

SILKSTREAM

LONDON NW9



BOWER HOUSE.

London living of a
different nature.



St George
Designed for life

BOWER HOUSE.

A premier selection of homes ideal for investment.

Residents of Bower House can enjoy access onto a tenth floor roof terrace with impressive views of Wembley Stadium and to The Silk Club, an exclusive suite of resident facilities.



COLOUR PALETTES



The Jade
Palette



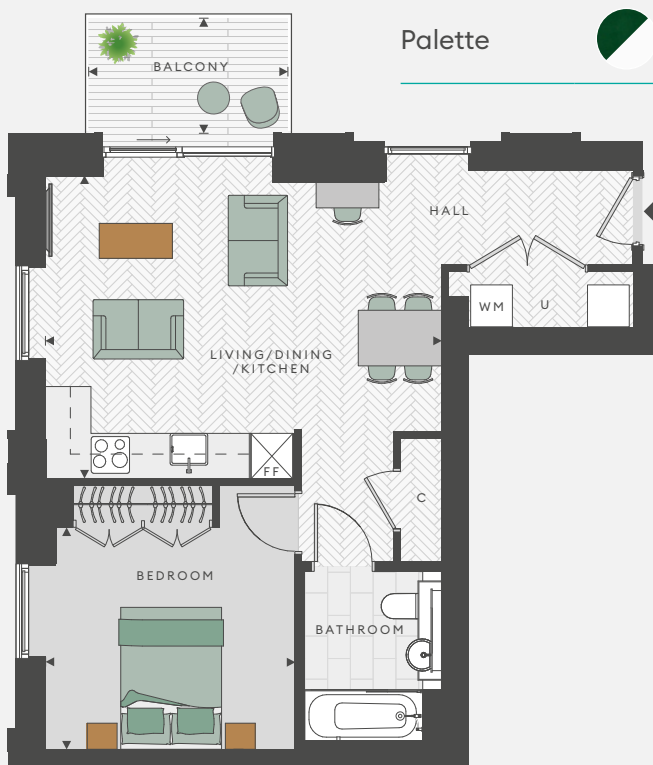
The Blanco
Palette

ONE BEDROOM HOME

Apartment 65

Floor 10

Palette

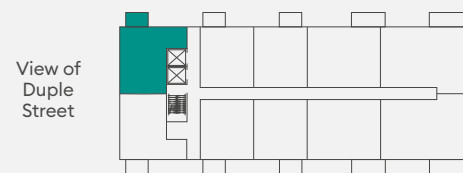


View from Apartment 65



Apartment Locator

View of the Mosaic Gardens



Legend

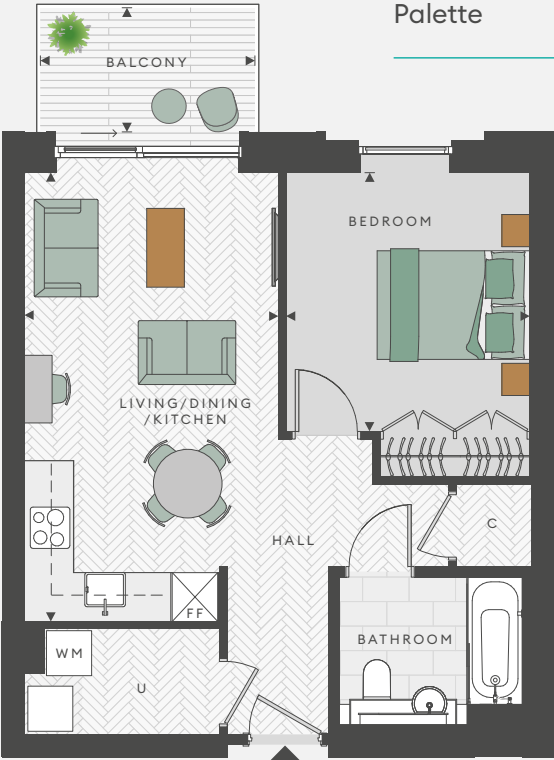
- ▼ Apartment entrance
- ⊢ Measurement points
- U Utility Cupboard
- C Cupboard
- WM Washing machine
- ⊠ Tall kitchen unit with fridge/freezer



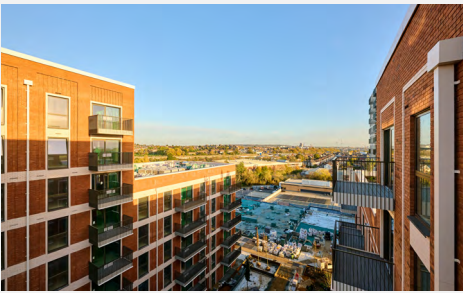
Floorplans are scaled individually to fit the page. Floorplans shown for Silkstream are for approximate measurements and areas only. Total area includes internal partitions, internal columns and service boxes. Exact layouts and sizes may vary. All measurements and areas may vary within a tolerance of 5%. The dimensions and areas are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layout indicative only. Colours are indicative only and may vary depending on customer palette selection. Views indicative only. Please ask a Sales Consultant for further information.

ONE BEDROOM HOME

Apartment	72
Floor	11
Palette	

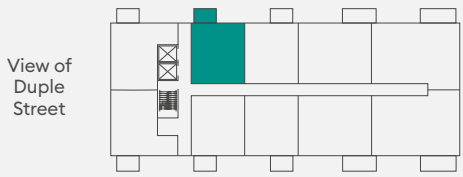


View of the Mosaic Garden



Apartment Locator

View of the Mosaic Gardens



Legend

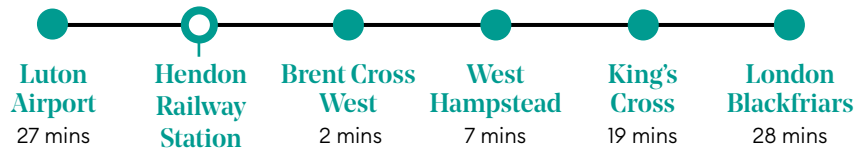
- ▼ Apartment entrance
- ⌵ Measurement points
- U Utility Cupboard
- C Cupboard
- WM Washing machine
- ⌵ Tall kitchen unit with fridge/freezer



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ThamesLink /
from Hendon Station



N32

Bus from Edgware Road



Northern Line
from Hendon Central Station



● Northern Line
● Victoria Line

THE SILK CLUB

- 1.4 acres of podium gardens, a 1.5 acre public park and 175 metre oxbow lake
- Concierge and sociable residents' lounge
- Co-working area with meeting spaces and teleconferencing booths
- Contemporary gym and fitness studio
- Two private screening rooms

DEVELOPMENT INFORMATION

Ground rent

For all reservations from 30th June 2022, in line with Government legislation, a Peppercorn Rent will be applicable to all apartments.

Parking

Right to Park permits available at the point of reservation at £35,000 each. Estimated service charge of £187 per RTP, per annum will apply.

Service charge

Estimated to be £4.90psf

Reservation terms

1. Booking fee of £2,000 for properties up to £500,000
2. 10% of purchase price, less reservation fee already paid, payable on exchange of contracts within 28 days
3. Balance of 90% payable on completion for reservation payment: We accept Visa and Mastercard, however we do not accept American Express or Union Pay

SILKSTREAM MARKETING SUITE

4 The Hyde, London, NW9 6FZ | T: 020 3728 8833 | E: sales@silkstreamlondon.co.uk | W: www.silkstreamnw9.co.uk

OUR VISION
2030
TRANSFORMING TOMORROW

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Berkeley Group

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Customer Service**
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Disclaimer: 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 996 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/01/24