

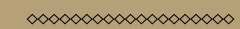
ROOFTOP APARTMENTS

Crew.

THE COACHWORKS

Nº9 REGENT ST.
KENSAL GREEN

London chic in a village locale



More and more people are looking for that extra something in the place they call home. Kensal Green provides just that. Boasting a wealth of boutique shops, eclectic nightlife and eateries for burgeoning gourmets and fast food junkies alike, this is the perfect synergy of cool and calm right on your doorstep. Nestled within a village idyll, with the tranquillity of Queen's Park only a stone's throw away Kensal Green is the once hidden gem that fast became the heir apparent to the hippest parts of the capital.

Following on from the unprecedented success of The Coachworks in Kensal Green, Hamilton Court Developments have returned with the addition of two spectacular rooftop apartments.

London's New Hip Heartland





Uncompromised Elegance



The Coachworks is a bespoke, architecturally designed tour-de-force of luxury living in the ultimate destination, right on the borders of Notting Hill and the ever-popular Portobello Road. Positioned on peaceful Regent Street these apartments are replete with indulgent under-floor heating and the latest iPad controlled Sonos entertainment centres.

The epitome of cool – with more than a dash of class.

CHAMBERLAIN ROAD

LONDON BOROUGH OF KENSAL GREEN

Voted
No.1 by
Vogue



Lifestyle...

Whether you’re looking to sample the finest cuisine, have a tippie at one of the many watering holes or watch the latest film on the big screen, NW10 and the surrounding area has it all. Take a stroll or hop on your bike. You’ll soon see why more and more of London’s glitterati and social butterflies are being drawn to the area...



EARLY MORNINGS

- Cocodelic**
13 Kilburn Ln, W10 4AE
Walk time: less than a minute
- Taste of Chamberlayne**
63 Chamberlayne Rd, NW10 3ND
Walk time: 8 minutes
- Minkies Deli**
Chamberlayne Rd, NW10 5RQ
Walk time: 9 minutes
- The Crazy Baker**
697A Harrow Rd, NW10 5NY
Walk time: 12 minutes
- Gail’s Artisan Bakery**
75 Salisbury Rd, NW6 6NH
Walk time: 18 minutes



BRUNCH AND A BLOODY MARY

- | | |
|---|---|
| William IV
786 Harrow Rd, NW10 5JX
Walk time: 2 minutes | Jack’s
101 Salusbury Road, NW6 6NH
Walk time: 18 minutes |
| Aubrey’s
15 Station Terrace, NW10 5RX
Walk time: 9 minutes | The Salusbury
50-52 Salusbury Rd, NW6 6NN
Walk time: 18 minutes |
| Gracelands
118 College Rd, NW10 5HD
Walk time: 17 minutes | Granger & Co
175 Westbourne Grove, W11 2SB
Walk time: 30 minutes |



SUNDAY LUNCH

- Paradise**
19 Kilburn Lane, W10 4AE
Walk time: less than a minute
- The Chamberlayne**
83 Chamberlayne Rd, NW10 3ND
Walk time: 9 minutes
- The Mason’s Arms**
665 Harrow Road, NW10 5NU
Walk time: 10 minutes
- The Alice House**
53-55 Salusbury Rd, NW6 6NJ
Walk time: 17 minutes
- The Island**
123 College Road, NW10 5HA
Walk time: 17 minutes
- The Bumpkin**
209 Westbourne Pk Rd, W11 1EA
Walk time: 24 minutes

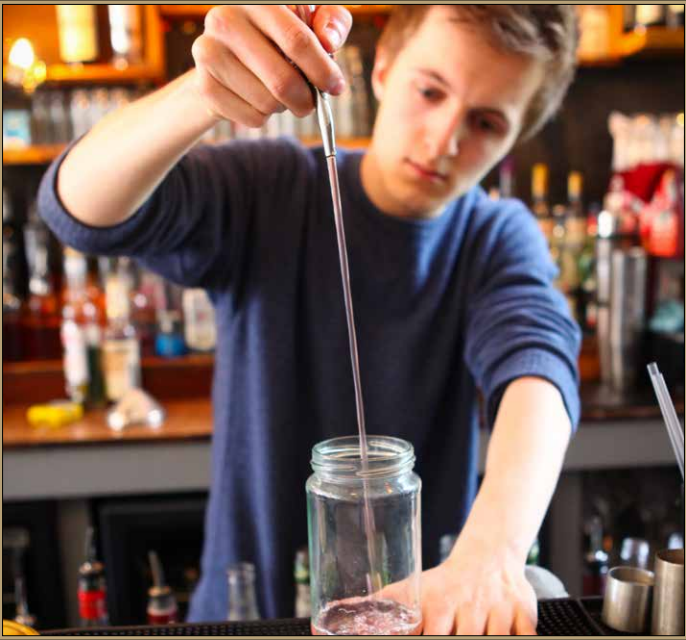


DATE NIGHT

- The Dock Kitchen**
342-344 Ladbroke Grove, W10 5BU
Walk time: 4 minutes
- Madame Gautier**
4 Enterprise Way, NW10 6UG
Walk time: 6 minutes
- Pizza East**
310 Portobello Rd, W10 5TA
Walk time: 14 minutes
- The Lexi Cinema**
194b Chamberlayne Rd, NW10 3JU
Walk time: 15 minutes
- Ostuni**
43-45 Lonsdale Rd, NW6 6RA
Walk time: 20 minutes
- E&O**
14 Blenheim Crescent, W11 1NN
Walk time: 22 minutes

LATE NIGHT

- Parlour**
5 Regent Street, NW10 5LG
Walk time: less than a minute
- The Playhouse**
337 Kensal Road, W10 5DA
Walk time: 4 minutes
- The Shop**
75 Chamberlayne Rd, NW10 3ND
Walk time: 8 minutes
- Electric House**
191 Portobello Road, W11 2ED
Walk time: 22 minutes
- The Cow**
89 Westbourne Park Rd, W2 5QH
Walk time: 26 minutes
- The Westbourne Pub**
101 Westbourne Pk Villas, W2 5ED
Walk time: 26 minutes



TREAT YOURSELF

- RISE Gift Shop**
21 Kilburn Ln, W10 4AE
Walk time: 1 minute
- Circus Antiques**
60 Chamberlayne Rd, NW10 3JH
Walk time: 5 minutes
- Niche**
70 Chamberlayne Road, NW10 3JJ
Walk time: 6 minutes
- Supra**
71 Chamberlayne Rd, NW10 3ND
Walk time: 8 minutes
- Veranda**
117 Chamberlayne Rd, NW10 3NS
Walk time: 11 minutes
- Portobello Market**
Portobello Rd, W10 5TE
Walk time: 14 minutes



Directory

PAMPER YOURSELF

- Chantelle and Lewis**
1 Kilburn Ln, W10 4AE
Walk time: 1 minute
- Swanky Lash & Brow**
26 Chamberlayne Rd, NW10 3JD
Walk time: 4 minute
- Luca Beauty**
107 Chamberlayne Rd, NW10 3NS
Walk time: 7 minutes
- Essential Beauty**
110 Chamberlayne Rd, NW10 3JP
Walk time: 11 minutes
- Genco Male Grooming**
280 Portobello Rd, W10 5TE
Walk time: 17 minutes
- Cowshed**
119 Portland Road, W11 4LN
Walk time: 28 minutes

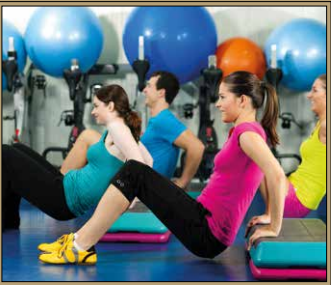


THAT SPECIAL OCCASION

- | | |
|--|---|
| Scarlet & Violet
76 Chamberlayne Rd, NW10 3JJ
Walk time: 6 minutes | Brooks Fishmongers
93 Chamberlayne Road, NW10 3ND
Walk time: 8 minutes |
| Brooks Butchers
91 Chamberlayne Rd, NW10 3ND
Walk time: 8 minutes | Kandana
45 Kilburn Ln, W10 4AA
Walk time: 11 minutes |
| Queen’s Park Farmer’s Market
Salusbury Road Primary School,
Kilburn, NW6 6NH
Walk time: 19 minutes | The Salusbury Foodstore
56 Salusbury Rd, NW6 6NN
Walk time: 18 minutes |

HEALTHY LIVING

- Frame**
27 Beethoven Street, W10 4LG
Walk time: 10 minutes
- Fierce Grace**
260 Kilburn Lane, W10 4BA
Walk time: 10 minutes
- Spinn Revolution**
56A Beethoven St, W10 4LG
Walk time: 10 minutes
- Golf Queen’s Park**
Queen’s Park, Brent NW6 6SG
Walk time: 15 minutes
- Gracelands Yard**
102 Liddell Gds, NW10 3QE
Walk time: 17 minutes
- Fitness First**
105-109 Salusbury Rd, NW6 6RG
Walk time: 21 minutes



Lifestyle Directory

LOCATION MAP

EARLY MORNINGS

- 1. Minkies Deli
- 2. Gail's Artisan Bakery
- 3. Taste of Chamberlayne
- 4. Cocodelic

BRUNCH AND A BLOODY MARY

- 5. Granger & Co
- 6. Jack's
- 7. Aubrey's
- 8. Gracelands
- 9. The Salusbury
- 10. William IV

SUNDAY LUNCH

- 11. Paradise
- 12. The Mason's Arms
- 13. The Bumpkin
- 14. The Alice House
- 15. The Island
- 16. The Chamberlayne

DATE NIGHT

- 17. Madame Gautier
- 18. Pizza East
- 19. E&O
- 20. Ostuni
- 21. The Dock Kitchen
- 22. The Lexi Cinema

LATE NIGHT

- 23. The Cow
- 24. The Westbourne Pub
- 25. Electric House
- 26. The Shop
- 27. Parlour
- 28. The Playhouse

PAMPER YOURSELF

- 29. Luca Beauty
- 30. Chantelle and Lewis
- 31. Essential Beauty
- 32. Cowshed
- 33. Swanky Lash & Brow
- 34. Genco Male Grooming

THAT SPECIAL OCCASION

- 35. Scarlet & Violet
- 36. Brooks Fishmongers
- 37. The Salusbury Foodshop
- 38. Kandana
- 39. Queen's Park Farmer's Mkt

TREAT YOURSELF

- 40. Portobello Market
- 41. Veranda
- 42. Circus Antiques
- 43. RISE Gift Shop
- 44. Supra
- 45. Tom Dixon

HEALTHY LIVING

- 46. Gracelands Yard
- 47. Frame
- 48. Fierce Grace
- 49. Fitness First
- 50. Spinn Revolutions



Early Mornings



MINKIES DELI

Locals rave over the coffee which will pick you up after a night out and put a spring in your step on the way to work. They also serve award winning food using only the finest ingredients – the perfect morning outing!



Brunch & a Bloody Mary

GRANGER & CO

Internationally acclaimed for its simple approach to cooking and one of Notting Hill's premier eateries, arrive early if you want to experience brunch at Grangers. Go for the healthy option or, if you're feeling daring, the classic Aussie breakfast.



Sunday Lunch

PARADISE

The name says it all. Locally sourced food served in an opulent yet comfortable dining room beneath 18th century chandeliers. Perfect for romantic liaisons or larger celebrations.

Nº9 REGENT ST.
KENSAL GREEN

That Special Occasion

SCARLET AND VIOLET

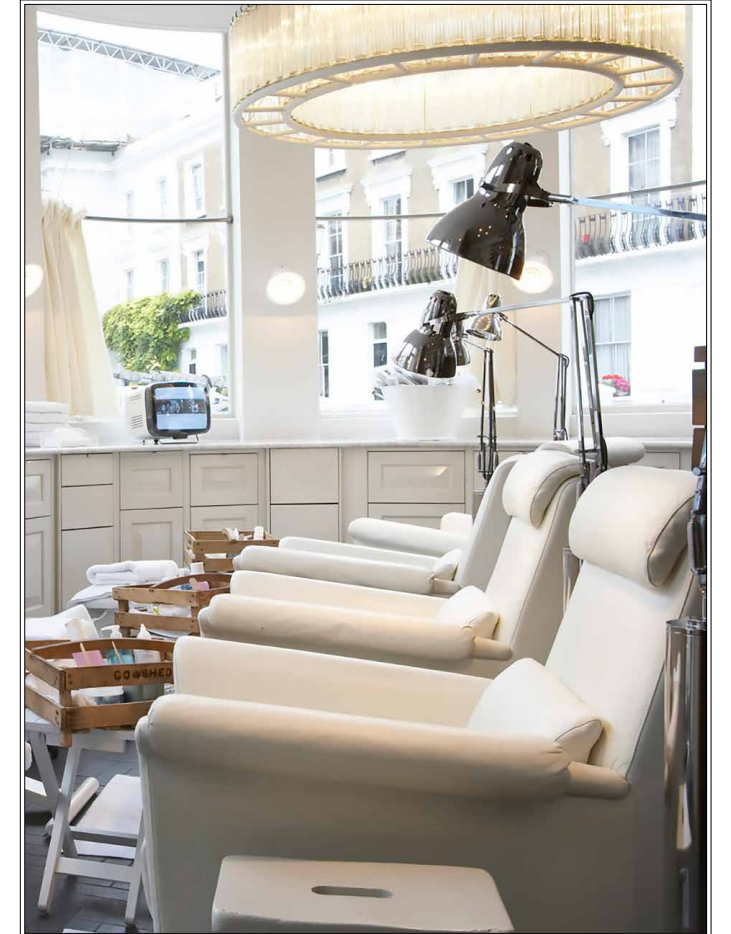
With her emphasis on “shabby-chic”, florist Vic Brotherson has mastered her own aesthetic with the use of herbs and fruit in her arrangements with a vintage twist. For any occasion, or just because...



Pamper Yourself

COWSHED

Luxury rejuvenation. Indulge yourself with award-winning beauty treatments. Cowshed is the brand synonymous with luxury pampering. All treatments are topped off with a refreshing green tea or a glass of wine!



Date Night

MADAME GAUTIER

The only thing more romantic than a night out is a night in. Madame Gautier offers the finest French cuisine for you to reheat at home. Whether you admit the truth is up to you!

For Your Home



PORTOBELLO MARKET

A treasure trove of antiques and collectables await you at London’s most celebrated street market. It was around long before Hugh Grant made Notting Hill famous...



Healthy Living



FRAME

Reinvigorate, re-energise and realign your mind, body and spirit. Whether it’s a jog along the canal or a cycle to Queen’s Park there are plenty of green spaces to explore and get your heart racing.

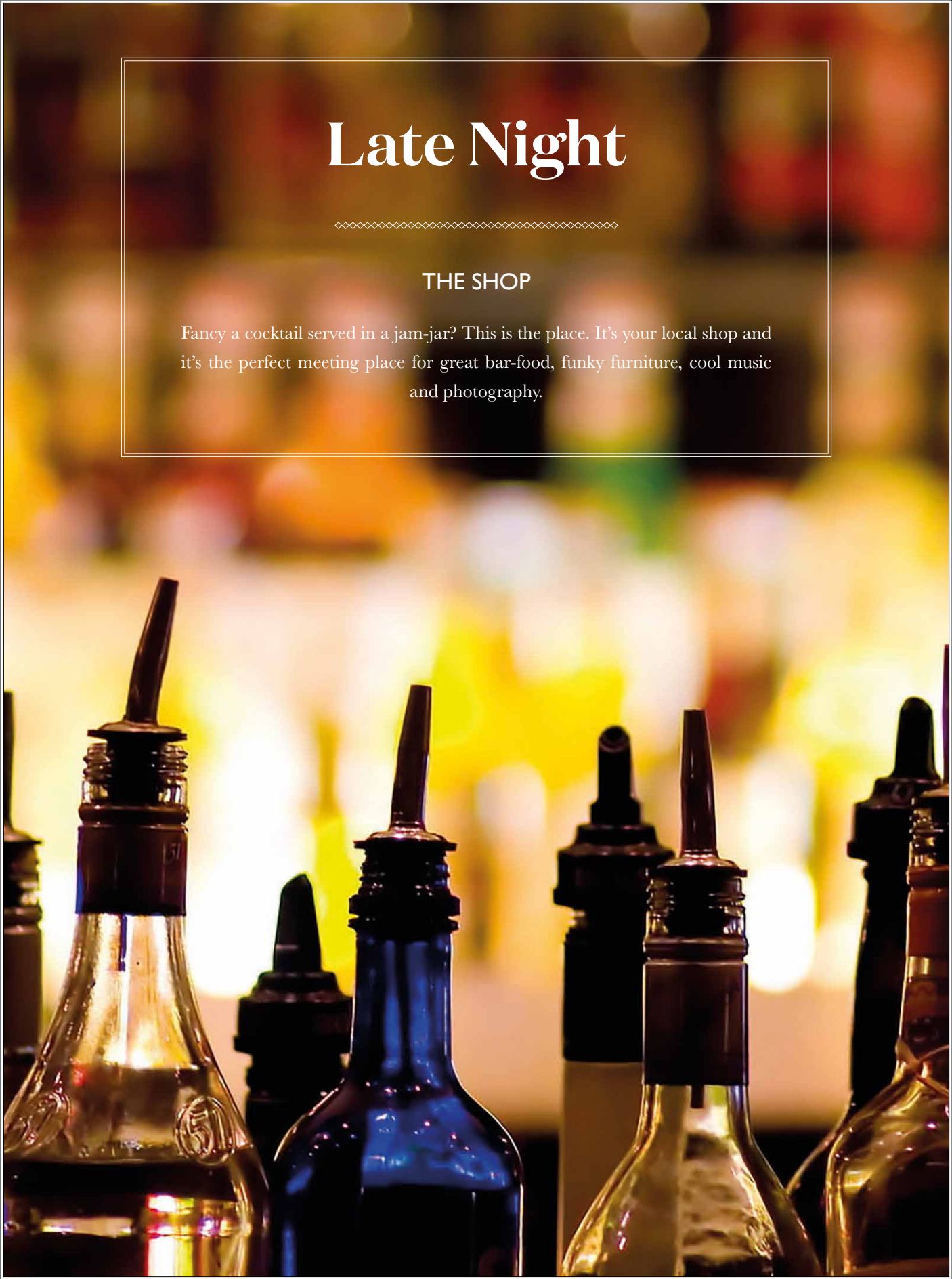


Late Night



THE SHOP

Fancy a cocktail served in a jam-jar? This is the place. It’s your local shop and it’s the perfect meeting place for great bar-food, funky furniture, cool music and photography.



N°9 REGENT ST.
KENSAL GREEN



Only a walk away

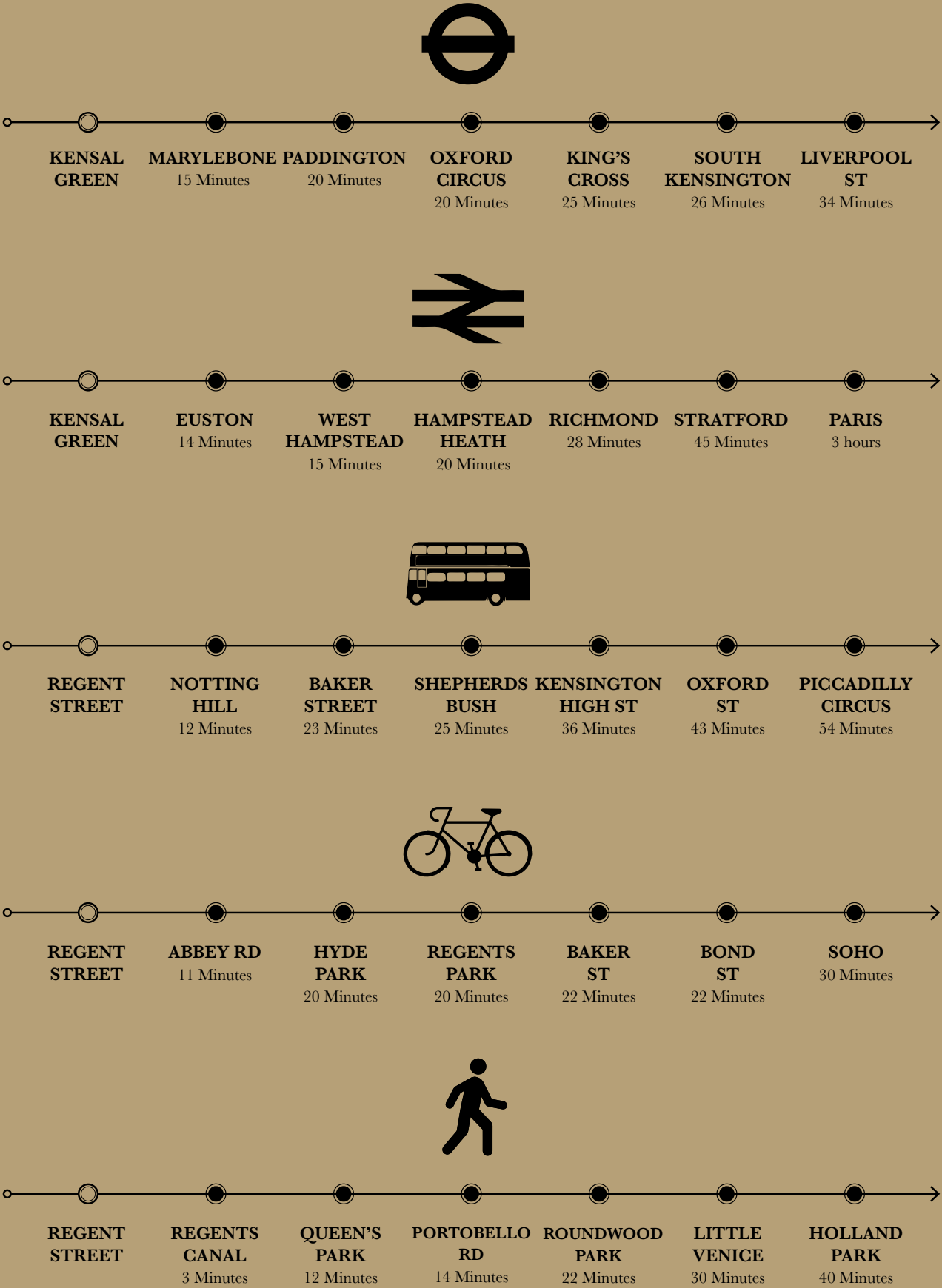


The Bigger Picture



TRANSPORT LINKS

Running through Kensal Green is Chamberlayne Road. Named by Vogue as the hippest street in Europe it offers a plethora of delights. Locals even call it the new Portobello and you'll find real character here. Full of young trendies, you'll come across an abundance of shops, antiques, vintage boutiques and quirky cafés. If you feel like spreading your wings then the well connected public transport links mean you're never far from your next adventure. For culture vultures the museums and galleries of the West End and South Kensington are no more than 30 minutes away and National Rail connects the rest of the country for those weekend breaks away.



Nº9 REGENT ST.
KENSAL GREEN



WEST HAMPSTEAD

CAMDENTOWN

KINGS CROSS

EUSTON

REGENTS PARK

MARYLEBONE

MAIDA VALE

QUEEN'S PARK

KENSAL GREEN

NORTH ACTON

PADDINGTON

OXFORD CIRCUS

BOND STREET

COVENT GARDEN

GREEN PARK

GREEN PARK

HYDE PARK

NOTTING HILL GATE

HIGH ST KENSINGTON

SOUTH KENSINGTON

VICTORIA

WHITE CITY

WESTFIELDS SHOPPING CENTRE

SHEPHERDS BUSH

HAMMERSMITH

TURNHAM GREEN

ZONE TWO

ZONE ONE

Cw

LONDON BOROUGH OF BARNET

REGEN T STREET

Welcome
Home

◇◇◇◇◇◇◇◇



Specification

The Coachworks is a place to call home. Close enough to the bright lights and buzz of the city yet far enough away to seek sanctuary after a long day. Each apartment has been designed with thought and precision to maximize space and consider the practicalities of day-to-day living with an elegant and contemporary finish. The living spaces have been crafted to an exceptionally high standard, offering luxurious, yet simple open-plan living. Hamilton Court Developments have created the perfect fusion of uncompromised quality and originality with a cool, contemporary edge. With its clean lines and imposing facade, it stands boldly on Regent Street, yet fits perfectly within its surroundings.

KITCHEN

- Modulanova kitchen by Design Space London
- Corian worktop
- Stainless Steel under mounted sink
- Matt Black brassware by Vola
- Matt Black knurled handles by Buster + Punch
- Siemens induction hob
- Siemens integrated fridge freezer
- Siemens ActiveClean oven with touch display
- Siemens integrated dishwasher
- Siemens washer dryer (utility room)
- Silent soft closing doors and drawers on all units



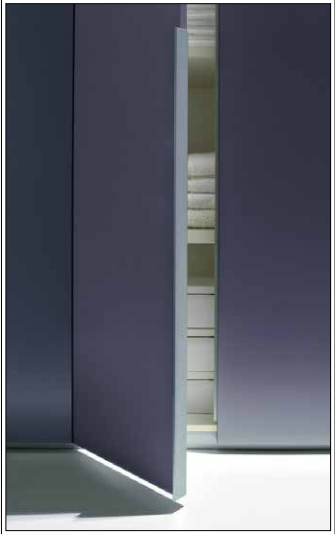
INTERIOR FLOOR FINISHES

- Engineered Alban Oak Classic wood flooring
- High quality luscious carpet to bedrooms



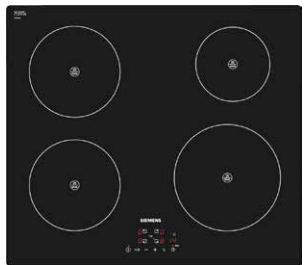
BEDROOMS

- Bespoke cabinetry by Neatsmith of London



BATHROOM

- Concealed shower tray for 'wet room' effect
- Luxury Saloni tiles to all walls and floor
- Duravit sanitaryware
- Hangsgrohe brassware
- Oversized floor to ceiling shower screen
- Electric heated towel rail
- Feature storage recess with LED spotlights
- Concealed shaver socket within storage unit
- Feature mirror with demister pads



ELECTRICS

- Energy efficient LED down-lights throughout
- Hamilton Sheer, white metal screwless sockets
- Dimmer switches to all bedrooms and kitchen/living areas (by Buster + Punch where applicable)
- Sky+ multi room compatible
- Wired for Sonos Audio system throughout



PEACE OF MIND

- 10 year new home warranty
- BPT Opale hands free monitor colour video entry system
- Fully fitted alarms

HEATING & HOT WATER

- Zoned, water-based underfloor heating to entire apartment
- Under floor heating system controlled by Heatmiser
- NeoStat touch screen thermostat programmer
- Hot water provided by energy efficient gas boilers

INTERIOR DOORS

- Grey oversized veneered door by Vicaima
- Satin chrome lever handles with roses



WINDOWS & FAÇADE

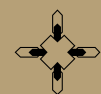
- High quality thermally efficient 'Rational' windows and doors
- Bespoke curved glazing where applicable
- Top floor clad in bespoke interlocking Zinc panels



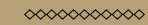
COMMUNAL AREAS

- High specification KONE lift
- Feature lighting to communal entrance
- Large-format ceramic floor tiles to communal entrance
- Heavy-duty carpeting to stairs, landings and corridors
- Internal cycle storage
- Internal bin storage





Floor Plans

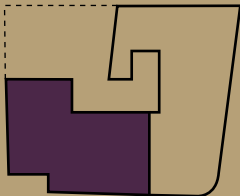
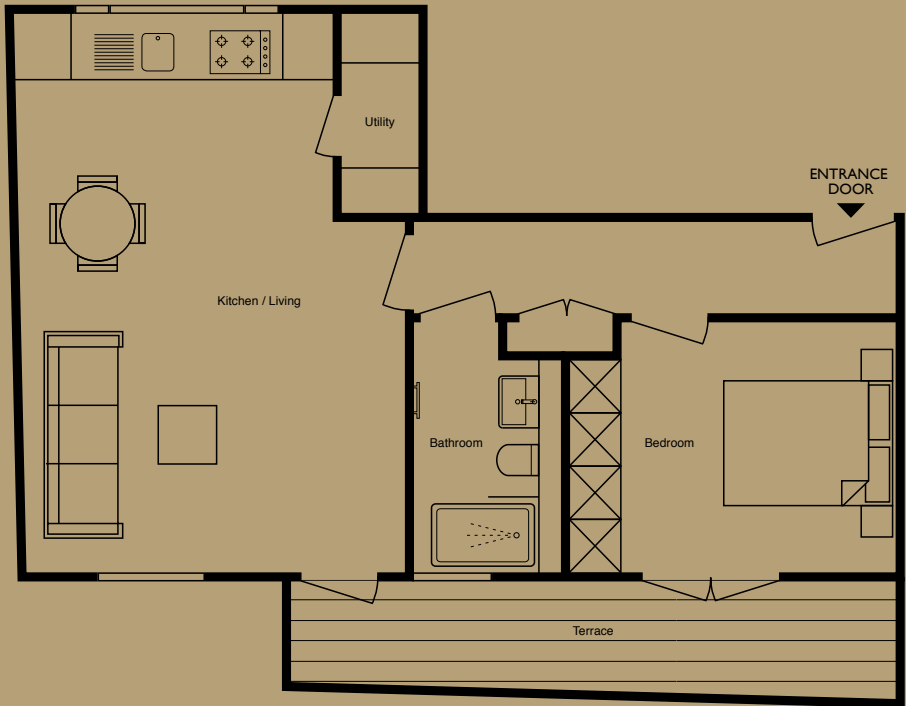


N°9 REGENT ST.
KENSAL GREEN

Apt.1



FLOOR 4



KITCHEN / LIVING ROOM
4.9m x 6.5m - 16.1ft x 21.3ft
BEDROOM
3.8m x 2.8m - 12.5ft x 9.2ft

BATHROOM
1.7m x 2.8m - 5.6ft x 9.2ft
UTILITY
1m x 2.4m - 3.3ft x 7.9ft

TERRACE
7m x 1.4m - 23ft x 4.6ft

TOTAL AREA
50.6 SQ M / 544.6 SQ FT

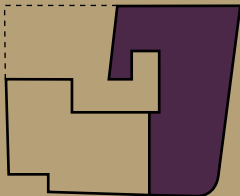
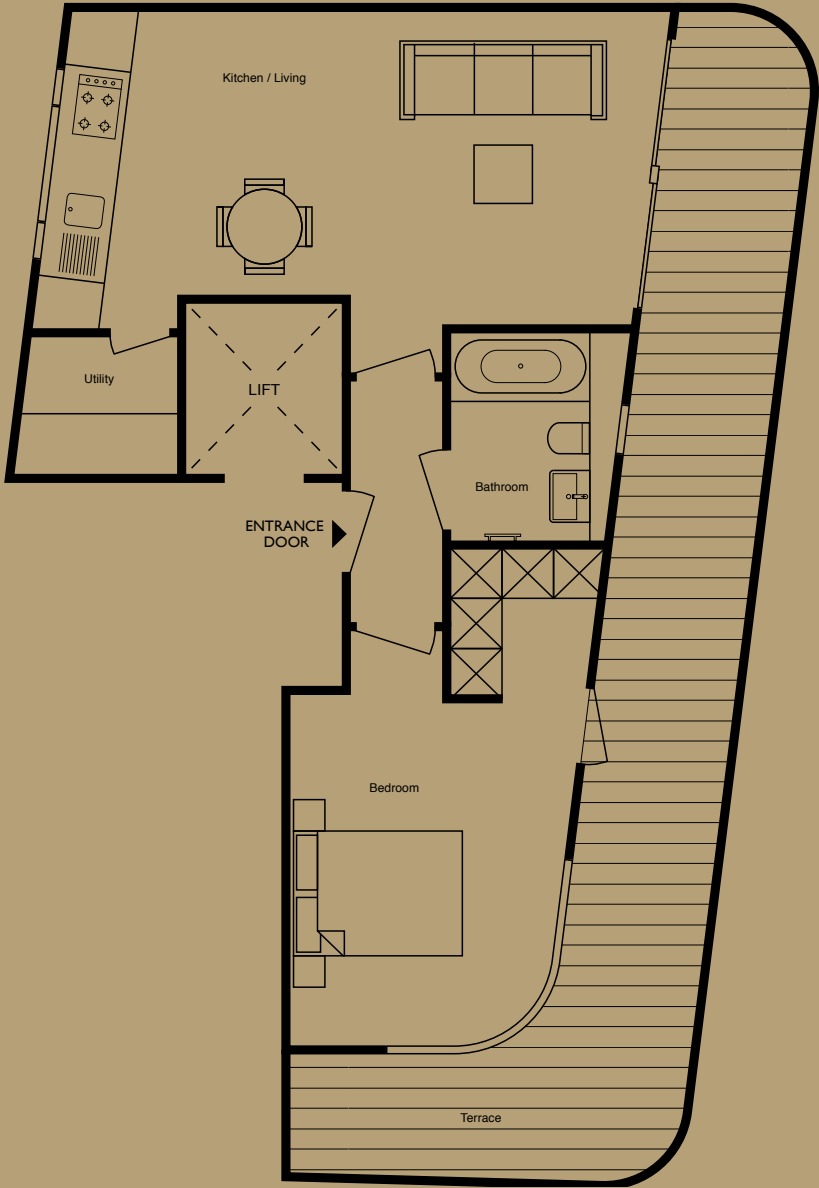
Room dimensions are to be carefully considered prior to purchase of furniture and must not be used for the purchase of flooring or window treatment. All measurements are approximate and may vary within a tolerance of 5%



Apt.2



FLOOR 4



KITCHEN / LIVING ROOM
7.0m x 4.1m - 23ft x 13.5ft
BEDROOM
3.3m x 4.6m - 10.8ft x 15.1ft

BATHROOM
1.9m x 2.3m - 6.2ft x 7.5ft
UTILITY
1.2m x 1.5m - 4ft x 4.9ft

TERRACE
18m x 1.4m - 60ft x 4.6ft

TOTAL AREA
50.1 SQ M / 539.2 SQ FT

Room dimensions are to be carefully considered prior to purchase of furniture and must not be used for the purchase of flooring or window treatment. All measurements are approximate and may vary within a tolerance of 5%

Nº9 REGENT ST.
KENSAL GREEN



HAMILTON COURT
DEVELOPMENTS

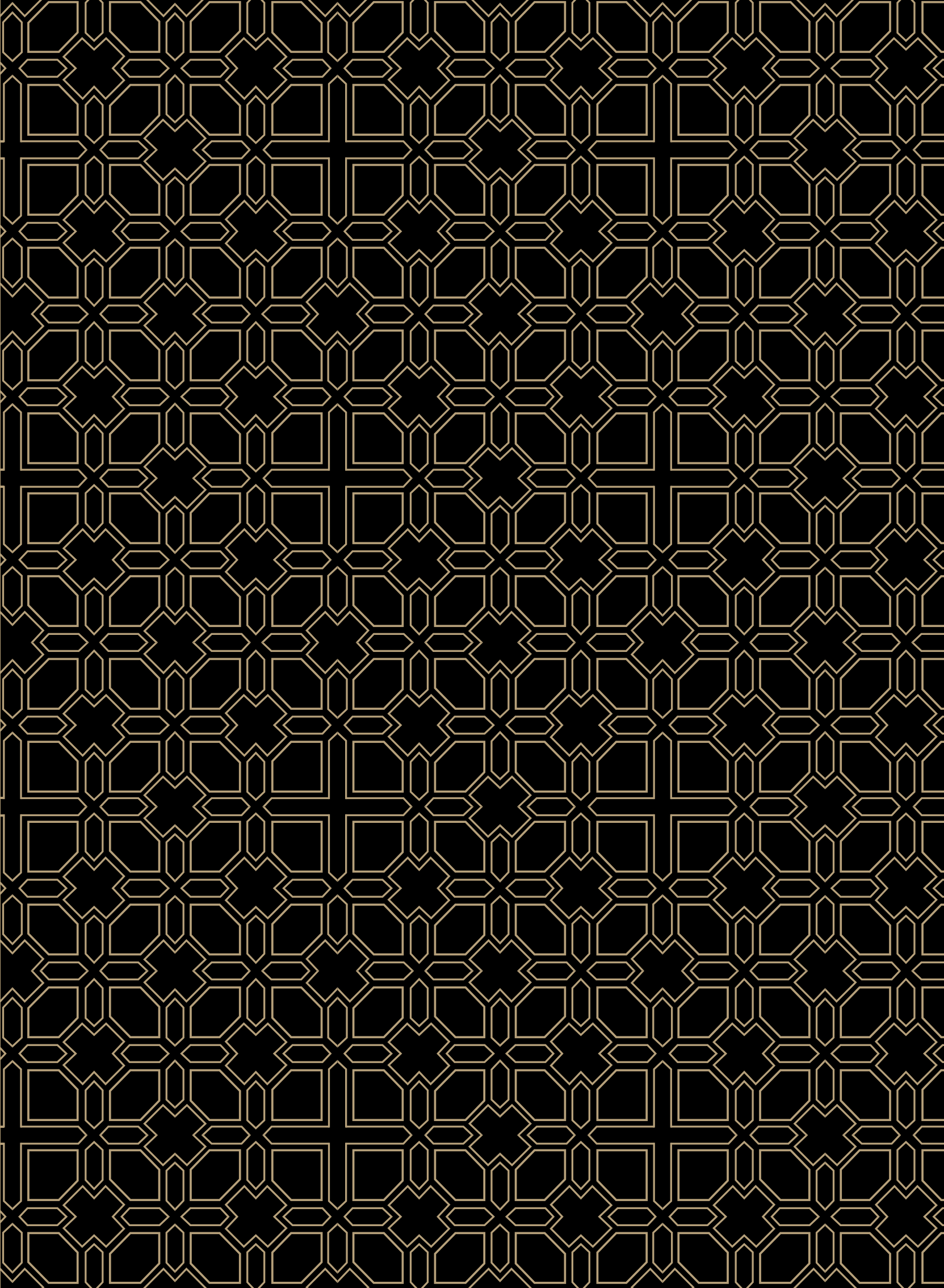
Hamilton Court Developments is a niche residential property development company focused upon delivering high quality schemes throughout Central London. With over 50 years of property experience, Hamilton Court Developments have the expertise, knowledge and understanding to develop outstanding homes in the capital. We pride ourselves on creating unique, inspiring and practical living spaces in keeping with the environment. Our attention to details is with the end user in

mind which ensures the highest standard of finish both inside and out. Our reputation is achieved through our professionalism and commitment to delivering the highest quality of service and product. At Hamilton Court Developments we strive to build homes that we are proud of and The Coachworks is no exception. Working with an expert design team, Hamilton Court Developments have once again been able to create unique properties that we would be proud to call home.

MISREPRESENTATION ACT: These particulars are not to be considered as a formal offer, they are for information only and give a general idea of the property. They are not to be taken as forming any part of a resulting contract, nor to be relied upon as statements or representations of fact. Whilst every care has been taken in their preparation, no liability can be accepted for their inaccuracy. Intending purchasers must satisfy themselves by personal inspection or otherwise as to the correctness of these particulars which are issued on the understanding that all negotiations are conducted through the developer or its agent. These particulars are correct at time of issue. In view of our continuing aim to improve our developments the detailed specification and/or layouts may change. If any points are important please clarify with us prior to viewing. These particulars are issued strictly on the basis that no visits to site will be made unless accompanied by the selling agent.

Brochure designed by Don't Panic Partners
www.dppagency.co.uk

DPP





HAMILTON COURT
DEVELOPMENTS

N°9 REGENT ST.
KENSAL GREEN
LONDON
NW10 5LG