

SILKSTREAM

LONDON NW9

THE SILK
CLUB.



St George
Designed for life



WELCOME TO SILKSTREAM.

Computer generated imagery is indicative only and subject to change.

Silkstream's 9-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 its name.

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.

This is a place for those who want to enjoy the best of both worlds. Where tranquility 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*.

*Travel times are approximate only. Source: tfl.gov.uk.



London living of a different nature

A contemporary collection of homes each with access to exclusive residents' facilities. From a modern gym and screening rooms, to a residents' lounge and co-working area; The Silk Club has been designed to enhance your lifestyle and wellbeing.

The Silk Club

- 1 Gym
- 2 Screening rooms
- 3 Temporary concierge
- 4 The Silk Clubhouse: concierge, residents' lounge, co-working area and terrace
- 5 1.4-acres of podium gardens
- 6 Residents' car park
- 7 175-metre oxbow lake
- 8 1.5-acre public park
- 9 The Silk Stream

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



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.

Lifestyle imagery is indicative only.

CONCIERGE, RESIDENTS' LOUNGE, CO-WORKING AREA & TERRACE.



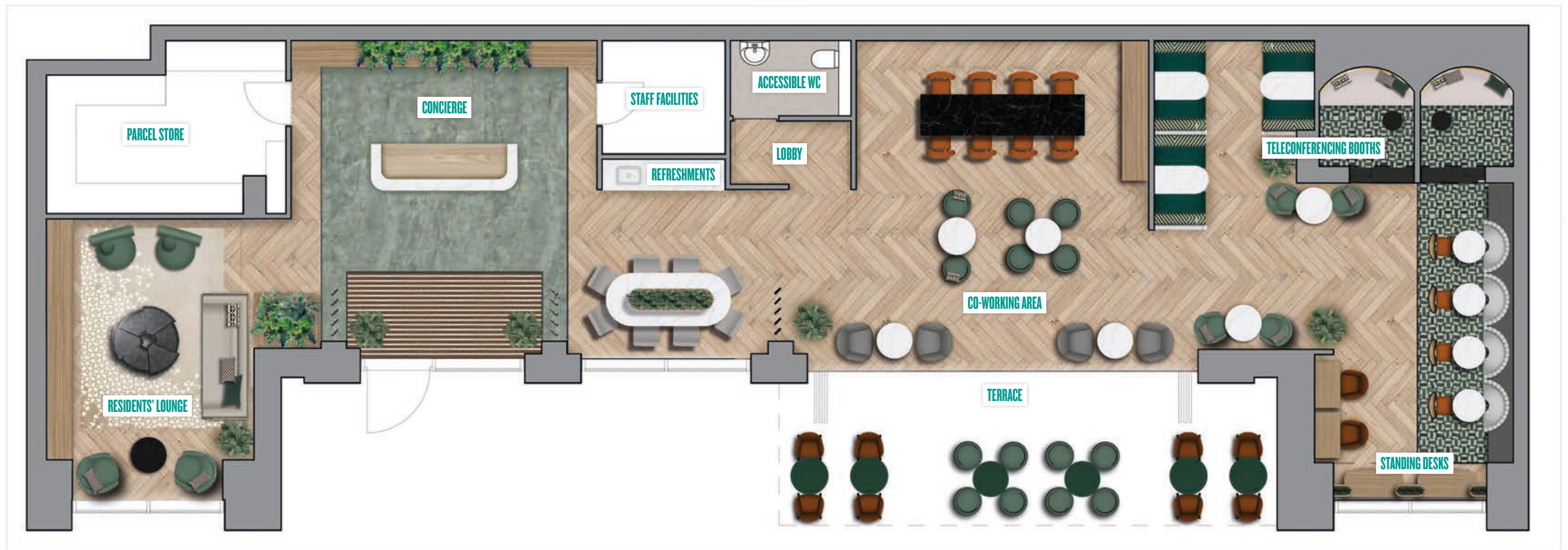
Concierge

Silkstream's concierge and residents' lounge reflects today's modern way of living with flexible spaces, offering a sociable and welcome addition to your home.

Co-Working Area

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





KIELDER HOUSE

DUPLE STREET



GROUND FLOOR

GYM.

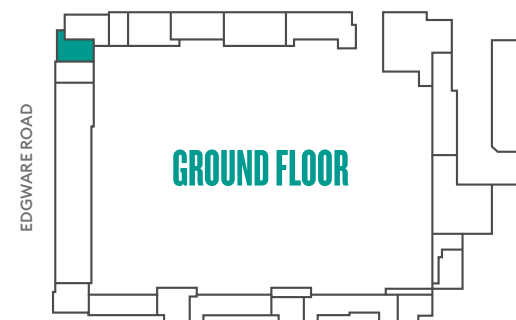
Workout in Silkstream's private gym and fitness facilities, designed to connect the interior space with nature outside. The minimalistic style gym features contemporary equipment, natural materials and mirrors that reflect the light.





BOWER HOUSE

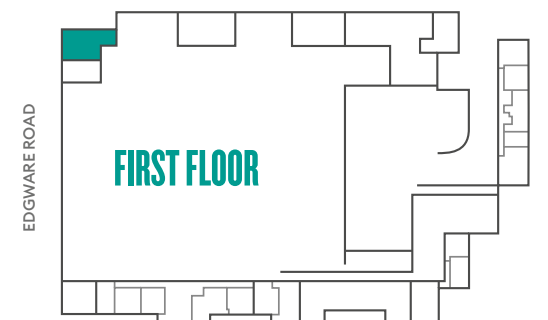
DUPLE STREET



GROUND FLOOR

BOWER HOUSE

DUPLE STREET



FIRST FLOOR

SCREENING ROOM.

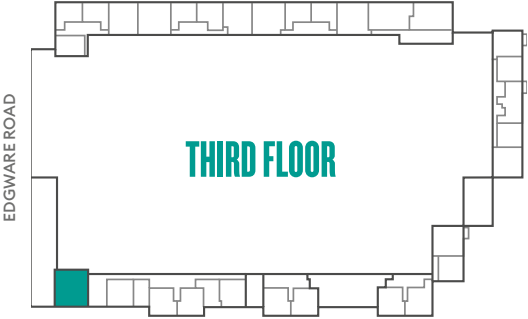
Host a movie night in one of the two private screening rooms.





LINDLEY HOUSE

DUPLE STREET



THIRD FLOOR

MOSAIC GARDEN.

The homes at Silkstream are adjacent to private podium gardens, each inspired by the landscapes and heritage that define the rich natural tapestry of Britain.

Illustration is indicative only and subject to change. Please note the Mosaic gardens are only accessible to residents in Bower House, Lindley House, Hartington House and Mawson House.

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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.



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Lindley House, Hartington House and Mawson House.

WOODLAND GARDEN.



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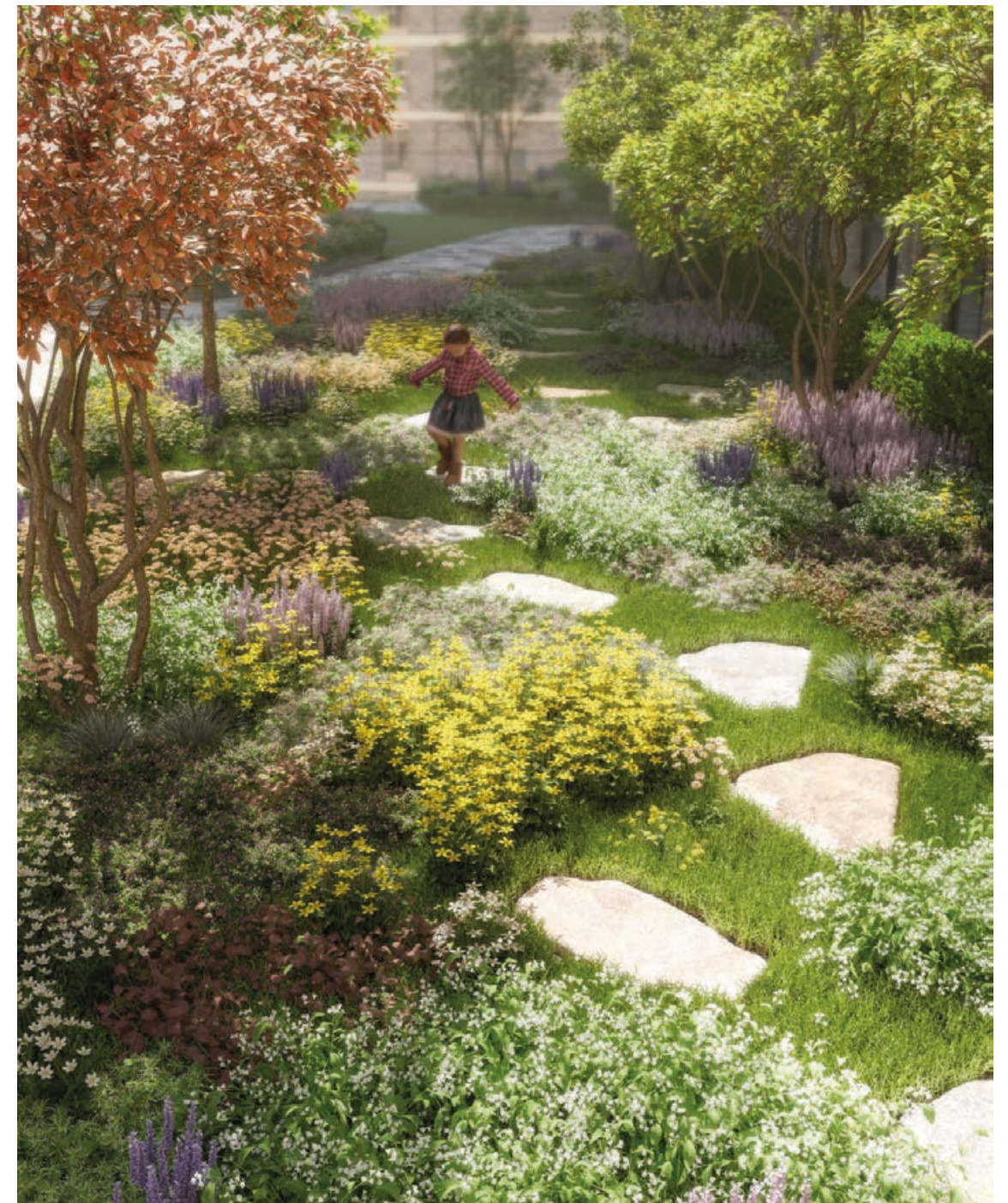
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DEFINITION:

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.



Computed generated imagery is indicative only and subject to change.
Please note the Woodland gardens are only accessible to residents in
Paxton House, Henslow House, Broadheath House and Kielder House.



MEADOW GARDEN.



Illustration is indicative only and subject to change. Please note the Meadow gardens are only accessible to residents in Hartington House, Mawson House, Paxton House and Henslow House.

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.



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Please note the Meadow gardens are only accessible to residents in
Hartington House, Mawson House, Paxton House and Henslow House.

WHAT'S IN STORE.

Silkstream's state-of-the-art Sainsbury's supermarket will offer an improved product and service 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*. There will be 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, stylish beauty aisles and an in store Argos; giving customers a department store shopping experience*.

Sainsbury's

habitat[®]



Computer generated imagery is indicative only and subject to change. *Concessions may be subject to change.

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OUR VISION
2030
TRANSFORMING TOMORROW

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

In-house
OUTSTANDING
CUSTOMER
SATISFACTION

In-house
GOLD
AWARD
CUSTOMER
SATISFACTION

**Investor in
Customers**
Gold 2022



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