

SILKSTREAM

LONDON NW9



CGI indicative only and subject to change.

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

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

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

This is a place to live for those who want to enjoy the best of both worlds. Where tranquillity and proximity go hand in hand, and you can be transported from a peaceful garden to the vibrant hub of King's Cross and the heart of London in just 19 minutes.

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



St George
Designed for life

LONDON LIVING OF A DIFFERENT NATURE.



Bower House Apartment Mix

TYPE	NUMBER	AVERAGE SQ FT
Suites	4	520 sq ft
1 bedroom apartment	47	568 sq ft
2 bedroom apartment	13	777 sq ft
3 bedroom apartment	12	953 sq ft



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- **THE DEVELOPER**
St George North London
- **LOCATION**
Hendon, London NW9
- **LOCAL AUTHORITY**
London Borough of Barnet
- **TENURE**
999 year lease from May 2021
- **ARCHITECTS**
Hutchinson & Partner
- **LANDSCAPE ARCHITECT**
Park Hood
- **BUILDING INSURANCE**
– 10 year warranty
– 2 year St George Warranty
- **ESTIMATED COMPLETION**
Estimated completion from Q4 2024
- **SERVICE CHARGE***
Estimated to be £3.95psf
+ Energy Costs
- **PARKING**
Right to Park permits available at the point of reservation at £25,000 each. Additional RTP service charge will apply.

* Estimated service charge is an estimate only and is subject to change. This estimated service charge does not include Communal Energy. The estimated service charge provides an indication of the anticipated expenditure for the first service charge year (which runs from 1 Jan – 31 December). The Managing Agents will issue you with a copy of the new service charge budget prior to the commencement of each forthcoming service charge year. The estimate is dated March 2022 and does not make allowances for increases due to RPI, inflation etc. from the date of preparation to legal completion. Terms of change that can affect the service charge include, but are not limited to, changes in industry or government legislation, unexpected cost and any other matter outside of the control of St George. The appointed Managing Agent may also charge additional fees, outside of the service charge, for items including, but not limited to, licences and consents, sub-letting, legal proceedings and re-selling / sales pack. Date of issue: 28.03.22

The development

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

* Available at additional cost through separate negotiation

Reasons to buy

16
Premier Parks

2,150
Shops

452
Restaurants and Cafés

3 STATIONS

Within a 2 Mile Radius of Silkstream

19 MINS

to King's Cross from Hendon station (tfl.gov.uk)

42
Outstanding Schools (Gov.uk, 2021)

3 reasons to invest in Hendon

24.4%

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

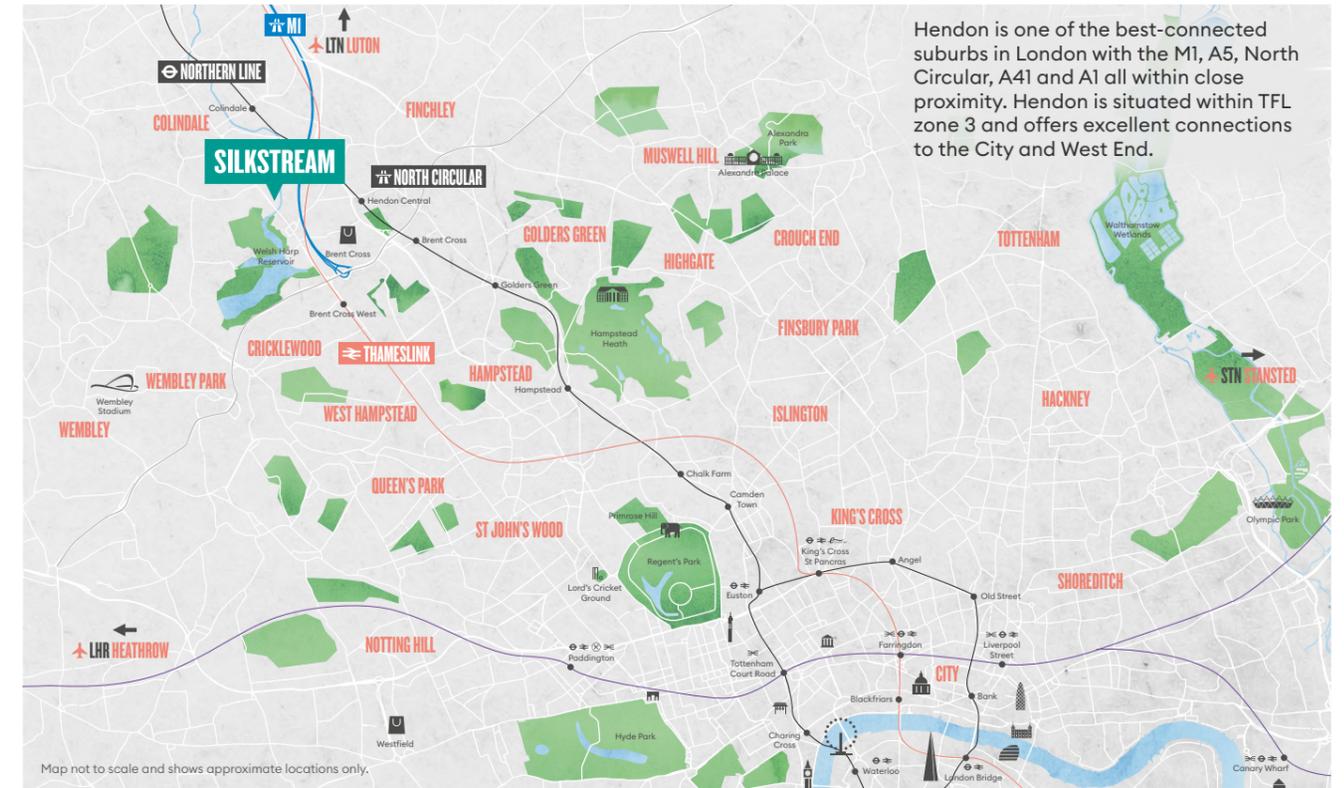
17.7%

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

2

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

Source: CBRE, 2022



Outstanding education

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

PRIMARY SCHOOLS

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

SECONDARY SCHOOLS

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

PRIVATE

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

UNIVERSITIES

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

* Independent Schools Council GCSE league as published in The Telegraph September 2018. Ofsted grading correct at time of publishing.

Enjoy the best of both worlds

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



Travel times are approximate only. Sources tfl.gov.uk & thetrainline.com

GETTING AROUND.



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Council tax

Band A	£1,133.99
Band B	£1,323.00
Band C	£1,511.99
Band D	£1,700.99
Band E	£2,278.98
Band F	£2,456.99
Band G	£2,834.98
Band H	£3,401.98

*Council Tax source barnet.co.uk Jan 2022

Reservation terms

- 1a. Booking fee of £2,000 for properties up to £500k
- 1b. Booking fee of £5,000 for properties over £500k
- 1c. Booking fee of £10,000 for properties over £1m
2. 10% of purchase price, less reservation fee already paid, payable on exchange of contracts within 21 days
3. A further 10% of purchase price payable 12 months after exchange of contracts
4. A further 5% advance payment payable within 18 months of exchange of contracts
5. Balance of 75% payable on completion

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

Documentation required for exchange of contract

1. Photo identification – passport driving licence or official identification card; and;
2. A current utility bill or bank statement showing name and home address, no older than 6 months

Please be advised that if originals are not certified by the Sales Office, St George Plc must be provided with certified copies of the above documents.

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

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

Vendor's solicitors

Winckworth Sherwood
Minerva House, 5 Montague Ct, London SE1 9BB

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