



**Clifton Mansions is the
next chapter in London's
mansion block history.**

**Clifton Mansions is a beautiful,
of the moment interpretation of a
classical London Mansion block.**

****Important disclaimer**

**This brochure and the information provided within it, including plans, specification, CGI's and layouts are a guide only.
They are not to be relied on and are subject to change and variation at any time and do not form any part of the contract whatsoever**

Introduction to Clifton Mansions

Welcome to the classic London mansion house, reimagined. Clifton Mansions in Willesden Green takes the essence of traditional apartment living and combines it with a fantastically modern twist. Our choice of extremely energy efficient one, two and three bedroom apartments has global appeal, with each property benefiting from private outside space, communal landscape gardens, basement parking and cycle storage.

Clifton Mansions occupies a dream location, nestling in a handsome residential enclave yet a five minute walk from Willesden Green Tube station. Residents can quickly immerse themselves in local life, with bars, restaurants, cafés and parks a short stroll from this new landmark building.

The enduring style and stature of existing London mansion blocks heavily influenced our design starting point, especially the nearby listed Kingsley Court. Flashes of Art Deco styling, undulating curves and banded brickwork are familiar and exciting in equal measure. Look closer and there are intricate details too – patterns and finishes that have allowed master trades to show their flair.

Inside, luxe living starts in the stylish lobby, which is complete with a concierge – a comforting barrier between the hubbub of London and the sanctuary of each apartment. With lift access to each floor, home is never far away. Our desire at Clifton Mansions was to create apartments full of atmosphere and with layers of desirability, achieved by including high ceilings and a modern specification capable of elevating everyday living. Residents will enjoy a contemporary yet durable foundation from which to build an exciting London life.



Computer generated images

Local Area

Willesden epitomises modern London living - accessible, cosmopolitan, traditional and fresh all at the same time. While the Jubilee Line offers fast and direct journeys to Central London, the area's strong sense of community and unmistakable identity is captivating. The neighbourhood advantageously spans both travel zones 2 and 3, with Tube stations at Willesden Green and Dollis Hill, Overground and Underground services from Willesden Junction, and the M1 motorway close by.

Willesden is undoubtedly a place where you can balance urban conveniences with culture and open space. Take, for instance, Gladstone Park. While there's a constant reminder you're in London, thanks to panoramic views across the city, there are award-winning formal gardens, tennis courts and two playgrounds. In addition, Gladstone is one of the only parks in North London where you can walk dogs off the lead. Just add a freshly brewed coffee and a homemade cake from the park's Stables Café, and you have all the ingredients for a perfect afternoon.





Horizons can be expanded further still. Follow the art trail to marvel at Willesden Green's stunning wall murals or visit one of the exhibitions at Willesden Gallery. The secret gardens of Mapesbury Dell – hidden among the tree-lined streets of Mapesbury Conservation Area – bring balance to the bustle, while the formal gardens at Roundwood Park are so inspiring that they have earned Grade II listed status. And stay local to enjoy different cultures and communities on your doorstep, with a choice of places of worship and the inspiring Brondesbury Eruv.

Dining out in NW2 also draws from different quarters, with bars and gastropubs sitting alongside fine dining restaurants and a thriving café culture – global tastes from a varied yet close-knit neighbourhood. Why not broaden your culinary palette at Sushi Masa, Sanzio, Spasso, The Queensbury, La Bottega di Anna, Firezza, Mazal 76, Papagayo Café or Mezzoroma?



GAIL's

BAKERY





SAUSA

CORNBREAD
GRUYÈRE & CHIVE DROP SCONES



A truly sustainable neighbourhood, Willesden is also where the 'shop local' ethos is well-practised, with independent stores, high street brands, family-run businesses and a farmers' market creating a lively atmosphere along Walm Lane, the High Road and in Church End. Highlights include Gail's Bakery, Nest, Xoxo Coffee & Patisserie, Walnut Health Food Store, Mandalin Deli, and lifestyle brands Lily King and Homes Outlet.

As well as nestling in Brent – London's Borough of Culture 2020 – Willesden sits at the heart of three of London's largest regeneration areas – Cricklewood/Brent Cross, Old Oak Common and Wembley. The latter, just a short car journey from Clifton Mansions, is a magnet for a multitude of reasons – Wembley Stadium, Wembley Arena, Boxpark, Ikea and the London Designer Outlet included.

These evolving close neighbours only add to Willesden's growing appeal, although residents are able to dip into the already established riches of nearby Maida Vale, St. John's Wood and Belsize Park, or head north into the Hertfordshire countryside.











**CLIFTON
MANSIONS**

Apartment 1 (Garden level)

3 bedrooms

Dimensions

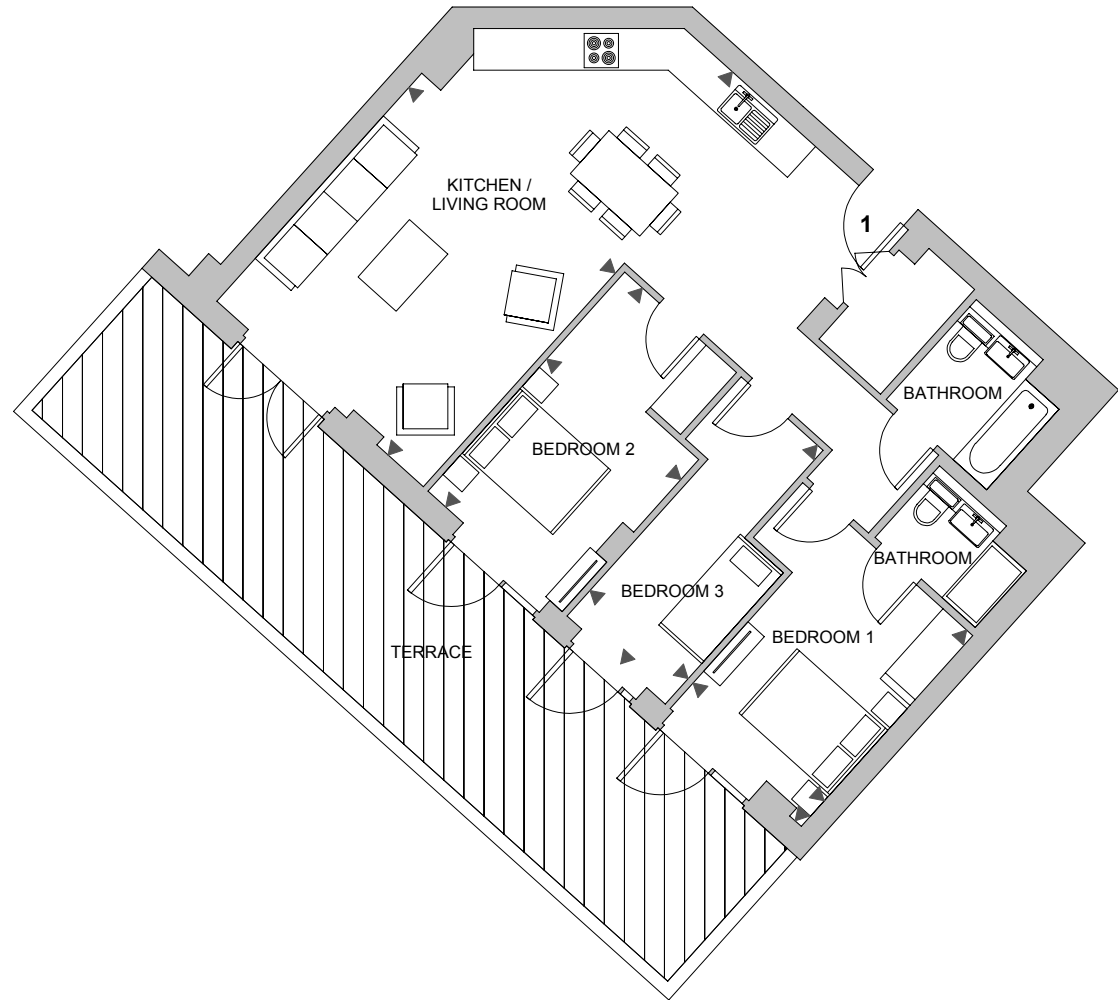
KITCHEN/LIVING ROOM
8.02m x 4.32m
26'3 x 14'2

BEDROOM 1
4.00m x 2.75m
13'1 x 9'

BEDROOM 2
4.58m x 2.81m
15' x 9'2

BEDROOM 3
4.58m x 2.05m
15' x 6'7

92.6 M²
997 SQ^{FT}





CLIFTON MANSIONS

Apartment 2 (Garden level)

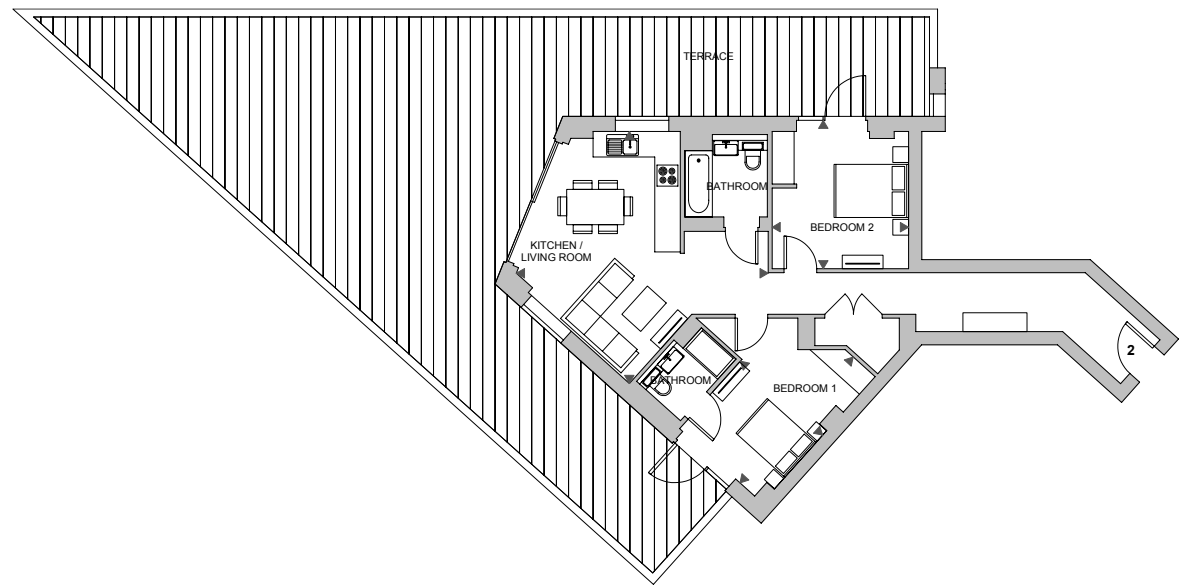
2 bedrooms

Dimensions

KITCHEN/LIVING ROOM
6.41 x 6.41 21' x 21'

BEDROOM 1
4.31 x 2.82 14'1" x 9'2"

76.1 M²
818 SQ^{FT}





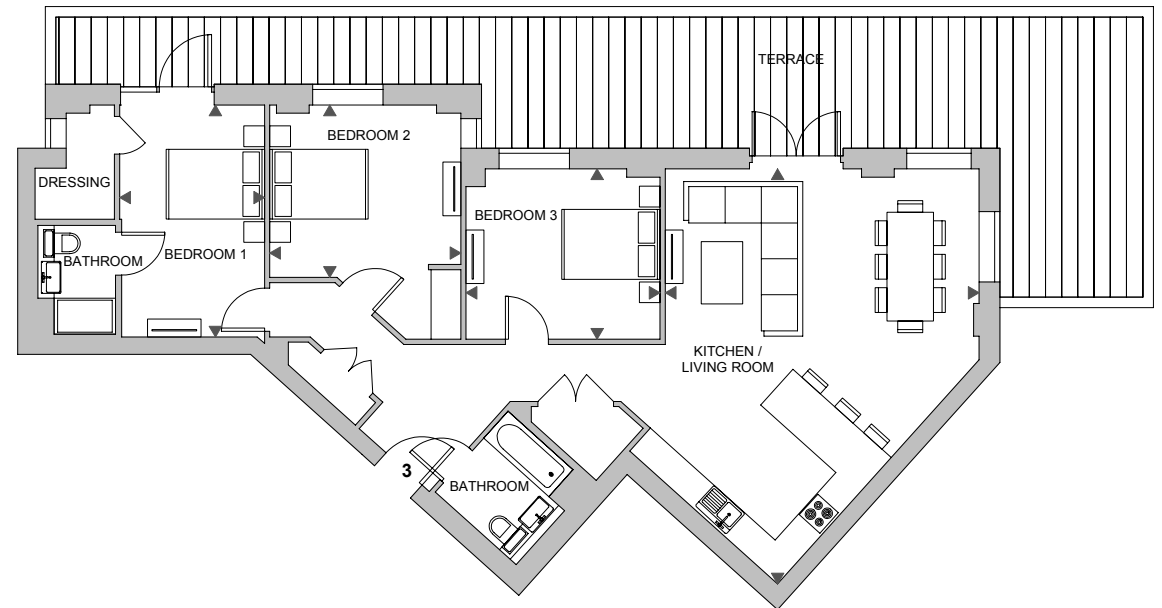
CLIFTON MANSIONS

Apartment 3 (Garden level)

3 bedrooms

Dimensions

KITCHEN/LIVING ROOM 8.02 x 6.06	26'1 x 19'9
BEDROOM 1 4.48 x 2.80	14'7 x 9'2
BEDROOM 2 3.69 x 3.33	12'1 x 10'9
BEDROOM 3 3.74 x 3.29	12'3 x 10'8
107.2 M² 1154 SQ^{FT}	





CLIFTON
MANSIONS

Apartment 4 (Garden level)

1 bedroom

Dimensions

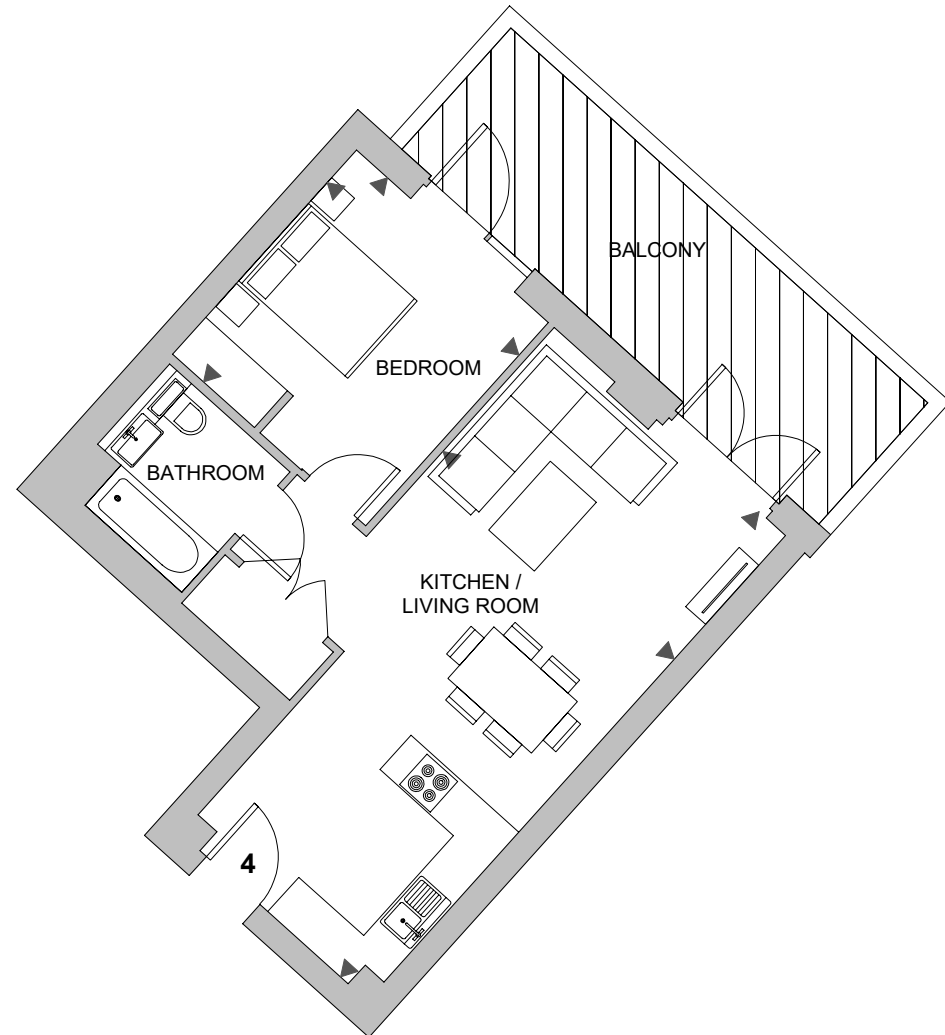
KITCHEN/LIVING ROOM
8.13 x 4.03

26'7 x 13'2

BEDROOM 1
3.57 x 3.35

11'7 x 11'

51.4 M²
553 SQ^{FT}





**CLIFTON
MANSIONS**

Apartment 5 (Garden level)

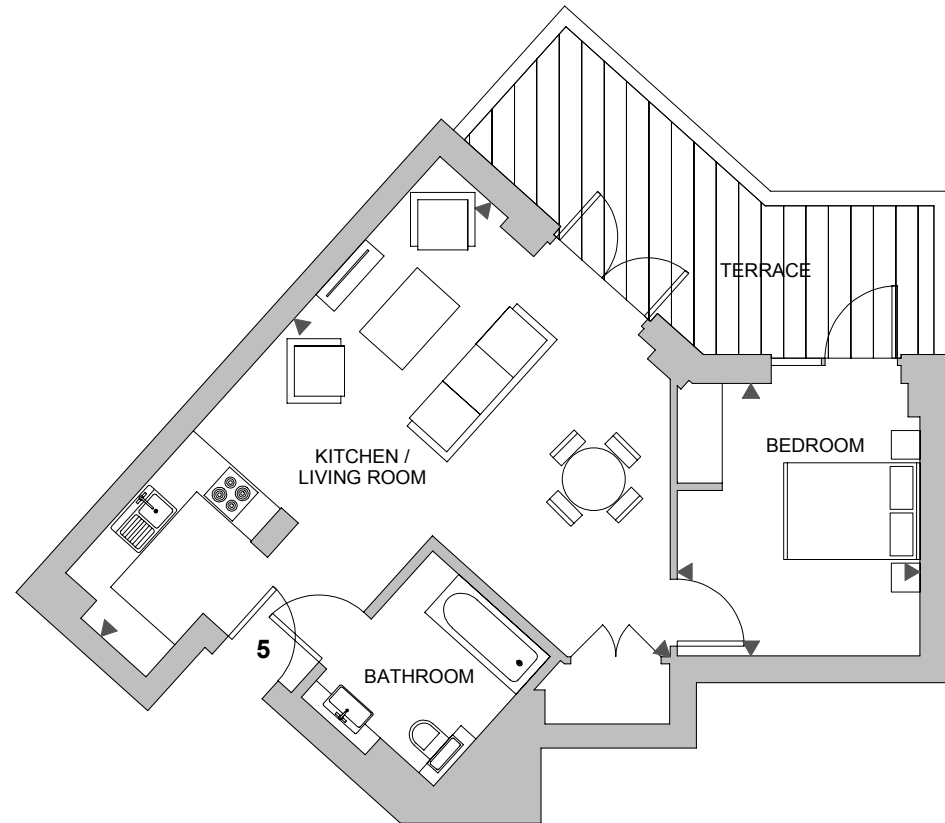
1 bedroom

Dimensions

KITCHEN/LIVING ROOM
8.13 x 7.04 26'7 x 23'

BEDROOM 1
3.80 x 3.38 12'5 x 11'

58.8 M²
633 SQ^{FT}





CLIFTON MANSIONS

Apartment 6 (Garden level)

2 bedrooms

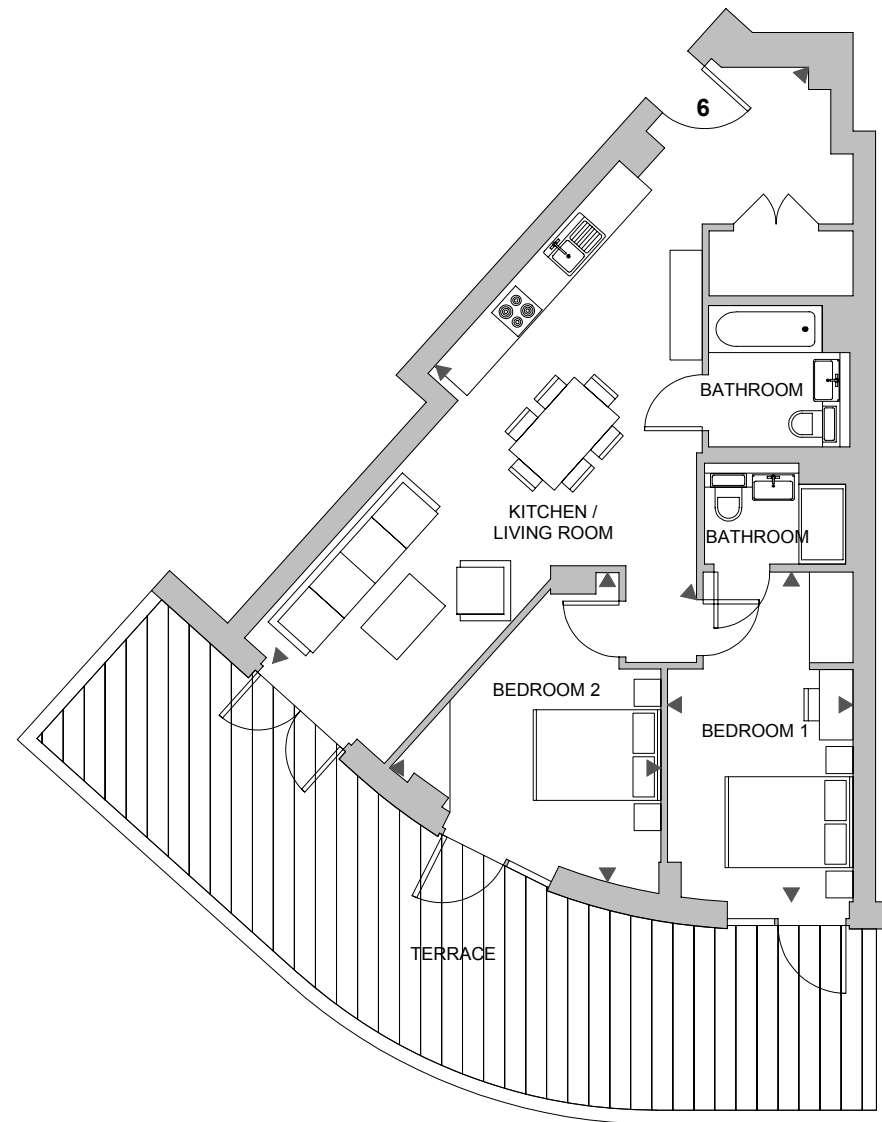
Dimensions

KITCHEN/LIVING ROOM
11.89 x 5.47 39' x 17'9"

BEDROOM 1
4.90 x 2.75 16' x 9'

BEDROOM 2
4.59 x 4.03 15' x 13'2"

73.5 M²
791 SQ^{FT}





CLIFTON MANSIONS

Apartment 7 (Garden level)

3 bedrooms

Dimensions

KITCHEN/LIVING ROOM	28'2 x 12'6
BEDROOM 1	12'8 x 8'9
BEDROOM 2	12'8 x 9'
BEDROOM 3	14'9' x 6'

86 M²
926 SQ^{FT}





**CLIFTON
MANSIONS**

Apartment 8 (First floor)
Apartment 17 (Second floor)
Apartment 26 (Third floor)
Apartment 38 (Fourth floor)
Apartment 48 (Fifth floor)

1 bedroom

Dimensions

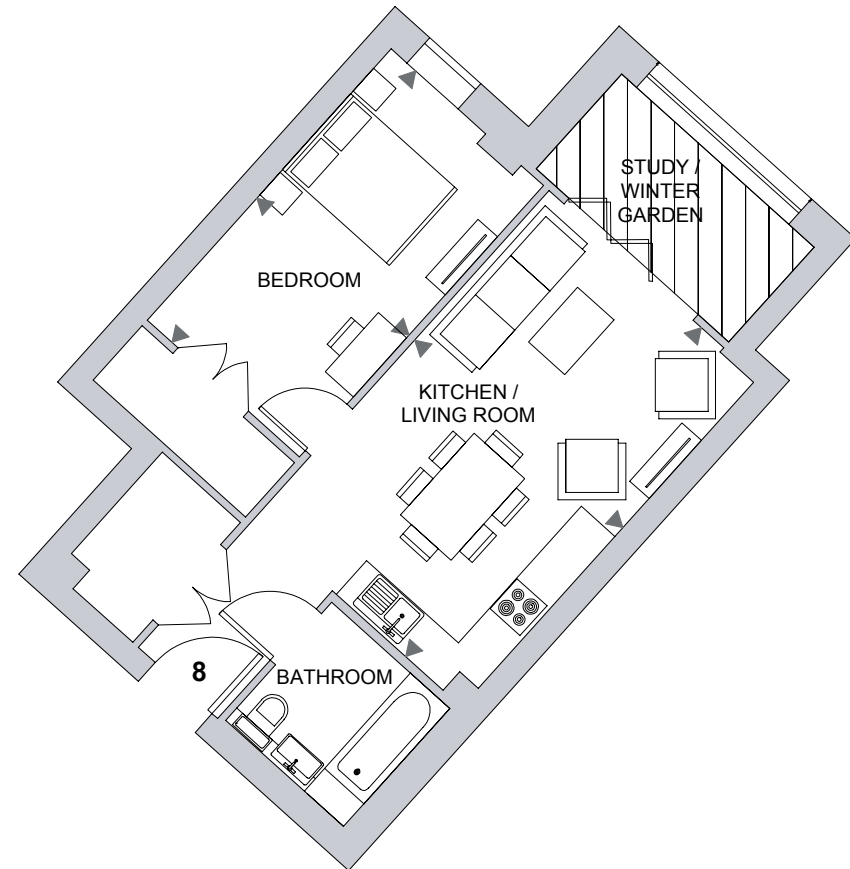
KITCHEN/LIVING ROOM
5.86 x 3.71

19'2 x 12'2

BEDROOM 1
4.83 x 2.71

15'8 x 8'9

50 M²
539 SQ^{FT}





**CLIFTON
MANSIONS**

Apartment 9 (First floor)
Apartment 18 (Second floor)
Apartment 27 (Third floor)
Apartment 39 (Fourth floor)

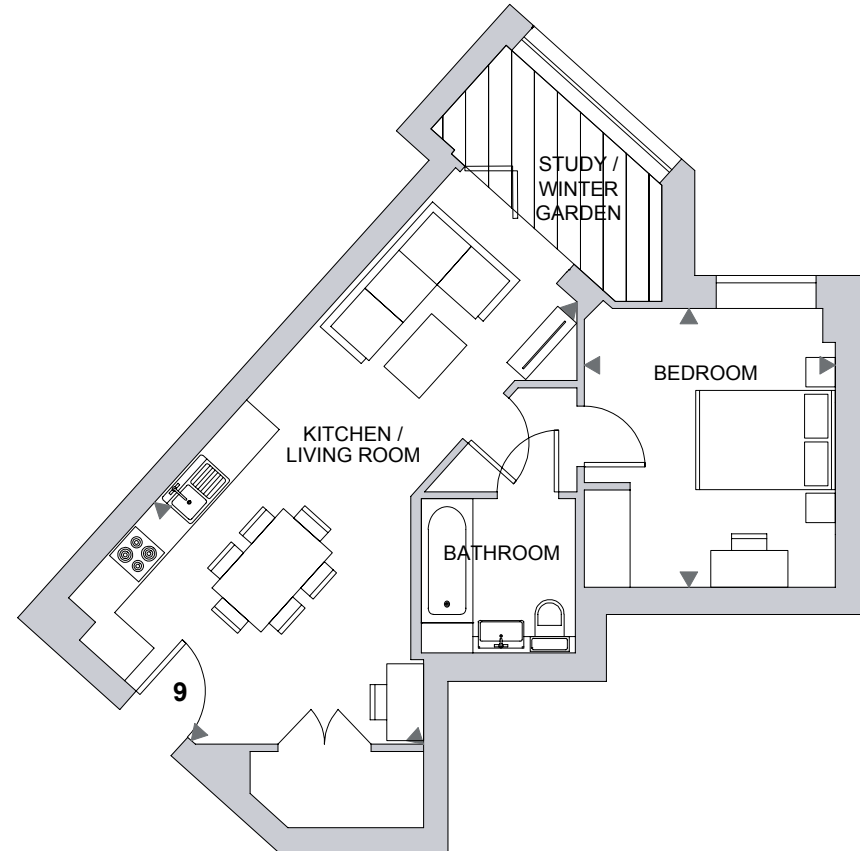
1 bedroom

Dimensions

KITCHEN/LIVING ROOM
7.97 x 4.92 26'1 x 16'1

BEDROOM 1
3.80 x 3.42 12'5 x 11'2

50.3 M²
541 SQ^{FT}





**CLIFTON
MANSIONS**

**Apartment 10 (First floor)
Apartment 19 (Second floor)**

2 bedrooms

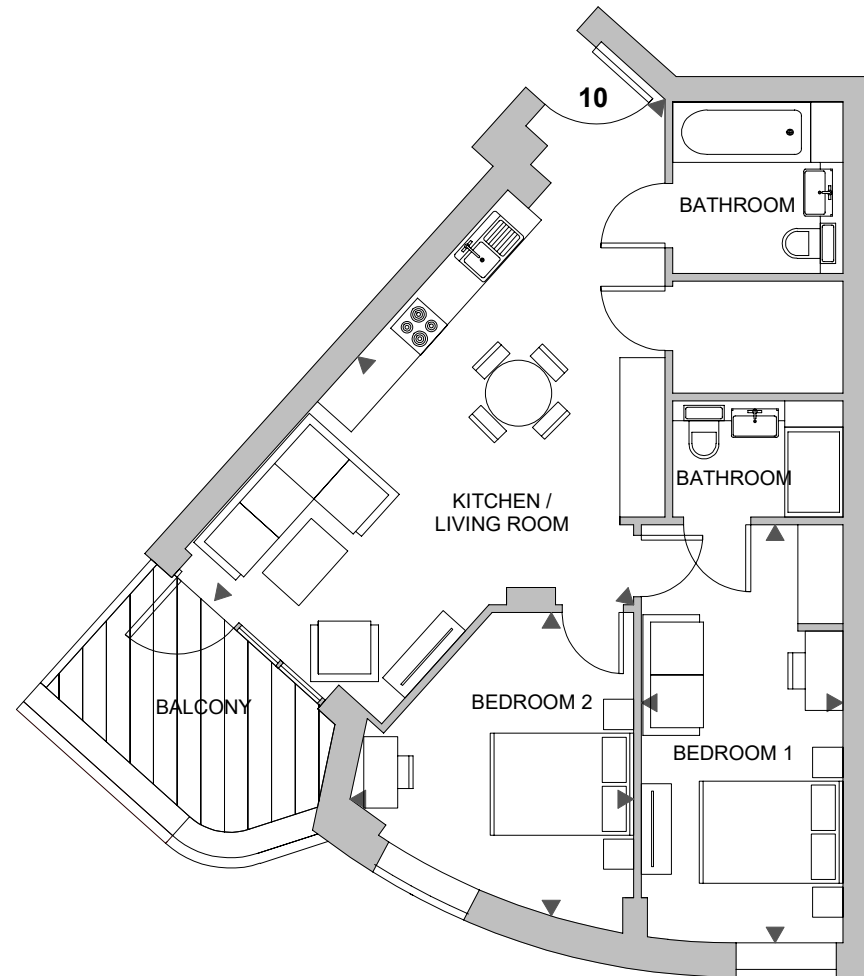
Dimensions

KITCHEN/LIVING ROOM
8.92 x 4.91 29'3 x 16'1

BEDROOM 1
5.54 x 2.67 18'2 x 8'7

BEDROOM 2
4.02 x 3.75 13'2 x 12'3

**69.7 M²
750 SQ^{FT}**





**CLIFTON
MANSIONS**

Apartment 12 (First floor)
Apartment 21 (Second floor)
Apartment 33 (Third floor)
Apartment 43 (Fourth floor)
Apartment 53 (Fifth floor)

2 bedrooms

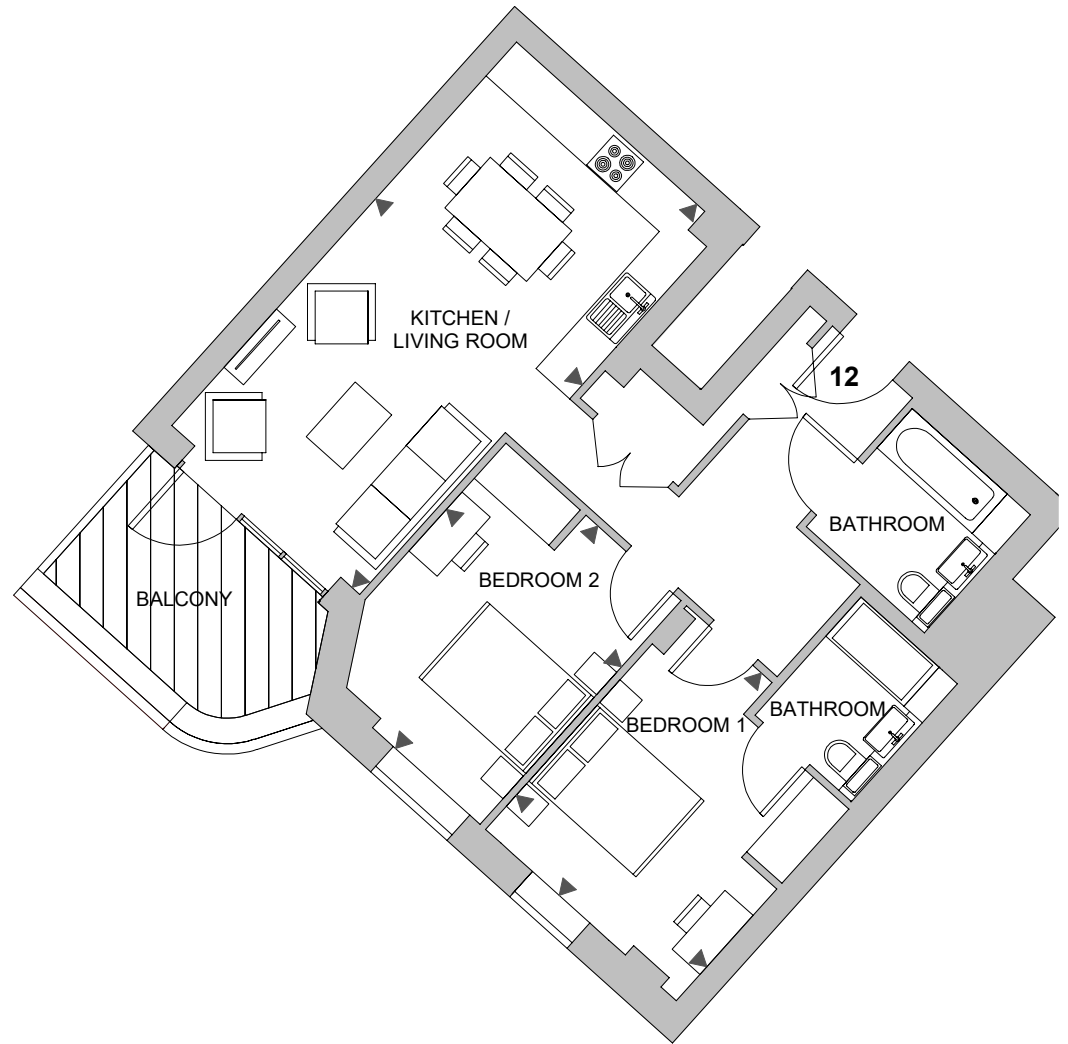
Dimensions

KITCHEN/LIVING ROOM
6.82 x 3.68 22'4 x 12'

BEDROOM 1
3.98 x 3.39 13'x 11'1

BEDROOM 2
3.98 x 3.12 13' x 10'2

71.9 M²
774 SQ^{FT}





**CLIFTON
MANSIONS**

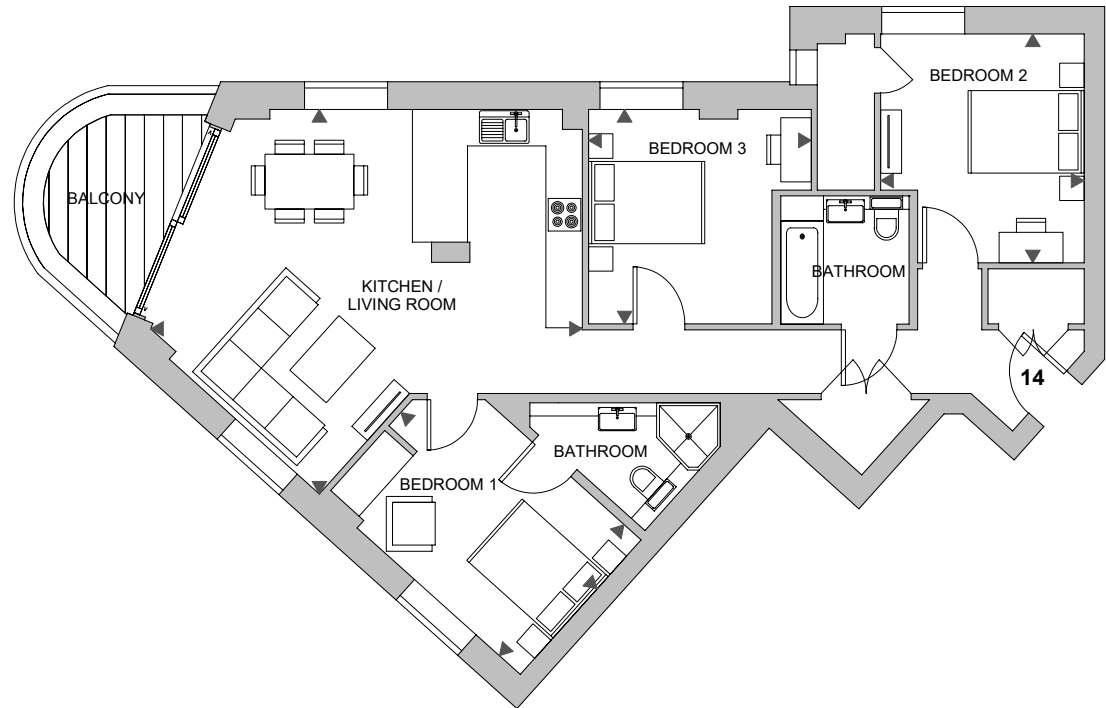
Apartment 14 (First floor)
Apartment 23 (Second floor)
Apartment 35 (Third floor)
Apartment 45 (Fourth floor)
Apartment 55 (Fifth floor)

3 bedrooms

Dimensions

KITCHEN/LIVING ROOM 7.07 x 6.30	23'2 x 20'7
BEDROOM 1 4.32 x 2.97	14'2 x 9'7
BEDROOM2 3.75 x 3.33	12'3 x 10'9
BEDROOM 3 3.65 x 3.51	11'9 x 11'5

96.8 M²
1042 SQ^{FT}





**CLIFTON
MANSIONS**

- Apartment 15 (First floor)**
- Apartment 24 (Second floor)**
- Apartment 36 (Third floor)**
- Apartment 46 (Fourth floor)**
- Apartment 56 (Fifth floor)**

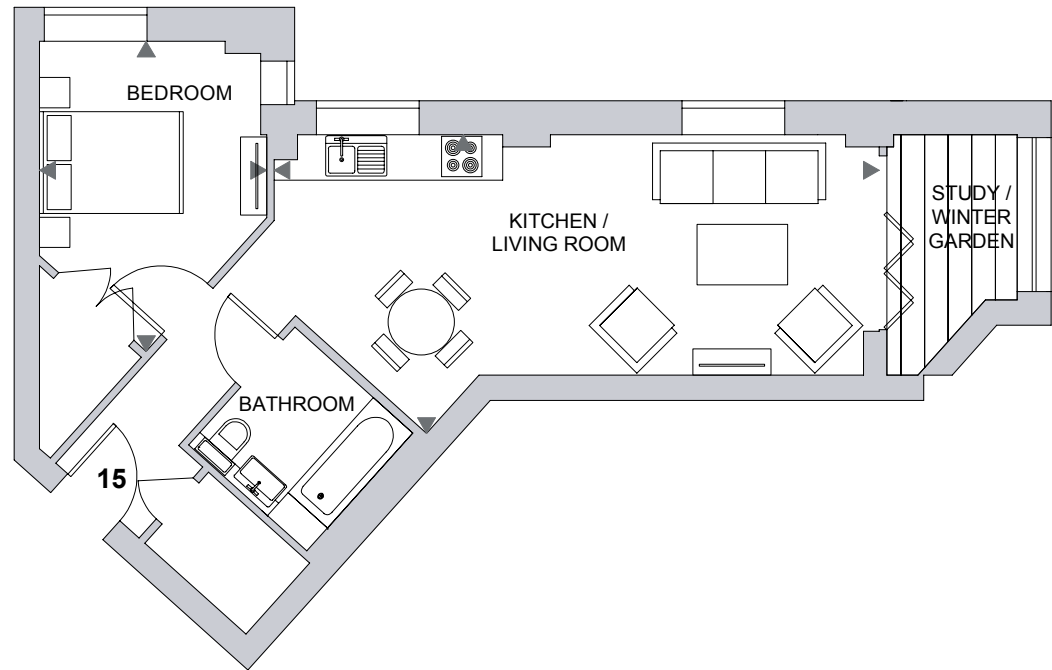
1 bedroom

Dimensions

KITCHEN/LIVING ROOM
8.01 x 3.95 26'3 x 12'9

BEDROOM 1
4.08 x 3.00 13'4 x 9'8

50.1 M²
539 SQ^{FT}





**CLIFTON
MANSIONS**

Apartment 16 (First floor)
Apartment 25 (Second floor)
Apartment 37 (Third floor)
Apartment 47 (Fourth floor)
Apartment 57 (Fifth floor)

1 bedroom

Dimensions

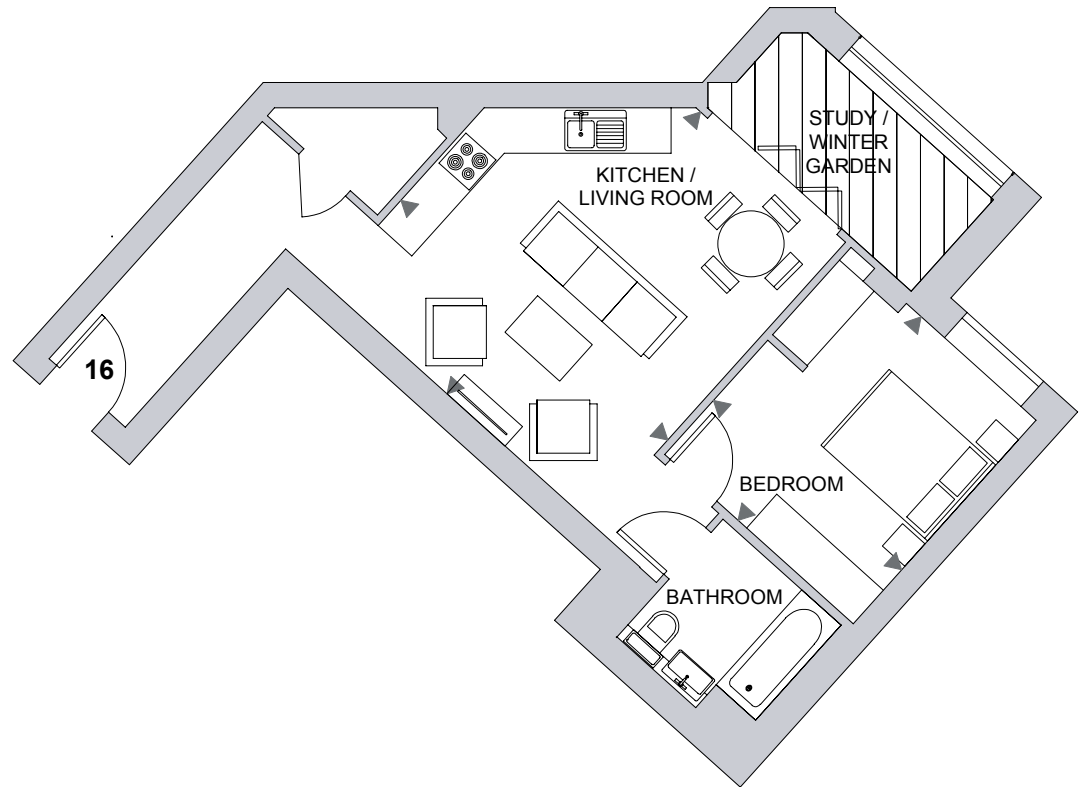
KITCHEN/LIVING ROOM
5.02 x 4.75

16'5 x 15'6

BEDROOM 1
3.62 x 3.35

11'9 x 10'9

50.5 M²
544 SQ^{FT}





**CLIFTON
MANSIONS**

Apartment 11 (First floor)
Apartment 20 (Second floor)
Apartment 32 (Third floor)
Apartment 42 (Fourth floor)
Apartment 52 (Fifth floor)

2 bedrooms

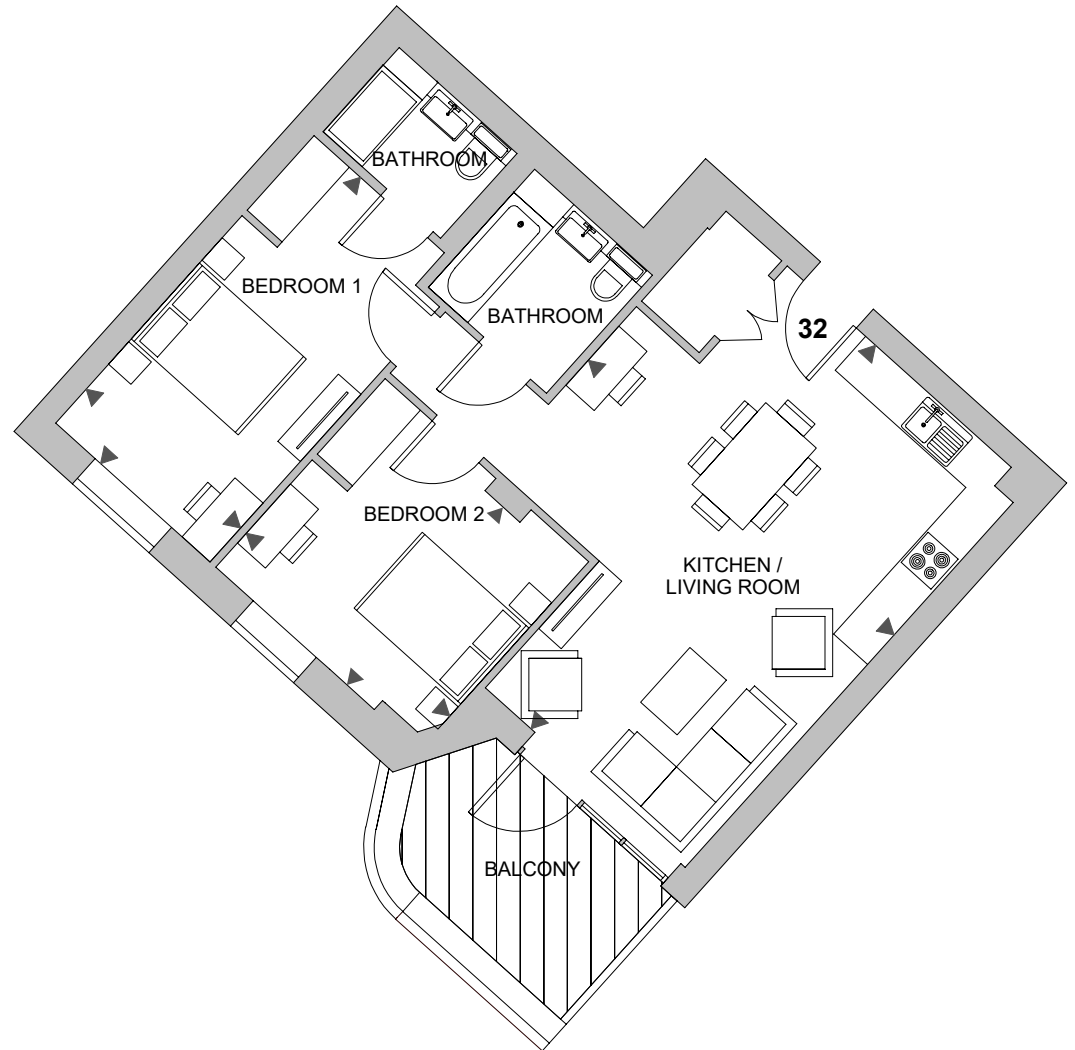
Dimensions

KITCHEN/LIVING ROOM
8.92 x 4.91 29'3 x 16'1

BEDROOM 1
5.54 x 2.67 18'2 x 8'9

BEDROOM 2
4.02 x 3.75 13'2 x 12'4

71.5 M²
770 SQ^{FT}





**CLIFTON
MANSIONS**

- Apartment 13 (First floor)**
- Apartment 22 (Second floor)**
- Apartment 34 (Third floor)**
- Apartment 44 (Fourth floor)**
- Apartment 54 (Fifth floor)**

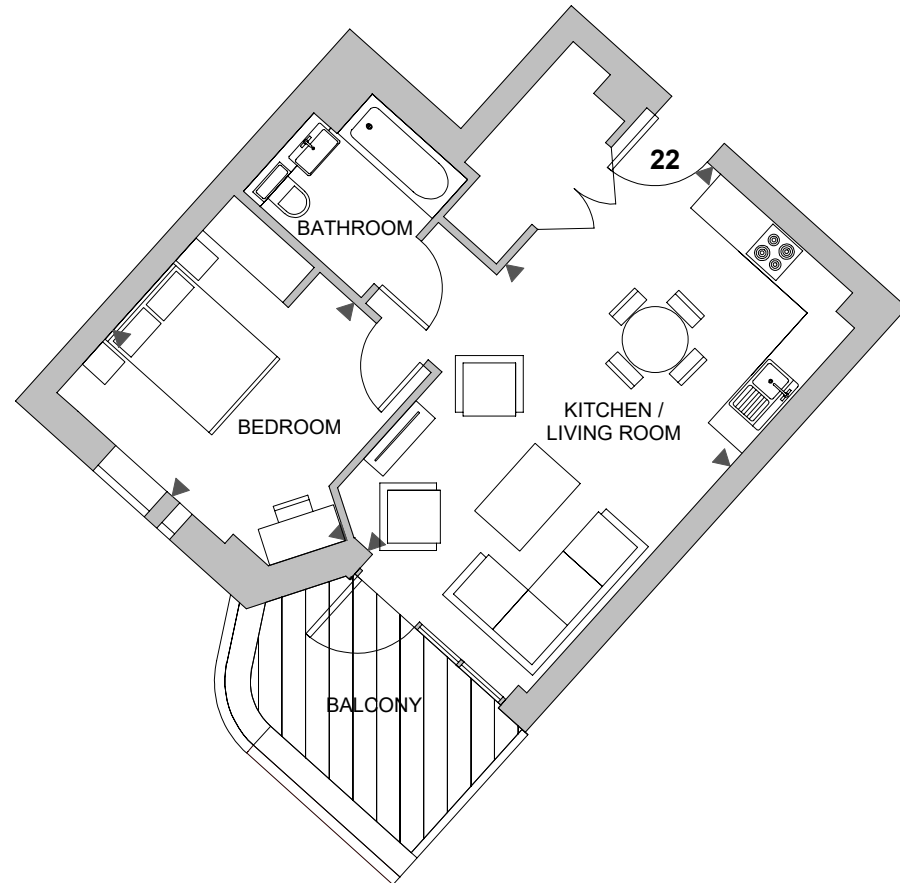
1 bedroom

Dimensions

KITCHEN/LIVING ROOM
6.82 x 3.99 22'3 x 13'

BEDROOM 1
4.16 x 3.51 13'6 x 11'5

50 M²
537 SQ^{FT}





**CLIFTON
MANSIONS**

Apartment 28 (Third floor)

2 bedrooms

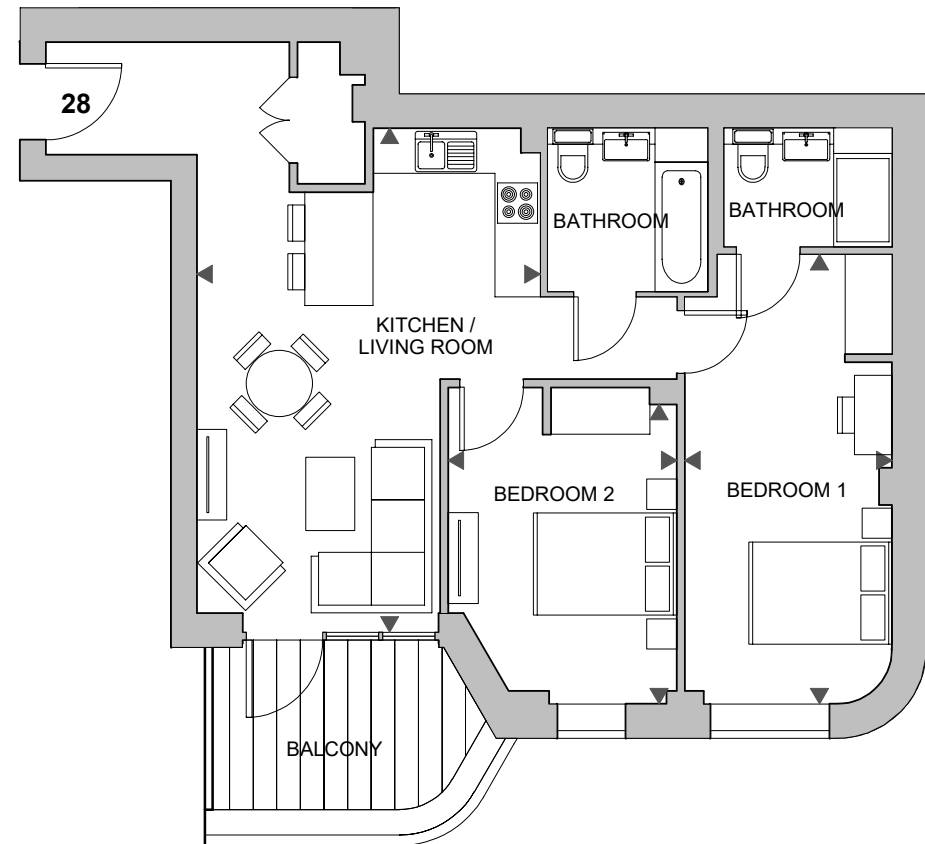
Dimensions

KITCHEN/LIVING ROOM
6.68 x 4.55 21'9 x 14'9

BEDROOM 1
5.95 x 2.75 19'5 x 9'

BEDROOM 2
3.97 x 3.03 13' x 9'9

71.0 M²
764 SQ^{FT}





CLIFTON
MANSIONS

Apartment 29 (Third floor)

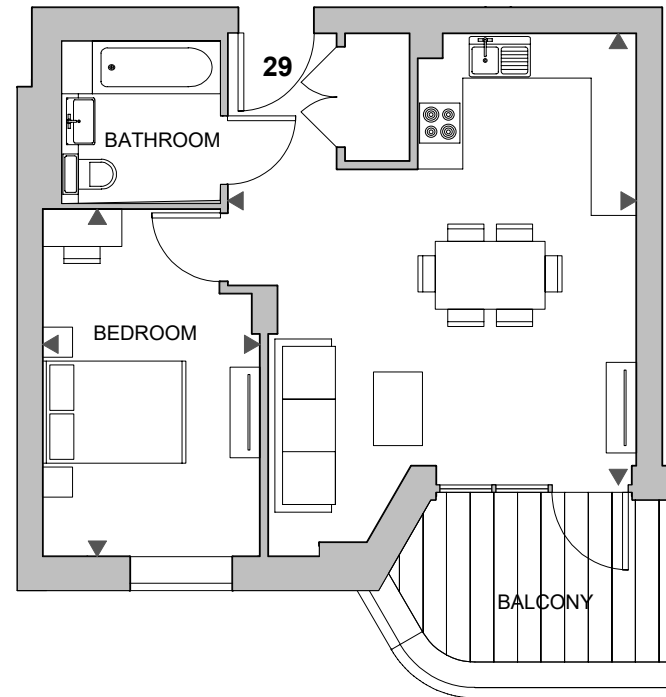
1 bedroom

Dimensions

KITCHEN/LIVING ROOM
5.98 x 5.42 19'6 x 17'8

BEDROOM 1
4.61 x 2.88 15'1 x 9'4

50.3 M²
541 SQ^{FT}





**CLIFTON
MANSIONS**

Apartment 30 (Third floor)

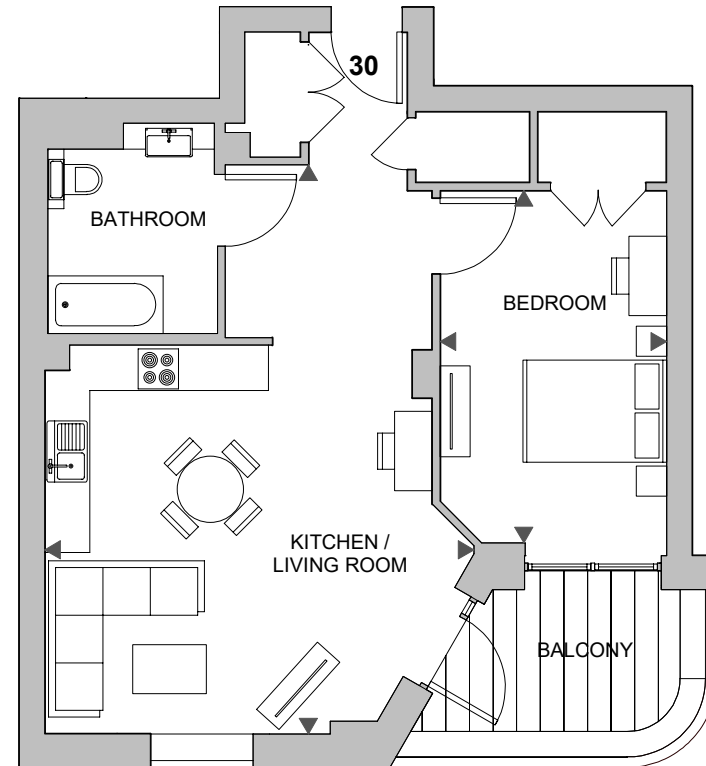
1 bedroom

Dimensions

KITCHEN/LIVING ROOM
5.15 x 5.14 16'9 x 16'8

BEDROOM 1
4.82 x 2.99 15'8 x 9'8

62.3 M²
671 SQ^{FT}





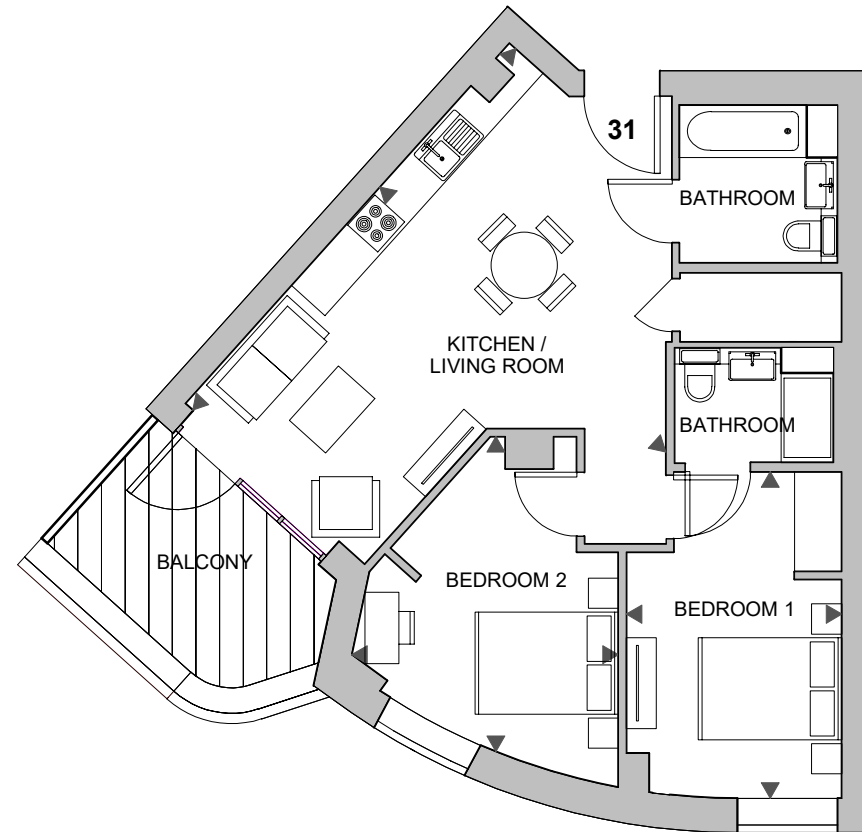
**CLIFTON
MANSIONS**

Apartment 31 (Third floor)
Apartment 41 (Fourth floor)

2 bedrooms

Dimensions

KITCHEN/LIVING ROOM 6.42 x 5.16	21' x 16'9"
BEDROOM 1 4.33 x 2.85	14'2" x 9'3"
BEDROOM 2 4.17 x 3.54	13'7" x 11'6"
61.6 M² 663 SQ^{FT}	





CLIFTON
MANSIONS

Apartment 40 (Fourth floor)

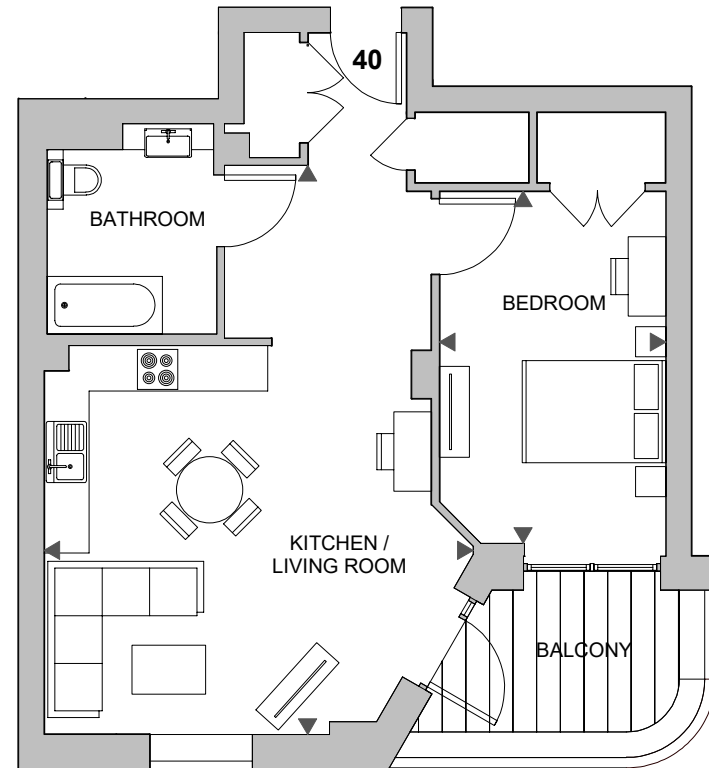
1 bedroom

Dimensions

KITCHEN/LIVING ROOM
7.54 x 5.68 24'9 x 18'8

BEDROOM 1
4.66 x 3.00 15'4 x 9'10

63.4 M²
683 SQ^{FT}





**CLIFTON
MANSIONS**

Apartment 49 (Fifth floor)

2 bedrooms

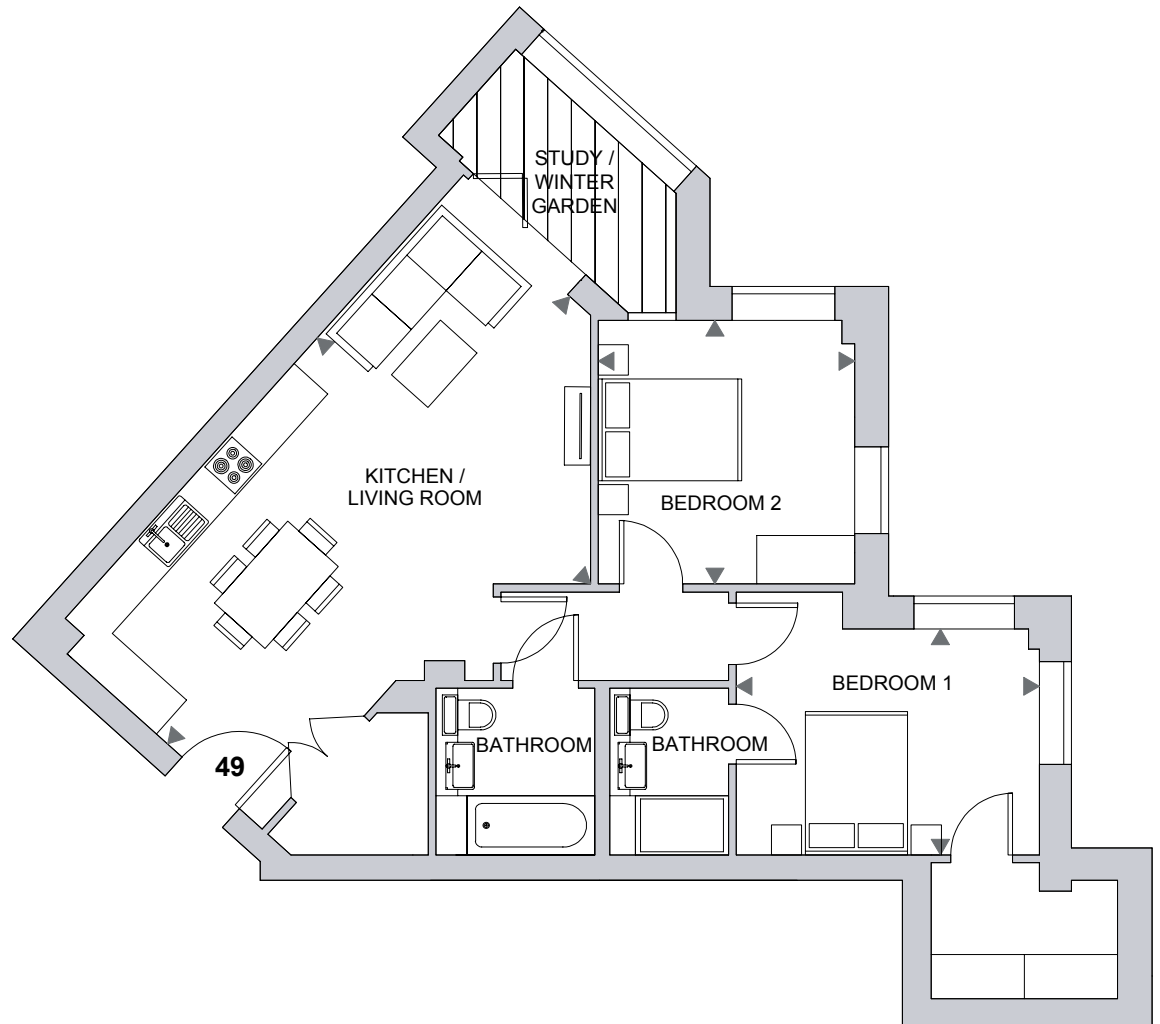
Dimensions

KITCHEN/LIVING ROOM
7.96 x 4.87 26'1 x 15'9

BEDROOM 1
4.01 x 2.99 13'1 x 9'8

BEDROOM 2
3.49 x 3.39 11'4 x 11'1

79.0 M²
849 SQ^{FT}





CLIFTON
MANSIONS

Apartment 50 (Fifth floor)

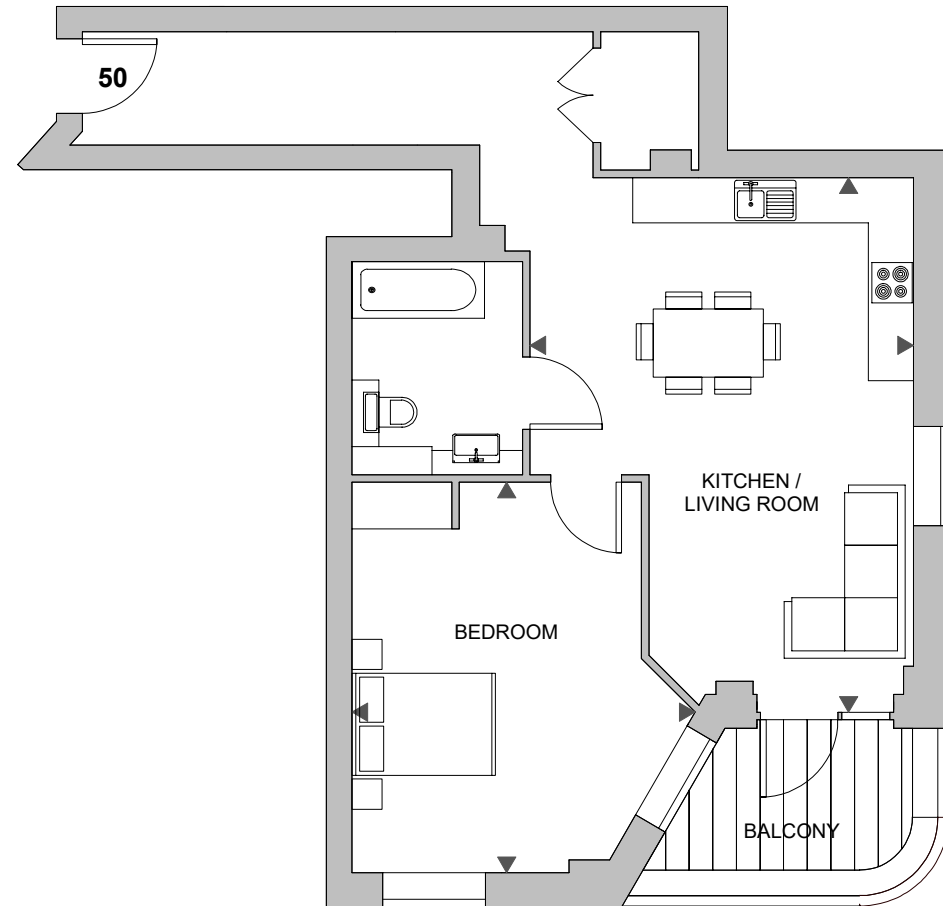
1 bedroom

Dimensions

KITCHEN/LIVING ROOM
7.07 x 5.08 23'2 x 16'6

BEDROOM 1
5.17 x 4.54 16'9 x 14'9

71.7 M²
772 SQ^{FT}





**CLIFTON
MANSIONS**

Apartment 51 (Fifth floor)

2 bedrooms

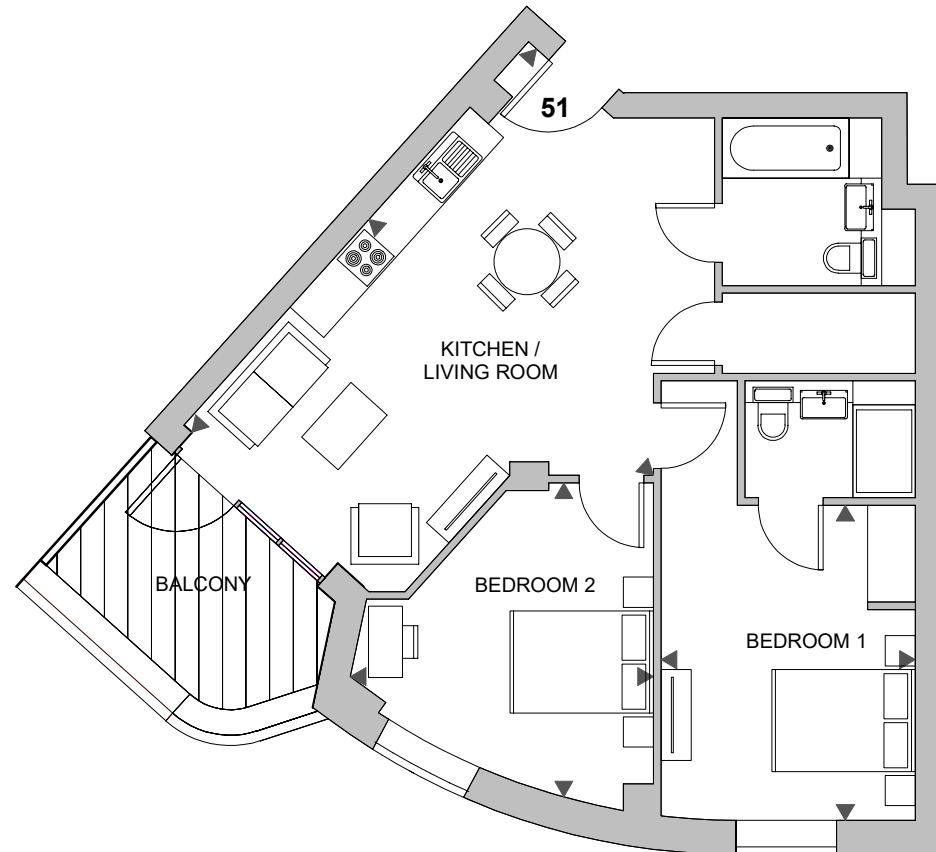
Dimensions

KITCHEN/LIVING ROOM
6.82 x 5.06 22'4 x 16'6

BEDROOM 1
4.17 x 3.36 13'7 x 11'

BEDROOM 2
4.16 x 4.01 13'6 x 13'1

70.5 M²
758 SQ^{FT}





CLIFTON MANSIONS

Apartment 58 (Sixth floor)

2 bedrooms

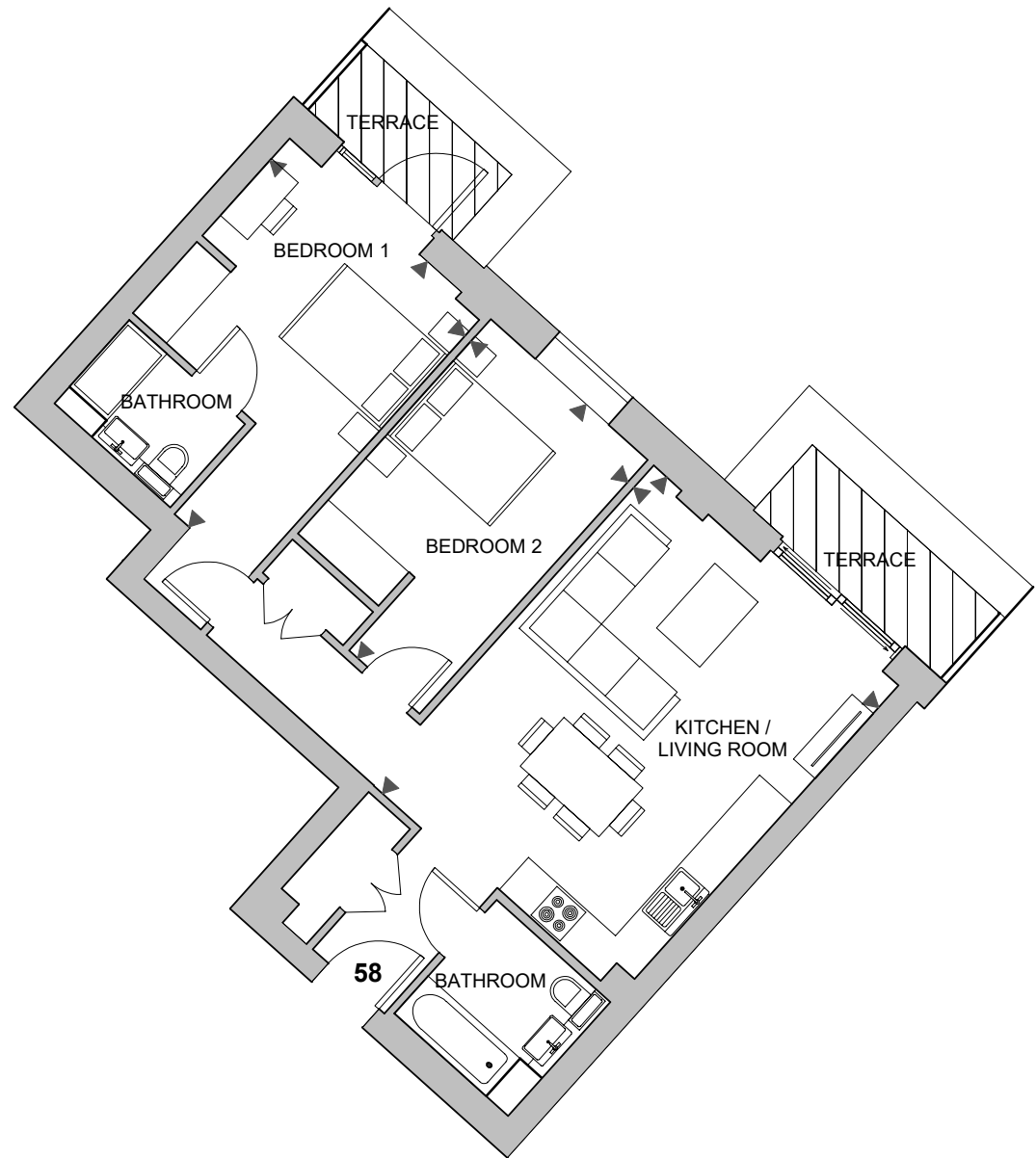
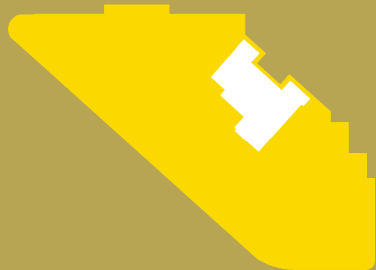
Dimensions

KITCHEN/LIVING ROOM
5.85 x 4.53
19'2 x 14'8

BEDROOM 1
4.90 x 3.61
16' x 11'8

BEDROOM 2
4.70 x 2.91
15'4 x 9'5

74 M²
797 SQ^{FT}





**CLIFTON
MANSIONS**

Apartment 59 (Sixth floor)

2 bedrooms

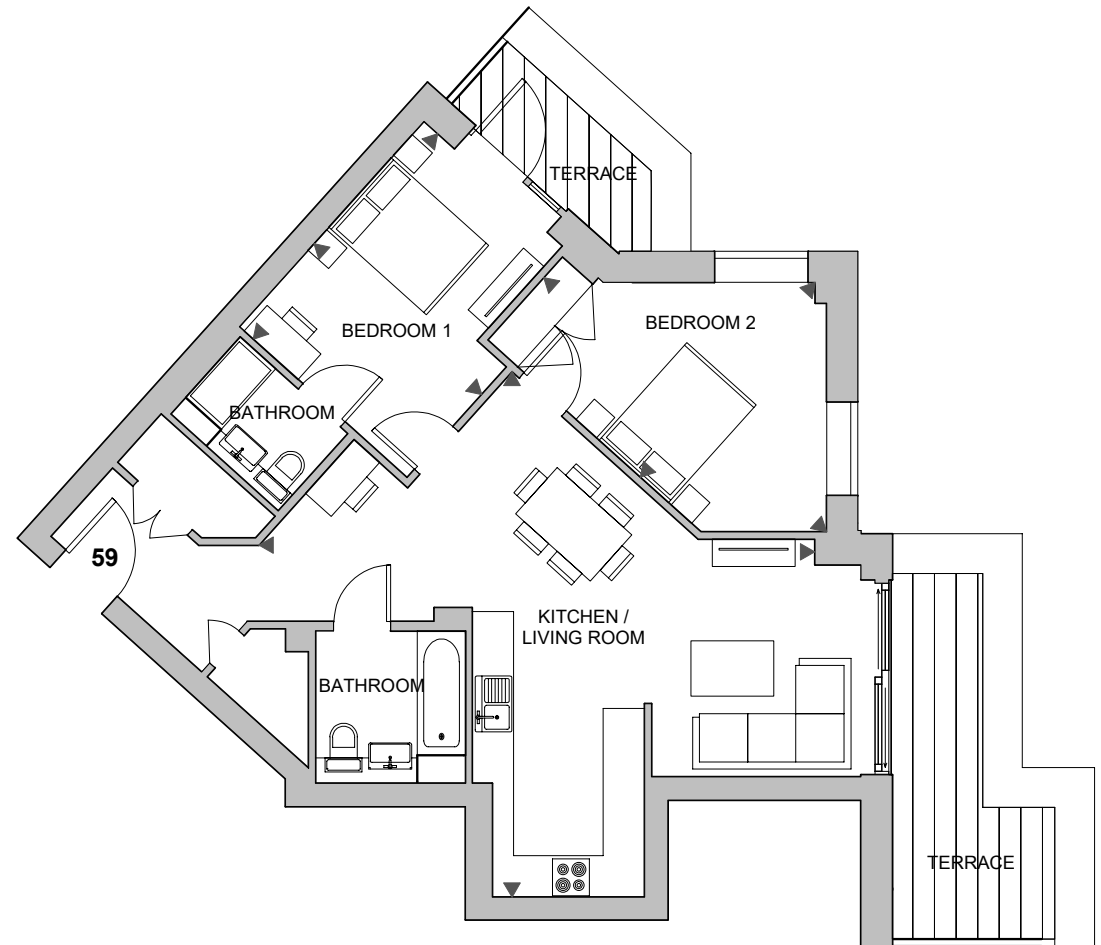
Dimensions

KITCHEN/LIVING ROOM
8.05 x 7.61 26'4 x 24'9

BEDROOM 1
5.51 x 3.80 18' x 12'4

BEDROOM 2
4.00 x 3.27 13'1 x 10'7

79.4 M²
855 SQ^{FT}





**CLIFTON
MANSIONS**

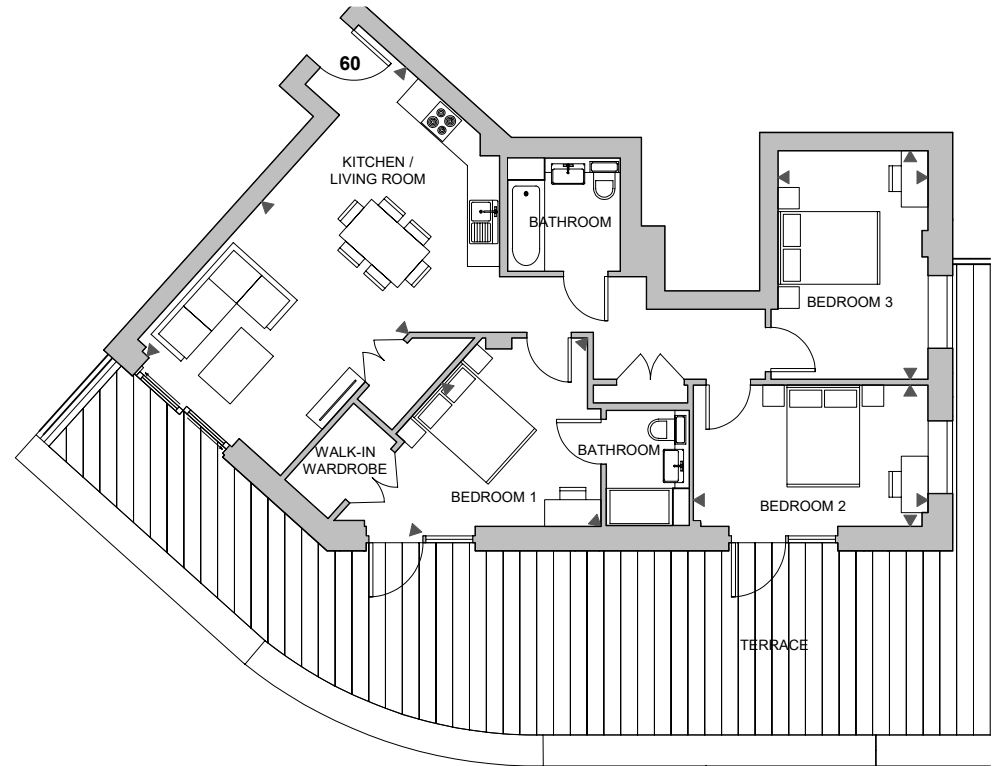
Apartment 60 (Sixth floor)

3 bedrooms

Dimensions

KITCHEN/LIVING ROOM 7.22 x 3.67	23'7 x 12'
BEDROOM 1 4.96 x 3.99	16'2 x 13'
BEDROOM 2 4.37 x 2.63	14'3 x 8'6
BEDROOM 3 4.26 x 2.80	13'9 x 9'2

**86.9 M²
936 SQ^{FT}**





CLIFTON
MANSIONS

Apartment 61 (Sixth floor)

2 bedrooms

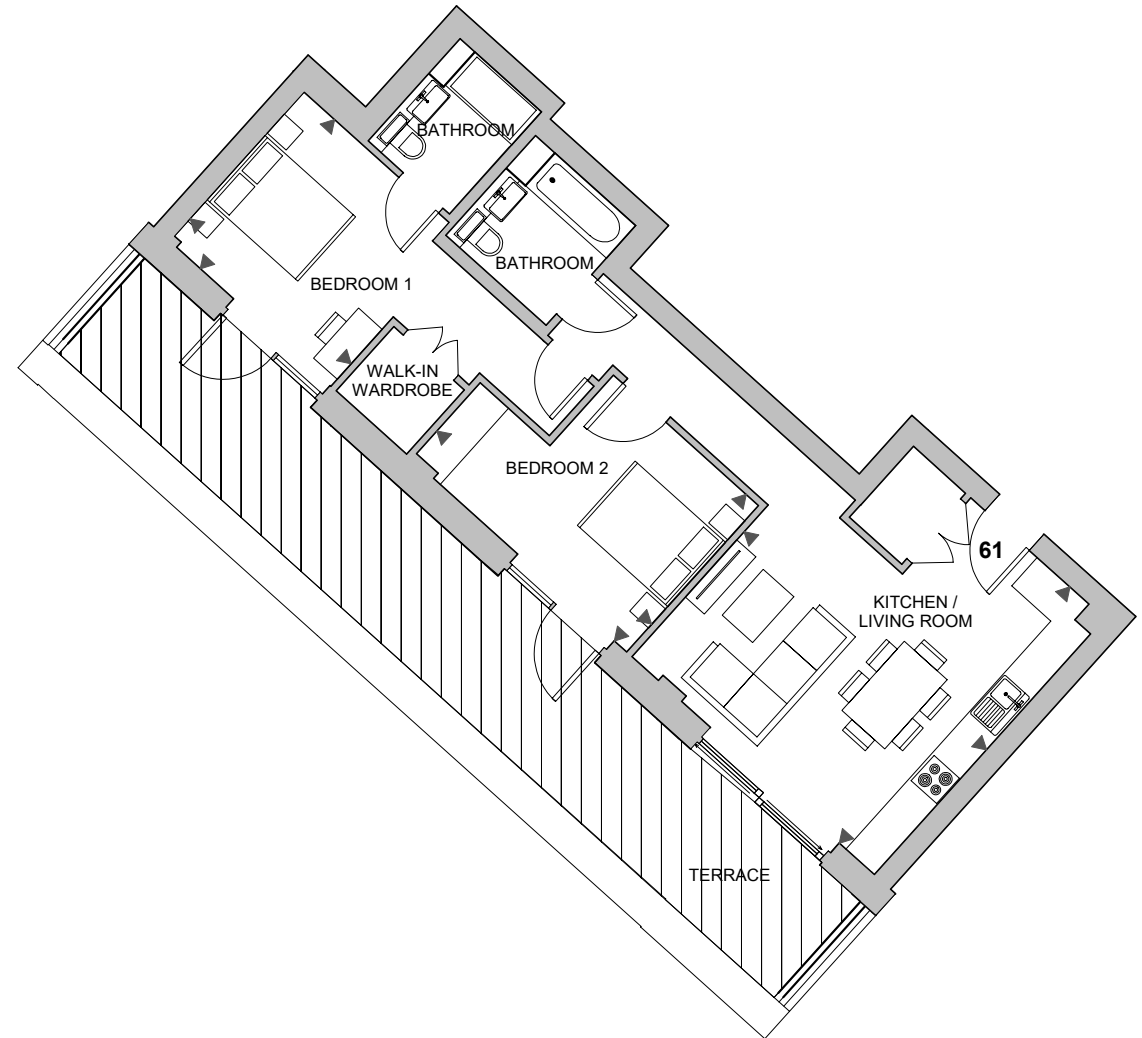
Dimensions

KITCHEN/LIVING ROOM
5.39 x 5.10 17'7 x 16'7

BEDROOM 1
3.39 x 3.14 11'1 x 10'3

BEDROOM 2
4.51 x 3.08 14'8 x 10'1

70.4 M²
758 SQ^{FT}





CLIFTON MANSIONS

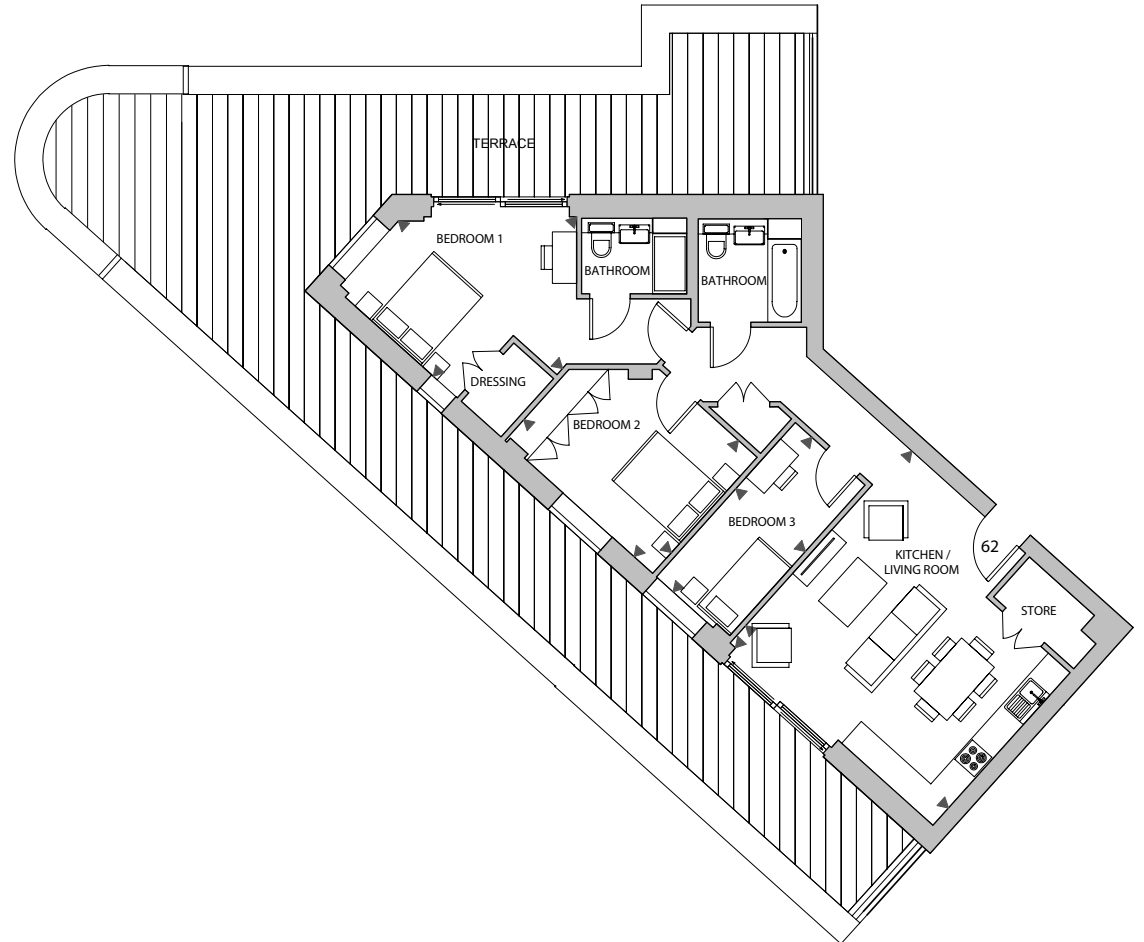
Apartment 62 (Sixth floor)

3 bedrooms

Dimensions

KITCHEN/LIVING ROOM	18'2 x 17'7
BEDROOM 1	14'8 x 14'4
BEDROOM 2	13'3 x 10'5
BEDROOM 3	13'9 x 6'3

86.2 M²
928 SQ^{FT}





**CLIFTON
MANSIONS**

Apartment 63 (Sixth floor)

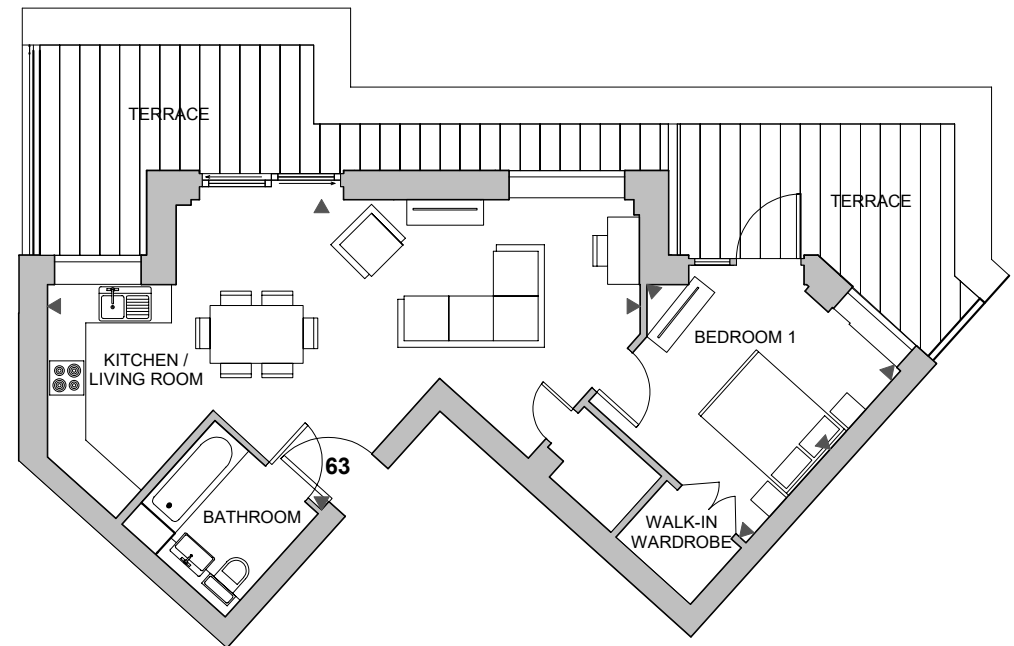
1 bedroom

Dimensions

KITCHEN/LIVING ROOM
9.26 x 4.85 30'4 x 15'9

BEDROOM 1
3.85 x 3.62 12'6 x 11'9

53.8 M²
580 SQ^{FT}





Travel Connections

On foot

Gail's Bakery	4 minutes
Willesden Green Tube Station	5 minutes
Sainsbury's	5 minutes
Brondesbury Park	9 minutes
Gladstone Park	16 minutes
Mapesbury Dell	17 minutes

By car

Hampstead Heath	2.8 miles
M1 junction 1	3 miles
Portobello Road Market	3 miles
Boxpark Wembley	3.3 miles
Wembley Stadium	4 miles
Heathrow Airport	15 miles

By public transport (from Willesden Green Tube Station)

West Hampstead	3 minutes
Swiss Cottage	6 minutes
Bond Street	13 minutes
Westminster	17 minutes
London Bridge	22 minutes
Canary Wharf	28 minutes

Specification

Kitchens

All apartments have a modern, open-plan fitted kitchen equipped with high quality integrated appliances.

- Moores kitchen cabinetry
- Composite stone worktops
- Siemens oven
- Siemens Hob
- Siemens Fridge Freezer
- Integrated Bosch Microwave
- Integrated Dishwasher
- Waste disposal to sink

Bathrooms

Two and three bedroom apartments have their own ensuite bath or shower room and a family bathroom with a shower above the bath.

- Matt black wall mounted shower set & bath mixer
- Matt black heated towel rail
- Matt black bespoke shelving and storage
- Mirror fronted cabinetry with concealed shaver socket
- Porcelain and ceramic tiles to walls and floors





Bedrooms

- Fitted or walk-in wardrobes to principal and bedroom 2 on 3 bedroom homes

Flooring

- Light Cobble Grey Solid Wood Herringbone flooring to entrance hall and reception areas
- Silver Cottage Berber carpet to all bedrooms

Heating & light

- Matt black classically styled feature radiators
- Combination of feature spotlights and dimmable lighting throughout the apartment
- Black & bronze ironmongery and high-level switches

Outdoor space

- The majority of the apartments benefit from large terraces or balconies with winter gardens to some apartments

General

- Ample cycle storage
- Holding facility for large deliveries
- Beautifully landscaped gardens
- Private play space
- Private residents roof terrace
- Daytime concierge
- Excellent broadband speed via Hyper-optic



CLIFTON MANSIONS

**Clifton Mansions, Park Avenue,
Willesden Green NW2 5TG**

Disclaimer

Whilst every effort has been made to ensure that the information in this brochure is correct, it is designed as a broad indicative guide only and we reserve the right to amend the specification at its absolute discretion as necessary and without any formal notice of any changes made. Computer generated images in this brochure are intended to be a general guide to the appearance of the development, and occasionally it may be necessary for us to make architectural or design changes. Layouts may vary from those shown as we have a process of continuous development and therefore features may change. This information does not constitute a contract or warranty and prospective purchasers should check the latest plans and specifications with our sales team. Maps are not to scale and approximate distances and journey times are taken from Google Maps.