

# SILKSTREAM

## LONDON NW9



CGI indicative only and subject to change.

## BOWER HOUSE

Welcome to Silkstream and a London living experience like no other.

A new parkland neighbourhood where residences within elegant pavilions are surrounded by a unique curated assembly of landscapes. Elevated private gardens, an oxbow lake and a 1.5 acre park, all embraced by the nearby Silk Stream – the inspiration for its name.

The residences themselves are adjacent to one of three elevated private gardens, with each of them unique and inspired by one of the landscapes that together define the rich natural tapestry of Britain.

This is a place to live for those who want to enjoy the best of both worlds. Where tranquillity and proximity go hand in hand, and 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\*.

This is a lifestyle where the best of the city and natural countryside are in perfect balance.



**St George**  
Designed for life

\*Journey times approximate only.



# LONDON LIVING OF A DIFFERENT NATURE.



## Bower House Apartment Mix

TYPE	NUMBER	AVERAGE SQ FT
Suites	4	512 sq ft
1 bedroom apartment	47	563 sq ft
2 bedroom apartment	13	774 sq ft
3 bedroom apartment	12	953 sq ft



- **THE DEVELOPER**  
St George
- **LOCATION**  
Hendon, London NW9
- **LOCAL AUTHORITY**  
London Borough of Barnet
- **TENURE**  
996 year lease from May 2021
- **ARCHITECTS**  
Hutchinson & Partner
- **LANDSCAPE ARCHITECT**  
Park Hood
- **BUILDING INSURANCE**  
– 10 year warranty  
– 2 year St George Warranty
- **ESTIMATED COMPLETION**  
Estimated completion from October 2024
- **SERVICE CHARGE\***  
Estimated to be £4.90psf
- **PARKING**  
Right to Park permits available at the point of reservation at £25,000 each. Estimated service charge of £187 per RTP, per annum will apply.

\* 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. The energy charges will be based on the current market rates at the time of usage and will vary based on individual usage. Date of issue: 25.03.24.

## The development

- Located in Hendon with great connections to Brent Cross, Hampstead and Central London
- 1.4 acres of landscaped podium gardens
- 1.5 acre public park
- Access to the newly regenerated Silk Stream
- A new modern Sainsbury's supermarket onsite
- 1,309 contemporary suites, 1, 2 and 3 bedroom apartments, all with their own outdoor space
- Natural contemporary interiors with fully integrated appliances
- Underground parking available^
- Electric vehicle charging points
- Onsite amenities include 24hr concierge, modern gym, screening room and workspaces

## Reasons to buy



16

Premier Parks



2,150

Shops



452

Restaurants and Cafés



3 STATIONS

Within a 2 Mile Radius of Silkstream



19 MINS

to King's Cross from Hendon Station\*



42

Outstanding\* Schools

## 3 reasons to invest in Hendon

Source: CBRE, 2022.

24.4%

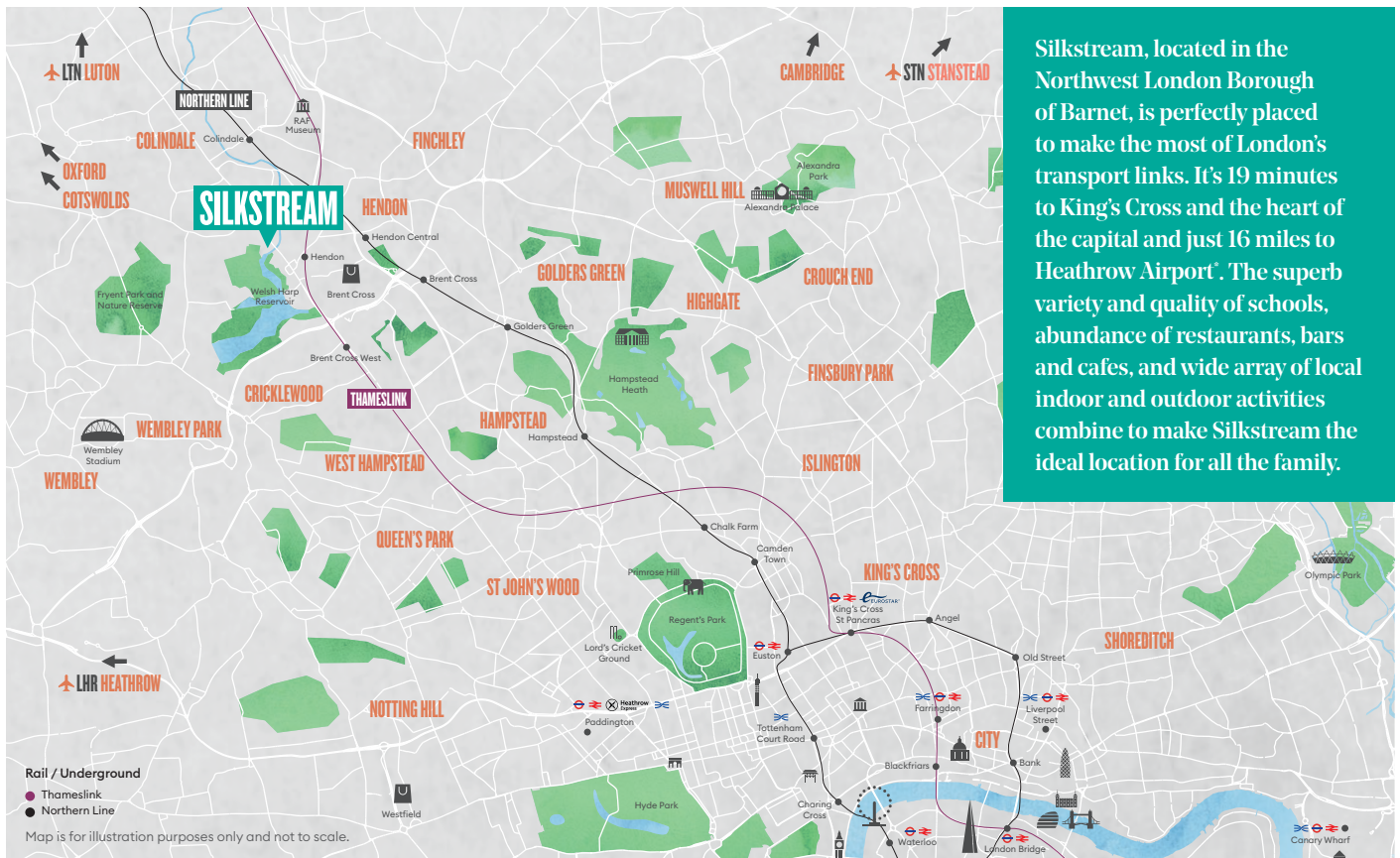
forecasted increase in capital values over the next five years – the highest of any London borough.

17.7%

forecasted growth in rental values over the next five years – the joint-highest of any London borough.

2

of the capital's largest regeneration areas on its doorstep.



## Outstanding education

Hendon is home to more OFSTED rated 'outstanding' primary and secondary schools than any other London borough. Within close proximity, there's a wide choice state and independent schools to meet your child's individual needs on their school journey. Also, two of the UK's top ranked schools, Queenswood and Harrow, are also just 15 miles from Hendon.

### PRIMARY SCHOOLS

Goldbeaters Primary School  
**OUTSTANDING\***  
St Joseph's Catholic Primary School  
**OUTSTANDING\***  
The Hyde School  
**OUTSTANDING\***  
Barnfield Primary School  
**OUTSTANDING\***  
Orion Primary School  
**OUTSTANDING\***

### SECONDARY SCHOOLS

Hasmonean High School  
**OUTSTANDING\***  
Hendon School  
**OUTSTANDING\***  
Canons High School  
**OUTSTANDING\***  
Henrietta Barnett School  
**OUTSTANDING\***

### PRIVATE

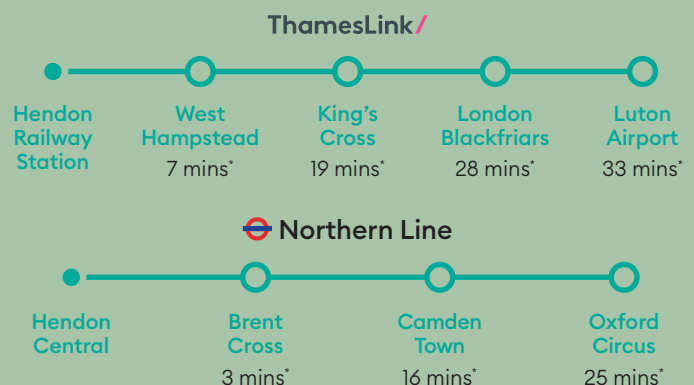
The Haberdashers' Aske's Boys' School (UK top 10\*\*)  
Haberdashers' Aske's School for Girls (UK top 10\*\*)  
Mill Hill School  
Harrow School

### UNIVERSITIES

Imperial College London  
King's College London  
Middlesex University  
London School of Economics

## Enjoy the best of both worlds

Be transported from a peaceful garden to the vibrant hub of King's Cross and the heart of London in 19 minutes\*.



# GETTING AROUND.

\*Journey times are approximate only. Source: tfl.gov.uk and thetrainline.com.  
\*Ofsted grading correct at time of publishing.

\*\*Independent Schools Council GCSE League as published in The Telegraph, September 2018.





## Council tax\*

Band A	£1,164.20
Band B	£1,358.23
Band C	£1,552.26
Band D	£1,746.29
Band E	£2,134.36
Band F	£2,522.42
Band G	£2,910.49
Band H	£3,492.59

## Ground rent

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

## Reservation terms

1. Booking fee of £2,000 for properties up to £500k
2. Booking fee of £5,000 for properties over £500k
3. 10% of purchase price, less reservation fee already paid, payable on exchange of contracts within 21 days
4. A further 10% of purchase price payable 6 months after exchange of contracts
5. Balance of 80% payable on completion

For reservation payment: We accept Visa and Mastercard, however we do not accept American Express or Union Pay.

## Vendor's solicitors

**Winckworth Sherwood**  
Minerva House, 5 Montague Cl, London SE1 9BB

## Documentation required for exchange of contract

1. Photo identification – passport driving licence or official identification card; and;
  2. A current utility bill or bank statement showing name and home address, no older than 6 months
- Please be advised that if originals are not certified by the Sales Office, St George Plc must be provided with certified copies of the above documents.

**If the purchase is being taken in a company name, then the following must be provided**

1. A copy of the certificate of incorporation and memorandum or articles & association
2. Evidence of the company's registered address
3. A list of Directors
4. List of Shareholders
5. Individual photo identification and address identification for Directors and Shareholders

# SILKSTREAM MARKETING SUITE

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OUR VISION  
**2030**  
TRANSFORMING TOMORROW

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

**Investor in  
Customers**  
Gold 2022

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HOME BUILDERS**  
www.consumercode.co.uk

**CBRE**

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OUTSTANDING  
CUSTOMER  
SATISFACTION**

**In-house  
AWARD  
2020  
CUSTOMER  
SATISFACTION**

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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. Applicants are advised to contact St George to ascertain the availability of any particular property. CGIs are indicative only and subject to change. \*Source: barnet.co.uk, Jan 2023. Purchasing uncompleted properties located outside Hong Kong is complicated and contains risk. You should review all relevant information and documents carefully. If in doubt, please seek independent professional advice before making a purchase decision. Planning permission number: 19/4661/FUL. Borough/council issuing permission: Barnet Council. Acquiring interest: 996 year leasehold interest from May 2021. Date of issue: 25.03.24