

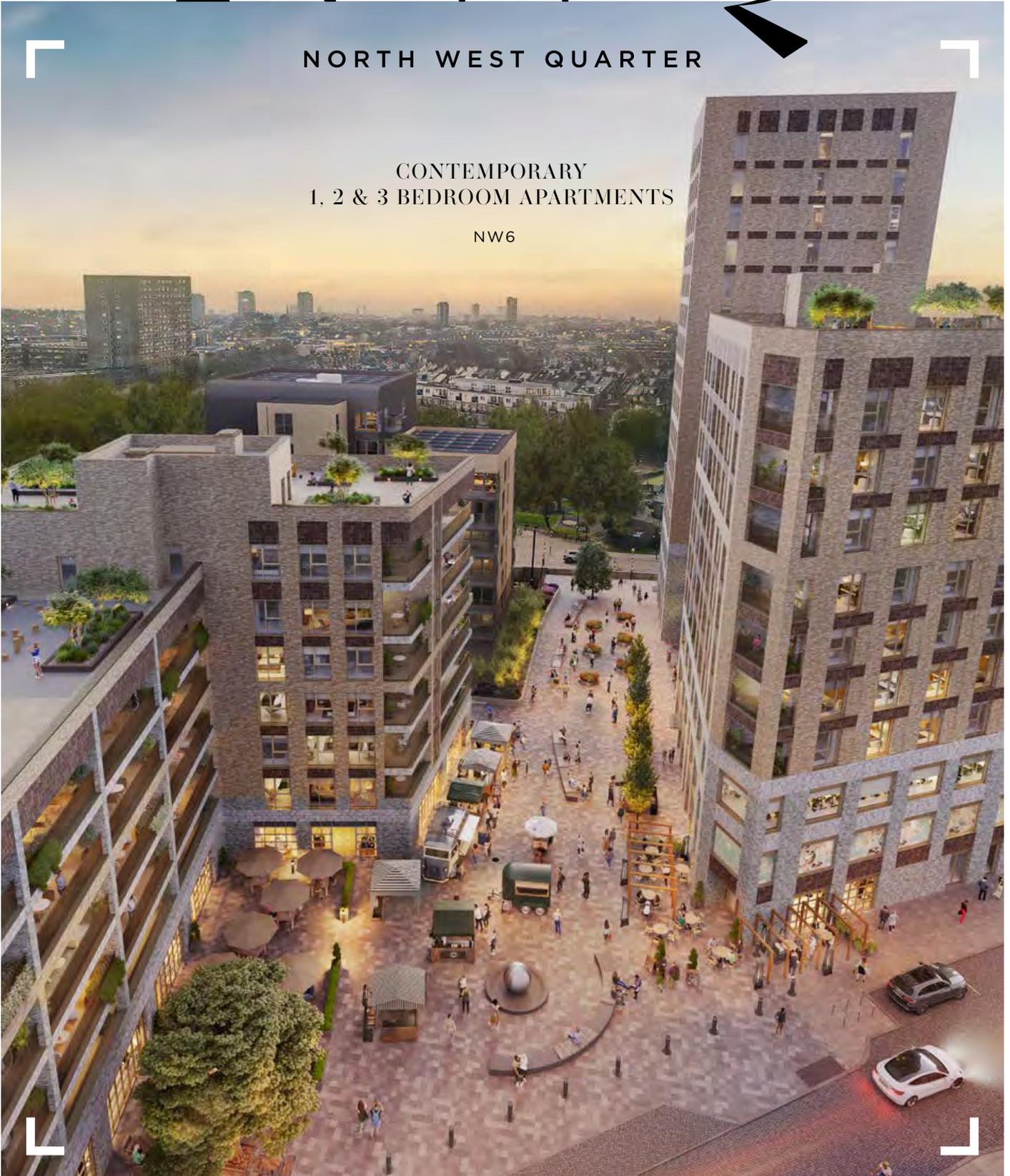
FRASER
& Co

NWQ

NORTH WEST QUARTER

CONTEMPORARY
1, 2 & 3 BEDROOM APARTMENTS

NW6



NEW



Computer generated images are indicative only and can be subject to change.

CONTENTS

WE KNOW THERE'S SO MUCH MORE TO MOVING INTO A NEW HOME THAN MEETS THE EYE.

It's not just about your home, but the surrounding area too. This guide to North West Quarter will show you the thriving local community that will surround you, as well as the exciting things to see and do. From your doorstep to the wider area, you're going to love what's in store.

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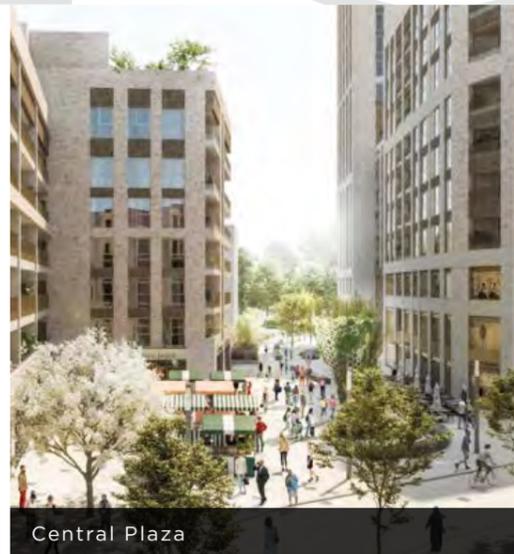
WELCOME TO NORTH WEST QUARTER

Possibility around every corner

Countryside has embarked on a major regeneration scheme in Kilburn, North West London, creating beautiful homes amongst an already thriving community.



Salusbury Road



Central Plaza

What's more, there will be a public plaza at the heart of this development. Somewhere you can connect with your friends and neighbours and build your local community.

Amenities to support you are here too. A gym, supermarket, pharmacy, medical centre and café mean you don't have to

travel far for anything you need.

City living doesn't have to mean sacrificing green space. North West Quarter is surrounded by parkland and leafy suburbs. You're also well connected via train stations including Queen's Park station and Brondesbury station.



BEING ABLE
TO CONNECT
WITH PEOPLE
IS AT THE
HEART OF THE
DEVELOPMENT.

ON THE STREET

WHERE YOU LIVE



- 01 Tiverton Green
- 02 Brondesbury Park Station
- 03 Three Crowns Pizzeria
- 04 Islamia Primary School

- 05 Rainbow Montessori School
- 06 Storm LDN
- 07 Queen's Studios
- 08 Planet Organic

- 09 Sainsbury's Local
- 10 Queen's Park Co-Op Food
- 11 ICMP School of Music Production

- 12 Queen's Park
- 13 Fitness First London Queen's Park
- 14 Michiko Sushino

- 15 Queen's Park Farmers' Market
- 16 Salusbury Primary School
- 17 Cafe Jack's

- 18 Salusbury Road Post Office
- 19 Provenance Village Butcher
- 20 Queen's Park Books

- 21 Starbucks
- 22 Worldly Wicked and Wise London
- 23 The Salusbury Pub
- 24 Cocotte Queen's Park

- 25 GAIL's Bakery
- 26 Queen's Park Pharmacy
- 27 Alice House Queen's Park

Just around the corner from your new home lies Salusbury Road. With Queen's Park station at one end, Brondesbury Park station at the other, this is a busy street with plenty to keep you entertained. You'll find shops, restaurants, cafés, and handy places like the post office all on this road. It runs parallel to Queen's Park, which means plenty of green parkland to relax in after a day of shopping or exploring.

06 Storm LDN
15 min walk
Boutique boxing on your doorstep. You can book classes, personal coaching, or junior classes. Something for all.

07 Queen's Studios
15 min walk
When working from home isn't an option, you can rent a studio, desk or office space here. You're just around the corner from all the lovely shops and cafés for lunch.

08 Planet Organic
14 min walk
Health nuts, rejoice! Planet Organic is a health food treasure trove, and this is just one of its seven locations across the capital. This branch regularly has a pop-up coffee bike outside, serving organic coffees, vegan affogatos, kombucha on tap, and vegan ice cream.

17 Cafe Jack's
12 min walk
The perfect place for breakfast, comfort food, and coffee. Head to Jack's for beautifully presented plates and cocktails. It's dog-friendly too!

20 Queen's Park Books
11 min walk
A beautiful indie bookshop. Spend an afternoon perusing the shelves for your next page turner.

22 Worldly Wicked and Wise London
11 min walk
This unique spot on Salusbury Road showcases the rich history of north London's music scene with regular collections at its gallery. It's also a framer where you can get your own works of art in picture-perfect shape.

23 The Salusbury Pub
11 min walk
A pub with an added twist - a pizzeria! Settle in with a pint and paper on the weekend or pop in as part of a night on the town.

25 GAIL'S Bakery
11 min walk
You'll find over 30 types of freshly baked bread at GAIL's, and you can stop in for coffee, pastries, breakfast, and lunch.



NWQ AND

KNOX

The Regent's Park

NOTTING HILL

Best known for appearing in the classic film of the same name, Notting Hill is a cosmopolitan area under 15 minutes' drive or a 13 minute cycle from NWQ. Buses 316 and 328 both run there too.

It's home to rows of stunning Victorian houses and Edwardian mansion blocks, plus there's excellent shopping in Notting Hill, including Portobello Market and many boutiques dotted along its high street. You'll also find The Electric Cinema, The Print Room arts venue, and Michelin-starred restaurants.



Notting Hill

PADDINGTON

Paddington sits between two of London's Royal Parks, Notting Hill, and the West End and you're not far by bus, train, or car in NWQ.

Only a 12 minute cycle ride from NWQ, and direct on the Bakerloo line from Queen's Park, everything really is on your doorstep.

Stroll through the suburb to find pretty parks, gardens, squares, cafés, the Grand Union Canal, and the Grade I-listed London Paddington station designed by Isambard Kingdom Brunel himself. The station is a fantastic link to the rest of the country especially South Wales and South West England.



Maida Vale

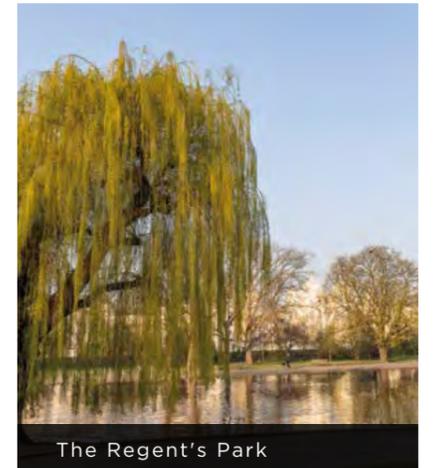
MAIDA VALE

This is another famous London location thanks to the BBC recording studio where major artists have created some of their most iconic music, such as The Beatles' *I Saw Her Standing There*, *Anna (Go To Him)*, *Boys*, *Chains*, *PS I Love You* and *Twist And Shout*. Maida Vale station is only 0.7 miles (3 min drive), or a 15 min stroll through Paddington recreational ground.

With beautiful residential areas filled with period homes, Maida Vale also hosts Little Venice, a system of tranquil canals and waterways with quirky pubs and cosy cafés lining the banks.

A walk through Maida Vale is perfect, as it has green space and lots of shops, boutiques, cafés, and eateries along Clifton Road.

Travel times and distances taken from www.google.co.uk/maps and are approximate only.



The Regent's Park

THE REGENT'S PARK

Tree-lined paths, elegant floral displays, and plenty of green space to relax in, The Regent's Park is one of London's best and you're only a 13 minute drive away. You can also take the Bakerloo line direct from Queen's Park station.

You can hire a rowing boat on the boating lake, visit the Open Air Theatre and London Zoo, then take a stroll up Primrose Hill for excellent views of the London skyline.



Westfield London



THE CITY IS NOW OPEN

Life at North West Quarter offers unrivalled connections across London. The city really is yours to explore from the famous landmarks to the hidden gems. London is vast but North West Quarter offers you the perfect base from which to conquer one of the world's greatest cities.

The Regent's Park	🚶 24 min	Buckingham Palace	🚶 36 min
Kensington Palace	🚶 25 min	Imperial War Museum	🚶 37 min
Trafalgar Square	🚶 29 min	The Shard	🚶 38 min
British Museum	🚶 29 min	Harrods	🚶 40 min
Primrose Hill	🚶 30 min	London Zoo	🚶 42 min
Selfridges	🚶 30 min	Royal Albert Hall	🚶 44 min
Big Ben	🚶 30 min	Olympic Park	🚶 44 min
Houses of Parliament	🚶 33 min	Tower of London	🚶 45 min
Hyde Park	🚶 33 min	Tower Bridge	🚶 45 min
St Paul's Cathedral	🚶 34 min	All England Lawn Tennis & Croquet Club	🚶 64 min
Hampstead Heath	🚶 35 min	Richmond Park	🚶 91 min
London Eye	🚶 36 min		

Map not to scale, indicative only. Travel times taken from www.google.co.uk/maps and are approximate only.

CONNECTED BY DESIGN

Travel your way

Whilst NW6 offers a large selection of local amenities and places to visit, we know you are perfectly placed to explore the rest of London, or even venture out into the countryside. Explore the multitude of ways to get out and about from your new home at NWQ.



CYCLE

There are a few green areas to take your bike to in NW6, including Queen's Park, but there are also some great transport links you can cycle.

Quietway 3 is a 3km stretch that runs between Regent's Park and Gladstone Park, as well as the Brent section which links Kilburn to Gladstone Park.

TRAIN

Your local stations are Queen's Park and Kilburn Park stations, and your nearest tube line is the Bakerloo line. You can reach Heathrow Airport in 37 minutes and Gatwick in 67 minutes.



FROM KILBURN PARK STATION
BAKERLOO LINE

CAR

You're within 30 minutes of the M25 and 25 minutes of the M1, which means it's easy enough to escape the city for a weekend away or to explore further afield.

Meanwhile, there are plenty of larger A-roads which connect you to the rest of London - the city is yours to explore. Luton airport is only 43 minutes away, and London Heathrow only 46 minutes.

PADDINGTON
(13 min)

OXFORD CIRCUS
(23 min)

PICCADILLY CIRCUS
(27 min)

EMBANKMENT
(28 min)

BUS

You have a few choices of bus routes in this area:

31 for stops including Camden Town, Chalk Farm, and Kilburn High Road.

316 for stops including Shepherd's Bush, Ladbroke Grove, Sainsbury's, Brondesbury station, and Cricklewood Lane.

32 for stops including Kingsbury Road, Edgware Community Hospital, Manor Park Crescent, and Edgware bus station.

6 for stops including Covent Garden, Trafalgar Square, Piccadilly Circus, Marble Arch station, and Clifton Road.

WALK

Even though you're in a well-connected part of London, you're also close to plenty of green space to explore. You can stroll to Paddington Recreation Ground in 6 minutes, and Queen's Park in under 10 minutes.

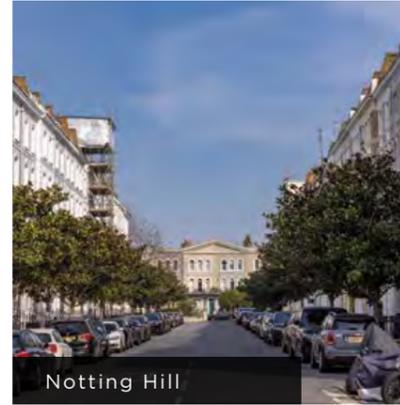
You're also only 10 minutes from Maida Vale, with the famous recording studios and Abbey Road crossing. Continue south for a further 10 minutes and you will reach Warwick Avenue station.

If you really want to stretch your legs, it takes 36 minutes to reach Regent's Park.



FIND YOUR PLACE

What makes NW6? Hear from people already living in the area for a glimpse of what life could be like for you in this up-and-coming community.



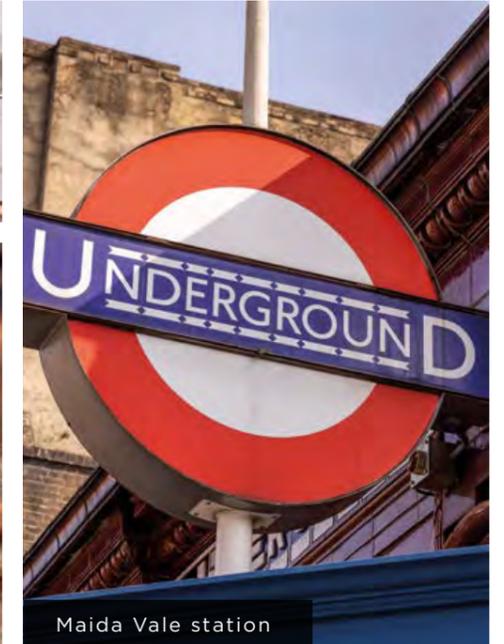
Notting Hill



Salusbury Road



The Salusbury Deli



Maida Vale station



Kilburn Park station



Kilburn Cycles



The Regent's Park

For a glimpse of what life could be like for you in this up-and-coming community, we've gathered history and interviews with people living and working locally. Meet Maha Rahwanji, who shares her life in music and helps run K2K radio station, or catch up with Leslie Barson, who helped found the Granville Kitchen, a landmark in your new local area.

We also caught up with Emma Sweeney from Brent Council to uncover the regeneration programme happening across South Kilburn that you'll be a part of at NWQ. There's even a rare glimpse into the architect Frank Reynold's process for creating your home. And for entertainment, step inside The Lexi with Jane Hansom as your tour guide, taking you behind the scenes of this fantastic venue.



Queen's Park station

THE SOUND OF COMMUNITY

KILBURN TO KENSAL (K2K) RADIO BEGAN IN 2012. FOUNDED BY A COMMUNITY OF RADIO LOVERS, IT INITIALLY BROADCAST FROM THE POP-UP AT THE ALBERT IN SOUTH KILBURN. LATER, IT MOVED VENUES TO SOUTH KILBURN STUDIOS, AND NOW ITS HOME IS AT THE GRANVILLE.

Its mission is to provide a platform for people to share their voices and passions with the world. From its humble beginnings, K2K now has a dedicated station manager, a super studio tech team, media consultants, and a multitude of regular DJs.

Presenting a mix of great tunes, local and global focus, plus wonderful conversation, K2K Radio is utterly unique. We caught up with one of its DJs, Maha Rahwanji, to hear all about her passion for radio and the music she shares.

I've worked for K2K since 2015...

but I started my radio show on Thursday, 13th November 2013! I remember that date so clearly. It was the first ever Arabic radio show on K2K, and I chatted with Hana Haj Ahmad, who owned a local café. I clicked with Hana from the moment I met her, and we've been friends ever since. Sadly, her café is now closed, but our friendship remains.



Maha Rahwanji, K2K Radio operations manager

I've had a life-long interest in radio.

I remember listening as a child in Egypt with my grandmothers in the kitchen and memories of radio shows from all the Middle Eastern countries I ever visited. I've lived in Lebanon, Jordan, Syria, and Morocco and the one consistency is that the radio would always be playing at home. It also surrounds you in many of these places, blaring from cafés and markets as you go about your day.

My show is Middle East meets Desert Island Discs!

I play sun-soaked sounds that conjure up memories of lazy, hazy days from the Med to the Red and the Azov to the Arabian Seas. Over the years I have interviewed many interesting people from the Middle East or Arabs from the diaspora around the globe. This includes actors, poets, artists, musicians, journalists, photographers, rappers, writers, playwrights, filmmakers, DJs, bands, and even restaurateurs and chefs. They talk about their work and share their favourite music.

I have a ridiculously eclectic taste in music. I love electronic dance, jazz, hip hop, and opera... my list is long! I'm also bilingual, so I appreciate music from different cultures. I sing to myself in Arabic and English, and other languages such as Italian. But the 'golden oldies' of Arabic classics that my grandparents listened to are always on my playlist. Sabah, Fairuz, Abdel Halim Hafez, Fareed El Attrash, and Asmahan, are all artists I loved growing up. I also love music that makes me want to dance from Salsa to belly dancing!

K2K is a beloved radio station because it gives anyone wishing to try their hand at radio a chance, without judgment.

It presents an opportunity to flourish in a supportive, nurturing environment. Some people fly and others are very cautious, but whatever style of participation they prefer, they are left to do so at their pace and level.



Heroes Project

LOCAL PORTRAITS

In a move to celebrate the people and heritage of the area, Granville Community Kitchen, which is located in The Granville, commissioned local artist, Nur Hannah Wan, to paint portraits of the heroes chosen by the South Kilburn community.

LESLIE BARSON SAID:

"The project has been wonderful to organise, involving our local community and meeting important members of the community. The mural itself is better than anything we dreamt of and is a continuing reminder through the building work that there is important community history in South Kilburn that we must recognise and celebrate!"



Bena Raithatha, community pioneer



Dolors Villa Farres, community activist



Linda Elizabeth Charles, community activist

“ I was featured in a beautiful mural painted by local artist, Nur Hannah Wan. Portraits of some of Kilburn's best-loved local heroes can be seen right outside NWQ. ”

- MAHA RAHWANJI

NWQ IS NESTLED BETWEEN TWO OF LONDON'S MOST INTERESTING AREAS. WE'VE DUG UP SOME OF THE FASCINATING HISTORIC STORIES BEHIND YOUR NEW AREA.

GOING UNDERGROUND

Queen's Park grew up on the banks of a stream that flows from Hampstead down through Hyde Park and into the River Thames. Previously known as Cuneburna, Kelebourne, and Cyebourne, which may have meant either Royal River or Cattle River ('bourne' being an Anglo-Saxon word for 'river'). Today it is known as the River Westbourne but from the 1850s, it was piped underground and is now one of London's many underground rivers.

PILGRIMAGES AND KINGS

Queen's Park once had a priory with a small community of nuns. It was founded in 1134 at the Kilburn river crossing on Watling Street (the modern-day junction of Kilburn High Road and Belsize Road) and became a popular resting point for pilgrims heading for the shrines at St Albans and Willesden. Unfortunately, nothing of the priory remains thanks to Henry VIII, who dissolved and destroyed it during his reign.



Bridge over Westbourne River

TAKE THE HIGH ROAD

Kilburn High Road was once part of a Celtic track between what are now known as Canterbury and St Albans. The Romans paved this track then the Anglo Saxons called it Watling Street.

THE MUSIC MILE

Kilburn High Road was dubbed the 'Music Mile' by the London Tourist Board in the 1950s, with Irish and country music the main specialities, performed at pubs like Biddy Mulligan's. Nearly all these establishments have now gone, although several pubs still have an Irish flavour today.

FAMOUS FACES

London is filled with celebrities, and Brent, the borough Queen's Park sits in, is no exception. Lily Allen, Daniel Craig, and George Michael all lived or were born in the borough. Author of Winnie-the-Pooh, AA Milne grew up at Henley House School in Kilburn, which was run by his father.

UNCOVER THE HISTORY OF YOUR NEW HOME



TASTE OF

LIVING AT NW6

VISIT THE LOCAL HOTSPOTS

THE AREA IS BUZZING WITH A VARIETY OF RESTAURANTS, BARS AND CAFÉS TO TICKLE THE TASTEBUDS. HERE'S A LITTLE INSPIRATION TO GET YOU COOKING IN YOUR NEW HOME!

Carlton Tavern

A seasonal menu that includes mouth-watering steaks, fresh veggies, and bold flavours. There are also events such as comedy nights and open mics.

Maison Vie Café

A French bakery and coffee concept under one roof, pop in for fresh-baked bread, delightful desserts, and superb sandwiches and salads.

The Salusbury Pub

As well as its crispy dough pizzas, this gastropub serves Italian-influenced dishes and yummy Sunday lunches. Perfect for a weekend indulgence.

FAVA BEAN CROQUETTES

BASED ON A DISH SERVED AT THE SALUSBURY PUB. WHY NOT WHIP UP SOME FAVA BEAN CROQUETTES IN YOUR NEW HOME?

Portions: 16 croquettes (serves 4)

- 48 fava beans
- 8 potatoes (large)
- 2 onions (finely chopped)
- 160g (5.6 oz) of cheese
- A drizzle of salad oil (can be soybean, sunflower, peanut, or a light olive oil)
- A small bowl of plain flour
- 8 beaten eggs
- Some breadcrumbs (uncooked)
- 5tsp soy sauce
- A dash of sake (Japanese rice wine)
- A dash of pepper

01. Peel the potatoes, chop them into little pieces, and boil in lightly salted water, then mash.
02. Boil the fava beans in lightly salted water, then peel.
03. Cut the cheese into 1cm (1/2 in.) cubes.
04. Heat salad oil in a pan and fry the onions. Season with soy sauce, sake, and pepper.
05. Mix the chopped onions together with the potato, cheese, and fava beans. Form into small ovals.
06. In the following order, dip each oval in the flour, then egg and breadcrumbs, and fry in salad oil.

Carlton Tavern

A traditional pub with open-air seating, where you can enjoy burgers, Sunday roasts, and other hearty meals.

Maison Vie Café

Bringing the finest French bakery and coffee concepts into one café.

The Salusbury Pub

Pale-wood gastropub with Chesterfield banquettes, pavement tables and its own deli next door.



Fava bean croquettes inspired by a dish served at The Salusbury Pub.



LOCAL



A COMMUNITY, CO-WORKING, AND EVENT SPACE THAT GIVES BACK.

Just around the corner from NWQ is The Granville. The perfect example of the strong community spirit you'll find across South Kilburn, this building also represents local activism in action. From events to a co-working space, discover how you can get involved.



IMPACT

HISTORY

The Granville dates to 1877 when it was built to hold local events including 'mothers' meetings' and teacher training classes. Sold to Brent Council in 1957 it became a community centre, hosting weddings, youth services, theatre, and more.

DEDICATED TO THE PEOPLE

The Granville is currently aligned with South Kilburn Trust, which supports the events programme and will fund a future refurbishment. It will always be a place for people to come together, take part in activities and support one another.

WHAT'S ON AT THE GRANVILLE?

Visit The Granville and get involved. In any given month you might find:

- Open mic nights
- Community fairs
- Walking club
- Dance sessions
- Tai Chi
- Mindfulness classes for new mums
- Creative writing workshops

And so much more...

GRANVILLE COMMUNITY KITCHEN

LESLIE BARSON, A LOCAL ACTIVIST, CO-FOUNDED GRANVILLE COMMUNITY KITCHEN IN PARTNERSHIP WITH HER FRIEND DEIDRE WOODS. The two met through an organisation called The Otherwise Club which has been at The Granville for nearly 30 years.

A wonderful kitchen run by Merle's Diner for many years was at risk of closing altogether when Merle retired in 2009. Luckily, Leslie and Deidre decided to revive it and start a community project celebrating food and food-related activities.

COOKING FOR A COMMUNITY

As well as cooking for the Otherwise Club, Granville Community Kitchen has partnered with local adult disabilities projects and holds an event called 'urban feast' weekly.

The first feast was in January 2018, when around 300 people attended. Volunteers and local health advisors addressed all sorts of food-related health issues people might face, such as diabetes and toothcare.

The food prepared is free and halal and attracts people from all age groups, ethnicities, and backgrounds. This event also supports people struggling with mental health or financial problems. The Community Kitchen also packages free food parcels for clients to either pick up or have delivered to their homes once a week.



YOU CAN VISIT THEGRANVILLE.ORG TO FIND OUT THE LATEST EVENTS AND ACTIVITIES TAKING PLACE.

IMMERSE YOURSELF IN LOCAL THEATRE, FILM, AND LITERATURE

WHETHER IT'S A NIGHT AT THE MOVIES OR BROWSING THE LATEST ART SHOW, YOU'LL FIND PLENTY OF CULTURAL HOTSPOTS NEARBY. HERE'S JUST A FEW OF THEM TO GET YOU STARTED...



METROLAND STUDIOS 91 KILBURN BRG, NW6 6PS

A place for local visual artists and artist collectives to create pieces, develop skills, and share their art with everyone. You can visit, volunteer, or even apply for a residency if you are an artist. The studio's charity Metroland Cultures Fund supports new artistic commissions every year, with at least one a year led by young people.

LEXI CINEMA 194B CHAMBERLAYNE RD, NW10 3JU

The Lexi is a volunteer-run picture palace with strong links not just to the local community, but to a unique charity project thousands of miles away in South Africa. See the latest releases and independent features. Turn the page to find out more about The Lexi.



KILN THEATRE 269 KILBURN HIGH RD, NW6 7JR

Hosting some of the best in local and national theatre, The Kiln also runs workshops and events with the stars of current plays, TV shows, and even film.



FIND YOUR NEXT PAGE TURNER...

THE KILBURN SOCIAL CLUB

ROBERT HUDSON

The Kilburn Social Club is set in an alternative universe, very close to our own. When her father dies suddenly, Aisling is catapulted from her life as a medical student and must protect the club and its values from greedy tycoons and rapacious players.

WHO THEY WAS

GABRIEL KRAUZE

This is a story of a London you won't find in any guidebooks. Krauze grew up in Kilburn and this semi-autobiographical story really makes its mark.

NW

ZADIE SMITH

Follows four Londoners after they've left their childhood council estate, grown up and moved on to different lives.

JUST LIKE YOU

NICK HORNBY

This warm, wise story is about what happens when the person who makes you happiest is someone you never expected. And it all begins on a Saturday morning in a butcher's shop in North London.

PLUS MUCH MORE...

THE LONDON BOOKMAN

76 VICTORIA RD, NW6 6QA

The Bookman is local enthusiast Sam Draper. An English teacher and book lover who loves to browse bookshops, Sam runs a service where he will find the perfect book selection for friends and families, delivered in a monthly subscription bundle.

QUEEN'S PARK BOOKS

87 SALUSBURY ROAD, NW6 6NH

An independent bookshop a stone's throw from NWQ on Salusbury Road. Pop in and find everything from the classics to contemporary books.

OFFSIDE BOOKS

92 WILLESDEN LN, NW6 7TA

A quirky shop that takes part in an annual Bookshop Crawl! You'll find adult storytime in Spanish, poetry readings, and small film screenings.

“ I NEVER SET OUT TO BECOME A WRITER CONNECTED TO A GEOGRAPHIC AREA, BUT WHEN YOU WRITE YOU HAVE TO WRITE OUT OF LOVE. ”

- Zadie Smith

QUEEN'S PARK BOOK FESTIVAL

Held each September in the beautiful Queen's Park, surrounded by Victorian homes, this is a must for anyone who likes to read. The festival features talks with local, national, and international authors, and a space for upcoming writers to share their talents.

THE LEXI

I AM A CINEMA. LOVE ME. THE LEXI

194B CHAMBERLAYNE RD, LONDON, NW10 3JU
28 MIN WALK FROM NWQ!

Welcome to London's only social enterprise cinema! Run by volunteers, the cinema has the local community running through its veins whilst supporting charity projects in South Africa.

We spoke to Jane Hansom at The Lexi to learn more about this local landmark.

How long has The Lexi been around and what's its history?

"The Lexi Cinema has been around since October 2008, but the building was an old Edwardian dance hall (you can see the original floors in part of The Constitutional Club). It was originally called Pinkham Hall after Colonel Pinkham who opened it in 1926. We think it may have been a theatre, then a gathering space, then an events space and a billiard hall."

What makes The Lexi special?

"It's independent, local, a social enterprise, and a bit quirky! It has a strong ethos on environmental issues. We are supported by a large group of volunteers, many of whom go on to work in the industry, and locals love that something so unique is nearby. The Lexi was awarded a Lodestar Award in 2021 by Film London, a real honour."

Why do you think The Lexi is so important for its community?

"We are a focal point for a very diverse group of local and further afield individuals who share a common love of film. We offer a range of community focused events and opportunities to people who may be lonely or new to the area. They can come and work in a safe environment with welcoming and empathetic people; it's a unique space and somewhere to take friends to."

Anything else you'd like to tell us?

"Being a social enterprise is so important to us. We aim to make a profit like any other business, but it's the commitment to use those profits to create positive social change that sets us apart. Our legal constitution specifies that we will donate all distributable profits to charity. This means that we'll retain some profits to grow the positive impact of the business and donate the remainder."

"The Lexi front of house is staffed by a team of dedicated managers and an amazing team of local volunteers from all walks of life. It makes for a really unique atmosphere and a friendly welcome from the moment you step inside the front door."



CLARENCE HOUSE

1 BEDROOM APARTMENTS:
 HOMES: 54, 55, 58, 59, 60, 61, 63, 66, 71, 74, 79, 82, 86, 87, 90, 91, 92, 93, 96, 97, 98, 99, 102, 103

2 BEDROOM APARTMENTS:
 HOMES: 94, 95, 100, 101

REGENCY HOUSE

1 BEDROOM APARTMENTS:
 HOMES: 10, 11, 28, 31, 34, 37, 40, 43, 46, 49, 52

2 BEDROOM APARTMENTS:
 HOMES: 1, 3, 4, 6, 7, 9, 12, 14, 17, 19, 22, 24, 27, 29, 30, 32, 33, 35, 36, 38, 39, 41, 42, 44, 45, 47, 48, 50, 51, 53

PRIMROSE HOUSE

1 BEDROOM APARTMENTS:
 HOMES: 142, 144, 145, 149, 150, 153, 154, 157, 158, 161, 162, 165, 166

2 BEDROOM APARTMENTS:
 HOMES: 106, 112, 113, 143, 146, 147

3 BEDROOM APARTMENTS:
 HOMES: 107, 114, 121, 128, 135, 148, 152, 156, 160, 164

WALKING TIMES TO TRAIN STATIONS

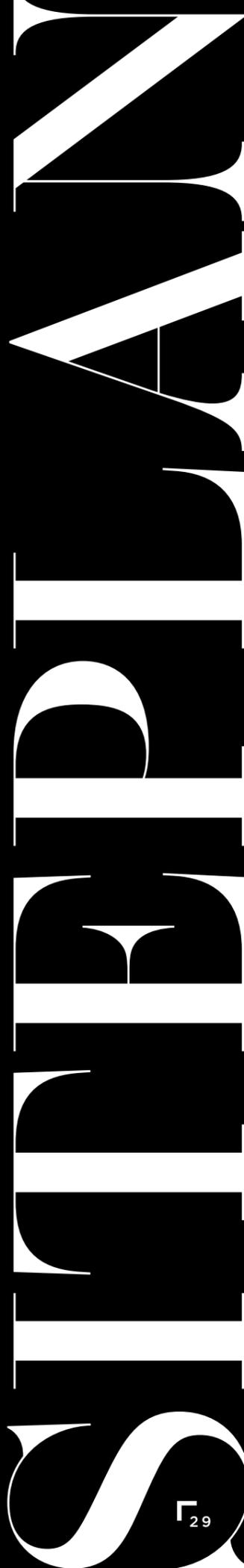
QUEEN'S PARK
 7 MIN WALK

KILBURN PARK
 8 MIN WALK

MAIDA VALE
 15 MIN WALK

The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the property designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please speak to a member of our Sales Team for more details.

*Walking times taken from google.co.uk/maps and are approximate only.



BEHIND THE NEW BUILDINGS

BRENT COUNCIL HAS SUPPORTED THE NWQ DEVELOPMENT THROUGHOUT ITS COURSE. HERE, WE CATCH UP WITH EMMA SWEENEY, HEAD OF ESTATES REGENERATION FOR BRENT COUNCIL, TO LEARN ALL ABOUT THE PROJECT.

WHAT DO YOU THINK MAKES THIS PARTICULAR REGENERATION PROJECT SO IMPORTANT?

“South Kilburn is in a great part of London, in the innermost corner of Brent, with great connections to the city. It’s a diverse area with many languages spoken widely, so it’s great we can retain this important community. High rise developments in the 1970s left the area difficult to manage and after a failed project in the late 90’s South Kilburn was well in need of regeneration.”

IS THERE ANYTHING UNIQUE ABOUT THE PROJECT YOU WOULD LIKE TO HIGHLIGHT?

“There are so many things about the project that make it special, in fact, the programme has won over 17 design awards so far. Our returning residents are promised a single move (where possible and so far in 95% of cases), and kitchen appliances are included for all.”

HOW INVOLVED WERE LOCAL COMMUNITY MEMBERS IN DECISIONS BEHIND THE REGENERATION PROJECT?

“Residents are part of the design of every scheme and the regeneration programme was endorsed by them in a positive estate regeneration ballot in 2019. 84% voted in favour of the programme continuing. There are always opportunities for residents to be involved, including workshops and resident design groups across all design stages of each scheme.”

WHAT DO YOU THINK THE GREATEST MEASURES OF SUCCESS WILL BE FOR THIS PROJECT?

“Making South Kilburn a destination for all is key to this project’s success. But less overcrowding, better opportunities for young people, and a real sense of community will also be fantastic improvements.”

WHAT HAS BEEN THE MOST ENJOYABLE ASPECT OF THE PROJECT SO FAR?

“I have been working in South Kilburn for four years, so have been immersed in this project. The highlights for me are the aspirational designing process for residents’ homes and communal spaces, as well as when the buildings are completed, and people move into their new homes. That’s always an exciting time.”

IT'S NOT EVERY DAY YOU GET TO MEET THE ARCHITECTS BEHIND YOUR NEW HOME. BUT WE CAUGHT UP WITH FRANK AT FRANK REYNOLDS ARCHITECTS (FRA) TO HEAR HOW THEY SUPPORTED THE PROJECT.



AN ONGOING PARTNERSHIP

"FRA has worked in partnership with Countryside Partnerships for over 15 years, specialising in complex, large scale buildings where an understanding of build quality is as important as the town planning response. Our work together includes more than ten completed projects, over 3,000 homes, with a further six or seven projects either in construction or on the drawing board."

OPPORTUNITIES BROUGHT TO LIFE

"The design work for the NWQ scheme was about much needed renewal right across the Carlton Vale area. FRA worked to revise some early ideas into a more appropriate form of development. Alongside new homes, a gym, a new medical centre and opportunities for independent local businesses are placed around a central plaza, providing an active heart for the wider estate. The tall landmark building on Carlton Vale is a marker for this 'village centre'."

RICH AND ROBUST DESIGN

"Countryside was careful to bring together several different architects tailored to stages within the project resulting in a rich and robust design. The brief included designing homes to make the most of sunlight and views, whilst maintaining privacy and security. The buildings are shaped to form an active plaza, surrounded by a mix of uses."

COMMUNITY SPIRIT

"One of the unique aspects of the design process is the sense of community that already exists in Carlton Vale. Working in partnership is such a rewarding process, with passionate and caring voices allowing the design to be steered by local experiences and memory. This is a unique community supported from borough level, resulting in empowered voices and a strong design as a result."

BRICK BY BRICK

"The focus for us as architects was to bring a sense of unity to this 'village centre' so that all seven of the buildings (three phases) read as a family. That's why we used soft brown brick across all of them as the primary building material. It's identifiably domestic, trusted, and sturdy, as well as high quality and low maintenance."

AN EVOLVING DESIGN

"The development takes its cue from the strands of the historical street patterns, knitting them together with new routes and retained buildings. As a development on a brownfield site (land that has been previously built on) the design has to respond not only to the visible world and its history, but also be pragmatic about what is below ground. The design has evolved several times and was flexible. We worked to balance a sense of community and purpose with security, by ensuring the homes meet Secure by Design standards with secure entrances and good passive and active security measures."



15
YEARS
OF
EXPERIENCE

3
YEARS OF
PLANNING TO
COME TO LIFE

7
BUILDINGS
OVER THREE
PHASES

1st
RESIDENTS
HAVE
MOVED IN

BEHIND THE
SCENES
MEET THE ARCHITECTS

MODERN QUALITY IN EVERY ASPECT

At Countryside we are proud of our exceptional standards, enhancing every room and space of your home from day one.



GENERAL FINISHES

It's the finishing touches, the thoughtful details, that can – and do – make all the difference. We've thought of everything, including plenty of hanging and storage space plus practical floor coverings.

- Internal doors painted white
- Skirtings and architraves in a white satin
- Walls and ceiling painted in brilliant white
- Amtico flooring in open-plan kitchen/dining/living area and hallway laid in herringbone style throughout
- Carpet to all bedrooms

KITCHEN

The centre for modern family life. All our homes have quality fixtures and fittings with high-specification integrated appliances.

- Contemporary-styled British built kitchen
- Silestone worktop and full height splashback
- Under-cupboard LED lighting below wall units
- Stainless steel bowl sink with tap
- Bosch oven with 4-zone induction hob
- Integrated, recirculating cooker hood
- Bosch integrated fridge/freezer and dishwasher
- Freestanding Bosch washer/dryer in the utility cupboard

LIGHTING & ELECTRICAL

- White vertical recessed LED to open-plan kitchen/dining/living area, hallway, bathrooms and en suites
- Pendant lighting in bedrooms
- White switches and sockets in living room, hallway and bedrooms
- Brushed steel double sockets with USB ports in kitchen/dining area
- Smoke alarm detectors positioned where required

HEATING

- CHP central heating and hot water
- Underfloor heating system with two thermostatic control zones

BATHROOMS & EN SUITE

- White Roca sanitaryware with chrome mixer taps
- Thermostatic shower mixer
- Semi-recessed hand basin
- Mirror fronted cabinet with incorporated shaver socket
- Fixed wall-mounted shower and enclosure with door (where applicable)
- WC with chrome flush controller
- Heated chrome towel rail
- Feature wall and floor tiling

HOME ENTERTAINMENT & COMMUNICATIONS

- Wired for Sky Q television (subject to future connection by purchaser; aerial not supplied)
- Hyperoptic broadband (with first three months free)
- Home office provision to every home

EXTERNAL

- Paving slabs to balconies and ground floor terraces
- Access to secure cycle stores
- Residents' rooftop gardens

SECURITY FEATURES

- Sufficient external lighting in all communal areas
- Audio/video entry system connected to entrance door
- Fob access to communal area doors
- All locks are Secured by Design certified, for your safety
- Lockable letter boxes

Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact a Sales Consultant for further information.

WHY BUY NEW?

Make your home your own

Replacing a previous owner's idea of 'interior design' can be a costly and time-consuming process. Move into a brand new home from Countryside on the other hand, and you have the perfect blank canvas just waiting for you to make your home your own!

No nasty surprises

Buy a new home from Countryside and there'll be no nasty surprises or extra maintenance costs waiting for you and you'll have the peace of mind from a 10-year NHBC warranty and insurance policy. Buy a second-hand home, and who knows what you could be faced with?

Building a better future

Countryside creates quality, eco-friendly and sustainable homes in the best locations. Our outstanding range of new homes are designed for modern living with lower environmental impact and running costs, and they're low maintenance. These provide compelling reasons to choose a new home from Countryside.



WE CREATE PLACES PEOPLE LOVE.

SAVING YOU MONEY ON YOUR ENERGY BILLS

OUR HOMES ARE 27% MORE ENERGY EFFICIENT THAN THE NATIONAL AVERAGE* AND 56% MORE ENERGY EFFICIENT WHEN COMPARED TO A VICTORIAN PROPERTY. IT'S THANKS TO A-RATED BOILERS, LOW ENERGY LED LIGHTING, SMART THERMOSTATS AND INSTALLING APPLIANCES WITH HIGH-EFFICIENCY RATINGS.

New build properties (houses and flats) save an average of just over £2,000 per property each year, with the average annual running costs for a new build totalling £1,500 as compared to an average of £3,570 for older properties. These savings rise to £2,600 a year when looking at new and old houses alone, rather than smaller properties such as flats or bungalows."

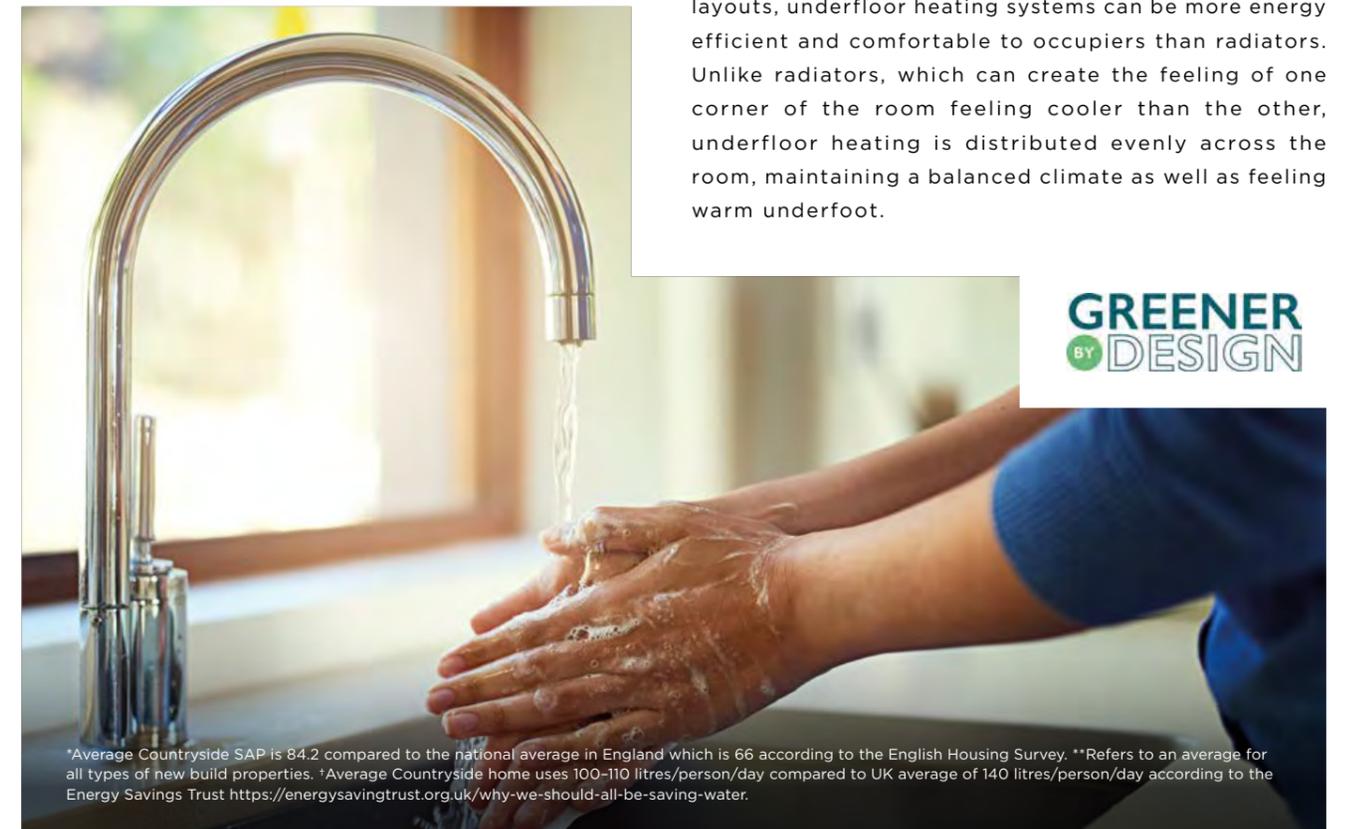
REDUCING WATER USAGE

Our kitchens and bathrooms incorporate water saving measures, but that doesn't mean you'll be compromising on style or functionality.

These features mean our homes use 20% less water than the UK average, with clear cost savings for our homeowners*. Our taps and showers use aerated technology to provide the feeling of a strong flow, whilst using less water. Plus, our dual low flush toilets use the minimum amount of water to ensure less waste.

UNDERFLOOR HEATING

All apartments at North West Quarter will benefit from underfloor heating throughout. As well as freeing up space and allowing for greater flexibility for furniture layouts, underfloor heating systems can be more energy efficient and comfortable to occupiers than radiators. Unlike radiators, which can create the feeling of one corner of the room feeling cooler than the other, underfloor heating is distributed evenly across the room, maintaining a balanced climate as well as feeling warm underfoot.



GREENER BY DESIGN

*Average Countryside SAP is 84.2 compared to the national average in England which is 66 according to the English Housing Survey. **Refers to an average for all types of new build properties. *Average Countryside home uses 100-110 litres/person/day compared to UK average of 140 litres/person/day according to the Energy Savings Trust <https://energysavingtrust.org.uk/why-we-should-all-be-saving-water>.

ABOUT COUNTRYSIDE

At the end of 2022 Countryside Partnerships merged with Vistry Partnerships, to form one of the country's leading mixed-tenure developers as part of Vistry Group. The combined business incorporates over 40 years' experience of collaborative working with partners in both the public and private sectors.

All our developments and homes carry a signature style and character, designed to work for the way people live today with materials that reflect our commitment to quality.

From the character of the homes we build to the planning of environments and the unique detailing of the landscape, our creative approach to place-making creates spaces where people feel at home, providing a greater sense of belonging, spirit of neighbourhood and quality of life for everyone who lives in and around our developments.

OUR CUSTOMER SERVICE IS COMMITTED TO PROVIDING YOU WITH QUALITY HOMES

The whole team is working to achieve one common goal: to ensure that you are satisfied and happy with your new home, from the moment you make your reservation, to the day you move in and beyond.



No matter who you are dealing with, or what queries, questions or complaints you may have, you can be confident that our people and procedures will adhere to the terms of our charter and the 'Consumer Code for Home Builders'. Copies of the 'Consumer Code for Home Builders' are available from our sales offices and via our website; a copy (also identifying where further guidance can be found) will always be provided to you upon reservation.

Our customer service begins at the outset, with our trained Sales Consultants who offer guidance on the legal process involved in buying a home and help with arranging mortgage finance through independent financial consultants.

All of our homes are built to National House Building Council (NHBC) standards, the technical benchmark for all newly built homes. The standards provide guidance on every part of the building process from foundations to decoration including tolerances, performance and technical standards. To obtain a copy of the standards visit www.nhbc.co.uk. Each new home also carries the 10-year NHBC warranty and insurance policy against structural defects for a 10-year period following the date of legal completion.



www.consumercodeforhomebuilders.com
www.nhbc.co.uk

HOW TO FIND US

From Queen's Park station

Only a 7 minute walk, turn right out of the station and head south along Salusbury Road. You will merge onto Carlton Vale, then we are located just opposite the green space across the road.

From Kilburn Park station

Turn right out of Kilburn Park, and head onto Cambridge Road heading south. Turn right onto Carlton Vale, in under 5 minutes' time you will arrive at NWQ.



CARLTON VALE, KILBURN, LONDON, NW6 5HH

Countryside terms and conditions apply. Photography and computer generated images are indicative only and can be subject to change. Variations to the external design and landscaping may occur. Please check with a Sales Consultant before reservation. Images depict typical Countryside homes. Every care has been taken in the preparation of this brochure. The details contained therein are for guidance only and should not be relied upon as exactly describing any particular material illustrated or written by any order under the Consumer Protection from Unfair Trading Regulations 2008. This information does not constitute a contract, part of a contract or a warranty. Countryside operates a programme of continuous product development. Maps not to scale. Distances taken from google.co.uk/maps. Car travel times taken from google.co.uk/maps and are approximate only. Walking times taken from google.co.uk/maps and are approximate only. Tube and rail times are taken from tfl.gov.uk and nationalrail.co.uk and are approximate only. January 2023.

