

The Design Guide



Part Two

The Design Guide

THE LIVING ROOM

Artist's impression of House 3 & 5



'Home is the nicest word there is.'

Laura Ingalls Wilder

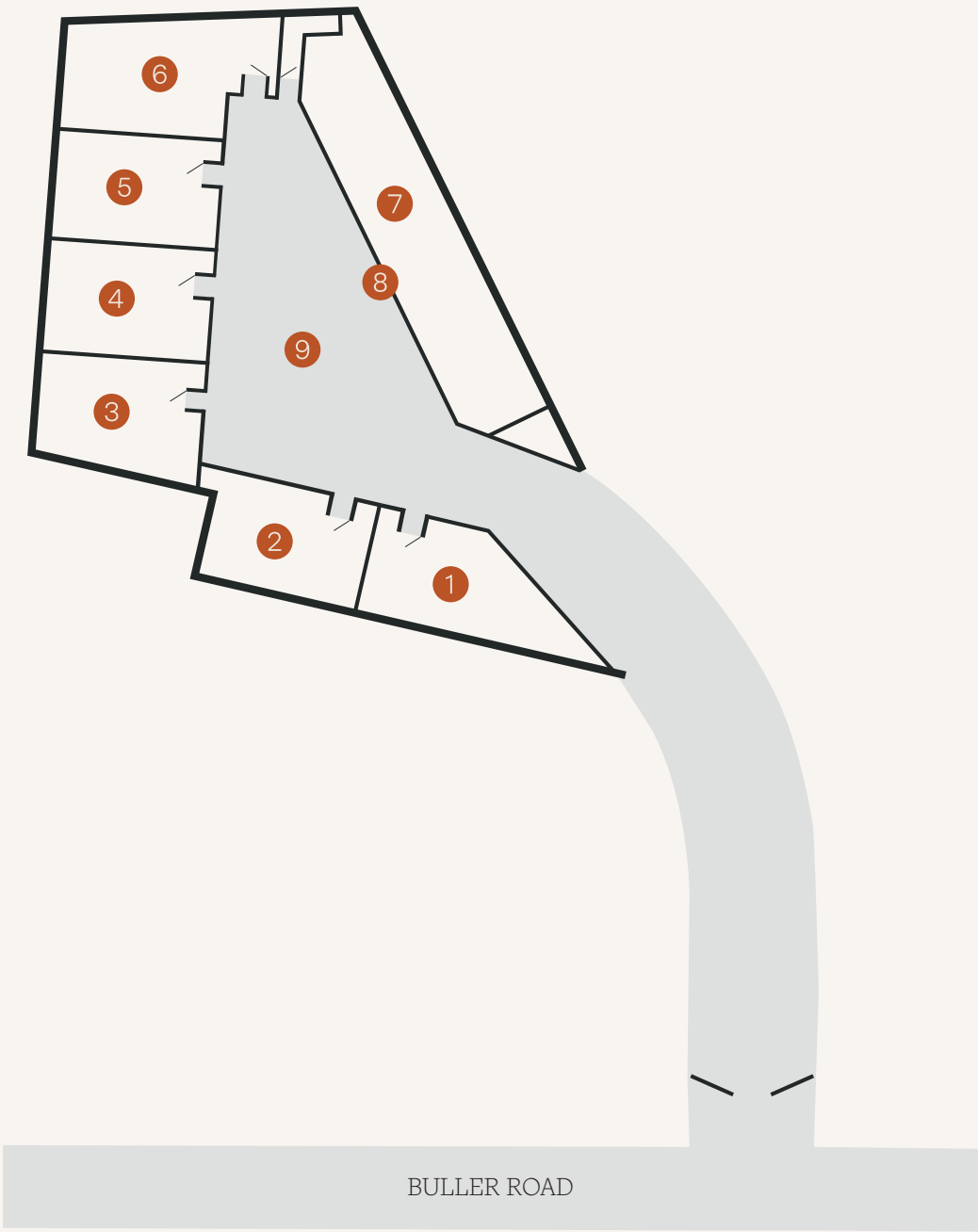
If one word were to capture Articles, it would be considered. From the first clutch of the handle as you open the front door to the engineered wood flooring, each home occupies a sense of calm, serenity and soul.

Located within a private, gated courtyard, these are homes that redefine what a new build property can achieve, possessing individual character and carefully-considered details. From the bespoke Crittal-style windows, to the craftsmanship of the Corian worktops, Articles represents a love for quality design that values functionality and aesthetics.

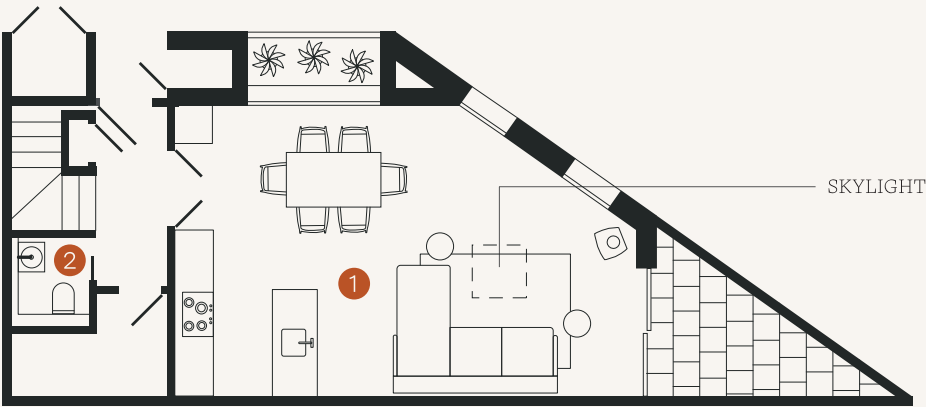
The flow from room to room is easy and natural, with spaces that invite us to stop and pause; the glow of the fireplace, the quiet seclusion of the private terraces or the natural light that floods every corner of the lounge.

Site Overview Plan

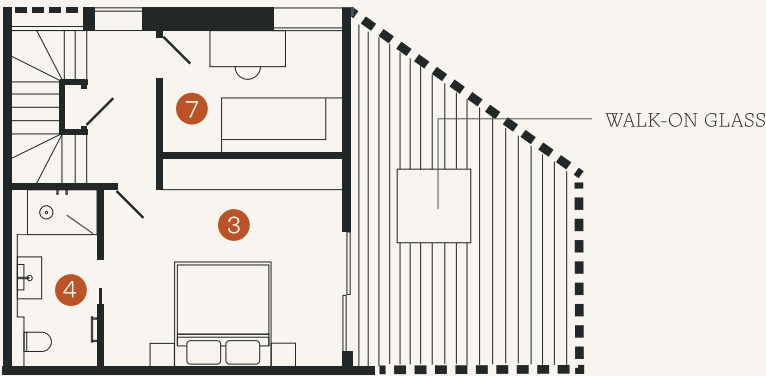
- | | | |
|--------------------------------|--------------------------------|------------------------------------|
| 1 House No.1
Four Bedrooms | 4 House No.4
Four Bedrooms | 7 Apartment (1F)
Three Bedrooms |
| 2 House No.2
Three Bedrooms | 5 House No.5
Three Bedrooms | 8 Car Park (GF)
Eight Spaces |
| 3 House No.3
Three Bedrooms | 6 House No.6
Four Bedrooms | 9 Landscaped
Courtyard |



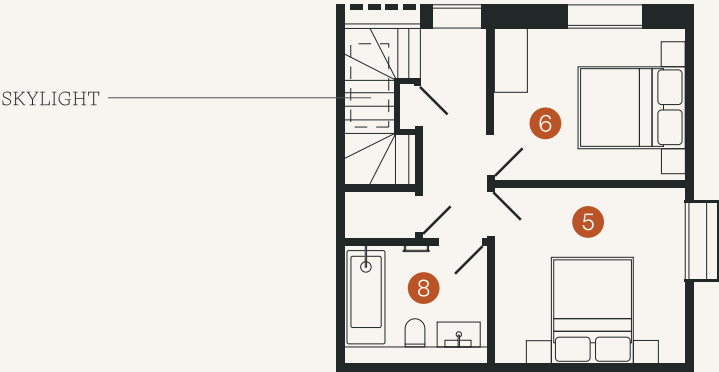
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

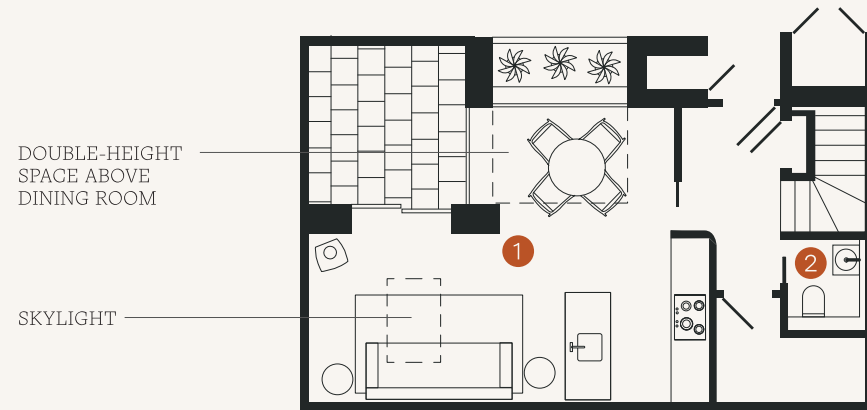


House No.1

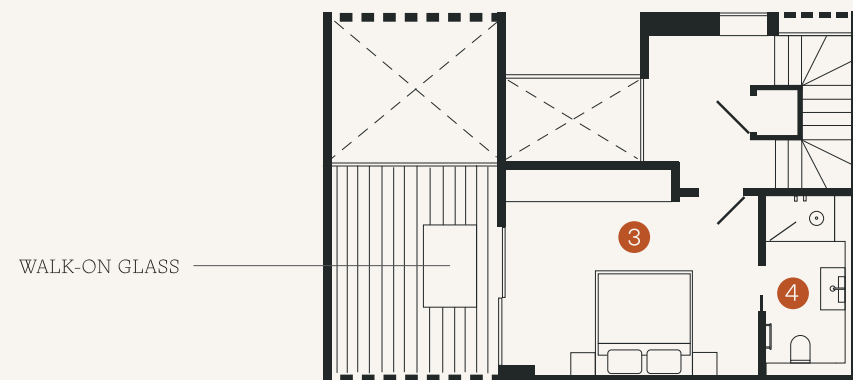
120m²/1292ft²

- | | |
|--|--|
| 1 Living, Kitchen & Dining
8.0m x 4.9m
26.2ft x 16.1ft | 5 Second Bedroom
3.6m x 3.5m
11.8ft x 11.5ft |
| 2 WC
1.3m x 1.3m
4.3ft x 4.3ft | 6 Third Bedroom
3.6m x 2.9m
11.8ft x 9.5ft |
| 3 Master Bedroom
4.8m x 3.3m
15.7ft x 10.8ft | 7 Fourth Bedroom
3.6m x 2.4m
11.8ft x 7.9ft |
| 4 Ensuite
1.6m x 3.3m
5.2ft x 10.8ft | 8 Bathroom
2.6m x 2.3m
8.5ft x 7.5ft |

GROUND FLOOR



FIRST FLOOR



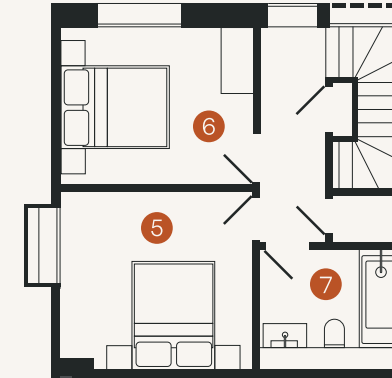
1:100

6m

N



SECOND FLOOR



House No.2

106m²/1141ft²

1 Living, Kitchen & Dining

6.4m x 5.0m
21.0ft x 16.4ft

2 WC

1.3m x 1.6m
4.3ft x 5.2ft

3 Master Bedroom

4.6m x 3.1m
15.1ft x 10.2ft

4 Ensuite

1.4m x 3.2m
4.6ft x 10.5ft

5 Second Bedroom

3.6m x 3.5m
11.8ft x 11.5ft

6 Third Bedroom

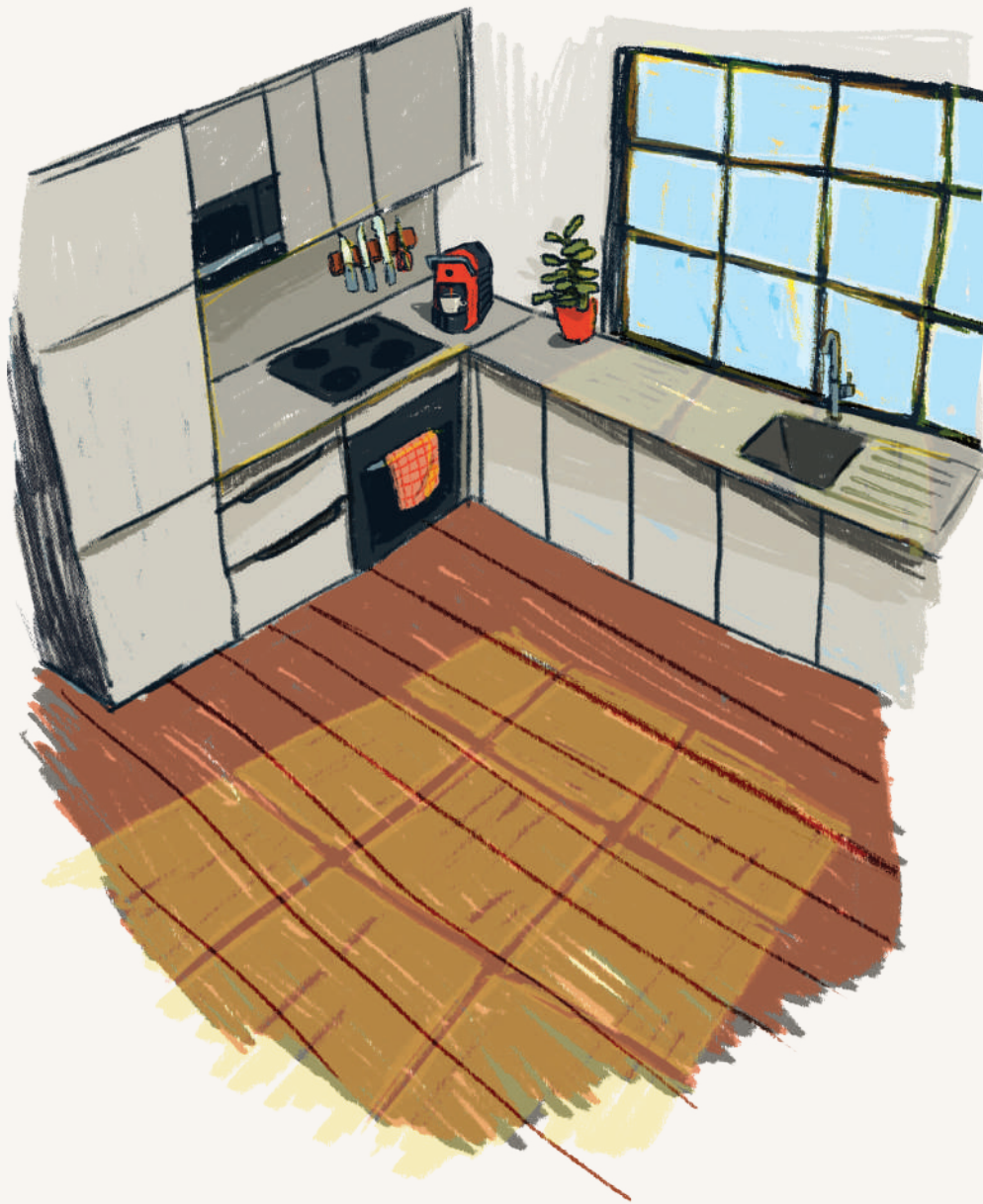
3.6m x 2.9m
11.8ft x 9.5ft

7 Bathroom

2.5m x 2.1m
8.2ft x 6.9ft

THE KITCHEN

Artist's impression of House No.4



'One cannot think well, love well, sleep well, if one has not dined well.'
Virginia Woolf

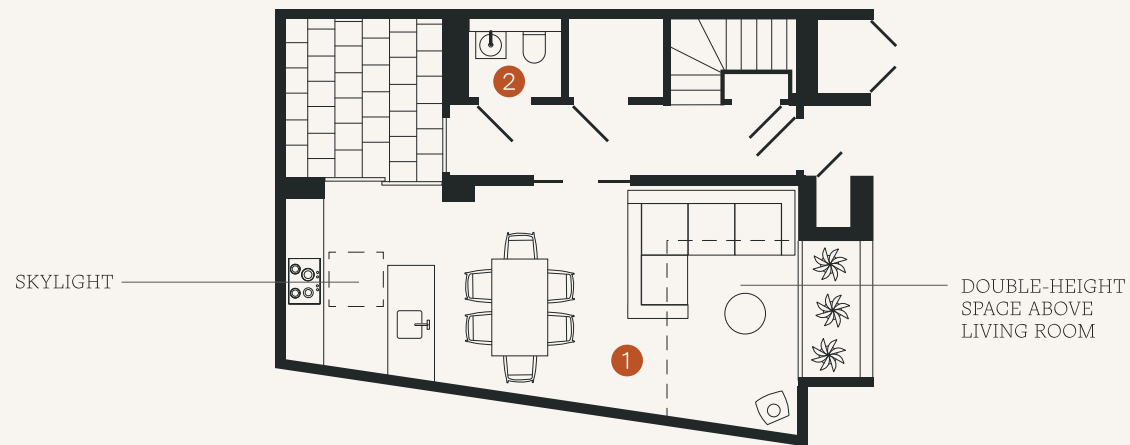
THE BATHROOM

Artist's impression of House No.6

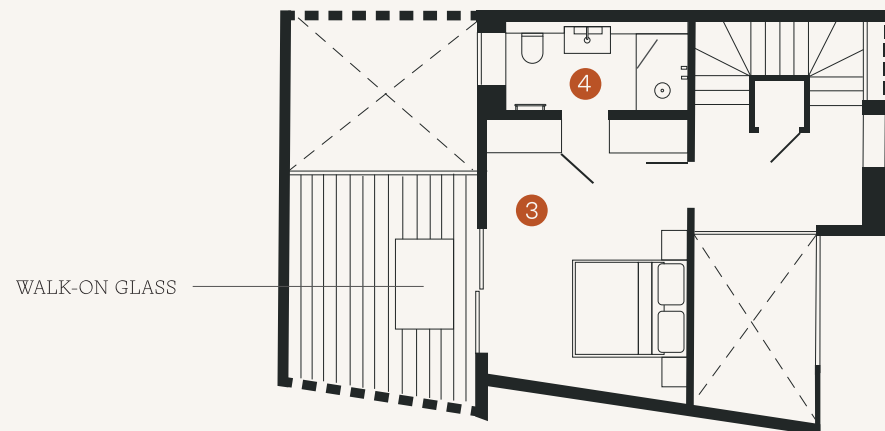


'There must be quite a few things a hot bath won't cure, but I don't know many of them'
Sylvia Plath

GROUND FLOOR



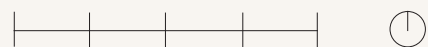
FIRST FLOOR



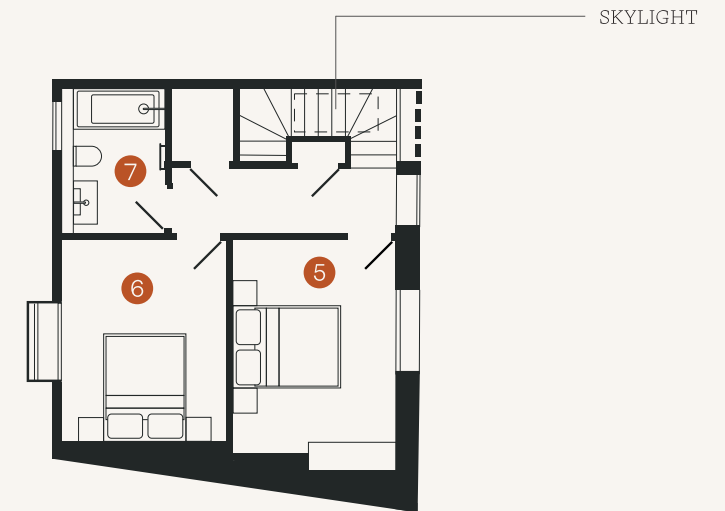
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6m

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SECOND FLOOR

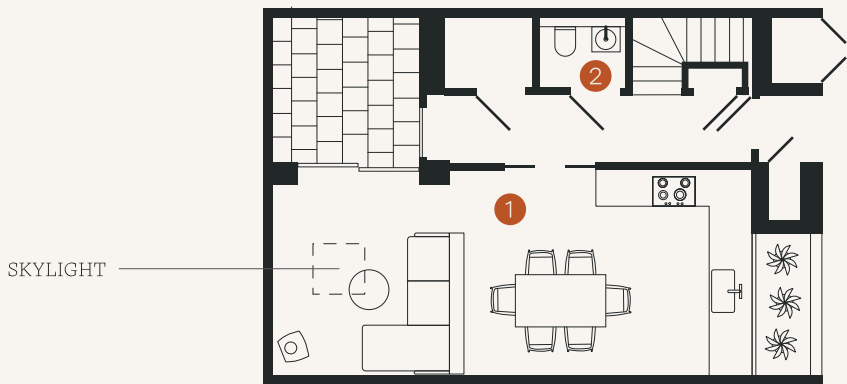


House No.3

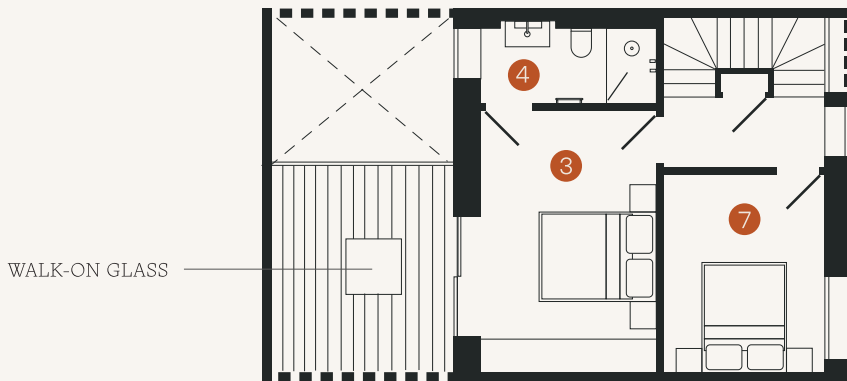
123m²/1324ft²

- | | |
|--|--|
| 1 Living, Kitchen & Dining
8.4m x 3.5m
27.6ft x 11.5ft | 5 Second Bedroom
3.1m x 4.0m
10.2ft x 13.1ft |
| 2 WC
1.7m x 1.3m
5.6ft x 4.3ft | 6 Third Bedroom
3.3m x 3.6m
10.8ft x 11.8ft |
| 3 Master Bedroom
3.3m x 5.0m
10.8ft x 16.4ft | 7 Bathroom
2.1m x 2.6m
6.9ft x 8.5ft |
| 4 Ensuite
3.4m x 1.5m
11.2ft x 4.9ft | |

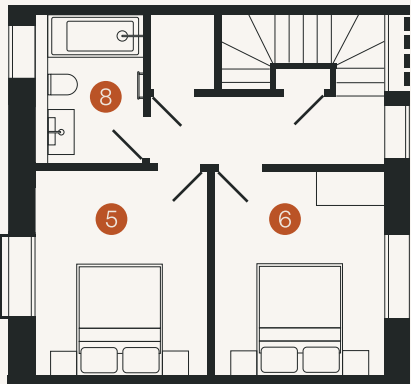
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



House No.4

129m²/1389ft²

- | | |
|--|--|
| 1 Living, Kitchen & Dining
8.4m x 3.5m
27.6ft x 11.5ft | 5 Second Bedroom
3.3m x 3.7m
10.8ft x 12.1ft |
| 2 WC
1.6m x 1.4m
5.2ft x 4.6ft | 6 Third Bedroom
3.1m x 3.7m
10.2ft x 12.1ft |
| 3 Master Bedroom
3.4m x 4.2m
11.2ft x 13.8ft | 7 Fourth Bedroom
3.1m x 3.6m
10.2ft x 11.8ft |
| 4 Ensuite
3.4m x 1.5m
11.2ft x 4.9ft | 8 Bathroom
2.0m x 2.4m
6.6ft x 7.9ft |

THE MASTER BEDROOM
Artist's impression of House No.4 & No.5



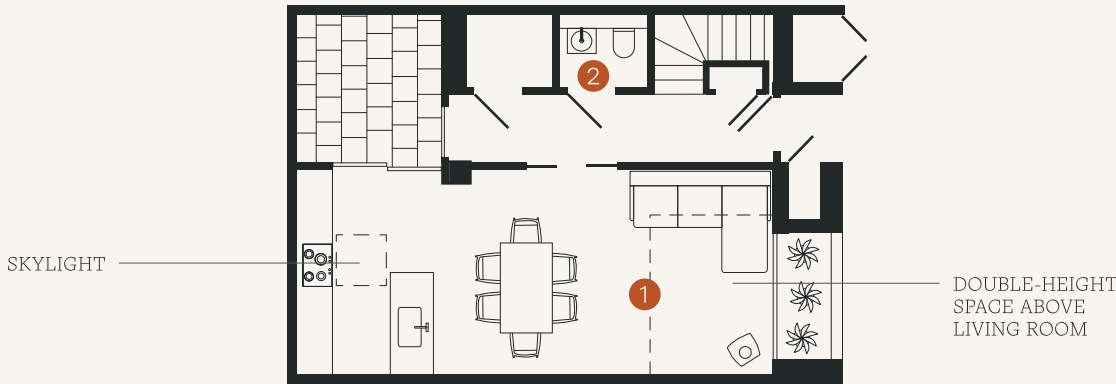
'To sleep, perchance to dream'
William Shakespeare

In designing Articles, Scenesmith sought to capture the balance between outside and in. Inspired by the shapes of the space, be that the double-height windows or the depth of the brickwork, the designers have incorporated details that encourage a flow from the outside, such as deep reveals surrounding the windows externally, perfectly placed to be filled with greenery.

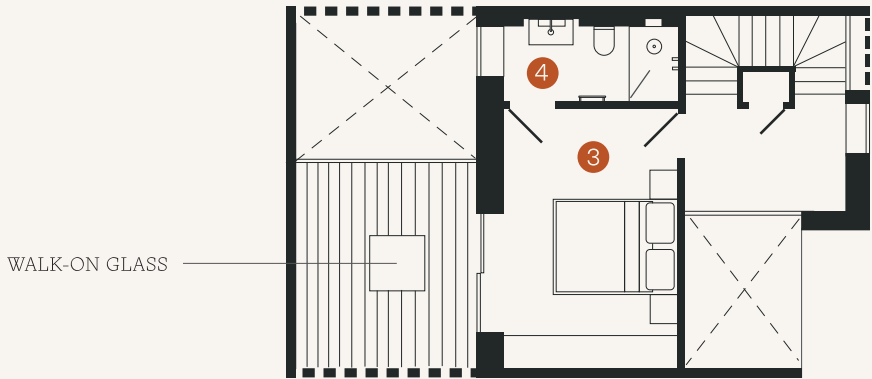
Interiors are light and minimal, whereby you can use the space as a canvas for your life and home rituals. Fireplaces are the heart of each home, included for not only their sensory pleasure but to encourage a sense of connection, creating a space to sit, relax and simply 'be' with our close ones. Terraces lead off each living space, as well as additional terraces included with every master bedroom.

This natural journey from outdoors to indoors captures the soul of Articles; a multi-layered home environment that invites you to relax, breathe and settle in.

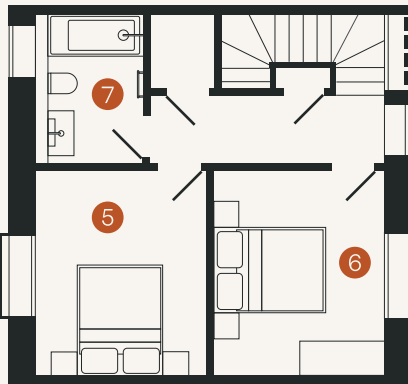
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



House No.5

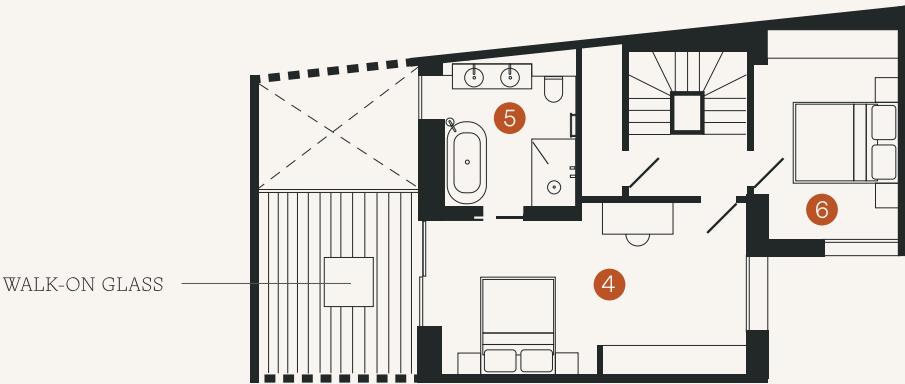
120m²/1292ft²

- | | |
|--|--|
| 1 Living, Kitchen & Dining
8.4m x 3.5m
27.6ft x 11.5ft | 5 Second Bedroom
3.2m x 3.7m
10.5ft x 12.1ft |
| 2 WC
1.3m x 1.6m
4.3ft x 5.2ft | 6 Third Bedroom
3.2m x 3.7m
10.5ft x 12.1ft |
| 3 Master Bedroom
3.4m x 4.2m
11.2ft x 13.8ft | 7 Bathroom
2.1m x 2.6m
6.9ft x 8.5ft |
| 4 Ensuite
3.4m x 1.5m
11.2ft x 4.9ft | |

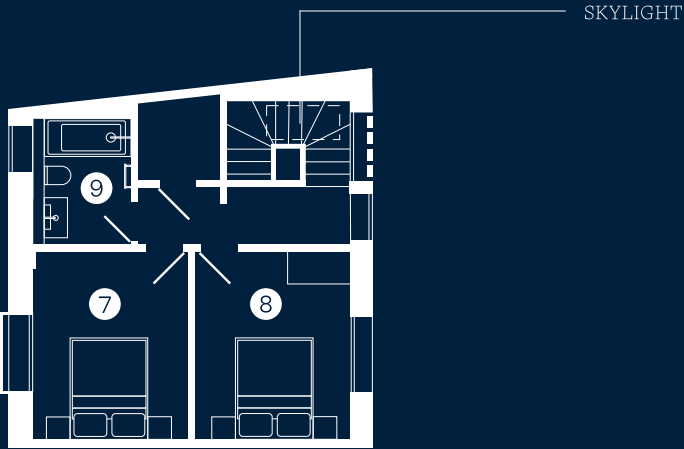
GROUND FLOOR



FIRST FLOOR



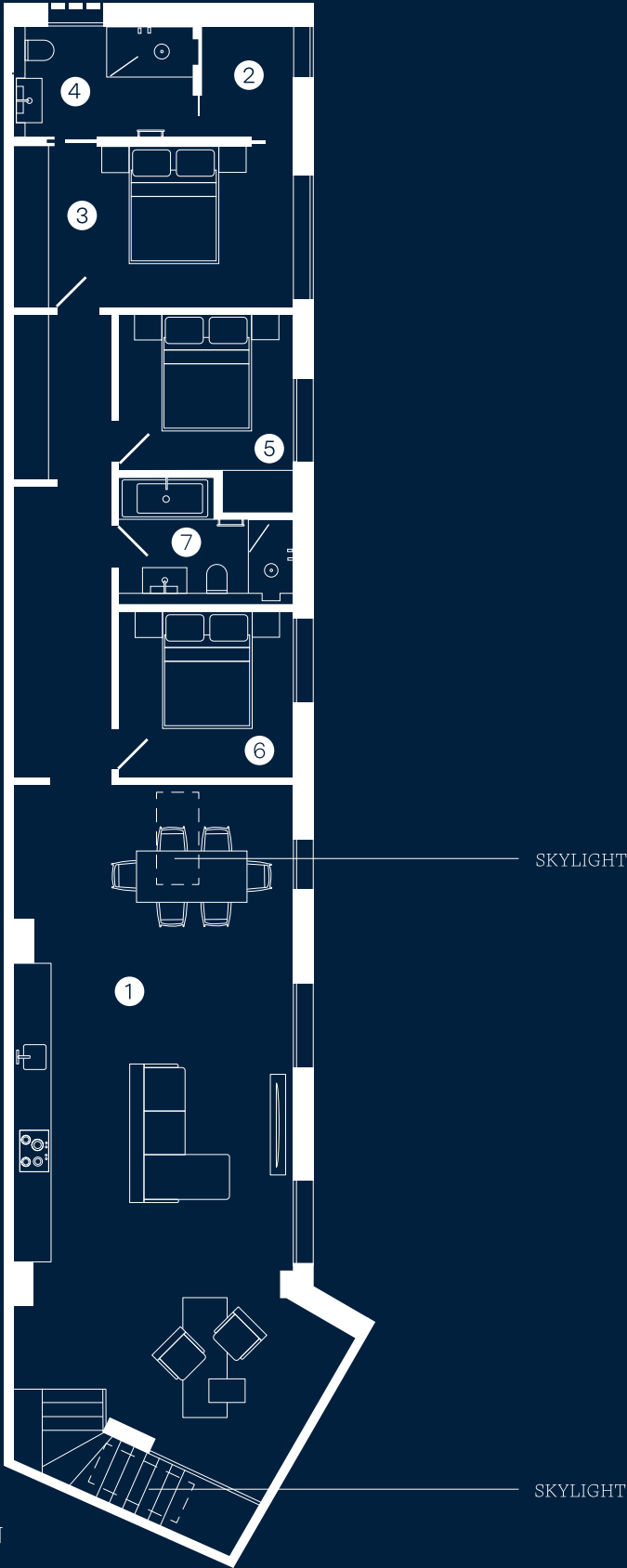
SECOND FLOOR



House No.6

156m²/1679ft²

- | | | |
|--|--|--|
| 1 Living & Kitchen
8.4m x 3.5m
27.6ft x 11.5ft | 5 Ensuite
2.8m x 2.9m
9.2ft x 9.5ft | 9 Bathroom
2.1m x 2.7m
6.9ft x 8.9ft |
| 2 Dining
3.8m x 3.0m
12.5ft x 9.8ft | 6 Second Bedroom
3.1m x 3.8m
10.2ft x 12.5ft | |
| 3 WC
1.2m x 1.9m
3.9ft x 6.2ft | 7 Third Bedroom
3.1m x 3.7m
10.2ft x 12.1ft | |
| 4 Master Bedroom
6.8m x 3.6m
22.3m x 11.8m | 8 Fourth Bedroom
3.3m x 3.6m
10.8ft x 11.8ft | |



Apartment 129m²/1389ft²

- | | |
|---|---|
| 1 Living, Kitchen & Dining
12.1m x 5.1m
39.7ft x 16.7ft | 5 Second Bedroom
3.0m x 3.2m
9.8ft x 10.5ft |
| 2 Powder Room
2.0m x 1.7m
6.6ft x 5.6ft | 6 Third Bedroom
2.9m x 3.2m
9.5ft x 10.5ft |
| 3 Master Bedroom
2.9m x 4.5m
19.5ft x 14.8ft | 7 Bathroom
2.3m x 3.1m
7.5ft x 10.2ft |
| 4 Ensuite
2.0m x 3.2m
6.6ft x 10.5ft | |

General	Interior architecture and design by Scenesmith Painted concrete ceilings Feature 'hit & miss' brick detailing to staircases Wood burning or bio ethanol fireplaces * Private ground and first floor amenity space to all houses Parking space with electric vehicle charging port Double-height living spaces to Houses 2, 3 & 5 Ceiling heights in excess of 2.6m
Floors	Engineered oak floors throughout living spaces Neutral wool carpet to hallways and bedrooms
Kitchens	Handmade, bespoke kitchens by Shape London Corian pebble terrazzo worktops and backsplashes Fully integrated appliances including Siemens oven, microwave and induction hob, Bosch fridge freezer, dishwasher and extractor fan Bosch washer/dryer located in store cupboards
Bathrooms	Sanitary ware and brassware by Saneux Solus and Saloni porcelain tiled bath and shower rooms Feature curved mirrors and vanity units to shared bathrooms Saneux mirror cabinets to ensembles
Electrics & Heating	Touch screen thermostats Zoned underfloor heating Energy-efficient, flush-with-ceiling LED downlights Bespoke track lights to ground floors Smoke and heat detectors
Security	Private gated mews Fully designed external lighting scheme Door entry system with monitor 10-year new home warranty

* Dependent on house type

Articles

Your Neighbourhood



Part One

Your Neighbourhood



Welcome to the neighbourhood. Originally agricultural land until the mid-1800s, Kensal Rise is home to a thriving community, imbued with a vibrant spirit. Characterised by charming period homes,¹ independent businesses and interspersed with verdant green spaces, the area is often described as a ‘village’ of sorts, with a welcoming soul.

The iconic public library, opened by Mark Twain in 1900,² serves as the heartbeat of the area and a literary spirit remains. A true marriage of heritage and modernity, Kensal Rise is dynamic and inspiring at every turn. We’ve compiled a short list of some of our favourite local spots, all located within a thirty minute walk from Articles.

- 1 Residential development in Kensal Rise picked up pace from the mid-1800s, driven by the building of the Grand Union Canal and Great Western Railway.
- 2 Twain had been staying at Dollis Hill House when he opened the library on February 27th 1900. He donated five of his own books and a signed photograph.

1-MINUTE WALK



Vicki's Cafe

9-MINUTE WALK



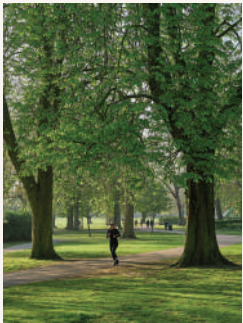
Yogaloft

3-MINUTE WALK



Parlour

10-MINUTE WALK



Queen's Park

5-MINUTE WALK



Grand Union Canal

13-MINUTE WALK



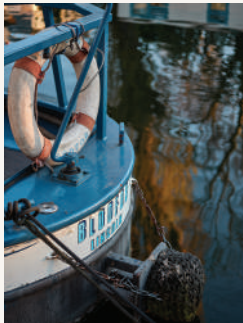
Portobello Road

8-MINUTE WALK



Ida

26-MINUTE WALK



Little Venice

43 KILBURN LANE, LONDON W10 4AE

Vicki's Cafe One Minute



Fresh, original food made with love



“We are all about fresh, original food made with love. Food that bridges the gap between healthy and delicious.”

Theo Freed
Co-owner

Vicki opened her doors in 1985, pioneering the idea of healthy food that tastes delicious, long before smashed avocado became a staple on every restaurant menu.

Run by Vicki and her son and daughter, this indie neighbourhood favourite makes kale and beetroot taste like the most indulgent treat around; there's no doubt about it, Vicki's is living proof that food can taste good, look good and do good.

Vicki's Cafe – Open from Monday to Friday from 6.30am to 3pm, Saturday 7.30am to 3pm and Sunday from 8am to 3pm

Parlour Three Minutes

5 REGENT STREET, LONDON NW10 5LG



Seasonal, proudly British grub from morning to night



“We are a breakfast, lunch and dinner meeting place. With seasonal, proudly British and often nostalgic food.”

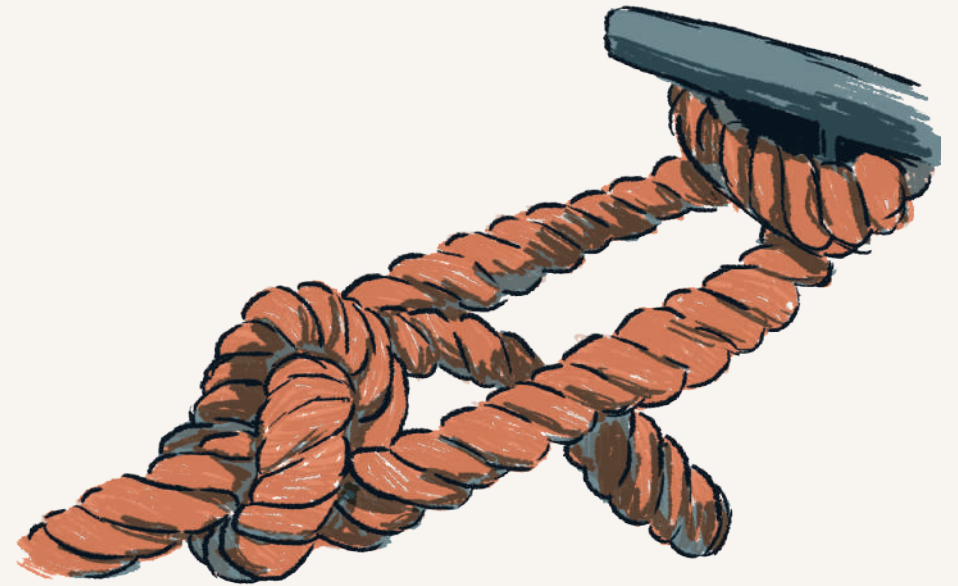
Jessie Dunford Wood
Owner & Head Chef

Whether it's a morning Full English with a twist or a Sunday roast, Parlour should be first on your list.

On a sunny day, those in the know head straight to the hidden garden for a post-work cocktail (of which the list is extensive) or a local craft beer. Get there early to guarantee your seat in the heart of the hubbub.

Grand Union Canal Five Minutes

GRAND UNION CANAL PATH, LADBROKE GROVE, LONDON W10



Take a stroll down one of the city's most vibrant canal walks



Stretching 137 miles from London to Birmingham, the Grand Union Canal is the longest canal route in England, and you'll find a slice of it running through Kensal Rise.

The Paddington Arm winds through West London, bringing with it a natural walkway filled with greenery and natural beauty in abundance. Whether you rise early for a morning stroll or head out on your bike, there are plenty of gorgeous spots to stop, reflect and simply watch the world go by.



Ida Eight Minutes

167 FIFTH AVENUE, LONDON W10 4DT





“We wanted to recreate the kind of place that would be like eating in the house of your favourite aunt.”

Simonetta Wenkert
Co-owner

Ida is named after co-owner Avi's mother, known in her hometown of Cupramontana as the most fastidious cook with an encyclopaedic knowledge of Italian cuisine.

Along with the much-loved restaurant, the daytime deli is well worth a visit for fresh pasta and the famous ragù Marchigiano to cook at home. Locals recommend the hand-rolled gnocchi; there's nothing quite like it.

Ida – Open from Tuesday to Friday from 9am to 2.30pm and from 6pm to 10pm, Saturday from 6pm to 10pm and Sunday from 12pm to 2.30pm



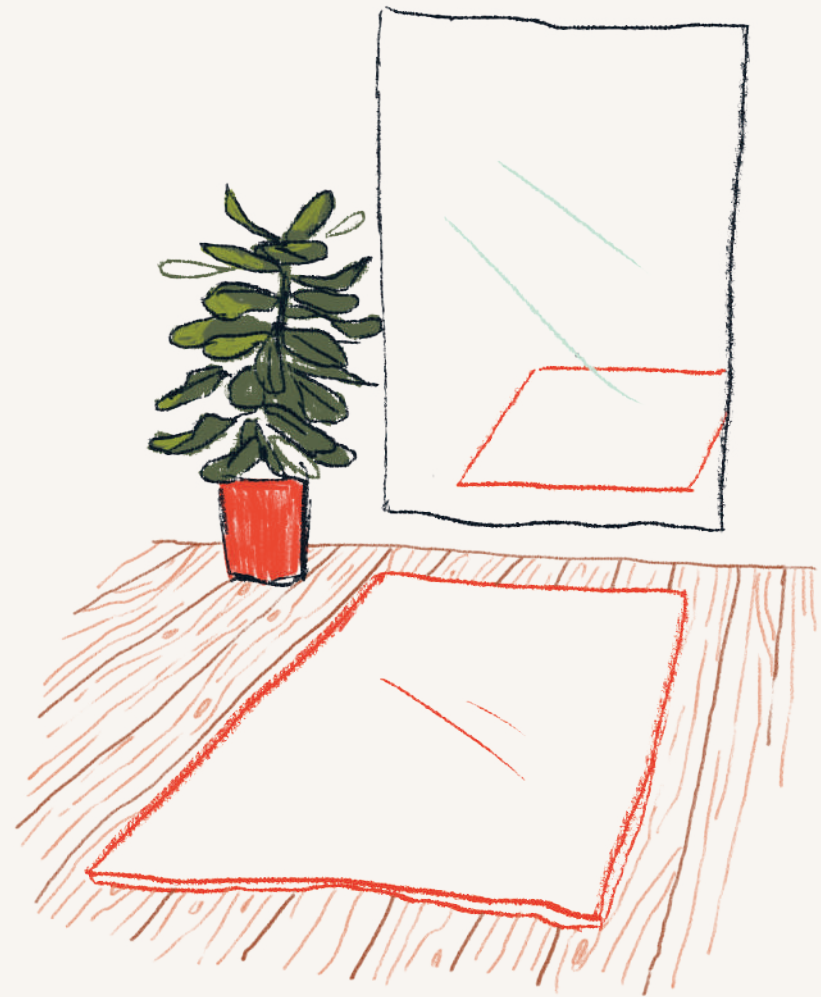
Queen's Park



Little Venice

Yogaloft Nine Minutes

27 BEETHOVEN STREET, LONDON W10 4LG



Start the day right and find your inner calm



“It’s special to offer a resource supporting the well-being of our local community.”

Susannah Tomkins
Co-owner

Whether you’re a bonafide yoga bunny or a meditation newbie, Yogaloft is a slice of serenity right on your doorstep. There’s yoga, meditation and pilates classes seven days a week, a range of holistic treatments on offer, from osteopathy to acupuncture, and even dedicated programs for pre-and post-partum practice. Equally important, the coffee and smoothies on offer are worth a visit alone.

Yogaloft – Open from Monday to Thursday from 7am to 9pm, Friday from 7am to 8.30pm, Saturday from 7.30am to 5.30pm and Sunday from 8.30am to 8.30pm

Queen's Park Ten Minutes

HARVIST ROAD, LONDON NW6 6SG



30 acres of green open space on your doorstep



There's no better place to admire the changing seasons than Queen's Park, one of the city's most luscious maintained green spaces.

Home to six tennis courts, a pitch and putt course, a café and children's playground, the buzz of Queen's Park is wholesome and family-friendly.

A weekly farmers' market takes place nearby every Sunday, with 40 stalls all championing seasonal produce, local handmade products and fresh, cut flowers. Remember your tote bag, you won't find a plastic carrier in sight here.

Portobello Road Thirteen Minutes

PORTOBELLO ROAD MARKET, LONDON W10 5TA



This bustling market needs little introduction



It's fair to say Portobello Road is one of the world's most famous street markets. Steeped in history, this road dates back to the 19th century and has long served as a thriving, diverse marketplace for an array of cultures and communities.

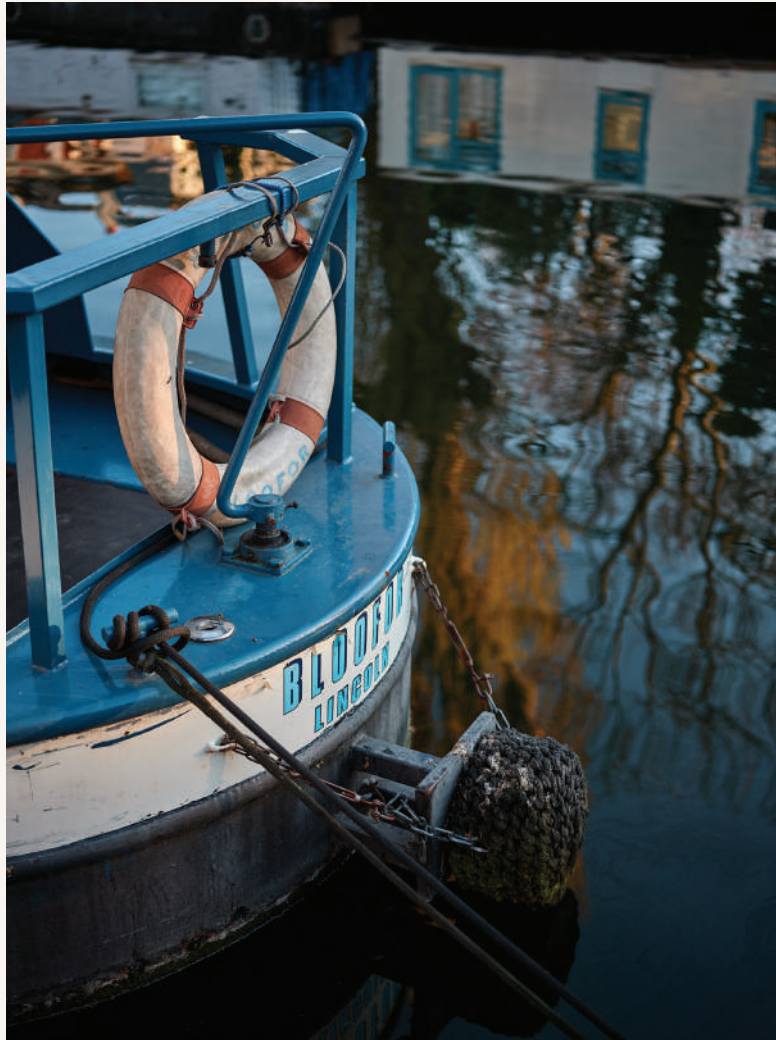
Stretching for a mile down Portobello Road into Golborne Road, thrift-seekers and vintage-lovers will lose themselves in the antique and bric-a-brac stalls, while those in the mood for a wander will discover a tempting selection of fresh produce and food stalls on every corner.

Little Venice Twenty Six Minutes

14 WARWICK AVENUE, LONDON W2 1XB



A charming canalside pocket lined with greenery



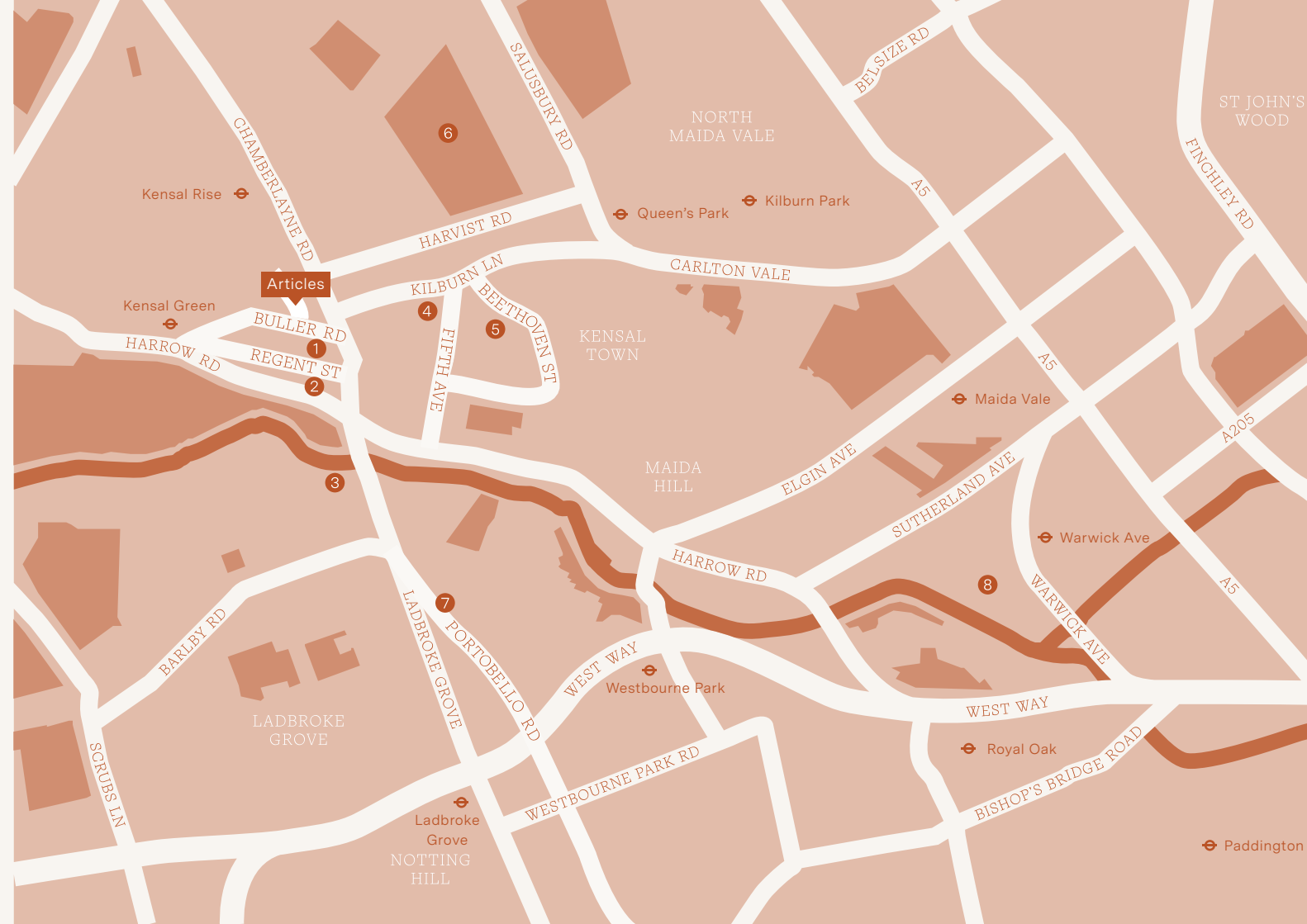
‘There would be nothing to make the canal of Venice more poetical than that of Paddington, were it not for its artificial adjuncts’, wrote Lord Byron, and so became the name of the canalside spot.

Today, Little Venice is known as one of the city’s most magical spots; a true oasis amidst the urban roads that surround it. Think charming narrowboats, tranquil waterside cafes and languid willow trees.



CAFES	DRINKS	LEISURE
Bel & Nev 15 Station Terrace, London NW10 5RX	Bertie Blossoms 323 Portobello Road, London W10 5SY	Cloud Twelve 2 - 5 Colville Mews, London W11 2DA
Gail's 75 Salusbury Road, London NW6 6NH	Ginstitute 186 Portobello Road, London W11 1LA	The Maqam Centre Wrentham Avenue, London NW10 3HJ
Vicki's 43 Kilburn Lane, London W10 4AE	Milk Beach 19-21 Lonsdale Road, London NW6 6RA	Rize 68 Salusbury Road, London NW6 6NU
Wildcard 30 Chamberlayne Road, London NW10 3JD	The Salusbury 50-52 Salusbury Road, London NW6 6NN	Yogaloft 27 Beethoven Street, London W10 4LG
FOOD	SHOPPING	OUTDOOR SPACES
Cocotte 79 Salusbury Road, London NW6 6NH	Clifton Nurseries 5A Clifton Villas, London W9 2PH	Grand Union Canal Ladbroke Grove, London W10
Ida 167 Fifth Avenue, London W10 4DT	Farmer's Market Salusbury Road, London NW6 6RG	Meanwhile Gardens 156-158 Kensal Road, London W10 5BN
Joy 344 Ladbroke Grove, London W10 5BU	Planet Organic 117-121 Salusbury Road, London NW6 6RG	Paddington Rec Randolph Avenue, London W9 1PD
Los Mochis 2-4 Farmer Street, London W8 7SN	Portobello Market Portobello Road, London, W10 5TA	Queen's Park Harvist Road, London NW6 6SG
Parlour 5 Regent Street, London NW10 5LG	Supra 71 Chamberlayne Road, London NW10 3ND	

Your Neighbourhood Map



Originally agricultural land until the mid-1800s, Kensal Rise is home to a thriving community, imbued with a vibrant spirit.

- | | |
|--|--|
| 1 Vicki's Cafe
43 Kilburn Lane,
London W10 4AE | 5 YogoLoft
27 Beethoven Street,
London W10 4LG |
| 2 Parlour
5 Regent Street,
London NW10 5LG | 6 Queen's Park
Harvist Road,
London NW6 6SG |
| 3 Grand Union Canal
Ladbroke Grove,
London W10 | 7 Portobello Road
Portobello Road Market, London
W10 5TA |
| 4 Ida
167 Fifth Avenue,
London W10 4DT | 8 Little Venice
14 Warwick Avenue,
London W2 1XB |

1



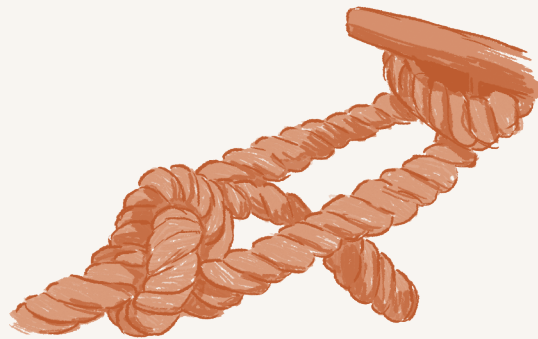
Vicki's Cafe

2



The Parlour

3



Grand Union Canal

4



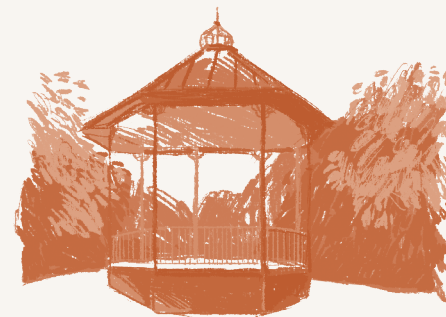
Ida Restaurant

5



Yogaloft

6



Queen's Park

7



Portobello Road

8



Little Venice