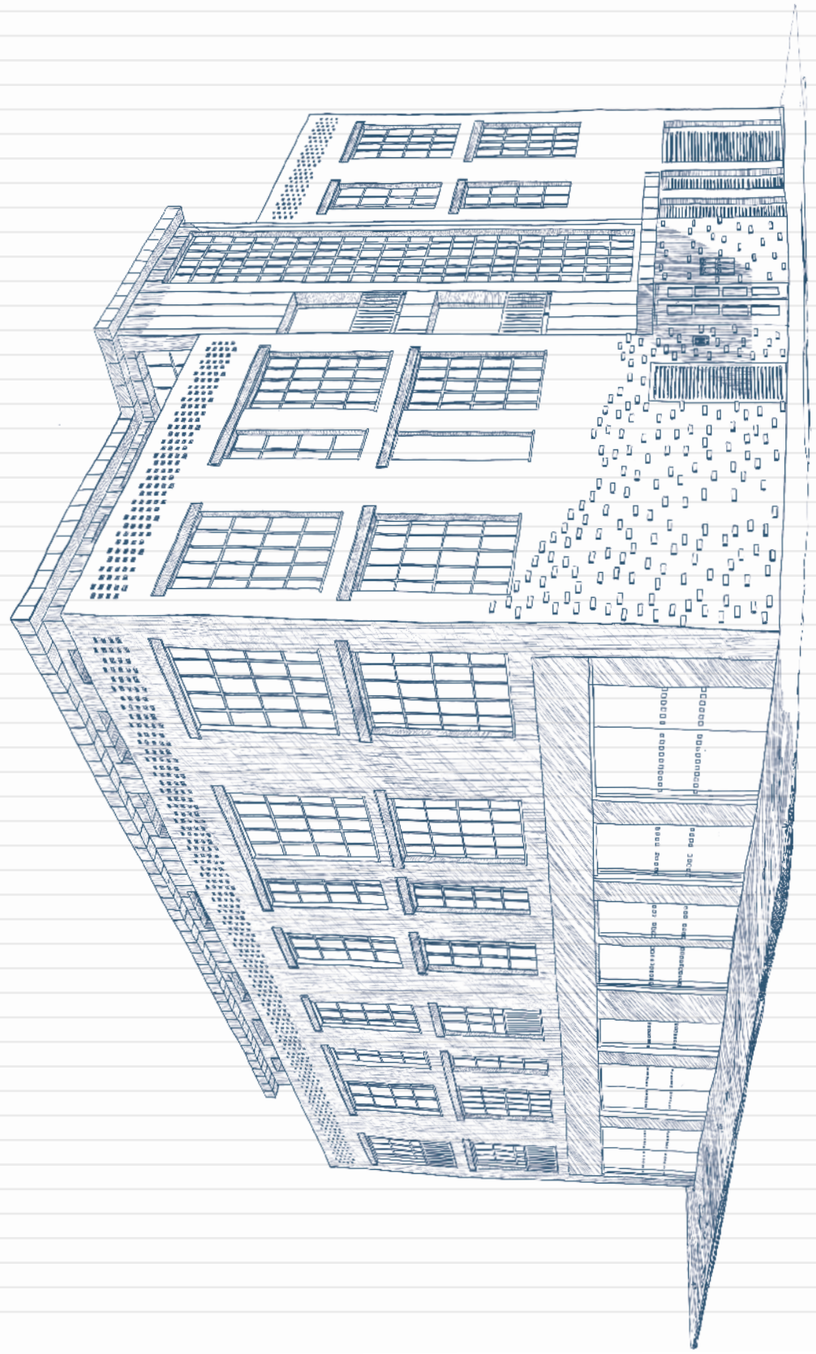
CASEWORKS
NW10

Waking up in NW10 always feels good. It's like we've been here forever. The buzz, the people, the life of this place. Our place. Five minutes to the tube, ten to Kensal Rise. Cycle to Holland Park in 15 minutes. Love that. But sometimes we just lie here on the floor – the genius of underfloor heating – and figure out what we're going to eat and who we're going to invite over. Often we'll cook because you can get any ingredient you like on Harrow Road – Turkish, Persian, North African, Portuguese, Brazilian. Anything. And when you have a kitchen like this, well, you need to share it. Ok, show it off. Is that wrong?



The building

Transport

We're spoilt for choice transport–wise. That's one of the best things about NW10: the connections are great. It's so leafy but Kensal Green tube is only 8 minutes' walk away so we can be in the West End in 20 minutes, or Paddington in 10 – brilliant for the Heathrow Express. Then there's the Overground at Kensal Rise, 12 minutes away, loads of buses on Harrow Road, and when the HS2 hub at Old Oak goes ahead it will make it so easy to visit friends and relatives in Birmingham, Manchester and Leeds. We'll be able to walk door to door!

C

Kensal Green
08 Min Walk

Warwick Avenue
10 Min Tube

Paddington
11 Min Tube

Notting Hill Gate
14 Min Tube

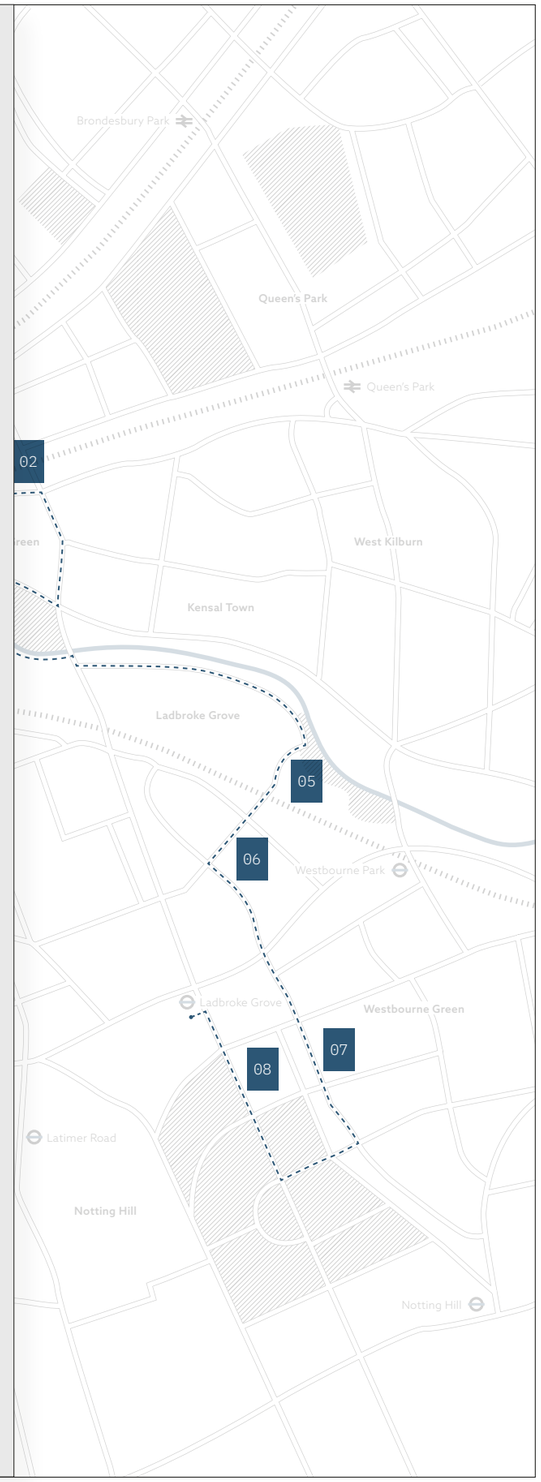
Marylebone
15 Min Tube

Shepherd's Bush
17 Min Tube

Regent's Park
18 Min Tube

Knightsbridge
26 Min Tube

All journey times calculated from tfl.gov.uk



Transport

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Journey Index

We took a stroll through NW10, revisiting old haunts, and uncovering soon-to-be-found favourites. Take a leaf from our journal and explore this vibrant neighbourhood – there's plenty more just waiting to be discovered.

01. Kensal Green

This cosy part of town is absolutely buzzing with international flavours and antiquing delights. Rummage to your heart's content.

02. Kensal Rise

Ponder paradise, in this bohemian haven. Paradise for us, by the way, is triple-cooked chips and an afternoon in the sunshine.

03. Kensal Green Cemetery

Steeped in Victorian decadence, this historic cemetery is truly monumental; a refreshing well of greenery in a bustling neighbourhood.

04. Grand Union Canal

Stretching as far as Stratford, you could glide through London on the scenic route. But why would you want to, with so much to discover on your doorstep?

05. Meanwhile Gardens

Meanwhile – a pause. A reflection. A solitary moment of calm, as the rest of London rushes on around you.

06. Golborne Road

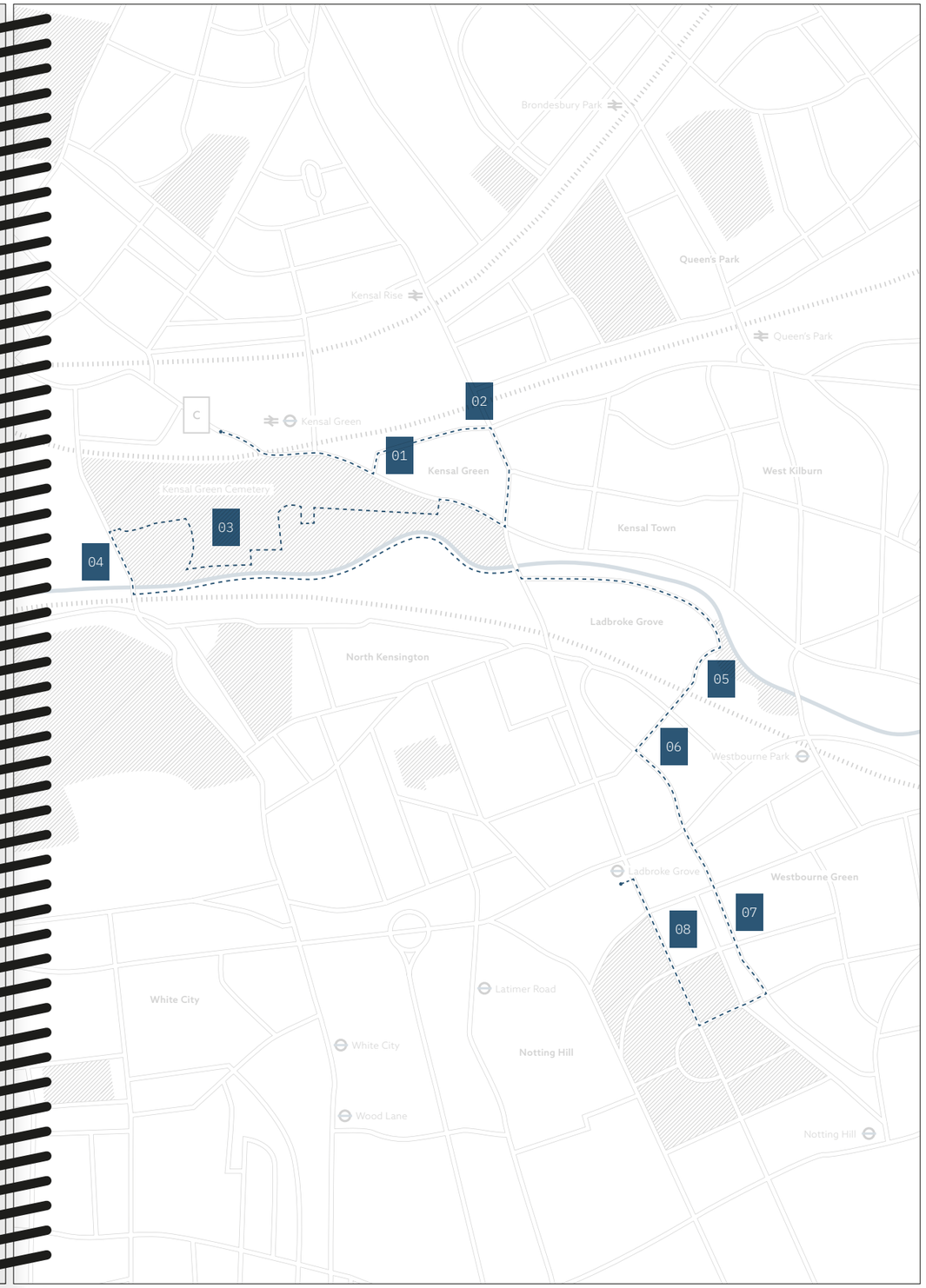
Known as 'Little Morocco', but with the best pastéis de nata this side of Lisbon. Nevermind the cultural confusion, we're already salivating.

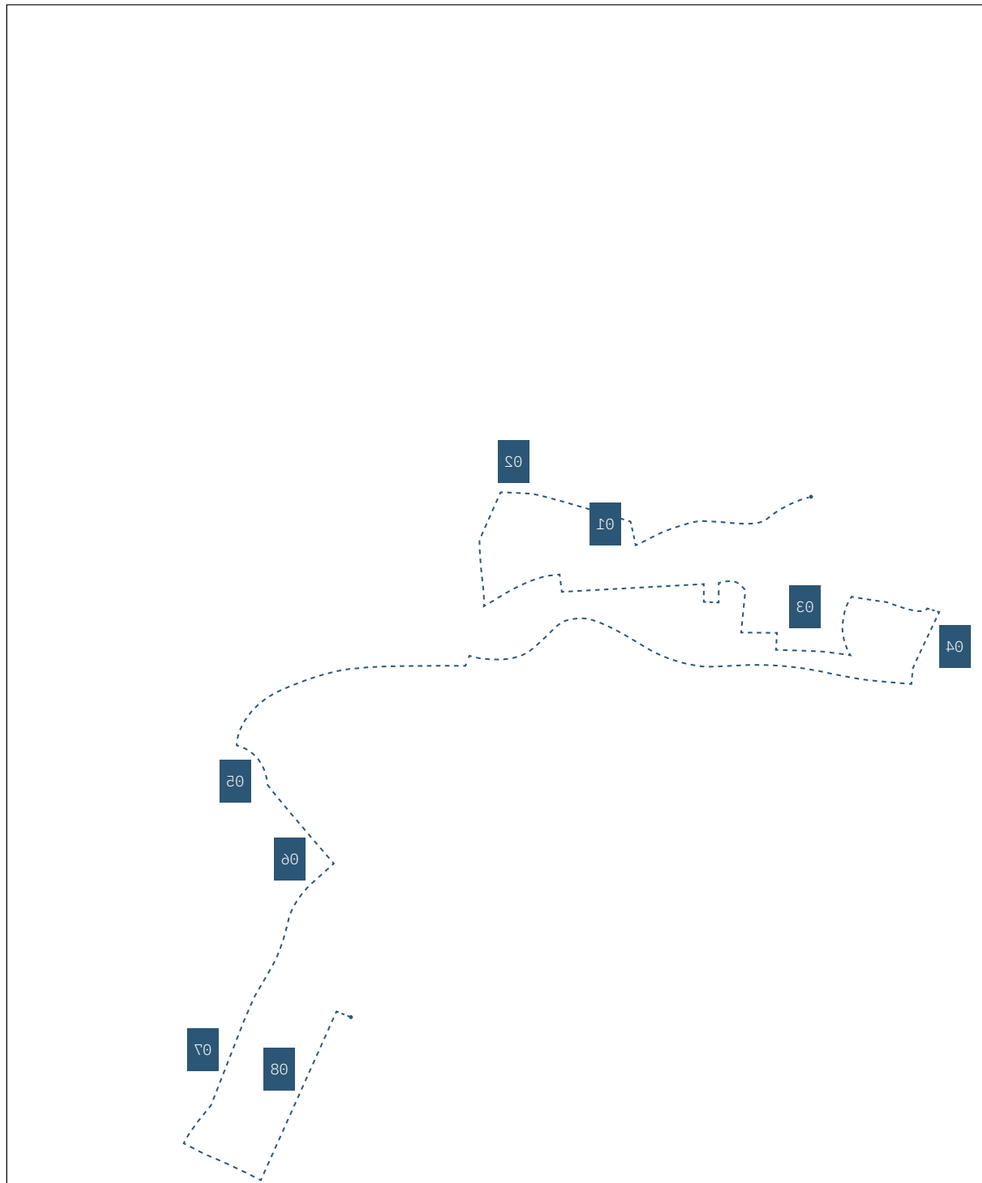
07. Portobello Road

The original home of London cool, for a good reason. Whether you're looking for a vintage showstopper, or the freshest fruit around, you'll find it here.

08. Ladbroke Grove

The end of our journey. Escape the Portobello crowds, and reflect on the treasures of this eclectic neighbourhood; your new-found home.

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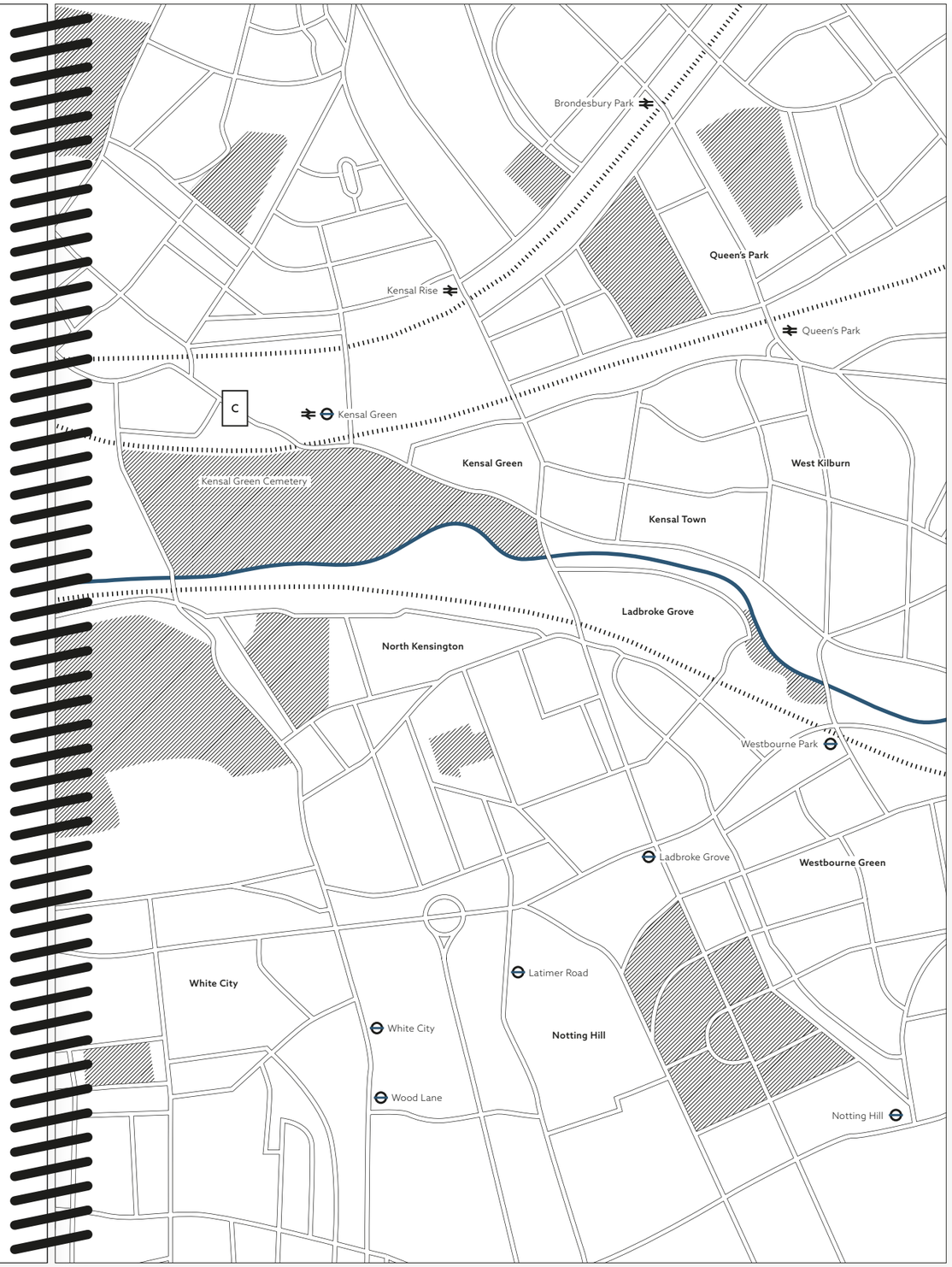

Brondesbury Park
Queen's Park
Kensal Rise
Queen's Park
C
Kensal Green
Kensal Green
Kensal Green Cemetery
West Kilburn
Kensal Town
Ladbroke Grove
North Kensington
Westbourne Park
Ladbroke Grove
Westbourne Green
White City
Latimer Road
Notting Hill
White City
Wood Lane
Notting Hill

The Masons Arms

Retrouvius Reclamation & Design

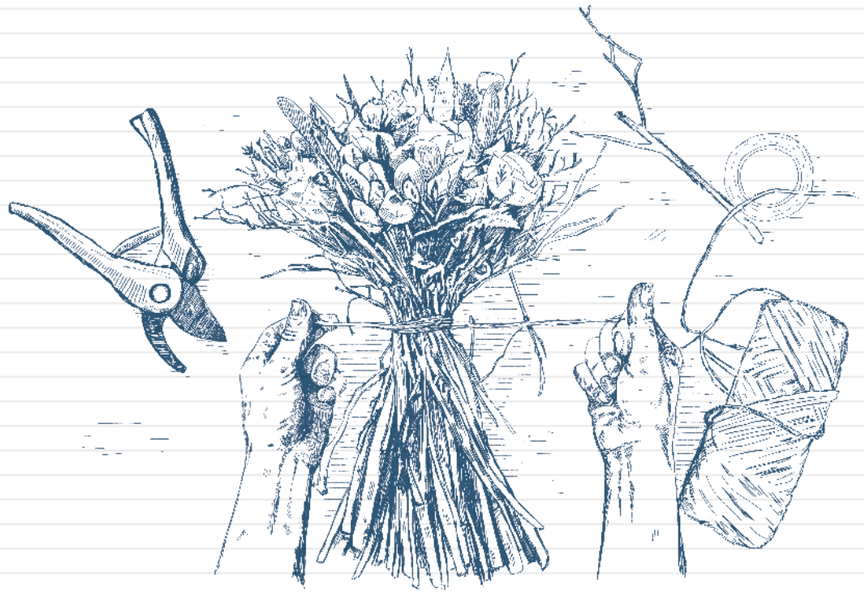
01

Kensal Green

After breakfast baps at The Crazy Baker we stock up on 'Good Boy' sardines, Portuguese honey and piquillo peppers at Delícias, our favourite deli, before checking out the latest arrivals at Retrouvius, an Aladdin's cave of wonders. Architectural salvage at its best.

A pair of handsome, enamelled steel cabinets catch my eye, as does a mid-century sculpture, brass on teak, artist unknown. An antique Ersari rug in rich reds and blues – too big, just – reminds us we must book Behesht for dinner. We both love Persian food and their koobideh is the best this side of Tabriz.

Inside The Masons Arms



Scarlet & Violet Florists

02

Kensal Rise

Crossing Harrow Road, away from the canal, Paradise beckons. Paradise by way of Kensal Green, as Chesterton put it. Forget poetry. Try a Negroni, the burrata, the triple-cooked chips. Heaven.

Suitably sated we head for Chamberlayne Road, famously described by Vogue as the hippest street in Europe, dipping into independent boutiques, trying on wild 60s kaftans and ogling the Robin Day chairs in Circus. Should we? Could we? A single estate V60 pour-over at Cable Co. brings us to our senses, just in time for a rare screening of Casablanca at Lexi's. Of all the gin joints...

Paradise by Way of Kensal Green

Cable Co. Coffee

03

Kensal Green Cemetery

Trapped in a verdant strip of green between the Grand Union Canal and Harrow Road are two beautiful cemeteries – St Mary's and All Souls, one of the so-called Magnificent Seven cemeteries built in the 1830s, inspired by Père Lachaise in Paris.

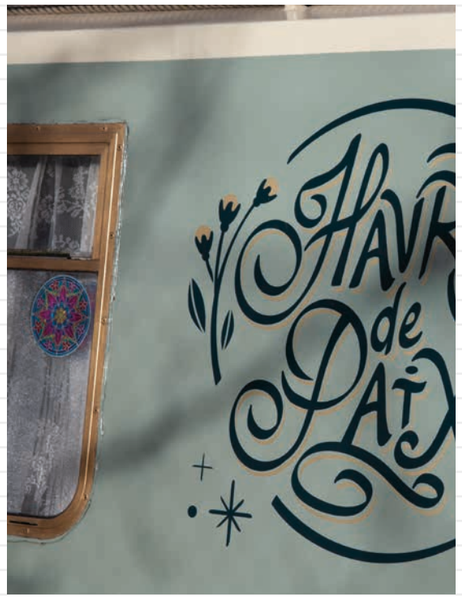
On balmy evenings the grass-lined gravel paths provide welcome calm and cool; on a frosty morning the light sparkles off marble, granite and bronze. Wandering the endless aisles we regularly stumble across familiar names. Trollope, Thackeray, Blondin, the Brunels. Just acres and acres of peace.

The Grade I listed Anglican Chapel

Long-forgotten tombstones

Gothic-style mausoleum

Narrowboat roof garden



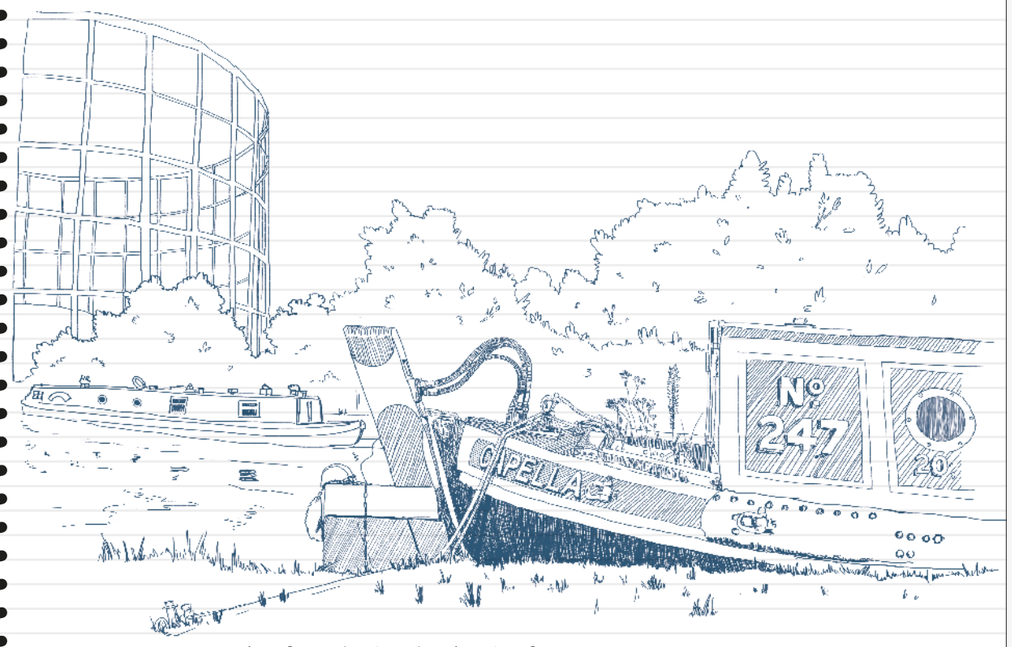
Hand-painted canal boat sign-writing

04

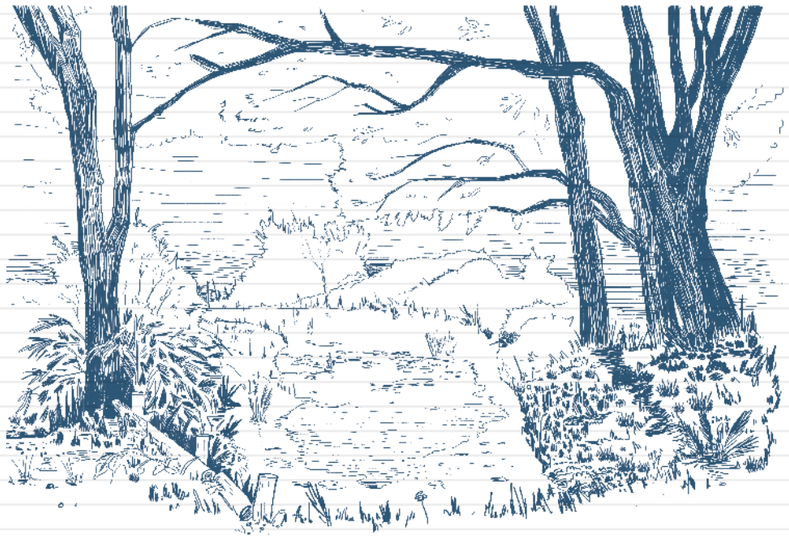
Grand Union Canal

Down on the canal a dozen kayaks arrow past like fiery red chillies in the direction of Little Venice as a grey heron, disturbed by the paddlers, rises into the evening sky over Ladbroke Grove Bridge and flaps, reluctantly, to the south. Plenty more fish in Notting Hill ponds.

Amazing to think that from here we could walk, or cycle, or float to London Zoo, Camden Market, King's Cross, Birmingham if we really felt the urge. We don't. Instead we amble past Trellick Tower to The Union Tavern, drawn by the prospect of barbecued food and a pint of London Pride.



View from the Grand Union Canal



View from Meanwhile Gardens

05 06

Meanwhile Gardens & Golborne Road

Weekends start on Golborne Road, or 'Little Morocco' as the locals know it. It's always buzzing. The pastéis de nata at Lisboa Patisserie are so good we buy three each – hey, who's counting? – and head to Meanwhile Gardens with our steaming hot Galão lattes. It's so peaceful there. A different world.

Thoroughly blissed out we catch a few 360s on the pump bumps at the skate park before returning to the market to rummage through the bric-a-brac. We end up, as usual, in Aesop, swooning over the fragrances, sampling the hand creams. It's kind of a ritual. A nice kind.

Kipferl Austrian coffeehouse

Fresh groceries on Golborne Road

Alice's Antiques

Hotshoe 333 Cafe

07 08

Portobello Road & Ladbroke Grove

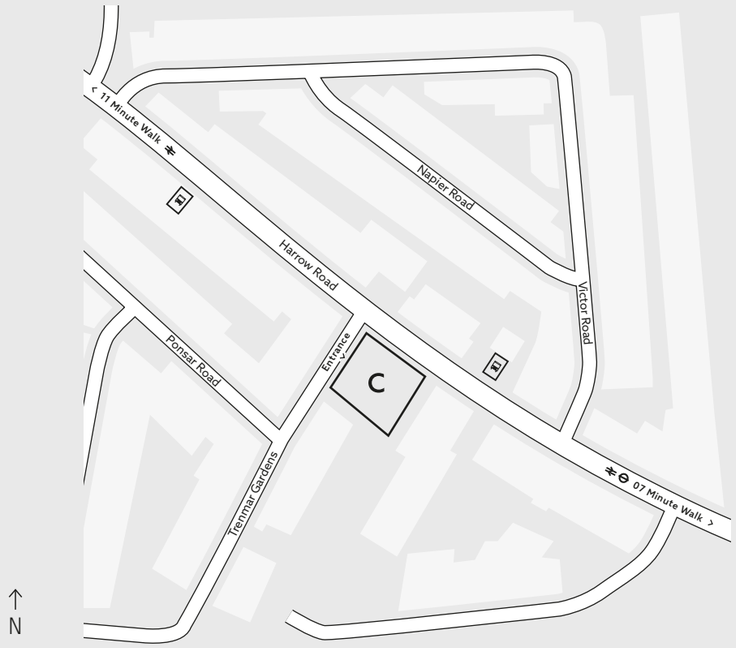
Portobello defines West London. With Ladbroke Grove strutting alongside it holds everything together. Food, music, colour. Community. We make a day of it, covering every inch of the market from the colour box terraces of the southern end through labyrinthine silversmiths on the hill to relentlessly chirpy fruit and veg stalls and, finally, vintage everything under the Westway.

Shopping and snacking doesn't get more fun. Later, as tables are folded away and barrows trundle back into hiding, we wolf down Philly Chilli Cheese Dogs at the Electric Diner with Machu Sours on the side. Wes Anderson for afters next door.

The Portobello Antique Store

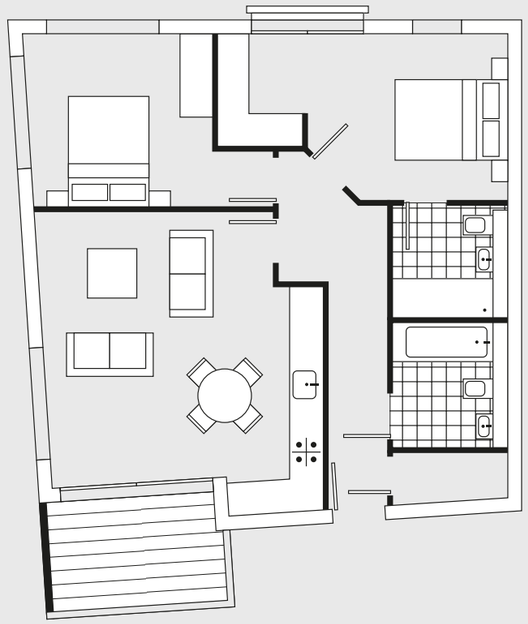
Harrow Road Elevation

Trenmar Gardens Elevation



Site Overview

Nine apartments – neighbours you'll soon know.
A carpool, weekend visits to the farmer's market.
Dinner parties that drift long into the evening.
Sunlight, melting onto your skin through larger–
than–life Crittall-style windows. Welcome home.



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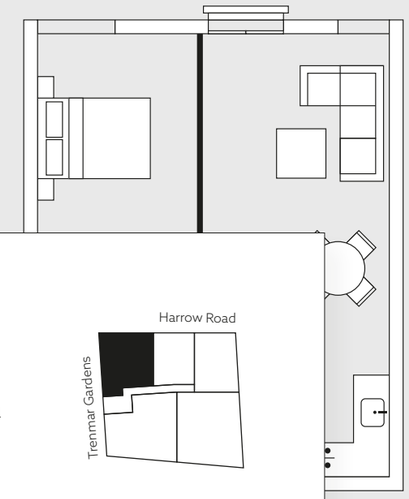

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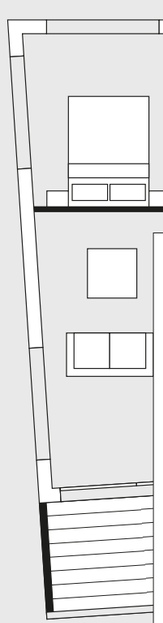
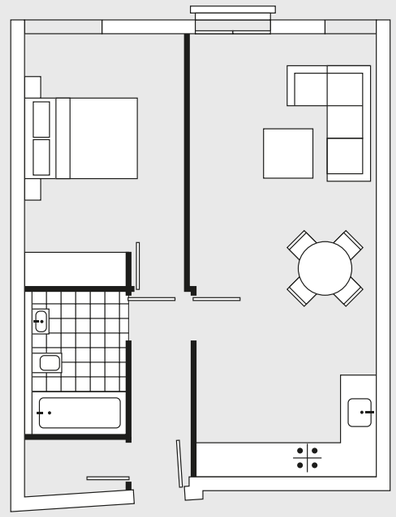
Flat 01 : 01

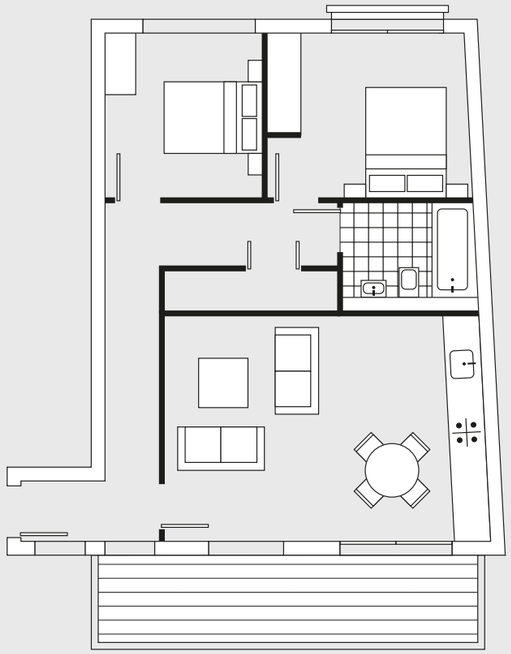
Living Area	5.53m x 5.18m	18.14ft x 16.99ft
Bedroom 01	4.6m x 3.11m	15.9ft x 10.2ft
Bedroom 02	3.44m x 3.24m	11.29ft x 10.62ft
Utility Room	2.07m x 1.0m	6.79ft x 3.28ft
Total Area	**68.5 m²**	**737 ft²**
Balcony	**5 m²**	**53.8 ft²**

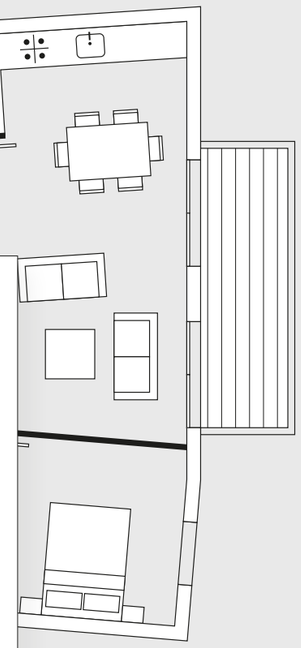


Flat 02 : 01

Living Area	8.19m x 3.43m	26.87ft x 11.25ft
Bedroom 01	4.65m x 3.0m	15.25ft x 9.84ft
Utility Room	1.89m x 1.04m	6.2ft x 3.41ft
Total Area	**52 m²**	**560 ft²**





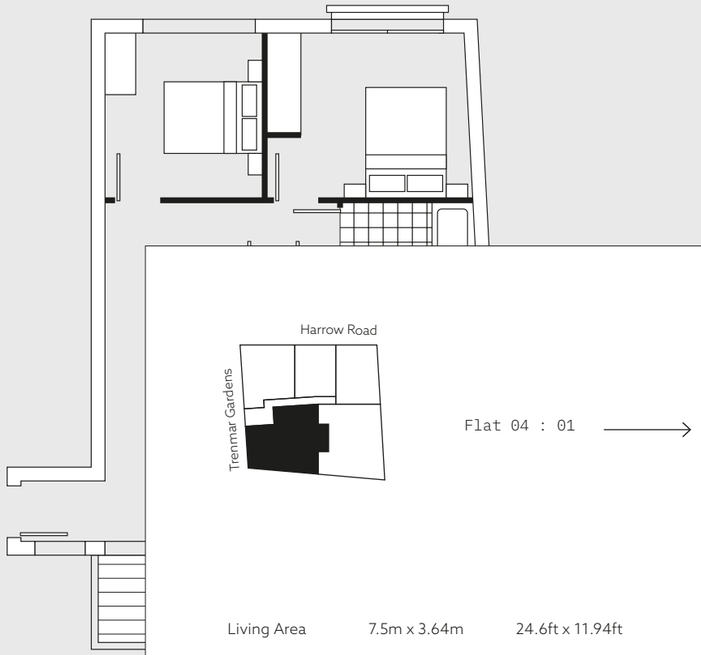


Harrow Road

Trenmar Gardens

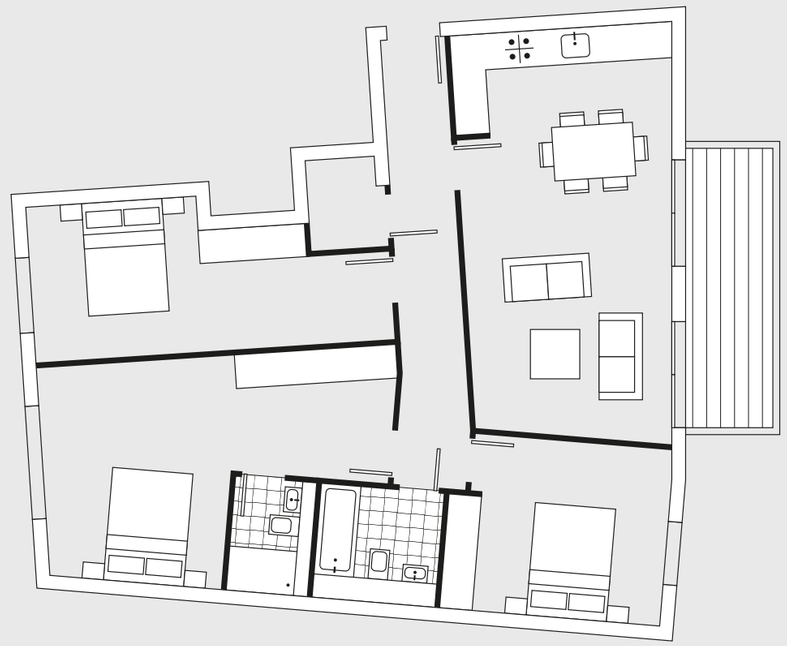
← Flat 03 : 01

Living Area	5.85m x 4.0m	19.19ft x 13.12ft
Bedroom 01	3.63m x 3.20m	11.9ft x 10.49ft
Bedroom 02	3.23m x 2.84m	10.59ft x 9.31ft
Utility Room	3.13m x 73cm	10.26ft x 2.39ft
Total Area	**64 m²**	**689 ft²**
Balcony	**10.8 m²**	**116.3 ft²**



Flat 04 : 01 →

Living Area	7.5m x 3.64m	24.6ft x 11.94ft
Bedroom 01	6.6m x 4.21m	21.65ft x 13.81ft
Bedroom 02	6.72m x 4.21m	22.05ft x 13.81ft
Bedroom 03	4.29m x 3.17m	14.07ft x 10.4ft
Utility Room	1.64m x 1.46m	5.38ft x 4.79ft
Total Area	**95.5 m²**	**1028 ft²**
Balcony	**8 m²**	**86 ft²**



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Flat 05 : 02

Living Area	7.4m x 4.41m	24.27ft x 14.46ft
Bedroom 01	4.07m x 3.72m	13.35ft x 12.2ft
Bedroom 02	3.01m x 2.83m	9.87ft x 9.28ft
Bedroom 03	4.05m x 3.18m	13.28ft x 10.43ft
Utility Room	2.10m x 1.08m	6.88ft x 3.54ft
Total Area	**88.2 m²**	**949.4 ft²**
Balcony	**5 m²**	**53.8 ft²**

Flat 06 : 02 →

Living Area	9.59m x 3.86m	31.46ft x 12.66ft
Bedroom 01	4.48m x 3.58m	14.69ft x 11.74ft
Bedroom 02	4.49m x 3.58m	14.73ft x 11.74ft
Bedroom 03	3.80m x 3.58m	12.46ft x 11.74ft
Utility Room	3.62m x 52cm	11.87ft x 1.7ft
Total Area	**104.7 m²**	**1127 ft²**
Balcony	**10.8 m²**	**116.3 ft²**

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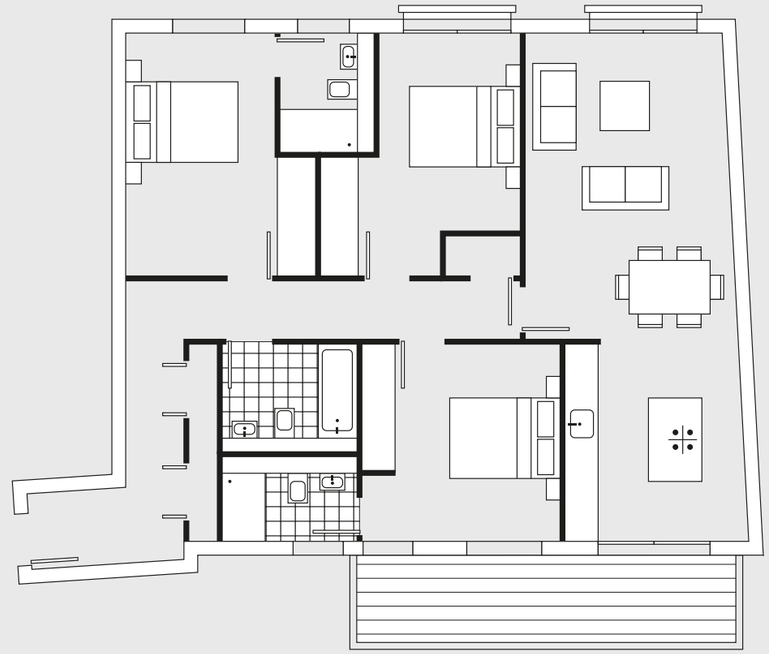

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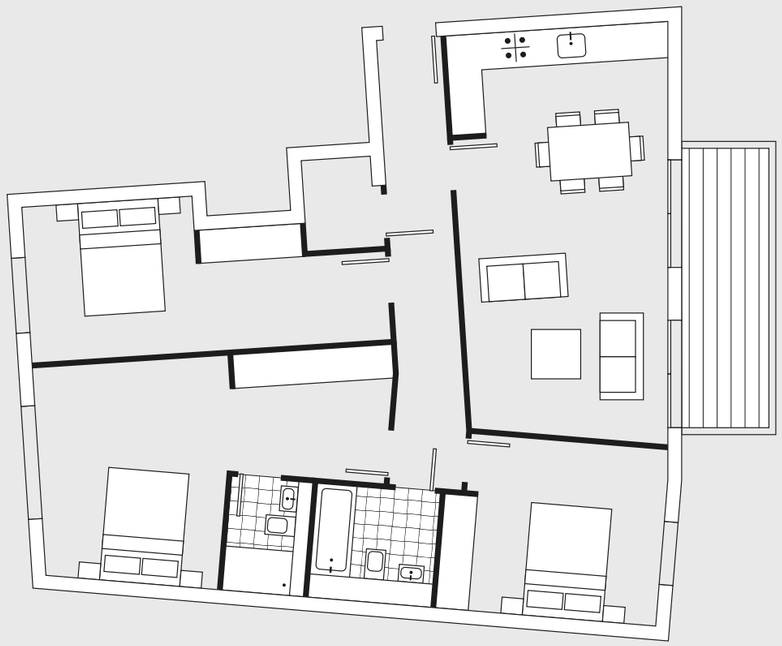

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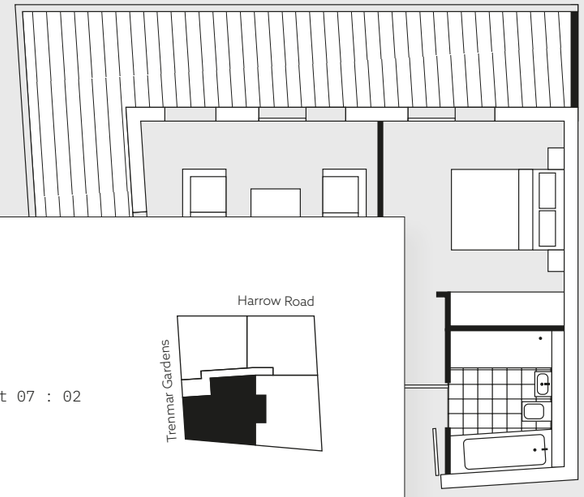

Harrow Road

Trenmar Gardens

← Flat 07 : 02

Living Area	7.46m x 3.8m	24.47ft x 12.46ft
Bedroom 01	6.6m x 3.9m	21.65ft x 12.79ft
Bedroom 02	6.64m x 2.76m	21.78ft x 9.05ft
Bedroom 03	4.24m x 3.06m	13.91ft x 10.03ft
Utility Room	1.65m x 1.43m	5.41ft x 4.69ft
Total Area	**95.5 m²**	**1028 ft²**
Balcony	**8 m²**	**86 ft²**

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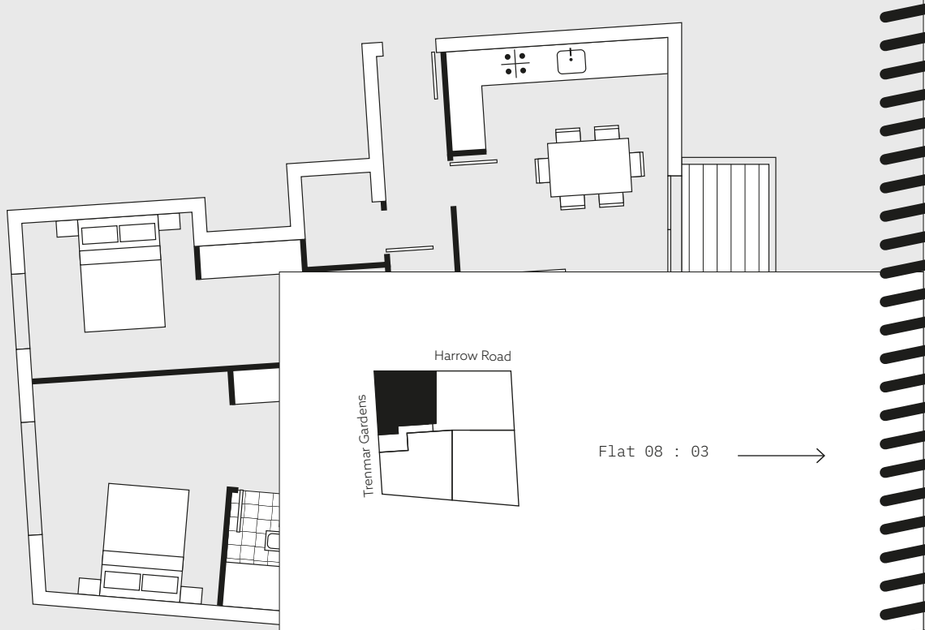

Flat 08 : 03 →

Living Area	6.68m x 4.07m	21.91ft x 13.35ft
Bedroom 01	3.68m x 3.32m	12.07ft x 10.89ft
Utility Room	2.92m x 1.58m	9.58ft x 5.18ft
Total Area	**51.8 m²**	**557 ft²**
Balcony	**24.4 m²**	**262.6 ft²**

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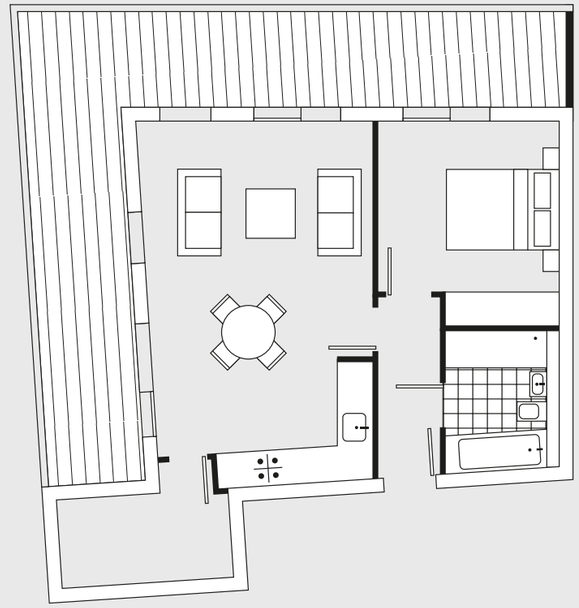

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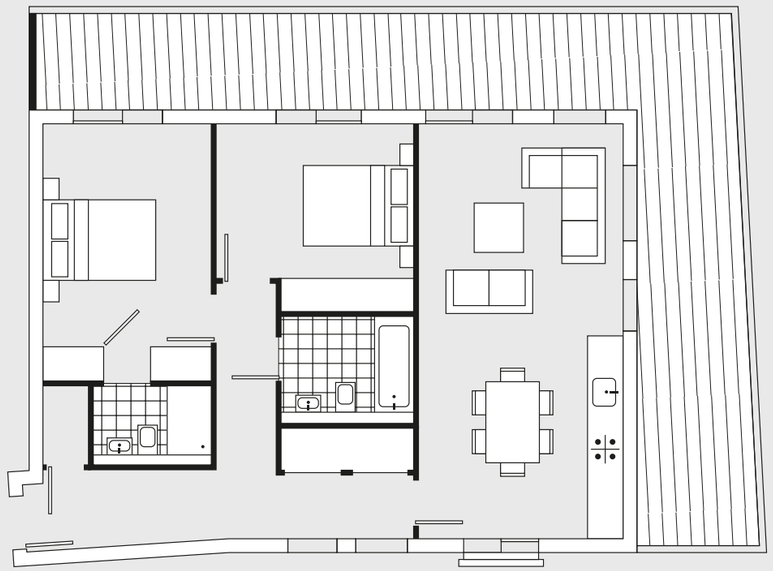

← Flat 09 : 03

Living Area	7.65m x 3.88m	25.09ft x 12.72ft
Bedroom 01	4.81m x 3.07m	15.78ft x 10.07ft
Bedroom 02	3.59m x 3.43m	11.77ft x 11.25ft
Utility Room	2.38m x 79cm	7.8ft x 2.59ft
Total Area	**78.5 m²**	**845 ft²**
Balcony	**31.8 m²**	**342.3 ft²**

Kitchens
- Bespoke kitchens from The Wood Works
- Midnight black solid stone worktop
- Black glass Bosch oven
- Black glass Bosch hob
- Bosch integrated dishwasher
- Bosch integrated fridge/freezer
- Bosch washer dryer
- Black under mount composite sink
- Brushed brass tap
- Brushed brass accent handles
- Silent soft-closing doors and drawers on all units

Bathrooms
- Luxury Saloni tiles on walls and floors
- Duravit sanitary ware
- VADO brassware
- Oversized floor-to-ceiling shower screen
- Electric-heated towel rail
- Feature under mount vanity unit

Interior Floor Finishes
- Engineered timber flooring
- High-quality carpet in bedrooms

Bedrooms
- Bespoke cabinetry by The Wood Works

ent LED downlights throughout
tches in all bedrooms,
living areas
oom compatible
nos audio system throughout

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andles on roses

home warranty
ands-free monitor colour
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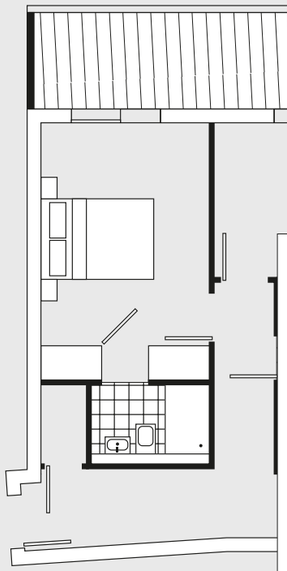

Specifications

Nine apartments; a past life as a jewellery factory is felt in every carefully-considered detail and specification. This isn't just industrially inspired.

Kitchens
- Bespoke kitchens from The Wood Works
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- Electric-heated towel rail
- Feature under mount vanity unit

Interior Floor Finishes
- Engineered timber flooring
- High-quality carpet in bedrooms

Bedrooms
- Bespoke cabinetry by The Wood Works

Electrics
- Energy-efficient LED downlights throughout
- Dimmer switches in all bedrooms, kitchens and living areas
- Sky+ multi-room compatible
- Wired for Sonos audio system throughout

Interior Doors
- Black oversized veneered doors by Vicaima
- Black lever handles on roses

Peace of Mind
- 10-year new home warranty
- BPT Opale hands-free monitor colour video entry system

Heating & Hot Water
- Zoned, water-based underfloor heating in entire apartment
- Underfloor heating system controlled by Heatmiser
- Hot water provided by energy-efficient gas boilers

Windows & Façade
- Feature brick detailing on residential entrance
- Oversized Crittall-style windows
- Exposed steel lintels over windows
- Zinc panelled top floor and feature sections

Communal Areas
- High-specification Schindler lift
- Feature lighting in communal entrance
- Internal cycle storage
- Roof terrace

A neighbourhood to explore, a home to make your own.
The rest is up to you.

Jot down your ideas and inspiration here. Or the name
of that pub on the corner, with the to-die-for beer garden,
that you just have to go back to in the summertime.
Time to make this neighbourhood your own.

Caseworks : NW10

Caseworks : NW10

Caseworks : NW10

Caseworks : NW10

Hamilton Court Developments

Our projects are crafted from our passion for creativity, innovation and collaboration. Caseworks effortlessly maximises creative spaces with the most innovative design. Having scoured the globe for the best materials as well as collaborating with exceptional home grown talent, we seek to push the boundaries of conventional developments to create remarkable and unique living spaces which are inspired by and focused on design.

Our reputation is achieved through our professionalism and commitment to delivering the highest quality of service and product, our attention to detail is with the end user in mind which ensures the highest standards of finish both inside and out.

Our unique team is comprised of handpicked experts in their fields who are constantly looking forward in order to create spaces that surpass conventional design benchmarks. We have cultivated a creative environment of unquestionable passion for quality, and with the wealth of our combined experience we know that we have the expertise, knowledge and understanding to develop outstanding homes.

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Branding and design by: Don't Panic Partners

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