- Silver works


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


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:

Kuston
20 mins
22 mins
25
Tottenham Court Road 25 mins
Bank (The City) 31 mins
1 mile approx from Hendon mainline:
Luton Airport $n$ mainine:
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 $3 / 4$ mile of Fryent Country Park and Bren Reservoir water sports.

Siver: Works is located 7 miles 15 minutes drive approx) from the 225 Junction 23



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

Residents at siver Works will have the best of both worlds when it comes to contemporay living and
sheer convenience - with both ocal shopping and superstores within a Ston's throw, Brent C Coss just 4 minutes on the tube and west
shoping within 30 minutes. The location itseff is 'up an The location itselis' 4 p and
comingg' and already bisting with new develoments, new energy
and a masterplan that is set to and a masterplan that is set to
elevate Colindale's staus to that of a key north London destination,
rubbing houlders rubbing shoulders with Mill hill
and Stannore. and Stanmore.



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


Silver works


Colindale is now recognised as one of the most significant areas for growth and
regeneration in London. A massive programme is underway and
further tueled by the 44.5 billion Iranstormation of neieghbouring Brent C Cooss
and West tendon - a vision that and West Hendon - a vision that is
designed to create a new gateway into designed to create a new gateway into
Central London, whil inititating a wibrant


Regeneration within inmediate proximity
of
(1) 33 Eddwari Road - alandarkik nixed use

(2) Capiti Way - . now wel adianed hlagship new buid and community facitites.
3) Nuneous sies sore-. -derelopnent along

Colindale has an Area Action Plan with regeneration underpinning the with regeneration unde
town's transformation.
Improved traffic flow and public
transport will serve the growing population.
A sustainable community will be created generating long terा
employment and new jobs.


## Regeneration <br> DELIVERING GROWTH

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.


3

Minutes from a suburban haven of tranquility

2e

So deceptively close
to the heart of the metropolis


- A choice of luxurious suites and 1,2 \& 3 bed apartments.
- Six executive 4 bedroom town house.
- Majority with terrace, balcony or private garden.
- Surface and secure underground parking facilities 5 at a additional cost
- Landscaped communal courtyards and gardens.
- Private entrance lobbies and lifts serving each apartment block
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- Landscaped communal courtyards and gardens.
- Private entrance lobbies and lifts serving each apartment block.
- Highly refined and superior specifications including bespoke
entertainment unit and widescreen LED smart TV to each
apartment and town house.
- Smeg integrated kitchen appliances.

- Highly refined and superior specifications including bespo
entertainment
apartment and town to nd house.




## S

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strip flooring and large format porcelain bathroom floor (and
wall) strip flooring
wall) tiling. - 10 year NHBC warranty.
$\qquad$
wail) ting.
$\qquad$

e format port


- Smeg integrated kitchen appliances.
- Floor finishes include natural oak engineered hardwood one

v

- Two car club spaces.

10 year NHBC warranty
 2



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-$-$ $+$



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$\square$




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

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


The apartments are arranged in five contemporary builings with the town
houses forming a striking two storey terrace block with a courtyard aspect and houses torming a striking two storey terrace block with a courtyard aspect and
private rear garden. Ground floor apartments in Block B and $G$ will laso feature private terrace/gardens.
 balconeses
Net inemal areas foom $39.0-81.6$ sam (420-878 sffil

 Coutrafard aspeca.
Net inema a areas foom $71.3-73.4$ sam (768-790 satt)



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



Exceptional quality and finish comes as standard at Silver Works.




106206305 1 Bedroom apartment



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105205305405505
2 Bedroom apartment



107207307407507
2 Bedroom apartment
2 Bedroom apartment



2 bedroom apartments





104204 2 Bedroom apartment

 Betiom 2



103203
2 Bedroom apartment


$\begin{array}{lll}\text { Internal area } & 70.1 \text { sa.m. } & 75.5 \text { sq.f.t. } \\ \text { External area } & 7.2 \text { sq.... } & 77 \text { sq.t.t. }\end{array}$


101201301401 3 Bedroom apartment Liningtining
inckitren




102202302402
3 Bedrom apar
3 Bedroom apartment


| Internal area | 80.6 sa.m. | 868 s.f.t. |
| :--- | :--- | :--- |
| External area | 7.2 sq.m. | 77 sq.t. |






| 601 |
| :--- |
| ${ }_{3}$ Bedroe |

3 Bedroom apartment

hternal area 80.2 sa.m. 863 sq.t.t.
$\begin{array}{llll}\text { Internal area } & 80.2 \text { sq.m. } & 863 \text { saq.ft. } \\ \text { Exteral area } & 6.3 \text { sq... } & 6889 . \text {.t. }\end{array}$


602
3 Bedroom apartment


$\begin{array}{llll}\text { Internal area } & 84.9 \text { s.m... } & 914 \text { s.a.t.t. } \\ \text { External a read } & 12.5 \text { sq.m. } & 134 \text { sq.t.t. }\end{array}$


603
3 Bedroom apartment $\longrightarrow$ Livingtiding
ind
Masterere efotroom inctititen
Mbete bedion
Bediom
Betroom 3

| Internal are |
| :---: |
| External ar |



605
3 Bedroom apartment $\longrightarrow$
linindining
inckitichen



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202


##  <br> 02202302402502 <br> 1 Bedroom apartment <br>  <br>  <br> 107207307407507 <br> 1 Bedroom <br>  <br> 








11021031041051 2 2 Bedroom apartment





106206306406506
2 Bedroom apartment $\square$





101201301401501
3 Bedroom apartment $\square$




- Oak veneered entrance and intemal doors.
- Natural oak one strip hardwood engineered flooring
to principal roms (livingdining, kicthen area and hallway).
- Brushed stainless steel door funiture.
- Brushed metal switch and socket plates.
- Space and water heating via the development communal energy
interface units.
- Recessed LED low energy downlighting
- Satellite \& terrestrial TV sockets to living rooms and
bedrooms.
- Sky+ TV to living/dining area (subject to s suscripition).

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 providing Iow le
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

HALLWAY

- Natural ook one strip hardwood
engineered flooring.

KITCHEN
Natural oak one strip hardwood

- Natural oak one strip
engineered flooring.
engineered flooring.
Tobacco wood finish to base units w
white matt to upper units all with
white matt to upper u
- Mid brown coloured stone worktop with White glass splashbacks to underside of wall units.
- Smeg integrated appliances to include. single ow leve oven. microwave. 4 ring ceramic hob with hood. Washer/dyyer*, dishwasher and fridgelfieezer
- Low energy underlighting to wall units. - Stainless steel $11 / 2$ bowl undermounted
sin
Centralised appliance switch panel

Wasterlder may be fee sisanding where located in

BEDROOMS

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

GENERAL BATHROOM
\& EN-SUITE

- White bathroom suite with steel bath. back to wall WC, basin and shower tray Stapicicale. - Stone e efifect porcelain floor tiles and fully
tiled walls.
- Clear glass frameless bath scrieen andlor
shower enclosure.
- Concealed plumbing with reconstituted stone vanity top.
- Oak framed recess with mirrored ceabinet and
feature downlighting.
- Brushed metal shaver socket.
- Chrome plated single lever basin taps, botile - Chrome plated single evever basin teps, bo
 handset
- Chrome plated electric heated towe I rail.
- Pressurised hot and cold water

SECURITY
Video enty phone system to each apartment.

COMMUNAL AREA
Porcelin tiled entrance lobbies, carpeted
commuter

- Porceain tied entrance loobies, cappe
commnal coridoris and lift lobbies.
- Communal secure gycle storage.
(Except Blok f)
- Lifts to all apartment levels accessed firom ground level.
- Low energy wall lighting
- Landscaped courtyards.

PARKING

- Surface parking and secure underground
parking facilities ata additional cost)
parking facilities (atid adfitional cost).

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