

SILKSTREAM

LONDON NW9

LINDLEY HOUSE.

ONE BEDROOM HOMES

Stylish and intelligently designed, our one bedroom homes at Lindley House combine elevated living with long-term value. Enjoy uninterrupted views of Wembley Stadium and the Welsh Harp Reservoir, a protected Site of Special Scientific Interest offering both natural beauty and enduring desirability.

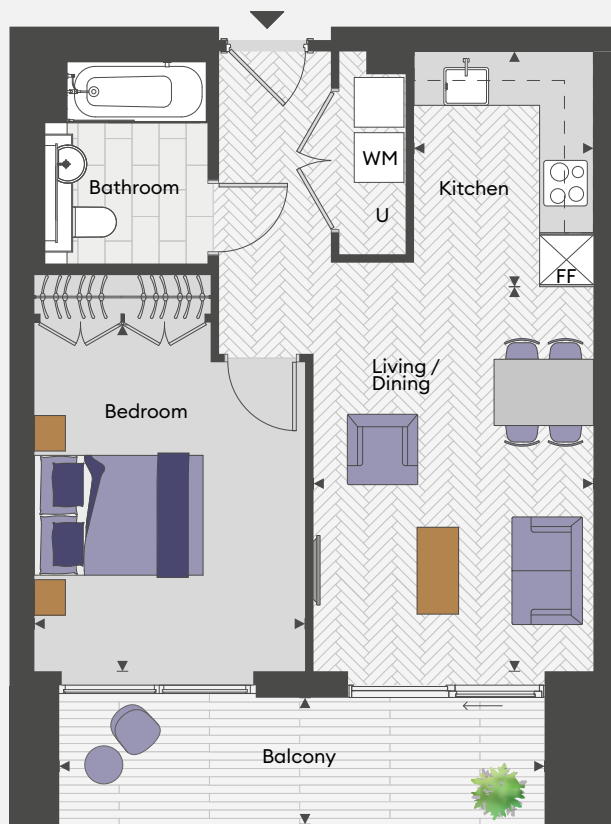
With access to the private fourth floor Mosaic Gardens and The Silk Club's exclusive resident facilities, these homes offer a lifestyle that's as rewarding to live in as it is smart to invest in.

ONE BEDROOM HOME

Apartment	209	263	272
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Floor	9	15	16
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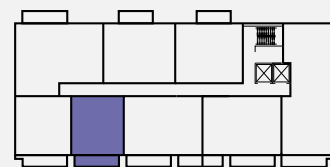
Palette



Indicative View from Apartment 272

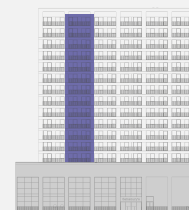


Apartment Locator



Views of Park and Wembley Stadium

South West Elevation



TOTAL INTERNAL AREA	51.3 m²	552 ft²
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BALCONY AREA	9.2 m²	99.0 ft²
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Legend

▼ Apartment entrance

└─ Measurement points





U Utility Cupboard

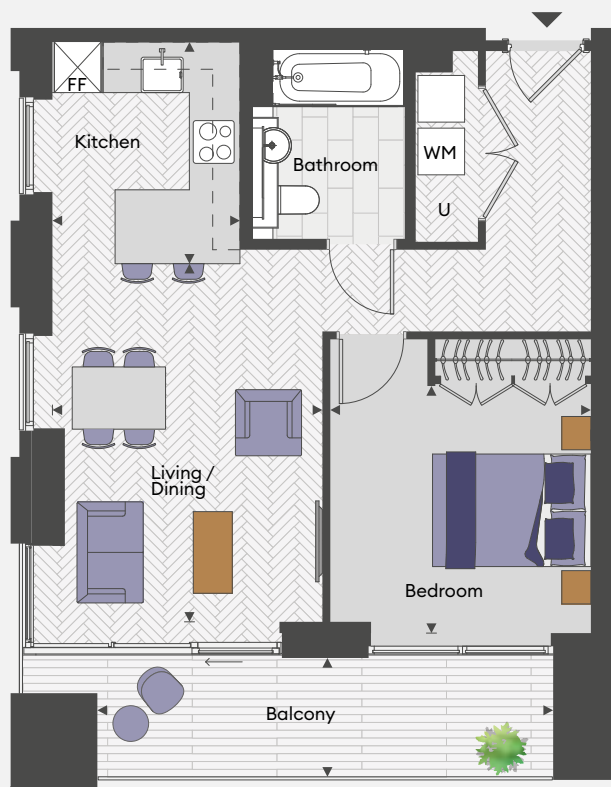
WM Washing machine

⊠ 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	183	237	255	273
Floor	6	12	14	16
Palette				



TOTAL INTERNAL AREA	54.0 m²	581 ft²
BALCONY AREA	9.7 m²	104.2 ft²

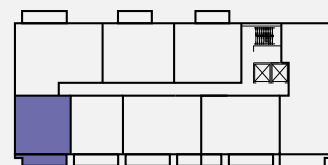
Legend

 Apartment entrance	 Measurement points	 Utility Cupboard	 Washing machine	 Tall kitchen unit with fridge/freezer
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Indicative View from Apartment 246

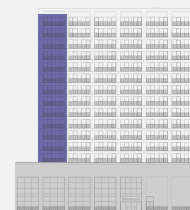


Apartment Locator

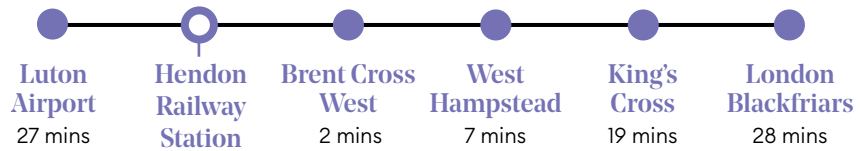


Views of Park and Wembley Stadium

South West Elevation



ThamesLink
from Hendon Station

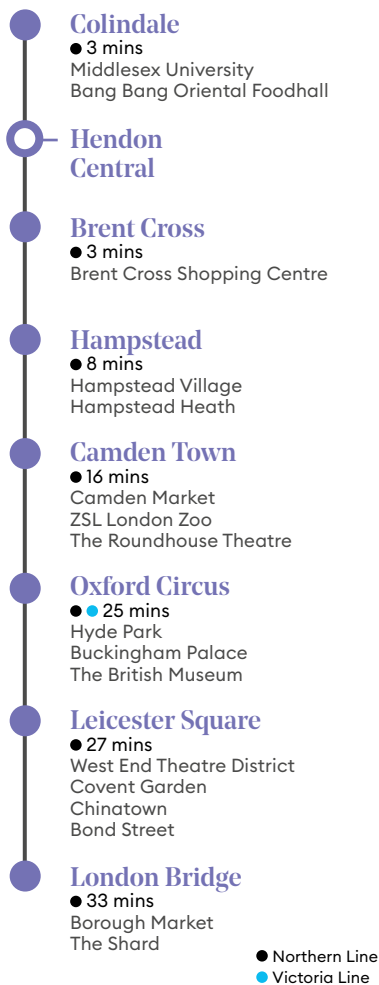


N32

Bus from Edgware Road



Northern Line
from Hendon Central Station



THE SILK CLUB

- 1.4 acres of podium gardens, a 1.5 acre public park and 175 metre oxbow lake
- 24-hour 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 £171 per RTP, per annum will apply.

Service charge

Estimated to be £4.39 psf

Completion

Build Complete

Reservation terms

1. Booking fee of £2,000 for properties up to £500,000
2. Booking fee of £5,000 for properties over £500,000
3. 10% of purchase price, less reservation fee already paid, payable on exchange of contracts within 28 days
4. 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

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OUR VISION
2030
TRANSFORMING TOMORROW

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Group
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The Institute of Customer Service
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St George
Designed for life

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