

**MIDDLE YARD**  
DUDDEN HILL, NW10



## Welcome to Middle Yard

Middle Yard is a development of 144 apartments, arranged over four buildings offering a mix of styles, aspects and views created by renowned developer Union Developments.

A selection of one, two and three bedroom apartments and duplexes (many available on Help to Buy), with inset balconies or terraces, large floor to ceiling windows and state of the art, contemporary fixture and fittings.

Middle Yard has been designed with wellbeing at the forefront of its creation.

Situated on the brow of Dudden Hill with a 10 metre fall in the landscape, the buildings of various height and orientation provide maximum views and natural light.





Shared communal green spaces on the development include; biodiverse gardens, rain garden, water features, pavilions and a play area.

Exceptionally rare for a development at this competitive price, the private residential facilities include a residents only gym and a swimming pool that flows from the inside out. The outdoor pool space offers a 'wild swimming' feel and the inside gives more of a lavish health club feeling. In addition to this are changing rooms and a 24 hour concierge.

The development also provides an on-site nursery and a central piazza between the blocks.

Each apartment features open plan living with underfloor heating and generous storage, with light engineered Herringbone style flooring to the main areas.

Kitchens include integrated Bosch appliances and stone worktops, whilst bathrooms come complete with a porcelain tiled finish for that clean, luxe look.

## Local Area



Middle Yard is on the boundary between leafy Dollis Hill and bustling Neasden with its lovely open spaces, including Brent Reservoir and Gladstone park, but it is only 13 minutes from the West End by tube.

## Shopping

- 1 IKEA Wembley
- 2 Willesden Green
- 3 London Designer Outlet
- 4 Kensal Rise
- 5 Brondesbury High Street
- 6 Salusbury Road
- 7 Kilburn High Road
- 8 Westfield London
- 9 Portobello Road

## Eateries

- 1 The Queensbury
- 2 BOXPARK Wembley
- 3 The Royal Oak
- 4 Bel & Nev
- 5 Chamberlayne Pub
- 6 JOY at Portobello
- 7 e&o Notting Hill

## Schools

- 1 Northview Junior and Infant School
- 2 Wykeham Primary School
- 3 The Crest Academy
- 4 Our Lady of Grace RC Junior School
- 5 Gladstone Park Primary School
- 6 St Andrew & St Francis C of E Primary School
- 7 North West London Jewish Day School

## Outside Spaces

- 1 Gladstone Park
- 2 Roundwood Park
- 3 Neasden Park
- 4 Welsh Harp Open Space
- 5 Brent Reservoir
- 6 Fryent Country Park
- 7 Queen's Park

## Jubilee Line

- ① Wembley Park (4mins)
- ② Neasden (1mins)
- ③ Dollis Hill (4mins)
- ④ Willesden Green (2mins)
- ⑤ Kilburn (3mins)

## Road Links

- M1 (7mins)
- A40 (7mins)
- A1 (8mins)
- M4 (14mins)
- M40 (18mins)
- M25 (20mins)

*"We have a very good understanding of urban realm and the type of spaces that work well with residential developments to create a sequence of areas for the residents and wider public."*

**Marcus Shields - Landscape Architect**

## Specification

### Apartment Interiors

- Solid core timber doors to residential entrance
- External solid core timber doors to townhouses and duplex units
- Solid timber flooring, white cream herringbone pattern
- Painted white walls
- Solid core full height internal doors
- 100mm timber skirting painted white
- Recessed downlights

### Kitchens

- Pronorm units or equivalent
- White matching plinth
- Minimum clear storage:
- 1 bed: 2 base and 2 wall units
- 2 bed: 3 base and 3 wall units
- 3 bed: 4 base and 3 wall units
- Reconstituted stone in 1 and 2 bedroom units
- Carrara marble worktop and splashback in 3 bedroom units
- Built-in Bosch integrated fridge-freezer, integrated dishwasher, ceramic hob and extractor, stainless steel microwave, stainless steel hot air oven and wine fridge

### Bathrooms

- Dark grey porcelain wall tiles
- Light grey porcelain floor tiles
- White acrylic shower tray
- White matte ceramic toilet, bath and underhung sink to main bathroom
- White matte ceramic toilet and sink to ensuite
- Black satin finish stainless steel wall mounted taps, dual flush cistern buttons and ceiling flush shower head
- Heated black towel radiator
- Two matching wall mounted lights to the side of mirrored vanity unit and downlights

### Communal Entrances

- Five residential entrances with lobby, lift and stairs accessed from the new pedestrian streets and squares, accessed from Dudden Hill Lane
- Entrance doors: metal clad solid core with fob controlled video entry to each apartment

### Amenities

- Concierge desk within Building A and shared facilities
- Designated mail box for each unit in the lobby
- Double stacking cycle stores on lower ground floor between Building B and A, accessed via a bike ramp and lift on every building and at ground level on the new plaza
- Refuse stores on lower ground floor accessed via lift

### Communal/External Finishes

- Precast concrete stair and polished concrete floors
- Balcony or terrace to each residential unit with natural stone paving
- Recessed lighting in soffit of amenity space
- Mild steel vertical flat bar handrail to recessed balconies and terraces
- Matt powder coated metal thermally broken window units U-value 1.4 W/m<sup>2</sup>k
- Red pigmented precast concrete panels
- Mild steel vertical flat bar balustrades with horizontal flat bar handrail to recessed balconies and terraces
- Brick walls with feature patterns and detailing
- Concrete frame detail and fins used as secondary element and towards upper floor setbacks in all buildings

### Landscaping

- Natural stone paving, flat cobbles, benches and built-in planters
- External recessed paving lighting
- Surface mounted wall lights
- Pole street lighting



\*CGI imagery is indicative and may differ from the final product.

# Dexters

To find out more or to arrange a viewing,  
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