

SILKSTREAM

LONDON NW9

LONDON LIVING
OF A DIFFERENT
NATURE.



St George
Designed for life



Welcome to Silkstream

A London living experience like no other. A new parkland neighbourhood where residences within elegant pavilions are surrounded by a unique, curated assembly of landscapes. Elevated private gardens, a 175 metre oxbow lake and a 1.5-acre park, all embraced by the nearby Silk Stream - the inspiration for its name.

The residences themselves are adjacent to private gardens, each inspired by the landscapes and heritage that together define the rich natural tapestry of Britain.

This is a place to live for those who want to enjoy the best of both worlds. Where tranquillity and proximity go hand in hand, and where you can be transported from a peaceful garden to the vibrant hub of King's Cross and the heart of London in just 19 minutes*.

Silkstream has been designed to make wellbeing something that comes naturally. From a sunrise yoga class to a sunset stroll, or a workout in the state-of-the-art gym, this is a lifestyle where the best of the city and natural countryside are in perfect balance.

London living of a different nature.



VIEW OUR
SILKSTREAM
VIDEO

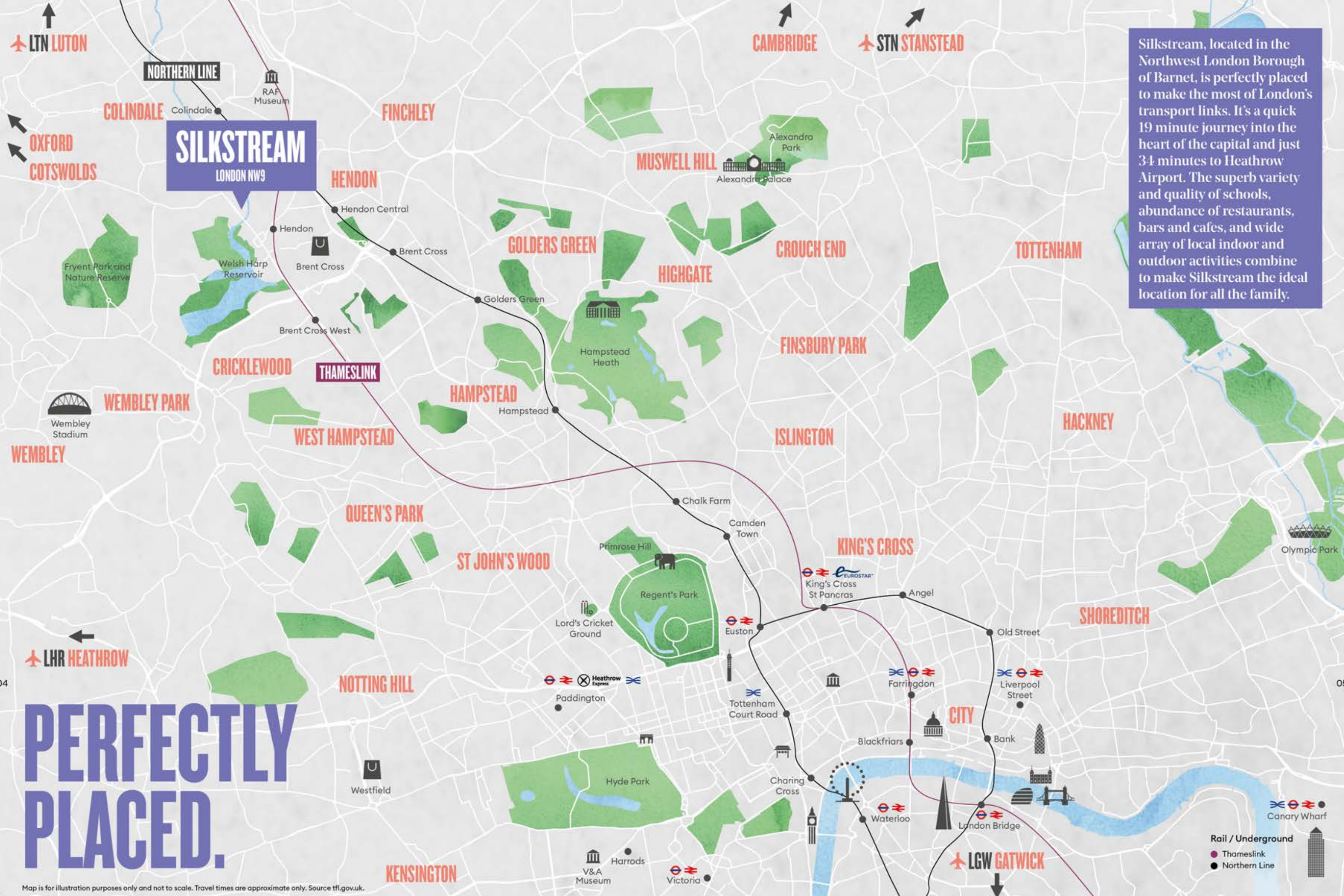
TAKE IN THE VIEW.



02

03

Computer generated imagery is indicative only and subject to change.



Silkstream, located in the Northwest London Borough of Barnet, is perfectly placed to make the most of London's transport links. It's a quick 19 minute journey into the heart of the capital and just 34 minutes to Heathrow Airport. The superb variety and quality of schools, abundance of restaurants, bars and cafes, and wide array of local indoor and outdoor activities combine to make Silkstream the ideal location for all the family.

PERFECTLY PLACED.

Map is for illustration purposes only and not to scale. Travel times are approximate only. Source tfl.gov.uk.

Rail / Underground
 ● Thameslink
 ● Northern Line

GETTING AROUND.



KING'S CROSS

19 mins

Thameslink from Hendon Station

6 mins 0.4 miles

West Hampstead

7 mins
Farmers Market
The Kiln Theatre

St Albans

16 mins
Cathedral & Abbey
Verulamium Park

King's Cross St Pancras Int

19 mins
Granary Square
Coal Drops Yard
Eurostar

Luton Airport

27 mins

Blackfriars

28 mins
City Of London

Thameslink

Northern Line from Hendon Central Station

8 mins 1.2 miles

Colindale

3 mins
RAF Museum
Middlesex University
Bang Bang Oriental Foodhall

Brent Cross

3 mins
Brent Cross Shopping Centre

Hampstead

8 mins
Hampstead Village
Hampstead Heath

Camden Town

16 mins
Camden Market
ZSL London Zoo
The Roundhouse Theatre

Oxford Circus

25 mins
Hyde Park
Buckingham Palace
The British Museum

Leicester Square

27 mins
West End Theatre District
Covent Garden
Chinatown
Bond Street

London Bridge

33 mins
Borough Market
The Shard

Northern Line
Victoria Line



CANARY WHARF

18 mins

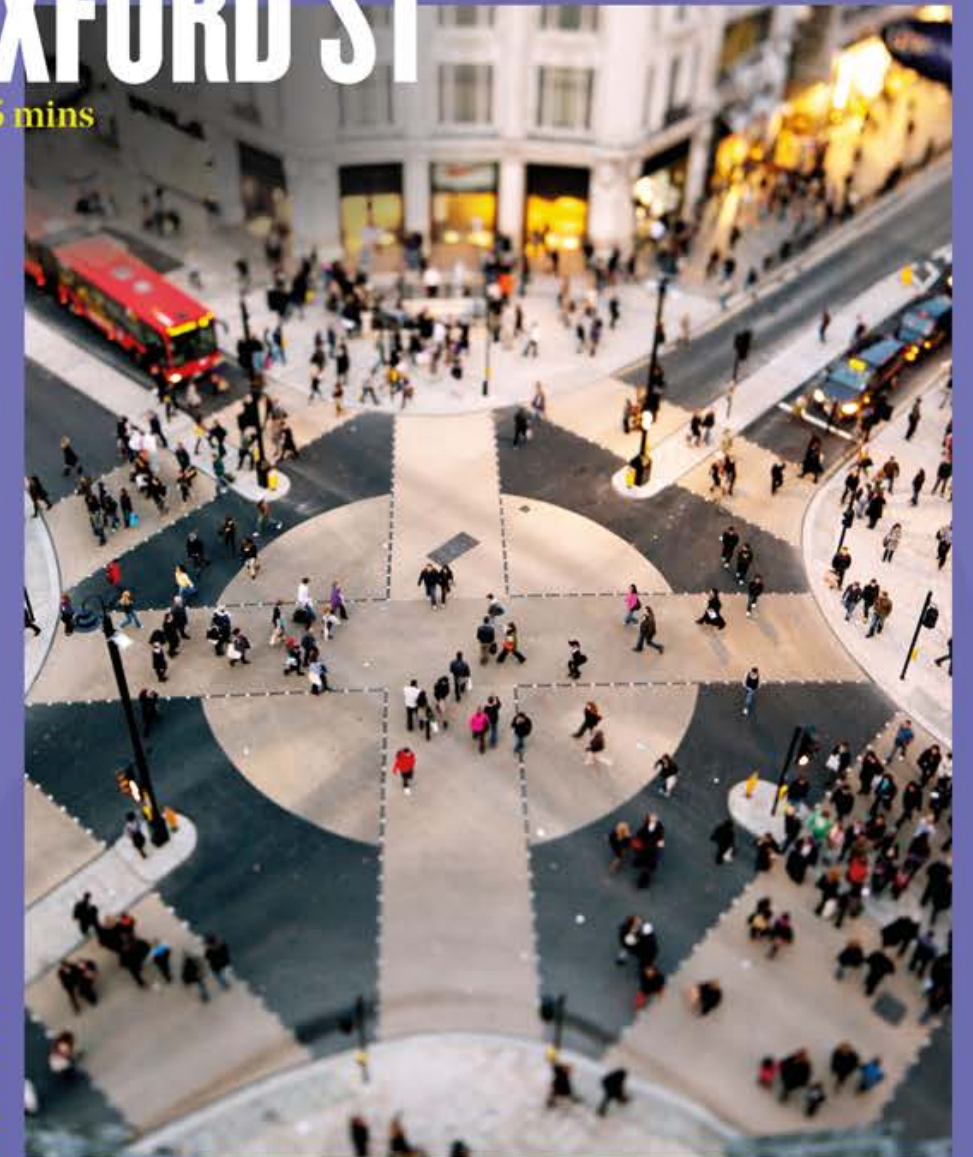


BLACKFRIARS

28 mins

OXFORD ST

25 mins



CAMDEN

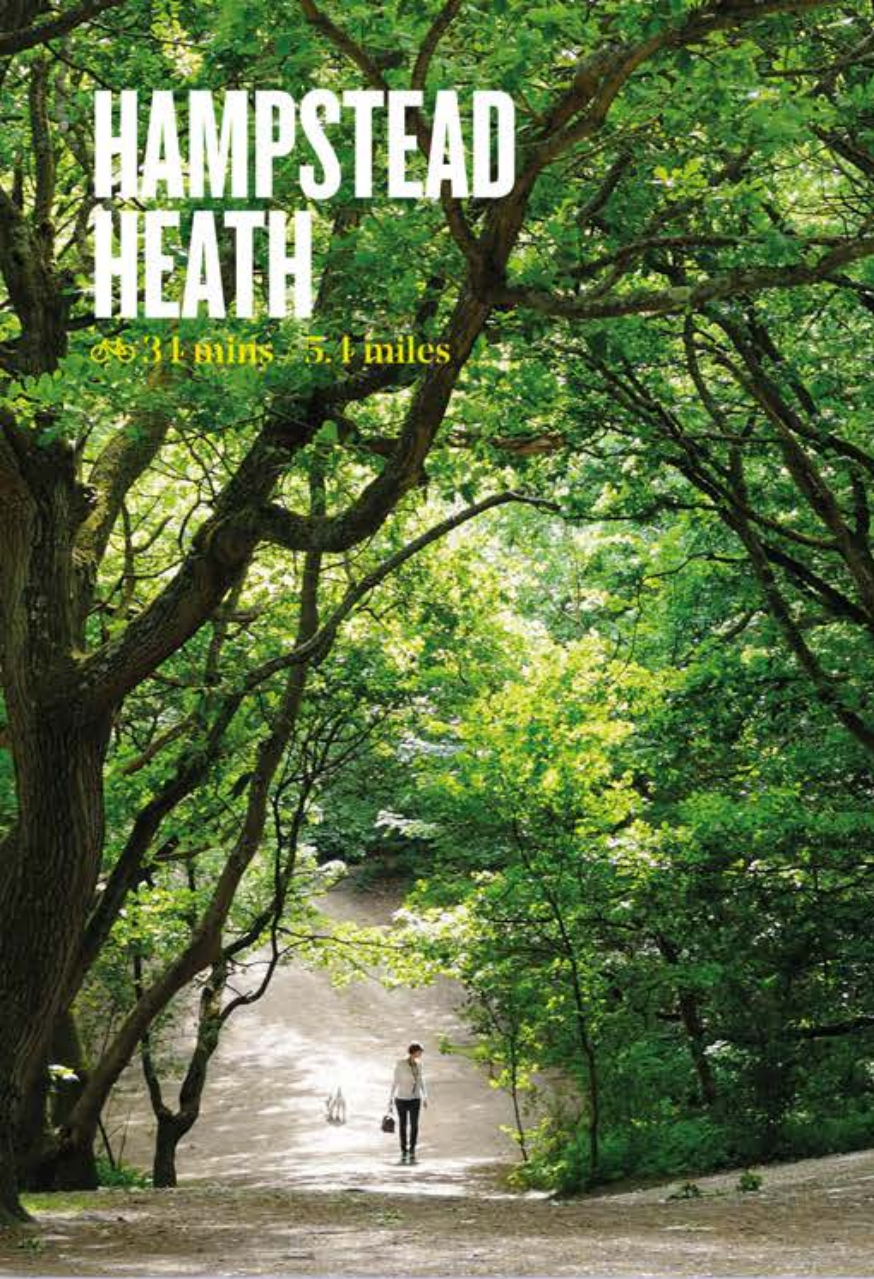
16 mins

Silkstream is ideally located with a choice of excellent road and rail links and fast connections to the heart of the city and all it has to offer.

The Northern line and Thameslink will whisk you to King's Cross, London's new tech hub and the City, and easy access to road links; the M1, the A5 and the North Circular, offer transport routes into and out of London.

HAMPSTEAD HEATH

🚲 31 mins 5.1 miles



REGENT'S PARK

🚲 31 mins 6 miles

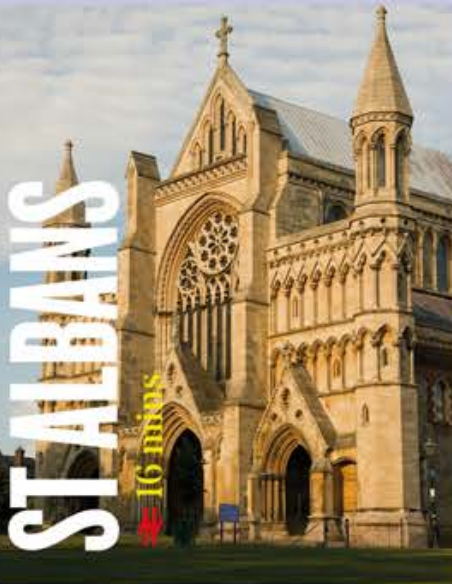


HAMPSTEAD VILLAGE

🚶 15 mins

PRIMROSE HILL

🚲 31 mins 5.8 miles



ST ALBANS
🚶 16 mins

Whether it's a stroll across tranquil heathland, an evening at the theatre or exploring North London's unique villages, Silkstream's location means it's easy to make the most of all that's on offer.

08 Hendon borders some of London's most exclusive neighbourhoods such as Hampstead, Golders Green, Finchley and Highgate. Nearby access to the A40 and M1 motorway makes escaping for a weekend to explore the countryside easier than you may think. The Cotswolds and the South Downs are both under a two hour drive away. Or, how about a tour of the beautiful and historic city of Oxford or the designer shops at Bicester Village? Both are under an hour's drive away.

Travel times are approximate only. Car travel is from NW9 6FZ, source google.com/maps. Tube journey is from Hendon Central station and train journey is from Hendon station, source: tfl.gov.uk

OUT & ABOUT.



THE ROUNDHOUSE

🚶 19 mins

Lifestyle images are indicative only.

ON YOUR DOORSTEP.

BRENT CROSS SHOPPING CENTRE

🚗 6 min / 1.4 miles

Hendon and the surrounding local area offer something for everyone. For shopping there's Brent Cross, one of the UK's largest shopping malls, with 120 shops and over 30 cafes and restaurants. For sports enthusiasts, there's Allianz Park, the home of Rugby Union Club, Saracens or the sport and entertainment arena at Wembley Stadium. And then there's Bang Bang Foodhall to discover and sample exciting world-cuisines.



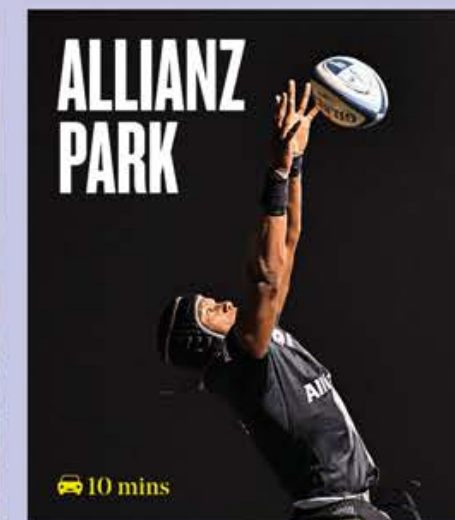
WEMBLEY STADIUM

🚗 11 mins



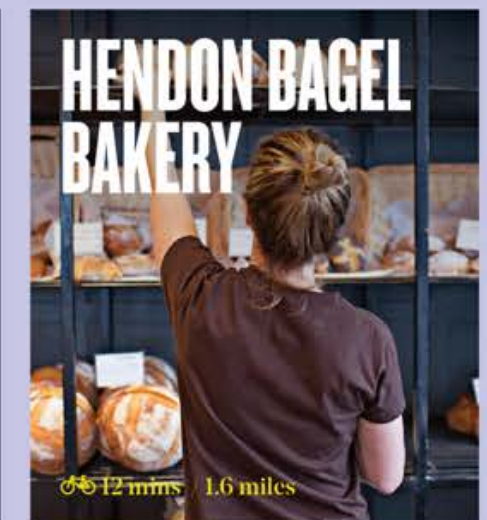
BANG BANG FOODHALL

🚗 7 mins / 1.1 miles



ALLIANZ PARK

🚗 10 mins



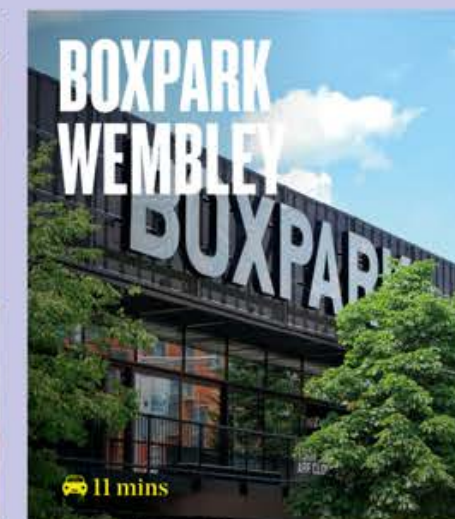
HENDON BAGEL BAKERY

🚗 12 mins / 1.6 miles



CHAI & SPICE CAFE

🚗 21 mins / 1.1 miles



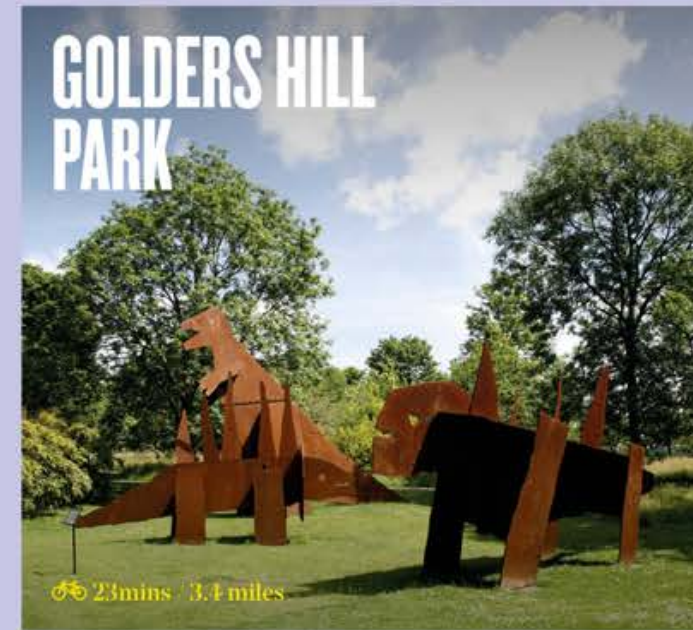
BOXPARK WEMBLEY

🚗 11 mins



LONDON DESIGNER OUTLET

🚗 11 mins



LOCAL ACTIVITIES.

WELSH HARP RESERVOIR
 🚲 15mins / 1 mile

With over 200 green spaces (including seven parks with the Green Flag award) the Borough of Barnet is one of London's greenest boroughs.

For outdoor enthusiasts Welsh Harp Reservoir, also known as Brent Reservoir, is one of the largest lakes in London and offers a broad range of water sports. Or how about a game of tennis or a round of golf at the Hendon Golf Club in neighbouring Mill Hill – it's all on the doorstep to explore and enjoy.



THE WELSH HARP RESERVOIR IS A SITE OF SPECIAL SCIENTIFIC INTEREST (SSSI), A STATUTORY LOCAL NATURE RESERVE, AND SITE OF METROPOLITAN IMPORTANCE FOR NATURE CONSERVATION.

Cycle Routes (From NW9 6FZ)

PLACE	TIME	DISTANCE
Welsh Harp Reservoir	5 mins	1 mile
Brent Cross	8 mins	1.4 miles
Hampstead Heath	34 mins	5.4 miles
Wembley Stadium	14 mins	4 miles
Camden Town	35 mins	6.5 miles
Regent's Park	31 mins	6 miles
King's Cross	43 mins	8 miles



GET MOVING.

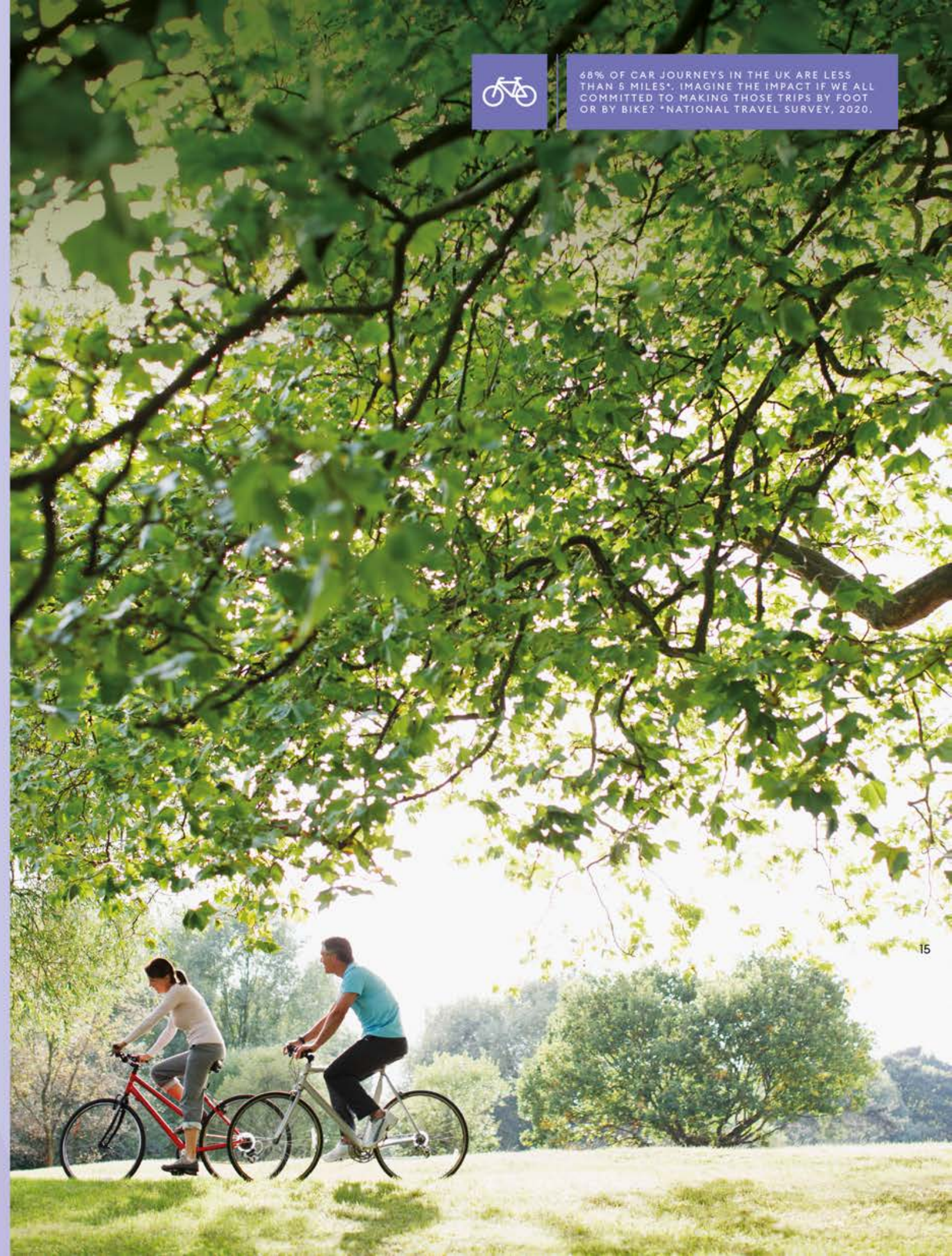
Explore Barnet by bike - 28% of the Borough of Barnet is green with 2,380 hectares of Green Belt land.

Source: CBRE, 2022

New cycle and pedestrian routes are being created at Silkstream to encourage a healthier lifestyle.



68% OF CAR JOURNEYS IN THE UK ARE LESS THAN 5 MILES*. IMAGINE THE IMPACT IF WE ALL COMMITTED TO MAKING THOSE TRIPS BY FOOT OR BY BIKE? *NATIONAL TRAVEL SURVEY, 2020.





THE LIVING BRIDGE, BRENT CROSS SHOPPING CENTRE



NEW THAMESLINK STATION BRENT CROSS WEST



BRENT CROSS SHOPPING CENTRE EXPANSION

From creating new ways of living to introducing new facilities, services and attractions, regeneration can completely transform an area.

This can have a positive impact on property values, with prices increasing by 1.5%* per annum over and above wider house price growth.

St George is an established developer experienced in delivering similar large regeneration projects, such as Beaufort Park, Battersea Reach and Imperial Wharf.

Silkstream is at the epicentre of two of North London's key regeneration projects: Colindale and Burnt Oak to the north and Brent Cross and Cricklewood to the south.

REASONS TO INVEST IN HENDON

24%* Forecasted increase in capital values over the next five years – the highest of any London borough.

17.7%* Forecasted growth in rental values over the next five years – the joint highest of any London borough.

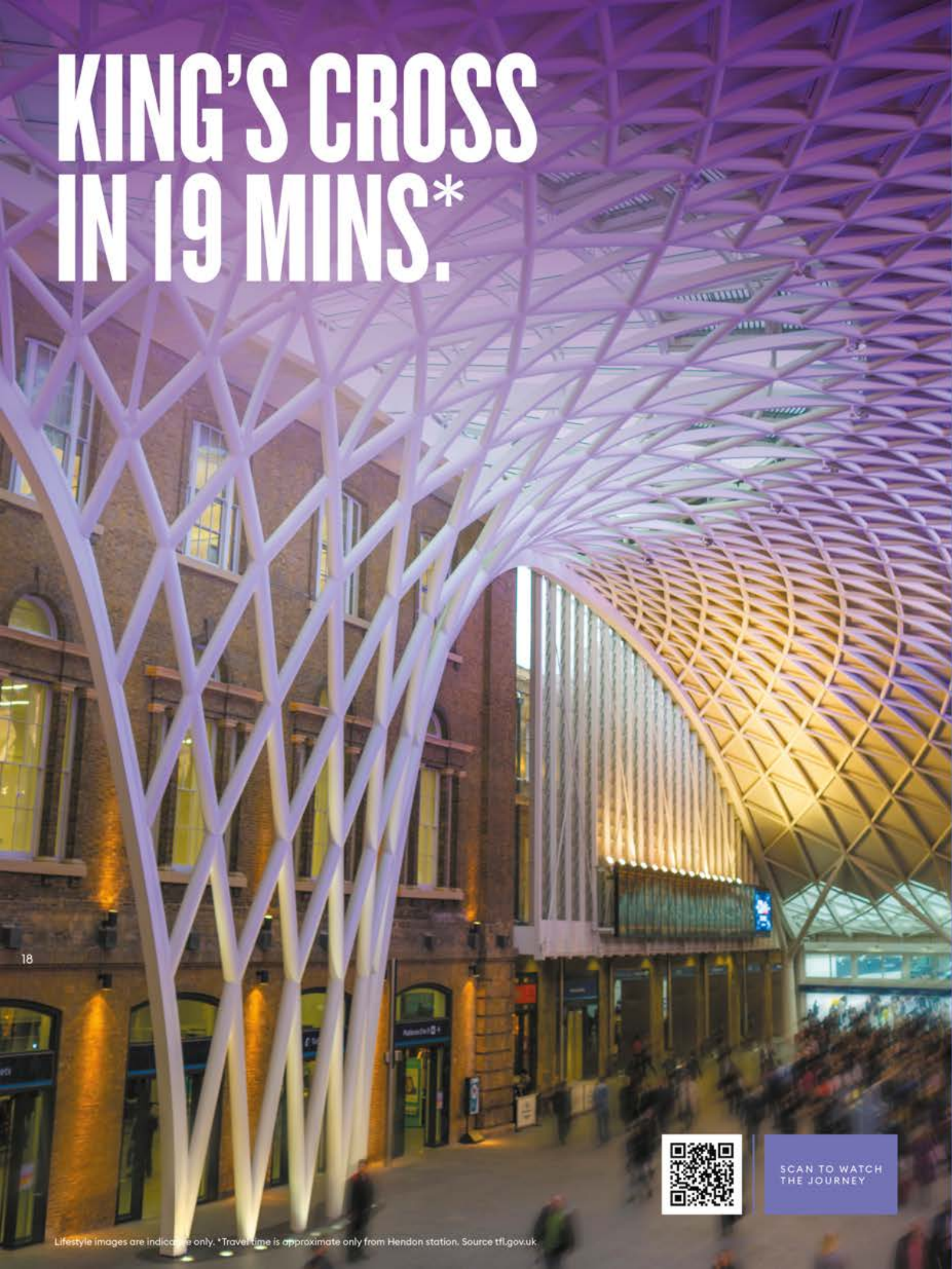
*Source, CBRE 2022



A BRIGHT FUTURE FOR HENDON.

Computer generated imagery is indicative only and subject to change.

KING'S CROSS IN 19 MINS.*



GOOGLE
HEADQUARTERS

Google



YOUTUBE
HEADQUARTERS

King's Cross is a traffic free oasis in the heart of the city buzzing with activity, day and night. A major rail hub with national train links and Eurostar services from St Pancras International, its home to global tech giants Google and YouTube, as well as being a popular foodie hotspot and shopping destination.

COAL DROPS YARD



ST PANCRAS
INTERNATIONAL



SCAN TO WATCH
THE JOURNEY

Lifestyle images are indicative only. *Travel time is approximate only from Hendon station. Source tfl.gov.uk

96.7%

of primary and secondary schools in Barnet rated as 'outstanding' or 'good' in 2019, placing Barnet in the top 10% of the country. Ten 'Outstanding' or 'Good' Ofsted rated schools all within a 30 minute walk of Hendon.

Source CBRE



**OUTSTANDING
EDUCATION.**

Lifestyle images are indicative only.

Hendon offers a wide choice of state and independent schools to meet your child's individual needs on their school journey. Home to more OFSTED rated 'outstanding' primary and secondary schools than any other London borough. Two of the UK's top ranked schools, Queenswood and Harrow, are also just 15 miles away.



PRE-SCHOOLS

- 01 Hendon Preparatory and Pre-school
- 02 Bright Horizons Hendon Day Nursery and Pre-school
- 03 The Kindergarten Day Nursery and Pre-school
- 04 Topsy Turvy Day Nursery and Pre-school

PRIMARY SCHOOLS

- 05 Sunnyfields Primary School
- 06 Parkfield Primary School
- 07 Hasmorean Primary School
- 08 Goldbeaters Primary School
- 09 Barnfield Primary School
- 10 Colindale Primary School
- 11 St Mary's and St John's CofE School
- 12 The Orion Primary School
- 13 The Hyde School
- 14 Hendon Preparatory and Pre-school
- 15 Chalgrove Primary School
- 16 Pardes House Primary School
- 17 St Joseph's R C Primary School
- 18 Goodwyn School
- 19 Barnet Hill Academy
- 20 Maple Walk School
- 21 Haberdashers' Aske's Girls School
- 22 Haberdashers' Aske's Boys School

SECONDARY SCHOOLS

- 23 Hendon School
- 24 Barnet Hill Academy
- 25 Brampton College
- 26 Whitefield School
- 27 North London Grammar
- 28 Henrietta Barnett School
- 29 Canons High School
- 30 Saracens High School
- 31 Hasmorean High School



19,000 STUDENTS OF 140 DIFFERENT NATIONALITIES ATTEND NEARBY MIDDLESEX UNIVERSITY, WHICH HAS WON AWARDS FOR THE QUALITY OF ITS TEACHING, LEARNING AND STUDENT RESULTS.



WORLD-CLASS UNIVERSITIES.

London boasts some of the world's most prestigious universities.



London's award-winning universities are easily accessible via the city's transport network of tubes, buses and trains.

Middlesex University, one of the top three modern universities in the UK, is within walking distance of Silkstream*. The academic heartlands of Oxford and Cambridge, with their outstanding science and technology hubs, are just over an hour away.

Sheffield Hallam University will be opening a satellite campus in nearby Brent Cross from 2025/26. It will be the university's first campus in the capital with up to 5,000 students by 2030*.

*Times Higher Education, *Sheffield Hallam University.



KING'S COLLEGE LONDON

🚇 40 mins

LONDON SCHOOL OF ECONOMICS

🚇 38 mins



MIDDLESEX UNIVERSITY

🚲 11 mins



WELCOME TO SILKSTREAM.

Computer generated imagery is indicative only and subject to change.

Silkstream's nine-acre site features a 1.5-acre public park and a 175 metre oxbow lake. Running around the perimeter of the development is the Silk Stream, the inspiration for the site, which will be sensitively regenerated to provide residents and the community with more natural surroundings and spaces.

The three elevated landscaped gardens: Mosaic, Meadow and Woodland have all been designed to enhance biodiversity and offer residents different outlooks and spaces to meet friends, relax or just enjoy the views across the city.



IN OUR NATURE.

A place inspired by nature, offering a lifestyle of a different nature. Silkstream's landscaped gardens and open spaces include natural habitats that have been created to encourage wildlife to flourish.

1,309
Homes

1.4
Acres of private elevated podium gardens

1.5
Acre public park and regenerated section of the Silk Stream

175m
Oxbow Lake

Site plan is indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specification at any time without notice.

WHAT'S IN STORE.

Silkstream's state-of-the-art Sainsbury's supermarket will offer an improved product and service offer that puts high quality, great value food at its heart, bringing the very best in customer choice to residents and the local community.

The flagship 43,000 sq ft store will open in 2024 and will showcase Sainsbury's very latest thinking in terms of look, feel and format. Features will include Sainsbury's Fresh Food Market, with an extensive range of fresh food, fruit and veg and food-to-go, alongside an in store bakery where bread and pastries will be baked every day. The supermarket will also include Sainsbury's iconic Habitat range selling modern classics for the home, as well as Tu clothing for all the family, stylish beauty aisles and an in store Argos, giving customers a department store shopping experience.*

Sainsbury's

habitat®





GO WITH THE FLOW.

Designing with nature, Silkstream's oxbow lake flows around the park area, providing a natural habitat for plant life as well as a relaxing place to sit, play or just enjoy the calming effects of the water.

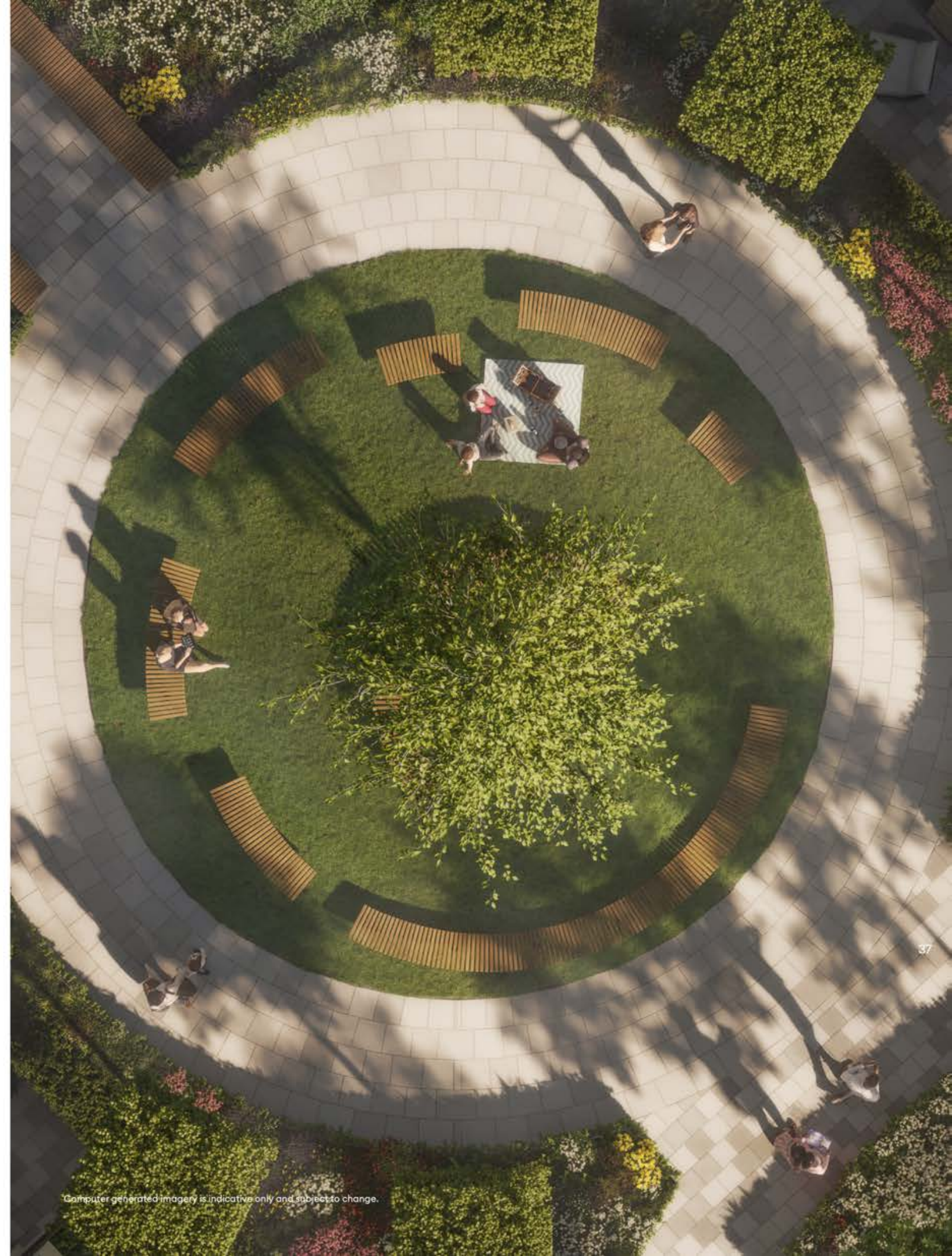
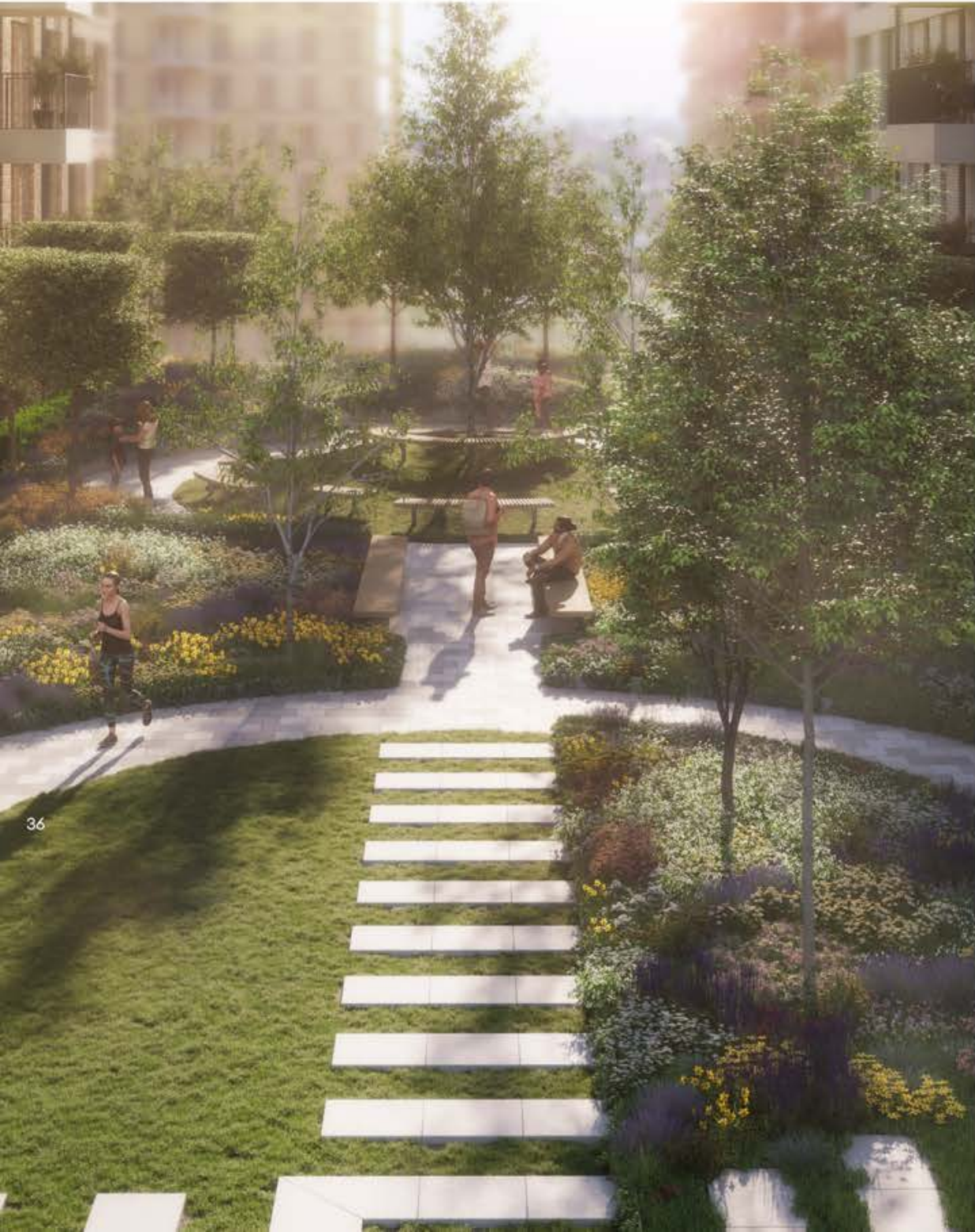
As well as benefiting residents and visitors, Silkstream's oxbow lake has been designed to bring greater biodiversity to the park area and create natural habitats for wildlife. As a permanent body of water that plants, birds and animals can depend on, it will play a significant part in enhancing the environment and ecology of the surrounding area.

MOSAIC GARDEN.



DEFINITION:

Mosaic gardens are typically characterised by a mix of habitat types such as flower rich meadows, short, patchy grassland, scrub and wet areas. The individual component habitats may not be notable in their own right, however, in combination they can create areas of high value for biodiversity.



WOODLAND GARDEN.



38

39

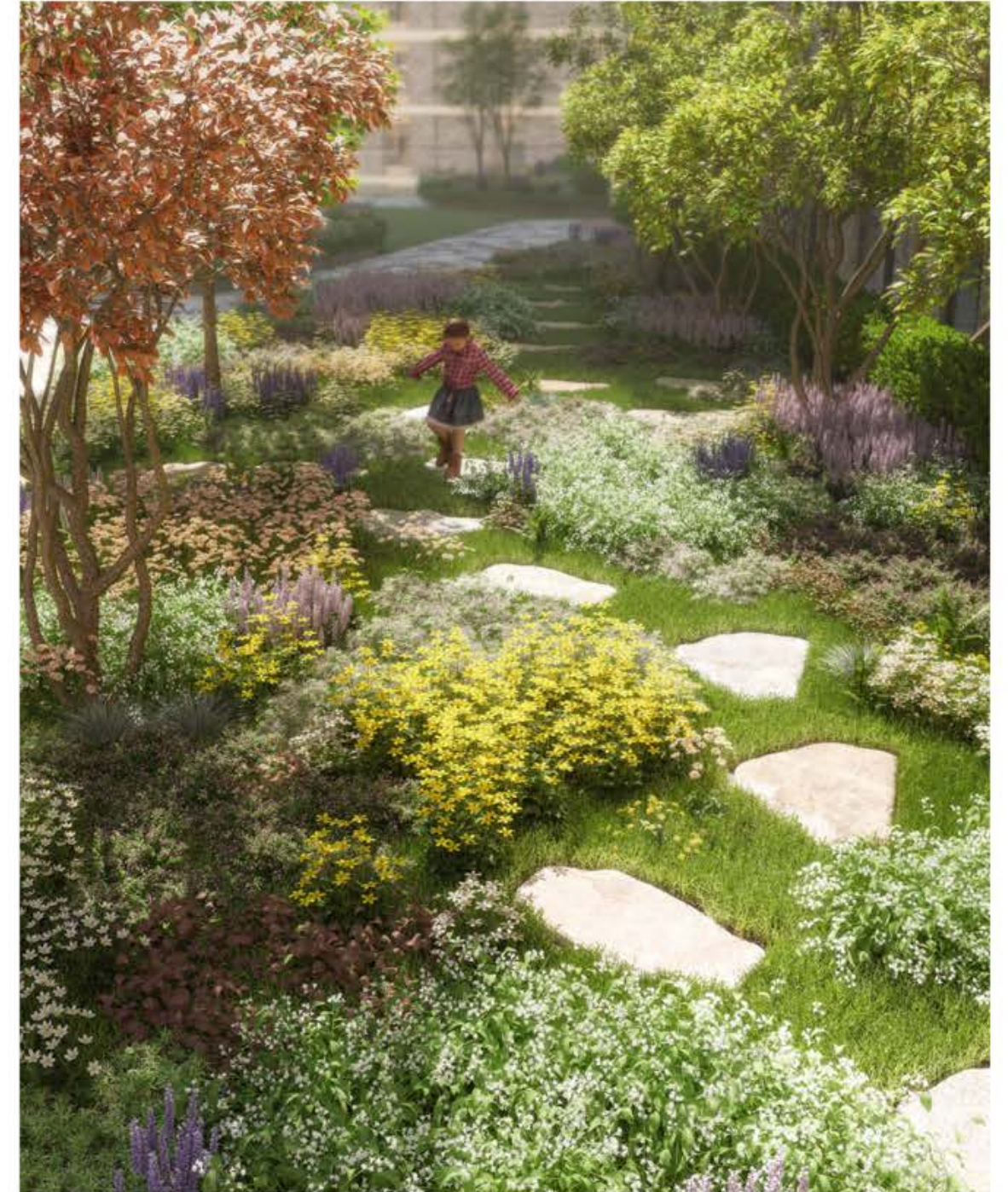
Illustration is indicative only.

A. P. Jones



DEFINITION:

A woodland is land covered with trees; a low-density forest forming open habitats with plenty of sunlight and limited shade. Woodlands also support an understory of shrubs and herbaceous plants including grasses.



MEADOW GARDEN.



42

43

Illustration is indicative only.

HPM

DEFINITION:

A meadow is an open habitat, or field, vegetated by grasses, herbs, and other non-woody plants that attract a multitude of wildlife, and support flora and fauna that could not thrive in other habitats.



A woman with her hair in a bun, wearing a grey sports bra and leggings, is shown in profile from the waist up. She is performing a yoga pose with her arms raised straight up, palms together. The background is a lush park with trees and a bright sunset or sunrise, creating a warm, golden glow. The overall mood is peaceful and natural.

FEELING GOOD COMES NATURALLY.

From a sunrise yoga class to a sunset stroll, or a workout in the state-of-the-art gym, Silkstream offers a lifestyle where the best of the city is balanced with the wellbeing benefits of nature.

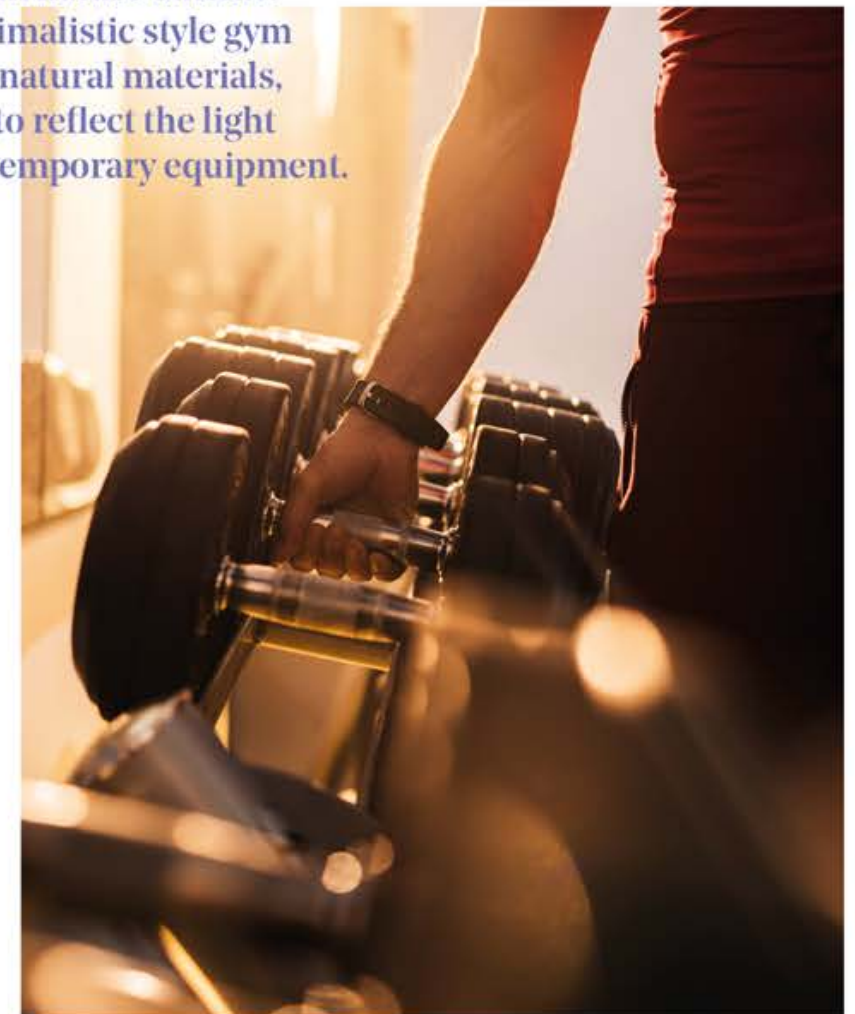


Computer generated imagery indicative only and subject to change.

Screening room
Host a movie night in one of the two private screening rooms.



Workout in Silkstream's private gym and fitness facility designed to connect the interior space with nature outside. The minimalistic style gym features natural materials, mirrors to reflect the light and contemporary equipment.



Co-Working Area

The ground floor co-working area includes meeting spaces, video teleconferencing booths, coffee and drinks area, and an outdoor terrace overlooking the 1.5 acre park.



Concierge
Silkstream's concierge and lounge area reflects today's new ways of working with flexible working spaces, offering a sociable and welcome add-on to your apartment space.



LINDLEY HOUSE.

A contemporary collection of stylish one, two and three bedroom apartments. All of the homes benefit from a balcony or terrace and access to the mosaic-themed landscaped gardens.



Computer generated imagery is indicative only and subject to change.

INTERIORS INSPIRED BY NATURE.

We have created two distinct mood palettes which take inspiration from the natural world, bringing a unique sense of calm and serenity to each home.

Every detail of each palette has been designed and selected to complement the high specification.



Interior photography is of the Silkstream Show Home and is indicative only.

LIVING ROOM



100% OF THE WOOD USED IN THE CONSTRUCTION OF SILKSTREAM IS RESPONSIBLY SOURCED AND FSC (FOREST STEWARDSHIP COUNCIL) CERTIFIED WITH A CHAIN OF CUSTODY.

BEDROOM



58

59

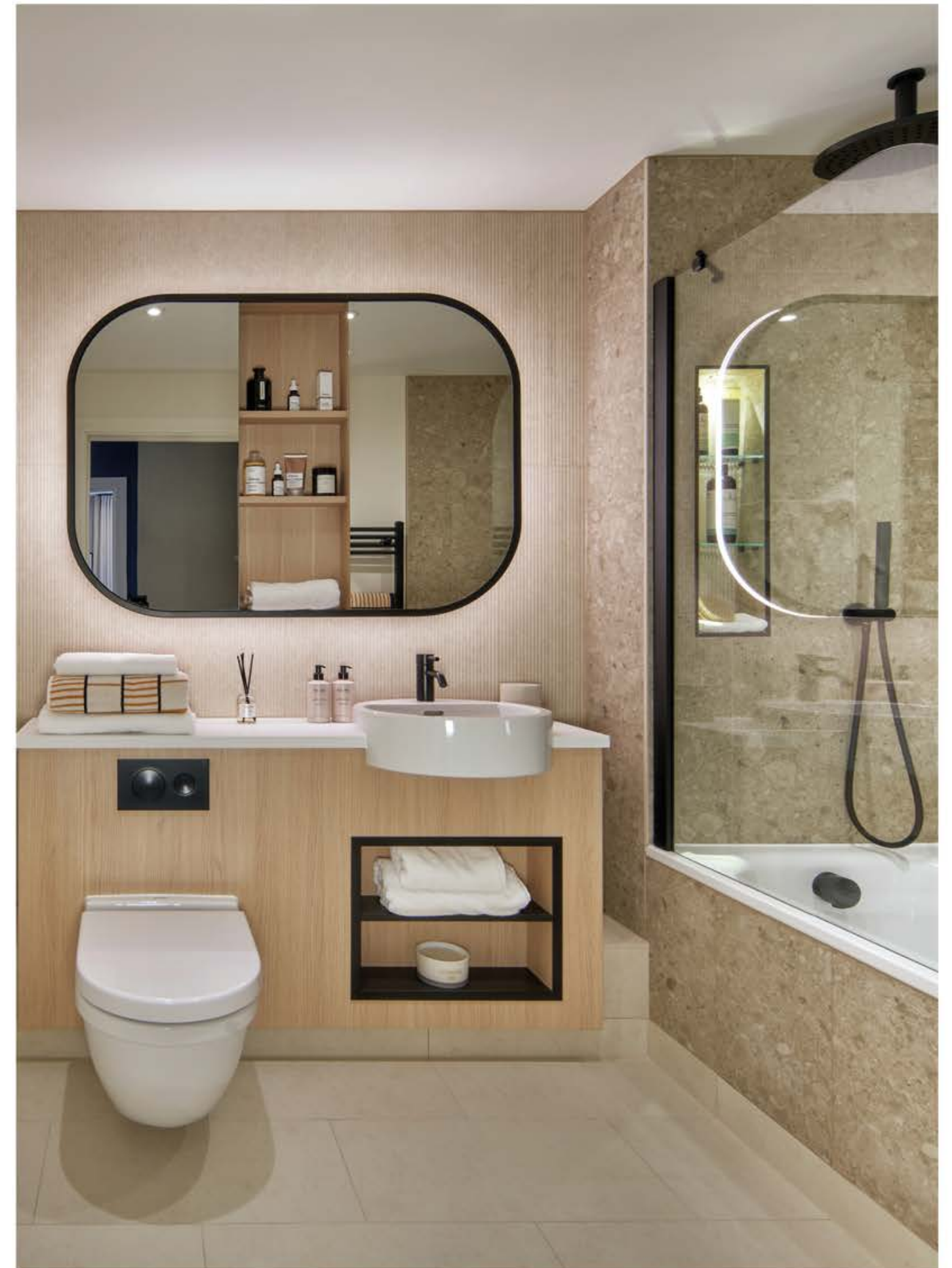
Interior photography is of the Silkstream Show Home and is indicative only.



ALL CARPETS WITHIN THE HOME ARE MADE WITH 100% RECYCLED MATERIALS.

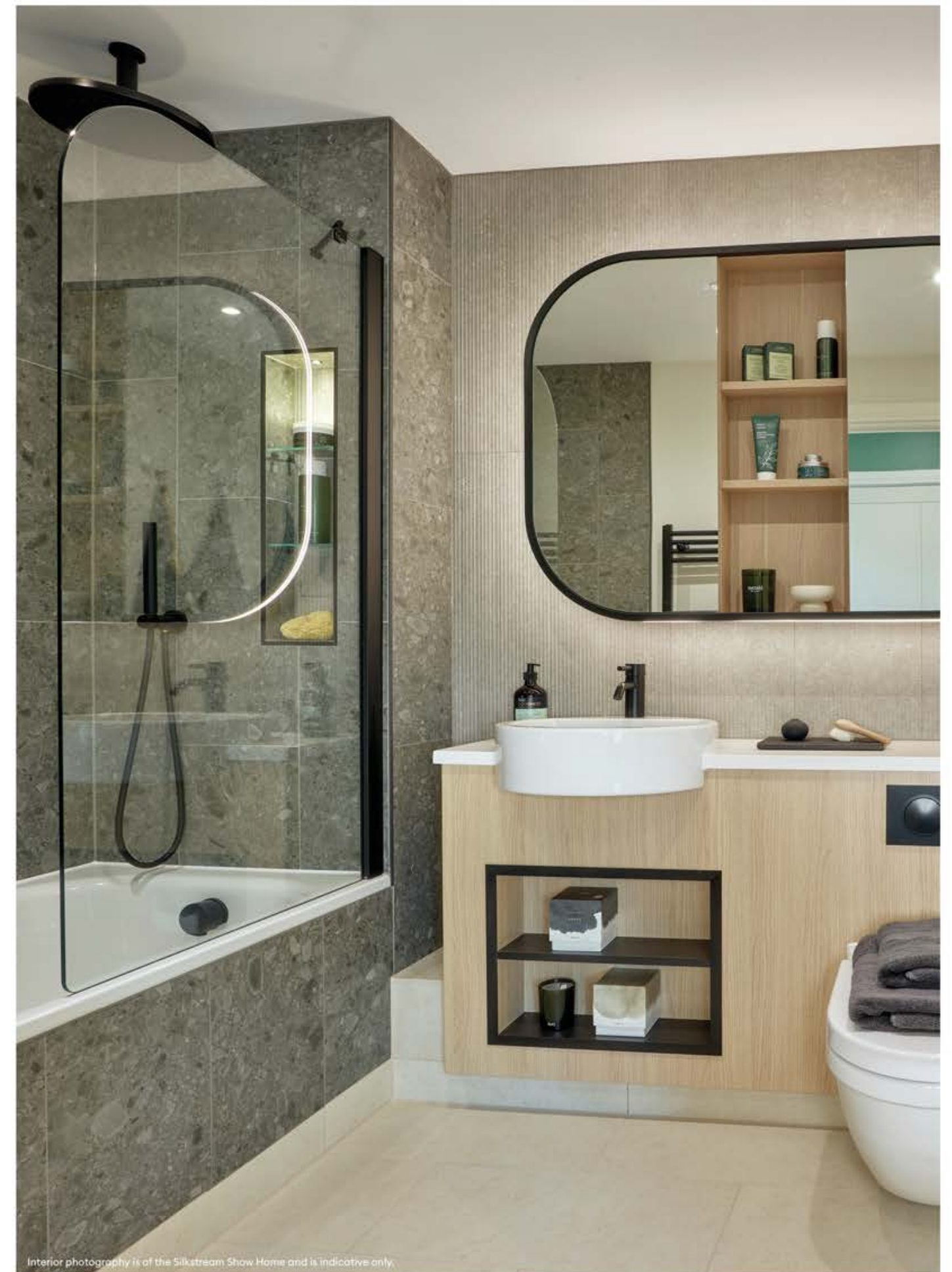
THE BLANCO PALETTE

This elegant palette brings the colours and textures of the living environment into your home. Organic hues and cool stone talk to warm timber floors, to create the perfect accompaniment to your personal style.



THE JADE PALETTE

This mood palette embodies the leafy green and grey hues of the local landscape. Blending earthy materials such as timber and natural stone effects to provide an elegant and timeless choice for a bold interior scheme.



Interior photography is of the Silkstream Show Home and is indicative only.

SPECIFICATION

GENERAL

Herringbone timber effect laminate flooring to entrance hallway, living room, kitchen and cupboards

Carpets to bedrooms

Painted skirting to hallway, living room, kitchen and bedrooms

White painted internal doors with Mondrian-inspired routed detail

Built-in wardrobe with LED lighting to bedroom 1 of all homes

Ten-year warranty from date of legal completion

Two-year St George warranty

999-year lease from 2020

Utility cupboard with washer/dryer

BATHROOM, ENSUITES & SHOWER ROOMS

Feature basin with single mixer tap

White sanitary ware

Wall mounted, soft closing WC

Curved metal framed mirror storage cabinet with timber effect shelves and shaver socket

Custom designed wood effect vanity unit with under sink storage

Bath and/or shower with porcelain stone-effect tile surround

Matt black heated towel radiator

Matt black ceiling mounted shower head and separate handheld shower to shower and bath enclosures

Frameless curved glass bath screen to baths

Matt black frame sliding glass shower screen to showers

Matt black robe hooks



KITCHEN

Custom designed fully integrated kitchen with contemporary shaker-style cabinet doors

Composite stone worktop with co-ordinated splashback

Feature timber open shelves at high level

White porcelain Belfast sink

Integrated fan assisted oven, microwave and induction hob

Integrated recirculating extractor fan

Integrated dishwasher

Integrated fridge freezer

Slim line wine cooler to 3 bedroom homes only

LIGHTS AND ELECTRICALS

LED downlights throughout

Underfloor heating throughout except in utility cupboard and bathrooms with a heated towel rail

Telephone / home network points to living room

Fibre broadband connectivity¹

FACILITIES²

24-hour concierge

Secure cycle storage facility

Electric vehicle charging points

Landscaped public areas and residents' only podium gardens

Residents' only gym

Interior designed entrance lobby and corridors

Co-working space

2 Screening rooms

SECURITY

Video entry phone system

Smoke detectors to hallway, living room, bedrooms and common areas

Multi-point high security door locking system to entrance door
CCTV security system to car park and entrance lobbies

Sprinkler system in every apartment



¹ Subject to future connection by the purchaser

² Payable via the service charge

Your attention is drawn to the fact that in rare circumstances it may not be possible to obtain the exact products or materials referred to in the specification. St George PLC reserves the right to alter, amend or update the specification, which may include changes in the colour, material or brand specified. In such cases, a similar alternative will be provided. St George PLC reserves the right to make these changes as required.

A number of choices and options are available to personalise your home. Choices and options are subject to timeframes, availability and change.

Computer generated imagery and images of the silkstream show home is indicative only and subject to change.

APARTMENT FINDER

APARTMENT	LEVEL	TOTAL AREA	PAGE
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ONE BEDROOM

164, 173, 182, 191, 200, 209, 218, 227, 236, 245, 254, 263, 272	4-16	51.3 m ²	552 ft ²	68
165, 174, 183, 192, 201, 210, 219, 228, 237, 246, 255, 264, 273	4-16	54.0 m ²	581 ft ²	69

APARTMENT	LEVEL	TOTAL AREA	PAGE
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TWO BEDROOM

161, 170, 179, 188, 197, 206, 215, 224, 233, 242, 251, 260, 269	4-16	78.0 m ²	840 ft ²	70
162, 171, 180, 189, 198, 207, 216, 225, 234, 243, 252, 261, 270	4-16	78.0 m ²	840 ft ²	71
167	4	70.9 m ²	763 ft ²	72
168	4	66.6 m ²	717 ft ²	73
176, 185, 194, 203, 212, 221, 230, 239, 248, 257, 266, 275	5-16	70.9 m ²	763 ft ²	74
177, 186, 195, 204, 213, 222, 231, 240, 249, 258, 267, 276	5-16	66.6 m ²	717 ft ²	75

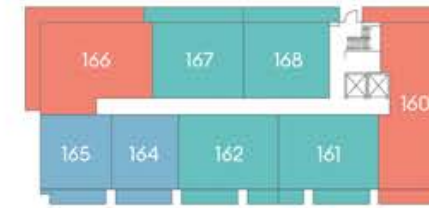
APARTMENT	LEVEL	TOTAL AREA	PAGE
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THREE BEDROOM

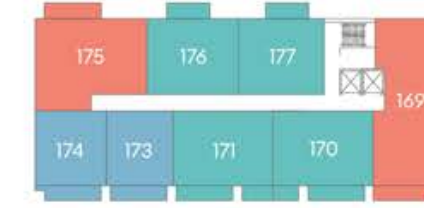
166	4	92.3 m ²	993 ft ²	76
175, 184, 193, 202, 211, 220, 229, 238, 247, 256, 265, 274	5-16	92.3 m ²	993 ft ²	77
160	4	104.0 m ²	1120 ft ²	78
169, 178, 187, 196, 205, 214, 223, 232, 241, 250, 259, 268	5-16	104.0 m ²	1120 ft ²	80

APARTMENT LOCATOR

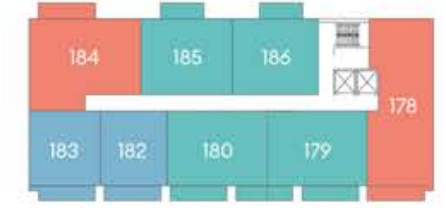
LEVEL 4



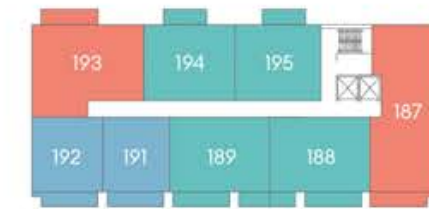
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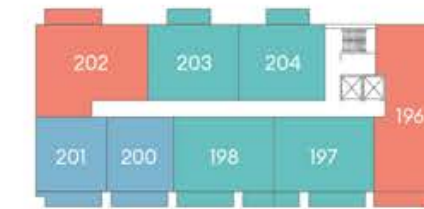
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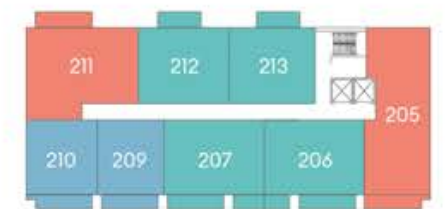
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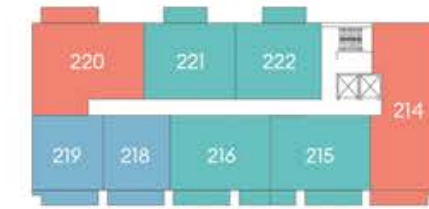
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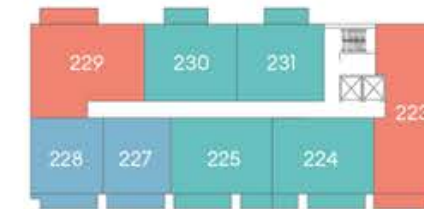
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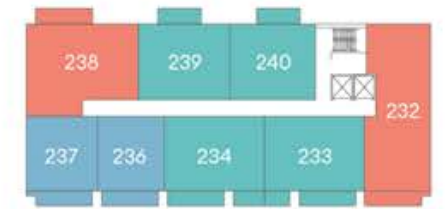
LEVEL 10



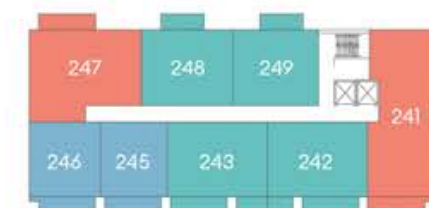
LEVEL 11



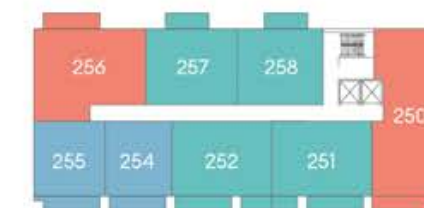
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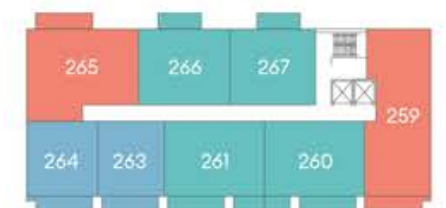
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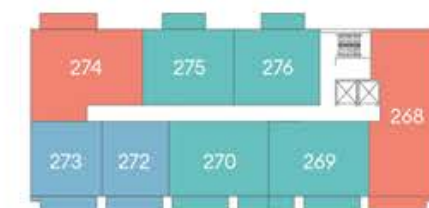
LEVEL 14



LEVEL 15



LEVEL 16



ONE BEDROOM

Apartments: 164, 173, 182, 191, 200, 209, 218, 227, 236, 245, 254, 263, 272

Levels: 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16

TOTAL INTERNAL AREA	51.3 m ²	552 ft ²
Balcony Area	9.2 m ²	99.0 ft ²
Living/Dining	3.38m x 4.64m	11ft 1" x 15ft 2"
Kitchen	2.17m x 2.84m	7ft 1" x 9ft 3"
Bedroom	3.27m x 4.18m	10ft 8" x 13ft 8"
Balcony	5.86m x 1.53m	19ft 2" x 5ft 0"



View of Edgware Road



ONE BEDROOM

Apartments: 165, 174, 183, 192, 201, 210, 219, 228, 237, 246, 255, 264, 273

Levels: 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16

TOTAL INTERNAL AREA	54.0 m ²	581 ft ²
Balcony Area	9.7 m ²	104.2 ft ²
Living/Dining	3.47m x 4.60m	11ft 4" x 15ft 1"
Kitchen	2.41m x 2.85m	7ft 10" x 9ft 4"
Bedroom	3.35m x 3.18m	10ft 11" x 10ft 5"
Balcony	5.86m x 1.53m	19ft 2" x 5ft 0"



View of Edgware Road



Legend

- ▼ Apartment entrance
- ◀ Measurement points
- U Utility cupboard
- WM Washing machine
- ⊠ Tall kitchen unit with fridge/freezer

South West Elevation



Apartment Locator

Floor 04 Shown



View of Edgware Road

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Legend

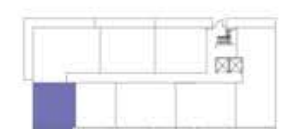
- ▼ Apartment entrance
- ◀ Measurement points
- U Utility cupboard
- WM Washing machine
- ⊠ Tall kitchen unit with fridge/freezer

South West Elevation



Apartment Locator

Floor 04 Shown



View of Edgware Road

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TWO BEDROOM

Apartments: 161, 170, 179, 188, 197, 206, 215, 224, 233, 242, 251, 260, 269

Levels: 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16

TOTAL INTERNAL AREA	78.0 m ²	840 ft ²
Balcony Area	13.3 m ²	142.8 ft ²
Living/Dining	3.56m x 4.78m	11ft 8" x 15ft 8"
Kitchen	3.12m x 2.66m	10ft 3" x 8ft 8"
Bedroom 1	3.10m x 3.13m	10ft 2" x 10ft 3"
Bedroom 2	3.40m x 3.24m	11ft 1" x 10ft 7"
Balcony 1	5.86m x 1.53m	19ft 2" x 5ft 0"
Balcony 2	2.61m x 1.53m	8ft 6" x 5ft 0"



View of Edgware Road



TWO BEDROOM

Apartments: 162, 171, 180, 189, 198, 207, 216, 225, 234, 243, 252, 261, 270

Levels: 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16

TOTAL INTERNAL AREA	78.0 m ²	840 ft ²
Balcony Area	14.2 m ²	152.5 ft ²
Living/Dining	3.57m x 4.78m	11ft 8" x 15ft 8"
Kitchen	3.12m x 2.70m	10ft 3" x 8ft 10"
Bedroom 1	3.10m x 3.13m	10ft 2" x 10ft 3"
Bedroom 2	3.40m x 3.23m	11ft 1" x 10ft 7"
Balcony 1	5.86m x 1.53m	19ft 2" x 5ft 0"
Balcony 2	3.20m x 1.53m	10ft 5" x 5ft 0"



View of Edgware Road



Legend

- ▼ Apartment entrance
- ▤ Measurement points
- U Utility cupboard
- WM Washing machine
- PS Privacy screen
- ⊠ Tall kitchen unit with fridge/freezer
- ⊠ Tall kitchen unit (may contain appliances)

South West Elevation



Apartment Locator

Floor 04 Shown



View of Edgware Road

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Legend

- ▼ Apartment entrance
- ▤ Measurement points
- U Utility cupboard
- WM Washing machine
- PS Privacy screen
- ⊠ Tall kitchen unit with fridge/freezer
- ⊠ Tall kitchen unit (may contain appliances)

South West Elevation



Apartment Locator

Floor 04 Shown



View of Edgware Road

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TWO BEDROOM

Apartment: 167

Level: 04

TOTAL INTERNAL AREA	70.9 m²	763 ft²
Terrace Area	16.6 m ²	179.1 ft ²
Living/Dining	3.62m x 4.78m	11ft 10" x 15ft 8"
Kitchen	2.82m x 2.60m	9ft 2" x 8ft 6"
Bedroom 1	2.75m x 3.03m	9ft 0" x 9ft 11"
Bedroom 2	2.75m x 4.78m	9ft 0" x 15ft 8"
Terrace	10.31m x 1.50m	33ft 10" x 4ft 11"

View of the Mosaic Gardens



TWO BEDROOM

Apartment: 168

Level: 04

TOTAL INTERNAL AREA	66.6 m²	717 ft²
Terrace Area	16.5 m ²	177.4 ft ²
Living/Dining	3.31m x 4.66m	10ft 10" x 15ft 3"
Kitchen	2.34m x 2.60m	7ft 8" x 8ft 6"
Bedroom 1	2.74m x 3.03m	8ft 11" x 9ft 11"
Bedroom 2	2.52m x 4.78m	8ft 3" x 15ft 8"
Terrace	10.20m x 1.50m	33ft 5" x 4ft 11"

View of the Mosaic Gardens



72

73

Legend

- ▲ Apartment entrance
- ◀ Measurement points
- U Utility cupboard
- WM Washing machine
- ⊠ Tall kitchen unit with fridge/freezer
- ⊡ Tall kitchen unit (may contain appliances)

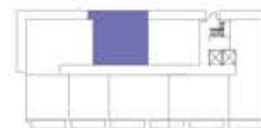
North East Elevation



Apartment Locator

Floor 04 Shown

View of the Mosaic Gardens



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Legend

- ▲ Apartment entrance
- ◀ Measurement points
- U Utility cupboard
- WM Washing machine
- ⊠ Tall kitchen unit with fridge/freezer

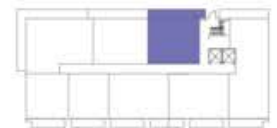
North East Elevation



Apartment Locator

Floor 04 Shown

View of the Mosaic Gardens



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TWO BEDROOM

Apartments: 176, 185, 194, 203, 212, 221, 230, 239, 248, 257, 266, 275

Levels: 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16

TOTAL INTERNAL AREA	70.9 m ²	763 ft ²
Balcony Area	7.3 m ²	78.9 ft ²
Living/Dining	3.62m x 4.64m	11ft 10" x 15ft 2"
Kitchen	2.82m x 2.60m	9ft 2" x 8ft 6"
Bedroom 1	2.75m x 3.03m	9ft 0" x 9ft 11"
Bedroom 2	2.75m x 4.78m	9ft 0" x 15ft 8"
Balcony	4.49m x 1.53m	14ft 8" x 5ft 0"



74

TWO BEDROOM

Apartments: 177, 186, 195, 204, 213, 222, 231, 240, 249, 258, 267, 276

Levels: 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16

TOTAL INTERNAL AREA	66.6 m ²	717 ft ²
Balcony Area	7.3 m ²	78.9 ft ²
Living/Dining	3.31m x 4.66m	10ft 10" x 15ft 3"
Kitchen	2.34m x 2.60m	7ft 8" x 8ft 6"
Bedroom 1	2.74m x 3.03m	8ft 11" x 9ft 11"
Bedroom 2	2.52m x 4.78m	8ft 3" x 15ft 8"
Balcony	4.49m x 1.53m	14ft 8" x 5ft 0"



75

Legend

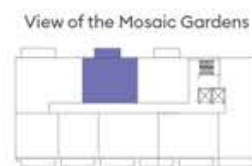
- ▲ Apartment entrance
- ▤ Measurement points
- U Utility cupboard
- WM Washing machine
- ⊠ Tall kitchen unit with fridge/freezer
- ⊡ Tall kitchen unit (may contain appliances)

North East Elevation



Apartment Locator

Floor 05 Shown



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Legend

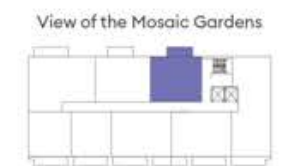
- ▲ Apartment entrance
- ▤ Measurement points
- U Utility cupboard
- WM Washing machine
- ⊠ Tall kitchen unit with fridge/freezer

North East Elevation



Apartment Locator

Floor 05 Shown



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THREE BEDROOM

Apartment: 166

Level: 04

TOTAL INTERNAL AREA	92.3 m ²	993 ft ²
Terrace Area	34.0 m ²	365.8 ft ²
Living/Dining/Kitchen	5.20m x 6.28m	17ft 0" x 20ft 7"
Bedroom 1	2.95m x 3.03m	9ft 8" x 9ft 11"
Bedroom 2	2.88m x 3.60m	9ft 5" x 11ft 9"
Bedroom 3	2.65m x 2.60m	8ft 8" x 8ft 6"
Terrace 1	12.44m x 1.50m	40ft 9" x 4ft 11"
Terrace 2	1.50m x 10.94m	

View of the Mosaic Gardens



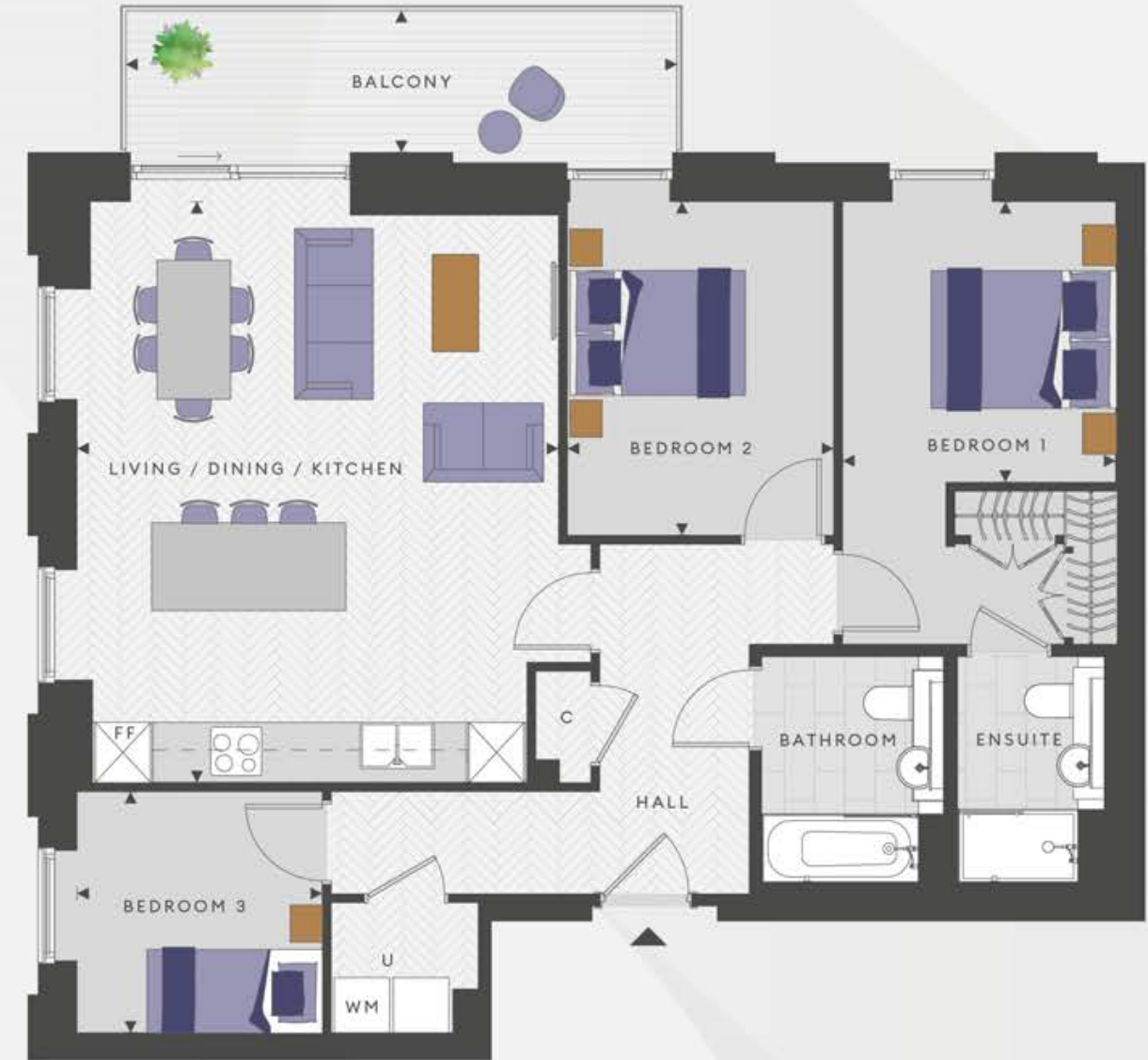
THREE BEDROOM

Apartments: 175, 184, 193, 202, 211, 220, 229, 238, 247, 256, 265, 274

Levels: 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16

TOTAL INTERNAL AREA	92.3 m ²	993 ft ²
Balcony Area	9.9 m ²	106.9 ft ²
Living/Dining/Kitchen	5.20m x 6.28m	17ft 0" x 20ft 7"
Bedroom 1	2.95m x 3.03m	9ft 8" x 9ft 11"
Bedroom 2	2.88m x 3.60m	9ft 5" x 11ft 9"
Bedroom 3	2.65m x 2.60m	8ft 8" x 8ft 6"
Balcony	5.96m x 1.53m	19ft 6" x 5ft 0"

View of The Mosaic Gardens



Legend

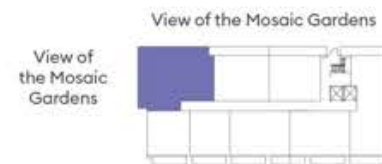
- ▲ Apartment entrance
- ▤ Measurement points
- U Utility cupboard
- C Cupboard
- WM Washing machine
- ⊠ Tall kitchen unit with fridge/freezer
- ⊡ Tall kitchen unit (may contain appliances)

North East Elevation



Apartment Locator

Floor 04 Shown



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Legend

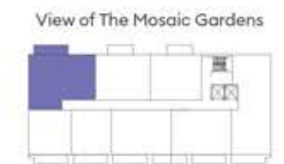
- ▲ Apartment entrance
- ▤ Measurement points
- U Utility cupboard
- C Cupboard
- WM Washing machine
- ⊠ Tall kitchen unit with fridge/freezer
- ⊡ Tall kitchen unit (may contain appliances)

North East Elevation



Apartment Locator

Floor 05 Shown



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THREE BEDROOM

Apartment: 160

Level: 04



View of the Mosaic Gardens & Silk Park

View of Edgware Road

TOTAL INTERNAL AREA	104.0 m ²	1120 ft ²
Balcony/Terrace Area	23.11 m ²	248.8 ft ²
Living/Dining/Kitchen	5.14m x 6.28m	16ft 10" x 20ft 7"
Bedroom 1	2.75m x 5.34m	9ft 0" x 17ft 6"
Bedroom 2	4.02m x 2.94m	13ft 2" x 9ft 7"
Bedroom 3	4.53m x 2.94m	14ft 10" x 9ft 7"
Balcony	1.53m x 5.86m	5ft 0" x 19ft 2"
Terrace	1.50m x 8.28m	4ft 11" x 27ft 2"

Legend

- ▲ Apartment entrance
- ◀ Measurement points
- U Utility cupboard
- WM Washing machine
- ⊠ Tall kitchen unit with fridge/freezer
- ⊡ Tall kitchen unit (may contain appliances)

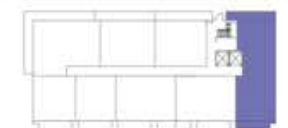
South East Elevation



Apartment Locator

Floor 04 Shown

View of the Mosaic Gardens and Silk Park



View of Edgware Road

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THREE BEDROOM

Apartments: 169, 178, 187, 196, 205, 214, 223, 232, 241, 250, 259, 268

Levels: 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16



TOTAL INTERNAL AREA	104.0 m ²	1120 ft ²
Balcony Area	9.7 m ²	104.2 ft ²
Living/Dining/Kitchen	5.14m x 6.27m	16ft 10" x 20ft 6"
Bedroom 1	2.75m x 5.34m	9ft 0" x 17ft 6"
Bedroom 2	4.02m x 2.94m	13ft 2" x 9ft 7"
Bedroom 3	4.53m x 2.94m	14ft 10" x 9ft 7"
Balcony	1.53m x 5.86m	5ft 0" x 19ft 2"

Legend

- ▲ Apartment entrance
- ◄ Measurement points
- U Utility cupboard
- WM Washing machine
- ⊠ Tall kitchen unit with fridge/freezer
- ⊡ Tall kitchen unit (may contain appliances)

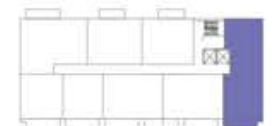
South East Elevation



Apartment Locator

Floor 05 Shown

View of the Mosaic Gardens and Silk Park



View of Edgware Road

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SILKSTREAM'S TRANSFORMATION.

For nearly a century, the land surrounding Silkstream has played an essential part in Hendon's development as a thriving area and community.



COACHWORK

by



Until the 1970s, the site was home to Duple Coachworks, one of the great names of the British bus and coach industry. In the early 1990s, Sainsbury's purchased the site and opened a new supermarket. Today, the Silkstream site is once again undergoing another transformation, this time into a sustainable neighbourhood and place where the local community and nature can thrive.

Duple Coachbuilders

Duple Bodies & Motors Limited was founded in 1919 by Mr Herbert White in nearby Hornsey. The meaning of 'Duple': a single-vehicle suitable for a dual role, and the factory produced military Ford Model T's that looked like a small car but could be turned into a van.

The company benefited from the economic boom of the post-war years and in 1925, to satisfy growing demand, Duple built a new factory on the Silkstream site and relocated to Hendon.

From 1928, the factory began making coach bodies for bus and coach fleets, including Green Line coaches, Bedford for Vauxhall Motors, and Post Office vans, and during the Second World War, produced fuselages for the Halifax bomber. After the war, Duple's reputation increased with a new range of coach bodies and double-decker buses as they began to acquire other coachbuilders outside of London.

From the 1950s through to the 1980s, Duple was the most popular supplier of coach bodies in Britain. However, from the 1960s, the business steadily declined due to new regulations and overseas competition, and in 1970 the Hendon factory closed.



ENSURING SUSTAINABILITY AT SILKSTREAM.

Sustainability is fundamental to Berkeley's ethos. In simple terms, we want to ensure the long term health, wellbeing and prosperity of people and the planet. There are a range of ways we are managing and minimising the environmental impact of our operations and delivery of homes and communities. These are the initiatives we have implemented at Silkstream.



Noise Reduction

We can't eliminate noise, but we consider the impact of noise in the design of our homes. We consider external noise, such as from nearby roads, and internal noise including the transfer between rooms and floors. We incorporate measures to reduce the different types of noise wherever possible to create a quieter environment.

Clean Air

It is hard to avoid polluted air, particularly in our cities. Throughout Silkstream we have planted trees, shrubs and flower beds to help create a cleaner air environment. Within our homes we provide mechanical ventilation to filter the internal air as well as filters for nitrogen oxides (NO) to improve indoor air quality.

Stewardship

Maintaining our communal open spaces and facilities in perpetuity is an important benefit to the whole community. We work with managing agents and residents to ensure the development remains in pristine condition.

Future Proof Design

From the early stages of design, we assess how our homes will stand up to the future effects of climate change, such as how they will be affected by higher summer temperatures, periods of drought, or more extreme rainfall. We are constantly researching how we can ensure our homes and developments are more resilient to these extremes to understand what new innovative technologies we should use in our future designs.

Sustainable Transport

We provide secure cycle parking and car charging points to encourage the use of sustainable methods of transport, to help reduce air pollution around the development and the wider area. These active methods of transport also help encourage healthier lifestyles.

Energy Efficiency

Efficient use of electricity helps lower fuel bills and reduces carbon emissions. Our homes have been designed to use less energy than a standard home. They have enhanced levels of thermal insulation and air tightness, and have been fitted with energy efficient heat pumps and mechanical ventilation units with heat recovery (MVHR). All lighting is low energy and kitchen appliances are selected with energy efficiency in mind.

Nature and Biodiversity

Parkland, trees, flowers, green-roofs, hedges, gardens – these are the fundamentals of a thriving natural environment that can be enjoyed by everyone. They are all part of our commitment to net biodiversity gain on our developments. Within and around Silkstream, we have created natural habitats that encourage wildlife to flourish.

Waste and Recycling

We actively encourage all residents to reduce their waste wherever possible. In addition to external recycling bins, we provide integrated recycling bins within kitchen units to make it easier to separate and recycle waste.

Water Efficiency

Our homes are designed to high water efficiency standards and are fitted with dual flush WCs, and low-flow taps and showerheads which use less water without compromising convenience and comfort.

DESIGNED FOR LIFE.

At Berkeley, we are committed to creating great places where people love to live, work and relax. Where the homes are light filled, adaptable and finished to very high standards. Where carefully planned public areas enhance well-being and quality of life for residents and visitors. Where people feel a sense of community.

Customers Drive All Our Decisions

We achieve that by putting our customers at the heart of everything we do. First, we strive to understand what our customers want and need - well-built homes, in a pleasant and safe neighbourhood, with plenty of amenities and good transport connections. Then we apply that understanding to all our planning and design decisions.

And for every new development, we challenge ourselves to go further, to improve and innovate, ensuring we satisfy the real needs of our customers in inspiring and sustainable ways.

Choice and Diversity

No two Berkeley customers are the same, so we aim to offer a wide choice of property location, size and type. From central London to major towns and cities; from market towns to rural villages, countryside to the coast - we build in locations our customers love. And whatever home you are looking for, whether that's a city penthouse, a modern studio apartment or traditional family home, you will find the perfect fit for your lifestyle.

Quality First to Last

Quality is the defining characteristic of Berkeley developments, right down to the very last detail. We choose our locations, style of homes, construction practices, materials and specifications with great care. When you buy a new home from Berkeley you can be safe in the knowledge that it is built to high standards of design and quality, has low environmental impact and that you will receive a professional, efficient and helpful service from us. For extra peace of mind, all new properties come with a 10-year build warranty.

Green Living

For Berkeley, sustainability isn't simply the latest buzzword. We are committed to creating a better environment within our developments and in the areas that surround them. That's why we build on brownfield sites whenever we can, bringing new life to disused and unloved spaces. We take care to protect the natural environment and enhance biodiversity. All our homes are designed to reduce water and energy consumption, and to enable residents to recycle waste.

Commitment to the Future

When we plan a development, we take a long-term view of how the community we create can thrive in years to come. Our aim is to permanently enhance the neighbourhoods in which they are located, through intelligent design, quality landscaping, sympathetic architecture or restoration, and high standards of sustainability. We don't just build for today; we build for the future too.

CONSUMER
CODE FOR
HOME BUILDERS
www.consumercode.co.uk



Berkeley
Designed for life

St Edward
Designed for life

St George
Designed for life

St James
Designed for life

St Joseph
Designed for life

St William
Designed for life



895% NET
BIODIVERSITY
INCREASE

1.4 ACRES

Of podium gardens

38%

Of Silkstream is public open space

1.5 ACRE

Public park

43,000
SQ FT

New modern supermarket for the community

175M

Oxbow lake

81%

Homes in the first phase will overlook a garden

195

Trees will be planted in the elevated gardens

1,682

Residential cycle parking spaces

174 VEHICLE
CHARGING
POINTS



Within the Silkstream masterplan we have taken every opportunity to reduce environmental impact and enhance biodiversity to support residents and the local community to live a more sustainable lifestyle.

Lifestyle images are indicative only.



London Wildlife Trust



LONDON WILDLIFE TRUST

THE 4 KM SILK STREAM IS A TRIBUTARY OF THE RIVER BRENT AND FEEDS THE WELSH HARP RESERVOIR.

As part of the Berkeley Group's ongoing commitment to protecting the natural environment and enhancing biodiversity, we are working in partnership with the London Wildlife Trust. As Silkstream's ecological advisor, the London Wildlife Trust will contribute to the concept, planning, design and construction stages to help us to ensure that the new development contributes to nature recovery networks and achieves biodiversity net gain.

The new landscaping at Silkstream will improve the ecological connectivity with the nearby Welsh Harp Reservoir and West Hendon Playing Fields.

The wider benefits that nature-rich landscapes bring to wildlife recovery, the environment and ecology also bring significant health and well-being benefits to people as well as helping to mitigate the impacts of climate change.



'The team at St George have shown extraordinary commitment to nature conservation and improving the ecology of not only the development, but the Silk Stream that runs alongside it. We are very proud to have worked with St George throughout the design stages and to have helped them realise their commitment to building high quality landscapes for people and wildlife.'

David Mooney
Director of Development
London Wildlife Trust

Lifestyle images are indicative only.

TRANSFORMING TOMORROW.

At Berkeley Group our passion and purpose is to build quality homes, strengthen communities and improve people's lives. We are innovating, pushing boundaries and taking action to ensure we have a long-term, positive impact that is good for our customers, the communities we touch, our business and the world around us.

We transform underused sites into exceptional places and we're also transforming the way we work; embracing technology and raising standards, as we continue to deliver an outstanding customer experience and create high-quality homes that delight our customers.

Our Vision 2030 is our ten year plan which sets out how we will achieve this.



TRANSFORMING PLACES

Working with local people and partners we create welcoming and connected neighbourhoods where you can be proud to live.



TRANSFORMING LIFESTYLES

Taking action on climate change and giving you ways to live more sustainably. We're building efficient homes that use less energy over their lifetime, with sustainable travel choices on the doorstep.



TRANSFORMING NATURE

Creating beautiful places with habitats that help nature to thrive, meaning that every site is left with more nature than when we began.



TRANSFORMING FUTURES

Helping people to reach their potential through apprenticeships and training, and programmes supported by the Berkeley Foundation.



Please scan this QR code for more information on how we are TRANSFORMING TOMORROW

Lifestyle images are indicative only.

OUR VISION
2030
TRANSFORMING TOMORROW



MyHome Plus is an online service that is designed to help you manage key aspects of your new home at anytime from anywhere around the world.

This section provides you with an overview of MyHome Plus key features to enhance your customer journey.



Sign in by visiting:
berkeleygroup.co.uk/my-home/sign-in

01 Filing cabinet

In the filing cabinet section you can access documentation relating to your new home immediately at your own convenience.

02 Meet the team

Provides an introduction to your dedicated Sales Consultant and Customer Service Manager. You will be able to view their contact details and to contact them directly from the platform.

03 Options and choices selection

When you buy a home with us, you will have the option to choose some of your home finishes. This will be subject to the development and property building stage but it's a chance to make it feel truly yours. You will be able to see the different options, the selection deadline date and submit your choice in this section. See the "next steps" section for further detail on this.

04 Construction progress

Under this section, regular updates on the construction of your new property will be provided, keeping you up to date on the progress on site and the local area. Your Customer Service Manager will issue regular newsletters and photographs to this section throughout your journey.

05 My guides

View and download your buying and living guides to support you step-by-step through your journey with us.

Next steps

01 Your Sales Consultant will send you instructions to create and validate your MyHome account. Once your account is validated, your Sales Consultant will assign your property to your MyHome account and your account will be upgraded to a MyHome Plus account.

02 Customer Service will then be in touch to invite you in to our Show Apartment to view the interior selections available for the internal finishes that you have an option to select. If you cannot make it to the appointment, the options can be discussed over the telephone and selected via MyHome Plus. Customer Service will need to receive your choices selection by the deadline date, which will be given in advance.

CONTACT US.

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Monday to Saturday: 10am – 6pm
Sunday: 10am – 5pm

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The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to St George's policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Silkstream is a marketing name and will not necessarily form part of the approved postal address. Planning Permission number 19/4661/FUL. Granted by Barnet Council. Purchasers are acquiring an apartment with a new 999 year leasehold from May 2021. Like any investment, purchasing uncompleted properties situated outside Hong Kong is complicated and contains risk. You should review all relevant information and documents carefully before making a purchase decision. If in doubt, please seek independent professional advice before making a purchase decision. H061/38CA/0523

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