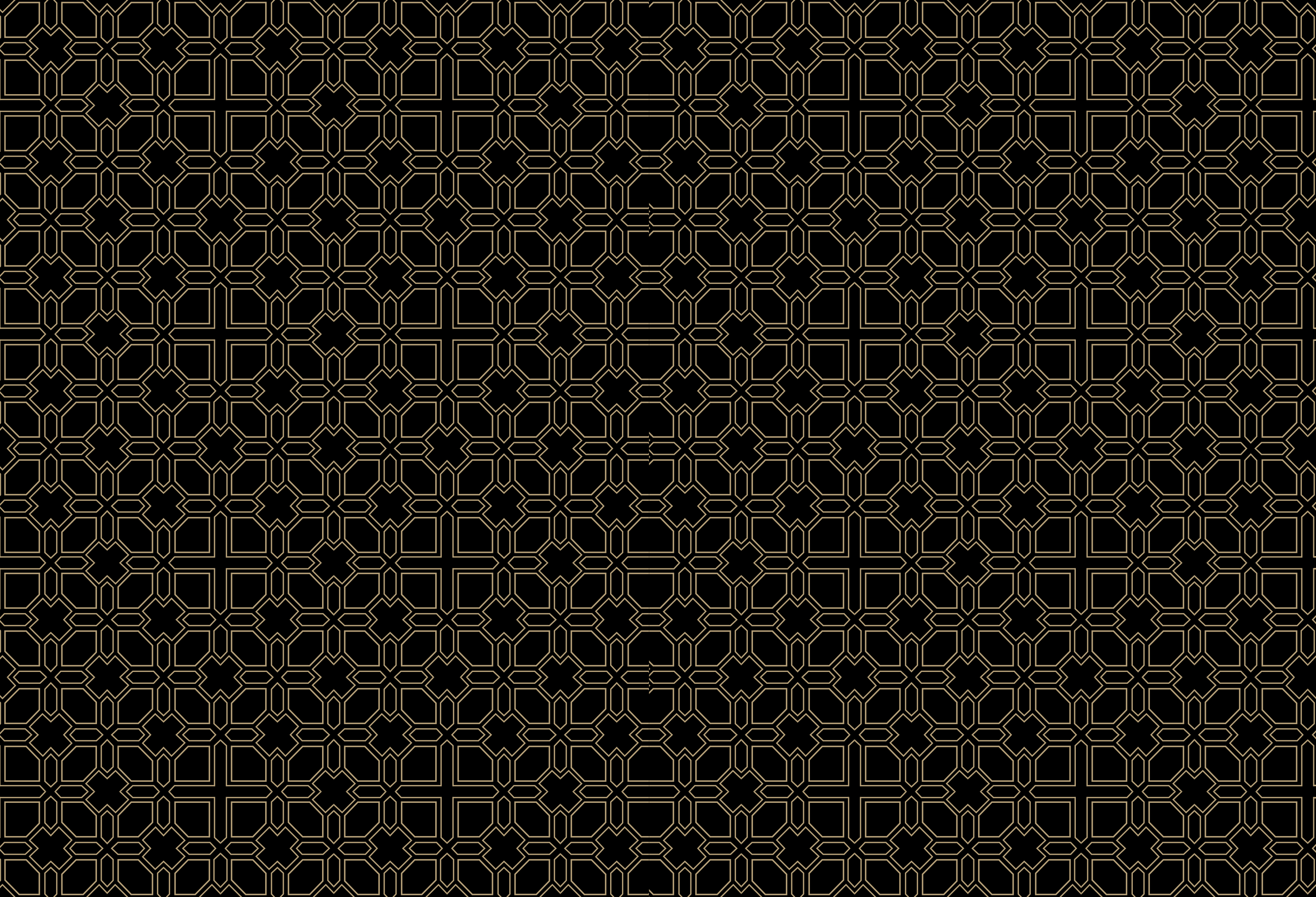


Crew.

THE COACHWORKS



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 a hidden gem that's fast becoming the heir apparent to the hippest parts of the capital. Emerging from the centre is The Coachworks, a stunning collection of six bespoke apartments that will appeal to the most discerning home owner.

London's New Hip Heartland





Uncompromised Elegance



NW10's latest addition blends seamlessly with its surroundings. 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 six 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

NWC



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

The Crazy Baker
35 Chamberlayne Road, NW10 3NB
Walk time: 4 minutes

Taste of Chamberlayne
63 Chamberlayne Rd, NW10 3ND
Walk time: 8 minutes

Minkies Deli
Chamberlayne Rd, NW10 5RQ
Walk time: 9 minutes

Station Café
17 Station Terrace, NW10 5RX
Walk time: 9 minutes

Gail’s Artisan Bakery
45 Salusbury Rd, NW6 6NH
Walk time: 16 minutes



BRUNCH AND A BLOODY MARY

Parlour
5 Regent Street, NW10 5LG
Walk time: less than a minute

Aubrey’s
15 Station Terrace, NW10 5RX
Walk time: 9 minutes

Gracelands
118 College Rd, NW10 5HD
Walk time: 17 minutes

Jack’s
101 Salusbury Road, NW6 6NH
Walk time: 18 minutes

The Salusbury
50-52 Salusbury Rd, NW6 6NN
Walk time: 18 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

William IV
786 Harrow Rd, NW10 5JX
Walk time: 2 minutes

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



Directory

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



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 Butchers
91 Chamberlayne Rd, NW10 3ND
Walk time: 8 minutes

Queen’s Park Farmer’s Market
Salusbury Road Primary School,
Kilburn, NW6 6NH
Walk time: 19 minutes

Brookes Fishmongers
93 Chamberlayne Road, NW10 3ND
Walk time: 8 minutes

Kandana
45 Kilburn Ln, W10 4AA
Walk time: 11 minutes

The Salusbury Foodshop
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
- 5. Station Café

BRUNCH AND A BLOODY MARY

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

SUNDAY LUNCH

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

DATE NIGHT

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

LATE NIGHT

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

PAMPER YOURSELF

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

THAT SPECIAL OCCASION

- 36. Scarlet & Violet
- 37. Brookes Fishmongers
- 38. The Salisbury Foodshop
- 39. Kandana
- 40. Queen's Park Farmer's Mkt

FOR YOUR HOME

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

HEALTHY LIVING

- 47. Gracelands Yard
- 48. Frame
- 49. Fierce Grace
- 50. Fitness First
- 51. 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.

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.

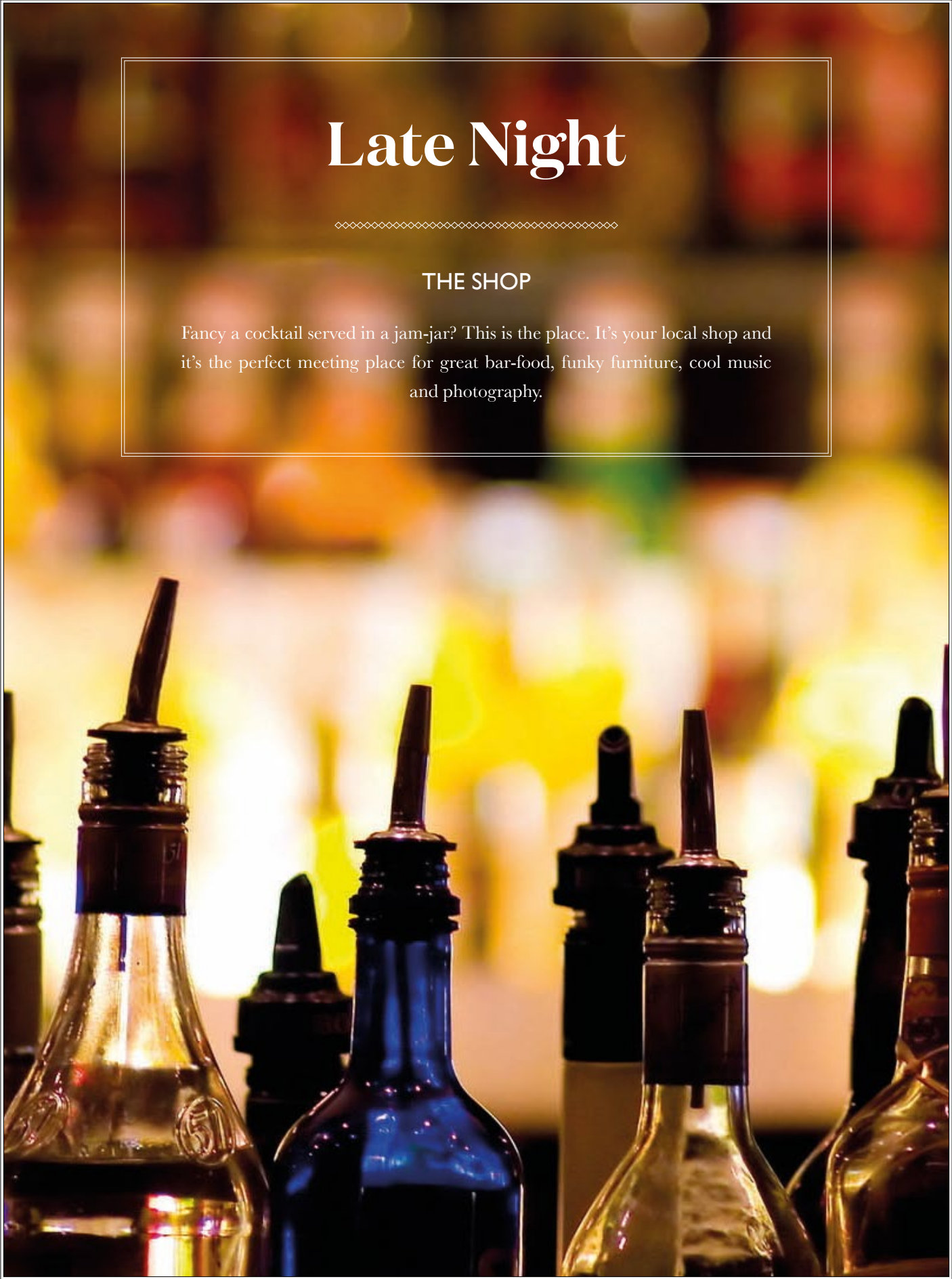


Late Night



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

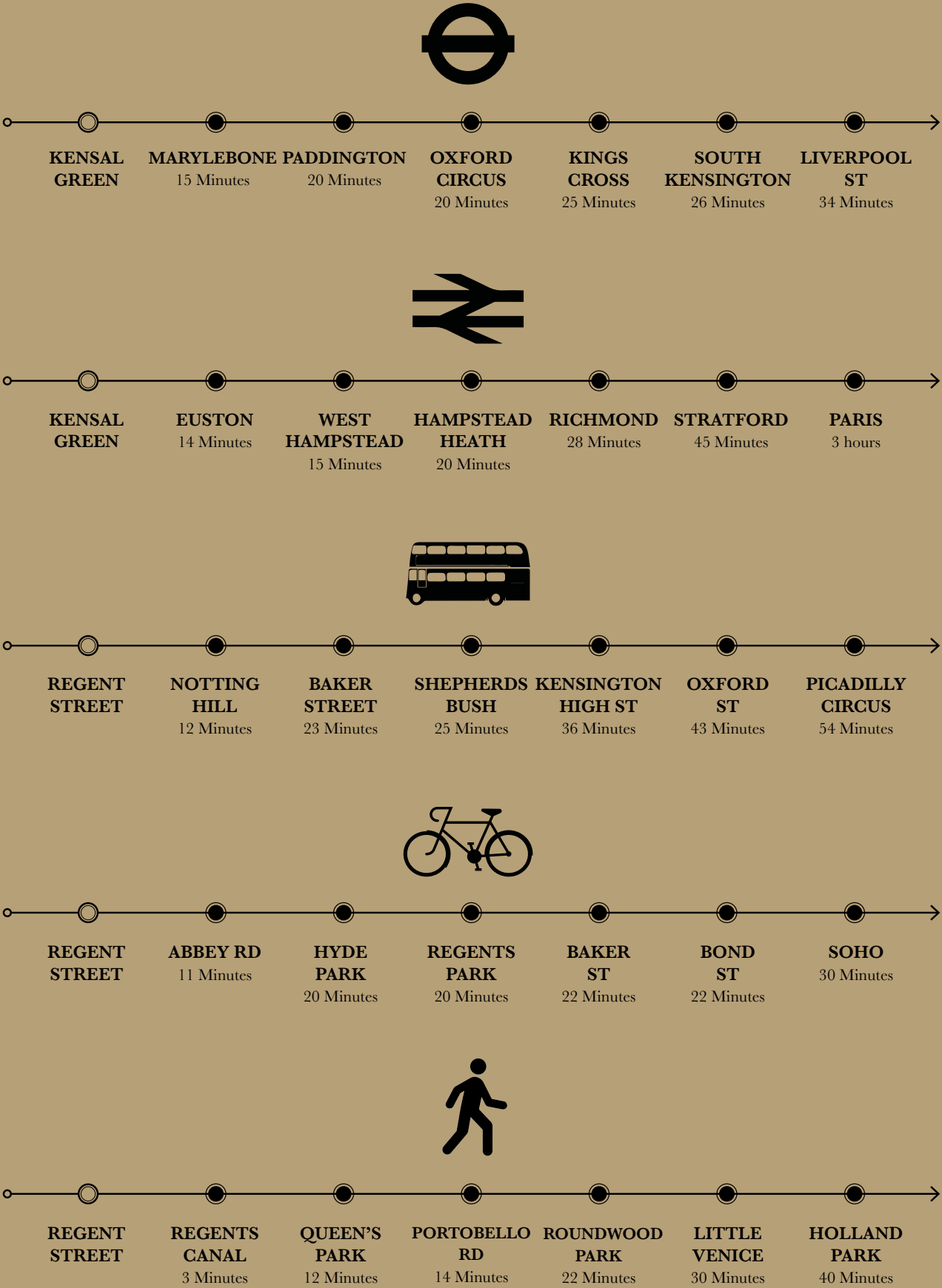


The Bigger Picture



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 cafes. 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

PADDINGTON

OXFORD CIRCUS

BOND STREET

COVENT GARDEN

GREEN PARK

GREEN PARK

VICTORIA

SOUTH KENSINGTON

HIGH ST KENSINGTON

NOTTING HILL GATE

SHEPHERDS BUSH

WHITE CITY

WESTFIELDS SHOPPING CENTRE

QUEEN'S PARK

KENSAL GREEN

NORTH ACTON

TURNHAM GREEN

HAMMERSMITH

Cw

ZONE TWO

ZONE ONE

LONDON BOROUGH OF BROMLEY

REGENANT 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 optimise light with large windows, a neutral colour palette and engineered wooden flooring. The bedrooms are cosy with high quality carpets and storage that blends into the space while the Villeroy & Boch bathrooms evoke serenity.



Images Indicative of Bedroom and bathroom



Images Indicative of Kitchen and Bathroom specification

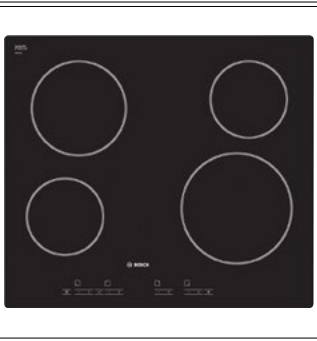


Specification

Each of the six apartments that form The Coachworks have been designed 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

- German-engineered Nobilia Kitchen
- Luna Stone Quartz worktop
- Silent, soft closing doors and drawers on all units
- Blanco undermount stainless steel sinks
- Blanco 'spire flex' chrome taps
- Bosch built-in fan-assisted multifunction oven
- Bosch ceramic hob
- Bosch recirculating telescopic extractor with integrated lighting
- Bosch built-in, stainless-steel microwave
- Bosch washer dryer
- Feature bespoke shelving units with integrated lighting
- Integrated LED strip lighting under wall cabinets



BATHROOM

- Luxury Porcelenosa tiles to all walls and floor
- Villeroy & Boch sanitary ware
- Vado brassware
- Semi frameless designer 'square edged' bath screen
- Villeroy & Boch gloss white vanity unit below basin
- Heated chrome towel rail
- Feature storage recess with LED spotlights
- Feature mirrors with demister pads



INTERIOR FLOOR FINISHES

- Engineered white oak wood floor
- High quality carpet to bedrooms

ENSUITE

- Concealed shower tray for 'wet room' effect
- Luxury Porcelenosa tiles to all walls and floor
- Villeroy & Boch sanitary ware
- Vado square chrome oversized shower-head
- Semi frame-less designer shower screen & door
- Vado brassware
- Wired for ceiling speaker
- Heated chrome towel rail
- Feature storage recess with LED spotlights
- Feature mirrors with demister pads



BEDROOMS

- Bespoke luxury hinged or sliding wardrobes to all bedrooms incorporating TV unit to master bedrooms

ELECTRICS

- Energy efficient LED down-lights throughout
- Hamilton Sheer, white metal screwless sockets
- Dimmer switches to all bedrooms and kitchen/living areas
- Sky+ multiroom compatible
- Wired for Sonos Audio system throughout



PEACE OF MIND

- 10 year new home warranty
- Hardwired 'Nest' smoke & carbon monoxide alarm detectors which connect with iPhone / iPad
- BPT 'Perla' hands-free colour video entry system
- Fully fitted alarms



WINDOWS

- High quality thermally efficient 'Rational' windows and doors
- Bespoke in curved glazing to corner apartments



COMMUNAL AREAS

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

INTERIOR DOORS

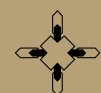
- White veneered door with feature grooves
- Solid core
- Satin chrome lever handles with roses



HEATING & HOT WATER

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





Floor Plans

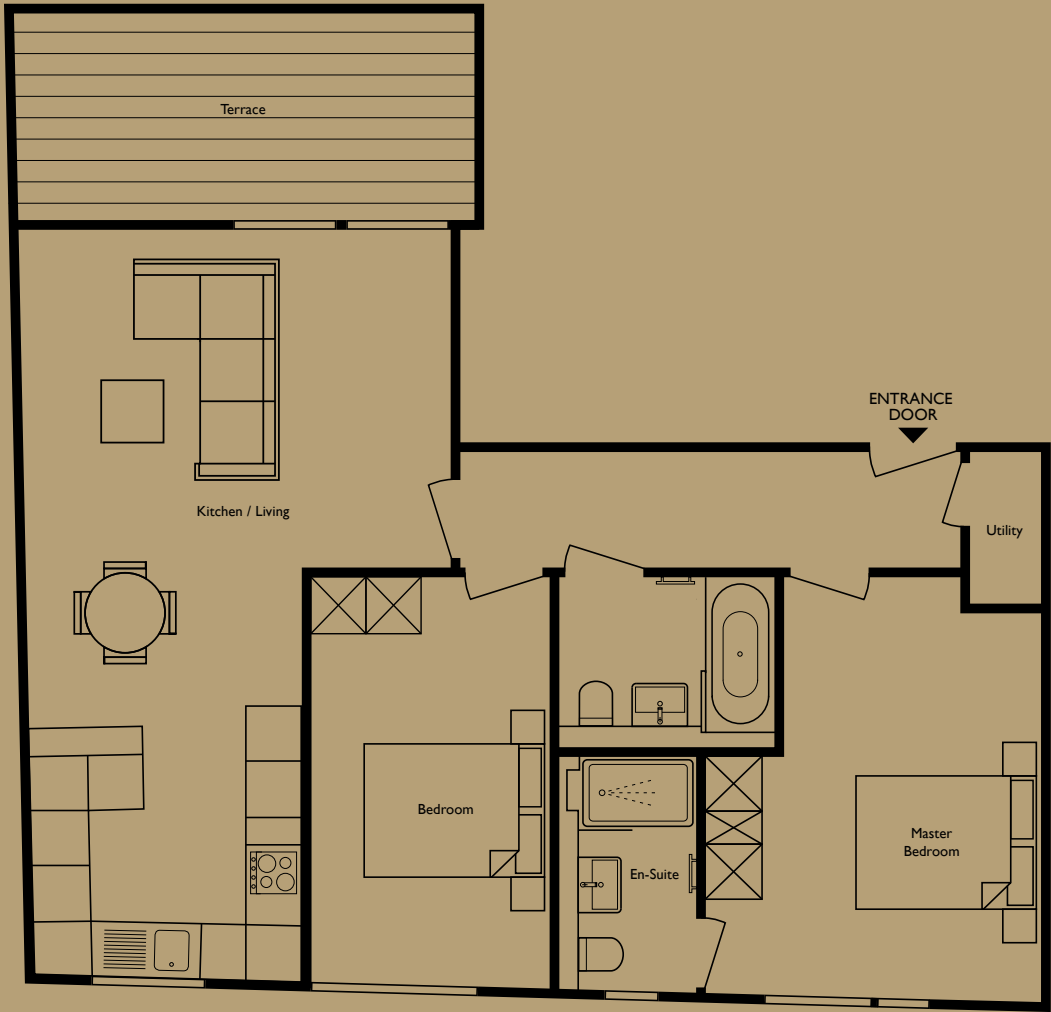


Nº9 REGENT ST.
KENSAL GREEN

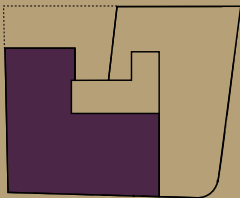
Apt.1



FLOOR I



N



KITCHEN / LIVING ROOM

8m x 4.6m - 26.2ft x 15.1ft

MASTER BEDROOM

4.5m x 3.5m - 14.8ft x 11.5ft

ENSUITE

2.5m x 1.2m - 8.2ft x 3.9ft

BEDROOM I

2.7m x 4.5m - 8.9ft x 14.8ft

BATHROOM

2.4m x 1.8m - 7.9ft x 5.9ft

UTILITY

1.6m x 0.7m - 5.2ft x 2.3ft

TERRACE

4.8m x 2.1m - 15.7ft x 6.9ft

TOTAL AREA

74.3 SQ M / 800 SQ FT

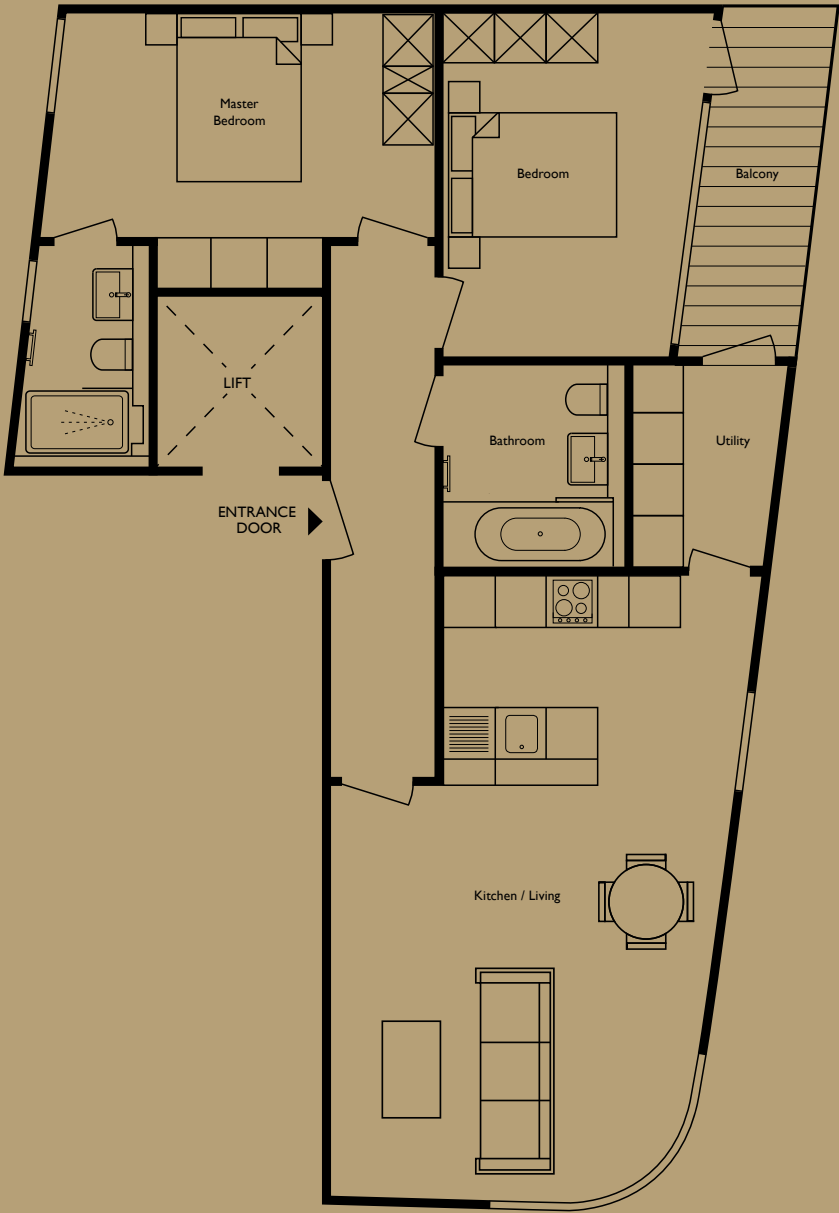
Room dimensions are to be carefully considered prior to purchase of furniture and must not be used for the purchase of flooring or window treatment. All measurements are approximate and may vary within a tolerance of 5%



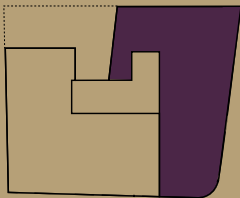
Apt.2



FLOOR I



N



KITCHEN / LIVING ROOM

7.2m x 4.5m - 23.6ft x 14.8ft

MASTER BEDROOM

4.4m x 3.2m - 14.4ft x 10.5ft

ENSUITE

2.4m x 1.3m - 7.9ft x 4.3ft

BEDROOM I

2.8m x 4m - 9.2ft x 13.1ft

BATHROOM

2.4m x 1.8m - 7.9ft x 5.9ft

UTILITY

2.3m x 1.7m - 7.5ft x 5.6ft

BALCONY

4m x 1.2m - 13.1ft x 3.9ft

TOTAL AREA

76.2 SQ M / 820 SQ FT

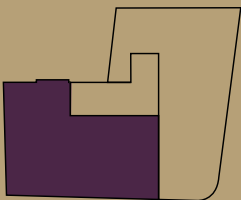
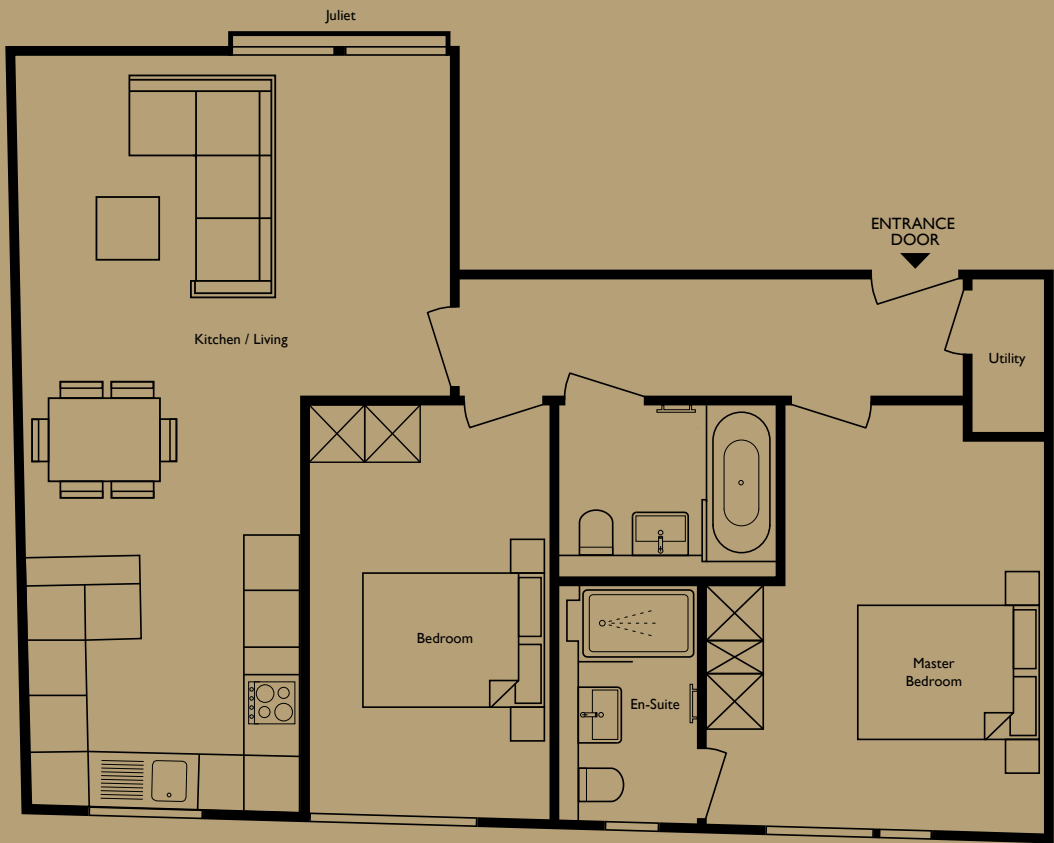
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N^o9 REGENT ST.
KENSAL GREEN

Apt.3



FLOOR 2



KITCHEN / LIVING ROOM
8m x 4.6m - 26.2ft x 15.1ft
MASTER BEDROOM
4.5m x 3.5m - 14.8ft x 11.5ft
ENSUITE
2.5m x 1.1m - 8.2ft x 3.6ft

BEDROOM I
2.7m x 4.5m - 8.9ft x 14.8ft
BATHROOM
2.4m x 1.8m - 7.9ft x 5.9ft
UTILITY
1.6m x 0.7m - 5.2ft x 2.3ft

TOTAL AREA
74.3 SQ M / 800 SQ FT

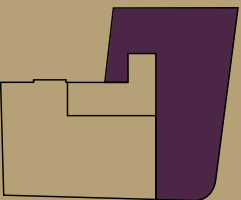
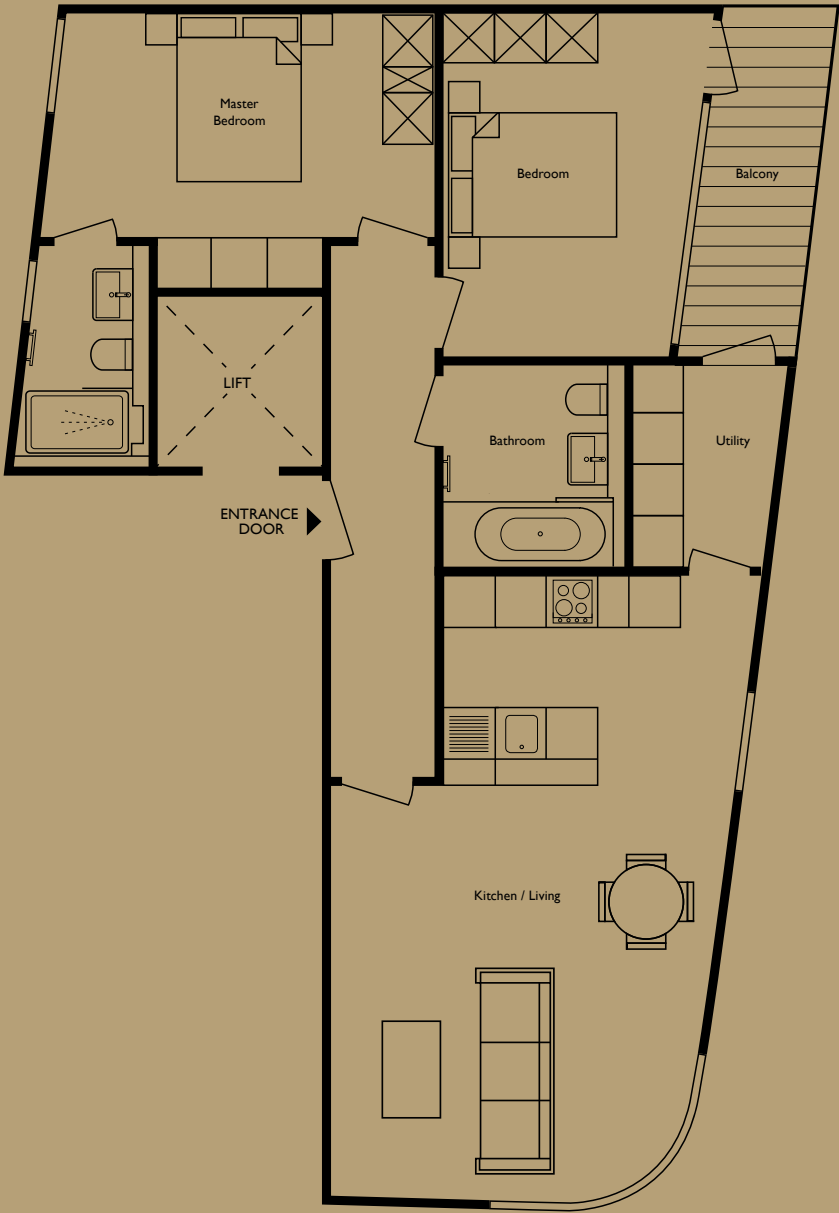
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Apt.4



FLOOR 2



KITCHEN / LIVING ROOM
7.2m x 4.5m - 23.6ft x 14.8ft
MASTER BEDROOM
4.4m x 3.2m - 14.4ft x 10.5ft
ENSUITE
2.4m x 1.3m - 7.9ft x 4.3ft

BEDROOM I
2.8m x 4m - 9.2ft x 13.1ft
BATHROOM
2.4m x 1.8m - 7.9ft x 5.9ft
UTILITY
2.3m x 1.7m - 7.5ft x 5.6ft

BALCONY
4m x 1.2m - 13.1ft x 3.9ft
TOTAL AREA
76.2 SQ M / 820 SQ FT

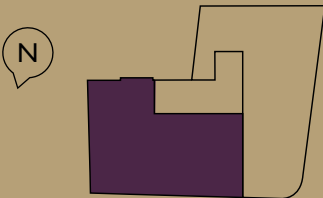
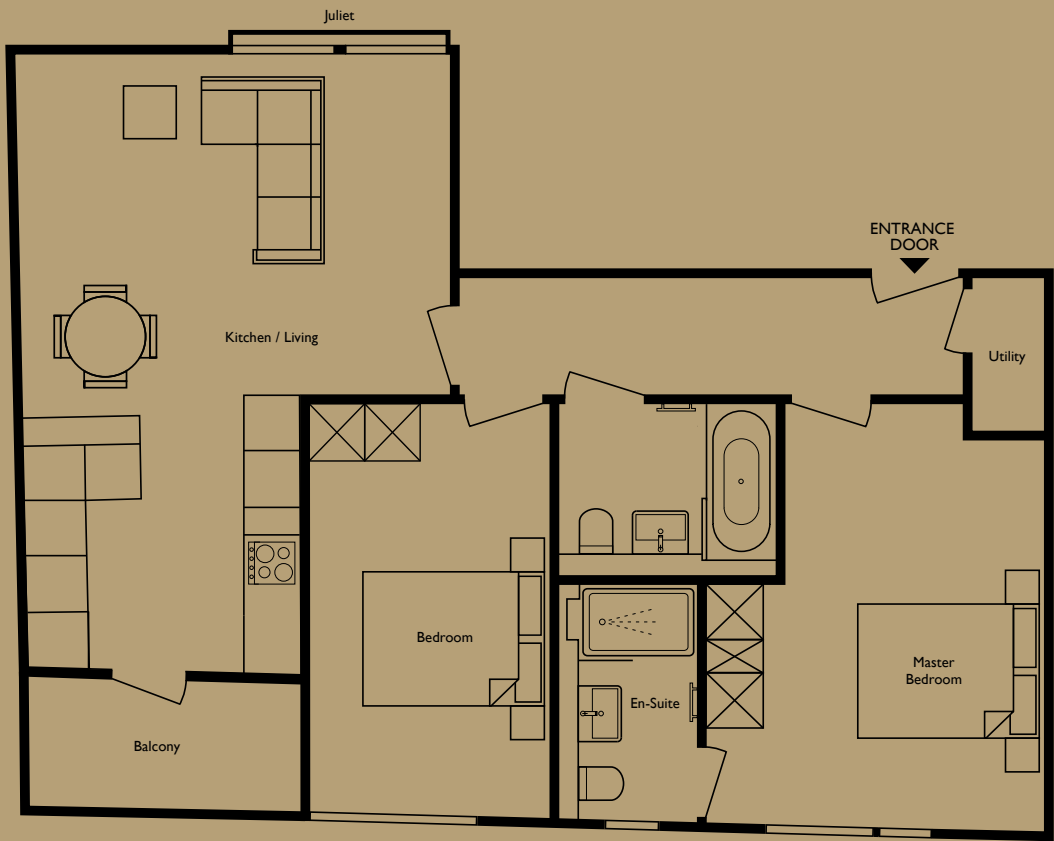
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Nº9 REGENT ST.
KENSAL GREEN

Apt.5



FLOOR 3



KITCHEN / LIVING ROOM
6.6m x 4.6m - 21.7ft x 15.1ft
MASTER BEDROOM
4.5m x 3.5m - 14.8ft x 11.5ft
ENSUITE
2.5m x 1.1m - 8.2ft x 3.6ft

BEDROOM I
2.7m x 4.5m - 8.9ft x 14.8ft
BATHROOM
2.4m x 1.8m - 7.9ft x 5.9ft
UTILITY
1.6m x 0.6 m - 5.2ft x 2ft

BALCONY
1.5m x 4.6m - 4.9ft x 15.1ft
TOTAL AREA
72.3 SQ M / 778 SQ FT

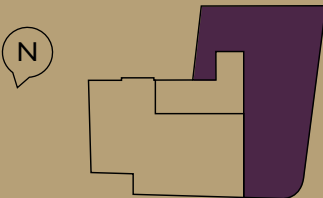
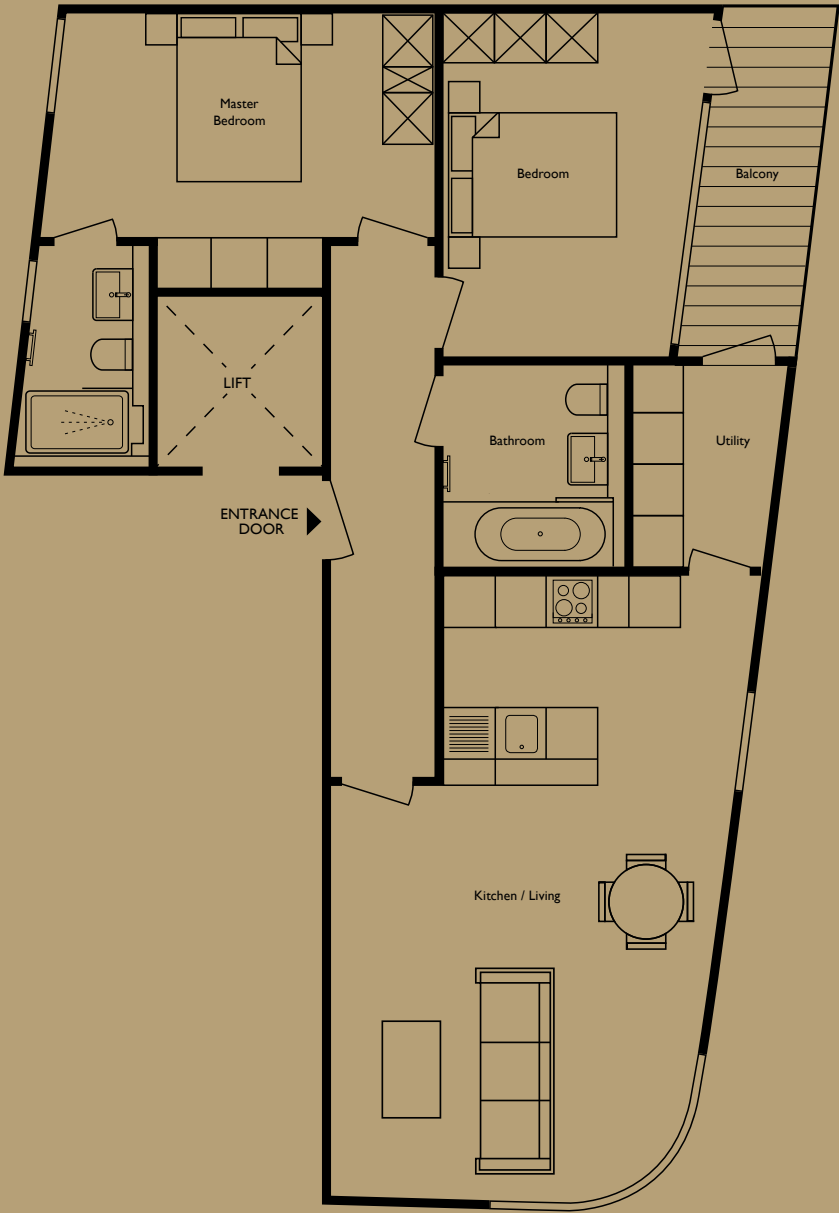
Room dimensions are to be carefully considered prior to purchase of furniture and must not be used for the purchase of flooring or window treatment. All measurements are approximate and may vary within a tolerance of 5%



Apt.6



FLOOR 3



KITCHEN / LIVING ROOM
7.2m x 4.5m - 23.6ft x 14.8ft
MASTER BEDROOM
4.4m x 3.2m - 14.4ft x 10.5ft
ENSUITE
2.4m x 1.3m - 7.9ft x 4.3ft

BEDROOM I
2.8m x 4m - 9.2ft x 13.1ft
BATHROOM
2.4m x 1.8m - 7.9ft x 5.9ft
UTILITY
2.3m x 1.7 m - 7.5ft x 5.6ft

BALCONY
4m x 1.2m - 13.1ft x 3.9ft
TOTAL AREA
76.2 SQ M / 820 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%

N°9 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 spearheaded by local Queen's Park architects Claridge Architects, Hamilton Court Developments have once again been able to create 6 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.

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www.dppagency.co.uk

