

PARK PLACE
KILBURN

AN EXCLUSIVE COLLECTION OF FOUR 1-BEDROOM APARTMENTS
FOR SALE THROUGH SHARED OWNERSHIP



PARK PLACE

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YOUR PAD AT PARK PLACE

Park Place is a place to get away from it all.
And a place to get together. A place to come home to.
And a place to begin new adventures.

Hidden away, in a private gated mews, Park Place overlooks the green fields of Kilburn Grange Park. It's a welcoming sanctuary to return to in this popular, well-connected corner of North West London.

These bright, airy apartments, with large windows and a balcony, are designed for enjoying the outdoors, even when you're cosied up at home.

An affordable chance to buy

We have four one-bedroom apartments for sale at Park Place on a shared ownership basis. This means you buy a share in your home that you can afford, and pay a subsidised rent for the share we own, plus a service charge. If you can afford it, you can buy more shares later, until you own your home outright.



Sapphire
Independent
Housing

EMBRACE
YOUR SPACE



LIVE RIGHT BESIDE THE PARK

Kilburn Grange Park

Kilburn Grange Park is the perfect place to while away the weekend, boasting open grassland, gardens, and amenities that include tennis courts, a basketball court and an outdoor gym.

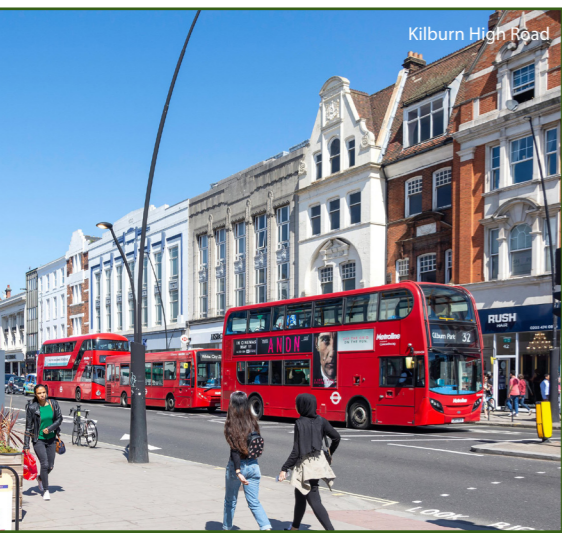
Also on your doorstep are the many independent cafés, bars, restaurants, shops and farmers' markets that make this neighbourhood so special.



Aerial image of Park Place, Kilburn High Road



Kilburn High Road



Kilburn High Road

BE WELL CONNECTED

Park Place makes a great base for commuting across London, not to mention exploring other much-loved local areas in your free time.

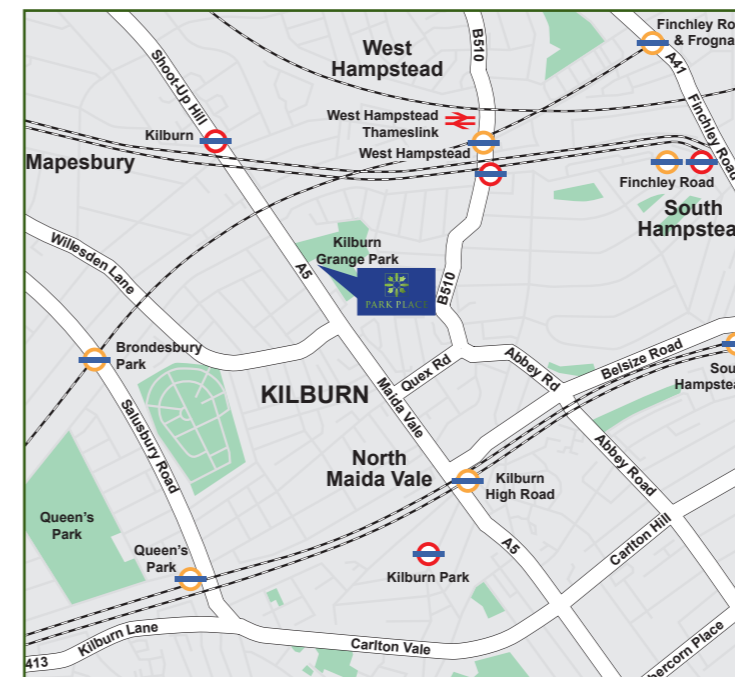
You can picnic on Hampstead Heath, enjoy the sports facilities or hire a rowing boat in Regent's Park, enjoy a craft beer in Maida Vale and catch the cricket at Lord's in St John's Wood.



Parliament Hill, Hampstead Heath

WHERE TRAVEL IS EASY

With such a peaceful, tranquil setting, it's hard to believe Park Place is in zone 2 with central London so close at hand. Thanks to excellent transport links, you can easily get to wherever you need to be and back to your pad at Park Place.



Map not to scale



BY TUBE

Kilburn Underground Station

Jubilee line

(7-minute walk)

Journey times from there:

West Hampstead	1 minute
St John's Wood	6 minutes
Bond Street	11 minutes
Bank	21 minutes
London Bridge	21 minutes
Canary Wharf	27 minutes

BY TRAIN

Brondesbury Rail Station

(3-minute walk)

Journey times from there:

Hampstead Heath	6 minutes
Shepherd's Bush	17 minutes
Highbury & Islington	19 minutes
Clapham Junction	28 minutes
Stratford	34 minutes

Kilburn High Road Rail Station

10-minute walk

Journey times from there:

South Hampstead	2 minutes
Euston	11 minutes

Travel times taken from tfl.gov.uk/plan-a-journey

BY BUS

There are bus stops along the road behind Park Place and several bus routes pass through Brondesbury Rail Station.

BY PLANE

Luton airport is a 40-minute drive, and you can also reach Heathrow, Gatwick and Stansted within around an hour.

YOUR PLACE, YOUR WAY

Your stylish new home – everything ready for you to move in, unpack and begin adding your personality



KITCHEN

- Symphony units with handleless soft-close doors and drawers in New York Gloss Dusk Grey
- Symphony laminate Woodstone (Premium) worktop with matching upstand
- Integrated 4-plate ceramic hob
- Glass splashback
- Integrated recirculating extractor fan
- Integrated stainless steel oven and grill
- Integrated dishwasher
- Integrated fridge/freezer
- Bowl sink with drainer
- Chrome single-lever mixer tap
- Dimmer switch
- Amtico Spacia Hampton Oak effect flooring
- White paintwork



BATHROOM

- White bath with white panel and glass shower screen
- Bath shower mixer tap and shower rail over bath
- White WC with concealed cistern and flush plate
- White semi-recessed basin with click clack waste
- Chrome Hansgrohe mixer tap
- Two mirror fronted wall cupboards
- Chrome Heated towel rail
- Limestone coloured floor tiles
- Full-height tiling to all walls
- Ceramic floor tiles

MASTER BEDROOM

- Lano Bergamo carpet
- White paintwork



HALLWAY/GENERAL

- White Gerda fire door at entrance
- Freestanding washer and dryer
- Flush, white Premdor internal doors
- Brushed stainless steel ironmongery
- Ceramic floor tiles
- White paintwork

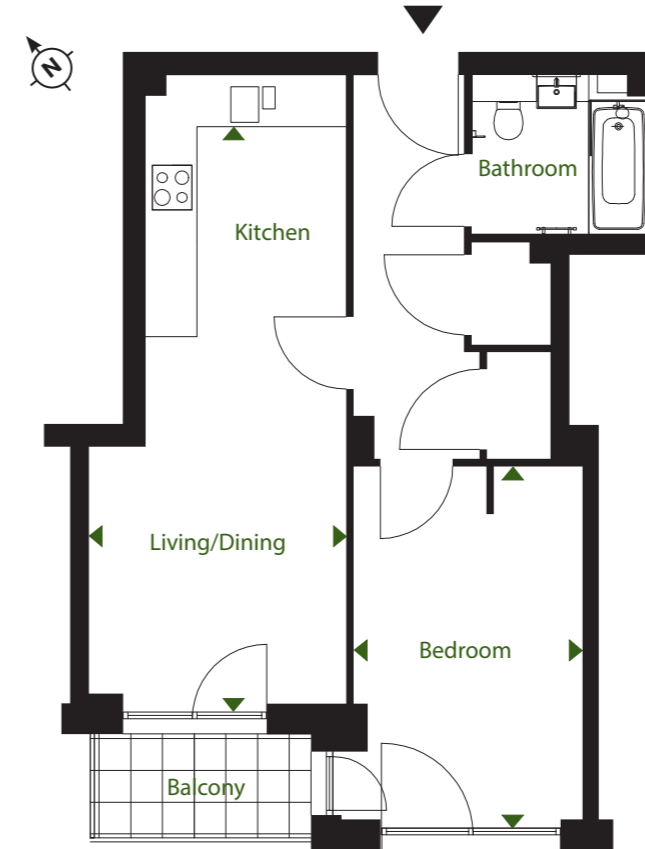
ELECTRICAL

- Master BT socket with digital/broadband capability in the hallway, living/dining room and master bedroom
- TV Sky Q
- Colour video door entry system
- Wired door bell
- Stelrad panel radiators with TRVs
- Room thermostat
- Smoke detector with 10-year rechargeable battery
- Heat alarm
- Consumer heat interface unit providing hot water and heating
- Mechanical ventilation heat recovery unit
- Warm white circular downlights with white bezel throughout



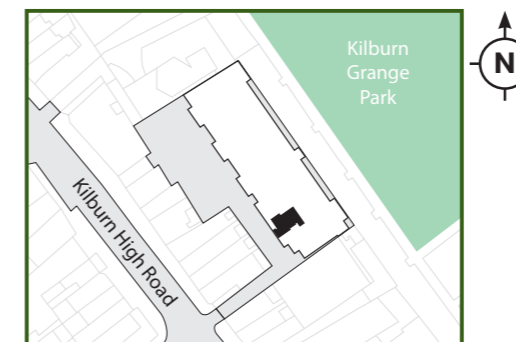
THE BIRCH

Plots: 310 (3rd Floor) & 410 (Fourth Floor)



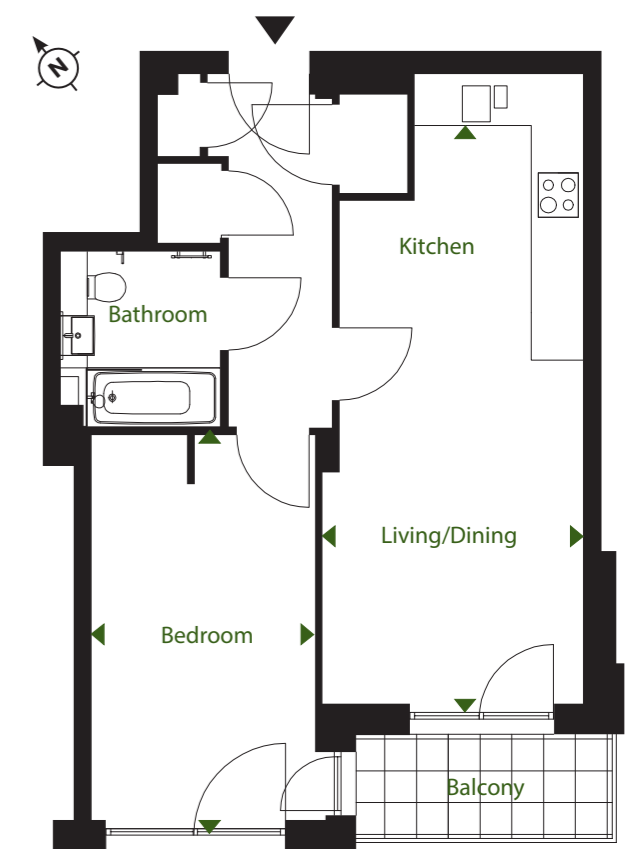
Kitchen/Living/Dining (max) 7.5m x 3.2m 24' 7" x 10' 5"
Bedroom 4.5m x 2.8m 14' 9" x 9' 2"

Overall 52m² / 560ft²



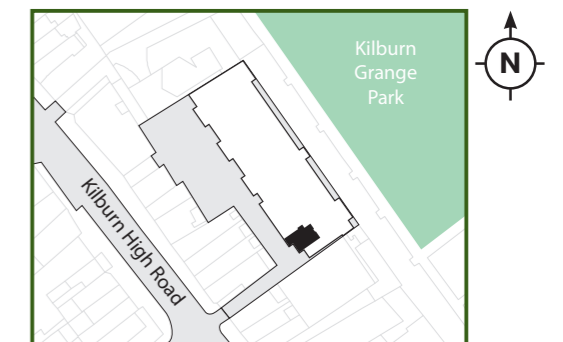
THE OAK

Plots: 312 (3rd Floor) & 412 (Fourth Floor)



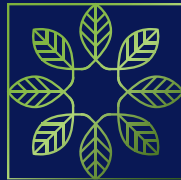
Kitchen/Living/Dining (max) 7.5m x 3.2m 24' 7" x 10' 5"
Bedroom 4.9m x 2.8m 16' x 9' 2"

Overall 52m² / 560ft²



The floor plans provided are intended to only give a general indication of the proposed floor lay out and are not drawn to scale. Measurements are given to the widest point, are approximate and are given as a guide only. All measures and areas may vary within a tolerance of 5%. Do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts may differ to build. For further clarification regarding the treatment of individual plots, please ask our Sales Advisors.

Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any contract or warranty.



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KILBURN

Contact our Sales Team

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parkplace-apartments.co.uk



Sapphire
Independent
Housing



THE
SHARED
OWNERSHIP
SHOP

These brief particulars have been prepared and are intended as a guide to supplement an inspection or survey and do not form part of any offer or contract. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information supplied by others. This brochure includes photographs of the surrounding area for illustrative purposes only. Design elements and specification details may change without further notice. You should verify the particulars on your visit to the site and the particulars do not obviate the need for a survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any information given. May 2021.