



MOSAIC

LONDON - NW10



MOSAIC

LONDON - NW10

WELCOME TO MOSAIC

Hidden away along a private road in a tranquil parkside location, Mosaic offers the perfect combination of city living with peace and quiet. Located on the edge of Roundwood Park on a secluded private road, this boutique development of just nine apartments provides easy access to this charming Grade II listed green space, popular with locals and with a more laid back vibe than nearby Gladstone Park.

The three storey building epitomises the charm and character of the neighbourhood, and is made with modern materials that complement the local streetscape. Traditional red bricks and contrasting metal cladding, combine to create a modern yet classical façade that sits comfortably in this unique setting, with discreet balconies, terraces and gardens surrounded by trees.

Each of the nine apartments has its own private outside space, ranging from landscaped ground floor gardens to upper floor balconies and terraces. The carefully considered exterior is an indication of what lies within. All apartments have been designed with contemporary lifestyles in mind and finished to an exceptionally high standard.



Images depicted are CGI representations of the finished apartments and may be subject to change

THE SMALL SUBURB WITH A BIG HEART

Willesden is a small suburb with a big heart. Situated five miles north of Marylebone, this peaceful enclave has quiet residential streets, a lively high street, excellent parks and first class transport links. Once a place of religious pilgrimage, then the fastest growing district in London, today it's once again a desirable destination, this time around for Londoners looking for a sweet spot in the suburbs that's intrinsically connected to the capital.

The cultural focal point of the vibrant high street is the award-winning library building, which is also home to a gallery, café and museum and hosts regular arts events. As well as telling the story of the area, this stunning space celebrates the diverse local community, including the nearby neighbourhoods of Dollis Hill and Kensal Green.

Shopping here is a breeze, with a wide selection of local independent shops and high street stores along Walm Lane and the High Road, as well as in Church End, known by locals as Church Road. Delis and new cafés and restaurants sit comfortably alongside traditional butchers and bakers. Coffee culture is an established part of the scene, and with several Portuguese and Brazilian shops, cafés and bars you're never far from a pastéis de nata, the perfect custard tart.



▲ Scarlett & Violet



▲ Langolo Deli



◀ Earl of Lonsdale





◀ Portobello Road

◀ Morty & Bob's

LOCAL LIFE

This corner of northwest London has a distinctly cosmopolitan feel, with a diverse mix of independent shops, bars and cafés. Whether you're wandering along Walm Lane and the High Street in Willesden, enjoying a coffee break in Church End, or dropping into Dollis Hill, there are plenty of local shopping options. Brent Cross, the premier shopping centre in northwest London, is conveniently close for major shopping trips.

**“THE RESTAURANTS, BARS,
AND SHOPPING IN THE AREA
ARE FANTASTIC. I LOVE
SHOPPING AT VERANDAH IN
KENSAL RISE AND GRABBING
A BITE AT MORTY & BOB’S
BEFORE HEADING HOME.”**

Local Resident





▲ Duke of Wellington



▼ Morty & Bobs



▲ Beer & Burger



▲ Verandah

◀ The Island



LOCAL SPOTS

- 1 Gail's Bakery
- 2 Beer + Burger
- 3 Habaneros
- 4 Sainsbury's
- 5 O'Farrells
- 6 Edward's Bakery
- 7 Roundwood Lodge Cafe
- 8 Metro Textiles Corner
- 9 A Casa Di Anna - Italian Deli
- 10 Sushi Masa
- 11 LangoLo Deli
- 12 The Library at Willesden Green
- 13 Kiln Theatre
- 14 The Lexi Cinema
- 15 Morty & Bob's
- 16 The Island



GREEN SPACES

Step outside and enjoy Roundwood Park, the 27-acre Grade II listed green space that's right on your doorstep. Established in the 19th century, this beautiful park has interesting and rare features such as an aviary, a Spirit of Youth sculpture and a fishpond with resident turtles. Take your time to breathe in the fresh air, smell the flowers, or walk up to the viewpoint, circled by poplars, for views across the capital to iconic Wembley Arch and beyond. Then stop off at the café and playground, or retreat to the quiet sanctuary of the wildlife area.

Or take a short walk to nearby Gladstone Park, appreciate its extensive 97 acres of parkland and planting, and climb to the hilltop for spectacular views of London landmarks such as Parliament, the London Eye and the Shard. You can join in the free sports, health and fitness activities or relax in the café. For more sporting options, nearby King Edward VII Recreation Ground has a variety of football pitches to hire, including for Gaelic football, as well as a picnic area and playground.



▲ Roundwood Park



► Roundwood Park



▲ Roundwood Park



▲ Notting Hill



▲ The Lexi Cinema

LEISURE & LEARNING

There's a lot packed into this little nook of London between Regent's Park and Wembley, with a thriving arts scene in Willesden, as well as in Kilburn and West Hampstead to the east, and Queens Park and Kensal Green to the west.

Willesden has been home to many artists, including Louis Wain, who inspired the 'Cat Walk' mosaics that punctuate the Willesden streets and inspired the Mosaic name, and sculptor Freda Skinner whose spirit of youth sculpture greets visitors to Roundwood Park.

It has lots of literary connections, and inspired former resident Zadie Smith to write 'White Teeth'. Kilburn is home to the legendary Kiln Theatre (formerly the Tricycle Theatre) a leading fringe theatre that also has a cinema. And London's only social enterprise cinema, showing indie films and hosting community events, is in nearby Kensal Green, which has a distinctly bohemian vibe. Further afield there's great shopping and people-watching in Notting Hill, Wembley Stadium tours for sports fans, or Regent's Park and London Zoo for a great day out.

There are plenty of good state primary and secondary schools in the local area, and a couple which are outstanding, as rated by Ofsted. The wider area is home to top private schools, located in nearby Hampstead and Highgate, and the capital's leading universities are easily reached by public transport.



◀ Spirit of Youth Sculpture



GOING PLACES

It's less than three quarters of a mile to the tube station at Dollis Hill and under a mile to the Zone 2 station at Willesden Green. Both are on the Jubilee Line, possibly the most useful of tube lines, with fast, direct trains into the centre of London as well to the south bank and Docklands.

From Willesden Green in Zone 2 you can be in the West End in a mere twelve minutes, Westminster in 17, Waterloo in 19 and London Bridge in 22. At Bond Street you can hop onto the new Elizabeth Line for super-fast journeys across the capital or to Heathrow Airport.

Willesden is also the terminus for four major bus routes: the number 460 to North Finchley, the 6 to Aldwych, the 52 to Victoria, and the 98 to Russell Square.

Portobello Road ▶

WALK

Roundwood Park	High Street	Dollis Hill	Willesden Green
5 Mins	10 Mins	16 Mins	18 Mins
		⊖	⊖

CYCLE

Wembley Stadium	Portobello Road	Regents Park	Soho
18 Mins	17 Mins	27 Mins	40 Mins

TRAIN

Baker Street	Green Park	Waterloo	London Bridge
12 Mins	16 Mins	20 Mins	23 Mins
⊖	⊖	⊖	⊖

CAR

M25	Chiltern Hills	Gatwick Airport	Brighton
35 Mins	59 Mins	76 Mins	115 Mins
		✈	

Train times start from Dollis Hill.
Journey times taken from Google Maps and TFL.













SPECIFICATION

GENERALLY

- ICW 10 Year Structural Defects Insurance Policy
- Underfloor heating throughout
- 1 x double USB plug socket in each room, excluding hallway and bathroom
- Video entry intercom

ENTRANCE HALL

- Engineered wood flooring

KITCHEN

- True handleless German manufactured kitchen units from Häcker
- Quartz solid surface worktops with undermounted sink
- Siemens induction hobs
- Filtered water tap
- Siemens appliances (oven, dishwasher, integrated fridge/freezer, cooker hood)
- Washing machine not included
- Engineered oak flooring
- All flats have either double oven with combi oven/microwave or single oven with separate built-in microwave
- Undercounter lighting
- Dimmable LED spotlights in ceiling
- dMev low energy continuous running mechanical extract fan with fresh air intake

RECEPTION

- Aluminium sliding doors
- Satellite TV connections
- Recessed ducting to run TV and multimedia cabling in wall
- BT socket for broadband connection
- Engineered oak flooring
- Dimmable pendant light

BEDROOMS

- High quality wool rich carpets or engineered wood flooring (depending on apartment)
- Central pendant dimmable lights

BATHROOMS

- Coalbrook taps and showers
- Tiled bath and shower areas and tiled floors
- Underlit built-in mirrored cabinet in main bathroom with quartz shelf underneath cabinet
- Heated electric towel rail in both ensuite and main bathrooms
- Shaver/toothbrush socket
- dMev low energy continuous running mechanical extract fan with fresh air intake

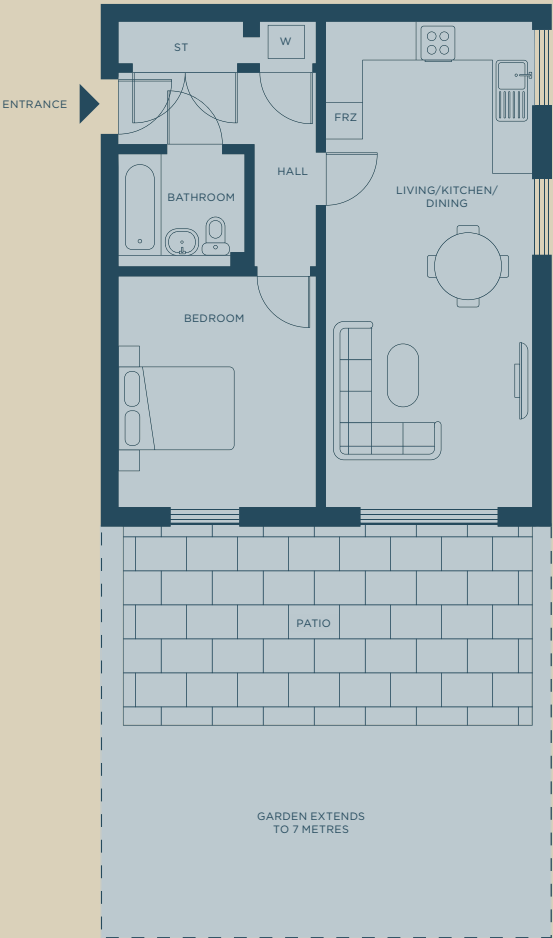
EXTERNAL

- Private garden, patio, balcony or terrace for each apartment with external lighting and external weatherproof double socket
- Secure brick cycle storage unit with aluminium doors

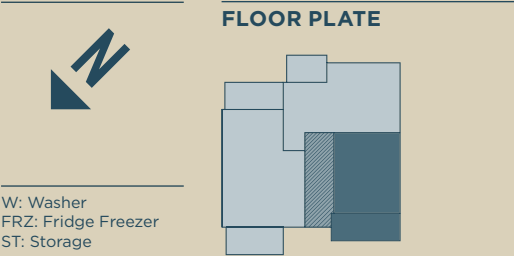
FLOOR PLANS

APARTMENT 1

GROUND FLOOR
ONE BEDROOM



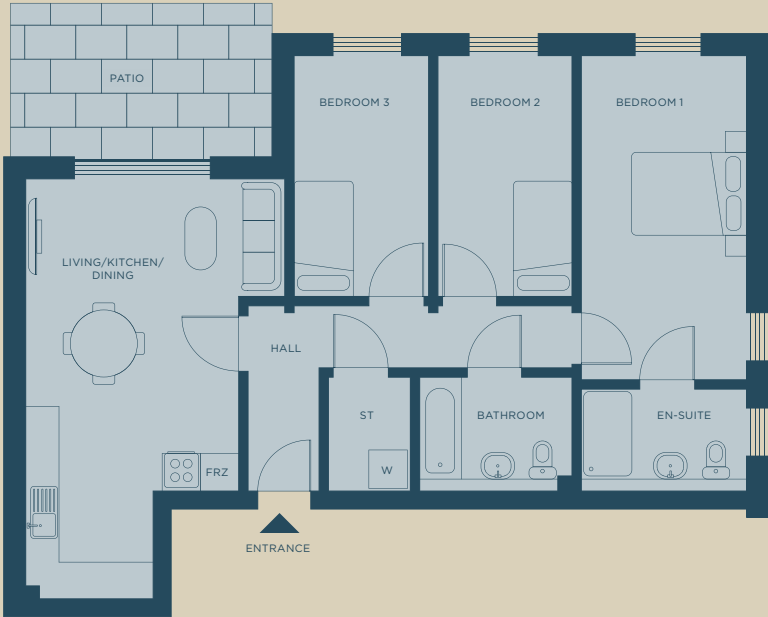
TOTAL INTERNAL AREA	56.4 sq m	609 sq ft
LIVING/KITCHEN/DINING	3.36m x 8.27m	11'0" x 27'2"
BEDROOM	3.39m x 3.82m	11'1" x 12'6"
BATHROOM	2.12m x 1.9m	6'11" x 6'3"



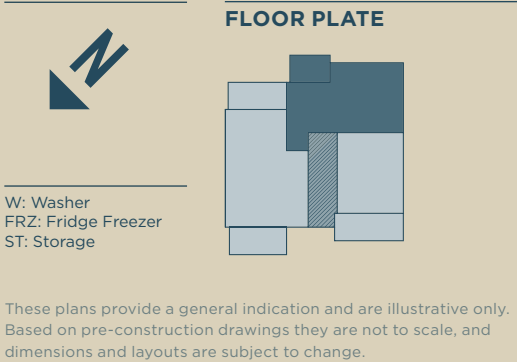
These plans provide a general indication and are illustrative only. Based on pre-construction drawings they are not to scale, and dimensions and layouts are subject to change.

APARTMENT 2

GROUND FLOOR
THREE BEDROOMS



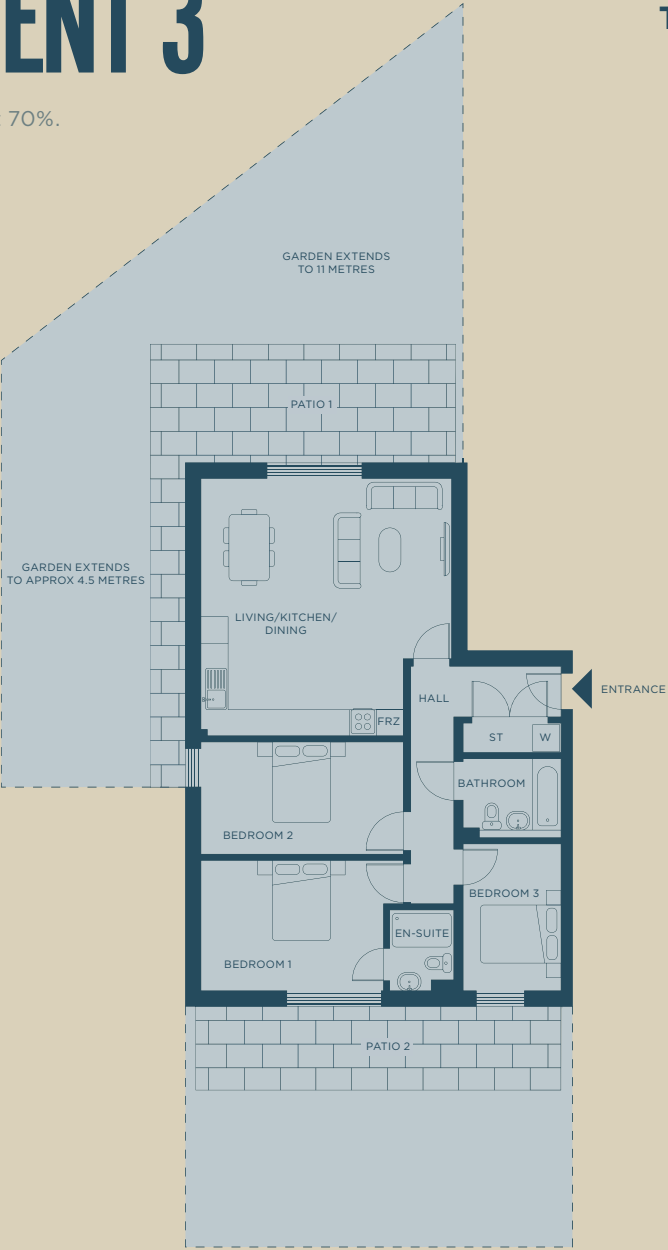
TOTAL INTERNAL AREA	81 sq m	874 sq ft
LIVING/KITCHEN/DINING	3.65m x 7.04m	11'12" x 23'1"
BEDROOM 1	2.80m x 5.42m	9'2" x 17'9"
BEDROOM 2	2.28m x 4.04m	7'6" x 13'3"
BEDROOM 3	2.28m x 4.04m	7'6" x 13'3"
BATHROOM	2.58m x 1.96m	8'6" x 6'5"
EN-SUITE	2.80m x 1.76m	9'2" x 5'9"



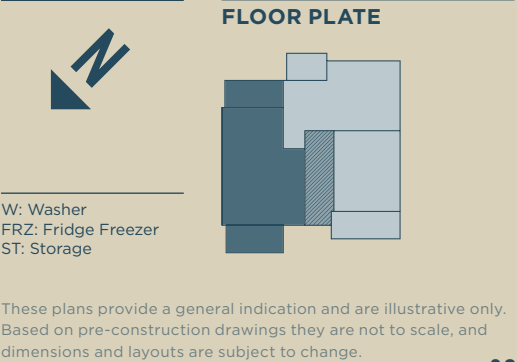
APARTMENT 3

GROUND FLOOR
THREE BEDROOMS

This floor plan is reduced at 70%.

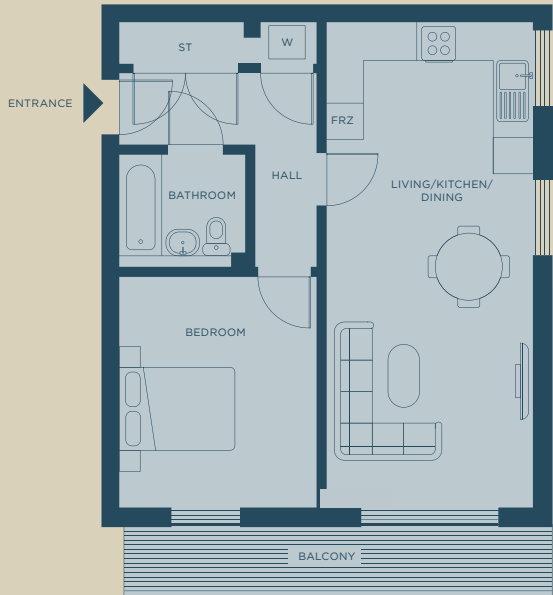


TOTAL INTERNAL AREA	93.2 sq m	1006 sq ft
LIVING/KITCHEN/DINING	6.02m x 6.36m	19'9" x 20'10"
BEDROOM 1	4.79m x 3.09m	15'9" x 10'2"
BEDROOM 2	4.79m x 2.68m	15'9" x 8'10"
BEDROOM 3	2.36m x 3.48m	7'9" x 11'5"
BATHROOM	2.40m x 1.90m	7'10" x 6'3"
EN-SUITE	1.55m x 1.94m	5'1" x 6'4"

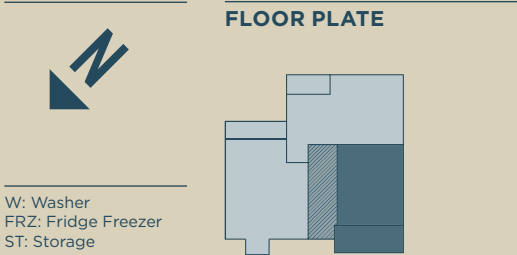


APARTMENT 4

FIRST FLOOR
ONE BEDROOM



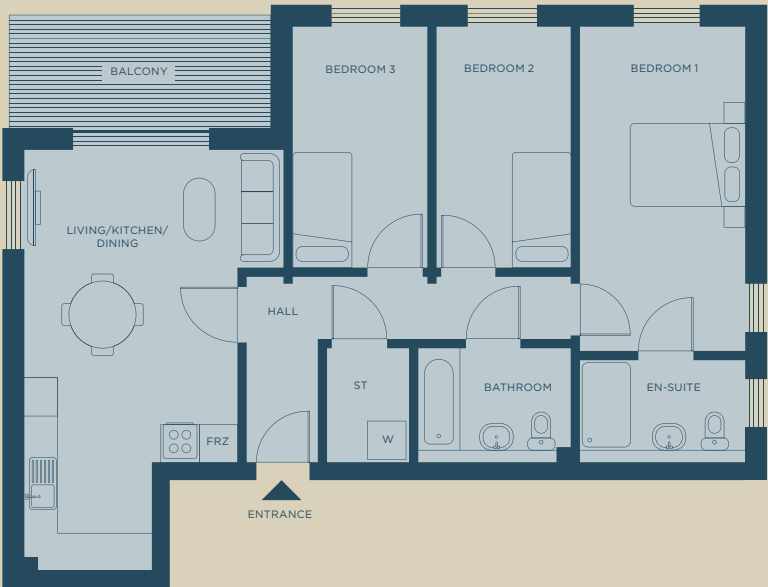
TOTAL INTERNAL AREA	54.3 sq m	586 sq ft
LIVING/KITCHEN/DINING	3.45m x 8.06m	11'4" x 26'5"
BEDROOM	3.34m x 3.84m	10'12" x 12'7"
BATHROOM	2.12m x 1.90m	6'11" x 6'3"



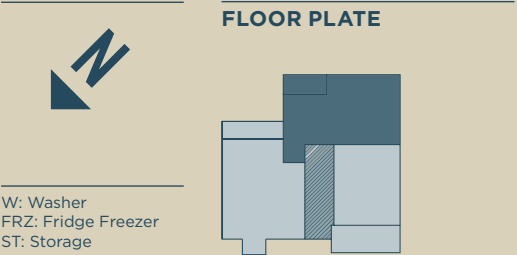
These plans provide a general indication and are illustrative only. Based on pre-construction drawings they are not to scale, and dimensions and layouts are subject to change.

APARTMENT 5

FIRST FLOOR
THREE BEDROOMS



TOTAL INTERNAL AREA	81.2 sq m	876 sq ft
LIVING/KITCHEN/DINING	3.65m x 7.04m	11'12" x 23'1"
BEDROOM 1	2.80m x 5.42m	9'2" x 17'9"
BEDROOM 2	2.28m x 4.37m	7'6" x 14'4"
BEDROOM 3	2.28m x 4.04m	7'6" x 13'3"
BATHROOM	2.58m x 1.96m	8'6" x 6'5"
EN-SUITE	2.80m x 1.76m	9'2" x 5'9"



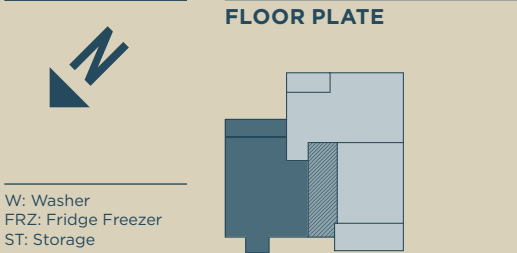
These plans provide a general indication and are illustrative only. Based on pre-construction drawings they are not to scale, and dimensions and layouts are subject to change.

APARTMENT 6

FIRST FLOOR
TWO BEDROOMS



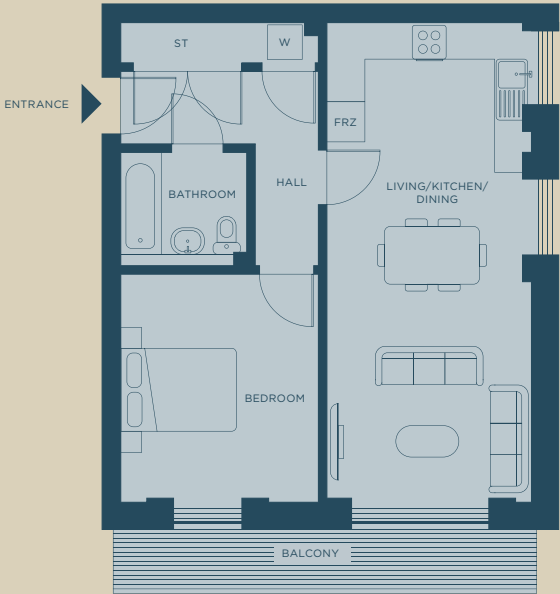
TOTAL INTERNAL AREA	80.3 sq m	866 sq ft
LIVING/KITCHEN/DINING	6.08m x 6.39m	19'11" x 20'12"
BEDROOM 1	4.84m x 3.77m	15'11" x 12'4"
BEDROOM 2	3.64m x 4.35m	11'11" x 14'3"
BATHROOM	2.42m x 1.94m	7'11" x 6'4"



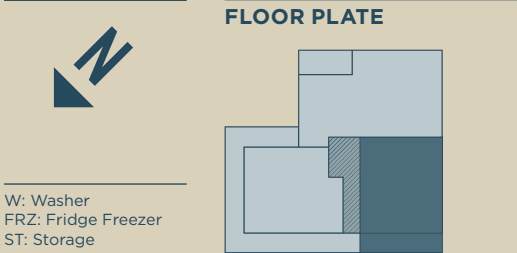
These plans provide a general indication and are illustrative only. Based on pre-construction drawings they are not to scale, and dimensions and layouts are subject to change.

APARTMENT 7

SECOND FLOOR
ONE BEDROOM



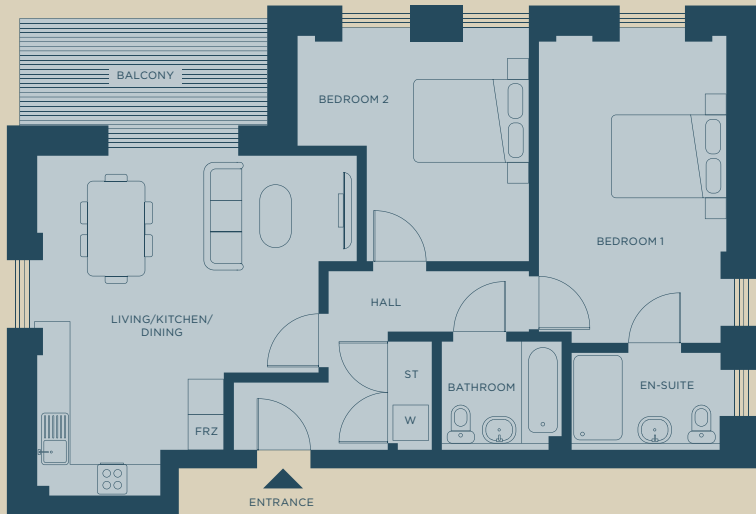
TOTAL INTERNAL AREA	52.8 sq m	570 sq ft
LIVING/KITCHEN/DINING	3.20m x 7.96m	10'6" x 26'1"
BEDROOM	3.30m x 3.69m	10'10" x 12'1"
BATHROOM	2.11m x 1.94m	6'11" x 6'4"



These plans provide a general indication and are illustrative only. Based on pre-construction drawings they are not to scale, and dimensions and layouts are subject to change.

APARTMENT 8

SECOND FLOOR
TWO BEDROOM



TOTAL INTERNAL AREA	75.1 sq m	810 sq ft
LIVING/KITCHEN/DINING	5.45m x 5.71m	17'11" x 18'9"
BEDROOM 1	3.13m x 5.20m	10'3" x 17'1"
BEDROOM 2	3.90m x 3.91m	12'10" x 12'10"
BATHROOM	2.10m x 1.92m	6'11" x 6'4"
EN-SUITE	2.60m x 1.72m	8'6" x 5'8"

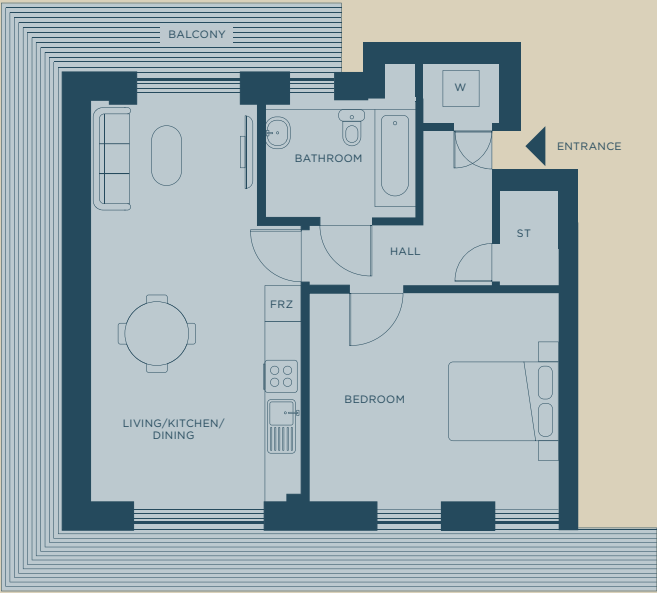
FLOOR PLATE

W: Washer
FRZ: Fridge Freezer
ST: Storage

These plans provide a general indication and are illustrative only. Based on pre-construction drawings they are not to scale, and dimensions and layouts are subject to change.

APARTMENT 9

SECOND FLOOR
ONE BEDROOM



TOTAL INTERNAL AREA	53.9 sq m	582 sq ft
LIVING/KITCHEN/DINING	3.52m x 7.10m	11'7" x 23'4"
BEDROOM	4.41m x 3.56m	14'6" x 11'8"
BATHROOM	2.28m x 2.29m	7'6" x 7'6"

FLOOR PLATE

W: Washer
FRZ: Fridge Freezer
ST: Storage

These plans provide a general indication and are illustrative only. Based on pre-construction drawings they are not to scale, and dimensions and layouts are subject to change.

NEWBOURNE HOMES

Newbourne Homes was established in 2012 by directors Eamon Roberts and Matthew Harris, and has been building high quality homes in the capital for over a decade. With completed projects in all four corners of London, we believe in making sustainable, high quality homes for our clients. We are committed to providing spaces where people will enjoy living. That is our founding philosophy, and it has given rise to a strong reputation in a city where finding a residence can be a challenge. Newbourne Homes is set apart by a focus on customer service and the high standards we strive for, as we develop high quality housing in order to help our London clientele to find homes they love.

PREVIOUS PROJECTS



01 - The Bec SW16



02 - The Effra Apartments SW2



03 - EightyFour Ravensbourne Park SE6



WWW.NEWBOURNEHOMES.COM | info@newbournehomes.com

This brochure, and the description and measurements herein, do not form any part of a contract. Whilst every effort has been made to ensure accuracy, this cannot always be guaranteed. Site layouts, and specifications, are taken from drawings which were correct at the time of print. All plans contained within this brochure are not to scale and room sizes are approximate and subject to change. Measurements contained within this brochure were taken from plans in metric measurements. Imperial measurements are for guidance purposes only. The information and imagery contained in this brochure is for guidance purposes only and not constitute a contract, part of contract or warranty. Images of the properties are computer generated and the landscaping may have been enhanced. Brochure designed by Studio Ignite - studioignite.co.uk

