

SILKSTREAM
LONDON NW9

THE BAYOU

Showhome at Bower House

Created By

thirteen

INTERIOR DESIGN



LONDON LIVING OF A DIFFERENT NATURE.

Silkstream introduces a unique blend of modern city living, nestled within an exquisitely curated parkland neighbourhood.

Drawing inspiration from the natural beauty and heritage of Britain, Silkstream offers a harmonious balance between urban vitality and countryside calm. Imagine residences where every detail has been thoughtfully designed to reflect the rich tapestry of the British landscape, all while being seamlessly connected to the vibrant heart of London.

At Silkstream, the focus on wellbeing is woven into the very fabric of the community. With private elevated gardens, a 175-metre oxbow lake and a 1.5-acre park; this development offers a sanctuary from bustling city life. Whether you're taking a peaceful stroll along the Silk Stream waterway, or enjoying a sunrise yoga session in the park; every moment here invites tranquillity and balance.

CREATIVE AND INSPIRING.

Thirteen Interior Design are a creative and inspiring practice specialising in the luxury property market.

They believe the most important step in their work is getting to know the customer. Their uncompromising, creative approach allows them to deliver exceptional and inspiring designs that are tailored to each and every project.

Founded by Jazmin Clark and Lois Street, qualified in Interior Design and Textile Design, collectively they share 28 years experience working domestically and internationally within the luxury property sector.



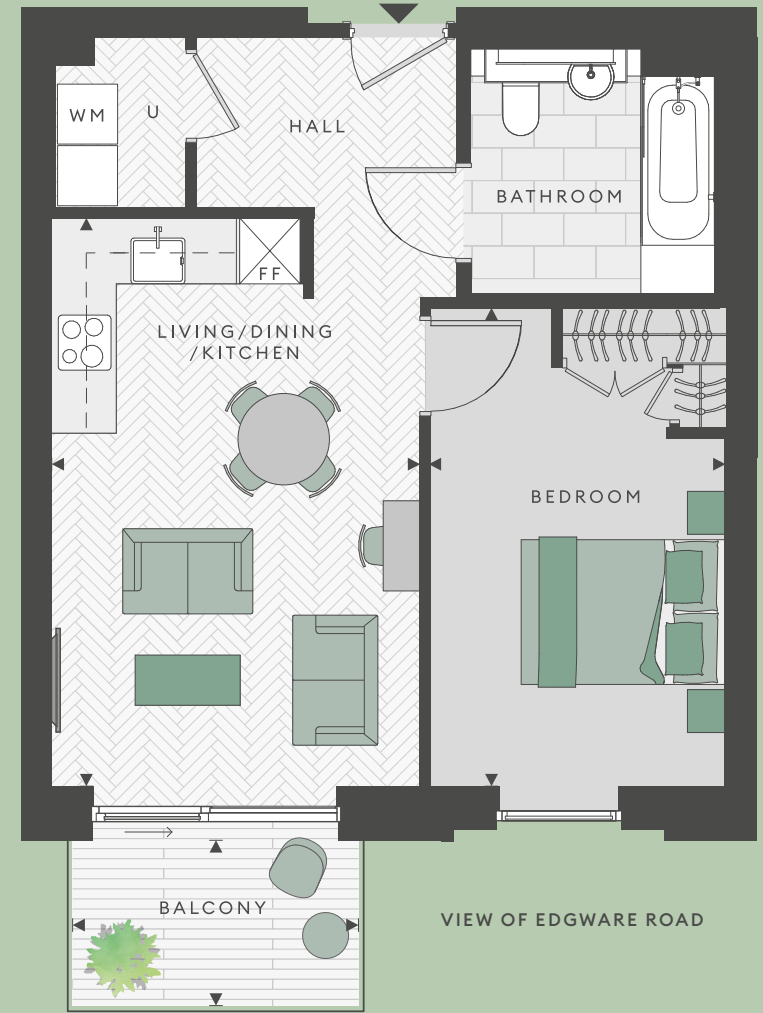
thirteen
INTERIOR DESIGN

THE BAYOU

Showhome at Bower House



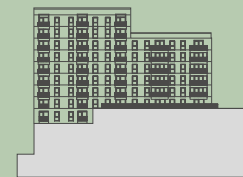
TOTAL INTERNAL AREA	51.3 M²	553 FT²
BALCONY AREA	5.2 M²	56.1 FT²
KITCHEN/DINING/LIVING	3.69M X 5.68M	12FT 1" X 18FT 7"
BEDROOM	2.95M X 4.78M	9FT 8" X 15FT 8"
BALCONY	2.86M X 1.66M	9FT 4" X 5FT 5"



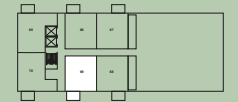
LEGEND

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

SOUTH WEST ELEVATION



APARTMENT LOCATOR, LEVEL 10



Floorplan shown is for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. 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 reserves the right to alter, amend or update the specification, which may include changes in the colour, material and/or brand specified. In such cases, a similar alternative will be provided. St George 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 is indicative only and subject to change.



THE STYLE.

A 'bayou' is a serene waterway that meanders through lush landscapes, surrounded by a symphony of nature's finest elements. These slow-moving streams - often found in flat, low-lying areas - are home to an abundance of wildlife and verdant vegetation. With their tranquil waters reflecting the sky and the gentle rustling of leaves, bayous embody a peaceful, nature inspired haven where the beauty of the natural world is on full display.

Lush, organic elements are seamlessly integrated throughout from the tactile richness of sustainably sourced materials to the artful incorporation of greenery and preserved florals. Drawing inspiration from Silkstream's lush parklands and the flowing waters of the nearby Silk Stream, The Bayou's interior design creates a restorative ambiance that brings the outdoors in, offering a peaceful escape from the city's fast pace.

"Natural tones and textures are at the core of our design for The Bayou," says Lois Street, Creative Director at Thirteen Interior Design. "We've used a palette of marble, oak, linen, and velvet to evoke a sense of timeless luxury, while also ensuring that each space feels intimate and connected to nature. Original artwork by local artist Jessica Rose Bird adds a unique layer of storytelling, weaving together the various elements to create a cohesive and tranquil environment that is both elegant and inviting."





A COMMITMENT TO ETHICAL LIVING.

The Bayou Showhome at Silkstream is a testament to the growing importance of sustainability in modern design. Every aspect of the interior has been carefully considered to minimise environmental impact while maintaining a high standard of luxury and comfort. The furnishings have been sourced with a deep commitment to ethical practices, prioritising materials that are sustainably produced and, wherever possible, locally sourced from the UK. This approach not only supports local craftsmanship but also reduces the carbon footprint associated with production and transportation.



“Our impact on the world in which we live has never been more important. We are committed to minimising this impact wherever possible. Therefore, all furnishings have been sourced ethically, sustainably, and wherever possible from the UK. We see this as part of a larger dedication to improving the industry and protecting the environment.”

Lois Street, Creative Director at Thirteen Interior Design.

This commitment to sustainability is woven into every detail of The Bayou, creating a space that is not only beautiful and tranquil but also mindful of its role in the larger environmental landscape.

INDOOR/OUTDOOR LIVING.



The apartment embraces indoor/outdoor living, which helps in creating a sense of wellness and joy.

Large floor-to-ceiling windows flood the space with natural light, creating a connection to the tranquil outdoor gardens and the flowing Silk Stream just beyond. The thoughtfully designed outdoor areas, accessible directly from the living spaces, extend the home's footprint, offering a serene retreat where residents can unwind and enjoy the beauty of nature in complete privacy.

This design philosophy embraces the essence of biophilic living, where the natural environment is an extension of the home itself. The Bayou offers a lifestyle where indoor comfort and outdoor serenity coexist in perfect harmony.



DESIGNED FOR LIFE.

At St George, we are committed to creating exciting places where people love to live, work and relax. Where the homes are filled with light, adaptable and finished to our high standards. Where placemaking is carefully planned to incorporate considered public areas that enhance well-being and quality of life for residents and visitors alike. Where people feel a sense of community and feel at home.

We specialise in high quality mixed-use regeneration projects across the capital. Our portfolio stretches from colourful and vibrant Camden Town to the sophisticated streets of Chelsea, the green boroughs of Wandsworth to the iconic and historic City of London. We strive to deliver sustainable new developments across some of London's most desirable locations.

Our wide mix of locations, whatever your requirements, are available to explore today.

OUR VISION
2030
TRANSFORMING TOMORROW

 **Berkeley**
Group
Proud to be a member of the
Berkeley Group of companies

 **St George**
Designed for life

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/A661/FUL. Granted by Barnet Council. Purchasers are acquiring an apartment with a new 996 year leasehold from May 2021. Computer generated imagery is indicative only and subject to change. 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. HO61/38CA/03/24.

SILKSTREAM

LONDON NW9

SILKSTREAM SALES AND MARKETING SUITE

4 The Hyde, London, NW9 6FZ

020 3835 0090

sales@silkstreamlondon.co.uk

silkstreamnw9.co.uk

OUR VISION
2030
TRANSFORMING TOMORROW



Berkeley
Group

Proud to be a member of the
Berkeley Group of companies



St George
Designed for Life