

THE
DELAMARRE
&
The Ashbee



**Brent
Cross
Town**





WELCOME TO

Brent Cross Town.

A place that inspires us into future ways of living and working. Related Argent, in partnership with Barnet Council, is on-site delivering a new North London neighbourhood spanning 180 acres, with 50 acres of green parks and playing fields.



Computer generated imagery is indicative only.

The parkland and open spaces at Brent Cross Town will feature five distinct natural habitats; woodland, grassland, wetland and 'open mosaic' along with areas dedicated to growing food.

At its heart, is a new town centre offering everything you need for a healthy, happy and more fulfilling lifestyle.

Featuring an eclectic mix of up to 50 independent shops and signature restaurant brands.

Brent Cross Town will bring together 6,700 elegant new homes, over 50 locations for retail, food and drink, provide best-in-class workspaces for over 25,000 people and build a community around health and wellness with fantastic new amenities.

Live at **The Ashbee** or **THE DELAMARRE**, and you will be the first to enjoy life at Brent Cross town. The new homes are perfectly located adjacent to the new Claremont Park, with its winding paths, rich planting and central pond.





Claremont Park is the rich landscape and natural centre of Brent Cross Town. A place alive with nature but quietly tranquil, and perfect for enjoying everything from a relaxing stroll to a summer picnic with friends beside the central pond.

Luxurious, elegant, and expansive apartments, many with views across the parks and landscaped gardens, feature light-filled interiors, natural finishes and refined colours.

The styling of The Delamarre is inspired by the crisp lines and bold colours of the Art Deco movement, and The Ashbee by the softer natural tones and materials associated with the Arts and

Crafts movement. These are the first two opportunities to own a home at Brent Cross Town.

All apartments feature future-proofed technology and services, including instant boiling water taps and underfloor heating. Floor-to-ceiling glazing embraces park views and natural light and work from home spaces have been designed to maximise flexibility.

Computer generated imagery is indicative only.

A plan for the future.

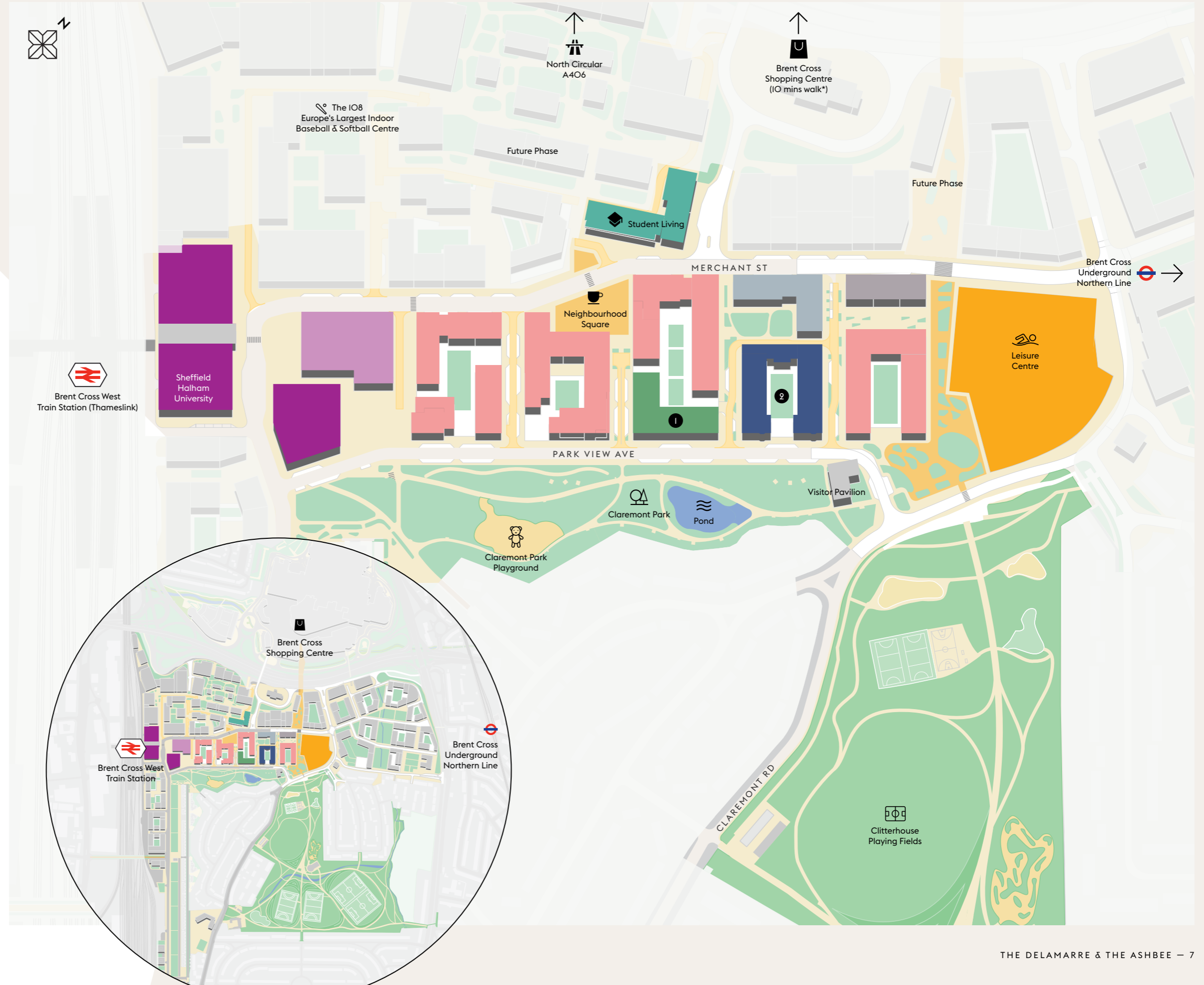
Brent Cross Town will be a new park town for future London. It will establish a new standard for large-scale urban regeneration while making a positive contribution to the world we share.

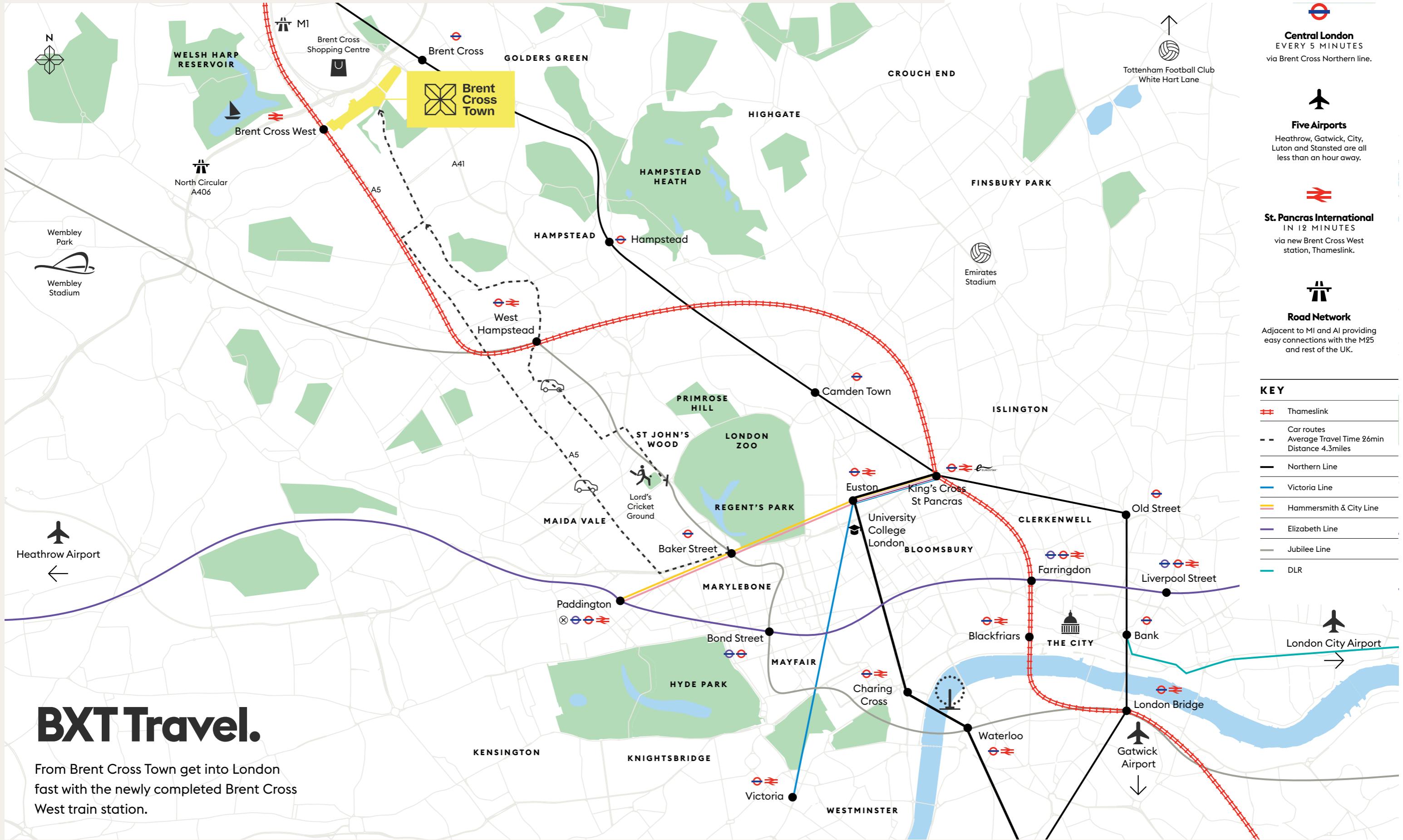
KEY





1 **The Ashbee**
 107 New Apartments
 400m from Brent Cross West Station
 Completion 2025

2 **THE DELAMARRE**
 107 New Apartments
 500m from Brent Cross West Station
 Completion 2024









- Office Buildings
- Not Specified
- Homes to Rent
- Affordable Homes
- Student Accommodation
- Not Specified





- 
Central London
 EVERY 5 MINUTES
 via Brent Cross Northern line.
- 
Five Airports
 Heathrow, Gatwick, City, Luton and Stansted are all less than an hour away.
- 
St. Pancras International
 IN 12 MINUTES
 via new Brent Cross West station, Thameslink.
- 
Road Network
 Adjacent to M1 and A1 providing easy connections with the M25 and rest of the UK.

KEY

	Thameslink
	Car routes Average Travel Time 26min Distance 4.3miles
	Northern Line
	Victoria Line
	Hammersmith & City Line
	Elizabeth Line
	Jubilee Line
	DLR

BXT Travel.

From Brent Cross Town get into London fast with the newly completed Brent Cross West train station.

Brent Cross West Station.

Opened in 2023, this brand new station is less than 500m from **The Ashbee** and **THE DELAMARRE**.



Photography is indicative only.

Travel times taken from thetrainline.com and google.co.uk/maps

Positioned on the Midland Main Line between existing Hendon and Cricklewood stations, it takes as little as 12 minutes for passengers to connect from King's Cross St Pancras to Brent Cross West. At peak times, there are up to eight Thameslink passenger trains per hour.



- **West Hampstead**
4 mins
- **St. Pancras International**
15 mins
(12 mins from St Pancras Int'l)
- **Farringdon**
19 mins
- **Blackfriars**
24 mins
- **London Bridge**
30 mins
- **London Gatwick Airport**
1 hr 3 mins



- **Hampstead**
7 mins
- **Camden Town**
12 mins
- **Euston**
19 mins
- **Leicester Square**
23 mins
- **Bank**
26 mins
- **Waterloo**
30 mins



8 NEW PUBLIC SQUARES

Central Neighbourhood Square

Computer generated imagery is indicative only.



Photography of Claremont Park

Spend less time travelling and more time enjoying life.



Lifestyle photography is indicative only.



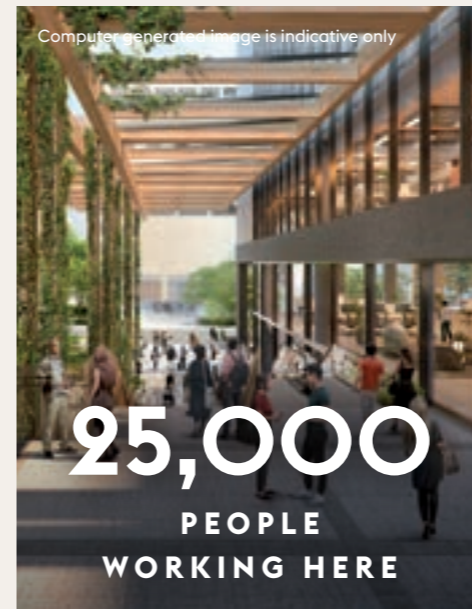
Lifestyle photography is indicative only

BRENT CROSS SHOPPING CENTRE

With 120 shops and 30+ cafes, takeaways and restaurants, the classic and popular Brent Cross Shopping Centre is less than a 15 minute walk from The Ashbee and The Delamarre. Here you will find a diverse range of stores including John Lewis, Marks and Spencer, Apple and Anthropology.



Computer generated image is indicative only



Computer generated image is indicative only

25,000
PEOPLE
WORKING HERE



Photography of Happy Face

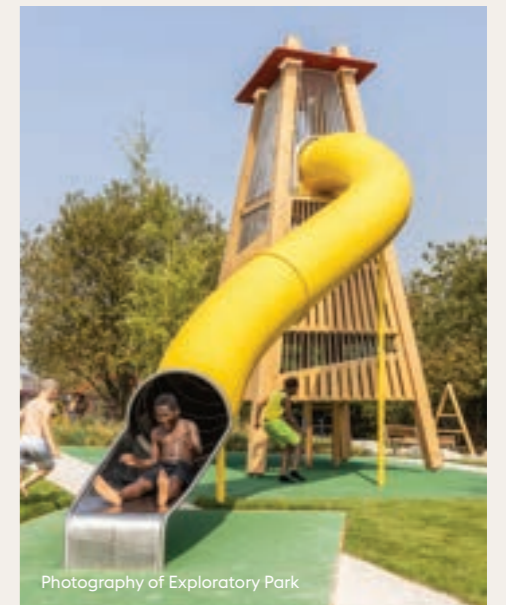
50 NEW SHOPS AND RESTAURANTS

At its heart, a vibrant neighbourhood town centre offering your daily needs for a healthy, happy and more fulfilling lifestyle. Brought to life with a blend of brands you know and love, alongside independent new shops, cafés, bars and restaurants; making, baking and roasting right on your doorstep. From healthcare to childcare, gigs to groceries, you'll find it all here.



Computer generated image is indicative only

50 ACRES OF GREEN SPACE



Photography of Exploratory Park



The Claremont Park Club.

CLUB LOBBY CONCIERGE GYMNASIUM
RESIDENTS' LOUNGE FITNESS STUDIO
MEETING ROOM PRIVATE DINING ROOM
SCREENING ROOM WORKSPACE

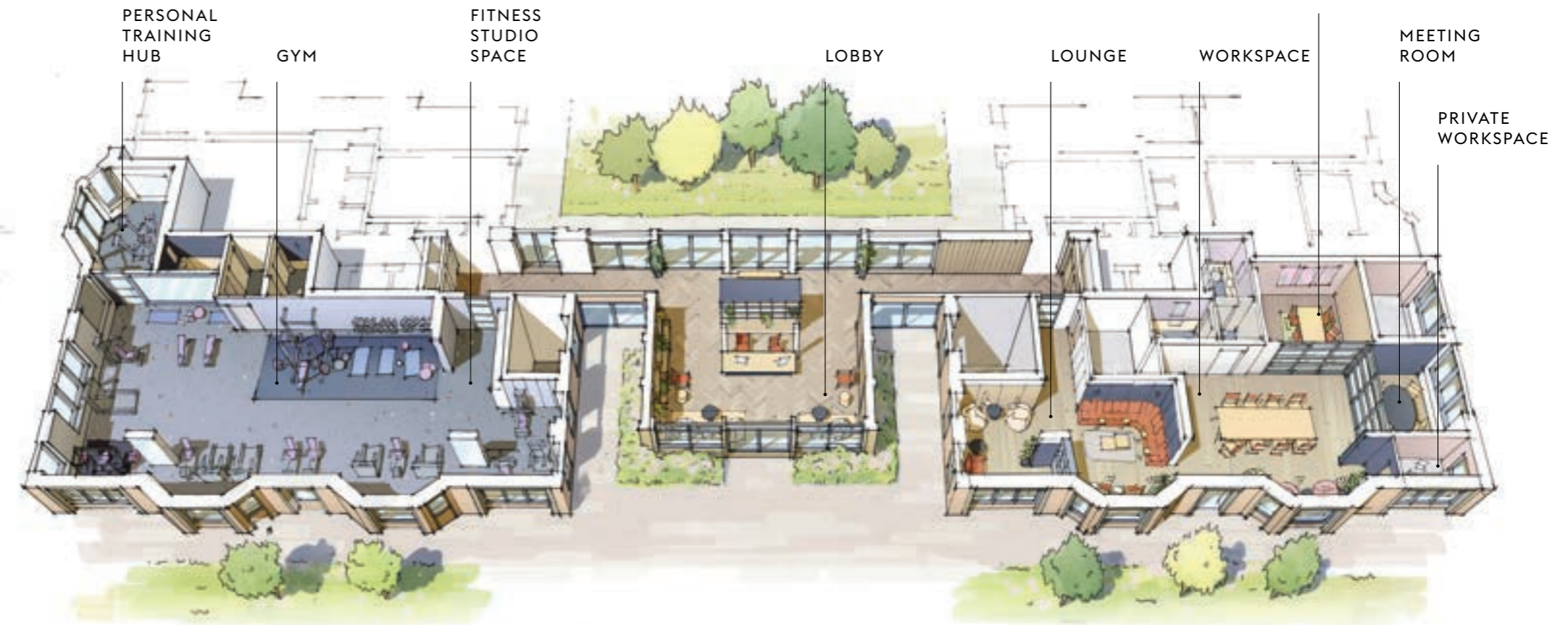


Computer generated
imagery is indicative only.

The Claremont Park Club caters for the evolving needs of residents and inspire how they live. Every resident will enjoy being part of the Claremont Park Club, located in both The Ashbee and The Delamarre. Discover the space to enjoy an inspiring lifestyle without ever leaving home.

The Ashbee

The Delamarre



The Claremont Park Club.

FACILITIES THAT CATER FOR THE EVOLVING NEEDS OF RESIDENTS AND INSPIRE HOW THEY LIVE.

Every resident will enjoy being part of the Claremont Park Club, located on the ground floor of both The Ashbee and The Delamarre. Discover the space to enjoy an inspiring lifestyle without ever leaving home.



- Club Lobby**
- Concierge**
- Residents' lounge**
- Gymnasium**
- Fitness studio**
- Workspace**
- Meeting room**
- Private dining room**
- Screening room**

1. Gymnasium
2. The Ashbee Entrance Lobby

Live parkside.



THE DELAMARRE

Inspired by Victorian mansion blocks, with beautiful bay windows, THE DELAMARRE has been designed by award-winning architects Maccreeanor Lavington.

Computer generated imagery is indicative only.



Computer generated imagery is indicative only.



Showhome Photography.



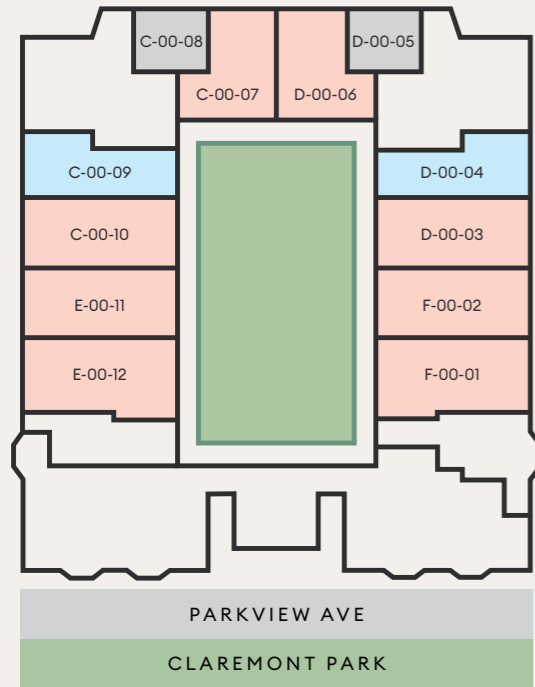
Showhome Photography.

Apartment finder.

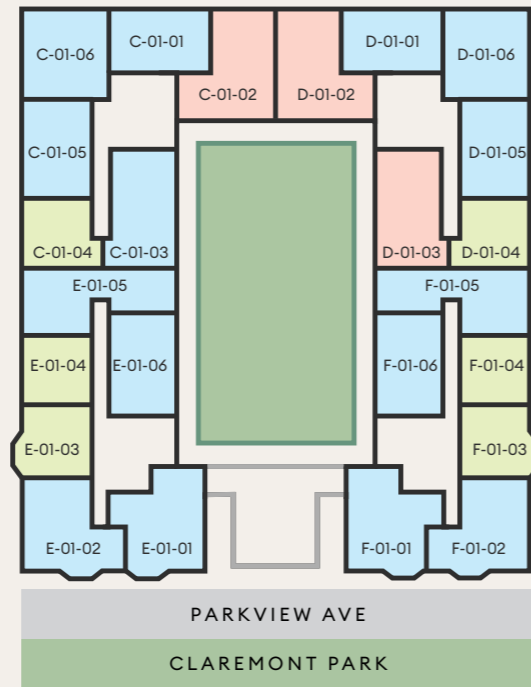
- STUDIO
- 1 BEDROOM
- 2 BED APARTMENT
- 3 BED APARTMENT



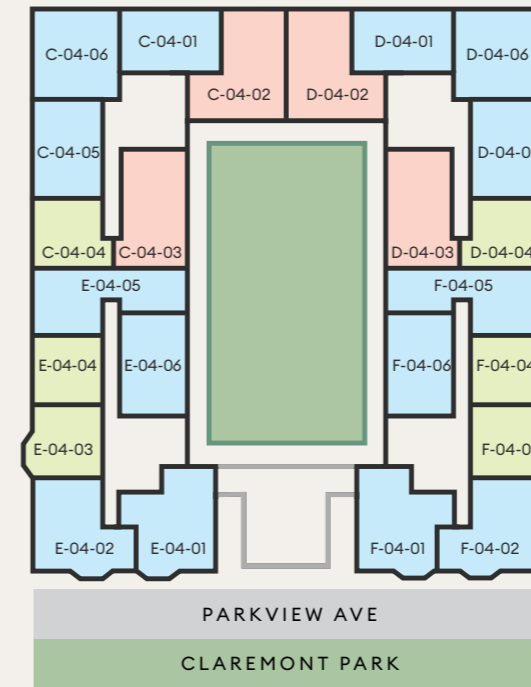
GROUND



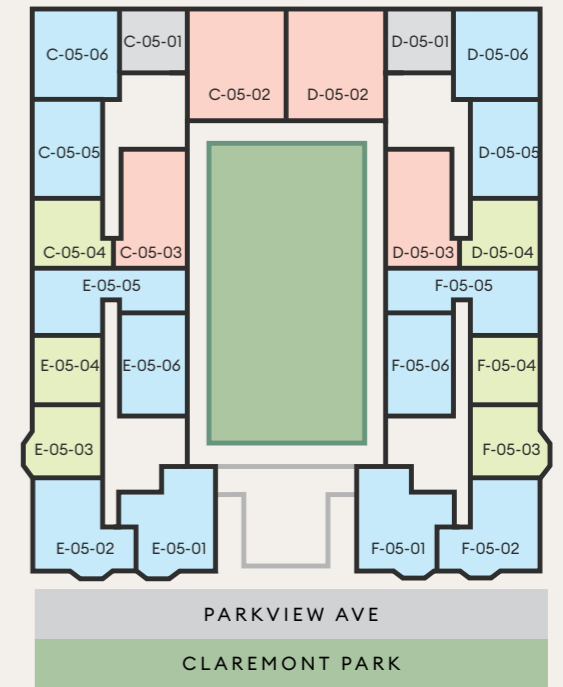
FIRST



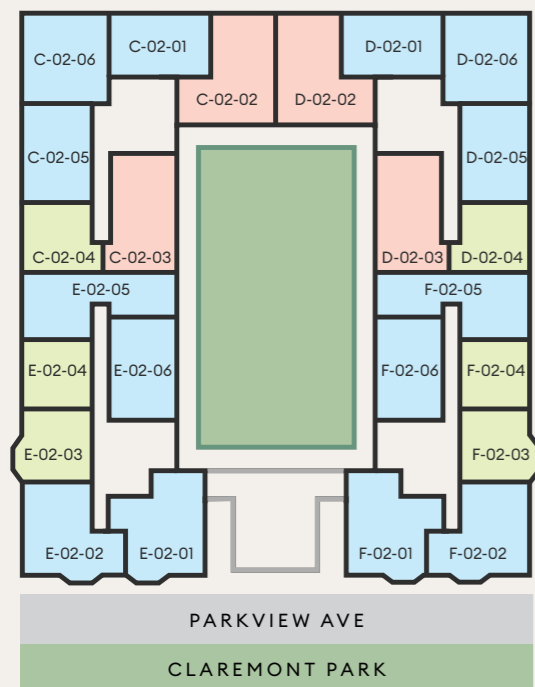
FOURTH



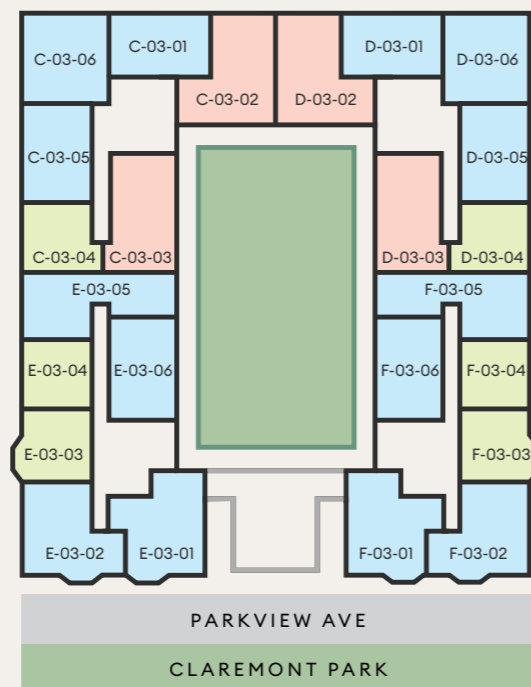
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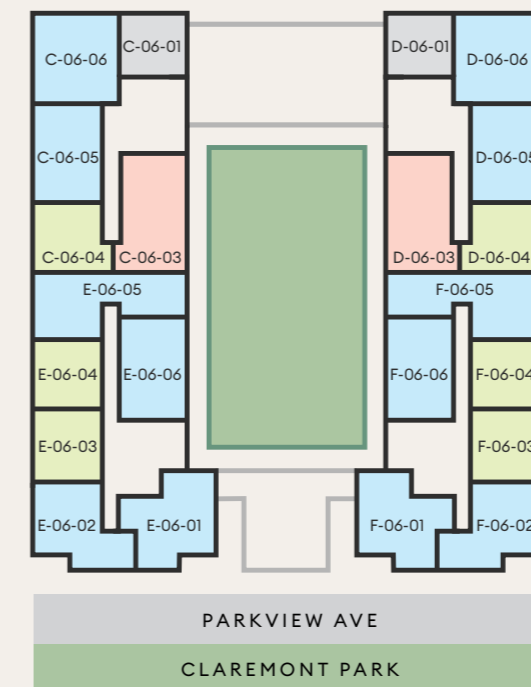
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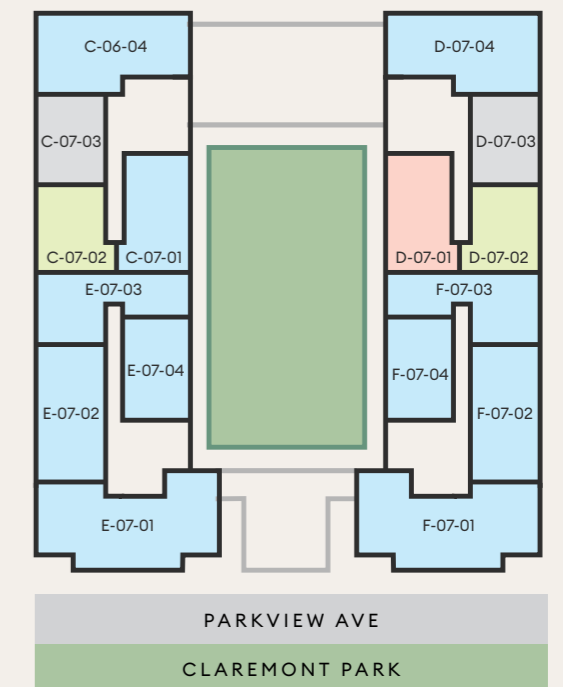
THIRD

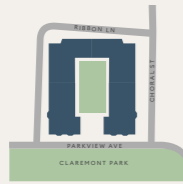


SIXTH

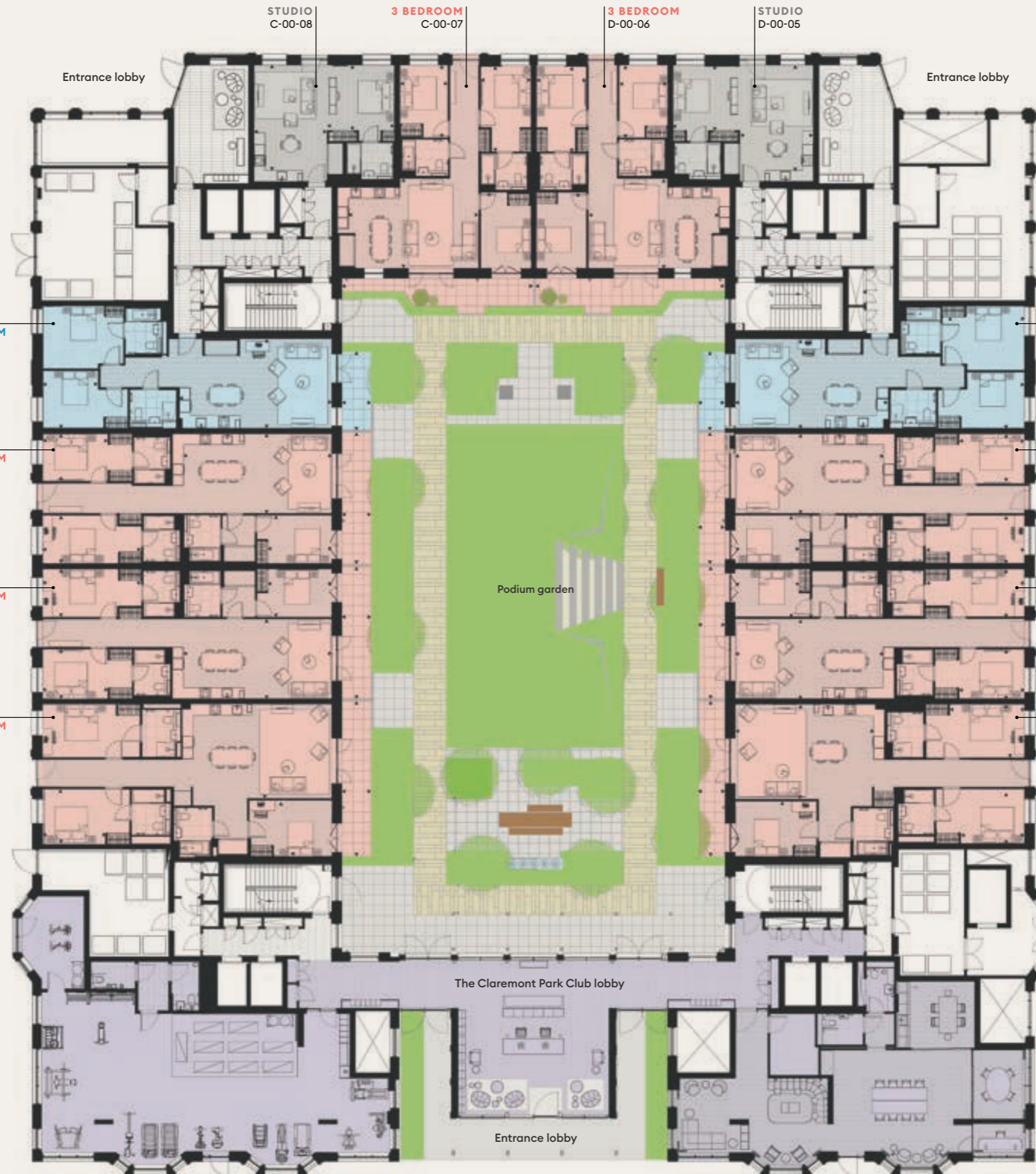


SEVENTH





Floorplans and listed apartment areas are for approximate measurements only. Dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture shown is not included.



STUDIO	D-00-05, C-00-08	
NSA	49.5 m²	533 sq ft
Living/Kitchen	5.79 x 3.43m	19' 0" x 11' 3"
Bedroom	3.43 x 3.64m	11' 3" x 11' 11"

2 BEDROOM	D-00-04, C-00-09	
NSA	90.9 m²	978 sq ft
Courtyard	7.0 m²	75 sq ft
Living/Kitchen	4.90 x 8.37m	16' 1" x 27' 6"
Bedroom 1	3.95 x 4.70m	13' 0" x 15' 5"
Bedroom 2	2.64 x 2.72m	8' 8" x 8' 11"
Courtyard	4.33 x 1.48m	14' 2" x 4' 10"

3 BEDROOM	D-00-06, C-00-07	
NSA	97.3 m²	1,047 sq ft
Courtyard	14.7 m²	158 sq ft
Living/Kitchen	4.92 x 7.18m	16' 2" x 23' 7"
Bedroom 1	4.67 x 2.74m	15' 4" x 9' 0"
Bedroom 2	3.98 x 2.66m	13' 1" x 8' 9"
Bedroom 3	4.20 x 2.74m	13' 9" x 9' 0"
Courtyard	1.50 x 10.47m	4' 11" x 34' 4"

3 BEDROOM	D-00-03, C-00-10	
NSA	114.6 m²	1,234 sq ft
Courtyard	12.0 m²	129 sq ft
Living/Kitchen	4.35 x 8.15m	14' 3" x 26' 9"
Bedroom 1	2.61 x 3.60m	8' 7" x 11' 10"
Bedroom 2	2.64 x 3.51m	8' 8" x 11' 6"
Bedroom 3	2.64 x 5.43m	8' 8" x 17' 10"
Courtyard	7.30 x 1.52m	23' 11" x 5' 0"

3 BEDROOM	F-00-02, E-00-11	
NSA	114.6 m²	1,234 sq ft
Courtyard	11.8 m²	127 sq ft
Living/Kitchen	4.39 x 8.13m	14' 5" x 26' 8"
Bedroom 1	2.72 x 3.61m	8' 11" x 11' 10"
Bedroom 2	2.62 x 3.49m	8' 7" x 11' 5"
Bedroom 3	2.64 x 5.44m	8' 8" x 17' 10"
Courtyard	7.30 x 1.48m	23' 11" x 4' 10"

3 BEDROOM	F-00-01, E-00-12	
NSA	129.0 m²	1,389 sq ft
Courtyard	13.7 m²	147 sq ft
Living/Kitchen	5.46 x 7.63m	17' 11" x 25' 0"
Bedroom 1	2.89 x 3.52m	9' 6" x 11' 7"
Bedroom 2	2.78 x 4.42m	9' 1" x 14' 6"
Bedroom 3	2.79 x 4.11m	9' 2" x 13' 6"
Courtyard	8.56 x 1.48m	28' 1" x 4' 10"

● STUDIO ● 1 BEDROOM ● 2 BED APARTMENT ● 3 BED APARTMENT ● THE CLAREMONT PARK CLUB



1 BEDROOM D-01-04, C-01-04

NSA	52.3 m²	563 sq ft
Living/Kitchen	4.20 x 6.30m	13' 9" x 20' 8"
Bedroom	2.82 x 5.82m	9' 3" x 19' 1"

1 BEDROOM F-01-03, E-01-03

NSA	54.5 m²	587 sq ft
Living/Kitchen	4.43 x 7.37m	14' 6" x 24' 2"
Bedroom	2.71 x 4.67m	8' 11" x 15' 4"

1 BEDROOM F-01-04, E-01-04

NSA	49.6 m²	534 sq ft
Living/Kitchen	3.74 x 6.29m	12' 3" x 20' 8"
Bedroom	2.76 x 3.38m	9' 1" x 11' 1"

2 BEDROOM D-01-01, C-01-01

NSA	68.5 m²	737 sq ft
Living/Kitchen	5.81 x 4.49m	19' 1" x 14' 9"
Bedroom 1	4.17 x 2.73m	13' 8" x 8' 11"
Bedroom 2	2.88 x 2.65m	9' 5" x 8' 8"

2 BEDROOM D-01-05, C-01-05

NSA	71.5 m²	770 sq ft
Living/Kitchen	4.00 x 6.29m	13' 1" x 20' 8"
Bedroom 1	2.84 x 4.67m	9' 4" x 15' 4"
Bedroom 2	2.70 x 2.76m	8' 10" x 9' 1"

2 BEDROOM D-01-06, C-01-06

NSA	74.5 m²	802 sq ft
Balcony	5.3 m²	57 sq ft
Living/Kitchen	6.39 x 4.57m	21' 0" x 15' 0"
Bedroom 1	3.26 x 2.79m	10' 8" x 9' 2"
Bedroom 2	2.76 x 3.58m	9' 1" x 11' 9"
Balcony	2.96 x 1.95m	10' 9" x 6' 5"

2 BEDROOM F-01-01, E-01-01

NSA	81.5 m²	877 sq ft
Balcony	5.9 m²	64 sq ft
Living	6.29 x 4.30m	20' 8" x 14' 1"
Kitchen	1.67 x 3.22m	5' 6" x 10' 7"
Bedroom 1	2.73 x 3.19m	8' 11" x 10' 6"
Bedroom 2	2.73 x 3.86m	8' 11" x 12' 8"
Balcony	1.50 x 3.63m	4' 11" x 11' 11"

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2 BEDROOM F-01-02, E-01-02

NSA	77.7 m²	836 sq ft
Balcony	5.9 m²	64 sq ft
Living	4.83 x 6.53m	15' 10" x 21' 5"
Kitchen	1.33 x 3.35m	4' 4" x 11' 0"
Bedroom 1	2.75 x 4.68m	9' 0" x 15' 4"
Bedroom 2	2.76 x 3.36m	9' 1" x 11' 0"
Balcony	1.72 x 3.86m	5' 8" x 12' 8"

2 BEDROOM F-01-05, E-01-05

NSA	87.7 m²	944 sq ft
Living/Kitchen	4.69 x 6.38m	15' 5" x 20' 11"
Bedroom 1	4.09 x 4.68m	13' 5" x 15' 4"
Bedroom 2	2.93 x 4.27m	9' 7" x 14' 0"

2 BEDROOM F-01-06, E-01-06

NSA	75.7 m²	815 sq ft
Balcony	6.9 m²	74 sq ft
Living/Kitchen	4.41 x 6.29m	14' 6" x 20' 8"
Bedroom 1	2.91 x 4.67m	9' 7" x 15' 4"
Bedroom 2	2.64 x 2.75m	8' 8" x 9' 0"
Balcony	4.28 x 1.49m	14' 1" x 4' 11"

2 BEDROOM C-01-03

NSA	88.3 m²	950 sq ft
Balcony	6.9 m²	74 sq ft
Living/ Kitchen	4.15 x 6.83 m	13ft 6" x 22ft
Bedroom 1	3.00 x 4.41 m	9ft 8" x 14ft 5"
Bedroom 2	3.00 x 4.56 m	9ft 8" x 15ft 0"
Balcony	4.28 x 1.49 m	14' 1" x 4' 11"

3 BEDROOM D-01-02, C-01-02

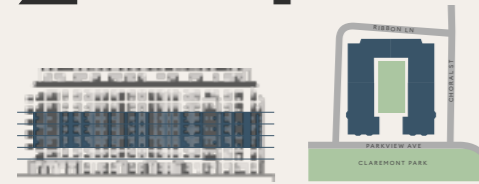
NSA	93.9 m²	1,011 sq ft
Balcony	7.9 m²	85 sq ft
Living/Kitchen	7.50 x 5.96m	24' 7" x 19' 7"
Bedroom 1	3.48 x 3.32m	11' 5" x 10' 11"
Bedroom 2	3.24 x 2.77m	10' 8" x 9' 1"
Bedroom 3	3.24 x 2.59m	10' 8" x 8' 6"
Balcony	1.74 x 4.16m	5' 9" x 13' 8"

3 BEDROOM D-01-03

NSA	88.3 m²	950 sq ft
Balcony	6.9 m²	74 sq ft
Living/Kitchen	3.85 x 6.93m	12' 8" x 22' 9"
Bedroom 1	2.75 x 4.66m	9' 0" x 15' 3"
Bedroom 2	2.70 x 3.36m	8' 10" x 11' 0"
Bedroom 3	2.70 x 3.36m	8' 10" x 11' 0"
Balcony	4.28 x 1.49m	14' 1" x 4' 11"

● 1 BEDROOM ● 2 BED APARTMENT ● 3 BED APARTMENT

2 - 4



1 BEDROOM D-02-04, D-03-04, D-04-04, C-02-04, C-03-04, C-04-04

NSA 53.4 m² 575 sq ft

Living/Kitchen 4.20 x 6.30m 13' 9" x 20' 8"
Bedroom 2.82 x 5.82m 9' 3" x 19' 1"

1 BEDROOM F-02-03, F-03-03, F-04-03, E-02-03, E-03-03, E-04-03

NSA 54.9 m² 591 sq ft

Living/Kitchen 4.43 x 7.37m 14' 6" x 24' 2"
Bedroom 2.71 x 4.67m 8' 11" x 15' 4"

1 BEDROOM F-02-04, F-03-04, F-04-04, E-02-04, E-03-04, E-04-04

NSA 50.7 m² 546 sq ft

Living/Kitchen 3.74 x 6.29m 12' 3" x 20' 8"
Bedroom 2.76 x 3.38m 9' 1" x 11' 1"

2 BEDROOM D-02-01, D-03-01, D-04-01, C-02-01, C-03-01, C-04-01

NSA 70.0 m² 753 sq ft

Balcony 6.0 m² 65 sq ft

Living/Kitchen 5.81 x 4.49m 19' 1" x 14' 9"
Bedroom 1 4.17 x 2.73m 13' 8" x 8' 11"
Bedroom 2 2.88 x 2.65m 9' 5" x 8' 8"
Balcony 1.49 x 3.60m 4' 11" x 11' 10"

2 BEDROOM F-02-01, F-03-01, F-04-01, E-02-01, E-03-01, E-04-01

NSA 82.3 m² 886 sq ft

Balcony 5.9 m² 64 sq ft

Living 6.29 x 4.30m 20' 8" x 14' 1"
Kitchen 1.67 x 3.22m 5' 6" x 10' 7"
Bedroom 1 2.73 x 3.19m 8' 11" x 10' 6"
Bedroom 2 2.73 x 3.86m 8' 11" x 12' 8"
Balcony 1.50 x 3.63m 4' 11" x 11' 11"

2 BEDROOM F-02-02, F-03-02, F-04-02, E-02-02, E-03-02, E-04-02

NSA 77.7 m² 836 sq ft

Balcony 5.9 m² 64 sq ft

Living 4.83 x 6.53m 15' 10" x 21' 5"
Kitchen 1.33 x 3.35m 4' 4" x 11' 0"
Bedroom 1 2.75 x 4.68m 9' 0" x 15' 4"
Bedroom 2 2.76 x 3.36m 9' 1" x 11' 0"
Balcony 1.72 x 3.86m 5' 8" x 12' 8"

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2 BEDROOM F-02-05, F-03-05, F-04-05, E-02-05, E-03-05, E-04-05

NSA 88.7 m² 955 sq ft

Living/Kitchen 4.69 x 6.38m 15' 5" x 20' 11"
Bedroom 1 4.09 x 4.68m 13' 5" x 15' 4"
Bedroom 2 2.93 x 4.27m 9' 7" x 14' 0"

2 BEDROOM F-02-06, F-03-06, F-04-06, E-02-06, E-03-06, E-04-06

NSA 75.7 m² 815 sq ft

Balcony 6.9 m² 74 sq ft

Living/Kitchen 4.41 x 6.29m 14' 6" x 20' 8"
Bedroom 1 2.91 x 4.67m 9' 7" x 15' 4"
Bedroom 2 2.64 x 2.75m 8' 8" x 9' 0"
Balcony 4.28 x 1.49m 14' 1" x 4' 11"

3 BEDROOM D-02-02, D-03-02, D-04-02, C-02-02, C-03-02, C-04-02

NSA 94.9 m² 1,021 sq ft

Balcony 7.9 m² 85 sq ft

Living/Kitchen 7.50 x 5.96m 24' 7" x 19' 7"
Bedroom 1 3.48 x 3.32m 11' 5" x 10' 11"
Bedroom 2 3.24 x 2.77m 10' 8" x 9' 1"
Bedroom 3 3.24 x 2.59m 10' 8" x 8' 6"
Balcony 1.74 x 4.16m 5' 9" x 13' 8"

3 BEDROOM D-02-03, D-03-03, D-04-03, C-02-03, C-03-03, C-04-03

NSA 88.3 m² 950 sq ft

Balcony 6.9 m² 74 sq ft

Living/Kitchen 3.85 x 6.93m 12' 8" x 22' 9"
Bedroom 1 2.75 x 4.66m 9' 0" x 15' 3"
Bedroom 2 2.70 x 3.36m 8' 10" x 11' 0"
Bedroom 3 2.70 x 3.36m 8' 10" x 11' 0"
Balcony 4.28 x 1.49m 14' 1" x 4' 11"

2 BEDROOM D-02-05, D-03-05, D-04-05, C-02-05, C-03-05, C-04-05

NSA 73.0 m² 786 sq ft

Living/Kitchen 4.00 x 6.29m 13' 1" x 20' 8"
Bedroom 1 2.84 x 4.67m 9' 4" x 15' 4"
Bedroom 2 2.70 x 2.76m 8' 10" x 9' 1"

2 BEDROOM D-02-06, D-03-06, D-04-06, C-02-06, C-03-06, C-04-06

NSA 76.6 m² 825 sq ft

Balcony 5.3 m² 57 sq ft

Living/Kitchen 6.39 x 4.57m 21' 0" x 15' 0"
Bedroom 1 3.26 x 2.79m 10' 8" x 9' 2"
Bedroom 2 2.76 x 3.58m 9' 1" x 11' 9"
Balcony 2.96 x 1.95m 10' 9" x 6' 5"

● 1 BEDROOM ● 2 BED APARTMENT ● 3 BED APARTMENT



STUDIO D-05-01, C-05-01

NSA 45.2 m² 487 sq ft

Balcony 6.0 m² 65 sq ft

Living/Kitchen 5.79 x 3.57m 19' 0" x 11' 9"
 Bedroom 3.51 x 3.32m 11' 6" x 10' 11"
 Balcony 1.49 x 3.60m 4' 11" x 11' 10"

1 BEDROOM D-05-04, E-05-03

NSA 53.4 m² 575 sq ft

Living/Kitchen 4.20 x 6.30m 13' 9" x 20' 8"
 Bedroom 2.82 x 5.82m 9' 3" x 19' 1"

1 BEDROOM F-05-03, E-05-04

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Living/Kitchen 4.43 x 7.37m 14' 6" x 24' 2"
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NSA 50.7 m² 546 sq ft

Living/Kitchen 3.74 x 6.29m 12' 3" x 20' 8"
 Bedroom 2.76 x 3.38m 9' 1" x 11' 1"

2 BEDROOM D-05-05, C-05-05

NSA 73.0 m² 786 sq ft

Living/Kitchen 4.00 x 6.29m 13' 1" x 20' 8"
 Bedroom 1 2.84 x 4.67m 9' 4" x 15' 4"
 Bedroom 2 2.70 x 2.76m 8' 10" x 9' 1"

2 BEDROOM D-05-06, C-05-06

NSA 76.6 m² 825 sq ft

Balcony 5.3 m² 57 sq ft

Living/Kitchen 6.39 x 4.57m 21' 0" x 15' 0"
 Bedroom 1 3.26 x 2.79m 10' 8" x 9' 2"
 Bedroom 2 2.76 x 3.58m 9' 1" x 11' 9"
 Balcony 2.74 x 1.95m 9' 0" x 6' 5"

Floorplans and listed apartment areas are for approximate measurements only. Dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture shown is not included.



2 BEDROOM F-05-01, E-05-01

NSA 82.3 m² 886 sq ft

Balcony 5.9 m² 64 sq ft

Living 6.29 x 4.30m 20' 8" x 14' 1"
 Kitchen 1.67 x 3.22m 5' 6" x 10' 7"
 Bedroom 1 2.73 x 3.19m 8' 11" x 10' 6"
 Bedroom 2 2.73 x 3.86m 8' 11" x 12' 8"
 Balcony 1.50 x 3.63m 4' 11" x 11' 11"

2 BEDROOM F-05-02, E-05-02

NSA 77.7 m² 836 sq ft

Balcony 5.9 m² 64 sq ft

Living 4.83 x 6.52m 15' 10" x 21' 5"
 Kitchen 1.33 x 3.35m 4' 4" x 11' 0"
 Bedroom 1 2.75 x 4.68m 9' 0" x 15' 4"
 Bedroom 2 2.76 x 3.36m 9' 1" x 11' 0"
 Balcony 1.50 x 3.63m 4' 11" x 11' 11"

2 BEDROOM F-05-05, E-05-05

NSA 88.7 m² 955 sq ft

Living/Kitchen 4.69 x 6.38m 15' 5" x 20' 11"
 Bedroom 1 4.09 x 4.68m 13' 5" x 15' 4"
 Bedroom 2 2.93 x 4.27m 9' 7" x 14' 0"

2 BEDROOM F-05-06, E-05-06

NSA 75.7 m² 815 sq ft

Balcony 6.9 m² 74 sq ft

Living/Kitchen 4.41 x 6.29m 14' 6" x 20' 8"
 Bedroom 1 2.91 x 4.67m 9' 7" x 15' 4"
 Bedroom 2 2.64 x 2.75m 8' 8" x 9' 0"
 Balcony 4.28 x 1.49m 14' 1" x 4' 11"

3 BEDROOM D-05-02, C-05-02

NSA 109.0 m² 1,173 sq ft

Balcony 7.9 m² 85 sq ft

Living 4.40 x 5.44m 14' 5" x 17' 10"
 Kitchen 5.51 x 3.20m 18' 1" x 10' 6"
 Bedroom 1 4.37 x 3.40m 14' 4" x 11' 2"
 Bedroom 2 3.40 x 3.35m 11' 2" x 11' 0"
 Bedroom 3 3.43 x 3.26m 11' 3" x 10' 8"
 Balcony 1.74 x 4.16m 5' 9" x 13' 8"

3 BEDROOM D-05-03, C-05-03

NSA 88.3 m² 950 sq ft

Balcony 6.9 m² 74 sq ft

Living/Kitchen 3.85 x 6.93m 12' 8" x 22' 9"
 Bedroom 1 2.75 x 4.66m 9' 0" x 15' 3"
 Bedroom 2 2.70 x 3.36m 8' 10" x 11' 0"
 Bedroom 3 2.70 x 3.36m 8' 10" x 11' 0"
 Balcony 4.28 x 1.49m 4' 11" x 14' 1"

● STUDIO ● 1 BEDROOM ● 2 BED APARTMENT ● 3 BED APARTMENT



STUDIO D-06-01, C-06-01

NSA 45.2 m² 487 sq ft

Balcony 6.0 m² 65 sq ft

Living/Kitchen 5.79 x 3.57m 19' 0" x 11' 9"

Bedroom 3.49 x 3.32m 11' 5" x 10' 11"

Balcony 1.49 x 3.60m 4' 11" x 11' 10"

1 BEDROOM D-06-04, C-06-04

NSA 53.4 m² 575 sq ft

Living/Kitchen 4.20 x 6.30m 13' 9" x 20' 8"

Bedroom 2.82 x 5.82m 9' 3" x 19' 1"

1 BEDROOM F-06-03, E-06-03

NSA 50.9 m² 548 sq ft

Balcony 1.7 m² 19 sq ft

Living/Kitchen 4.46 x 6.27m 14' 8" x 20' 7"

Bedroom 2.68 x 4.67m 8' 10" x 15' 4"

1 BEDROOM F-06-04, E-06-04

NSA 50.7 m² 546 sq ft

Living/Kitchen 3.74 x 6.29m 12' 3" x 20' 8"

Bedroom 2.76 x 3.38m 9' 1" x 11' 1"

2 BEDROOM D-06-05, C-06-05

NSA 73.0 m² 786 sq ft

Living/Kitchen 4.00 x 6.29m 13' 1" x 20' 8"

Bedroom 1 2.84 x 4.67m 9' 4" x 15' 4"

Bedroom 2 2.70 x 2.76m 8' 10" x 9' 1"

2 BEDROOM D-06-06, C-06-06

NSA 76.7 m² 826 sq ft

Balcony 5.1 m² 55 sq ft

Living/Kitchen 6.39 x 4.57m 21' 0" x 15' 0"

Bedroom 1 3.26 x 2.79m 10' 8" x 9' 2"

Bedroom 2 2.76 x 3.58m 9' 1" x 11' 9"

Balcony 2.74 x 1.86m 9' 0" x 6' 1"

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2 BEDROOM F-06-01, E-06-01

NSA 78.7 m² 847 sq ft

Balcony 1.5 m² 16 sq ft

Living 5.34 x 4.30m 17' 6" x 14' 1"

Kitchen 1.68 x 3.24m 5' 6" x 10' 8"

Bedroom 1 2.73 x 3.85m 8' 11" x 12' 8"

Bedroom 2 2.71 x 3.21m 8' 11" x 10' 6"

2 BEDROOM F-06-02, E-06-02

NSA 74.1 m² 798 sq ft

Balcony 1.5 m² 16 sq ft

Living 3.85 x 6.53m 12' 8" x 21' 5"

Kitchen 1.45 x 3.34m 4' 9" x 10' 11"

Bedroom 1 2.74 x 4.66m 9' 0" x 15' 3"

Bedroom 2 2.64 x 3.36m 8' 8" x 11' 0"

2 BEDROOM F-06-05, E-06-05

NSA 88.7 m² 955 sq ft

Living/Kitchen 4.69 x 6.38m 15' 5" x 20' 11"

Bedroom 1 4.09 x 4.68m 13' 5" x 15' 4"

Bedroom 2 2.93 x 4.27m 9' 7" x 14' 0"

2 BEDROOM F-06-06, E-06-06

NSA 75.7 m² 815 sq ft

Balcony 6.9 m² 74 sq ft

Living/Kitchen 4.41 x 6.29m 14' 6" x 20' 8"

Bedroom 1 2.91 x 4.67m 9' 7" x 15' 4"

Bedroom 2 2.64 x 2.75m 8' 8" x 9' 0"

Balcony 4.28 x 1.49m 14' 1" x 4' 11"

3 BEDROOM D-06-03, C-06-03

NSA 88.3 m² 950 sq ft

Balcony 6.9 m² 74 sq ft

Living/Kitchen 3.85 x 6.93m 12' 8" x 22' 9"

Bedroom 1 2.75 x 4.66m 9' 0" x 15' 3"

Bedroom 2 2.70 x 3.36m 8' 10" x 11' 0"

Bedroom 3 2.70 x 3.36m 8' 10" x 11' 0"

Balcony 4.28 x 1.49m 4' 11" x 14' 1"



STUDIO 1 BEDROOM 2 BED APARTMENT 3 BED APARTMENT



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STUDIO D-07-03, C-07-03

NSA 47.9 m² 516 sq ft

Terrace 15.0 m² 161 sq ft

Living/Kitchen 5.63 x 4.86m 18' 6" x 5' 11"

Bedroom 3.33 x 3.86m 10' 11" x 12' 8"

Terrace 9.81 x 1.40m 32' 2" x 4' 7"

1 BEDROOM D-07-02, C-07-02

NSA 48.9 m² 526 sq ft

Terrace 13.4 m² 144 sq ft

Living/Kitchen 5.65 x 4.26m 18' 6" x 13' 0"

Bedroom 2.74 x 3.81m 8' 12" x 12' 6"

Terrace 8.61 x 1.40m 28' 3" x 4' 7"

2 BEDROOM D-07-04, C-07-04

NSA 74.3 m² 800 sq ft

Terrace 34.1 m² 367 sq ft

Living/Kitchen 5.45 x 3.97m 17' 11" x 13' 0"

Bedroom 1 4.37 x 2.75m 14' 4" x 9' 0"

Bedroom 2 3.06 x 2.70m 10' 0" x 8' 10"

Terrace 1.40 x 15.73m 4' 7" x 51' 7"

2 BEDROOM F-07-01, E-07-01

NSA 87.8 m² 945 sq ft

Terraces 55.2 m² 594 sq ft

Living 3.38 x 4.68m 11' 1" x 15' 4"

Kitchen 5.25 x 2.39m 17' 3" x 7' 10"

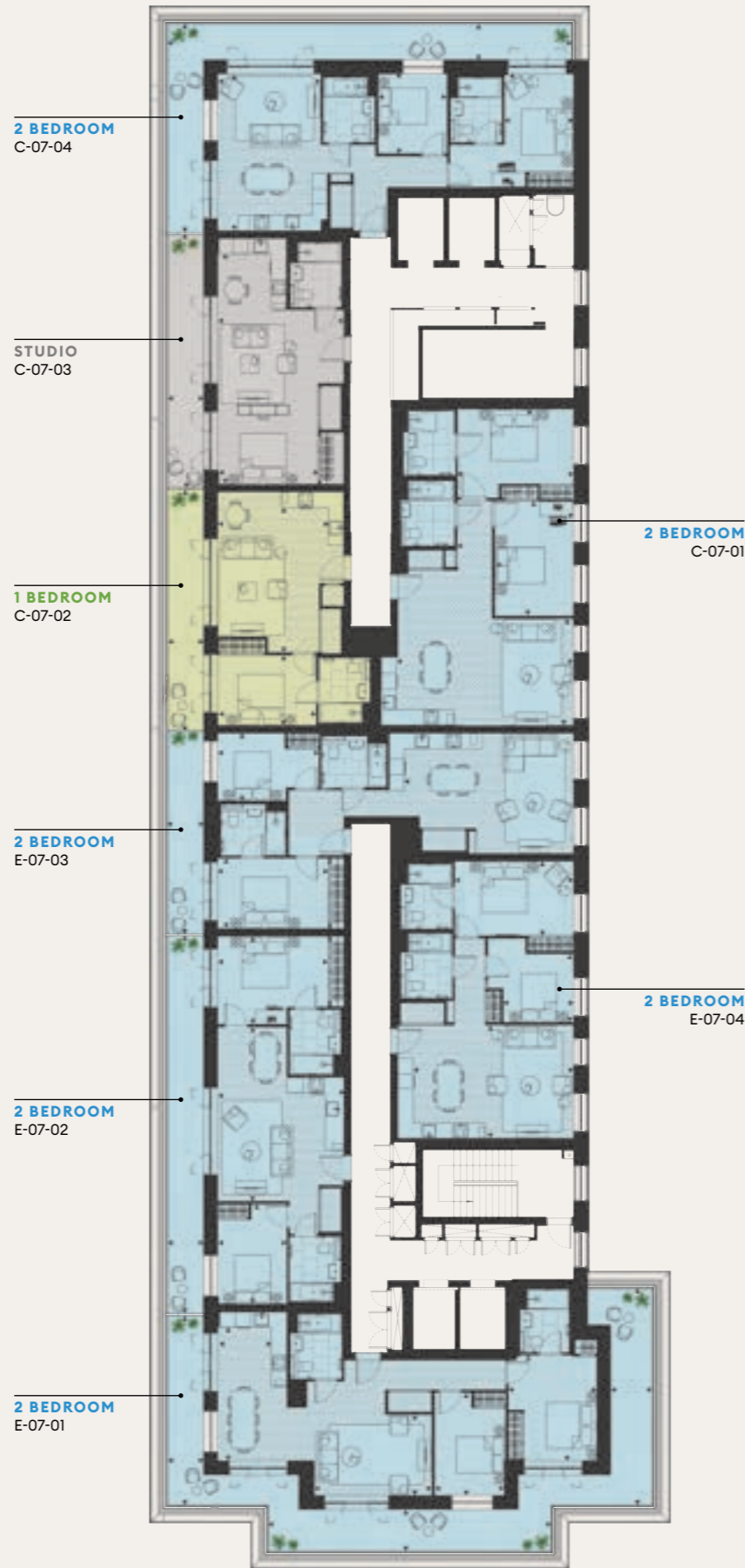
Bedroom 1 4.10 x 3.49m 13' 5" x 11' 5"

Bedroom 2 4.00 x 2.65m 13' 1" x 8' 8"

Terrace 1 1.63 x 11.02m 5' 4" x 36' 2"

Terrace 2 7.39 x 1.40m 24' 3" x 4' 7"

Terrace 3 8.42 x 1.63m 27' 7" x 5' 4"



2 BEDROOM
C-07-04

STUDIO
C-07-03

1 BEDROOM
C-07-02

2 BEDROOM
E-07-03

2 BEDROOM
E-07-02

2 BEDROOM
E-07-01

2 BEDROOM
C-07-01

2 BEDROOM
E-07-04



2 BEDROOM
D-07-04

STUDIO
D-07-03

3 BEDROOM
D-07-01

1 BEDROOM
D-07-02

2 BEDROOM
F-07-03

2 BEDROOM
F-07-04

2 BEDROOM
F-07-02

2 BEDROOM
F-07-01

2 BEDROOM F-07-02, E-07-02

NSA 71.4 m² 769 sq ft

Terrace 22.3 m² 240 sq ft

Living/Kitchen 6.78 x 4.26m 22' 3" x 13' 12"

Bedroom 1 3.40 x 4.22m 11' 2" x 13' 10"

Bedroom 2 3.89 x 2.65m 12' 9" x 8' 8"

Terrace 14.74 x 1.44m 48' 4" x 4' 9"

2 BEDROOM F-07-03, E-07-03

NSA 76.5 m² 823 sq ft

Terrace 12.2 m² 131 sq ft

Living/Kitchen 4.69 x 6.64m 15' 5" x 21' 9"

Bedroom 1 2.74 x 4.22m 9' 0" x 13' 10"

Bedroom 2 2.73 x 3.89m 8' 11" x 12' 9"

Terrace 8.05 x 1.40m 26' 5" x 4' 7"

2 BEDROOM F-07-04, E-07-04

NSA 75.7 m² 815 sq ft

Living/Kitchen 4.41 x 6.29m 14' 6" x 20' 8"

Bedroom 1 2.91 x 4.68m 9' 7" x 15' 4"

Bedroom 2 2.64 x 2.76m 8' 8" x 9' 1"

2 BEDROOM C-07-01

NSA 88.4 m² 952 sq ft

Living/ Kitchen 4.15 x 6.83 m 13ft 6" x 22ft

Bedroom 1 3.00 x 4.41 m 9ft 8" x 14ft 5"

Bedroom 2 3.00 x 4.56 m 9ft 8" x 15ft 0"

3 BEDROOM D-07-01

NSA 88.4 m² 952 sq ft

Living/Kitchen 3.85 x 6.94m 12' 8" x 22' 9"

Bedroom 1 2.75 x 4.67m 9' 0" x 15' 4"

Bedroom 2 2.70 x 3.36m 8' 10" x 10' 0"

Bedroom 3 2.70 x 3.36m 8' 10" x 10' 0"

STUDIO 1 BEDROOM 2 BED APARTMENT 3 BED APARTMENT

Specification.

Building

The Delamarre is one of the first buildings in Brent Cross Town, designed by architects Maccreeanor Lavington with interiors by Woods Bagot. The design is a C-shaped building with bay-fronted brick mansion block, comprising seven storeys with 170 studio, one, two, and three-bedroom apartments.

The building structure consists of a reinforced concrete frame and reinforced concrete piled foundations. The external envelop includes walls of a quality brick finish with pre-cast concrete windowsills, painted metal balconies and railings, and double-glazed windows and doors to balconies and terraces respectively.

The apartments enjoy views across a number of green spaces, including the internal courtyard garden, Pocket Park, Claremont Park and the playing fields beyond.

The courtyard garden has a combination of planted landscaping and hard landscape finishes. Specific ground floor units include a private terrace adjacent the residents' garden.

The Claremont Park Club

The residents' club is located on the ground floor across both buildings, The Ashbee and The Delamarre and comprises, Club Lobby, Concierge, Residents' Lounge, Gymnasium, Fitness Studio, Workspace, Meeting Room, Private Dining Room, and Screening Room.

Kitchens

Fitted with both high-level units and base cupboards, in a blue finish, with soft push doors, integrated extractor hood and lighting to underside of overhead cupboards.

Where applicable, a bespoke metal shelving unit frames the end of the kitchen worktop.

Worktops are a technical stone with stainless-steel single undermounted sink with a white ceramic tile splashback. Where provided, kitchen islands comprise the same suite of finishes.

High-quality appliances include:

- Four zone electric induction hob.
- Integrated and multifunction electric microwave and oven located in full-height cabinet. (Studios: no microwave)
- Integrated dishwasher
- Integrated full-height fridge freezer (Studios: under counter)
- Integrated cold/hot water and instant boiling water tap
- Integrated pull-out waste bins
- Washer/dryer located in the MEP cupboard

Bathrooms

Both family and en-suite bathrooms are fitted with large format porcelain tiles to floor and a mix of porcelain, white glazed tiles and painted finish to the walls.

Bathrooms also include bespoke storage cabinet mounted on a mirrored wall, with feature lighting and low-level open storage cabinet.

Where featured, family bathrooms have baths with walk-in showers to en-suites, both with glazed shower screen, shower mixer and detachable handset.

White ceramics with wall hung WC and wash basin.

High-quality brassware and heated towel rail all with stainless-steel finish.

Wardrobes and Joinery

All primary bedrooms include integrated wardrobes with soft close doors, inset handles and feature a high-level shelf and hanging rail. This also extends to cloak cupboards, where provided.

Studio apartments provide a bespoke room dividing joinery feature, with open shelving at mid to high level, and a desk and drawer units at low level. This piece is finished in blue with reeded glass.

Where applicable, some apartments include feature shelving.

Flooring

Dark oak engineered timber floor in herringbone pattern to all living rooms except bathrooms and bedrooms.

Carpet in bedrooms.

Large format porcelain tiles to bathrooms.

Balconies and Terraces

Where provided, these include powder coated metal balustrades and decking.

Decoration

All internal walls, ceilings, doors, door frames and skirtings are finished in a white paint.

Heating and Cooling

Brent Cross Town has partnered with energy provider Vattenfall, to establish a sitewide heating network that will provide low carbon-emission heat to our new neighbourhood (for all heat supplies controlled by Brent Cross Town). The electricity supplier will be the choice of the purchaser.

All apartments will be individually metered for both heat and electricity.

All bedrooms and living spaces will include underfloor heating. All apartments offer openable windows for ventilation.

Electrical

Energy efficient LED lighting fitted to all rooms.

TV/FM and telephone points for broadband internet access in living room and Bedroom is where appropriate.

The Brent Cross Town development is served by a fibre network, with connection to the network to be arranged by the purchaser.

Hard wired smoke/heat detectors fitted as standard.

Lifts

Every apartment can be reached via a choice of two lifts.

Car Parking

Limited secure car parking spaces and cycle storage is available for residents within the basement.

Car parking is subject to availability and at an extra cost, cycle spaces at no extra cost.

Security

Fob access control to all building entrances, car park and lifts.

Entry phone system connects all apartments to main entrance door.

CCTV surveillance to public areas.

Management and 24-hour estate security.

Peace of Mind

Concierge service.

Parcel store for oversized deliveries.

All apartments benefit from a 10-year NHBC warranty.

Leasehold c.999 years.

External cleaning will be carried out on a managed programme to ensure the building is kept to a high standard.

A service charge will be payable by apartment owners to cover costs of building services, building maintenance, cleaning, and insurance. A fixed contribution towards costs of Estate Management will also be payable for services such as site wide security, cleaning and maintenance, amenities, and landscaping.



Photography of the Show Apartment.

The Ashbee

The Ashbee has been designed by globally acclaimed architects Squire and Partners and has interiors inspired by the Arts & Crafts movement.

Residents of **The Ashbee** look over a tranquil landscaped internal garden designed by the renowned Andy Sturgeon Design.



Computer generated imagery is indicative only.



Computer generated imagery is indicative only.



Showhome Photography.



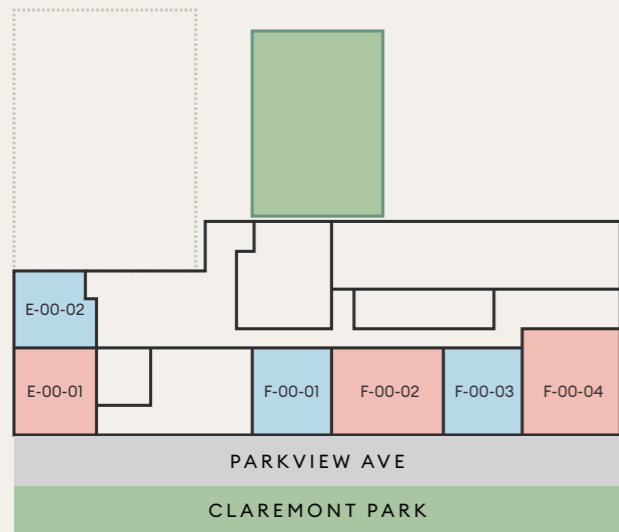
Showhome Photography.

Apartment finder.

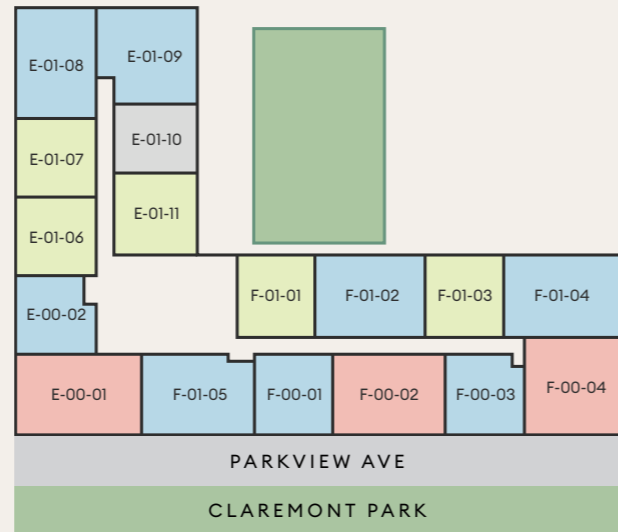
- STUDIO
- 1 BEDROOM
- 2 BED APARTMENT
- 3 BED APARTMENT



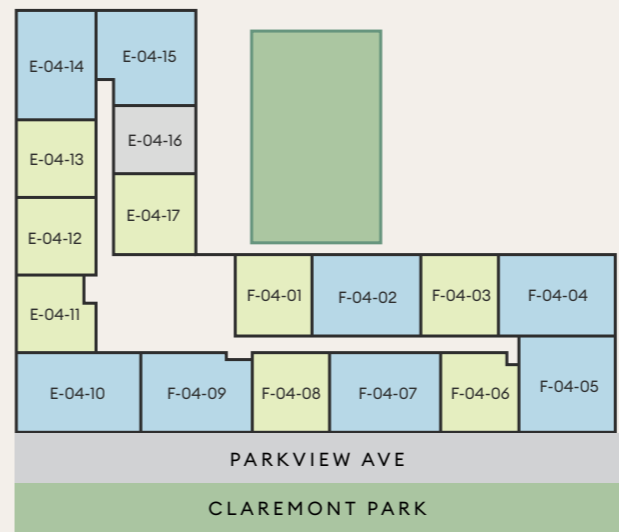
GROUND



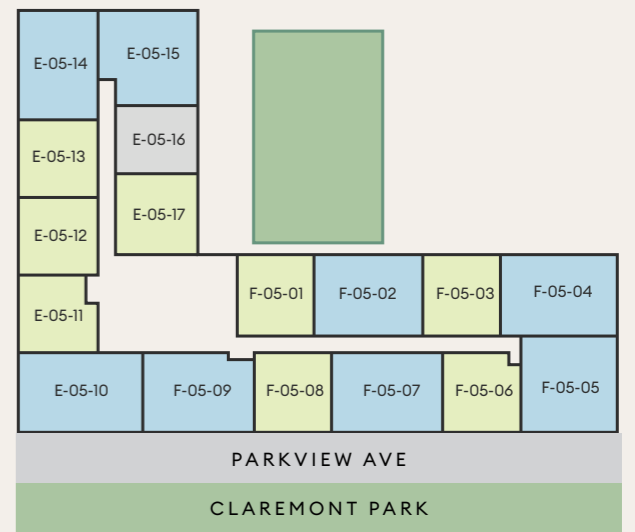
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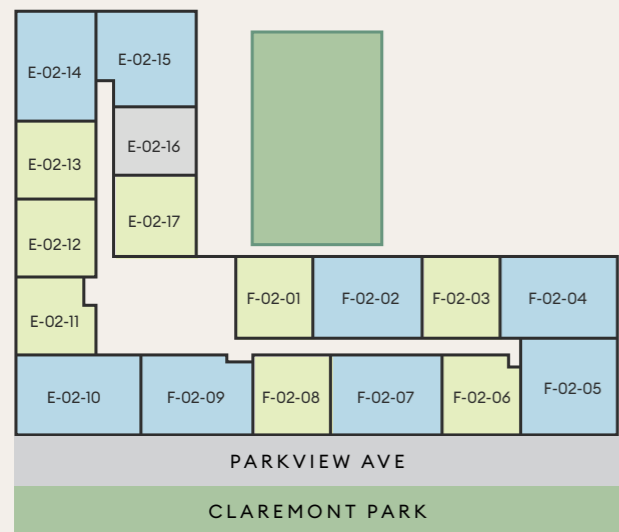
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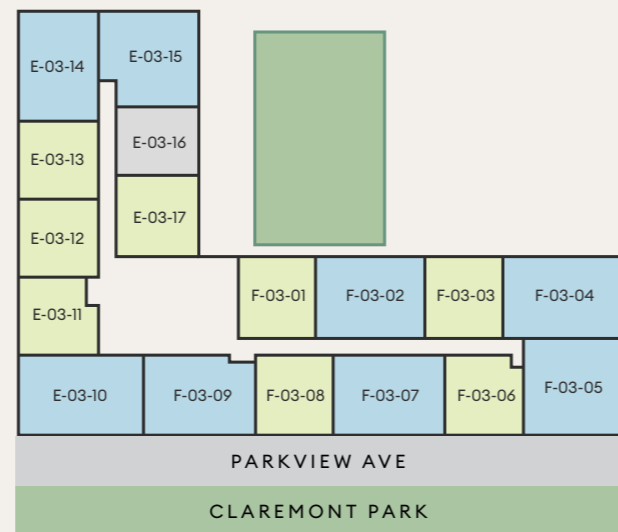
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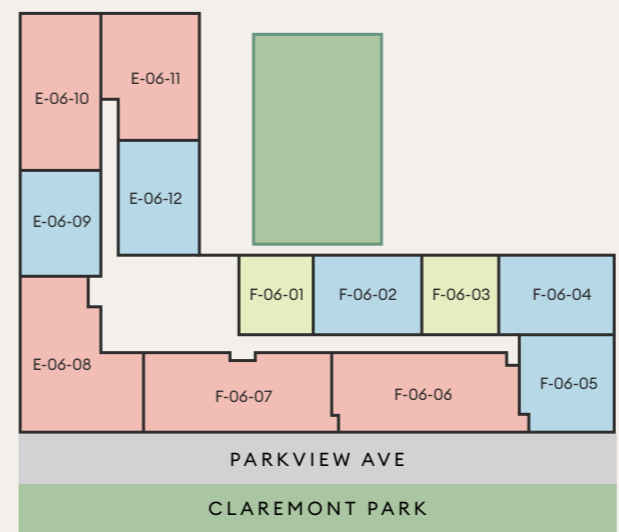
SECOND



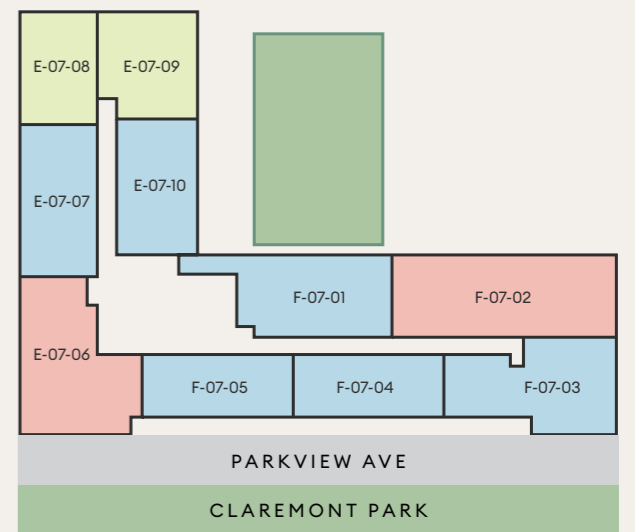
THIRD



SIXTH



SEVENTH



G



2 BEDROOM DUPLEX			E-00-02		
NSA	100.5 m ²	1,081 sq ft			
Living/Kitchen 1	5.58 x 6.53 m	18ft 4" x 21ft 5"			
Living/Kitchen 2	5.58 x 3.05 m	18ft 4" x 10ft 0"			

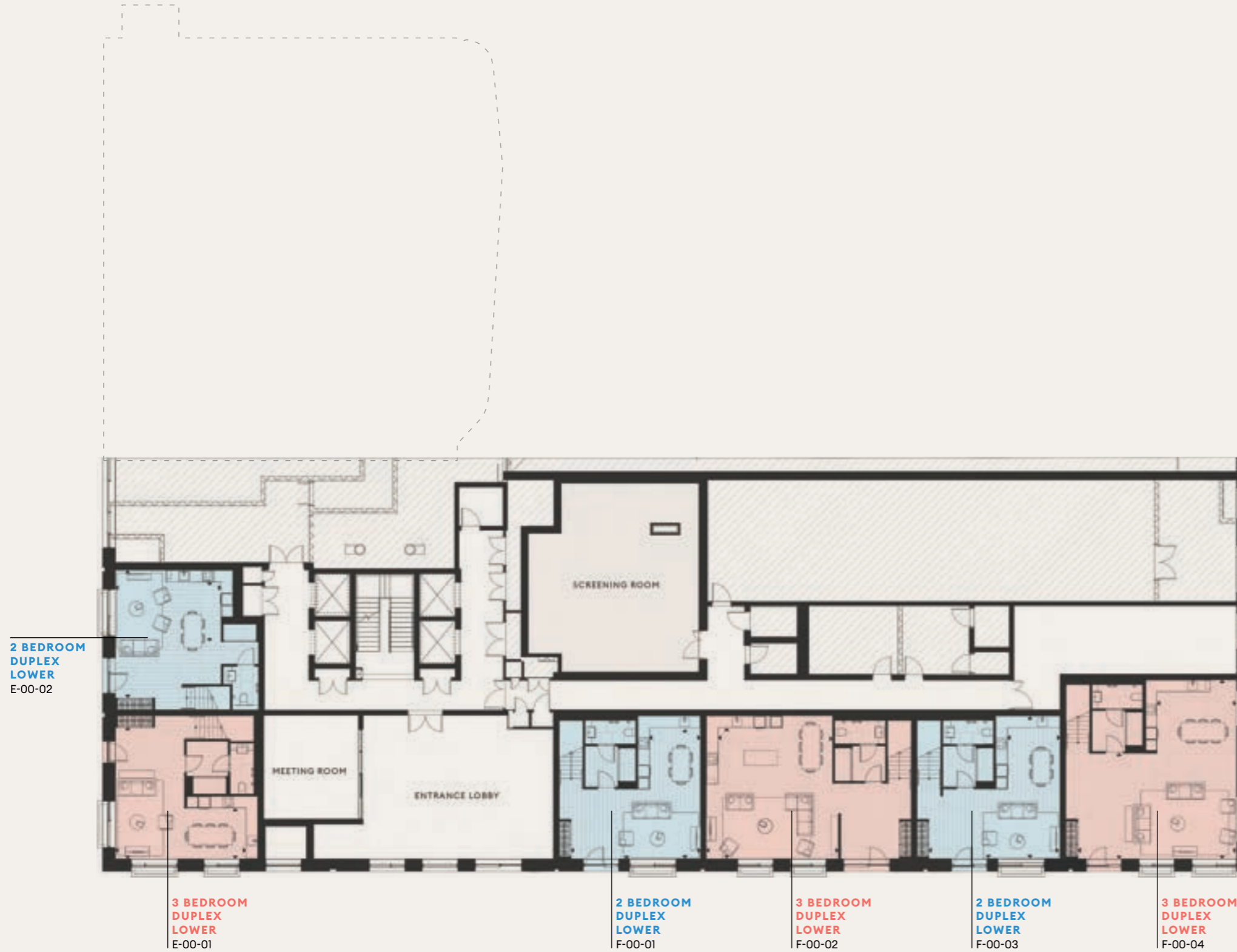
2 BEDROOM DUPLEX			F-00-01		
NSA	106.5 m ²	1,147 sq ft			
Living/Kitchen 1	6.75 x 6.69 m	22ft 0" x 12ft 6"			
Living/Kitchen 2	6.14 x 6.69 m	20ft 2" x 21ft 11"			

2 BEDROOM DUPLEX			F-00-03		
NSA	106.7 m ²	1,148 sq ft			
Living/Kitchen 1	8.10 x 5.47 m	26ft 7" x 17ft 11"			
Living/Kitchen 2	4.38 x 9.12 m	14ft 4" x 29ft 11"			

3 BEDROOM DUPLEX			E-00-01		
NSA	140.4 m ²	1,511 sq ft			
Living/Kitchen 1	6.66 x 6.71 m	21ft 10" x 22ft 0"			
Living/Kitchen 2	6.66 x 3.00 m	21ft 10" x 9ft 10"			

3 BEDROOM DUPLEX			F-00-02		
NSA	154.4 m ²	1,663 sq ft			
Living/Kitchen 1	6.61 x 3.80 m	21ft 8" x 12ft 6"			
Living/Kitchen 2	2.89 x 6.69 m	9ft 6" x 21ft 11"			

3 BEDROOM DUPLEX			F-00-04		
NSA	161.6 m ²	1,739 sq ft			
Living/Kitchen 1	6.71 x 3.80 m	22ft 0" x 12ft 6"			
Living/Kitchen 2	3.00 x 7.30 m	9ft 10" x 23ft 11"			



1



STUDIO	E-01-10	
NSA	46.1 m ²	496 sq ft
Courtyard	12.6 m ²	136 sq ft
Living/Kitchen	6.20 x 3.64 m	20ft 4" x 11ft 11"
Bedroom	4.39 x 2.66 m	14ft 5" x 8ft 9"
Courtyard	2.04 x 6.52 m	6ft 8" x 21ft 5"

1 BEDROOM	E-01-06	
NSA	53.4 m ²	575 sq ft
Living/Kitchen	6.69 x 3.49 m	21ft 11" x 11ft 5"
Bedroom	3.76 x 3.60 m	12ft 4" x 11ft 10"

1 BEDROOM	E-01-07	
NSA	53.4 m ²	575 sq ft
Living/Kitchen	6.70 x 3.49 m	22ft 0" x 11ft 5"
Bedroom	3.76 x 3.61 m	12ft 4" x 11ft 10"

1 BEDROOM	E-01-11	
NSA	56.3 m ²	606 sq ft
Courtyard	6.1 m ²	66 sq ft
Living/Kitchen	6.70 x 3.95 m	22ft 0" x 13ft 0"
Bedroom	3.78 x 3.55 m	12ft 5" x 11ft 8"
Courtyard	1.65 x 4.37 m	5ft 5" x 14ft 4"

1 BEDROOM	F-01-01	
NSA	51.9 m ²	559 sq ft
Courtyard	16.2 m ²	174 sq ft
Living/Kitchen	3.65 x 5.75 m	12ft 0" x 18ft 10"
Bedroom	3.39 x 3.26 m	11ft 1" x 10ft 8"
Courtyard	7.64 x 2.23 m	25ft 1" x 7ft 4"

1 BEDROOM	F-01-03	
NSA	54.2 m ²	583 sq ft
Courtyard	14.6 m ²	157 sq ft
Living/Kitchen	3.53 x 6.70 m	11ft 7" x 22ft 0"
Bedroom	3.61 x 3.78 m	11ft 10" x 12ft 5"
Courtyard	7.44 x 1.98 m	9ft 0" x 6ft 6"

2 BEDROOM	E-01-08	
NSA	76.3 m ²	821 sq ft
Balcony	4.5 m ²	48 sq ft
Living/Kitchen	6.69 x 3.43 m	21ft 11" x 11ft 3"
Bedroom 1	4.58 x 2.75 m	15ft 0" x 9ft 0"
Bedroom 2	3.28 x 3.13 m	10ft 9" x 10ft 3"
Balcony	2.74 x 1.67 m	9ft 0" x 5ft 6"

2 BEDROOM	E-01-09	
NSA	78.0 m ²	840 sq ft
Courtyard	18.5 m ²	199 sq ft
Living/Kitchen	4.74 x 5.09 m	15ft 7" x 16ft 8"
Bedroom 1	4.58 x 2.91 m	15ft 0" x 9ft 7"
Bedroom 2	3.65 x 2.99 m	12ft 0" x 9ft 10"
Courtyard	2.04 x 9.31 m	6ft 8" x 9ft 0"

2 BEDROOM	F-01-02	
NSA	75.9 m ²	817 sq ft
Courtyard	22.4 m ²	241 sq ft
Living/Kitchen	3.77 x 6.70 m	12ft 4" x 22ft 0"
Bedroom 1	2.75 x 5.08 m	9ft 0" x 16ft 8"
Bedroom 2	2.82 x 3.10 m	9ft 3" x 10ft 2"
Courtyard	10.41 x 2.23 m	9ft 0" x 7ft 4"

2 BEDROOM	F-01-04	
NSA	81.1 m ²	873 sq ft
Courtyard	20.0 m ²	215 sq ft
Living/Kitchen	6.04 x 3.11 m	19ft 10" x 10ft 2"
Bedroom 1	3.40 x 3.27 m	11ft 2" x 10ft 9"
Bedroom 2	2.84 x 4.09 m	9ft 4" x 13ft 5"
Courtyard	10.05 x 1.80 m	33ft 0" x 5ft 11"

2 BEDROOM	F-01-05	
NSA	76.1 m ²	819 sq ft
Balcony	4.6 m ²	50 sq ft
Living/Kitchen	4.14 x 6.05 m	13ft 7" x 19ft 10"
Bedroom 1	2.75 x 5.08 m	9ft 0" x 16ft 8"
Bedroom 2	3.35 x 3.20 m	18ft 0" x 10ft 6"
Balcony	2.74 x 1.67 m	9ft 0" x 5ft 6"

2 BEDROOM DUPLEX	E-00-02	
NSA	100.5 m ²	1,081 sq ft
Bedroom 1	3.98 x 3.45 m	13ft 1" x 11ft 4"
Bedroom 2	3.67 x 3.02 m	12ft 0" x 9ft 11"

2 BEDROOM DUPLEX	F-00-01	
NSA	106.5 m ²	1,147 sq ft
Bedroom 1	3.73 x 3.76 m	12ft 3" x 12ft 4"
Bedroom 2	3.37 x 3.62 m	11ft 1" x 11ft 11"

2 BEDROOM DUPLEX	F-00-03	
NSA	106.7 m ²	1,148 sq ft
Bedroom 1	3.22 x 3.98 m	10ft 7" x 13ft 1"
Bedroom 2	3.37 x 3.62 m	11ft 1" x 11ft 11"

3 BEDROOM DUPLEX	E-00-01	
NSA	140.4 m ²	1,511 sq ft
Balcony	4.6 m ²	50 sq ft
Bedroom 1	3.56 x 4.58 m	11ft 8" x 15ft 0"
Bedroom 2	3.62 x 2.81 m	11ft 11" x 9ft 5"
Bedroom 3	3.38 x 3.08 m	11ft 1" x 10ft 1"
Balcony	2.74 x 1.67 m	5ft 6" x 9ft 0"

3 BEDROOM DUPLEX	F-00-02	
NSA	154.4 m ²	1,663 sq ft
Balcony	4.6 m ²	50 sq ft
Bedroom 1	3.25 x 5.08 m	10ft 8" x 16ft 8"
Bedroom 2	3.65 x 3.61 m	12ft 0" x 11ft 10"
Bedroom 3	2.75 x 3.79 m	9ft 0" x 12ft 5"
Balcony	2.74 x 1.67 m	9ft 0" x 5ft 6"

3 BEDROOM DUPLEX	F-00-04	
NSA	161.6 m ²	1,739 sq ft
Balcony	4.6 m ²	50 sq ft
Bedroom 1	4.59 x 3.54 m	15ft 1" x 11ft 7"
Bedroom 2	3.99 x 3.24 m	13ft 1" x 10ft 8"
Bedroom 3	4.21 x 2.73 m	13ft 10" x 8ft 11"
Balcony	2.74 x 1.67 m	9ft 0" x 5ft 6"

- STUDIO
- 1 BEDROOM
- 2 BED APARTMENT
- 3 BED APARTMENT



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STUDIO E-02-16

NSA	46.2 m²	497 sq ft
Living/Kitchen	6.20 x 3.64 m	20ft 4" x 11ft 0"
Bedroom	4.39 x 2.66 m	14ft 5" x 8ft 9"

1 BEDROOM E-02-11

NSA	50.4 m²	543 sq ft
Living/Kitchen	5.60 x 3.55 m	18ft 4" x 11ft 8"
Bedroom	3.26 x 2.77 m	10ft 8" x 9ft 1"

1 BEDROOM E-02-12

NSA	53.4 m²	575 sq ft
Living/Kitchen	6.69 x 3.49 m	22ft 11" x 11ft 5"
Bedroom	3.76 x 3.61 m	12ft 4" x 11ft 10"

1 BEDROOM E-02-13

NSA	53.4 m²	575 sq ft
Living/Kitchen	6.70 x 3.49 m	22ft 11" x 11ft 5"
Bedroom	3.76 x 3.61 m	12ft 4" x 11ft 10"

1 BEDROOM E-02-17

NSA	56.9 m²	612 sq ft
Living/Kitchen	6.70 x 3.95 m	22ft 0" x 13ft 0"
Bedroom	3.78 x 3.55 m	12ft 5" x 11ft 8"

1 BEDROOM F-02-01

NSA	52.0 m²	560 sq ft
Living/Kitchen	3.65 x 5.75 m	12ft 0" x 18ft 10"
Bedroom	3.39 x 3.26 m	11ft 1" x 10ft 8"

1 BEDROOM F-02-03

NSA	54.3 m²	584 sq ft
Living/Kitchen	3.53 x 6.70 m	11ft 7" x 22ft 0"
Bedroom	3.61 x 3.78 m	11ft 10" x 12ft 5"

1 BEDROOM F-02-06

NSA	52.9 m²	569 sq ft
Living/Kitchen	3.79 x 5.60 m	12ft 5" x 18ft 4"
Bedroom	2.81 x 3.26 m	9ft 3" x 10ft 8"

1 BEDROOM F-02-08

NSA	53.4 m²	575 sq ft
Living/Kitchen	3.49 x 6.70 m	11ft 5" x 22ft 0"
Bedroom	3.60 x 3.76 m	11ft 10" x 12ft 4"

2 BEDROOM E-02-10

NSA	86.5 m²	931 sq ft
Balcony	5.1 m²	55 sq ft
Living/Kitchen	6.85 x 4.45 m	22ft 6" x 14ft 7"
Bedroom 1	3.44 x 4.58 m	11ft 3" x 15ft 0"
Bedroom 2	3.51 x 2.75 m	11ft 6" x 9ft 0"
Balcony	1.67 x 2.74 m	5ft 6" x 9ft 0"

2 BEDROOM E-02-14

NSA	76.3 m²	821 sq ft
Balcony	8.3 m²	89 sq ft
Living/Kitchen	6.69 x 3.42 m	21ft 11" x 11ft 3"
Bedroom 1	4.58 x 2.75 m	15ft 0" x 9ft 0"
Bedroom 2	3.28 x 3.13 m	10ft 9" x 10ft 3"
Balcony	1.99 x 3.97 m	6ft 6" x 13ft 0"

2 BEDROOM E-02-15

NSA	78.3 m²	843 sq ft
Balcony	8.5 m²	91 sq ft
Living/Kitchen	4.74 x 5.10 m	15ft 7" x 16ft 9"
Bedroom 1	4.58 x 2.91 m	15ft 0" x 9ft 7"
Bedroom 2	3.65 x 2.99 m	12ft 0" x 9ft 10"
Balcony	3.97 x 1.99 m	13ft 0" x 9ft 0"

2 BEDROOM F-02-02

NSA	76.1 m²	819 sq ft
Balcony	5.1 m²	55 sq ft
Living/Kitchen	3.77 x 6.70 m	12ft 4" x 22ft 0"
Bedroom 1	2.75 x 5.08 m	9ft 0" x 16ft 8"
Bedroom 2	2.82 x 3.10 m	9ft 3" x 10ft 2"
Balcony	2.74 x 1.67 m	9ft 0" x 5ft 6"

2 BEDROOM F-02-04

NSA	81.3 m²	875 sq ft
Balcony	5.0 m²	54 sq ft
Living/Kitchen	6.04 x 3.11 m	19ft 10" x 10ft 2"
Bedroom 1	3.40 x 3.27 m	11ft 2" x 10ft 9"
Bedroom 2	2.84 x 4.09 m	9ft 4" x 13ft 5"
Balcony	1.67 x 2.74 m	5ft 6" x 9ft 0"

2 BEDROOM F-02-05

NSA	81.3 m²	875 sq ft
Balcony	5.1 m²	55 sq ft
Living/Kitchen	5.04 x 5.04 m	16ft 6" x 16ft 6"
Bedroom 1	2.96 x 4.02 m	9ft 9" x 13ft 2"
Bedroom 2	3.00 x 3.35 m	9ft 10" x 11ft 0"
Balcony	2.74 x 1.67 m	9ft 0" x 5ft 6"

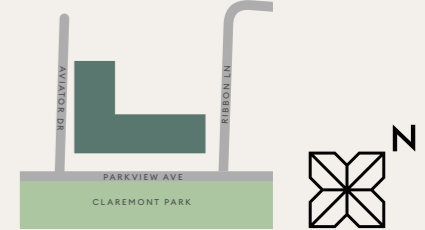
2 BEDROOM F-02-07

NSA	77.6 m²	835 sq ft
Balcony	5.1 m²	55 sq ft
Living/Kitchen	3.94 x 6.69 m	12ft 11" x 21ft 11"
Bedroom 1	2.72 x 5.08 m	8ft 11" x 16ft 8"
Bedroom 2	2.98 x 3.15 m	9ft 9" x 10ft 4"
Balcony	2.74 x 1.67 m	9ft 0" x 5ft 6"

2 BEDROOM F-02-09

NSA	76.1 m²	819 sq ft
Balcony	5.1 m²	55 sq ft
Living/Kitchen	4.10 x 6.05 m	13ft 5" x 9ft 10"
Bedroom 1	2.75 x 5.08 m	9ft 0" x 16ft 8"
Bedroom 2	3.39 x 3.20 m	11ft 1" x 10ft 6"
Balcony	2.74 x 1.67 m	9ft 0" x 5ft 6"

- STUDIO
- 1 BEDROOM
- 2 BED APARTMENT



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4



STUDIO	E-04-16	
NSA	45.6 m²	491 sq ft
Living/Kitchen	6.20 x 4.37 m	20ft 4" x 14ft 4"
Bedroom	4.39 x 1.93 m	14ft 5" x 6ft 4"

1 BEDROOM	E-04-11	
NSA	50.4 m²	543 sq ft
Living/Kitchen	5.60 x 3.55 m	18ft 4" x 11ft 8"
Bedroom	3.26 x 2.77 m	10ft 8" x 9ft 1"

1 BEDROOM	E-04-12	
NSA	53.4 m²	575 sq ft
Living/Kitchen	6.69 x 3.49 m	22ft 11" x 11ft 5"
Bedroom	3.76 x 3.61 m	12ft 4" x 11ft 10"

1 BEDROOM	E-04-13	
NSA	53.4 m²	575 sq ft
Living/Kitchen	6.70 x 3.49 m	22ft 11" x 11ft 5"
Bedroom	3.76 x 3.61 m	12ft 4" x 11ft 10"

1 BEDROOM	E-04-17	
NSA	56.9 m²	612 sq ft
Living/Kitchen	6.70 x 3.95 m	22ft 0" x 13ft 0"
Bedroom	3.78 x 3.55 m	12ft 5" x 11ft 8"

1 BEDROOM	F-04-01	
NSA	51.4 m²	553 sq ft
Living/Kitchen	3.65 x 5.75 m	12ft 0" x 18ft 10"
Bedroom	3.39 x 3.26 m	11ft 1" x 10ft 8"

1 BEDROOM	F-04-03	
NSA	53.7 m²	578 sq ft
Living/Kitchen	3.53 x 6.70 m	11ft 7" x 22ft 0"
Bedroom	3.61 x 3.78 m	11ft 10" x 12ft 5"

1 BEDROOM	F-04-06	
NSA	52.9 m²	569 sq ft
Living/Kitchen	3.79 x 5.60 m	12ft 5" x 18ft 4"
Bedroom	2.81 x 3.26 m	9ft 3" x 10ft 8"

1 BEDROOM	F-04-08	
NSA	53.4 m²	575 sq ft
Living/Kitchen	3.49 x 6.70 m	11ft 5" x 22ft 0"
Bedroom	3.60 x 3.76 m	11ft 10" x 12ft 4"

2 BEDROOM	E-04-10	
NSA	86.5 m²	931 sq ft
Balcony	5.1 m²	55 sq ft
Living/Kitchen	6.85 x 4.45 m	22ft 6" x 14ft 7"
Bedroom 1	3.44 x 4.58 m	11ft 3" x 15ft 0"
Bedroom 2	3.51 x 2.75 m	11ft 6" x 9ft 0"
Balcony	1.67 x 2.74 m	5ft 6" x 9ft 0"

2 BEDROOM	E-04-14	
NSA	76.1 m²	819 sq ft
Balcony	8.3 m²	89 sq ft
Living/Kitchen	6.69 x 3.42 m	21ft 11" x 11ft 3"
Bedroom 1	4.58 x 2.75 m	15ft 0" x 9ft 0"
Bedroom 2	3.28 x 3.13 m	10ft 9" x 10ft 3"
Balcony	1.99 x 3.97 m	6ft 6" x 13ft 0"

2 BEDROOM	E-04-15	
NSA	77.1 m²	830 sq ft
Balcony	8.5 m²	91 sq ft
Living/Kitchen	4.74 x 5.10 m	15ft 7" x 16ft 9"
Bedroom 1	4.58 x 2.91 m	15ft 0" x 9ft 7"
Bedroom 2	3.65 x 2.99 m	12ft 0" x 9ft 10"
Balcony	3.97 x 1.99 m	13ft 0" x 6ft 6"

2 BEDROOM	F-04-02	
NSA	75.2 m²	809 sq ft
Balcony	5.0 m²	54 sq ft
Living/Kitchen	3.77 x 6.70 m	12ft 4" x 22ft 0"
Bedroom 1	2.75 x 5.08 m	9ft 0" x 16ft 8"
Bedroom 2	2.82 x 3.10 m	9ft 3" x 10ft 2"
Balcony	2.74 x 1.67 m	9ft 0" x 5ft 6"

2 BEDROOM	F-04-04	
NSA	80.4 m²	865 sq ft
Balcony	5.0 m²	54 sq ft
Living/Kitchen	6.04 x 3.11 m	19ft 10" x 10ft 2"
Bedroom 1	3.40 x 3.27 m	11ft 2" x 10ft 9"
Bedroom 2	2.84 x 4.09 m	9ft 4" x 13ft 5"
Balcony	1.67 x 2.74 m	5ft 6" x 9ft 0"

2 BEDROOM	F-04-05	
NSA	81.3 m²	875 sq ft
Balcony	5.1 m²	55 sq ft
Living/Kitchen	5.04 x 5.04 m	16ft 6" x 16ft 6"
Bedroom 1	2.96 x 4.02 m	9ft 9" x 13ft 2"
Bedroom 2	3.00 x 3.35 m	9ft 10" x 11ft 0"
Balcony	2.74 x 1.67 m	9ft 0" x 5ft 6"

2 BEDROOM	F-04-07	
NSA	77.6 m²	835 sq ft
Balcony	5.1 m²	55 sq ft
Living/Kitchen	3.94 x 6.69 m	12ft 11" x 21ft 11"
Bedroom 1	2.72 x 5.08 m	8ft 11" x 16ft 8"
Bedroom 2	2.98 x 3.15 m	9ft 9" x 10ft 4"
Balcony	2.74 x 1.67 m	9ft 0" x 5ft 6"

2 BEDROOM	F-04-09	
NSA	76.1 m²	819 sq ft
Balcony	5.1 m²	55 sq ft
Living/Kitchen	4.10 x 6.05 m	13ft 5" x 9ft 10"
Bedroom 1	2.75 x 5.08 m	9ft 0" x 16ft 8"
Bedroom 2	3.39 x 3.20 m	11ft 1" x 10ft 6"
Balcony	2.74 x 1.67 m	9ft 0" x 5ft 6"

- STUDIO
- 1 BEDROOM
- 2 BED APARTMENT



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5



STUDIO	E-05-16	
NSA	45.6 m²	491 sq ft
Living/Kitchen	6.20 x 4.37 m	20ft 4" x 14ft 4"
Bedroom	4.39 x 1.93 m	14ft 5" x 6ft 4"

1 BEDROOM	E-05-11	
NSA	50.4 m²	543 sq ft
Living/Kitchen	5.60 x 3.55 m	18ft 4" x 11ft 8"
Bedroom	3.26 x 2.77 m	10ft 8" x 9ft 1"

1 BEDROOM	E-05-12	
NSA	53.4 m²	575 sq ft
Living/Kitchen	6.69 x 3.49 m	22ft 11" x 11ft 5"
Bedroom	3.76 x 3.61 m	12ft 4" x 11ft 10"

1 BEDROOM	E-05-13	
NSA	53.4 m²	575 sq ft
Living/Kitchen	6.70 x 3.49 m	22ft 11" x 11ft 5"
Bedroom	3.76 x 3.61 m	12ft 4" x 11ft 10"

1 BEDROOM	E-05-17	
NSA	56.9 m²	612 sq ft
Living/Kitchen	6.70 x 3.95 m	22ft 0" x 13ft 0"
Bedroom	3.78 x 3.55 m	12ft 5" x 11ft 8"

1 BEDROOM	F-05-01	
NSA	51.4 m²	553 sq ft
Living/Kitchen	3.65 x 5.75 m	12ft 0" x 18ft 10"
Bedroom	3.39 x 3.26 m	11ft 1" x 10ft 8"

1 BEDROOM	F-05-03	
NSA	53.7 m²	578 sq ft
Living/Kitchen	3.53 x 6.70 m	11ft 7" x 22ft 0"
Bedroom	3.61 x 3.78 m	11ft 10" x 12ft 5"

1 BEDROOM	F-05-06	
NSA	52.9 m²	569 sq ft
Living/Kitchen	3.79 x 5.60 m	12ft 5" x 18ft 4"
Bedroom	2.81 x 3.26 m	9ft 3" x 10ft 8"

1 BEDROOM	F-05-08	
NSA	53.4 m²	575 sq ft
Living/Kitchen	3.49 x 6.70 m	11ft 5" x 22ft 0"
Bedroom	3.60 x 3.76 m	11ft 10" x 12ft 4"

2 BEDROOM	E-05-10	
NSA	86.5 m²	931 sq ft
Balcony	5.1 m²	55 sq ft
Living/Kitchen	6.85 x 4.45 m	22ft 6" x 14ft 7"
Bedroom 1	3.44 x 4.58 m	11ft 3" x 15ft 0"
Bedroom 2	3.51 x 2.75 m	11ft 6" x 9ft 0"
Balcony	1.67 x 2.74 m	5ft 6" x 9ft 0"

2 BEDROOM	E-05-14	
NSA	75.7 m²	815 sq ft
Balcony	5.0 m²	54 sq ft
Living/Kitchen	6.69 x 3.38 m	21ft 11" x 11ft 1"
Bedroom 1	4.58 x 2.78 m	15ft 0" x 9ft 1"
Bedroom 2	3.28 x 3.13 m	10ft 9" x 10ft 3"
Balcony	2.74 x 1.67 m	9ft 0" x 5ft 6"

2 BEDROOM	E-05-15	
NSA	77.1 m²	830 sq ft
Balcony	5.0 m²	54 sq ft
Living/Kitchen	4.74 x 5.11 m	15ft 7" x 16ft 9"
Bedroom 1	4.58 x 2.91 m	15ft 0" x 9ft 7"
Bedroom 2	3.65 x 2.99 m	12ft 0" x 9ft 10"
Balcony	1.65 x 2.74 m	5ft 5" x 9ft 0"

2 BEDROOM	F-05-02	
NSA	75.2 m²	809 sq ft
Balcony	5.0 m²	54 sq ft
Living/Kitchen	3.77 x 6.70 m	12ft 4" x 22ft 0"
Bedroom 1	2.75 x 5.08 m	9ft 0" x 16ft 8"
Bedroom 2	2.82 x 3.10 m	9ft 3" x 10ft 2"
Balcony	2.74 x 1.67 m	9ft 0" x 5ft 6"

2 BEDROOM	F-05-04	
NSA	76.1 m²	819 sq ft
Balcony	5.1 m²	55 sq ft
Living/Kitchen	4.10 x 6.05 m	13ft 5" x 19ft 10"
Bedroom 1	2.75 x 5.08 m	9ft 0" x 16ft 8"
Bedroom 2	3.39 x 3.20 m	11ft 1" x 10ft 6"
Balcony	2.74 x 1.67 m	9ft 0" x 5ft 6"

2 BEDROOM	F-05-04	
NSA	80.4 m²	865 sq ft
Balcony	5.0 m²	54 sq ft
Living/Kitchen	6.04 x 3.11 m	19ft 10" x 10ft 2"
Bedroom 1	3.40 x 3.27 m	11ft 2" x 10ft 9"
Bedroom 2	2.84 x 4.09 m	9ft 4" x 13ft 5"
Balcony	2.74 x 1.67 m	9ft 0" x 5ft 6"

2 BEDROOM	F-05-05	
NSA	81.3 m²	875 sq ft
Balcony	5.1 m²	55 sq ft
Living/Kitchen	5.04 x 5.04 m	16ft 6" x 16ft 6"
Bedroom 1	2.96 x 4.02 m	9ft 9" x 13ft 2"
Bedroom 2	3.00 x 3.35 m	9ft 10" x 11ft 0"
Balcony	2.74 x 1.67 m	9ft 0" x 5ft 6"

2 BEDROOM	F-05-07	
NSA	77.6 m²	835 sq ft
Balcony	5.1 m²	55 sq ft
Living/Kitchen	3.94 x 6.69 m	12ft 11" x 21ft 11"
Bedroom 1	2.72 x 5.08 m	8ft 11" x 16ft 8"
Bedroom 2	2.98 x 3.15 m	9ft 9" x 10ft 4"
Balcony	2.74 x 1.67 m	9ft 0" x 5ft 6"

2 BEDROOM	F-05-09	
NSA	76.1 m²	819 sq ft
Balcony	5.1 m²	55 sq ft
Living/Kitchen	4.10 x 6.05 m	13ft 5" x 19ft 10"
Bedroom 1	2.75 x 5.08 m	9ft 0" x 16ft 8"
Bedroom 2	3.39 x 3.20 m	11ft 1" x 10ft 6"
Balcony	2.74 x 1.67 m	9ft 0" x 5ft 6"

- STUDIO
- 1 BEDROOM
- 2 BED APARTMENT



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1 BEDROOM F-06-01

NSA	51.4 m²	553 sq ft
Living/Kitchen	3.65 x 5.75 m	12ft 0" x 18ft 10"
Bedroom	3.39 x 3.26 m	11ft 1" x 10ft 8"

1 BEDROOM F-06-03

NSA	53.7 m²	578 sq ft
Living/Kitchen	3.53 x 6.70 m	11ft 7" x 22ft 0"
Bedroom	3.61 x 3.78 m	11ft 10" x 12ft 5"

2 BEDROOM E-06-09

NSA	73.9 m²	795 sq ft
Living/Kitchen	6.70 x 4.25 m	22ft 0" x 13ft 11"
Bedroom 1	4.58 x 2.75 m	15ft 0" x 9ft 0"
Bedroom 2	3.24 x 2.75 m	10ft 8" x 9ft 0"

2 BEDROOM E-06-12

NSA	82.4 m²	887 sq ft
Living/Kitchen	6.69 x 3.98 m	21ft 11" x 13ft 1"
Bedroom 1	4.58 x 2.75 m	15ft 0" x 9ft 0"
Bedroom 2	3.26 x 3.49 m	10ft 8" x 11ft 5"

2 BEDROOM F-06-02

NSA	75.2 m²	809 sq ft
Balcony	5.0 m²	54 sq ft
Living/Kitchen	3.77 x 6.70 m	12ft 4" x 22ft 0"
Bedroom 1	2.75 x 5.08 m	9ft 0" x 16ft 8"
Bedroom 2	2.82 x 3.70 m	9ft 3" x 12ft 2"
Balcony	2.74 x 1.67 m	9ft 0" x 5ft 6"

2 BEDROOM F-06-04

NSA	80.4 m²	865 sq ft
Balcony	5.0 m²	54 sq ft
Living/Kitchen	6.04 x 3.98 m	19ft 10" x 13ft 1"
Bedroom 1	3.40 x 3.27 m	11ft 2" x 10ft 9"
Bedroom 2	2.84 x 3.56 m	9ft 4" x 11ft 8"
Balcony	1.67 x 2.74 m	5ft 6" x 9ft 0"

2 BEDROOM F-06-05

NSA	79.6 m²	857 sq ft
Living/Kitchen	4.73 x 5.09 m	15ft 6" x 16ft 8"
Bedroom 1	3.27 x 4.04 m	10ft 9" x 13ft 3"
Bedroom 2	2.98 x 3.31 m	9ft 9" x 10ft 10"

3 BEDROOM E-06-08

NSA	107.8 m²	1,160sq ft
Terrace	21.1 m²	227 sq ft
Living/Kitchen	5.55 x 7.54 m	18ft 3" x 24ft 9"
Bedroom 1	3.59 x 3.33 m	11ft 9" x 10ft 11"
Bedroom 2	3.48 x 3.48 m	11ft 5" x 11ft 5"
Bedroom 3	2.75 x 3.19 m	9ft 0" x 10ft 6"
Terrace A	10.28 x 1.25 m	33ft 9" x 4ft 1"
Terrace B	1.25 x 6.77 m	4ft 1" x 22ft 3"

3 BEDROOM E-06-10

NSA	111.1 m²	1,196 sq ft
Balcony	8.3 m²	89 sq ft
Living/Kitchen	4.53 x 7.26 m	14ft 10" x 3ft 10"
Bedroom 1	4.57 x 2.79 m	15ft 0" x 9ft 2"
Bedroom 2	3.30 x 3.38 m	10ft 10" x 11ft 1"
Bedroom 3	2.67 x 3.91 m	8ft 9" x 12ft 10"
Balcony	1.99 x 3.97 m	6ft 6" x 13ft 0"

3 BEDROOM E-06-11

NSA	101.8 m²	1,096 sq ft
Balcony	8.5 m²	91 sq ft
Living/Kitchen	4.90 x 5.07 m	16ft 1" x 16ft 8"
Bedroom 1	3.50 x 3.30 m	11ft 6" x 10ft 10"
Bedroom 2	4.90 x 2.94 m	16ft 1" x 9ft 8"
Bedroom 3	7.30 x 2.86 m	23ft 11" x 9ft 5"
Balcony	3.97 x 1.99 m	13ft 0" x 6ft 6"

3 BEDROOM F-06-06

NSA	118.3 m²	1,273 sq ft
Terrace	11.6 m²	125 sq ft
Living/Kitchen	8.71 x 4.94 m	28ft 7" x 16ft 2"
Bedroom 1	2.93 x 5.08 m	9ft 7" x 16ft 8"
Bedroom 2	2.77 x 3.79 m	9ft 1" x 12ft 5"
Bedroom 3	2.75 x 3.79 m	9ft 0" x 12ft 5"
Terrace	7.66 x 1.44 m	25ft 2" x 4ft 9"

3 BEDROOM F-06-07

NSA	117.3 m²	1,263 sq ft
Terrace	11.6 m²	125 sq ft
Living/Kitchen	8.79 x 4.93 m	28ft 10" x 16ft 2"
Bedroom 1	2.75 x 5.08 m	9ft 0" x 16ft 8"
Bedroom 2	3.55 x 3.78 m	11ft 8" x 12ft 5"
Bedroom 3	3.35 x 3.78 m	11ft 0" x 12ft 5"
Terrace	7.66 x 1.44 m	25ft 2" x 4ft 9"

- 1 BEDROOM
- 2 BED APARTMENT
- 3 BED APARTMENT



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Specification.

Building

The Ashbee is one of the first buildings in Brent Cross Town, designed by architect, Squire and Partners, with interiors by Woods Bagot. The design is an L-shaped brick building, comprising seven storeys with IO7 studio, one, two, and three-bedroom apartments and duplexes.

The building structure consists of a reinforced concrete frame and reinforced concrete piled foundations. The external envelope includes walls of a quality brick finish with pre-cast concrete windowsills and a dark-grey powder-coated metal façade at levels 6 and 7, painted metal balconies and railings, and double-glazed windows and doors to balconies and terraces respectively.

The apartments enjoy views across a number of green spaces, the internal courtyard garden or Claremont Park and the playing fields beyond.

The courtyard garden has a combination of planted landscaping and hard landscape finishes. Specific ground floor units include a private terrace adjacent to the communal residents' garden.

The Claremont Park Club

The residents' club is located on the ground floor across both buildings, The Ashbee and The Delamarre and comprises, Club Lobby, Concierge, Residents' Lounge, Gymnasium, Fitness Studio, Workspace, Meeting Room, Private Dining Room and Screening Room.

Kitchens

Fitted with both high-level units and base cupboards, in a green finish, with soft push doors, integrated extractor hood and lighting to underside of overhead cupboards.

Where applicable, a bespoke metal shelving unit frames the end of the kitchen worktop.

Worktops are a technical stone with upstand, stainless-steel undermounted sink and a white ceramic tile splashback. Where provided, kitchen islands comprise the same suite of finishes.

High-quality appliances include:

- Four zone electric induction hob.
- Integrated and multifunction electric combination microwave and oven located in full-height cabinet. (Studios: no microwave)
- Integrated dishwasher
- Integrated full-height fridge freezer (Studios: under counter)
- Integrated cold/hot water and instant boiling water tap
- Integrated pull-out waste bins
- Washer/dryer located in the MEP cupboard

Bathrooms

Both family and en-suite bathrooms are fitted with large format porcelain tiles to the floors and a mix of porcelain, white glazed tiles and painted finish to the walls.

Bathrooms also include bespoke storage cabinet mounted on a mirrored wall, with feature lighting and low-level open storage cabinet.

Where featured, family bathrooms have baths, with walk-in showers to en-suites, both with glazed shower screen, shower mixer and detachable handset.

White ceramics with wall hung WC and wash basin.

High-quality brassware and heated towel rail all with matt black finish.

Wardrobes and Joinery

All primary bedrooms include integrated wardrobes with soft close doors, inset handles and feature a high-level shelf and hanging rail. This also extends to cloak cupboards, where provided.

Studio apartments provide a bespoke room dividing joinery feature, with open shelving at mid to high level, and a desk with drawer units at low level. This piece is finished in green with reeded glass.

Where applicable, some apartments include feature shelving.

Flooring

Light oak engineered timber floor in straight wide plank pattern to all living rooms except bathrooms and bedrooms.

Carpet in bedrooms.

Large format porcelain tiles to bathrooms.

Balconies and Terraces

Where provided, these include powder coated metal balustrades and decking.

Decoration

All internal walls, ceilings, doors, door frames and skirtings are finished in a white paint.

Heating and Cooling

Brent Cross Town has partnered with energy provider Vattenfall, to establish a sitewide heating network that will provide low carbon-emission heat to our new neighbourhood (for all energy supplies controlled by Brent Cross Town). The electricity supplier will be the choice of the user. All apartments will be individually metered for both heat and electricity.

All bedrooms and living spaces will include underfloor heating. All apartments offer openable windows for ventilation.

Electrical

Energy efficient LED lighting fitted to all rooms.

TV/FM and telephone points for broadband internet access in living room and Bedroom 1s where appropriate.

The Brent Cross Town development is served by a fibre network, with connection to the network to be arranged by the purchaser.

Hard wired smoke/heat detectors fitted as standard.

Lifts

Every apartment can be reached via a choice of four lifts.

Car Parking

Limited secure car parking spaces and cycle storage is available for residents within the basement.

Car parking is subject to availability and at an extra cost, cycle spaces at no extra cost.

Security

Fob access control to all building entrances, car park and lifts.

Entry phone system connects all apartments to main entrance door.

CCTV surveillance to public areas.

Management and 24-hour estate security.

Peace of Mind

Concierge service.

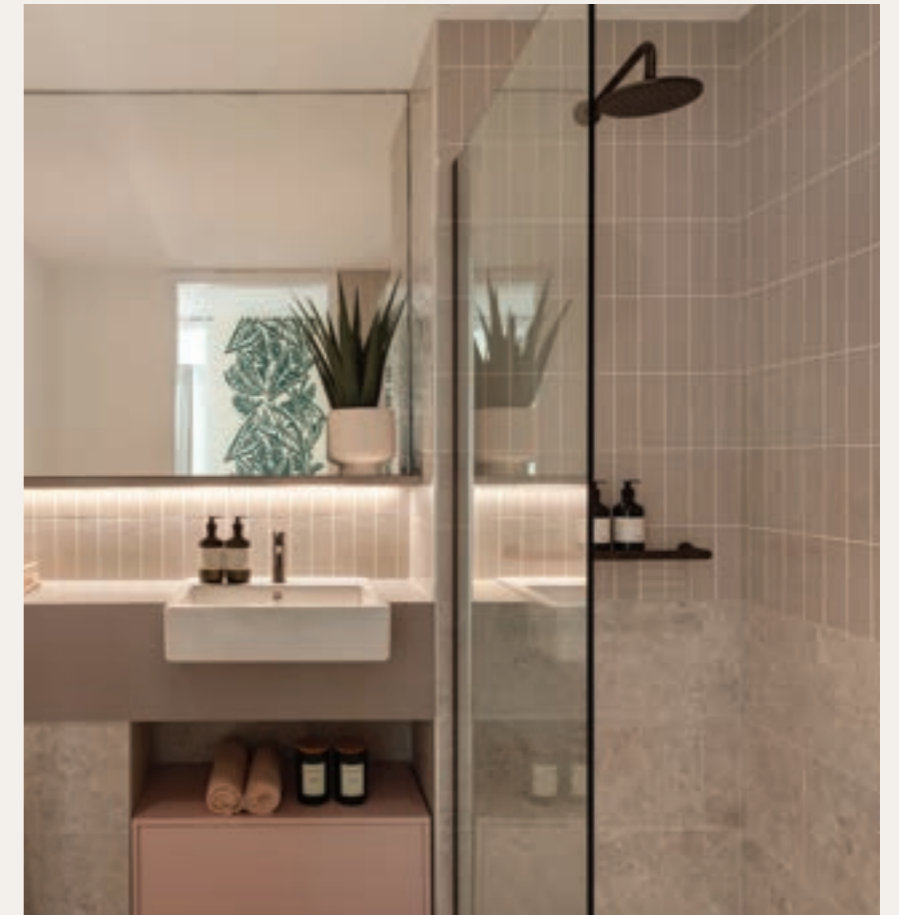
Parcel store for oversized deliveries.

All apartments benefit from a 10-year NHBC warranty.

Leasehold 999 years.

External cleaning will be carried out on a managed programme to ensure the building is kept to a high standard.

A service charge will be payable by apartment owners to cover costs of building services, building maintenance, cleaning, and insurance. A fixed contribution towards costs of Estate Management will also be payable for services such as site wide security, cleaning and maintenance, amenities, and landscaping.



Photography of the Show Apartment.



Maps are not to scale and show approximate locations.

Come and visit us

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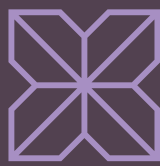
Find out more about living at Brent Cross Town here:



Sales Agents



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