

SILKSTREAM

LONDON NW9







LINDLEY HOUSE.

TWO BEDROOM HOMES

These beautifully designed two bedroom homes offer sweeping views of Wembley Stadium and the upcoming Silk Park.

Residents of Lindley House also enjoy access to the landscaped Mosaic Gardens on the fourth floor and The Silk Club, an exclusive suite of amenities for relaxation, wellness, and social connection.

TWO BEDROOM HOME

Apartment	212	239	248	257	266	275
Floor	9	12	13	14	15	16
Palette						



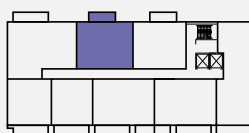
Indicative View from Apartment 275





Apartment Locator

North East Elevation

View of the Mosaic Gardens



TOTAL INTERNAL AREA	70.9 m²	763 ft²
BALCONY AREA	7.3 m²	78.9 ft²

Apartment	267	276
Floor	15	16
Palette		



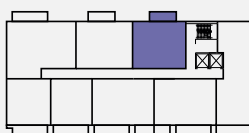
Indicative View from Apartment 276



Apartment Locator

North East Elevation

View of the Mosaic Gardens



TOTAL INTERNAL AREA	66.6 m²	717 ft²
BALCONY AREA	7.3 m²	78.9 ft²

Legend

▼ Apartment entrance

⊞ Measurement points

U Utility Cupboard

WM Washing machine

⊞ Tall kitchen unit with fridge/freezer

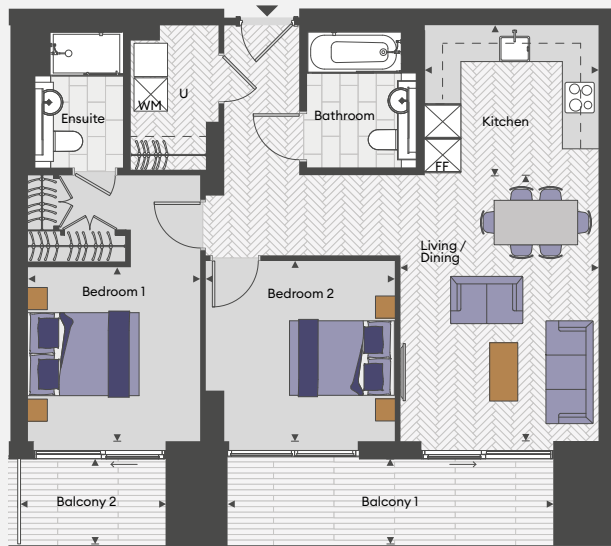
Floorplans are scaled individually to fit the page. Floorplans shown for Silkstream are for approximate measurements and areas only. Total area includes internal partitions, internal columns and service boxings. Exact layouts and sizes may vary. All measurements and areas may vary within a tolerance 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.

TWO BEDROOM HOME

Apartment 260 269

Floor 15 16

Palette

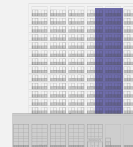
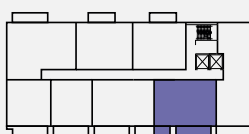


View from Apartment 269



Apartment Locator

South West Elevation



View of Park and Wembley Stadium

TOTAL INTERNAL AREA	78.0m²	840 ft²
BALCONY AREA	13.3 m²	142.8 ft²

Apartment 189 243 252 261 270

Floor 7 13 14 15 16

Palette

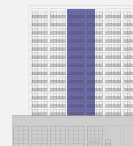
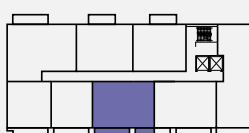


View from Apartment 252



Apartment Locator

South West Elevation



View of Park and Wembley Stadium

TOTAL INTERNAL AREA	78.0m²	840 ft²
BALCONY AREA	14.2m²	152.5 ft²

Legend

▼ Apartment entrance

◀ Measurement points

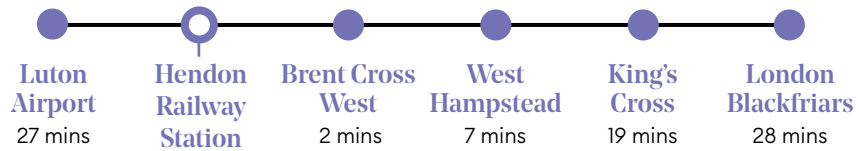
U Utility Cupboard

WM Washing machine

⊞ Tall kitchen unit with fridge/freezer

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ThamesLink
from Hendon Station

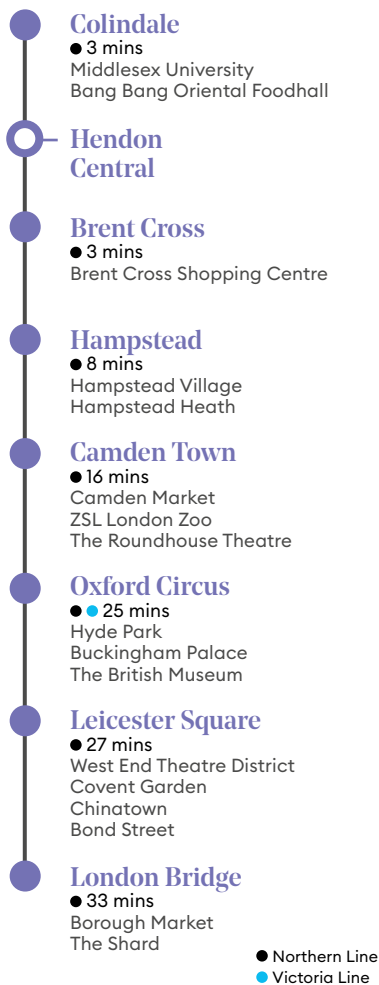


N32

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 £5,000 for properties over £500,000
2. 10% of purchase price, less reservation fee already paid, payable on exchange of contracts within 28 days
3. 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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St George
Designed for life

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