CANTERBURY LOFTS

QUEEN'S PARK

A collection of 20 apartments, Canterbury Lofts is set behind the beautiful façade of a Victorian signal factory.

Built at the end of the 1800s, the property's unique period features sit alongside cutting-edge design, creating living spaces that blend historical charm with modern character. Grand windows, mezzanine floors and double heighted ceilings add traditional elegance to expansive open-plan contemporary living spaces, underpinned by steel frames and solid concrete floors. Integrated high-specification appliances ensure every lifestyle convenience is catered for.

CANTERBURY LOFTS

UNIQUE PERIOD FEATURES

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

CANTERBURY LOFTS

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.

QUEEN'S PARK
3 mins drive

LITTLE VENICE
7 mins drive

NOTTING HILL
13 mins drive

PRIMROSE HILL
12 mins drive

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.

Travel times calculated using tfl.co.uk from Canterbury Lofts.

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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
lfm.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*

- MARYLEBONE
  8 mins
- OXFORD CIRCUS
  13 mins
- PICCADILLY CIRCUS
  15 mins
- NOTTING HILL GATE
  17 mins
- HOLBORN
  20 mins
- BARBICAN
  24 mins
- CANARY WHARF
  29 mins

TO NATIONAL RAIL STATIONS*

- PADDINGTON
  4 mins
- CHARING CROSS
  17 mins
- WATERLOO
  19 mins
- EUSTON
  20 mins
- LONDON BRIDGE
  22 mins
- LIVERPOOL STREET
  27 mins

TO AIRPORTS*

- HEATHROW T1, 2 & 3
  27 mins
- HEATHROW T5
  35 mins
- LONDON CITY
  43 mins
- GATWICK
  1 hr
- STANSTED
  1 hr 20 mins

FROM PADDINGTON CROSSRAIL (2018)**

- BOND STREET
  3 mins
- TOTTENHAM COURT ROAD
  4 mins
- FARRINGDON
  8 mins
- CANARY WHARF
  17 mins
- HEATHROW CENTRAL
  24 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*

02 UNIVERSITY COLLEGE LONDON

Gower Street
WC1E 6BT
ucl.ac.uk
13 mins drive
12 mins by underground*

03 UNIVERSITY OF WESTMINSTER

309 Regent Street
W1B 2HW
westminster.ac.uk
15 mins drive
13 mins by underground*

04 CITY UNIVERSITY LONDON

Northampton Square
EC1V 0HB
city.ac.uk
21 mins drive
19 mins by underground*

05 LONDON SCHOOL OF ECONOMICS

Houghton Street
WC2A 2AE
lse.ac.uk
22 mins drive
16 mins by underground*

06 KING'S COLLEGE LONDON

127 *Stamford Street*
SE1 9NQ
kcl.ac.uk
26 mins drive
19 mins by underground*

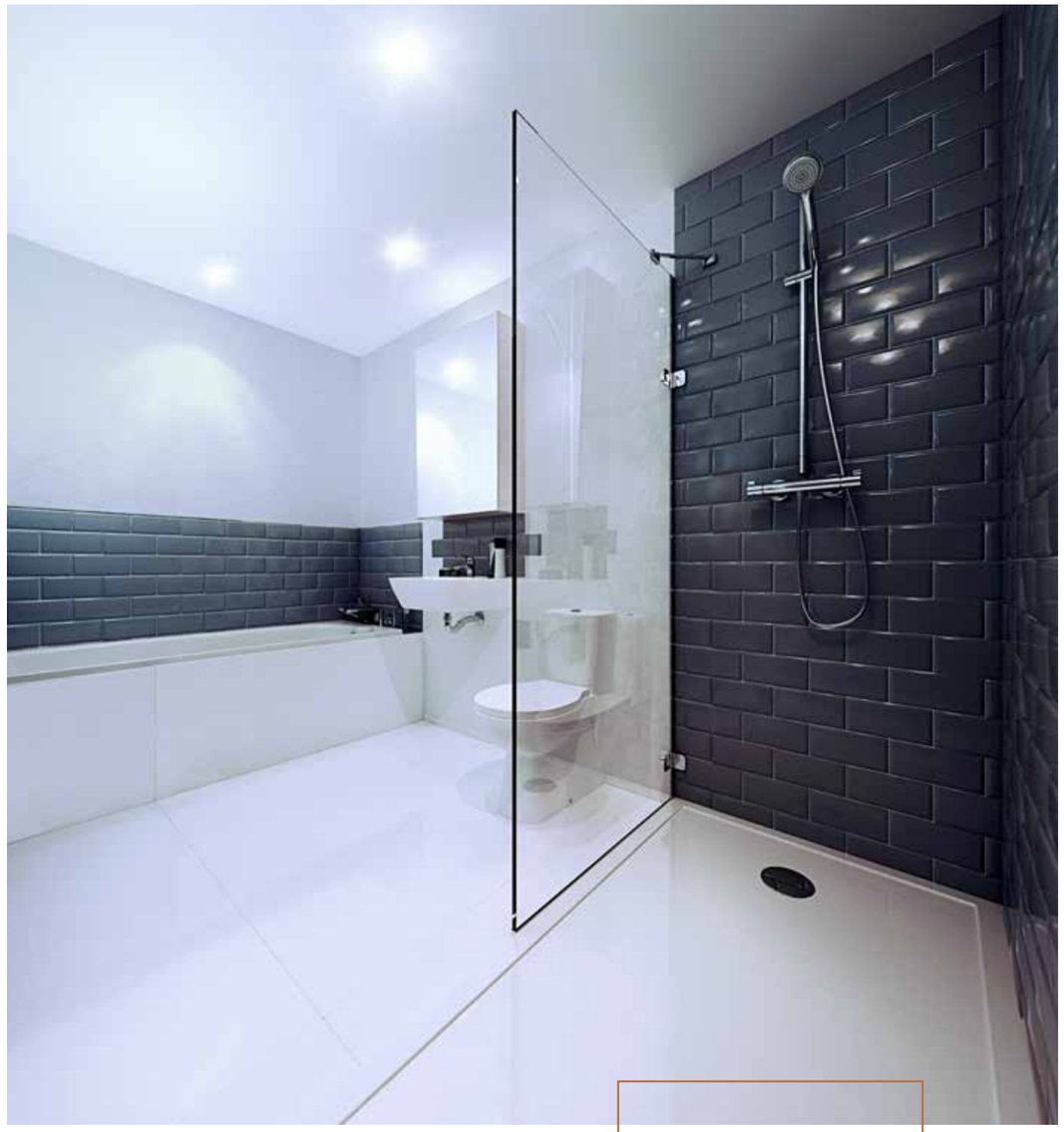
AERIAL VIEW

WELL-POSITIONED

Canterbury Lofts is perfectly located to experience everything London has to offer.

LIVING SPACES

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



BATHROOM

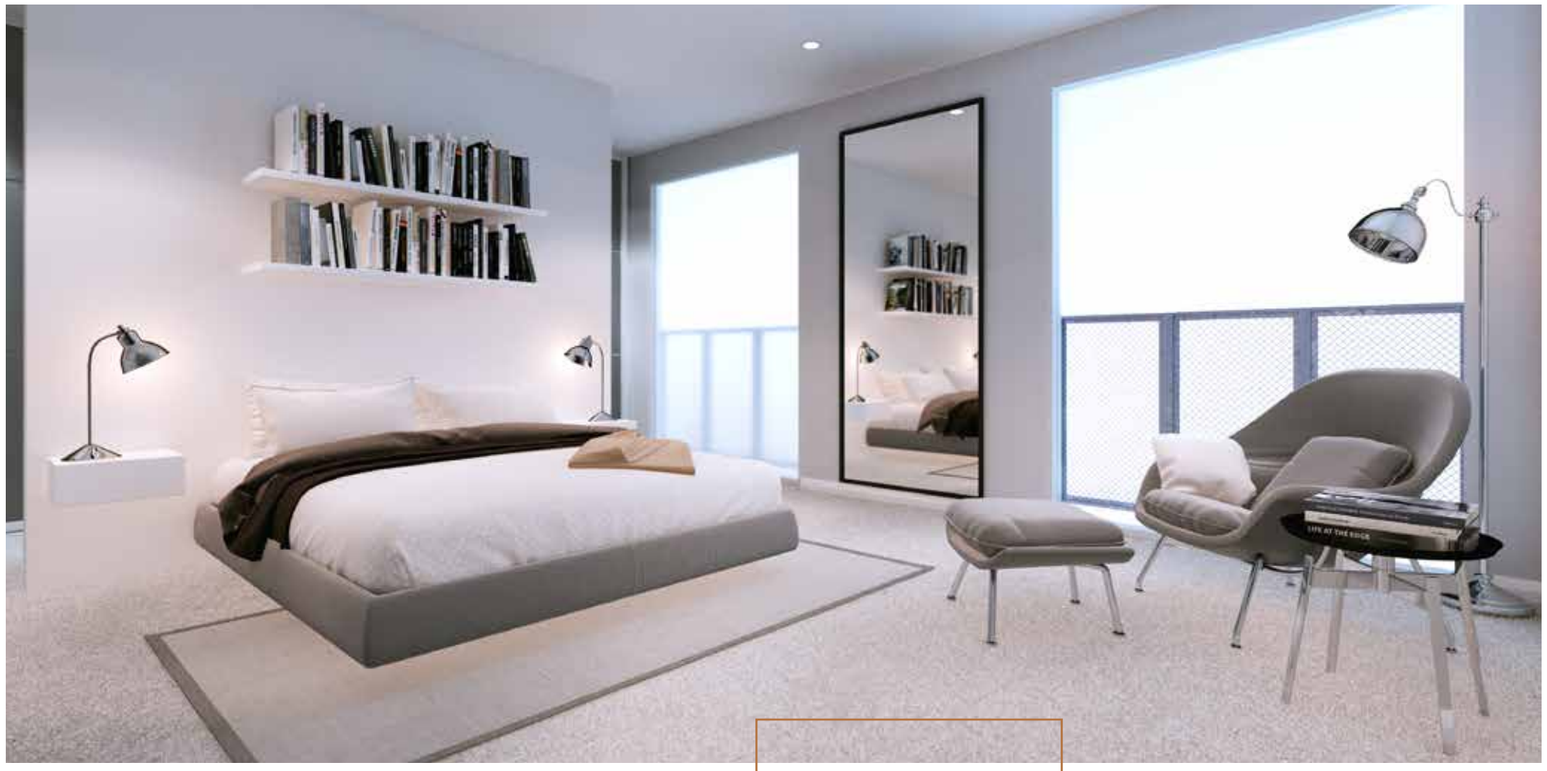
Contemporary bathrooms feature walk in showers and designer fittings.

OPEN-PLAN LIVING

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

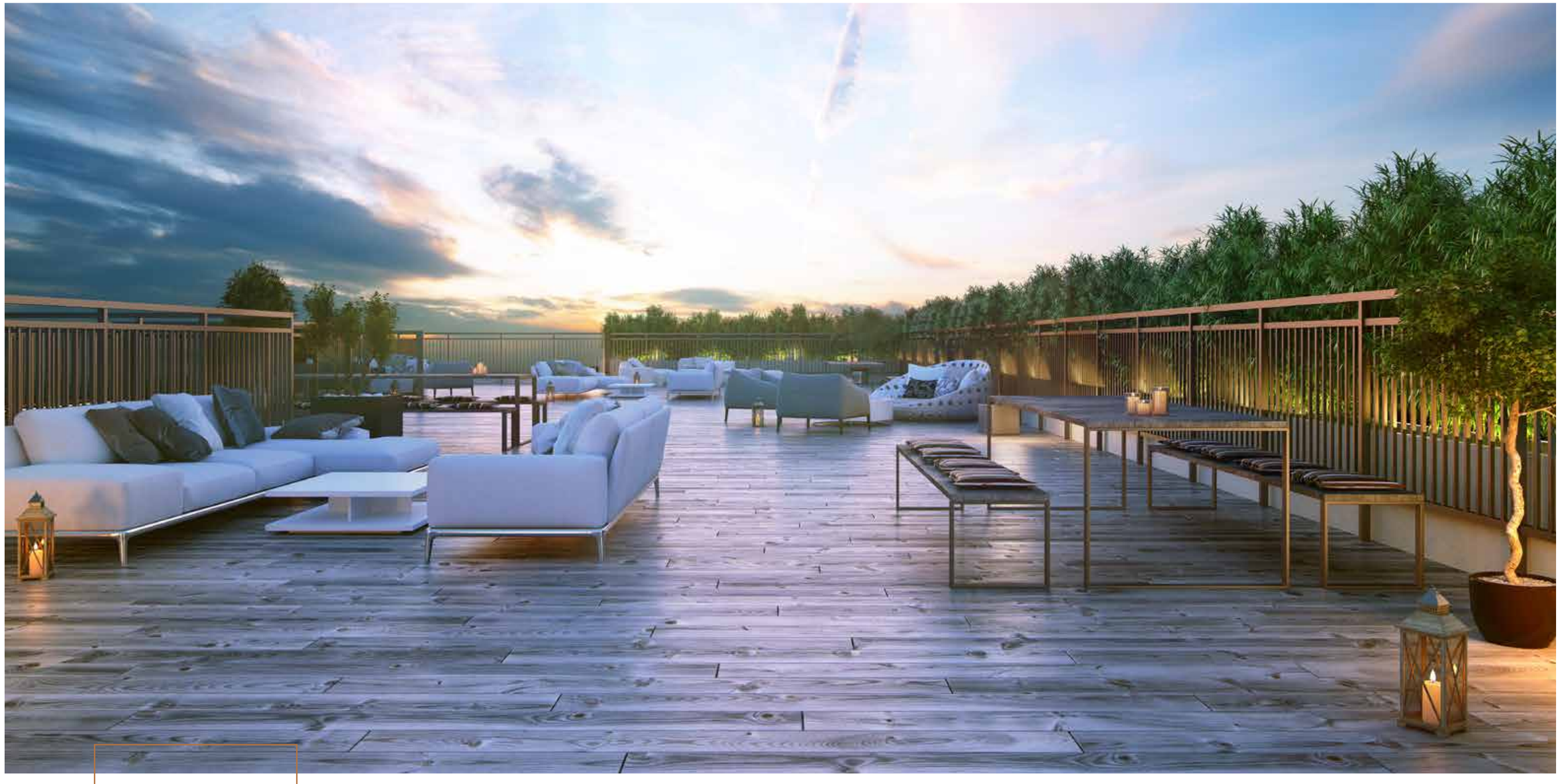
MEZZANINE

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.

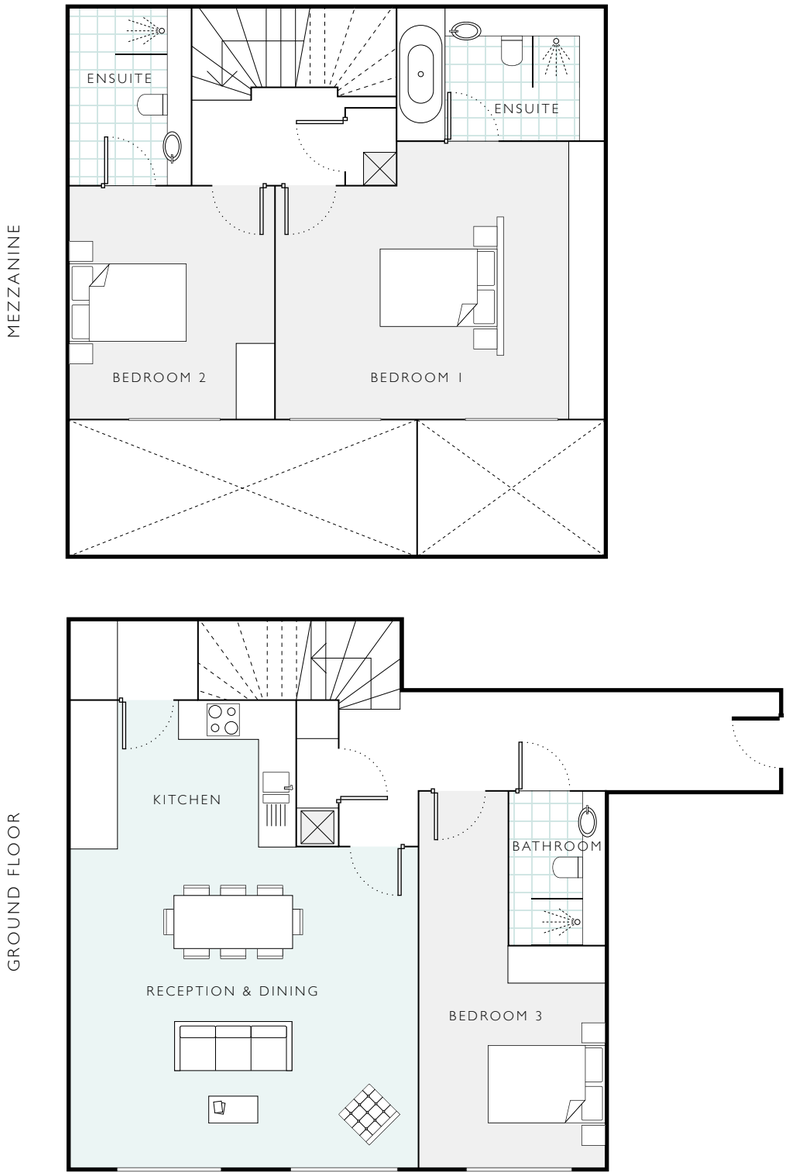


COMMUNAL ROOF TERRACE

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 treatment. All measurements are approximate and may vary within a tolerance of 5%.

APARTMENT 1 — 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

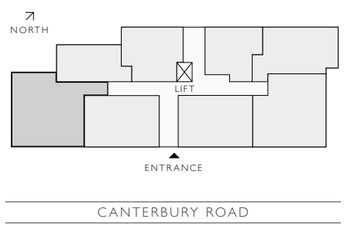
MEZZANINE

BEDROOM 1
5.4m x 4.6m / 17.7ft x 15.1ft

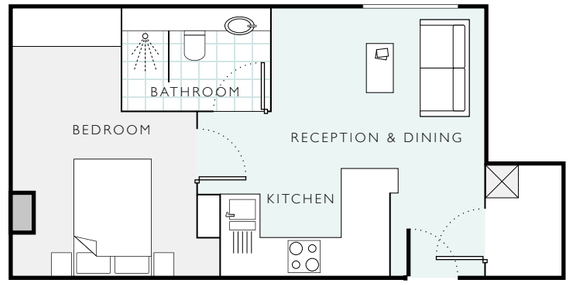
EN SUITE TO BEDROOM 1
3.1m x 2.0m / 10.2ft x 6.6ft

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



APARTMENT 2 — GROUND FLOOR



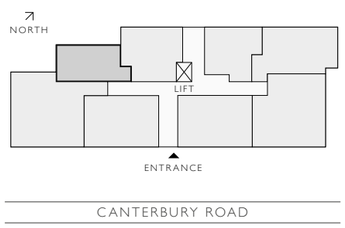
1 BEDROOM
37 SQ M / 397 SQ FT

RECEPTION & DINING
4.8m x 4.5m / 15.7ft x 14.7ft

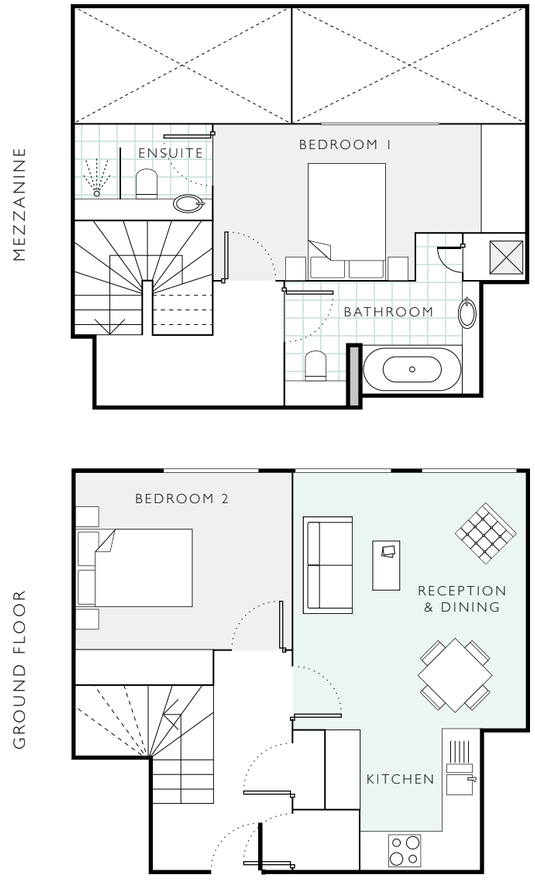
KITCHEN
2.6m x 1.8m / 8.5ft x 5.9ft

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

BATHROOM
2.4m x 1.6m / 7.9ft x 5.2ft



APARTMENT 3 — GROUND FLOOR



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

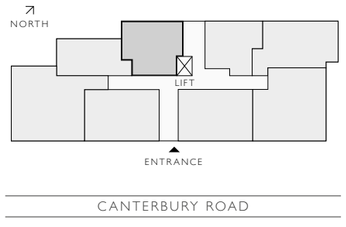
BEDROOM 2
3.5m x 3.3m / 11.5ft x 10.8ft

MEZZANINE

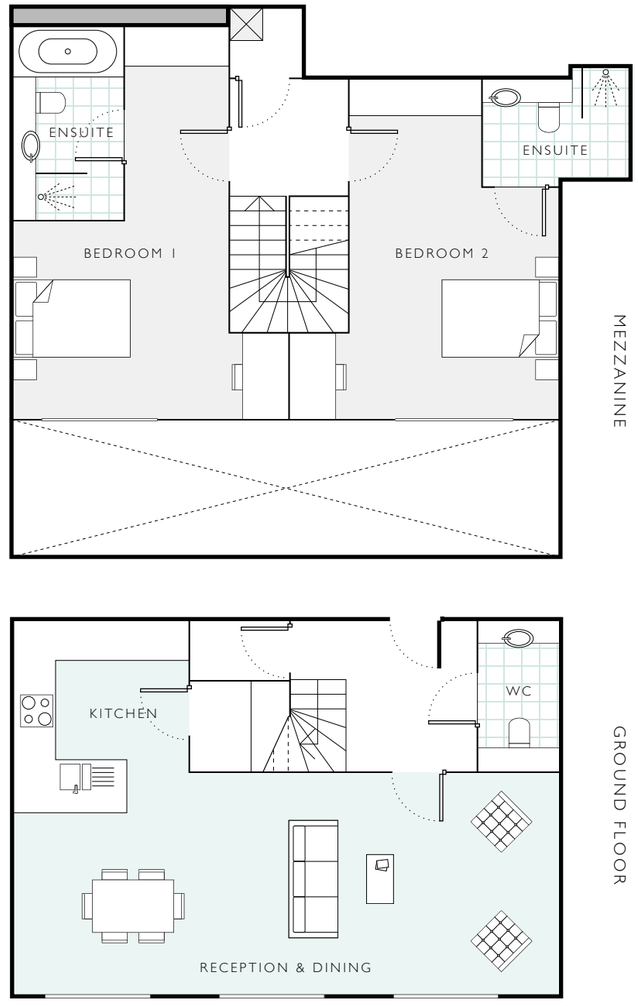
BEDROOM 1
4.5m x 2.5m / 14.7ft x 8.2ft

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



APARTMENT 4 — 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

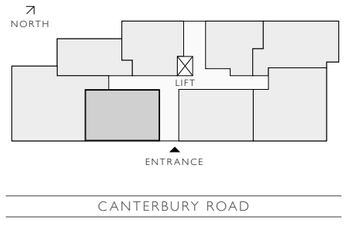
MEZZANINE

BEDROOM 1
3.8m x 5.1m / 12.5ft x 16.7ft

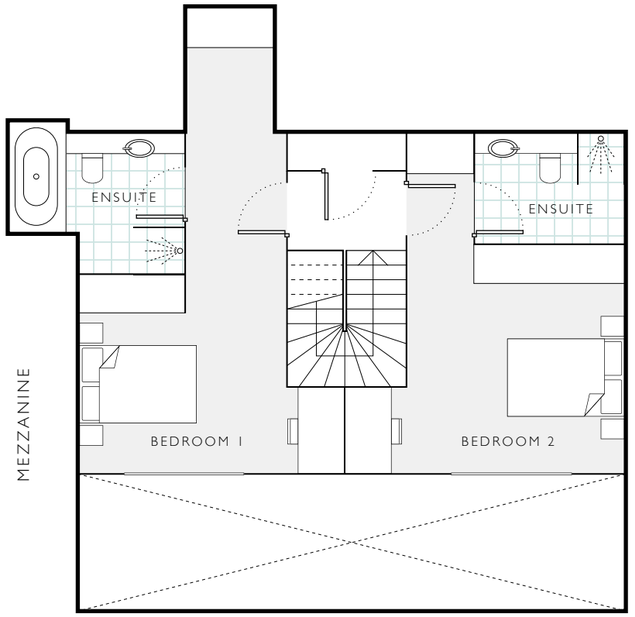
EN-SUITE TO BEDROOM 1
2.2m x 1.8m / 7.2ft x 5.9ft

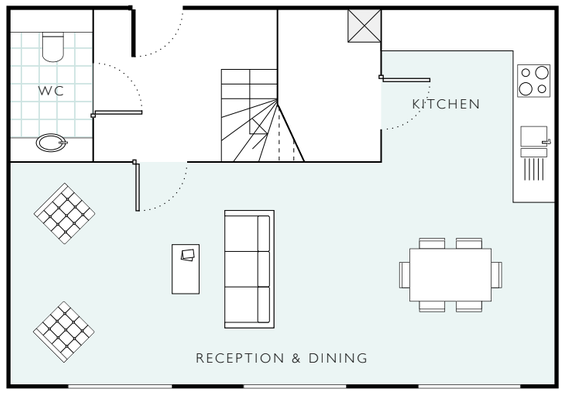
BEDROOM 2
3.9m x 6.0m / 12.8ft x 19.7ft

EN-SUITE TO BEDROOM 2
1.7m x 3.2m / 5.6ft x 10.5ft



APARTMENT 5 — 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

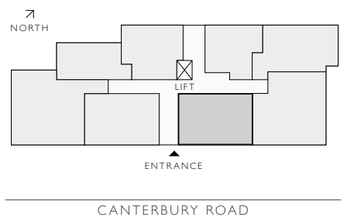
MEZZANINE

BEDROOM 1
3.7m x 7.2m / 12.1ft x 23.6ft

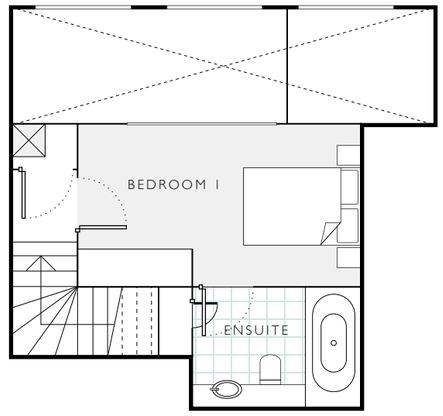
EN-SUITE BATH TO BEDROOM 1
3.0m x 2.3m / 9.8ft x 7.5ft

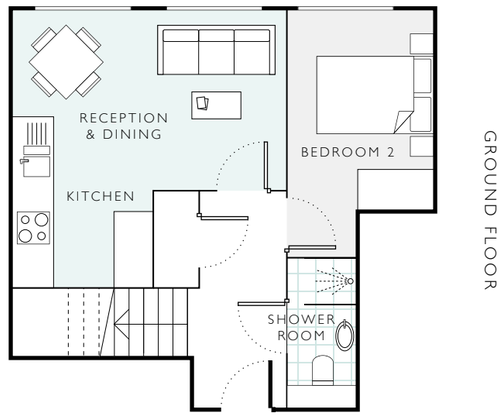
BEDROOM 2
3.9m x 5.0m / 12.8ft x 16.4ft

EN-SUITE BATH TO BEDROOM 2
2.4m x 1.8m / 7.8ft x 5.9ft



APARTMENT 6 — GROUND FLOOR





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

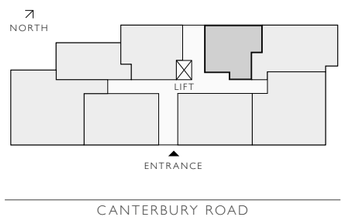
BEDROOM 2
2.3m x 3.9m / 7.5ft x 12.8ft

SHOWER ROOM
1.2m x 2.4m / 3.9ft x 7.9ft

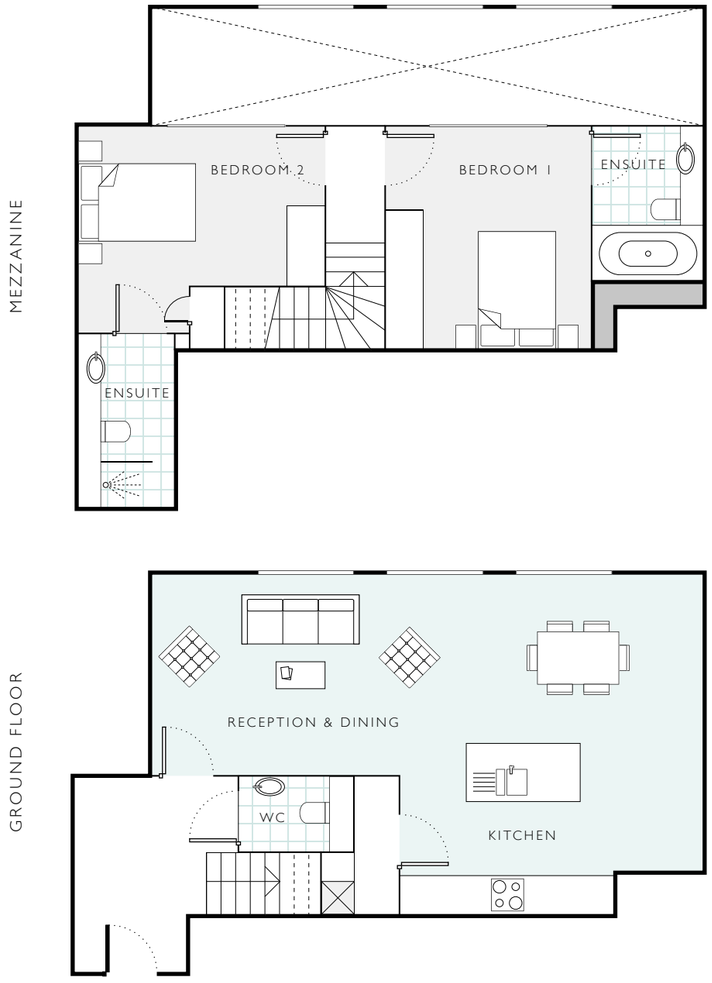
MEZZANINE

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



APARTMENT 7 — GROUND FLOOR



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

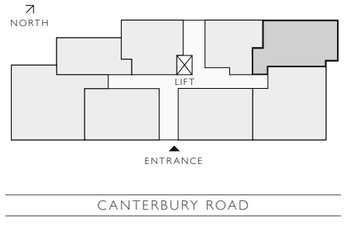
MEZZANINE

BEDROOM 1
3.4m x 3.7m / 11.2ft x 12.1ft

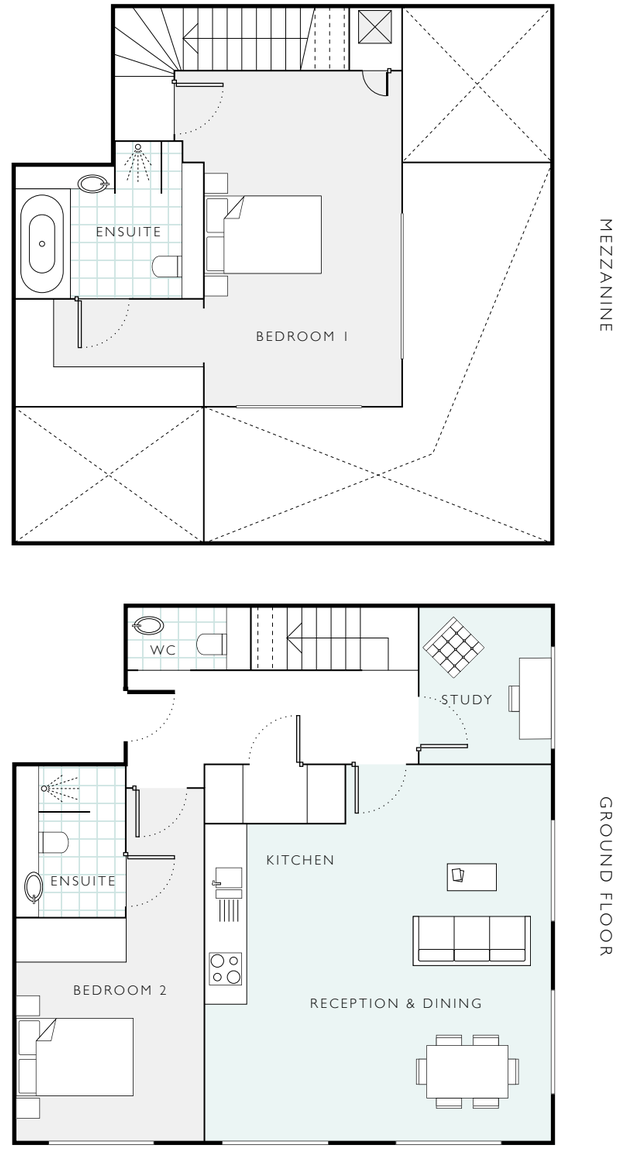
EN SUITE TO BEDROOM 1
1.75m x 1.7m / 5.7ft x 5.6ft

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



APARTMENT 8 — GROUND FLOOR



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

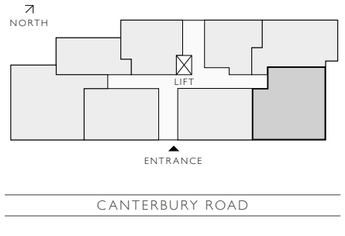
EN-SUITE OF BEDROOM 2
1.7m x 2.5m / 5.6ft x 8.2ft

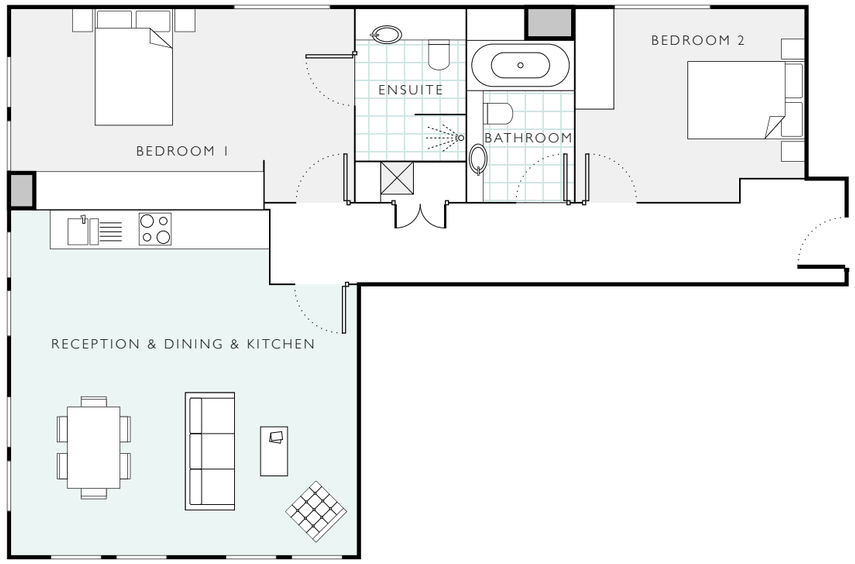
GUEST WC
2.1m x 1.0m / 6.9ft x 3.3ft

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

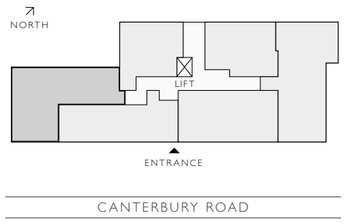
RECEPTION & DINING & KITCHEN
5.6m x 5.6m / 18.4ft x 18.4ft

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

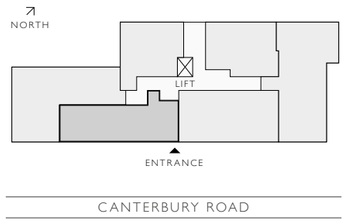
RECEPTION & DINING & KITCHEN
5.6m x 4.3m / 18.4ft x 14.1ft

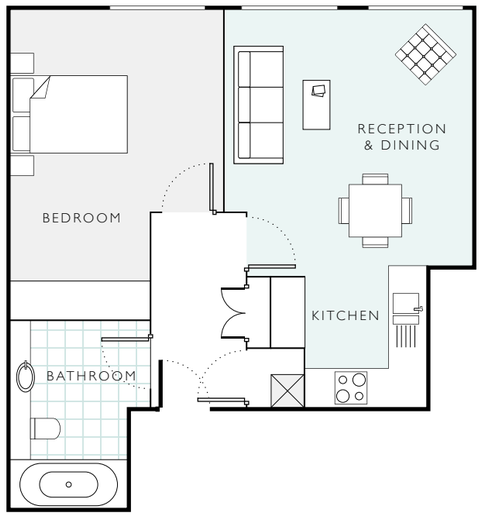
BEDROOM 1
4.2m x 3.0m / 13.8ft x 9.8ft

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





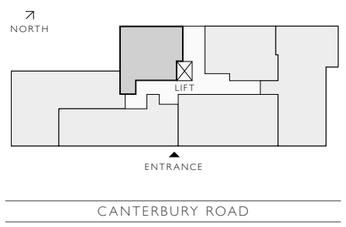
1 BEDROOM
51 SQ M / 548 SQ FT

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

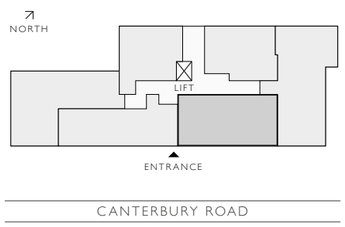
RECEPTION & DINING & KITCHEN
5.1m x 6.1m / 16.7ft x 20.0ft

BEDROOM 1
3.1m x 4.8m / 10.2ft x 15.7ft

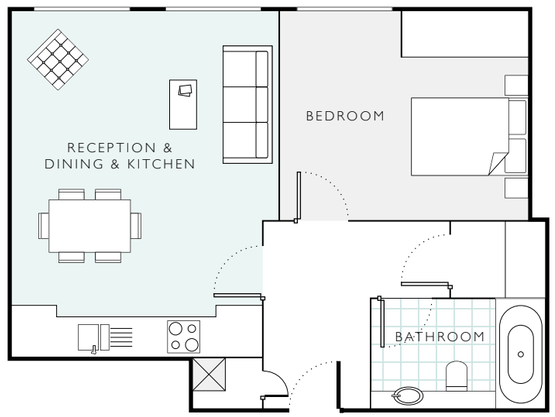
EN-SUITE TO BEDROOM 1
1.8m x 2.4m / 5.9ft x 7.9ft

BEDROOM 2
3.2m X 4.8m / 10.5ft x 15.7ft

FAMILY BATHROOM
2.4m x 1.8m / 7.9ft x 5.9ft



APARTMENT 13 — FIRST FLOOR

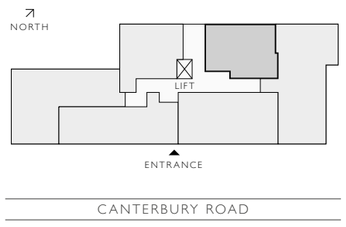


1 BEDROOM
55 SQ M / 591 SQ FT

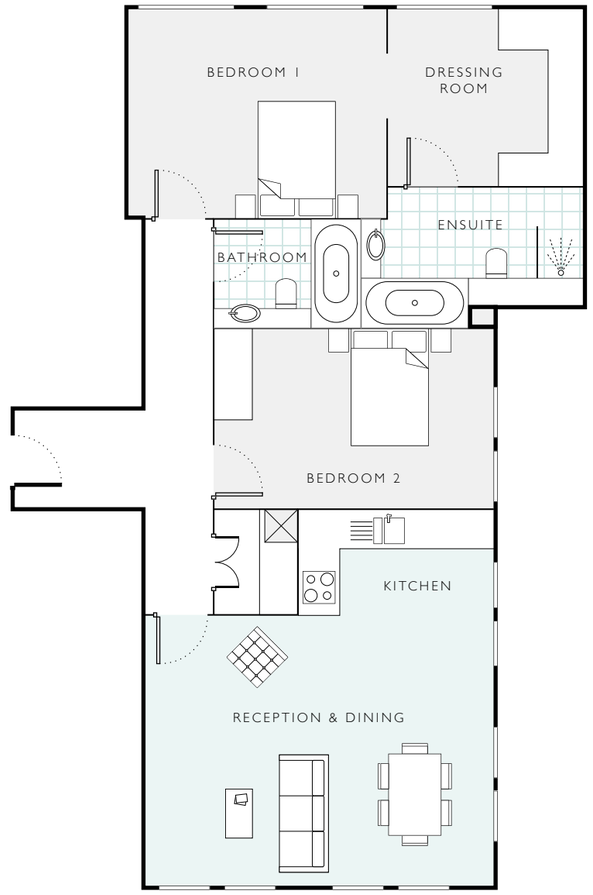
RECEPTION & DINING & KITCHEN
4.5m x 5.1m / 14.8ft x 16.7ft

BEDROOM
4.1m x 3.3m / 13.4ft x 10.8ft

FAMILY BATHROOM
2.2m x 1.2m / 7.2ft x 3.9ft



APARTMENT 14 — FIRST FLOOR



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

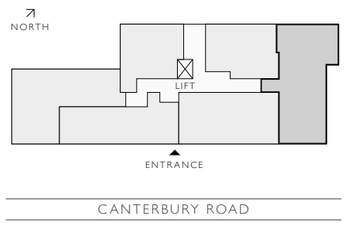
BEDROOM 1
3.3m x 4.3m / 10.8ft x 14.1ft

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

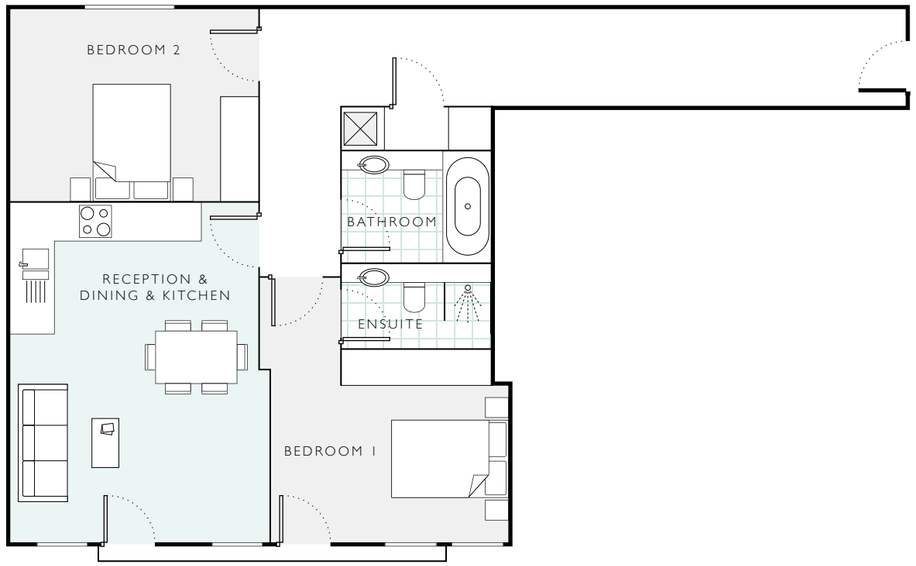
EN-SUITE TO BEDROOM 1
1.4m x 3.6m / 4.6ft x 11.8ft

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

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



APARTMENT 15 — SECOND FLOOR



2 BEDROOM
80 SQ M / 862 SQ FT

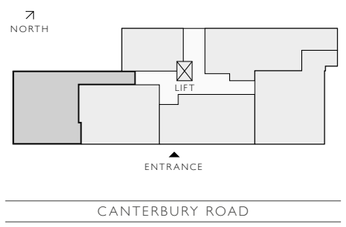
RECEPTION & DINING & KITCHEN
4.4m x 5.9m / 14.4ft x 19.4ft

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

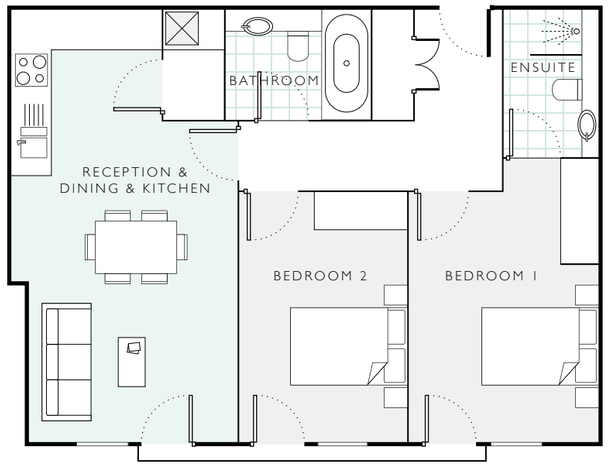
EN-SUITE TO BEDROOM 1
2.5m x 1.1m / 8.2ft x 3.6ft

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

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



APARTMENT 16 — SECOND FLOOR



2 BEDROOM
70 SQ M / 751 SQ FT

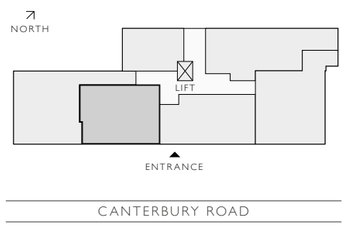
RECEPTION & DINING & KITCHEN
7.6m x 3.9m / 24.9ft x 12.8ft

BEDROOM 1
4.8m x 3.3m / 15.7ft x 10.8ft

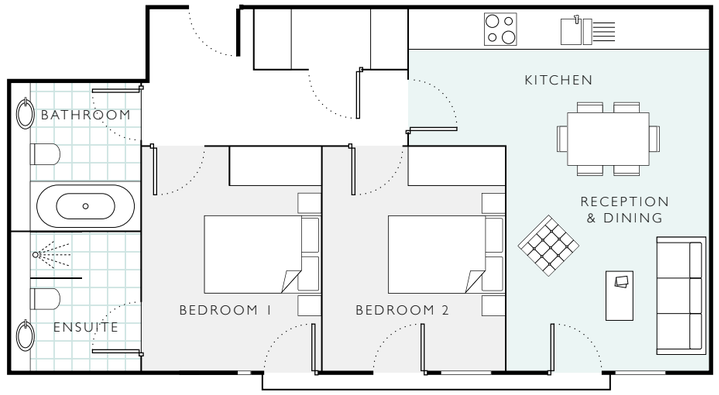
EN-SUITE TO BEDROOM 1
1.5m x 2.5m / 4.9ft x 8.2ft

BEDROOM 2
4.4m x 2.8m / 14.4ft x 9.2ft

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



APARTMENT 17 — SECOND FLOOR



2 BEDROOM
71 SQ M / 755 SQ FT

RECEPTION & DINING
3.9m x 3.5m / 12.8ft x 11.5ft

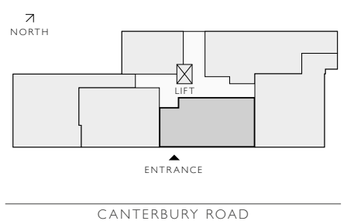
KITCHEN
5.2m x 2.4m / 17.1ft x 7.9ft

BEDROOM 1
3.9m x 3.3m / 12.8ft x 10.8ft

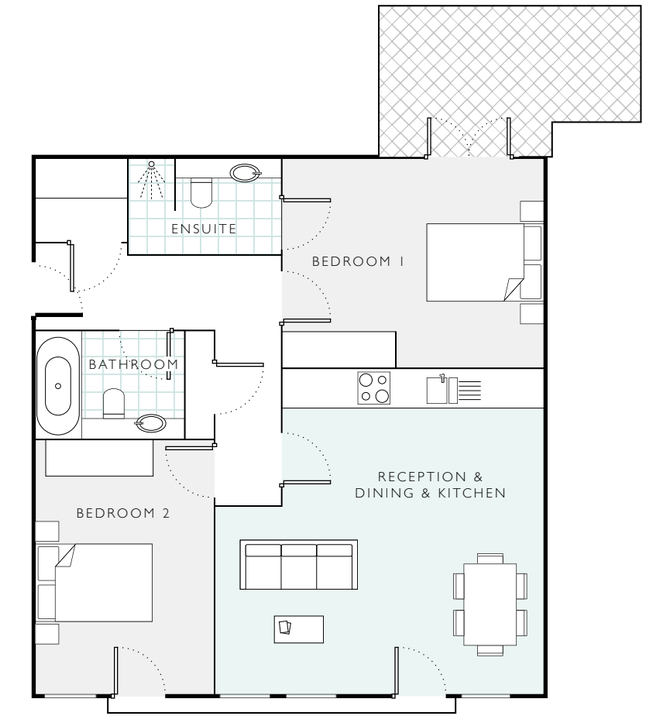
EN-SUITE TO BEDROOM 1
2.0m x 1.9m / 6.6ft x 6.2ft

BEDROOM 2
3.9m x 3.1m / 12.8ft x 10.2ft

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



APARTMENT 18 — SECOND FLOOR



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

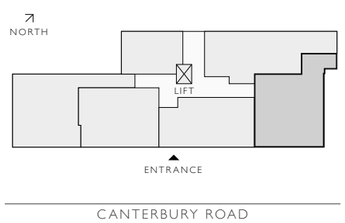
RECEPTION & DINING & KITCHEN
5.5m x 5.5m / 18.0ft x 18.0ft

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

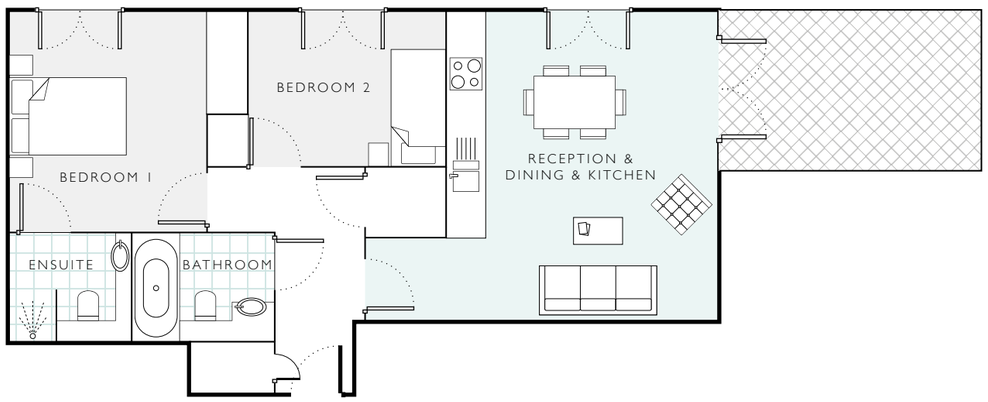
BEDROOM 2
4.4m x 3.0m / 14.4ft x 9.8ft

FAMILY BATHROOM
2.0m x 1.7m / 6.6ft x 5.6ft



— SECOND FLOOR

APARTMENT 19



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

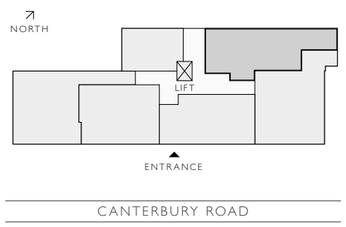
RECEPTION & DINING & KITCHEN
6.0m x 5.3m / 19.7ft x 17.4ft

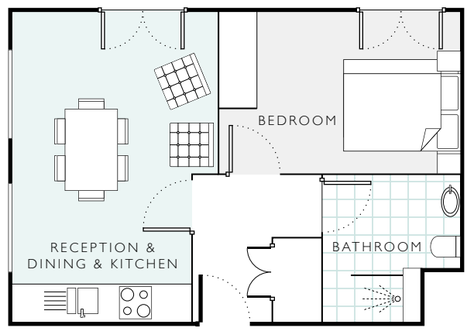
BEDROOM 1
3.4m x 3.7m / 11.2ft x 12.1ft

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



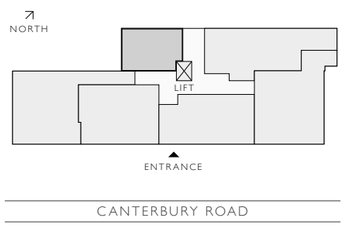


1 BEDROOM
37 SQ M / 400 SQ FT

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

BEDROOM 1
4.1m x 2.6m / 13.5ft x 8.5ft

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



APARTMENT 20

— SECOND FLOOR

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

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

Bespoke cabinets by Neatsmith of London (master en-suites)

Sanitary ware by Duravit

Brassware by Vado

Electric heated towel rail

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)

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

H
C

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 though 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.

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DPP

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HAMILTON COURT
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