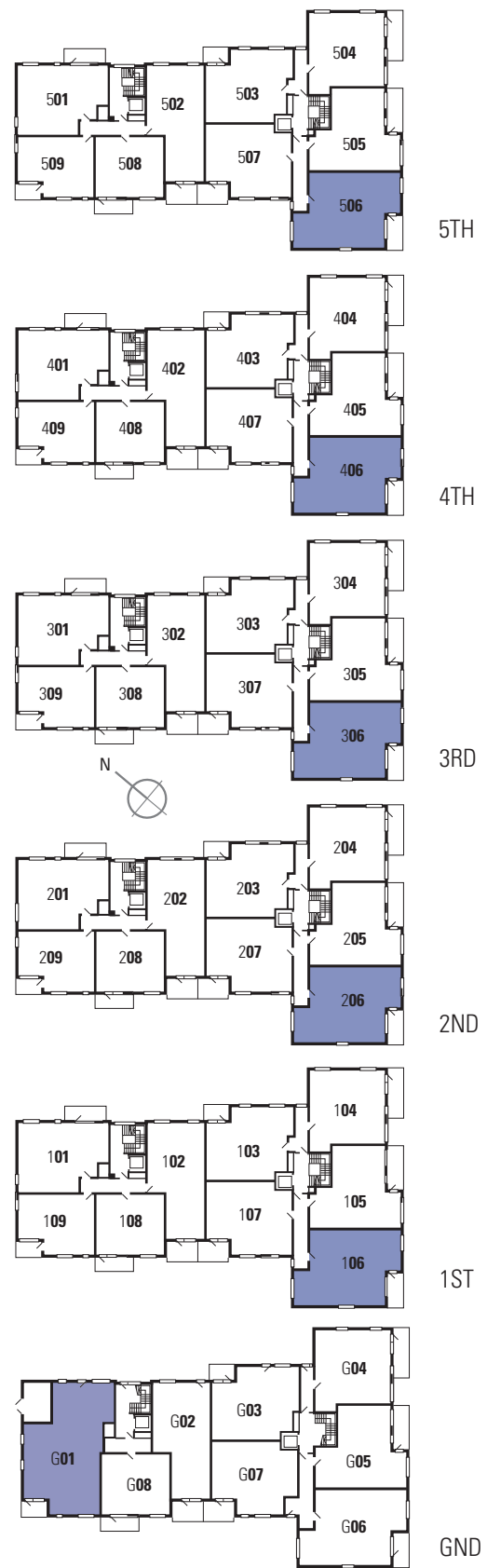
107 207 307 407 507

2 Bedroom apartment

Living/dining inc kitchen	6.4 x 5.4m	20'10" x 17'8"
Master bedroom	4.7 x 3.8m	15'4" x 12'5"
Bedroom 2	3.6 x 2.7m	11'9" x 8'10"

Internal area	71.8 sq.m.	773 sq.ft.
External area	7.7 sq.m.	83 sq.ft.

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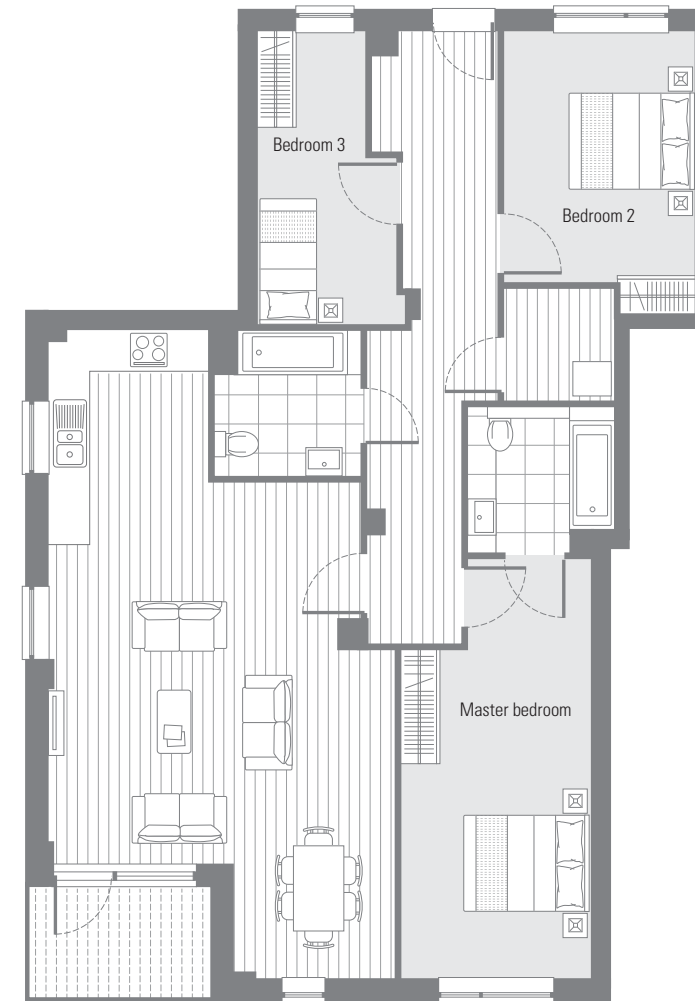


106 206 306 406 506

3 Bedroom apartment

Living/dining inc kitchen	8.1 x 4.5m	26'6" x 14'8"
Master bedroom	3.8 x 3.0m	12'5" x 9'9"
Bedroom 2	3.8 x 3.2m	12'5" x 10'5"
Bedroom 3	3.4 x 2.2m	11'1" x 7'2"

Internal area	86.8 sq.m.	935 sq.ft.
External area	6.7 sq.m.	72 sq.ft.



G01

3 Bedroom apartment

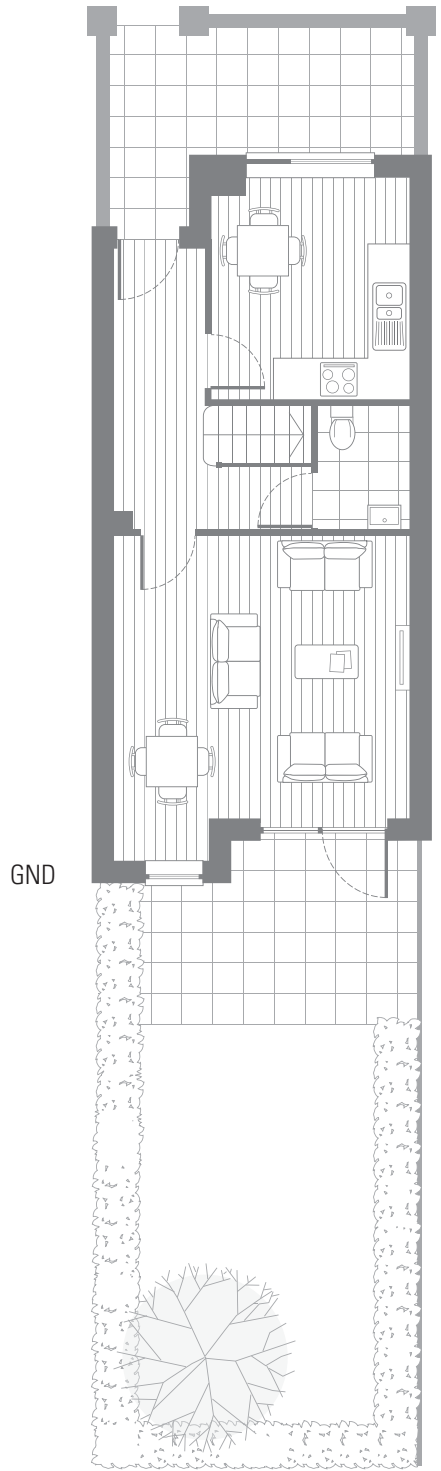
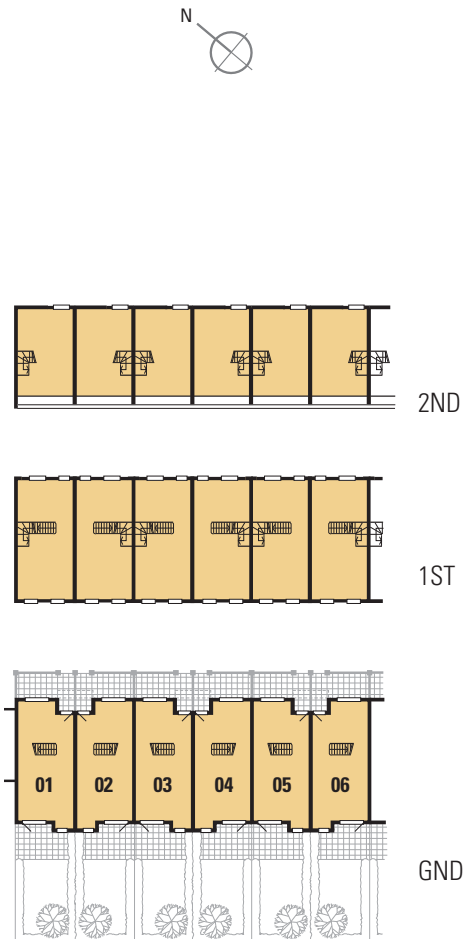
Living/dining inc kitchen	8.4 x 5.4m	27'5" x 17'7"
Master bedroom	6.6 x 3.0m	21'6" x 9'9"
Bedroom 2	3.9 x 3.0m	12'9" x 9'9"
Bedroom 3	2.1 x 4.6m	6'10" x 15'0"

Internal area	114.8 sq.m.	1236 sq.ft.
External area	5.0 sq.m.	54 sq.ft.

Floor plans shown are intended to be correct, precise details and position of wardrobes may vary. Room dimensions are approximate and indicate maximum achievable. Total areas are accurate to within 5%.



Computer generated images, precise details may vary.



	01	02	03	04	05	06
4 Bedroom town house						
Kitchen/dining	3.5 x 3.1m	11'5" x 10'1"				
Living room	4.5 x 3.1m	14'8" x 10'1"				
Master bedroom	5.7 x 4.6m	18'7" x 15'0"				
Store	2.2 x 1.5m	7'2" x 5'0"				
Bedroom 2	2.6 x 4.4m	8'6" x 14'4"				
Bedroom 3	3.2 x 3.5m	10'5" x 11'5"				
Bedroom 4	4.4 x 1.9m	14'4" x 6'2"				
Internal area	130.0 sq.m.	1400 sq.ft.				
01						
External area	47.0 sq.m.	506 sq.ft.				
02 03 04 05 06						
External area	45.3 sq.m.	488 sq.ft.				

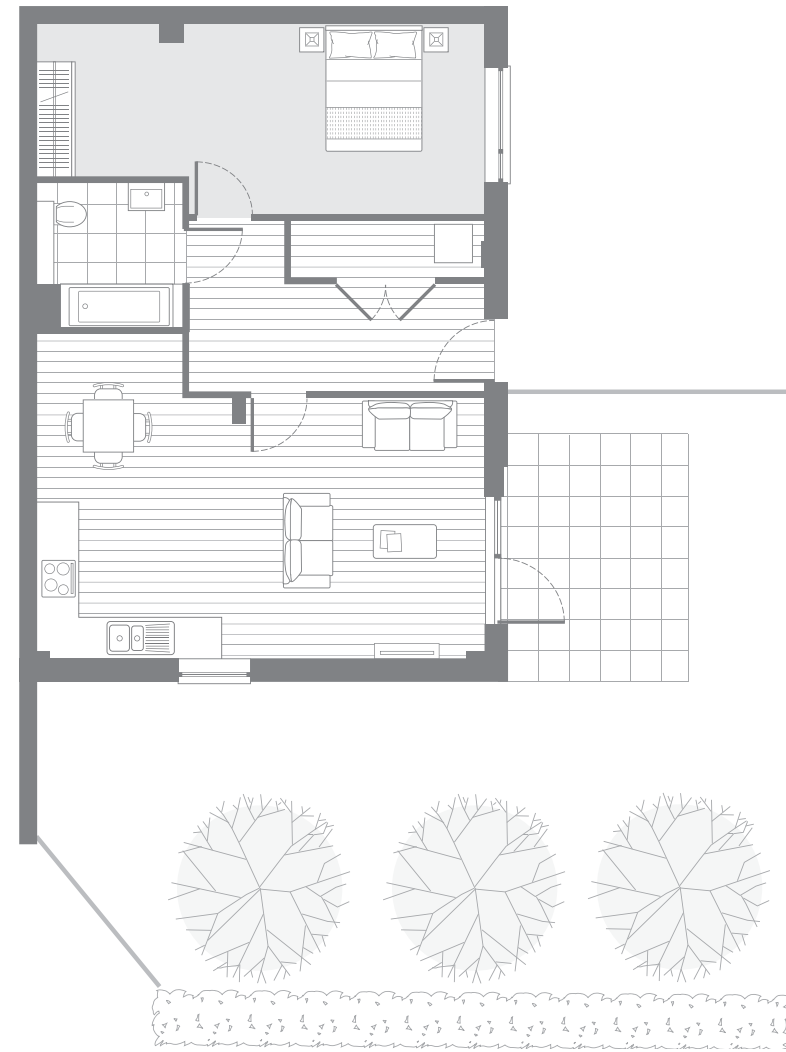
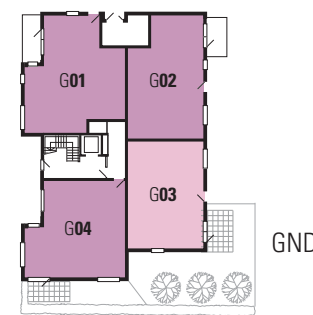
Floor plans shown are intended to be correct, precise details and position of wardrobes may vary. Room dimensions are approximate and indicate maximum achievable. Total areas are accurate to within 5%.



Computer generated image of Silver Works courtyard towards town houses.

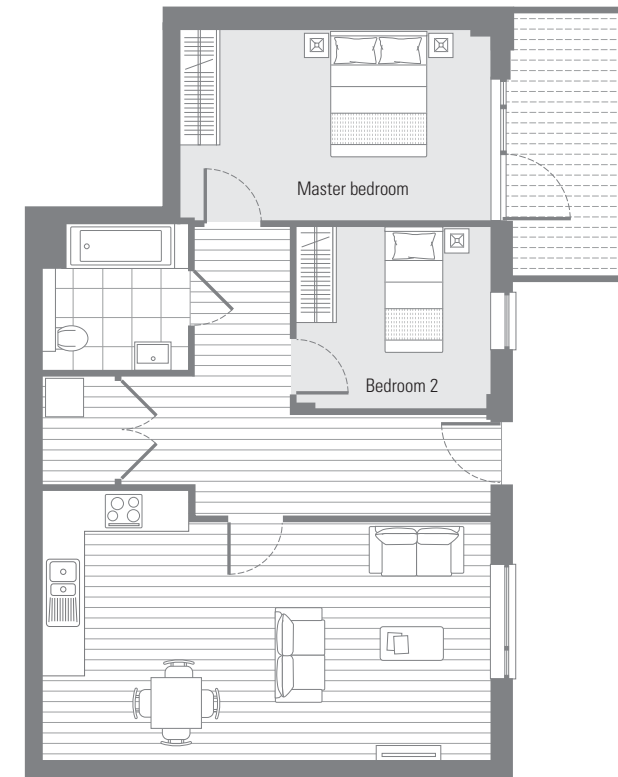


1st - 4th floor not shown



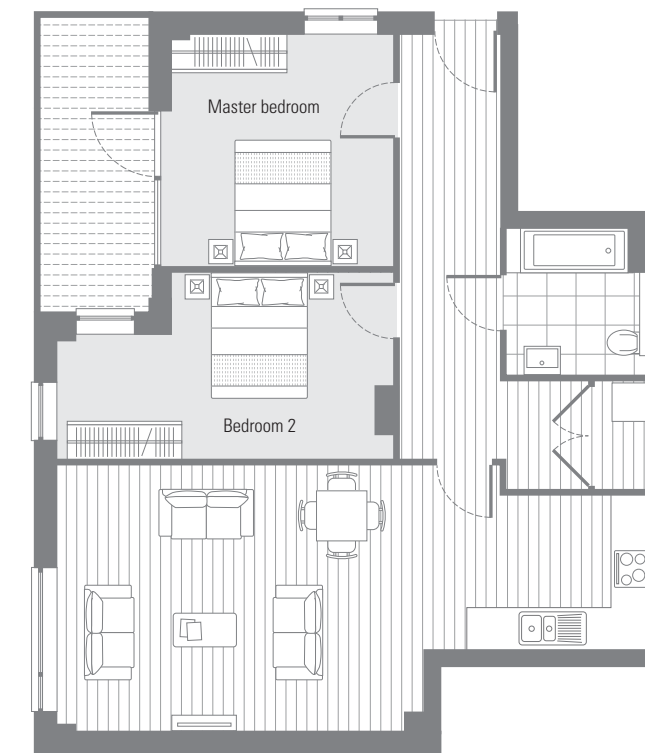
G03

1 Bedroom apartment		
Living/dining inc kitchen	7.0 x 5.0m	22'11" x 16'4"
Bedroom	7.0 x 2.9m	22'11" x 9'6"
Internal area	70.3 sq.m.	757 sq.ft.
External area	76.1 sq.m.	819 sq.ft.



G02

2 Bedroom apartment		
Living/dining inc kitchen	7.0 x 4.2m	22'11" x 13'8"
Master bedroom	4.8 x 3.0m	15'9" x 9'9"
Bedroom 2	2.8 x 3.0m	9'2" x 9'9"
Internal area	74.2 sq.m.	799 sq.ft.
External area	7.2 sq.m.	77 sq.ft.



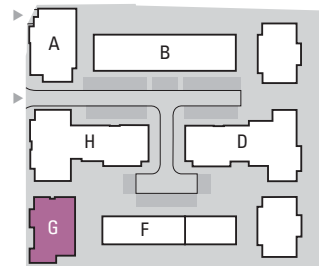
G01

2 Bedroom apartment		
Living/dining inc kitchen	9.3 x 4.1m	30'5" x 13'4"
Master bedroom	3.6 x 3.5m	11'9" x 11'5"
Bedroom 2	5.3 x 2.9m	17'4" x 9'6"
Internal area	82.1 sq.m.	884 sq.ft.
External area	7.8 sq.m.	84 sq.ft.



G04

2 Bedroom apartment		
Living/dining inc kitchen	6.2 x 4.6m	20'3" x 15'0"
Master bedroom	5.0 x 3.0m	16'4" x 9'9"
Bedroom 2	4.2 x 2.6m	13'8" x 8'6"
Internal area	76.2 sq.m.	820 sq.ft.
External area	25.9 sq.m.	279 sq.ft.



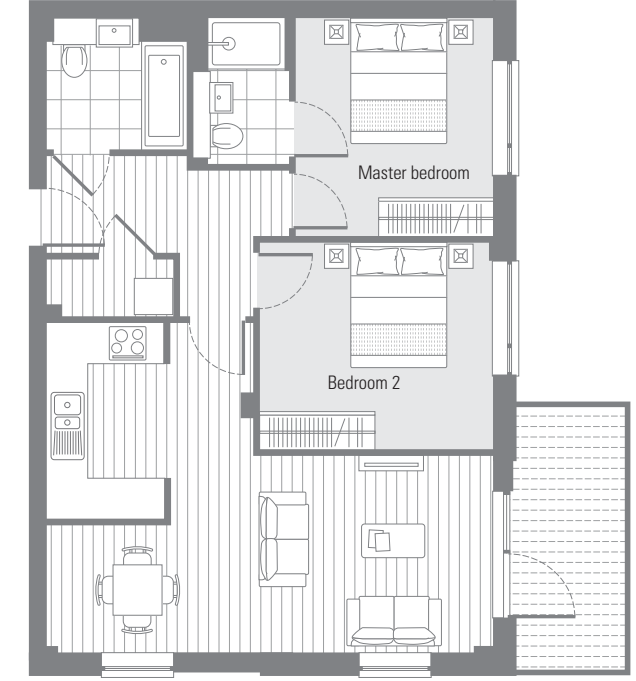
Floor plans shown are intended to be correct, precise details and position of wardrobes may vary. Room dimensions are approximate and indicate maximum achievable. Total areas are accurate to within 5%.



104 204

2 Bedroom apartment

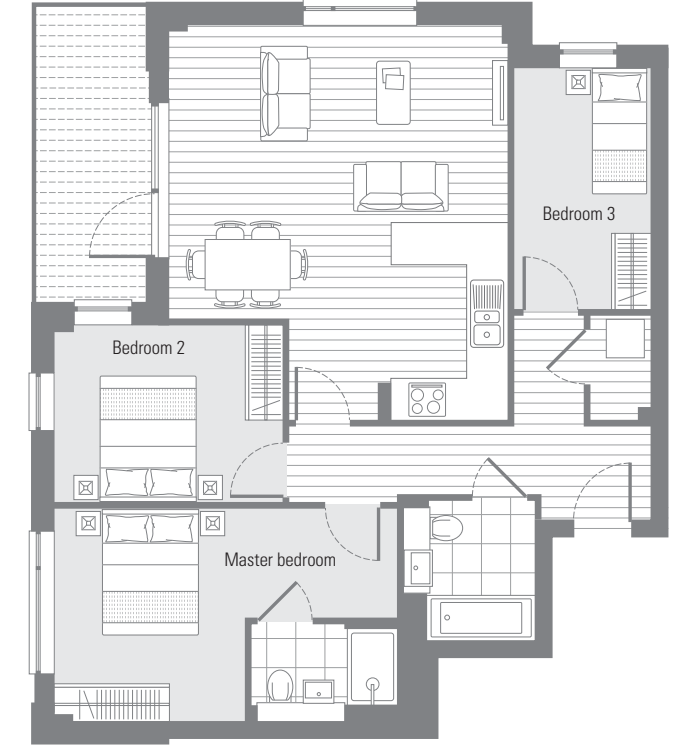
Living/dining inc kitchen	5.5 x 5.0m	18'0" x 16'4"
Master bedroom	3.7 x 3.5m	12'1" x 11'5"
Bedroom 2	4.1 x 3.8m	13'4" x 12'5"
Internal area	73.6 sq.m.	792 sq.ft.
External area	6.9 sq.m.	74 sq.ft.



103 203

2 Bedroom apartment

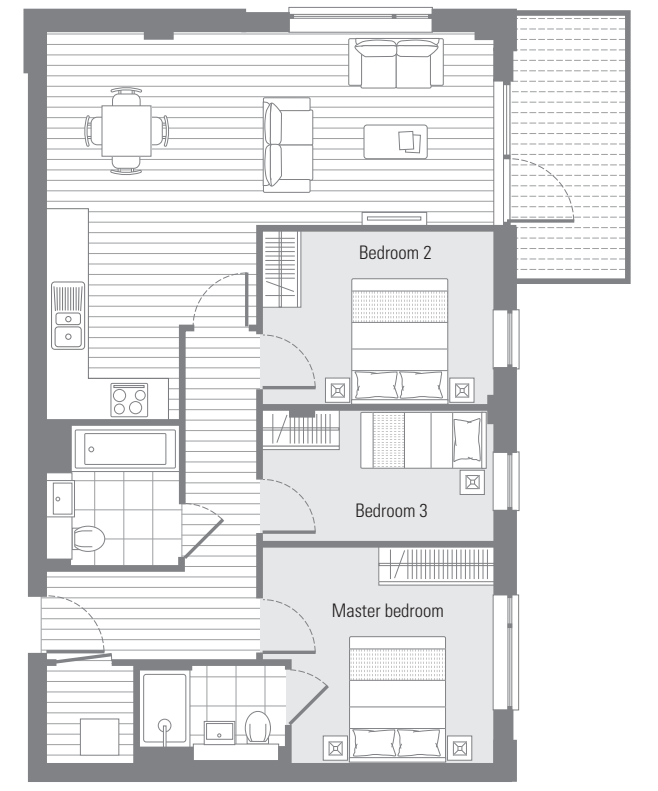
Living/dining	7.0 x 3.0m	22'11" x 9'9"
Kitchen area	3.1 x 1.8m	10'1" x 5'10"
Master bedroom	3.4 x 3.1m	11'1" x 10'1"
Bedroom 2	3.6 x 3.2m	11'9" x 10'5"
Internal area	70.1 sq.m.	755 sq.ft.
External area	7.2 sq.m.	77 sq.ft.



101 201 301 401

3 Bedroom apartment

Living/dining inc kitchen	6.2 x 5.3m	20'3" x 17'4"
Master bedroom	5.4 x 3.3m	17'8" x 10'9"
Bedroom 2	3.6 x 2.7m	11'9" x 8'10"
Bedroom 3	2.1 x 3.8m	6'10" x 12'5"
Internal area	84.6 sq.m.	911 sq.ft.
External area	7.8 sq.m.	84 sq.ft.



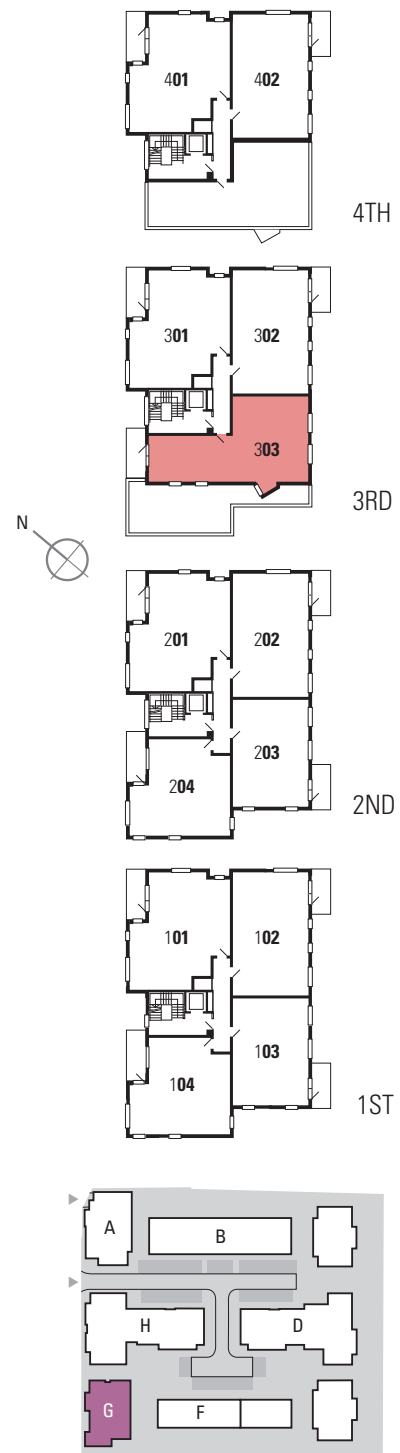
102 202 302 402

3 Bedroom apartment

Living/dining inc kitchen	7.0 x 6.0m	22'11" x 19'7"
Master bedroom	3.6 x 3.3m	11'9" x 10'9"
Bedroom 2	3.6 x 2.7m	11'9" x 8'10"
Bedroom 3	3.6 x 2.0m	11'9" x 6'6"
Internal area	80.6 sq.m.	868 sq.ft.
External area	7.2 sq.m.	77 sq.ft.

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303

3 Bedroom apartment

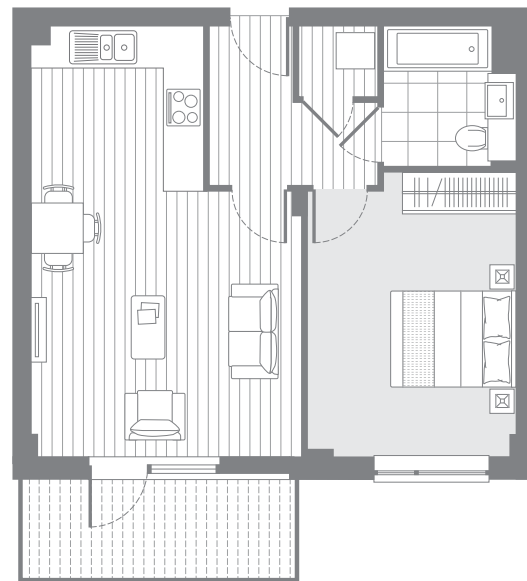
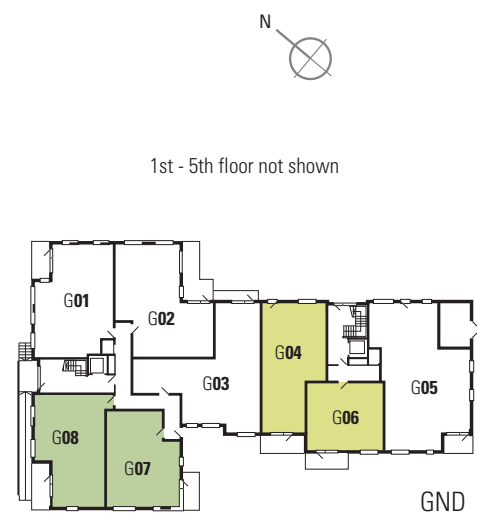
Living/dining inc kitchen	7.2 x 4.2m	23'7" x 13'8"
Master bedroom	4.8 x 3.6m	15'9" x 11'9"
Bedroom 2	4.2 x 2.8m	13'8" x 9'2"
Bedroom 3	4.1 x 3.1m	13'4" x 10'1"

Internal area	90.7 sq.m.	976 sq.ft.
External area	6.9 sq.m.	74 sq.ft.

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Computer generated images,
precise details may vary.

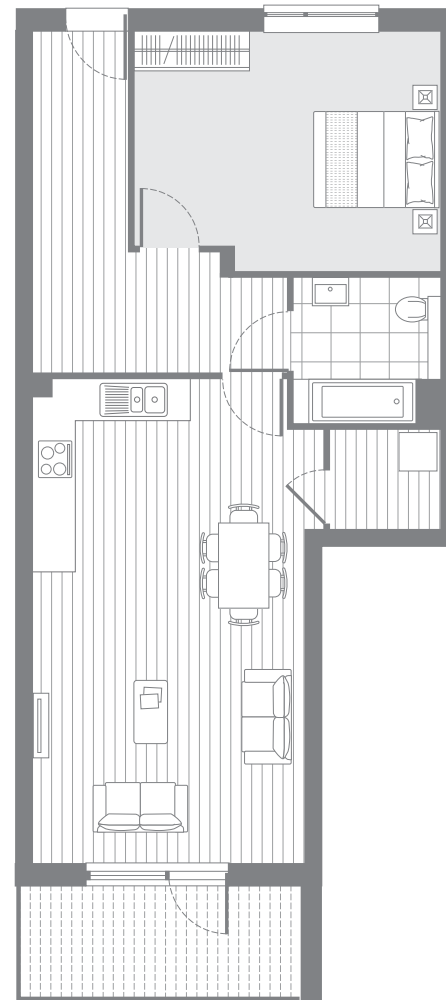


G06

1 Bedroom apartment

Living/dining	4.2 x 4.2m	13'8" x 13'8"
Kitchen area	2.7 x 2.5m	8'10" x 8'2"
Bedroom	4.4 x 3.2m	14'4" x 10'5"

Internal area	51.4 sq.m.	553 sq.ft.
External area	6.6 sq.m.	71 sq.ft.

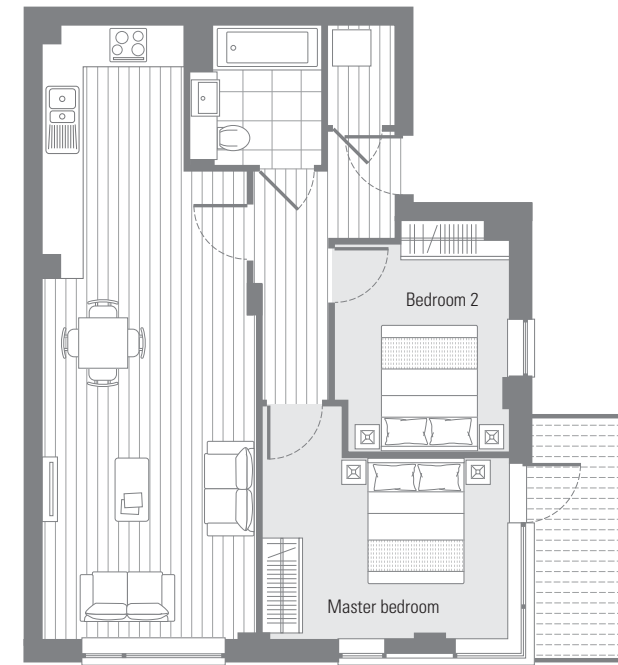


G04

1 Bedroom apartment

Living/dining	7.6 x 4.5m	24'10" x 14'8"
inc kitchen	4.8 x 3.7m	15'9" x 12'1"
Bedroom		

Internal area	72.6 sq.m.	782 sq.ft.
External area	7.5 sq.m.	81 sq.ft.

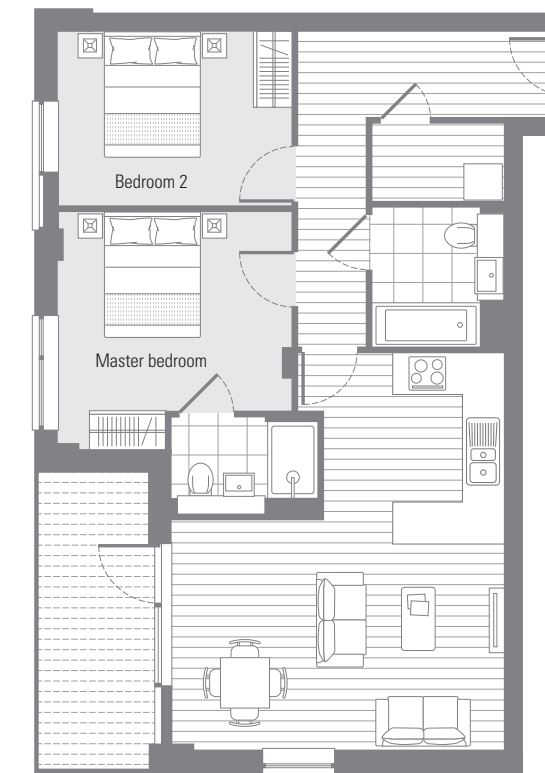


G07

2 Bedroom apartment

Living/dining	9.6 x 3.3m	31'5" x 10'9"
inc kitchen	3.8 x 3.6m	12'5" x 11'9"
Master bedroom	3.2 x 2.7m	10'5" x 8'10"
Bedroom 2		

Internal area	65.2 sq.m.	702 sq.ft.
External area	6.1 sq.m.	65 sq.ft.



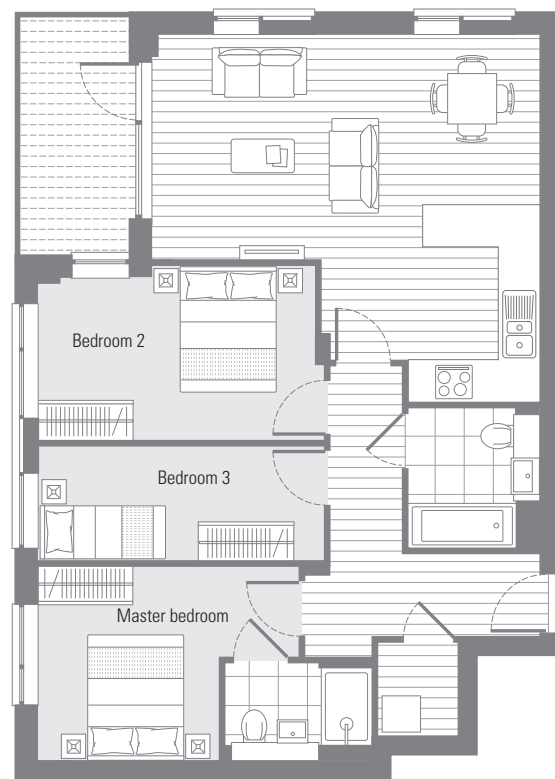
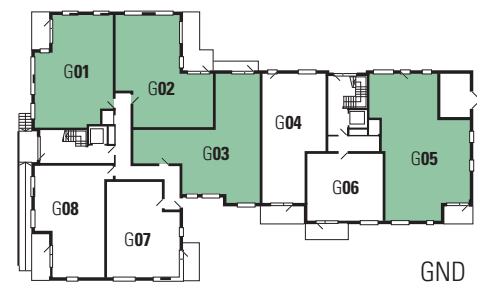
G08

2 Bedroom apartment

Living/dining	5.2 x 6.2m	17'0" x 20'4"
inc kitchen	3.7 x 3.1m	12'1" x 10'1"
Master bedroom	3.6 x 2.7m	11'9" x 8'10"
Bedroom 2		

Internal area	72.0 sq.m.	775 sq.ft.
External area	8.1 sq.m.	87 sq.ft.

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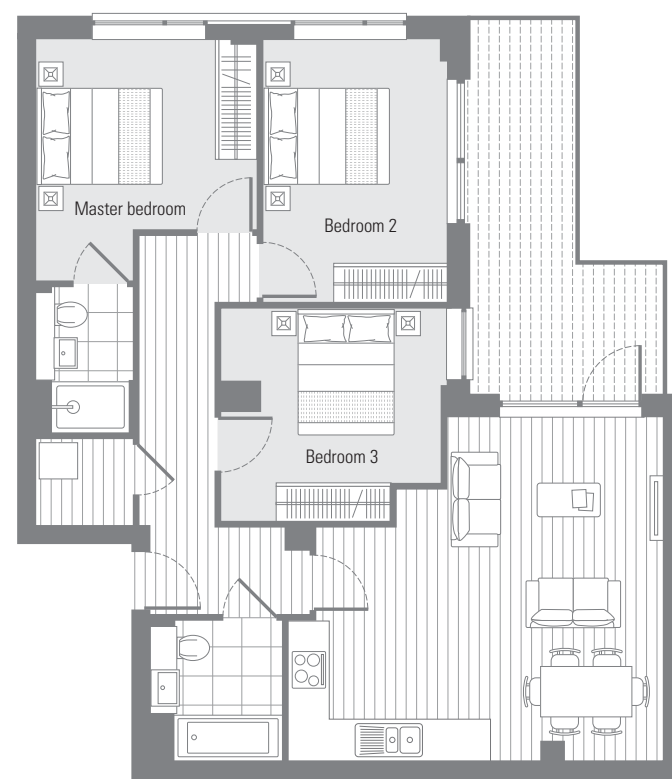


G01

3 Bedroom apartment

Living/dining inc kitchen	5.7 x 6.1m	18'7" x 20'0"
Master bedroom	4.1 x 3.0m	13'4" x 9'9"
Bedroom 2	4.5 x 2.7m	14'8" x 8'10"
Bedroom 3	4.5 x 1.8m	14'8" x 5'10"

Internal area	80.2 sq.m.	863 sq.ft.
External area	6.3 sq.m.	68 sq.ft.



G02

3 Bedroom apartment

Living/dining inc kitchen	5.9 x 5.4m	19'3" x 17'7"
Master bedroom	3.8 x 3.4m	12'5" x 11'1"
Bedroom 2	4.1 x 2.9m	13'4" x 9'6"
Bedroom 3	3.4 x 3.3m	11'1" x 10'9"

Internal area	84.9 sq.m.	914 sq.ft.
External area	12.5 sq.m.	134 sq.ft.



G03

3 Bedroom apartment

Living/dining inc kitchen	7.0 x 4.4m	22'11" x 14'4"
Master bedroom	6.0 x 3.2m	19'7" x 10'5"
Bedroom 2	5.3 x 2.7m	17'3" x 8'10"
Bedroom 3	5.3 x 3.0m	17'3" x 9'9"

Internal area	95.9 sq.m.	1033 sq.ft.
External area	4.0 sq.m.	43 sq.ft.



G05

3 Bedroom apartment

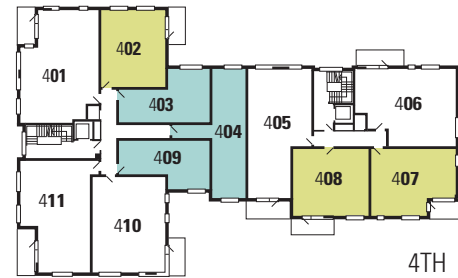
Living/dining inc kitchen	8.4 x 5.4m	27'5" x 17'7"
Master bedroom	6.6 x 3.0m	21'6" x 9'9"
Bedroom 2	3.9 x 3.0m	12'9" x 9'9"
Bedroom 3	4.6 x 2.2m	15'0" x 7'2"

Internal area	114.9 sq.m.	1237 sq.ft.
External area	4.9 sq.m.	53 sq.ft.

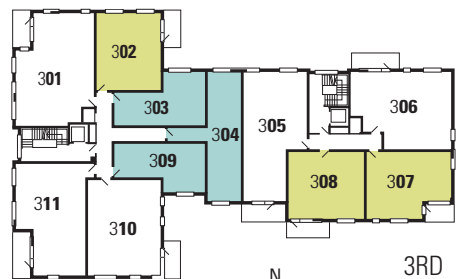
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5TH



4TH



3RD



2ND



1ST



103 203 303 403 503

Suite		
Living area	4.1 x 3.2m	13'4" x 10'5"
Kitchen area	2.1 x 2.1m	6'10" x 6'10"
Bedroom area	3.6 x 3.2m	11'9" x 10'5"

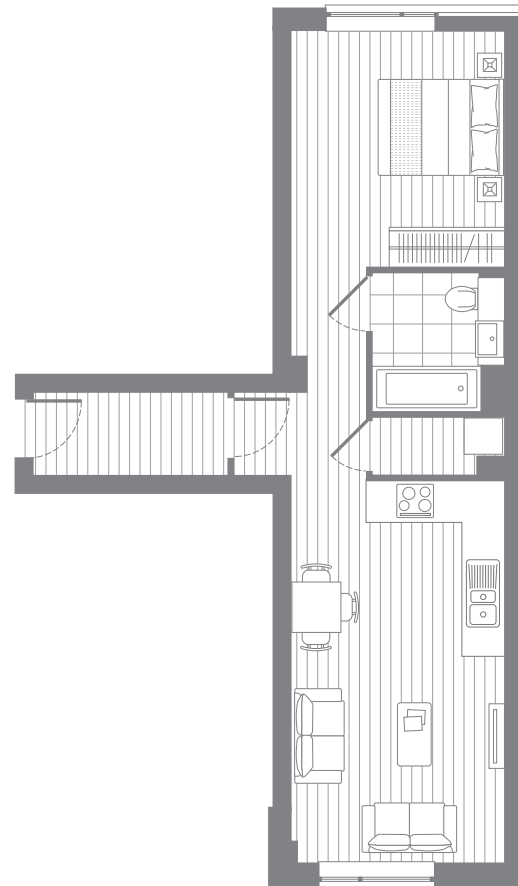
Internal area	38.8 sq.m.	418 sq.ft.
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109 209 309 409 509

Suite		
Living area	4.2 x 2.7m	13'8" x 8'10"
Kitchen area	3.6 x 3.3m	11'9" x 10'9"
Bedroom area	2.1 x 2.1m	6'10" x 6'10"

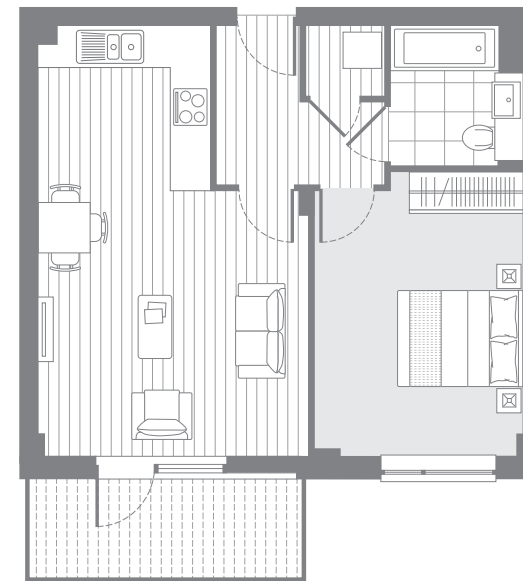
Internal area	37.3 sq.m.	401 sq.ft.
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104 204 304 404 504

Suite		
Living area	6.0 x 3.3m	19'8" x 10'9"
Bedroom area	3.7 x 3.3m	12'1" x 10'9"

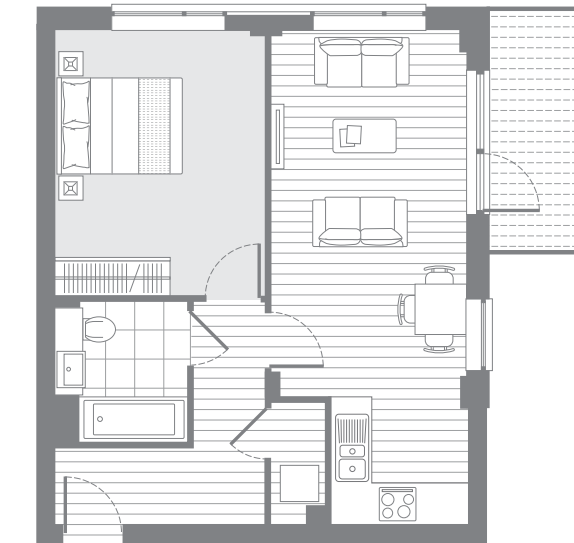
Internal area	48.9 sq.m.	526 sq.ft.
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108 208 308 408 508

1 Bedroom apartment		
Living/dining	4.2 x 4.2m	13'8" x 13'8"
Kitchen area	2.7 x 2.5m	8'10" x 8'2"
Bedroom	4.4 x 3.2m	14'4" x 10'5"

Internal area	51.4 sq.m.	553 sq.ft.
External area	6.6 sq.m.	71 sq.ft.



102 202 302 402 502

1 Bedroom apartment		
Living/dining	5.7 x 3.0m	18'7" x 9'9"
Kitchen area	2.1 x 2.0m	6'10" x 6'6"
Bedroom	4.1 x 3.3m	13'4" x 10'9"

Internal area	50.2 sq.m.	540 sq.ft.
External area	6.2 sq.m.	67 sq.ft.



107 207 307 407 507

1 Bedroom		
Living/dining	5.5 x 3.4m	18'0" x 11'1"
Kitchen area	3.2 x 2.1m	10'5" x 6'10"
Bedroom	4.9 x 2.8m	16'0" x 9'2"

Internal area	52.5 sq.m.	565 sq.ft.
External area	4.9 sq.m.	53 sq.ft.

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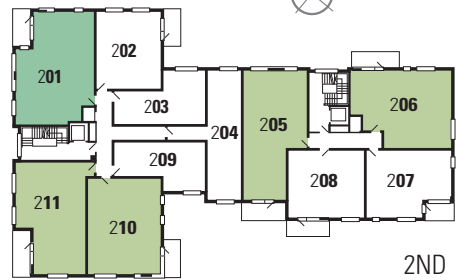
5TH



4TH



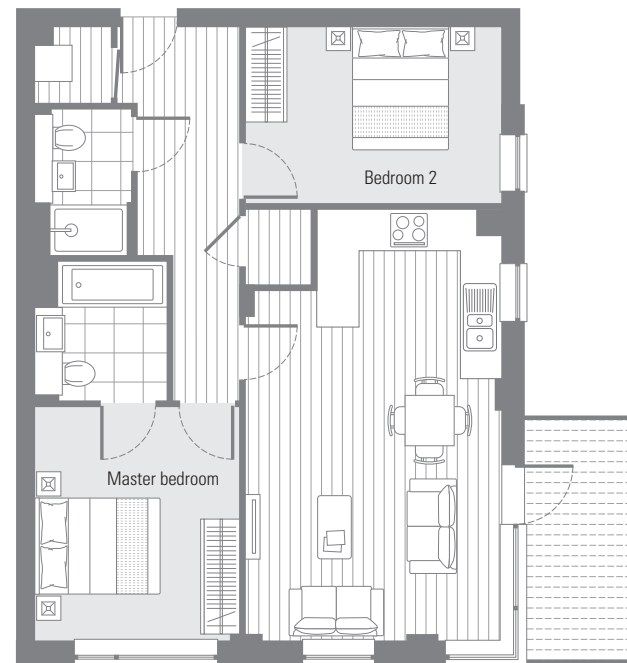
3RD



2ND



1ST

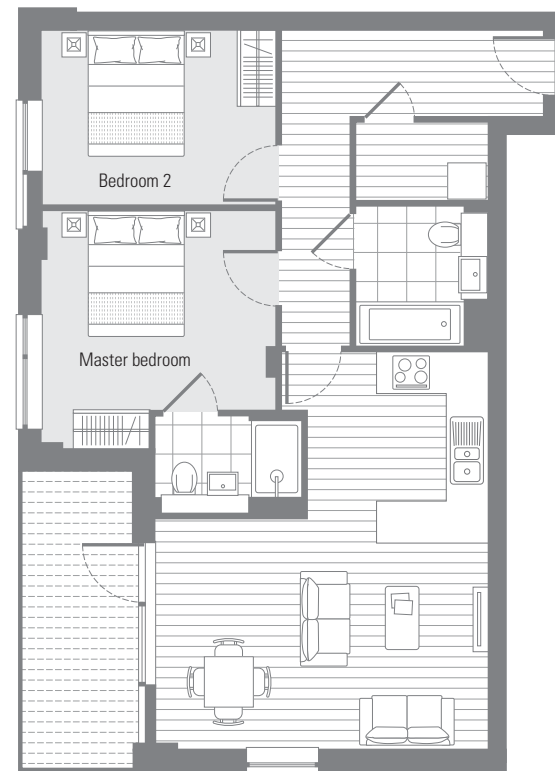


110 210 310 410 510

2 Bedroom apartment

Living/dining inc kitchen	6.7 x 3.9m	22'0" x 12'8"
Master bedroom	3.6 x 3.3m	11'9" x 10'9"
Bedroom 2	3.9 x 2.7m	12'8" x 8'10"

Internal area	70.7 sq.m.	761 sq.ft.
External area	6.1 sq.m.	65 sq.ft.

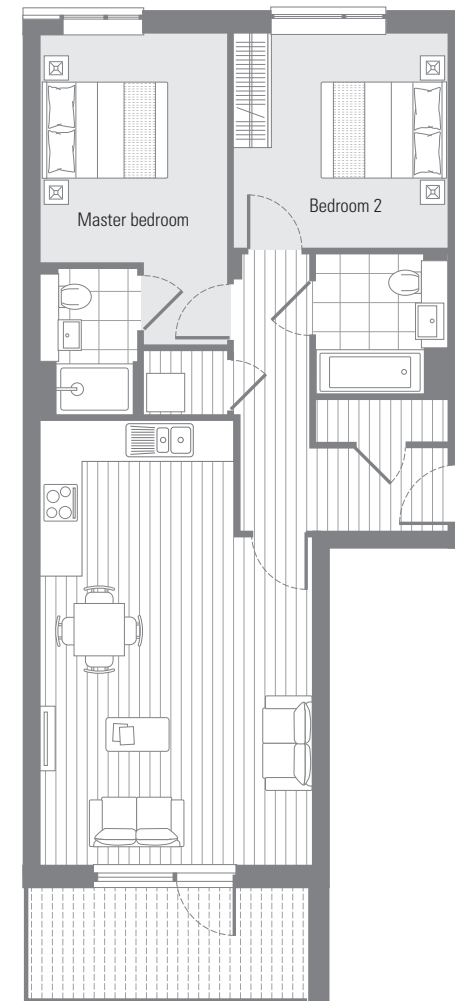


111 211 311 411 511

2 Bedroom apartment

Living/dining inc kitchen	5.2 x 6.2m	17'0" x 20'4"
Master bedroom	3.7 x 3.1m	12'1" x 10'1"
Bedroom 2	3.6 x 2.7m	11'9" x 8'10"

Internal area	72.0 sq.m.	775 sq.ft.
External area	8.1 sq.m.	87 sq.ft.



105 205 305 405 505

2 Bedroom apartment

Living/dining inc kitchen	7.0 x 4.2m	22'11" x 13'8"
Master bedroom	4.9 x 2.9m	16'0" x 9'6"
Bedroom 2	3.3 x 3.3m	10'9" x 10'9"

Internal area	72.6 sq.m.	781 sq.ft.
External area	7.6 sq.m.	82 sq.ft.

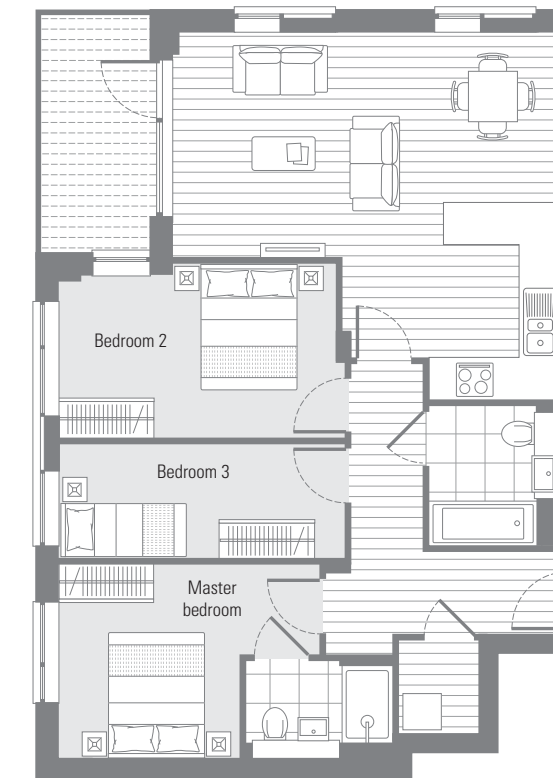


106 206 306 406 506

2 Bedroom apartment

Living/dining	4.4 x 4.4m	14'4" x 14'4"
Kitchen area	2.2 x 3.7m	7'2" x 12'1"
Master bedroom	3.7 x 3.3m	12'1" x 10'9"
Bedroom 2	3.8 x 2.8m	12'5" x 9'2"

Internal area	71.4 sq.m.	769 sq.ft.
External area	7.5 sq.m.	81 sq.ft.



101 201 301 401 501

3 Bedroom apartment

Living/dining inc kitchen	5.7 x 6.1m	18'7" x 20'0"
Master bedroom	4.1 x 3.0m	13'4" x 9'9"
Bedroom 2	4.5 x 2.7m	14'8" x 8'10"
Bedroom 3	4.5 x 1.8m	14'8" x 5'10"

Internal area	80.2 sq.m.	863 sq.ft.
External area	6.3 sq.m.	68 sq.ft.

Floor plans shown are intended to be correct, precise details and position of wardrobes may vary. Room dimensions are approximate and indicate maximum achievable. Total areas are accurate to within 5%.

GENERAL SPECIFICATION

- Walls & ceilings in brilliant white matt finish.
- Satin white finish door linings, skirtings and architraves.
- Oak veneered entrance and internal doors.
- Natural oak one strip hardwood engineered flooring to principal rooms (living/dining, kitchen area and hallway).
- Brushed stainless steel door furniture.
- Brushed metal switch and socket plates.
- Space and water heating via the development communal energy centre serving individual heat interface units.
- Recessed LED low energy downlighting.
- Satellite & terrestrial TV sockets to living rooms and bedrooms.
- Sky+ TV to living/dining area (subject to subscription).
- Two gang switched socket and USB charger port to kitchen, living room and bedrooms.
- Telephone extension sockets to living room and master bedroom.
- Bespoke entertainment unit to living/dining area providing low level cupboard space and bookcase storage above.
- 40-50" LED smart TV and Soundbar to living area.
- All aerial sockets connected to receive terrestrial and digital channels.
- Dimmer switches to living room and all bedroom lighting.

HALLWAY

- Natural oak one strip hardwood engineered flooring.

KITCHEN

- Natural oak one strip hardwood engineered flooring.
- Tobacco wood finish to base units with white matt to upper units, all with concealed handles.
- Mid brown coloured stone worktop with white glass splashbacks to underside of wall units.
- Smeg integrated appliances to include:†
 - single low level oven.
 - microwave.
 - 4 ring ceramic hob with hood.
 - Washer/dryer*, dishwasher and fridge/freezer.
- Low energy underlighting to wall units.
- Stainless steel 1½ bowl undermounted sink.
- Centralised appliance switch panel.

† Suite kitchens may not contain the full set of appliances shown above, and will be specified with a 2 ring hob.

* Washer/dryer may be free standing where located in services cupboard.

BEDROOMS

- Fully fitted quality oatmeal coloured carpet on underlay.
- Full height fitted wardrobes with sliding doors.
- Telephone extension socket to master bedroom.

GENERAL BATHROOM & EN-SUITE

- White bathroom suite with steel bath, back to wall WC, basin and shower tray (if applicable).
- Stone effect porcelain floor tiles and fully tiled walls.
- Clear glass frameless bath screen and/or shower enclosure.
- Concealed plumbing with reconstituted stone vanity top.
- Oak framed recess with mirrored cabinet and feature downlighting.
- Brushed metal shaver socket.
- Chrome plated single lever basin taps, bottle trap, dual flush cistern plate, thermostatic bath filler/shower mixer, shower rail and handset.
- Chrome plated electric heated towel rail.
- Pressurised hot and cold water.

SECURITY

- Video entry phone system to each apartment. (With the exception of Block F Town Houses)

COMMUNAL AREAS

- Porcelain tiled entrance lobbies, carpeted communal corridors and lift lobbies.
- Communal secure cycle storage. (Except Block F)
- Lifts to all apartment levels accessed from ground level.
- Low energy wall lighting.
- Landscaped courtyards.

PARKING

- Surface parking and secure underground parking facilities (at additional cost).



Galliard Homes official letting and management agents

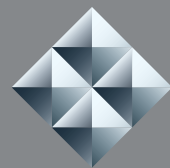
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Galliard Homes furniture solution specialists

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+44(0) 208 502 3308





Silver works

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020 7620 1500

sales@galliardhomes.com silverworksnw9.com

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