

BEAUFORT PARK

London NW9



LOCAL AREA &
SUSTAINABILITY GUIDE



BEAUFORT PARK

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WELCOME TO BEAUFORT PARK, NW9

The story of Beaufort Park is forever evolving – from its historic origins as the site of the world’s first airfield to today’s vibrant neighbourhood.

Set in 25 acres, with landscaped parkland at its heart, Beaufort Park is a well established development within North-West London area, delivered through the bold vision and world-class designs by St George.

A range of facilities within Beaufort Park

SPACE TO BREATHE

A home is more than a place to live. It should be a place to build connections. Beaufort Park has a thriving social scene. Meet friends in the coffee shop, go for food in the local restaurants or simply relax in the park. Find workspace in Areaworks, exercise in the on-site gym or unwind in The Spa.



Open spaces to enjoy



A run in the local park

Beaufort Park's beautifully landscaped grounds are a great space for unwinding.

Whether you want to take some exercise or relax in the sun, the continental-style courtyards, green space and manicured gardens offer a picturesque setting.



25 ACRES OF
GREEN OPEN SPACE



RESIDENTS ANNUAL
CONCERT IN THE PARK

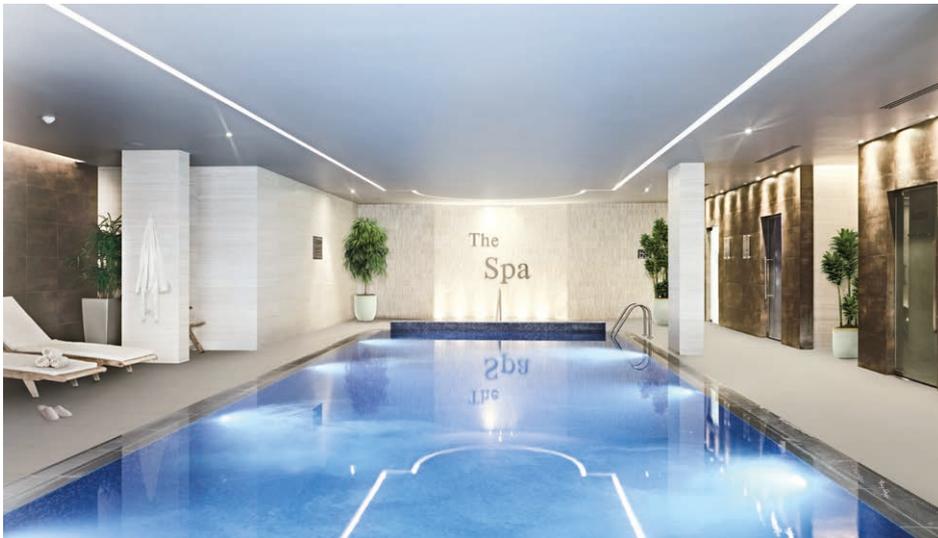


After-work drinks with friends

TIME TO UNWIND

Everyone takes their coffee differently. Our coffee shop, can deliver your choice to any Beaufort Park address. Whether you want a cappuccino in bed or a mid-morning flat white on your balcony, put in your order and enjoy it alongside a variety of pastries and other snacks.

The Beaufort Pub offers a great meeting space for catching up with friends and family over a Sunday roast or going for after-work drinks with colleagues.



Beaufort Park Spa



Studying at Areaworks



Areaworks, co-working space



The gym

YOUR PERFECT WORKSPACE

Areaworks offers a local workspace where people and businesses can work and collaborate. If you're working from home, take advantage of the breakout spaces, private offices and coffee shop to create the working environment you need*. Be inspired by regular workshops, expert talks and networking events.

The fully-equipped gym means there's no need to travel for a workout. With new, state-of-the-art cardiovascular machines including treadmills, three different types of exercise bikes and a cross trainer, it's the perfect place to work up a sweat.

*At an additional cost.

KING'S CROSS
LONDON'S NEW TECH HUB

A short 21 minute Tube ride away from Beaufort Park, King's Cross is easily accessed via the Northern line. Its proximity places countless job opportunities moments away from Beaufort Park.



View of Kings Cross



King's Cross

  
21 MINUTES
TO KING'S CROSS
SILICON HUB WITH NEW
GOOGLE, YOUTUBE AND
FACEBOOK HQS



View of North West London

TRANSPORT CONNECTIONS

UNIQUE NORTH-WEST LONDON

North-West London offers a unique combination – a welcoming and intimate village atmosphere with all the buzz of the city. At Beaufort Park, you can stay close to the nightlife, shopping, business and entertainment at the capital's heart.

Colindale Station ○	Beaufort Park ●
	RAF Museum
	Middlesex University
	Bang Bang Oriental Foodhall
Hendon Central 3 mins ●	Mainline services to London Luton Airport
Brent Cross 5 mins ●	Brent Cross Shopping Centre
Hampstead 12 mins ●	Hampstead Village
Camden Town 19 mins ●	Camden Market
	ZSL London Zoo
	The Roundhouse Theatre
King's Cross St. Pancras 21 mins ●●●●●	Google
	YouTube
	Facebook
	British Library
	University of the Arts London
	Eurostar
	Paris – 2 hours 25 minutes
Leicester Square 27 mins ●●	West End Theatre District
	Covent Garden
	Chinatown
	Bond Street



Timings are approximate. Source www.tfl.gov.uk

Beaufort Park is a short journey from the vibrant heart of London city centre. Stay close to the nightlife, shopping, business and entertainment at the capital's heart.



Streets of North London

CULTURE

From intimate clubs to concert venues like the O2 Arena and the spectacular Royal Albert Hall, London hosts evening entertainment for every taste.

DINING

From the boutique restaurants of Soho and Fitzrovia to the trendy eateries of the east, London's gastronomic delights are easily reached from Beaufort Park.

SHOPPING

Whether you prefer big-name brands or high-street fashion, London is the place to shop. Jump on the Northern line to reach both hidden treasures and old favourites such as Harrods or take a short five-minute drive to Brent Cross for some retail therapy.

SPECTACLE

The capital is renowned for its exciting architecture and scenery, modern and classical. Among these are London's nine Royal Parks and the endlessly changing vista of the River Thames.



Bang Bang Oriental

TASTE OF THE EAST

Bang Bang Oriental Foodhall, London's newest and largest Asian foodhall, is located a short distance from Beaufort Park.

Seating over 450 people, Bang Bang Oriental Foodhall is home to 33 individual pan-Asian food traders serving everything from sushi to laksa, Thai curries to steamed buns. This is the perfect spot to spend a weekend afternoon with friends and family.



Bang Bang Oriental



Noodles in the foodhall



OUTSTANDING EDUCATION

Beaufort Park is within easy reach of many of London's finest schools, with enough choice for everyone. And from UCL to Imperial College, London's universities are among the finest in the world.



PRIMARY SCHOOLS

- 1 Goldbeaters Primary School
- 2 St Joseph's Catholic Primary School
- 3 The Hyde School
- 4 Barnfield Primary School
- 5 Orion Primary School

SECONDARY SCHOOLS

- 1 Hasmorean High School
- 2 Hendon School
- 3 Canons High School

PRIVATE SCHOOLS

- 1 The Haberdashers' Aske's Boys' School (UK top 10*)
- 2 The Haberdashers' Aske's School for Girls (UK top 10*)
- 3 Mill Hill School
- 4 Harrow School

LONDON UNIVERSITIES

- 1 Middlesex University
- 2 UCL – University College London
- 3 Imperial College London
- 4 Central Saint Martins, University of the Arts London
- 5 CASS Business School, City, University of London

TOP 10



2 OF THE UK'S
TOP RANKED SCHOOLS
IN THE AREA



OUTSTANDING SELECTION
OF PRIMARY AND
SECONDARY SCHOOLS



How to find us

SHOW APARTMENTS & MARKETING SUITE

16-18 Aerodrome Road,
London NW9 5GW

OPENING HOURS

Mon–Sat	10am–6pm
Sun	10am–5pm
Bank Holidays	10am–4pm

CONTACT DETAILS

+44 (0)20 8511 8600
sales@beaufortpark.co.uk
beaufortpark.co.uk

- Take the Northern Line (Edgware branch) to Colindale Station. On leaving the station, turn left and walk along Colindale Avenue. At the roundabout, Aerodrome Road is first right. The Beaufort Park Show Apartments and Marketing Suite is a short walk along Aerodrome Road, on your left hand side.
- By Rail: Euston, King's Cross, Charing Cross, London Bridge and Waterloo stations are all on the Northern Line.



DESIGNED FOR LIFE

Our customers are at the heart of all our decisions. We aim to understand their needs and consistently meet or exceed their expectations. The service we provide is professional, efficient and helpful to make the home-buying process as straightforward and enjoyable as possible. Our levels of customer service aim to be comparable to other top brands.

Customer service is our priority

All our customers are provided with a commitment that when they buy a new home from St George they can be safe in the knowledge that it is built to very high standards of design and quality, has low environmental impact and that they will enjoy an exceptional customer experience. Each customer receives tailored information relating to their purchase and has a dedicated point of contact throughout the customer journey.

Green living and sustainable development is top of our agenda

As a company, we are committed to reducing energy, water and waste on our construction sites, in our offices and in the homes that we build.

Almost all of our developments are built on brownfield land and we always take care to protect and enhance biodiversity and natural habitats. Our homes include features to encourage sustainable living such as dual-flush WCs, recycling bins and energy-efficient white goods.

Quality is at the heart of everything we do

At St George, quality takes precedence, from choosing the right location and style of home, to the construction processes we practice, the materials we use and the specifications we put into our homes.

For extra peace of mind, in addition to the 10-year warranty all new homes receive, St George operates a 2-year policy with dedicated Customer Service teams on hand 24 hours a day to deal with enquiries quickly and effectively.

Unparalleled choice of homes in the most sought after locations

As one of the UK's leading housebuilders, we are able to offer our customers an unrivalled choice of property location, size and type. From city penthouses to country retreats, modern studio apartments to traditional family homes, you will find the perfect home to match your requirements. Our homes are also built in some of Britain's most desirable locations from market towns and rural villages to major towns and cities, and countryside to the coast – we build in the locations you want to live.

A commitment to creating sustainable communities

St George homes and developments are not just built for today. They are designed to enhance the neighbourhoods in which they are located permanently. We achieve this through our commitment to excellence in design, sensitive landscaping, sympathetic restoration, and impeccable standards of sustainability. We aim to address the needs not only of our customers but their neighbours and the broader community of which they are a part. It is a long-term view: we want to create exceptional places for people to live, work and relax in, and build communities that will thrive today and for years to come.

CONSUMER CODE FOR HOME BUILDERS

www.consumercode.co.uk

A COMMITMENT TO THE FUTURE

Over the years, The Berkeley Group has won many prestigious awards for the quality, design and sustainability of its developments.

Our Vision is Berkeley's plan for the business, designed to raise standards higher still. Our goal is to be a world-class company creating successful, sustainable places where people aspire to live.

We take our responsibilities towards our customers, the environment, the workforce and the communities in which we work very seriously.

Our plan for the business has five areas of focus: Customers, Homes, Places, Operations and Our People.

Our vision

OUR VISION

To be a world-class business generating long-term value by creating successful, sustainable places where people aspire to live.

FIVE FOCUS AREAS

<p>An exceptional customer experience</p> <p>We aim to put customers at the heart of our decisions. Dedicated sales teams will provide exceptional service throughout the buying process, and teams will manage the customer relationship from exchange of contracts through to completion, delivery of the new home and after occupancy.</p>	<p>High-quality homes</p> <p>When you buy a new home from Berkeley you can be safe in the knowledge that it is built to very high standards of design and quality and has low environmental impact. We meet specific space standards for new homes and aim to deliver a home which has fibre broadband infrastructure.</p>	<p>Great places</p> <p>We seek to create beautiful, successful places characterised by the quality of their design, external spaces, transport and access to jobs and amenities. These are places where people choose to live, work and spend their time and which directly encourage people's well-being and quality of life.</p>	<p>Efficient and considerate operations</p> <p>We reduce the impact of the construction process on the local community by registering all of our sites with the Considerate Constructors Scheme. We set targets to reduce water, energy and waste. We work with our supply chain to ensure high-quality services and materials are consistently provided.</p>
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A commitment to people and safety

Safety is a high priority on all of our construction sites. We also aim to have a positive impact on society and enable young and unemployed people to get into work through our support of the Berkeley Foundation.



Berkeley takes social responsibility very seriously. In 2011 we set up The Berkeley Foundation, with the aim of supporting Britain's young people and their communities.

We do this through a number of partner charities that tackle some of the most pressing social problems affecting young people today, including homelessness and unemployment. The money raised comes partly from the Berkeley Group, and also through the tireless and inventive efforts of our staff.

We have set a goal for The Berkeley Foundation to invest £10 million over the next five years to support young people and their communities. Every penny will be spent on charitable activities and worthy causes to ensure that maximum benefit is achieved.



Berkeley Group Proud to be a member of the Berkeley Group of Companies
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

www.berkeleyfoundation.org.uk

www.berkeleygroup.co.uk



beaufortpark.co.uk