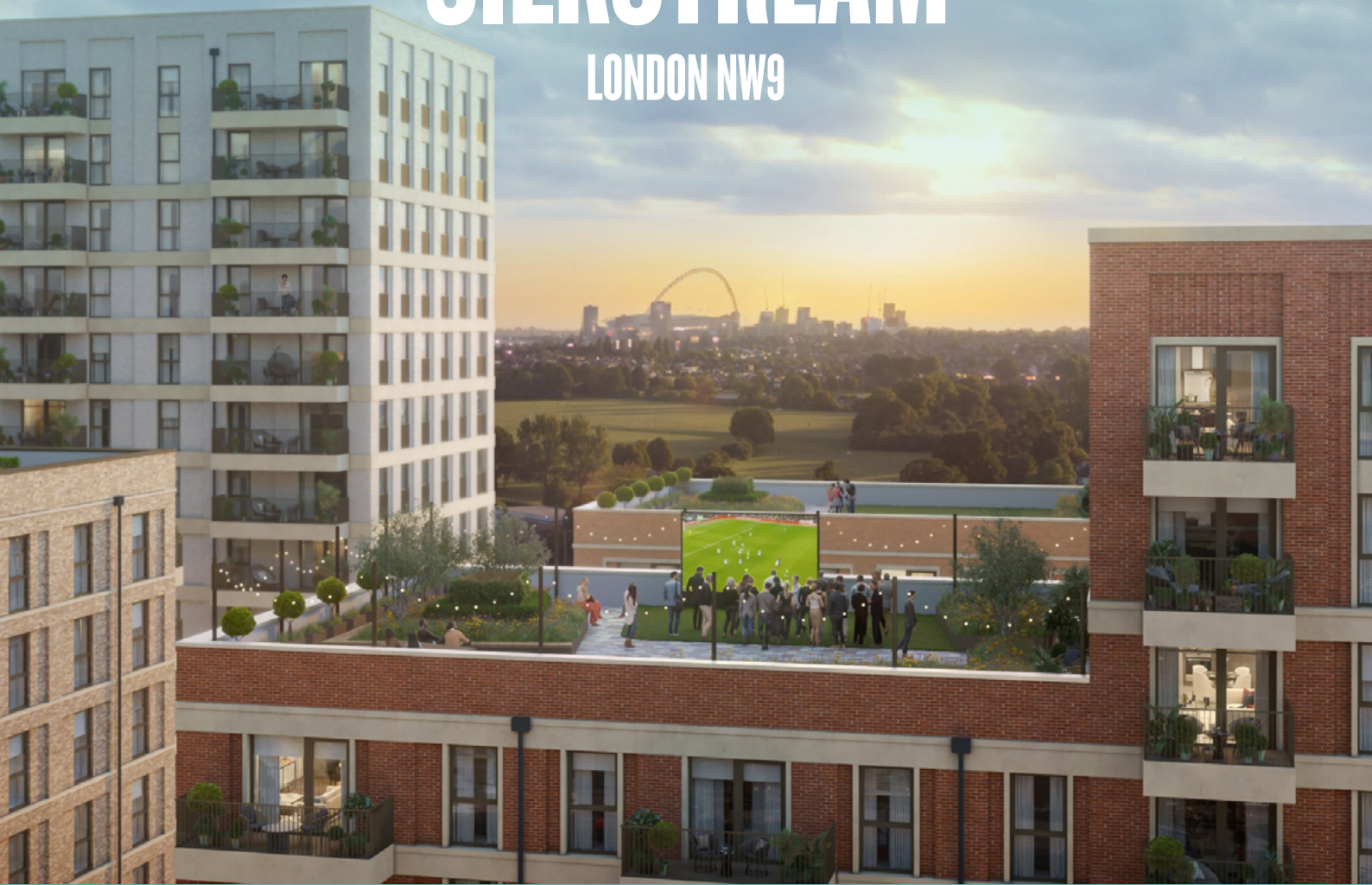


SILKSTREAM

LONDON NW9



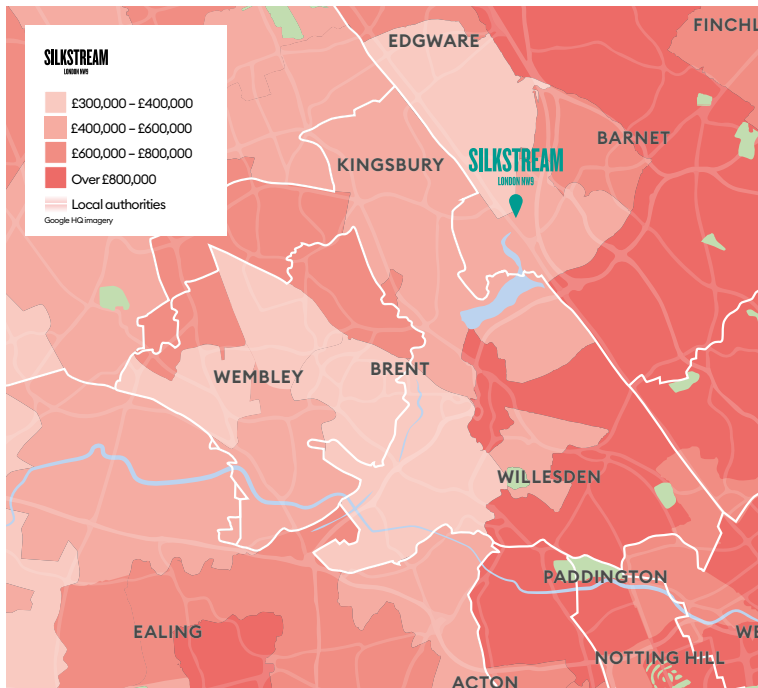
INVESTOR GUIDE.

Silkstream is the latest landmark development in North London. Following the success of Beaufort Park, a landmark regeneration by Berkeley Group - Silkstream in Hendon is the next regeneration story to be apart of.

Set to redefine urban living, Silkstream is on track for final completion in 2033, with the first residents moved in end of 2024. This vibrant new community brings together luxury, sustainability and a strong sense of connection.

Ideally situated on one of London's most iconic roads, Silkstream offers an outstanding investment opportunity. Located in Zone 3, it is perfectly positioned between two of North London's key regeneration zones and with fast links to Central London, it builds on the proven success of nearby Beaufort Park to shape the future of urban living.

DISTRICTS OF THE EDGWARE ROAD.



Average transactions values, 12 months to January 2024¹

Located on iconic Edgware Road, Silkstream blends heritage with modern urban living in one of London's most historic hotspots.

Just 6 miles from Marble Arch, Silkstream sits in the greener, quieter stretch of Edgware Road in Zone 3 - an area undergoing major regeneration from Brent Cross to Colindale. With strong investment potential and current undervaluation, it's a rare opportunity in a rising London neighbourhood.



Minutes from Central London nestled in a pocket of affordability

SHOPPING 🚶 25 mins

Experience the world-famous shopping destinations of Oxford Street, home to iconic retailers like Selfridges, or Knightsbridge, where you'll find Harrods. All within easy reach.



EDUCATION

Silkstream is surrounded by outstanding primary and secondary schools such as Queen Elizabeth's and benefits of quick access to the UK's top-ranked universities like UCL or Regent's University.



EMPLOYMENT 🚶 19 mins

King's Cross, just a quick direct commute from Silkstream, is home to major tech giants like Google, Facebook and Huawei. Google's new headquarters, set to complete in November 2025, will house 7,000 employees. Silkstream offers an ideal retreat from the city's hustle and bustle, while staying closely connected to London's tech heart.

LUCRATIVE OPPORTUNITIES 🚶 17 mins

West Hendon is a prime location for both living and investment. With excellent transport links and a high quality of life, the area attracts a steady demand from young professionals including medical staff from the nearby Royal Free Hospital - driving strong rental yields and consistent growth

¹Travel times are approximate only. Source: Google Maps. 1 Benham & Reeves, 2024.

LIVE THE LONDON LIFE.

Silkstream residents enjoy the best of both worlds: the vibrant energy of London and the peaceful tranquility of urban living. Easy access to Central London by bus, tube and train, means you can unlock the city's endless opportunities – from world-class shopping and dining to cultural experiences and nightlife.

Getting Around

BUS (N32) FROM EDGWARE ROAD*

1 min

- SILKSTREAM
- Maida Vale
18 mins
- Little Venice
19 mins
- Marble Arch
26 mins
- Hyde Park Corner
31 mins

BUS (N5) FROM EDGWARE ROAD*

1 min

- SILKSTREAM
- Hampstead
17 mins
- Camden
23 mins
- Euston
33 mins

THAMESLINK FROM HENDON STATION*

6 mins

- Luton Airport
27 mins
- St Albans
16 mins
- SILKSTREAM
- Brent Cross
3 mins
- West Hampstead
7 mins
- King's Cross
St Pancras Int
19 mins
- Blackfriars
28 mins

BUS (SL10) FROM EDGWARE ROAD

1 mins

- North Finchley
25 mins
- Hendon Central Station
8 mins
- SILKSTREAM
- Harrow Bus Station
26 mins

NORTHERN LINE FROM HENDON CENTRAL STATION*

8 mins

- Colindale
3 mins
- SILKSTREAM
- Brent Cross
3 mins
- Hampstead
8 mins
- Camden Town
16 mins
- Oxford Circus
25 mins
- Leicester Square
27 mins
- London Bridge
33 mins



THE RENTAL MARKET.

Silkstream sits in the heart of a high-demand rental market, surrounded by thriving communities and new developments.

With standout design and modern living and fast connections to London's tech hub, it sets a new benchmark in Hendon.



42% of the renters in the local area work in the City and the West End with 38% in managerial, professional or technical occupations¹



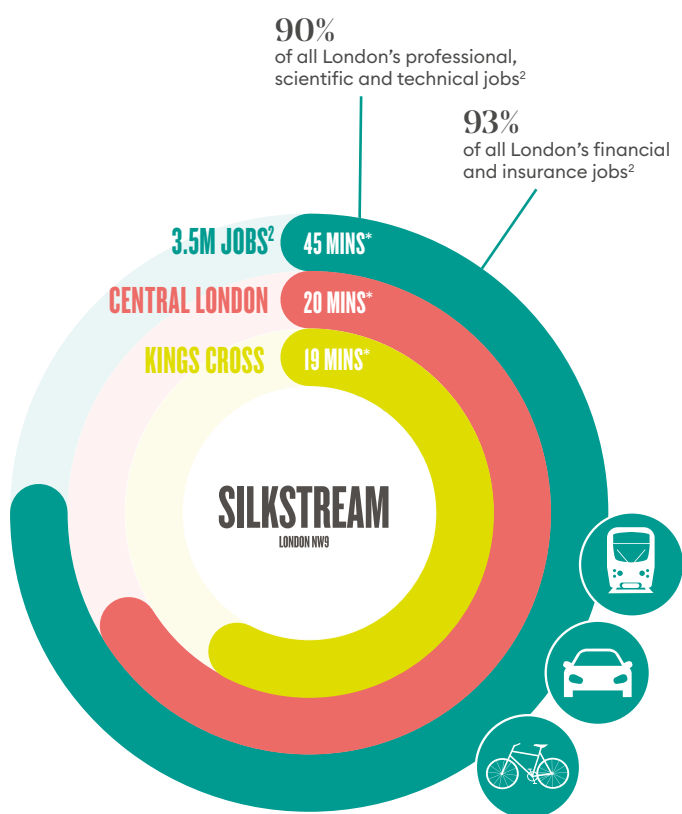
£40,200 average income per person with 33% of renters earning over £50,000¹



Renters are willing to pay a premium for properties with access to **residents only gym, screening room and co-working lounge**



The area is experiencing **rapid rental growth** of 33% (5 year) and 24% (2 year), outperforming North London (21% and 12%) and Greater London (29% and 17%)¹



Projected Rental Estimates

High demand ensures above average returns

Home	Building	Gross Rental Yields ⁴	Est Rental Per Month ⁴	Est Rental Per Annum ⁴	Service Charge ⁵
1 bed	Lindley House	6.1%	£2,100	£25,200	£4.39 /sq ft
2 bed	Lindley House	5.4%	£2,550	£30,600	£4.39 /sq ft
3 bed	Lindley House	5.6%	£3,200	£38,400	£4.39/sq ft

*Travel times are approximate only. Source: Google Maps. **Price is correct at time of broadcast/print. 1 Dataloft, 2024. 2 BRES, 2022. 3 Barnet Council, 2021. 4 Foxtons 2024. 5 Estimated service charge is an estimate only and is subject to change. This estimated service charge does not include communal energy. The estimated service charge provides an indication of the anticipated expenditure for the first service charge year (which runs from 1 January - 31 December). The Managing Agents will issue you with a copy of the new service charge budget prior to the commencement of each forthcoming service charge year. The estimate is dated February 2024 and does not make allowances for increases due to RPI, inflation etc. from the date of preparation to legal completion. Terms of change that can affect the service charge include, but are not limited to, changes in industry or government legislation, unexpected cost and any other matter outside of the control of St George. The appointed Managing Agent may also charge additional fees, outside of the service charge, for items including, but not limited to, licences and consents, sub-letting, legal proceedings and re-selling / sales pack. Energy costs will be charged in addition to the estimated service charge.

WHY INVEST NOW

BE PART OF THE REGENERATION STORY AT SILKSTREAM



1,309
homes



More than

38% public open space



Located on the iconic
Edgware Road



Highly
energy efficient
homes



Complementary membership
to The Silk Club, an exclusive
suite of facilities
including a gym, cinema room at
co-working space.



Beautifully designed
apartments



Access to private podium
and rooftop gardens



Cost-effective
service charge



PERFECTLY LOCATED

Zone 3

Moments from the Welsh Harp

19 minutes

to Central London*

10 minutes

to the North Circular and M1 to
spend weekends outside of London*

48 'Outstanding' schools
in the borough¹

Less than 30 minutes

to UCL, LSE and Imperial College*

9 minutes

to Brent Cross Shopping Centre,* which
is owned by shopping centre giant
Hammerson (previous stakeholders of
Bicester Village).



STRONG MARKET GROWTH

23% house price growth
forecast for Greater London over
the next 5 years (2025 - 2029)⁶

65% new build price growth
forecast in the borough over
the next 10 years (2025 - 2029)²

24% rental growth
in the local area
over the past 2 years
(2022 - 2024)

Attractive yields
of up to 6%³

Population forecast to grow
by 10% over the next 10 years,
double that of Greater London
(2024 - 2034)²



UNLOCKING THE AREA

At the epicentre of two
regeneration zones

Thriving local area with
rising property prices

£8 billion
being invested as part of the Brent
Cross regeneration zone⁴

27,000 jobs
to be created within Brent Cross
regeneration zone over the
project lifecycle⁴

Next Chapter in North London's Regeneration Success

Next to Beaufort Park, which saw
a 131% uplift over 15 years through
St George's regeneration

SILKSTREAM SALES & MARKETING SUITE

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OUR VISION
2030
TRANSFORMING TOMORROW



Berkeley
Group
Proud member of the
Berkeley Group



The Institute of
Customer Service
MEMBER



St George
Designed for life

*Travel times are approximate only. Source: Google Maps. 1 Snobe, 2024. 2 Dataloft, 2024. 3 Foxtons, 2024. 4 Barnet Council, 2024. 5 Oxford Economics. 6 CBRE, 2024. 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. H061/41CA/0225.