

CANTERBURY LOFTS
QUEEN'S PARK

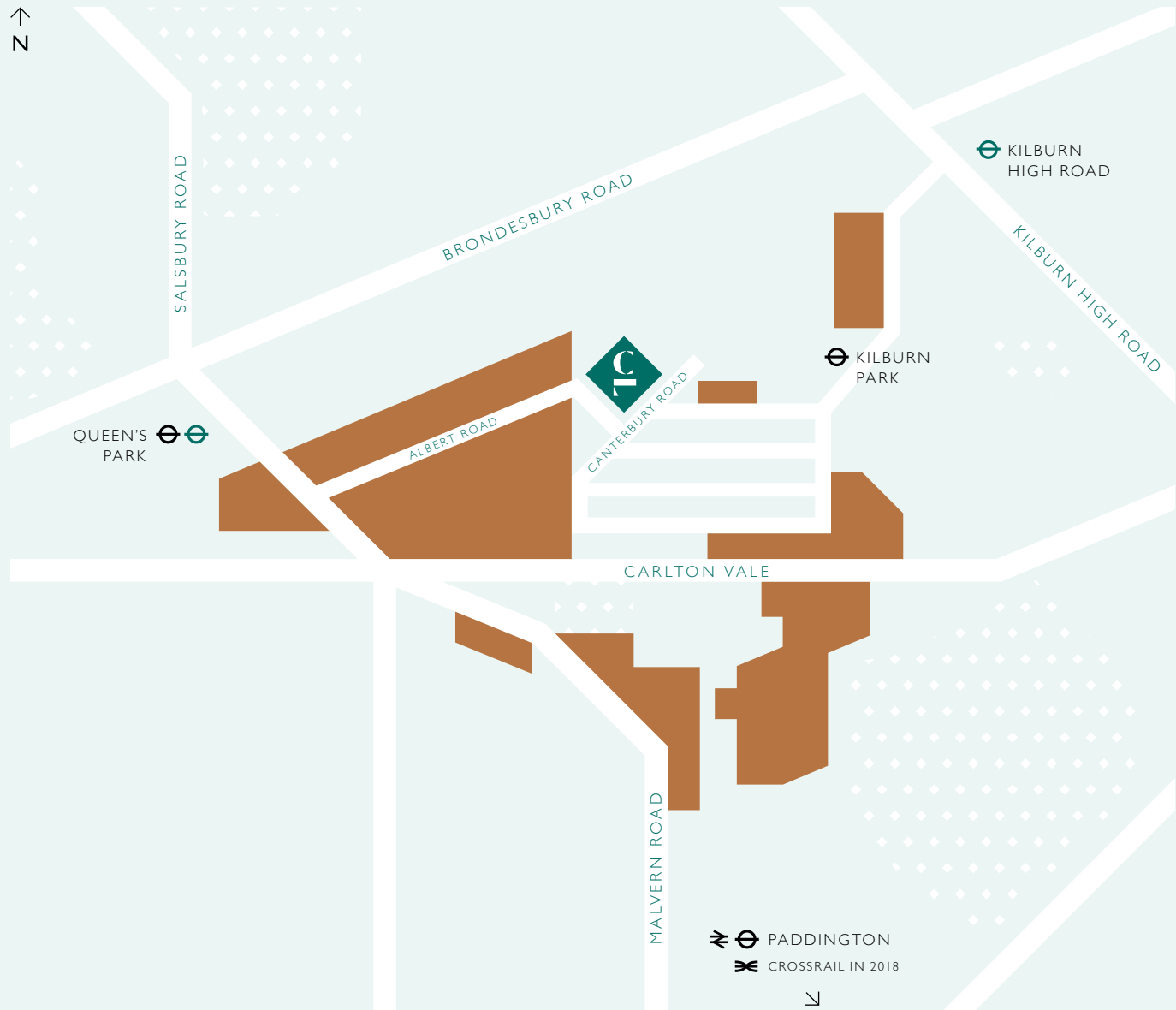






UNIQUE
PERIOD FEATURES

The industrial era façade
of the building has been
lovingly restored.



KEY

- GREEN SPACES
- DEVELOPMENTS
- NATIONAL RAIL STATION
- OVERGROUND STATION
- UNDERGROUND STATION

- ◆ 2,400 NEW HOMES
- ◆ NEW SCHOOLS
- ◆ RESTAURANTS AND CAFÉS
- ◆ NEW URBAN PARK

The area that surrounds Canterbury Lofts is transforming.

A long term regeneration plan for South Kilburn will see 2,400 new homes built, allowing for a further influx of young families, as well as working professionals into the area.

The regeneration will also enhance the employment sector within NW6 by creating a number of job opportunities. Over the next 5-10 years, South Kilburn will benefit from the use of new schools, retail units, restaurants and cafés, which will contribute to what is an already incredibly vibrant and prosperous community atmosphere.

The regeneration will fashion a new residential quarter of mansion terraces and apartment blocks, offering private landscaped communal gardens. A new civic square and pedestrian boulevard on Kilburn Park Road will help strengthen the neighborhood's connections to the wider community.

Residents will also profit from further open green spaces within the location. In addition to the popular Paddington Recreation Ground, Woodhouse Urban Park will provide a welcoming environment for the existing community and general public.



An area of provenance and rich cultural heritage, Queen's Park was developed in 1875 and named in honour of Queen Victoria.

Beautiful green space and Victorian tree-lined streets provide a prosperous and relaxed atmosphere. The vibrant local high street ensures an abundance of shops and bars, whilst being so close to the city means residents can enjoy the rest of London within minutes.

QUEEN'S
PARK
3 mins drive



LITTLE
VENICE
7 mins drive



NOTTING
HILL
13 mins drive



PRIMROSE
HILL
12 mins drive





05

10

23

14

16

22

26

02

09

01

28

15

13

20

08

21

11

25

03

27

29

17

04

12



KEY

- GREEN SPACES
- NATIONAL RAIL STATION
- OVERGROUND STATION
- UNDERGROUND STATION

DELI

Queen's Park boasts a number of much-loved informal eateries and daily amenities. The award-winning Queen's Park Farmers' Market has fast become a favourite Sunday morning fixture and offers the finest organic meat, fresh fish, baked goods and groceries.

- 01 **BROOKS BUTCHER**
brooksbutchers.com
NW10 3ND
- 02 **GAIL'S BAKERY**
gailsbread.co.uk
NW6 6NH
- 03 **MINKIES DELI**
minkiesdeli.co.uk
NW10 5RQ
- 04 **QUEEN'S PARK FARMERS' MARKET**
lfn.org.uk
NW6 6RR
- 05 **COCOA BIJOUX**
cocoabijoux.com
NW6 3BQ

DINING

There's an excellent selection of local restaurants and bars for entertaining. The Salusbury is one of the country's top gastropubs, Caldo is famed for its tapas and Hugo's pedigree in sustainability, fair trade and fresh ingredients makes for another local highlight.

- 06 **CALDO**
caldobarandkitchen.co.uk
NW6 6NH
- 07 **HUGO'S**
hugosrestaurant.co.uk
NW6 6RA
- 08 **BRADLEYS**
bradleysnw3.co.uk
NW3 3NR
- 09 **ELGIN**
theelgin.com
W9 1NJ
- 10 **OSTUNI**
ostunirestaurant.co.uk
NW6 6RA
- 11 **BUMPKIN**
bumpkinuk.com
W11 1EA
- 12 **THE SALUSBURY**
thesalusbury.co.uk
NW6 6NN
- 13 **THE PARADISE**
theparadise.co.uk
W10 4AE
- 14 **THE DOCK KITCHEN**
dockkitchen.co.uk
W10 5BU
- 15 **THE ALICE HOUSE**
thealicehouse.co.uk
NW6 6NJ
- 16 **IDA**
idarestaurant.co.uk
W10 4DT
- 17 **THE SHOP**
theshopnw10.com
NW10 3ND

SHOPPING

Queen's Park's main shopping hub Salusbury Road has a plethora of stylish retailers. Iris and Michiko Koshino are just two of the local boutiques. Less than a mile away sits Chamberlayne Road, another characterful location offering further options including YMC stockist, Supra.

- 18 **IRIS**
irisfashion.co.uk
NW6 6NJ
- 19 **MICHIKO KOSHINO**
michikokoshino.co.uk
NW6 6NU
- 20 **SUPRA**
supralondon.com
NW10 3ND
- 21 **CIRCUS ANTIQUES**
circusantiques.co.uk
NW10 3JH
- 22 **PRO ARTE STRINGED INSTRUMENTS**
proartelondon.com
NW6 3AY
- 23 **SCARLET AND VIOLET**
scarletandviolet.com
NW10 3JJ
- 24 **MARKS AND SPENCER**
marksandspencer.com
NW6 4HJ

LIFESTYLE

An excellent example of Victorian urban green space, Queen's Park is a perfect place for an evening jog or romantic stroll. During the winter months the various gyms and health spas nearby ensure you can maintain your routine in the warmth.

- 25 **FRAME**
moveyourframe.com
W10 4LG
- 26 **REGENT'S PARK OPEN AIR THEATRE**
openairtheatre.com
NW1 4NU
- 27 **COWSHED**
cowshedonline.com
W11 4LN
- 28 **EVERYMAN CINEMA**
everymancinema.com
W9 1RU
- 29 **HAMPSTEAD THEATRE**
hampsteadtheatre.com
NW3 3EU

London’s key destinations are less than 20 minutes away. From Paddington you can be at Heathrow Airport in 15 minutes. From the same station in 2018, Crossrail will provide immediate access to the City in just 9 minutes and Canary Wharf in 17 minutes.

 TO UNDERGROUND STATIONS*	 TO NATIONAL RAIL STATIONS*	 TO AIRPORTS*	 FROM PADDINGTON CROSSRAIL (2018)**
◆ MARYLEBONE 8 mins	◆ PADDINGTON 4 mins	◆ HEATHROW T1, 2 & 3 27 mins	◆ BOND STREET 3 mins
◆ OXFORD CIRCUS 13 mins	◆ CHARING CROSS 17 mins	◆ HEATHROW T5 35 mins	◆ TOTTENHAM COURT ROAD 4 mins
◆ PICCADILLY CIRCUS 15 mins	◆ WATERLOO 19 mins	◆ LONDON CITY 43 mins	◆ FARRINGDON 8 mins
◆ NOTTING HILL GATE 17 mins	◆ EUSTON 20 mins	◆ GATWICK 1 hr	◆ CANARY WHARF 17 mins
◆ HOLBORN 20 mins	◆ LONDON BRIDGE 22 mins	◆ STANSTED 1 hr 20 mins	◆ HEATHROW CENTRAL 24 mins
◆ BARBICAN 24 mins	◆ LIVERPOOL STREET 27 mins		
◆ CANARY WHARF 29 mins			

* From Kilburn Park underground station, 3 minutes walk from Canterbury Lofts.

** From Paddington Crossrail station (opens 2018), 4 minutes from Kilburn Park underground station.

Travel times calculated using tfl.co.uk.
University travel times calculated using googlemaps.co.uk.

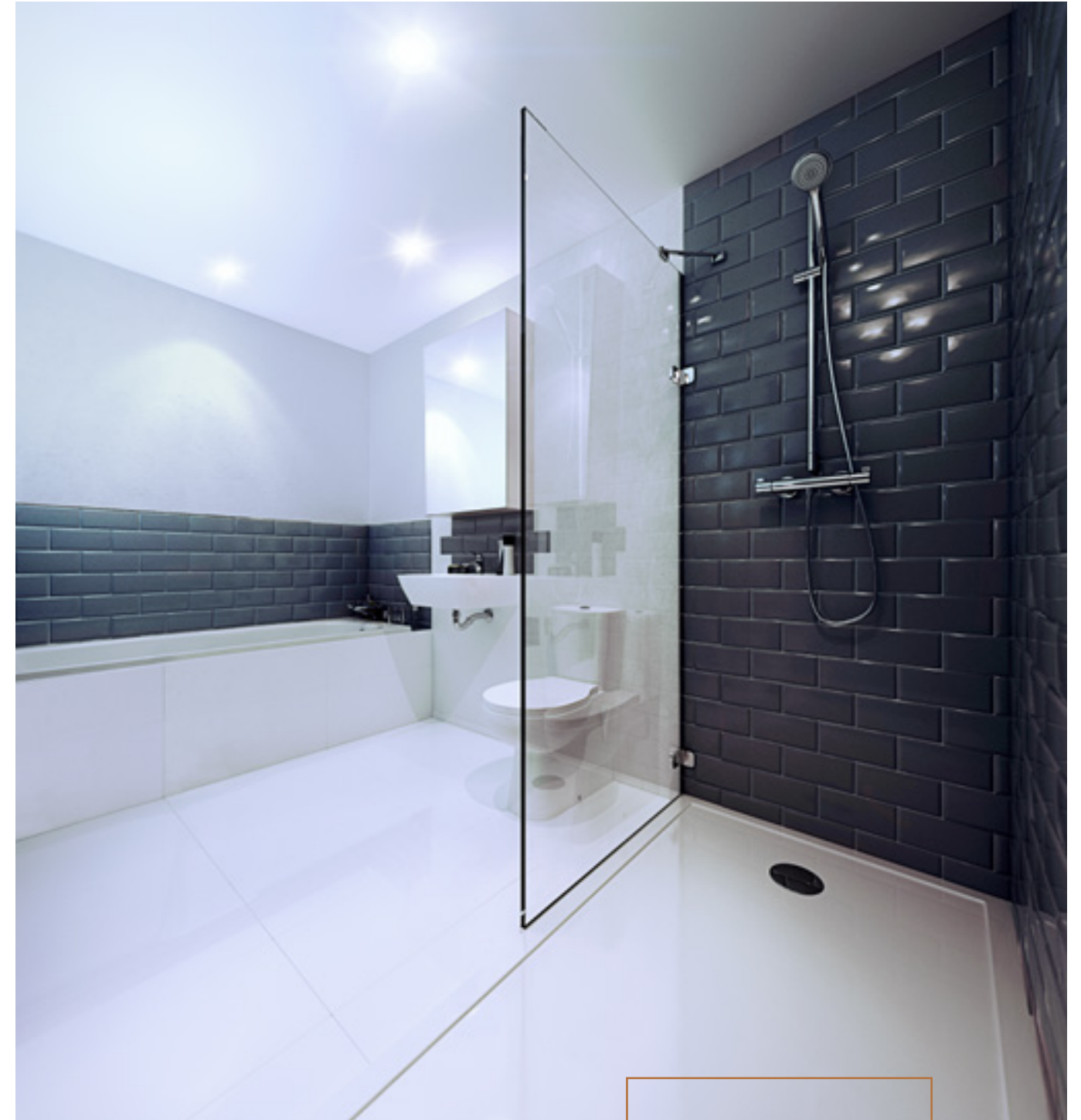
The UK is world renowned for having an unrivalled standard of higher education, with London home to some of the countries best universities.

01 LONDON BUSINESS SCHOOL 26 Sussex Place NW1 4SA london.edu 9 mins drive 9 mins by underground*	03 UNIVERSITY OF WESTMINSTER 309 Regent Street W1B 2HW westminster.ac.uk 15 mins drive 13 mins by underground*	05 LONDON SCHOOL OF ECONOMICS Houghton Street WC2A 2AE lse.ac.uk 22 mins drive 16 mins by underground*
02 UNIVERSITY COLLEGE LONDON Gower Street WC1E 6BT ucl.ac.uk 13 mins drive 12 mins by underground*	04 CITY UNIVERSITY LONDON Northampton Square EC1V 0HB city.ac.uk 21 mins drive 19 mins by underground*	06 KING'S COLLEGE LONDON 127 Stamford Street SE1 9NQ kcl.ac.uk 26 mins drive 19 mins by underground*



LIVING SPACES

Engineered wood flooring throughout compliments a mezzanine floor that allows space and light to enter the living areas.



BATHROOM

Contemporary bathrooms feature walk in showers and designer fittings.



OPEN-PLAN LIVING

Large, open-plan living rooms and kitchen spaces ensure a modern, convenient lifestyle. The perfect space for entertaining guests.



MEZZANINE

Unique period features sit alongside cutting-edge design, a feature underpinned by the mezzanine floor and double-heighted ceilings.



BEDROOM

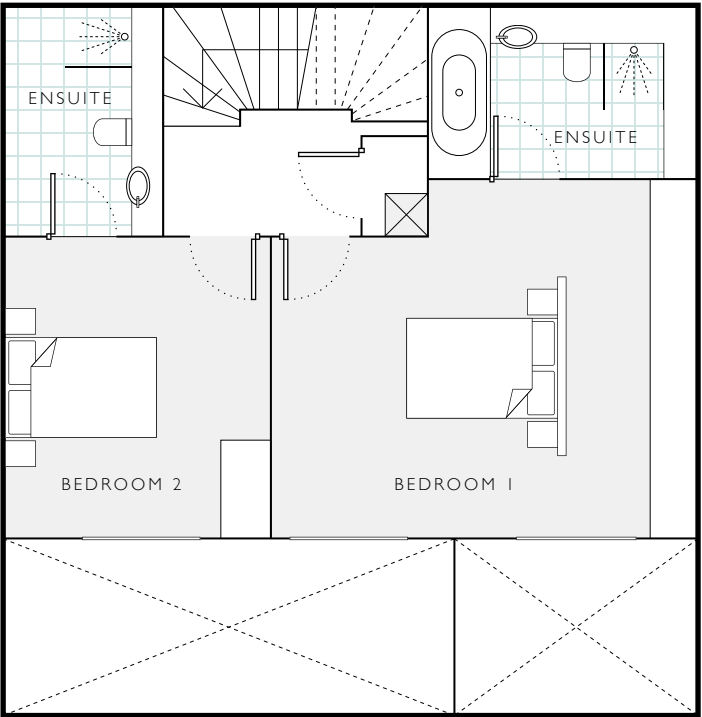
Every detail of the bedrooms has been considered to provide a luxurious and spacious private space.



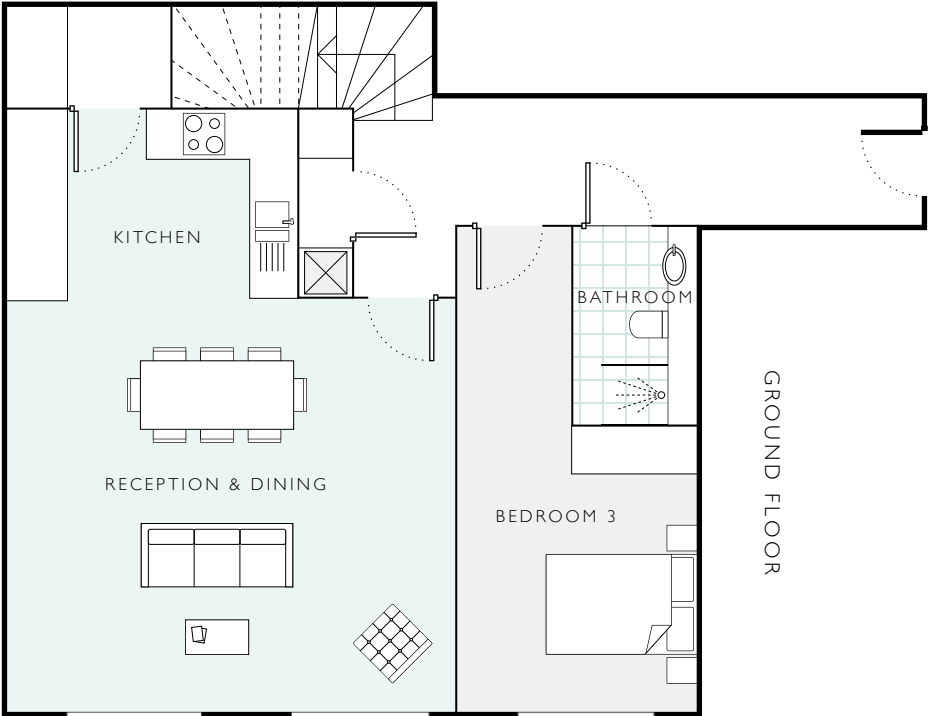
COMMUNAL ROOF TERRACE

A large roof terrace, with enviable views, ensures the summer months can be enjoyed with al fresco dinners and BBQ's.

Room dimensions are to be carefully considered prior to purchase of furniture and must not be used for the purchase of flooring or window treatments. All measurements are approximate and may vary within a tolerance of 5%. Please note that measurements may have been taken from the widest point. Wardrobes are shown in indicative locations only.



MEZZANINE



GROUND FLOOR

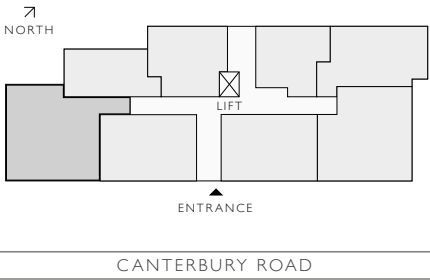
3 BEDROOM
137 SQ M / 1,475 SQ FT

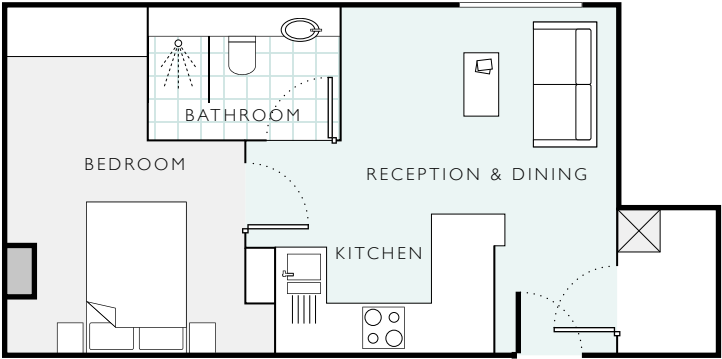
GROUND FLOOR

- RECEPTION & DINING
5.7m x 5.3m / 18.7ft x 17.4ft
- KITCHEN
3.6m x 2.5m / 11.8ft x 8.2ft
- BEDROOM 3
3.0m x 6.2m / 9.8ft x 20.3ft
- FAMILY BATHROOM
1.5m x 2.1m / 4.9ft x 6.9ft

MEZZANINE

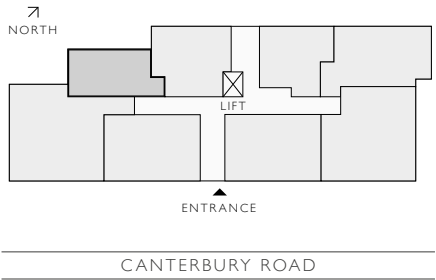
- BEDROOM 1
5.4m x 4.6m / 17.7ft x 15.1ft
- EN SUITE TO BEDROOM 1
3.1m x 2.0m / 10.2ft x 6.6ft
- BEDROOM 2
3.3m x 3.9m / 10.8ft x 12.8ft
- EN-SUITE TO BEDROOM 2
1.8m x 2.6m / 5.9ft x 8.5ft





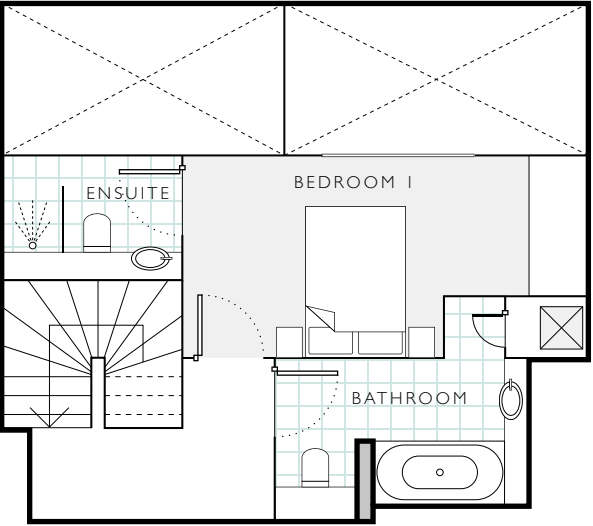
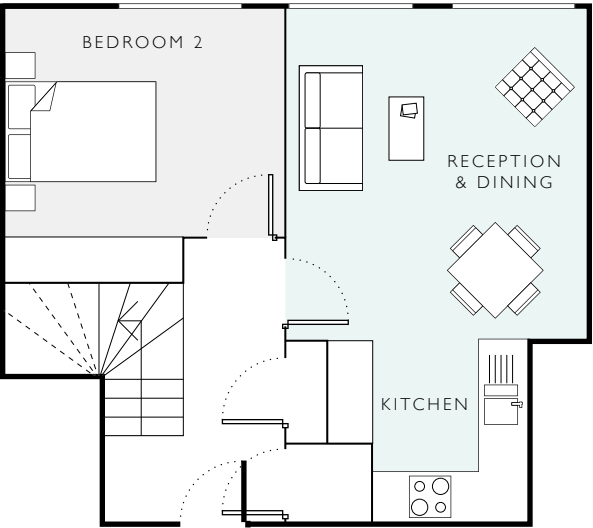
1 BEDROOM
37 SQ M / 397 SQ FT

- RECEPTION & DINING
4.8m x 4.5m / 15.7ft x 14.7ft
- KITCHEN
2.6m x 1.8m / 8.5ft x 5.9ft
- BEDROOM
3.0m x 4.5m / 9.8ft x 14.7ft
- BATHROOM
2.4m x 1.6m / 7.9ft x 5.2ft

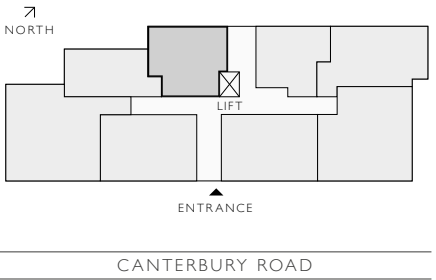


2 BEDROOM
75 SQ M / 812 SQ FT

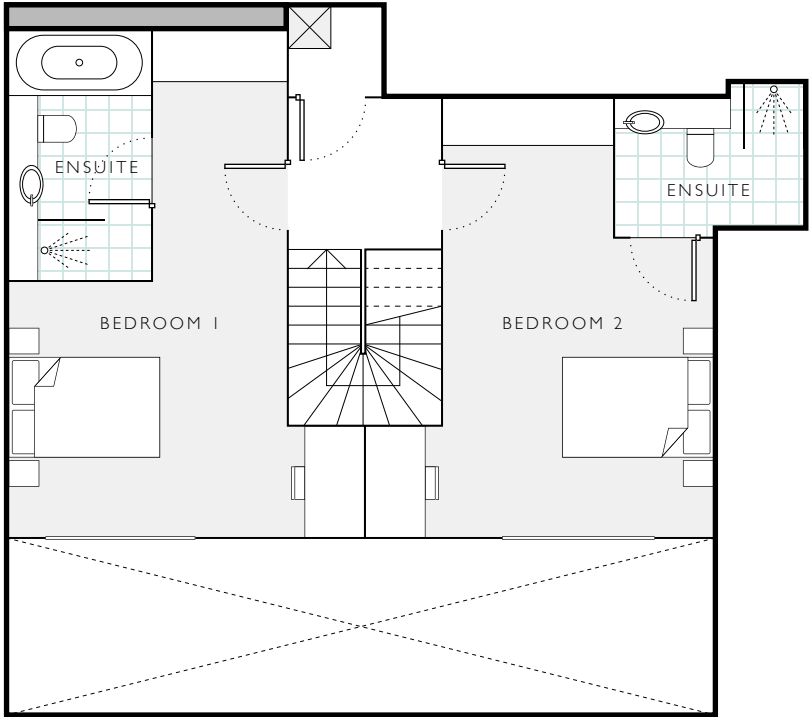
- GROUND FLOOR
- RECEPTION & DINING
3.8m x 4.0m / 12.5ft x 13.1ft
- KITCHEN
2.6m x 2.5m / 8.5ft x 8.2ft
- BEDROOM 2
3.5m x 3.3m / 11.5ft x 10.8ft



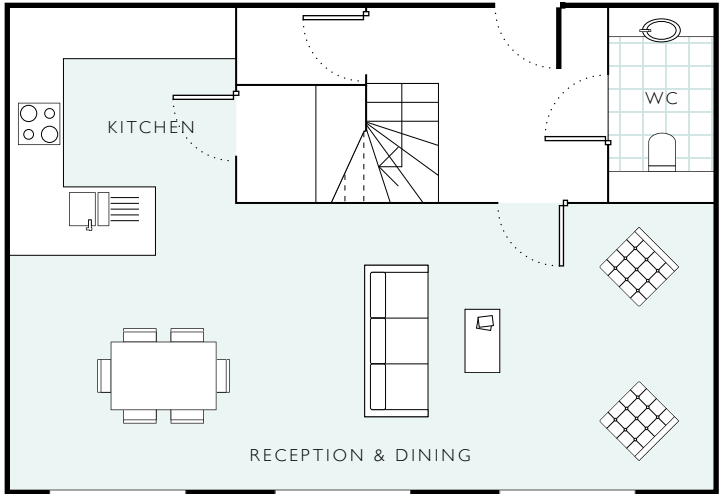
- MEZZANINE
- BEDROOM 1
4.5m x 2.5m / 14.7ft x 8.2ft
- EN-SUITE SHOWER TO BEDROOM 1
2.2m x 1.5m / 7.2ft x 4.9ft
- FAMILY BATHROOM
3.25m x 2.6m / 10.7ft x 8.5ft



MEZZANINE



GROUND FLOOR



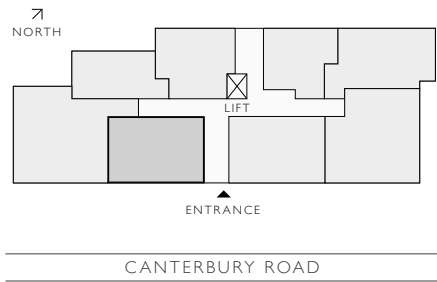
2 BEDROOM
114 SQ M / 1,230 SQ FT

GROUND FLOOR

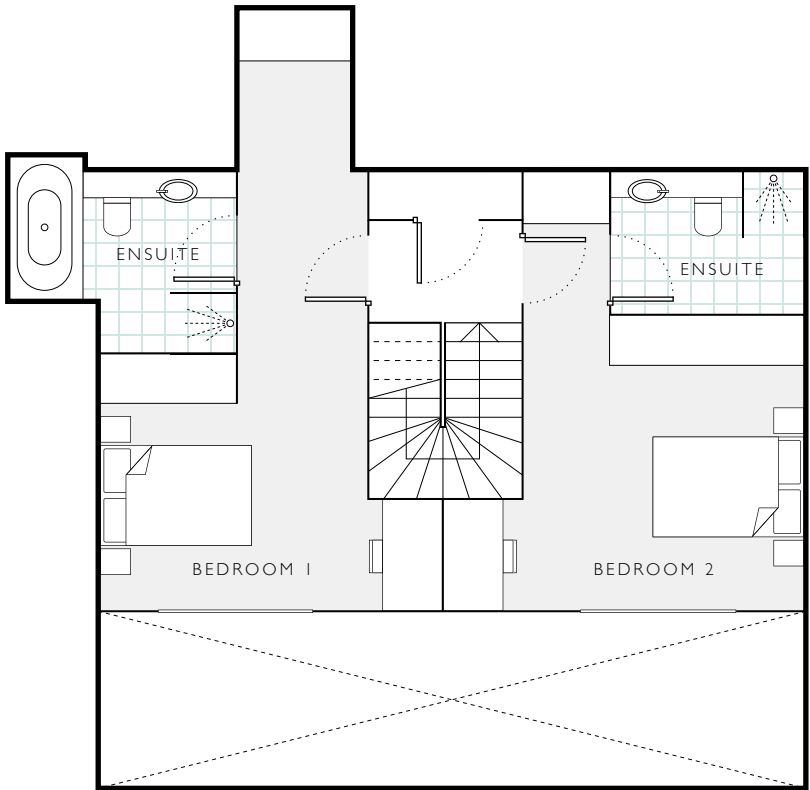
RECEPTION & DINING
9.1m x 3.5m / 29.9ft x 11.5ft
KITCHEN
2.8m x 3.2m / 9.2ft x 10.5ft
GUEST WC
1.3m x 2.5m / 4.3ft x 8.2ft

MEZZANINE

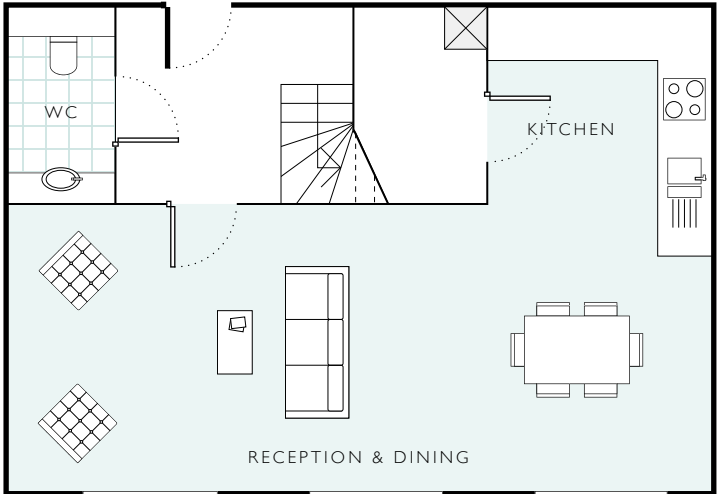
BEDROOM 1
3.8m x 5.1m / 12.5ft x 16.7ft
EN-SUITE TO BEDROOM 1
2.2m x 1.8m / 7.2ft x 5.9ft
BEDROOM 2
3.9m x 6.0m / 12.8ft x 19.7ft
EN-SUITE TO BEDROOM 2
1.7m x 3.2m / 5.6ft x 10.5ft



MEZZANINE



GROUND FLOOR



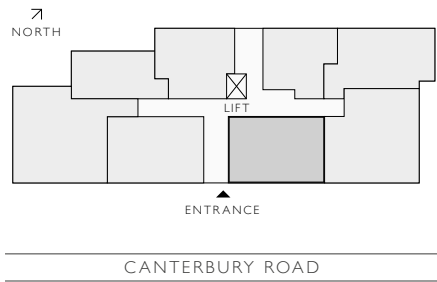
2 BEDROOM
112 SQ M / 1,201 SQ FT

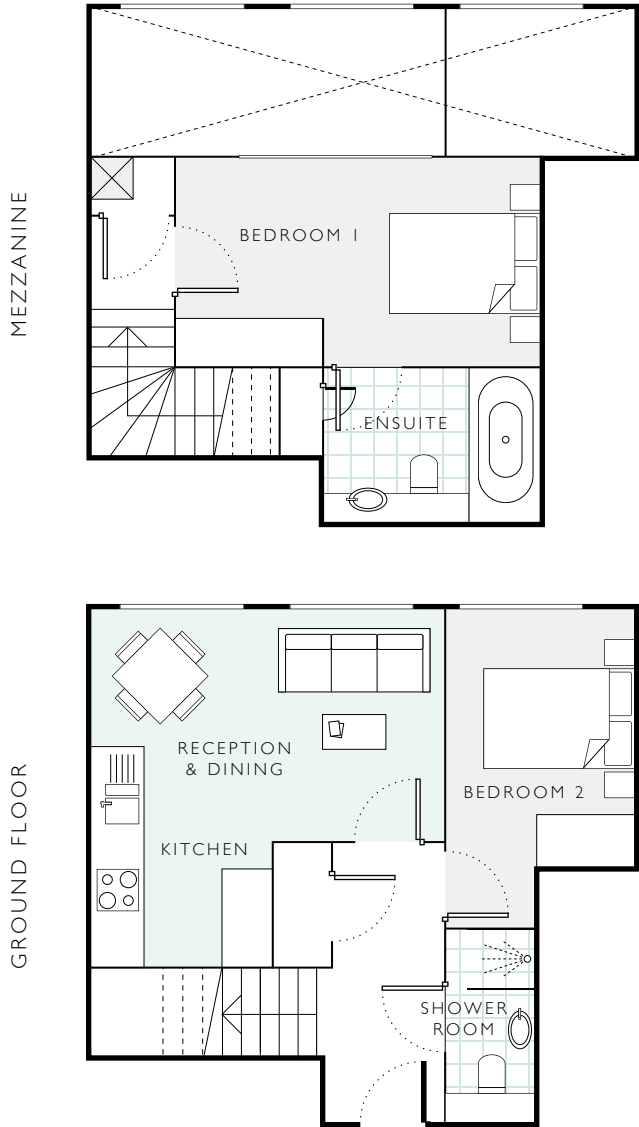
GROUND FLOOR

RECEPTION & DINING
9.1m x 3.5m / 29.9ft x 11.5ft
KITCHEN
2.8m x 3.2m / 9.2ft x 10.5ft
GUEST WC
1.3m x 2.4m / 4.2ft x 7.9ft

MEZZANINE

BEDROOM 1
3.7m x 7.2m / 12.1ft x 23.6ft
EN-SUITE BATH TO BEDROOM 1
3.0m x 2.3m / 9.8ft x 7.5ft
BEDROOM 2
3.9m x 5.0m / 12.8ft x 16.4ft
EN-SUITE BATH TO BEDROOM 2
2.4m x 1.8m / 7.8ft x 5.9ft





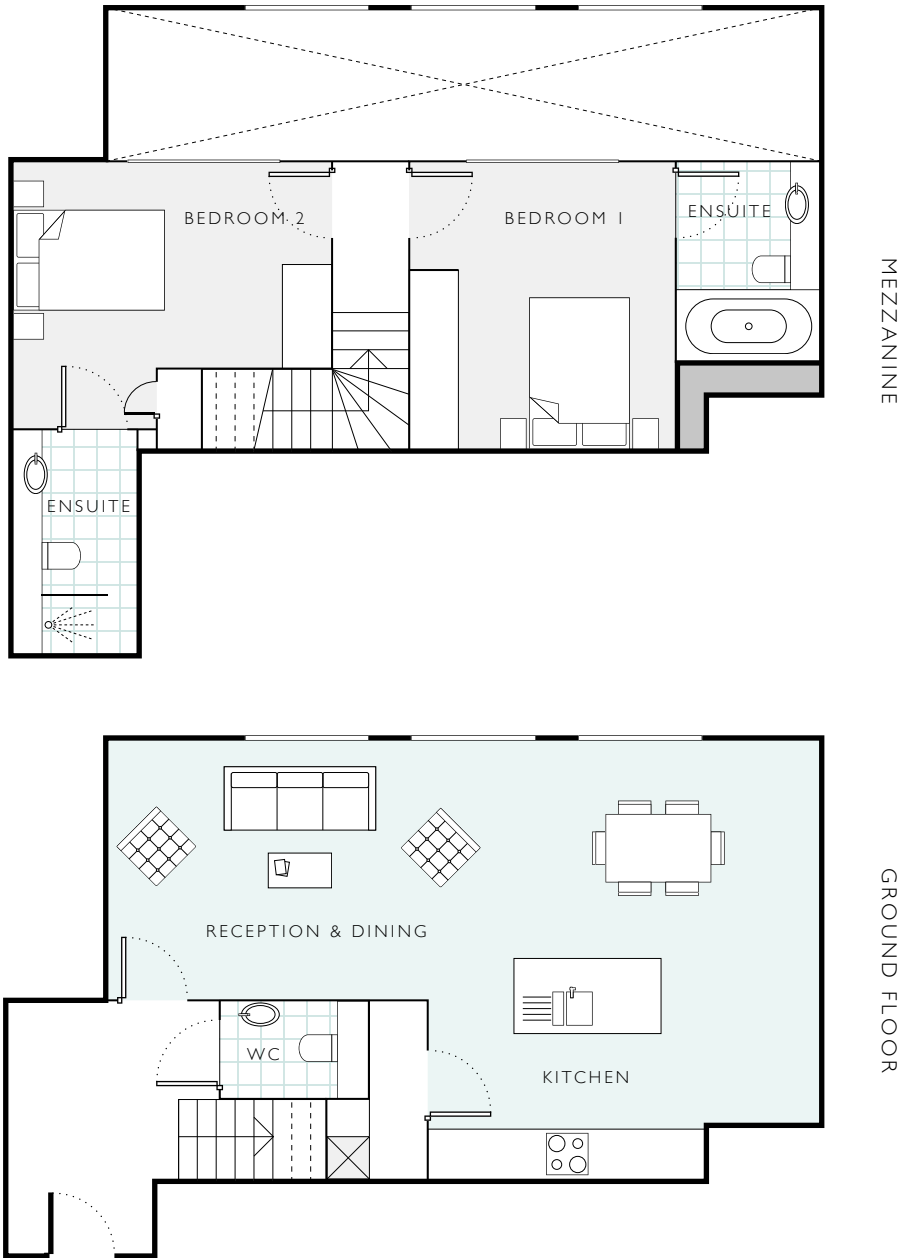
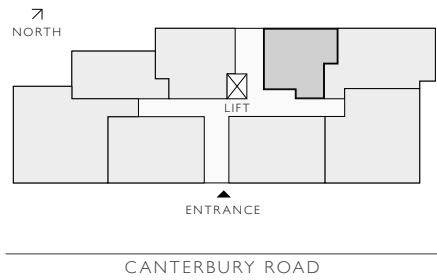
2 BEDROOM
61 SQ M / 659 SQ FT

GROUND FLOOR

RECEPTION & DINING
4.5m x 2.7m / 14.8ft x 8.9ft
KITCHEN
2.3m x 2.8m / 7.5ft x 9.2ft
BEDROOM 2
2.3m x 3.9m / 7.5ft x 12.8ft
SHOWER ROOM
1.2m x 2.4m / 3.9ft x 7.9ft

MEZZANINE

BEDROOM 1
4.6m x 2.6m / 15.1ft x 8.5ft
EN-SUITE TO BEDROOM 1
1.8m x 1.9m / 5.9ft x 6.2ft



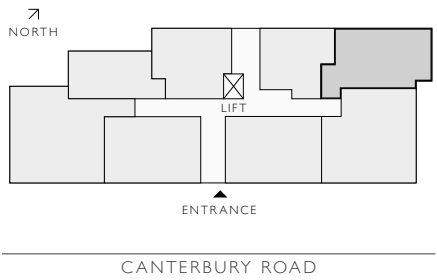
2 BEDROOM
93 SQ M / 1,006 SQ FT

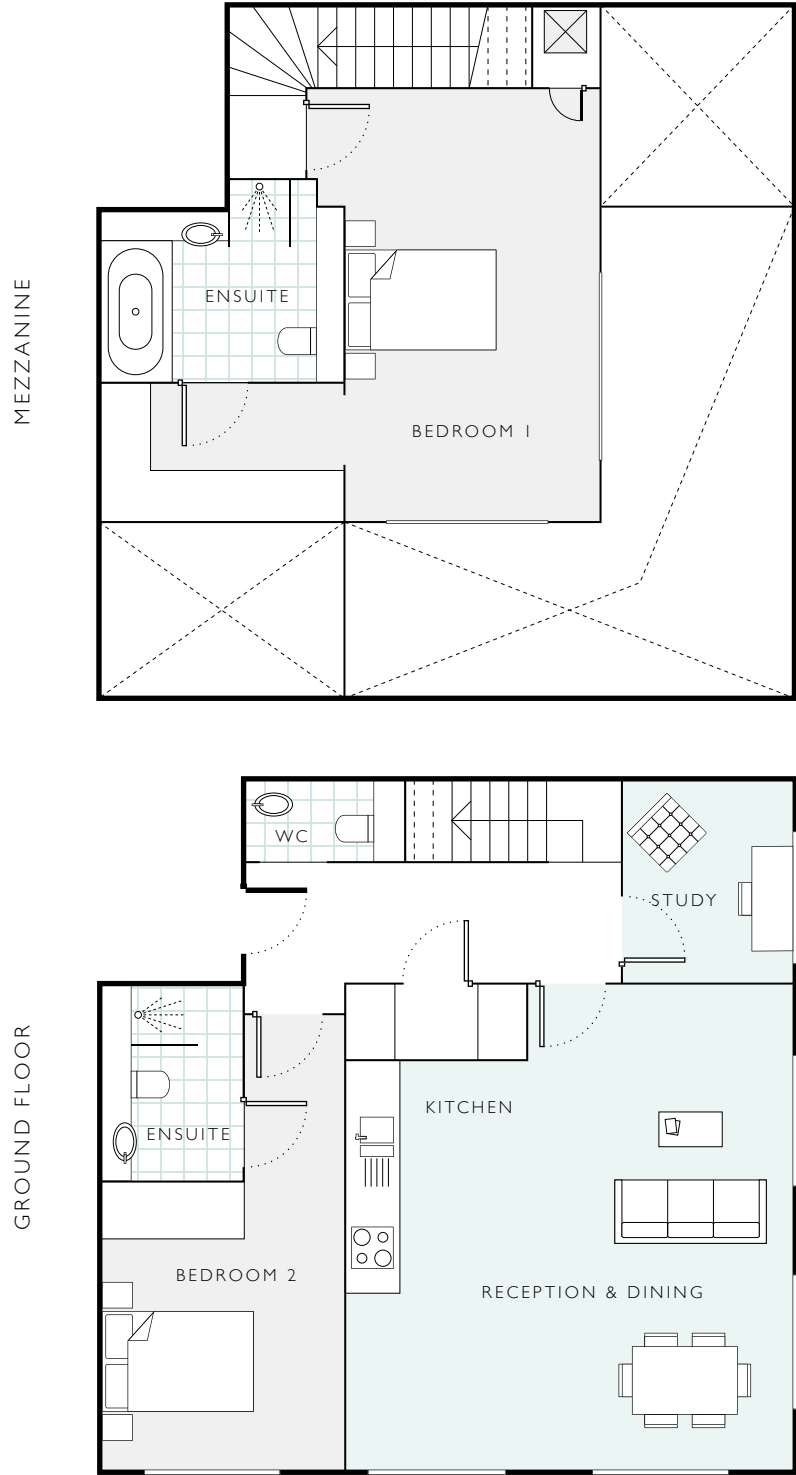
GROUND FLOOR

RECEPTION & DINING
9.2m x 4.7m / 30.2ft x 15.4ft
KITCHEN
3.4m x 3.0m / 11.2ft x 9.8ft
GUEST WC
1.9m x 1.2m / 6.2ft x 3.9ft

MEZZANINE

BEDROOM 1
3.4m x 3.7m / 11.2ft x 12.1ft
EN SUITE TO BEDROOM 1
1.75m x 1.7m / 5.7ft x 5.6ft
BEDROOM 2
4.0m x 3.3m / 13.1ft x 10.8ft
EN SUITE TO BEDROOM 2
1.4m x 2.8m / 4.6ft x 9.2ft



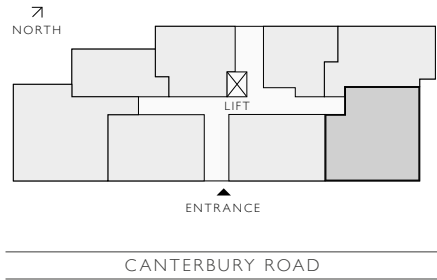


2 BEDROOM
111 SQ M / 1,192 SQ FT

GROUND FLOOR

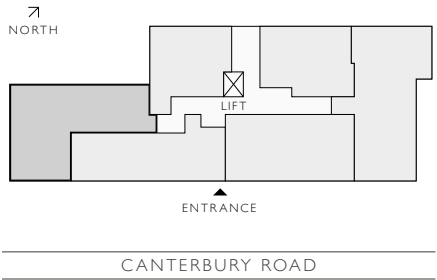
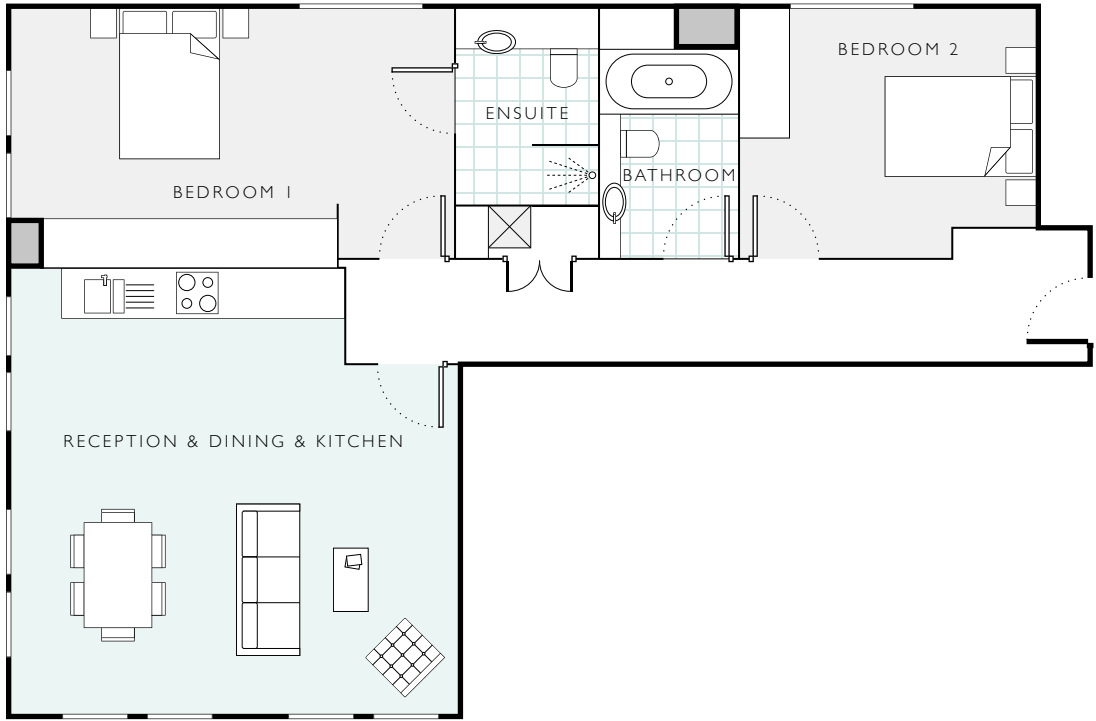
- RECEPTION & DINING
5.7m x 6.2m / 18.7ft x 20.3ft
- KITCHEN
2.4m x 3.0m / 7.9ft x 9.8ft
- STUDY
2.0m x 2.4m / 6.6ft x 7.9ft
- BEDROOM 2
3.0m x 5.8m / 9.8ft x 19.0 ft

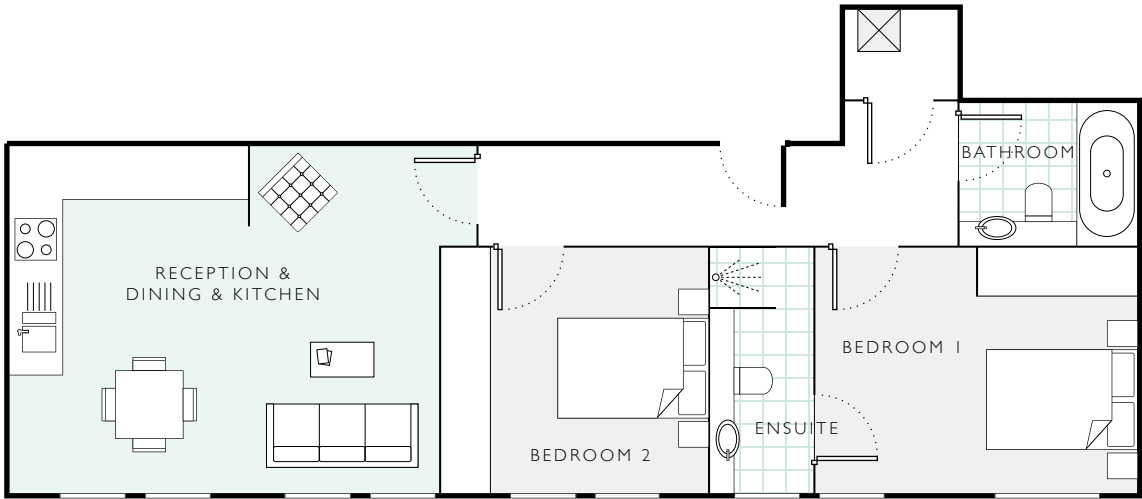
- EN-SUITE OF BEDROOM 2
1.7m x 2.5m / 5.6ft x 8.2ft
- GUEST WC
2.1m x 1.0m / 6.9ft x 3.3ft
- MEZZANINE
- BEDROOM 1
3.75m x 5.6m / 12.3ft x 18.4ft
- EN SUITE TO BEDROOM 1
2.2m x 2.6m / 7.2ft x 8.5ft



2 BEDROOM
84 SQ M / 906 SQ FT

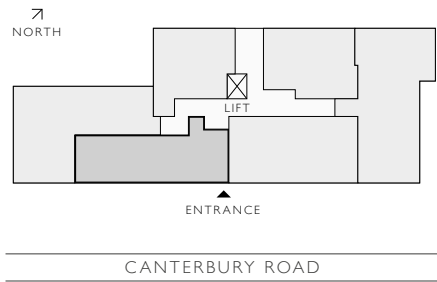
- RECEPTION & DINING & KITCHEN
5.6m x 5.6m / 18.4ft x 18.4ft
- BEDROOM 1
5.6m x 3.0m / 18.4ft x 9.8ft
- EN-SUITE TO BEDROOM 1
1.8m x 2.3m / 5.9ft x 7.5ft
- BEDROOM 2
4.3m x 3.1m / 14.1ft x 10.1ft
- EN-SUITE TO BEDROOM 2
1.7m x 3.1m / 5.6ft x 10.2ft





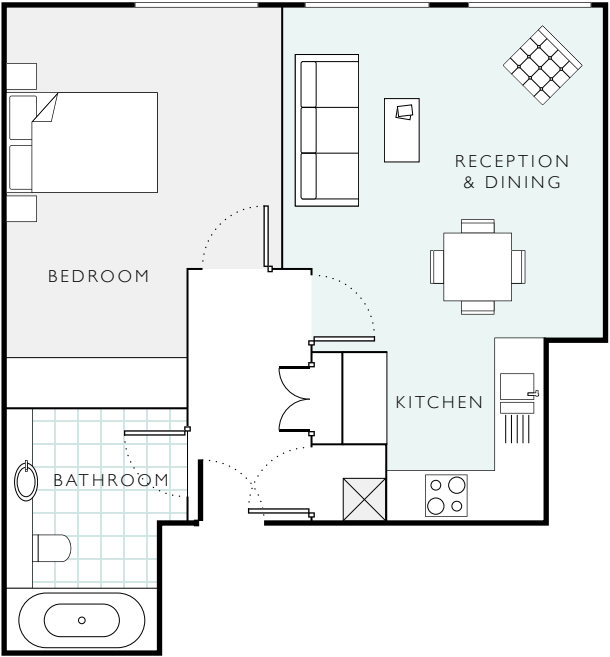
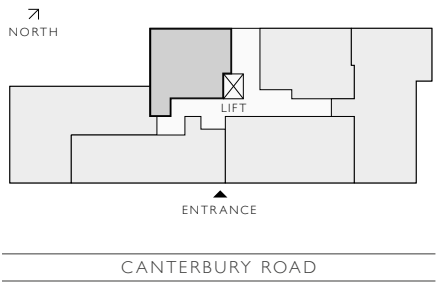
2 BEDROOM
68 SQ M / 727 SQ FT

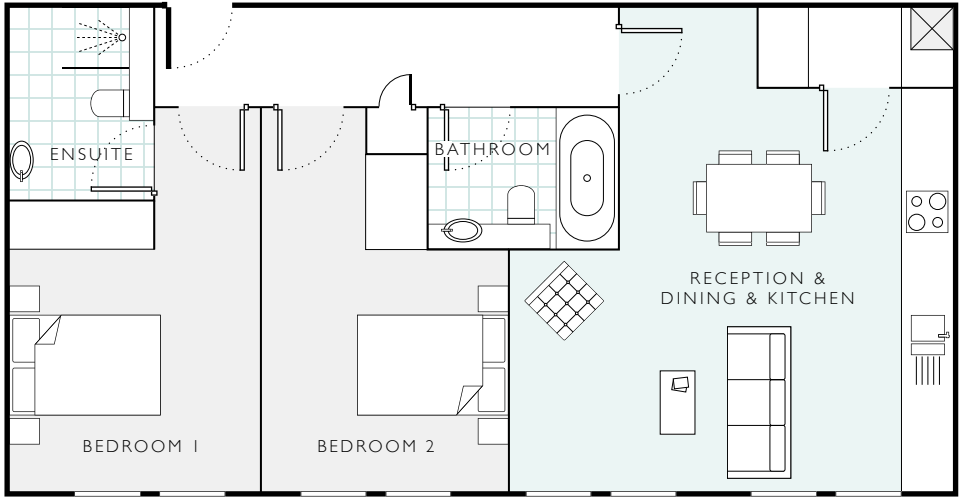
- RECEPTION & DINING & KITCHEN
5.6m x 4.3m / 18.4ft x 14.1ft
- BEDROOM 1
4.2m x 3.0m / 13.8ft x 9.8ft
- EN-SUITE TO BEDROOM 1
1.3m x 3.0m / 4.3ft x 9.8ft
- BEDROOM 2
2.8m x 3.0m / 9.2ft x 9.8ft
- FAMILY BATHROOM
1.5m x 1.8m / 4.9ft x 5.9ft



1 BEDROOM
51 SQ M / 548 SQ FT

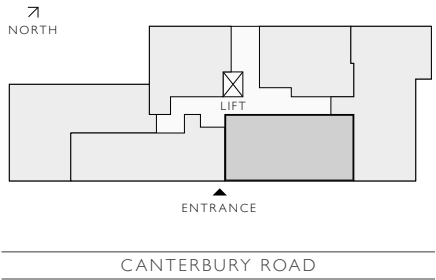
- RECEPTION & DINING
4.1m x 4.2m / 13.5ft x 13.8ft
- KITCHEN
1.4m x 1.8m / 4.6ft x 5.9ft
- BEDROOM
3.4m x 4.4m / 11.2ft x 14.4ft
- FAMILY BATHROOM
2.2m x 2.3m / 7.2ft x 7.5ft





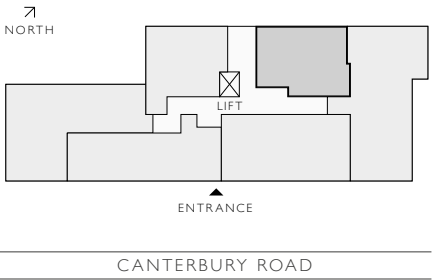
2 BEDROOM
77 SQ M / 807 SQ FT

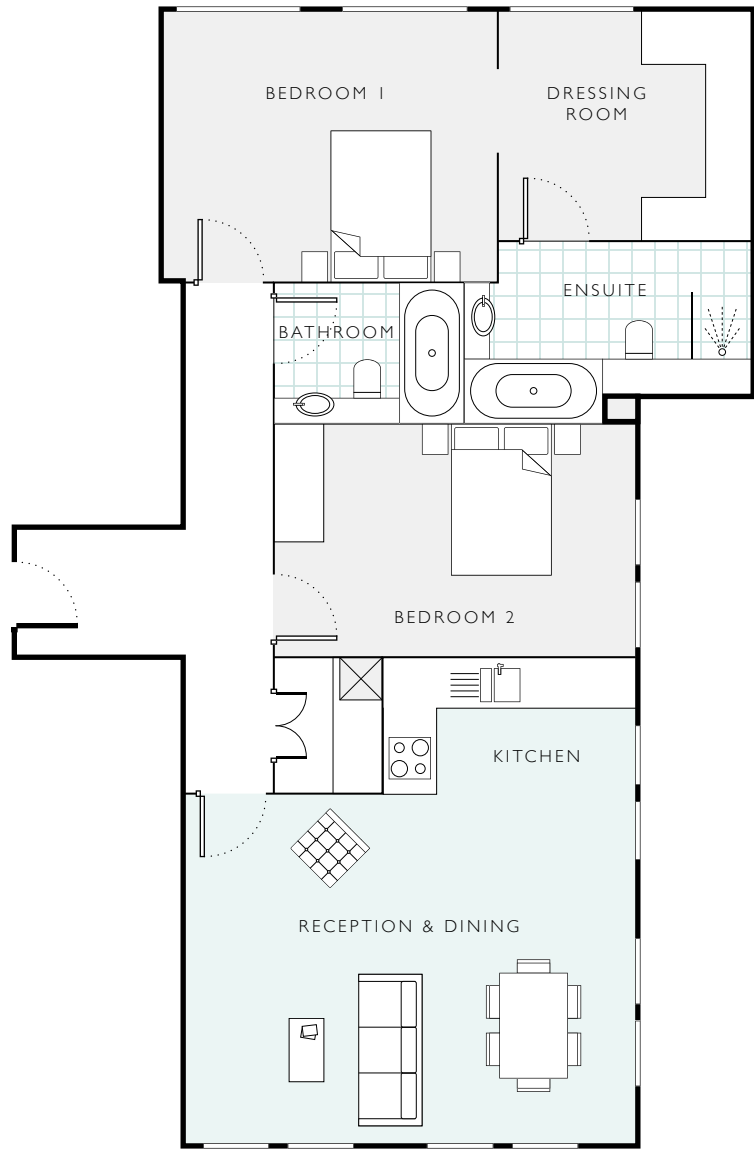
- RECEPTION & DINING & KITCHEN
5.1m x 6.1m / 16.7ft x 20.0ft
- BEDROOM 1
3.1m x 4.8m / 10.2ft x 15.7ft
- EN-SUITE TO BEDROOM 1
1.8m x 2.4m / 5.9ft x 7.9ft
- BEDROOM 2
3.2m X 4.8m / 10.5ft x 15.7ft
- FAMILY BATHROOM
2.4m x 1.8m / 7.9ft x 5.9ft



1 BEDROOM
55 SQ M / 591 SQ FT

- RECEPTION & DINING & KITCHEN
4.5m x 5.1m / 14.8ft x 16.7ft
- BEDROOM
4.1m x 3.3m / 13.4ft x 10.8ft
- FAMILY BATHROOM
2.2m x 1.2m / 7.2ft x 3.9ft





2 BEDROOM
95 SQ M / 1,018 SQ FT

RECEPTION & DINING
4.3m x 5.7m / 14.1ft x 18.7ft

KITCHEN
2.1m x 2.2m / 6.9ft x 7.2ft

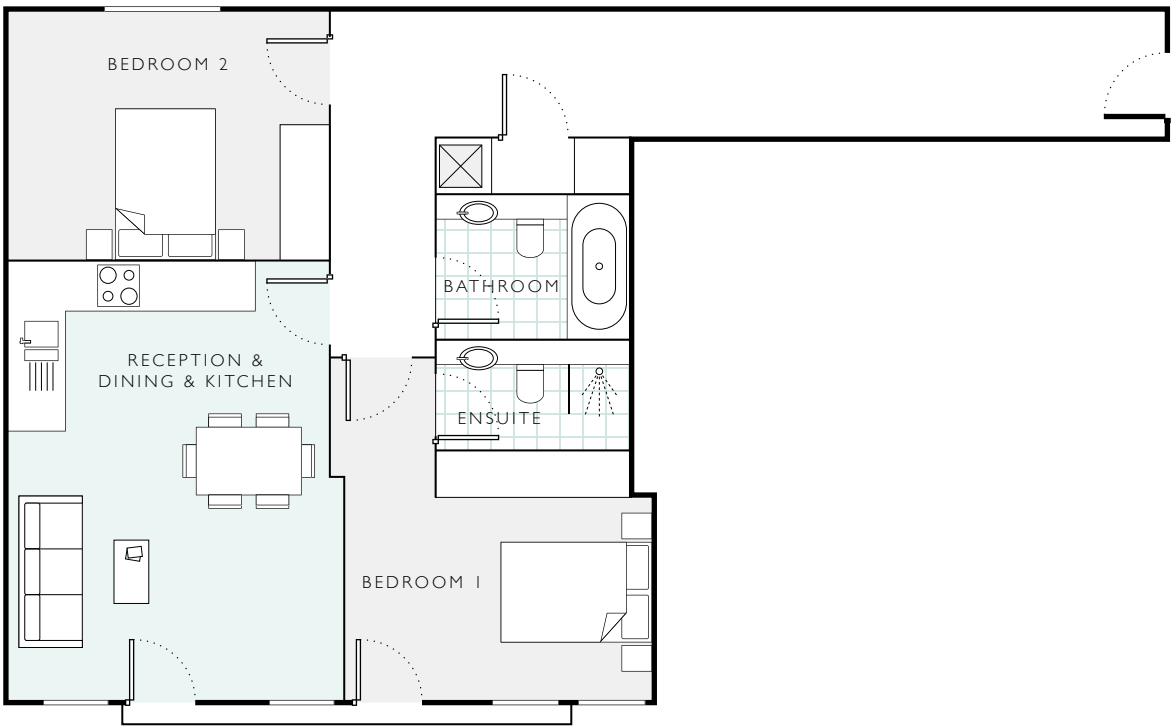
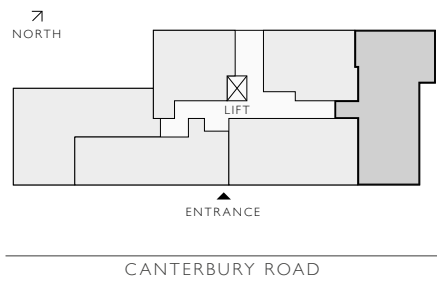
BEDROOM 1
3.3m x 4.3m / 10.8ft x 14.1ft

DRESSING ROOM
3.9m x 3.2m / 12.8ft x 10.5ft

EN-SUITE TO BEDROOM 1
1.4m x 3.6m / 4.6ft x 11.8ft

BEDROOM 2
3.0m x 4.5m / 9.8ft x 14.7ft

FAMILY BATHROOM
1.9m x 1.6m / 6.2ft x 5.2ft



2 BEDROOM
80 SQ M / 862 SQ FT

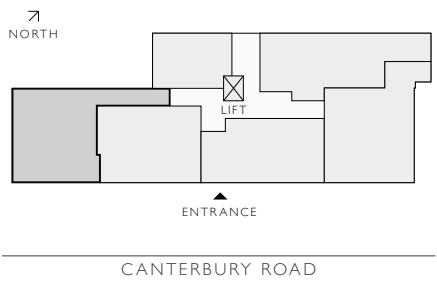
RECEPTION & DINING & KITCHEN
4.4m x 5.9m / 14.4ft x 19.4ft

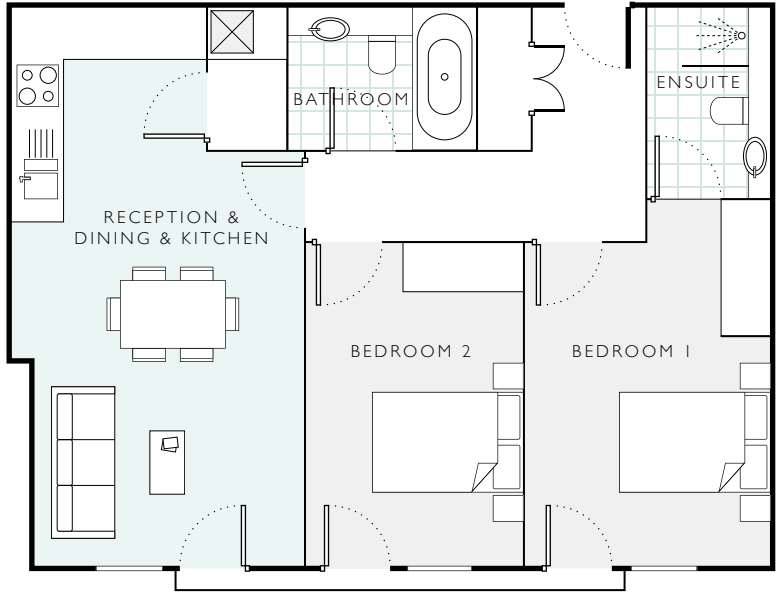
BEDROOM 1
4.5m x 4.1m / 14.8ft x 13.5ft

EN-SUITE TO BEDROOM 1
2.5m x 1.1m / 8.2ft x 3.6ft

BEDROOM 2
3.1m x 4.2m / 10.2ft x 13.8ft

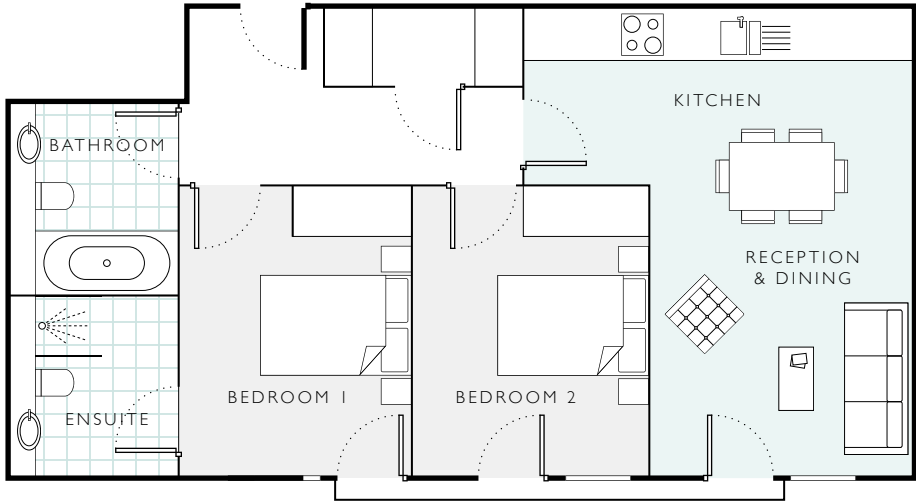
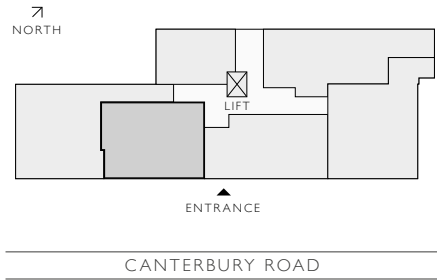
FAMILY BATHROOM
2.5m x 1.7m / 8.2ft x 5.6ft





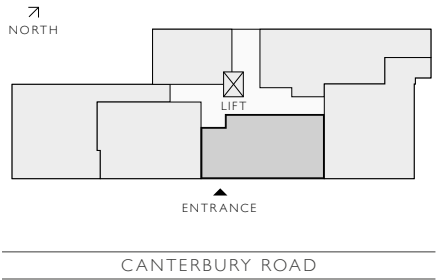
2 BEDROOM
70 SQ M / 751 SQ FT

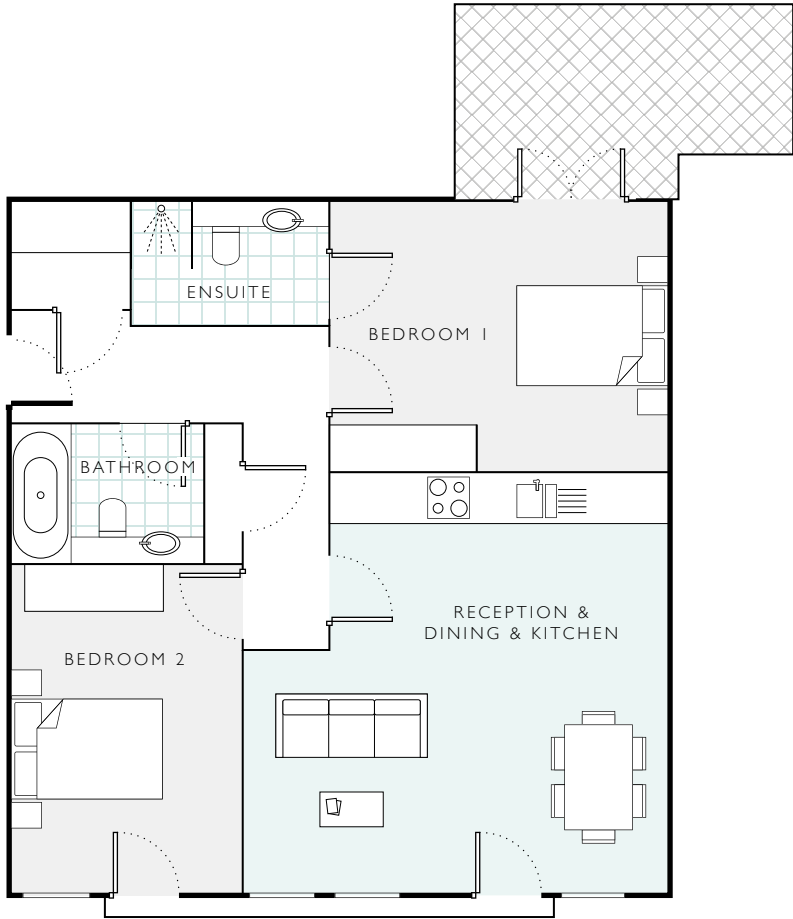
- RECEPTION & DINING & KITCHEN
7.6m x 3.9m / 24.9ft x 12.8ft
- BEDROOM 1
4.8m x 3.3m / 15.7ft x 10.8ft
- EN-SUITE TO BEDROOM 1
1.5m x 2.5m / 4.9ft x 8.2ft
- BEDROOM 2
4.4m x 2.8m / 14.4ft x 9.2ft
- FAMILY BATHROOM
2.5m x 1.7m / 8.2ft x 5.6ft



2 BEDROOM
71 SQ M / 755 SQ FT

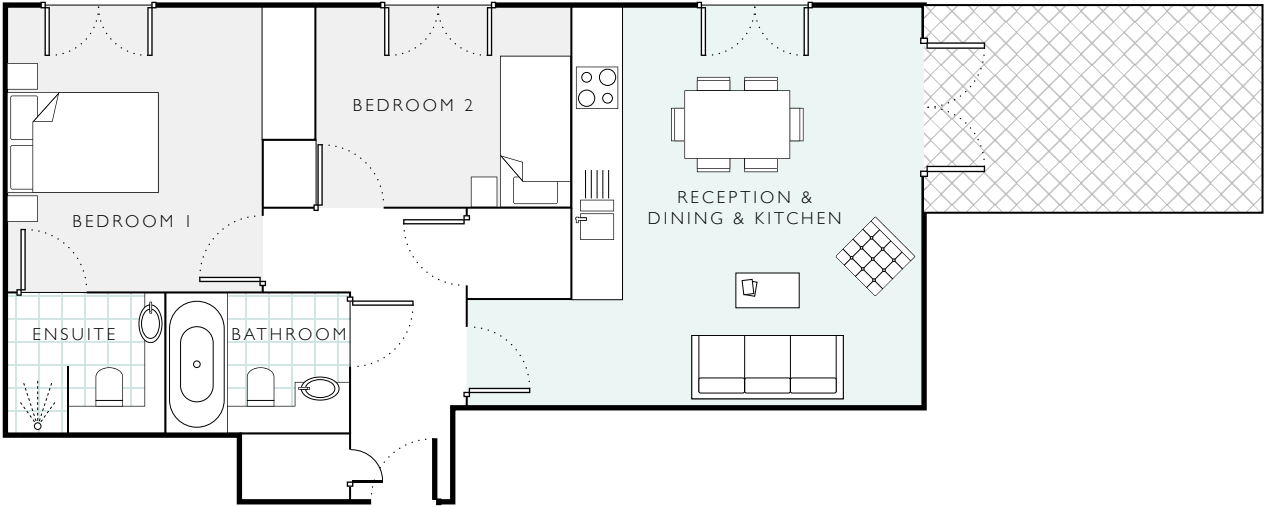
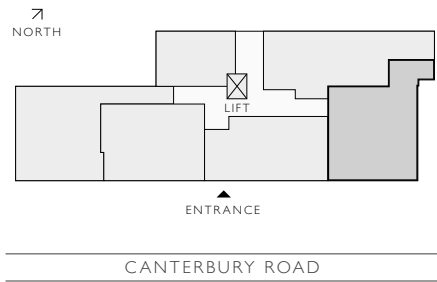
- RECEPTION & DINING
3.9m x 3.5m / 12.8ft x 11.5ft
- KITCHEN
5.2m x 2.4m / 17.1ft x 7.9ft
- BEDROOM 1
3.9m x 3.3m / 12.8ft x 10.8ft
- EN-SUITE TO BEDROOM 1
2.0m x 1.9m / 6.6ft x 6.2ft
- BEDROOM 2
3.9m x 3.1m / 12.8ft x 10.2ft
- FAMILY BATHROOM
2.5m x 2.0m / 8.2ft x 6.6ft





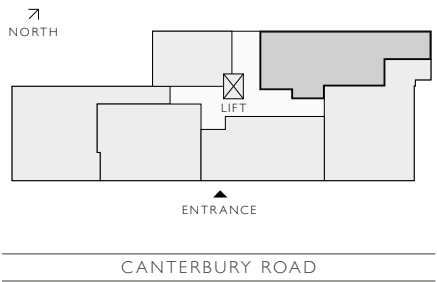
2 BEDROOM
73 SQ M / 784 SQ FT
TERRACE 13 SQ M / 99 SQ FT

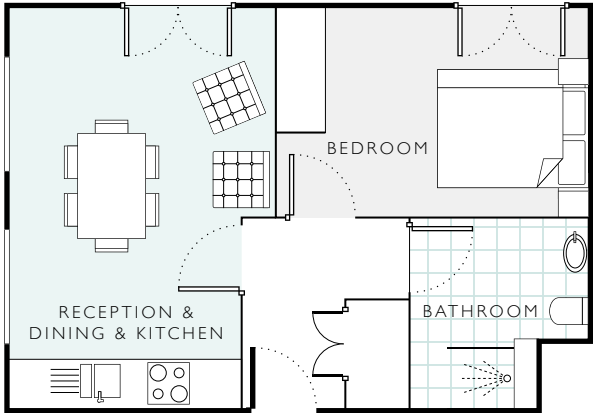
RECEPTION & DINING & KITCHEN
5.5m x 5.5m / 18.0ft x 18.0ft
BEDROOM 1
4.4m x 3.3m / 14.4ft x 10.8ft
EN-SUITE TO BEDROOM 1
2.6m x 1.4m / 8.5ft x 4.6ft
BEDROOM 2
4.4m x 3.0m / 14.4ft x 9.8ft
FAMILY BATHROOM
2.0m x 1.7m / 6.6ft x 5.6ft



2 BEDROOM
65 SQ M / 700 SQ FT
TERRACE 9 SQ M / 140 SQ FT

RECEPTION & DINING & KITCHEN
6.0m x 5.3m / 19.7ft x 17.4ft
BEDROOM 1
3.4m x 3.7m / 11.2ft x 12.1ft
EN-SUITE TO BEDROOM 1
1.2m x 1.8m / 6.6ft x 5.9ft
BEDROOM 2
3.5m x 2.7m / 11.5ft x 8.9ft
FAMILY BATHROOM
2.9m x 1.8m / 9.5ft x 5.9ft



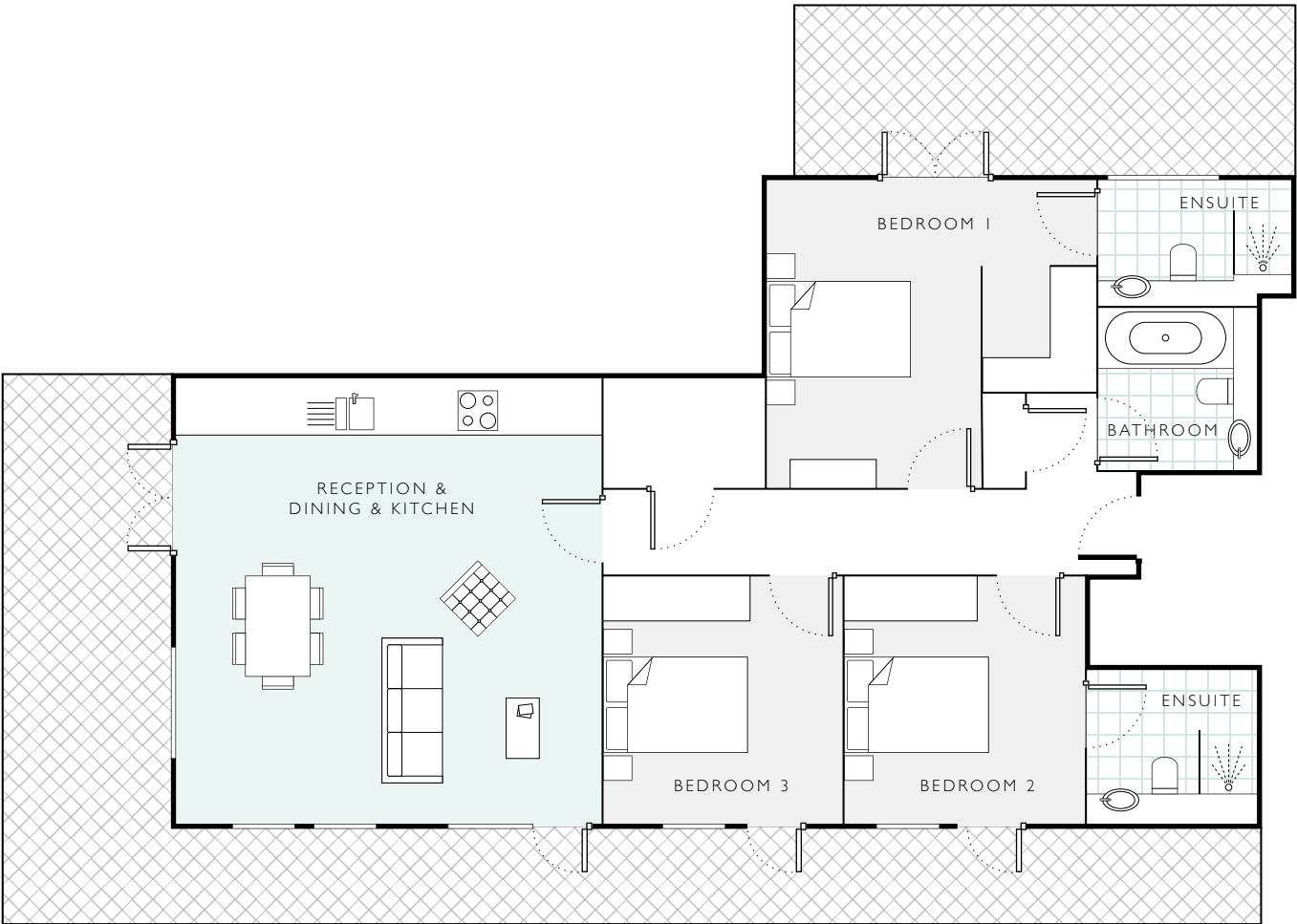
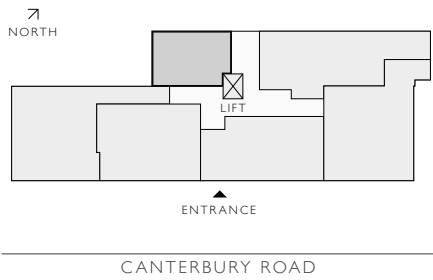


1 BEDROOM
37 SQ M / 400 SQ FT

RECEPTION & DINING & KITCHEN
3.5m x 5.3m / 11.5ft x 17.4ft

BEDROOM
4.1m x 2.6m / 13.5ft x 8.5ft

FAMILY BATHROOM
2.0m x 2.5m / 6.6ft x 8.2ft



3 BEDROOM
97 SQ M / 1,044 SQ FT
TERRACE 34 SQ M / 368 SQ FT

RECEPTION & DINING & KITCHEN
5.7m x 5.7m / 18.7ft x 18.7ft

BEDROOM 1
4.5 x 4.0m / 14.8ft x 13.0ft

WALK IN WARDROBE
1.5m x 1.6m / 4.9ft x 5.2ft

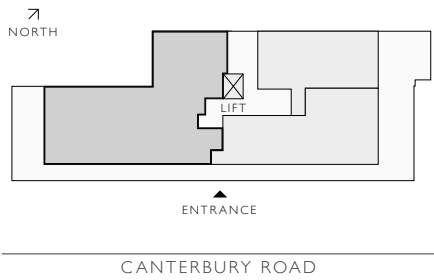
EN-SUITE TO BEDROOM 1
2.7m x 1.4m / 8.9ft x 4.6ft

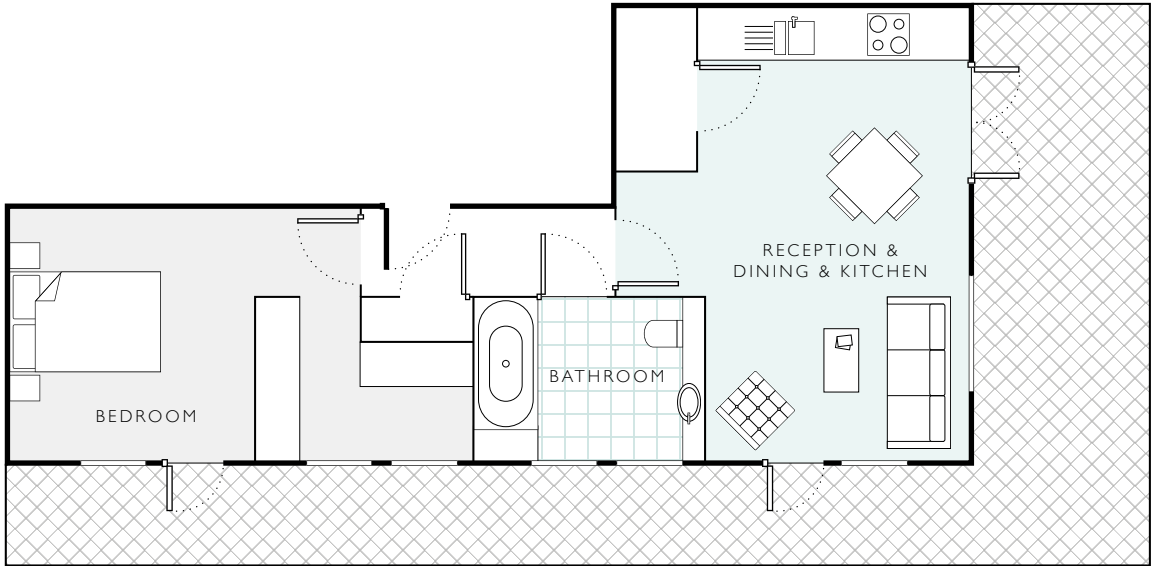
BEDROOM 2
3.3m x 3.2m / 10.8ft x 10.5ft

EN-SUITE TO BEDROOM 2
2.2m x 1.8m / 7.2ft x 5.9ft

BEDROOM 2
3.2m x 3.1m / 10.5ft x 10.2ft

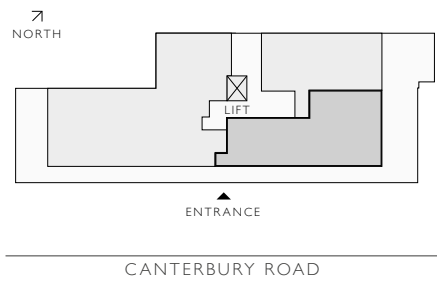
FAMILY BATHROOM
2.0m x 2.1m / 6.6ft x 6.9ft





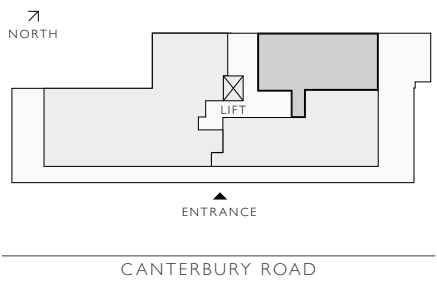
I BEDROOM
49 SQ M / 527 SQ FT
TERRACE 33 SQ M / 355 SQ FT

RECEPTION & DINING & KITCHEN
6.6m x 5.8m / 21.7ft x 19.0ft
BEDROOM
4.5m x 3.0m / 114.7ft x 9.8ft
WALK IN WARDROBE
2.8m x 2.0m / 9.2ft x 6.6ft
FAMILY BATHROOM
3.0m x 2.0m / 9.8ft x 6.6ft



I BEDROOM
51 SQ M / 549 SQ FT
TERRACE 11 SQ M / 118 SQ FT

RECEPTION & DINING & KITCHEN
5.3m x 4.9m / 17.4ft x 16.1ft
BEDROOM
3.9m x 3.2m / 12.8ft x 10.5ft
FAMILY BATHROOM
2.1m x 1.9m / 6.9ft x 6.2ft



Designed to an exceptionally high standard, Canterbury Lofts embraces luxurious but simple open-plan living.



KITCHEN

- German-engineered kitchen with soft closing doors and drawers on all units by Nobilia
- Granite stone worktops
- Under mounted stainless steel sinks by Blanco
- Chrome taps by Blanco
- Bosch built-in fan-assisted multifunction oven
- Bosch ceramic hob
- Bosch fridge freezer
- Bosch recirculation telescopic extractor with integrated lighting
- Bosch washer dryer (located in utility rooms or store cupboard)

BEDROOMS

Bespoke luxury hinged or sliding Neatsmith of London wardrobes to master bedroom

BATHROOM

- Carefully designed with the buildings industrial character in mind
- Metro tiles with contrasting grout
- Sanitary ware by Duravit
- Brassware by Vado
- Electric heated towel rail



ELECTRONICS

- Energy efficient LED down-lights throughout
- White screwless sockets
- Dimmer switches to all bedroom and kitchen/living areas
- Sky+ multiroom compatible
- Wired for Sonos audio system throughout

INTERIOR DOORS

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

HEATING AND HOT WATER

- Zoned, water-based underfloor heating system
- Gas fired 'Baxi' efficient boilers

FLOORING

- Engineered wood flooring throughout
- High quality carpet to bedrooms

COMMUNAL AREAS

- Carefully considered design creating an industrial inspired communal space
- Resident's gymnasium (located in basement)
- Communal roof terrace
- Bespoke lift by Kone
- External cycle storage
- External bin storage

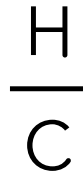
WINDOWS

- Steel 'crittall' windows (to ground floor and mezzanine units)
- Timber sash windows to first floor
- Composite windows to top floor by Velfac

PEACE OF MIND

- 10-year new home warranty provided by BLP
- Hardwired smoke & carbon monoxide alarm detectors
- BPT 'Perla' hands- free colour video entry system





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 we're proud of, Canterbury Lofts is no exception. Produced by our expert in-house design team to create an inspired living space, Hamilton Court Developments have blended the exquisite traditional elements of this stunning building with a forward thinking, innovative design. The result is a unique development 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 DPP AGENCY
dppagency.co.uk

DPP



HAMILTON COURT
DEVELOPMENTS

CANTERBURY LOFTS

CANTERBURY ROAD
QUEEN'S PARK
LONDON NW6 5ST

canterburyloftslondon.com