



# NWQ

**NORTH WEST  
QUARTER**

KILBURN NW6

**CONTEMPORARY  
1, 2 & 3 BEDROOM  
APARTMENTS**



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.

Bringing a range of stunning 1, 2 and 3 bedroom apartments to NW6, North West Quarter will also feature a public plaza at its heart. Somewhere you can connect with your friends and neighbours and build your local community.

A supermarket, pharmacy, medical centre and café means 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.



REGENT'S PARK

CITY OF LONDON

THE SHARD

MAIDA VALE

PADDINGTON  
RECREATION GROUND

NWQ  
NORTH WEST  
QUARTER

Computer generated images are indicative only.



# JUST AROUND THE CORNER – QUEEN'S PARK

Just around the corner from your new home lies Salusbury Road. This is a vibrant high street full of amenities, with Queens Park station at one end and Brondesbury Park at the other. You'll find ample amounts of cafés, restaurants and shops for all your daily needs on this road. Running parallel to Queens Park also means you can relax in green space after a day of shopping and exploring.



## Amenities

- |   |  |
|---|--|
| <b>01</b> Planet Organic                        | <b>08</b> Village Vet                            |
| <b>02</b> Sainsbury's Local                     | <b>09</b> The Hearth (Women's work/social space) |
| <b>03</b> Queen's Park Co-op Food               | <b>10</b> Queen's Park Books                     |
| <b>04</b> Provenance Village Butcher            | <b>11</b> Worldly Wicked and Wise London         |
| <b>05</b> Queen's Park Farmers' Market          | <b>12</b> Queen's Park Pharmacy                  |
| <b>06</b> M&S                                   | <b>13</b> Queen's Studios                        |
| <b>07</b> The Pilates Studio (Absolute Studios) | <b>14</b> Storm LDN                              |

- |   |
|---|
| <b>15</b> Fitness First London Queen's Park |
| <b>16</b> Salusbury Road Post Office        |

## Education

- |   |
|---|
| <b>17</b> Islamia Primary School          |
| <b>18</b> Rainbow Montessori School       |
| <b>19</b> ICMP School of Music Production |
| <b>20</b> Salusbury Primary School        |

## Restaurants

- |  |
|--|
| <b>21</b> Three Crowns Pizzeria          |
| <b>22</b> Michiko Sushino                |
| <b>23</b> Cocotte Queen's Park           |
| <b>24</b> Pizza Pilgrims Queen's Park    |
| <b>25</b> Carmel Queen's Park Restaurant |
| <b>26</b> Milk Beach Restaurant          |
| <b>27</b> Bob's Café                     |

## Cafés

- |                               |
|-------------------------------|
| <b>28</b> Cafe Jack's         |
| <b>29</b> Starbucks           |
| <b>30</b> GAILS Bakery        |
| <b>31</b> Joe and the Juice   |
| <b>32</b> Dark & Light Coffee |

## Bars / Pubs

- |                                    |
|------------------------------------|
| <b>33</b> The Salusbury Pub        |
| <b>34</b> Wolfpack Pub             |
| <b>35</b> Alice House Queen's Park |

Map not to scale. Walking times taken from google.co.uk/maps and are approximate only.





## PADDINGTON

Paddington sits between two of London's Royal Parks (Regent's Park and Hyde Park), 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.



# NWQ AND BEYOND



## MAIDA VALE

A 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 away, a 15 min stroll through Paddington Recreation 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.



## NOTTING HILL

Best known for appearing in the classic film of the same name, Notting Hill is a cosmopolitan area, 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.







# ESCAPE IT ALL

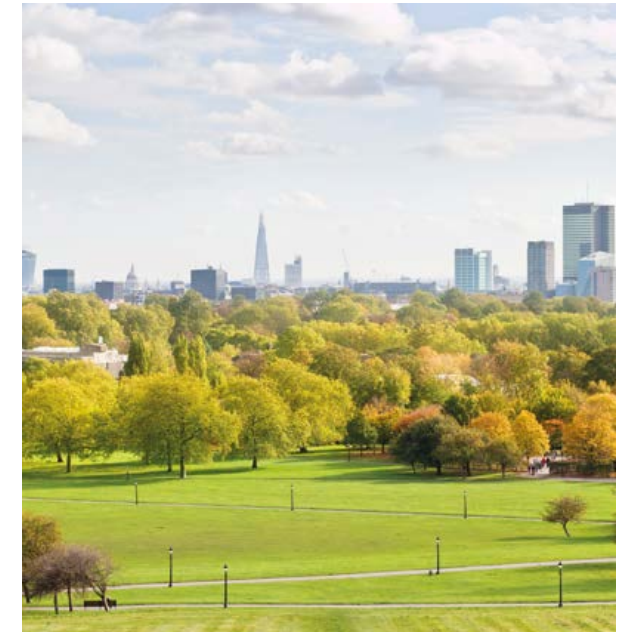
## LOCAL PARKS & RECREATIONAL ACTIVITIES

With some of London's most iconic parks on your doorstep, you can escape the city buzz and immerse yourself in nature at any moment.

## PADDINGTON RECREATION GROUND

Paddington Recreation Ground is a hidden gem offering a refreshing escape into nature and a hub for community activities. Located in Maida Vale, this well-maintained park is perfect for those seeking tranquillity or an active day outdoors.

The recreation ground features lush green spaces, tree-lined paths, and vibrant flowerbeds, providing a peaceful setting for leisurely walks or quiet reflection. For fitness enthusiasts, it offers running tracks, sports pitches, tennis courts, and outdoor gym equipment. Families can enjoy the dedicated play areas, while wildlife lovers can explore the park's serene nature trails and discover its thriving biodiversity.



## PRIMROSE HILL

This iconic park is renowned for its panoramic views of the city skyline, offering a perfect spot for picnics, leisurely strolls, or quiet reflection. The hilltop, just 63 metres above sea level, provides an uninterrupted vista of landmarks like the Shard, London Eye, and St. Paul's Cathedral.

Surrounding the park, the quaint neighbourhood exudes charm with its pastel-coloured townhouses, boutique shops, and cosy cafés. Literary and cultural history also enrich Primrose Hill, with notable residents including poets, artists, and actors.

Whether you're watching the sun rise, enjoying a family outing, or savouring a peaceful retreat, Primrose Hill promises an unforgettable experience in one of London's most picturesque spots.



## REGENT'S PARK

The Regent's Park, a verdant oasis in the heart of London, offers a serene retreat from the city's bustling energy. Spanning 410 acres, this stunning Royal Park invites visitors to immerse themselves in nature's beauty with its manicured gardens, tranquil pathways, and expansive open spaces.

The park is home to the enchanting Queen Mary's Gardens, featuring over 12,000 roses in full bloom, and a picturesque boating lake where you can drift peacefully on the water. Wildlife enthusiasts will delight in the resident waterfowl and the nearby ZSL London Zoo. Regent's Park also boasts secluded woodlands and wildflower meadows that provide a habitat for birds and butterflies, making it a haven for nature lovers.



# NOTTING HILL & PORTOBELLO ROAD

Nestled in the vibrant North West London district, North West Quarter places you at the heart of the capital's most desirable destinations.

From the cosmopolitan charm of Notting Hill to the buzzing energy of Portobello Road, your new home connects you to some of London's finest experiences – all within easy reach.

## NOTTING HILL: A WORLD OF TIMELESS ELEGANCE

Just a short journey from North West Quarter, the iconic Notting Hill offers a unique blend of bohemian charm, cultural sophistication, and picture-perfect streets. Known globally for its pastel-coloured townhouses and leafy garden squares, this iconic neighbourhood is a sanctuary of style and creativity.

### NOTTING HILL CARNIVAL

Experience the vibrancy of London's largest street festival, a dazzling celebration of music, dance, and Caribbean culture that draws visitors from across the globe every single year.

### CULINARY ADVENTURES

Indulge in Michelin-starred dining at Core by Clare Smyth, or savour international flavours at local gems like The Ledbury or Farmacy.



### BOUTIQUE SHOPPING AND DESIGNER FINDS

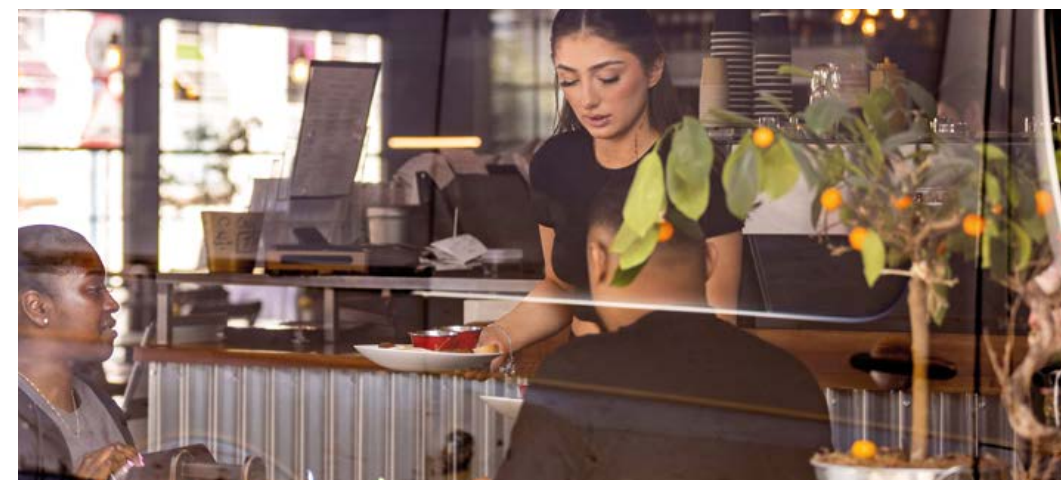
Take a stroll along Westbourne Grove for an exquisite selection of independent boutiques, high-end fashion, and luxury homeware.

### CINEMA PARADISO

Step into the retro charm of the Electric Cinema, one of the oldest working cinemas in Britain, for a night of film and comfort.

### WELLNESS ENCLAVE

For those seeking a more balanced, healthy lifestyle in a stylish setting, Notting Hill's wellness scene offers everything, from high-end fitness studios such as Barry's and Psyche, to a variety of yoga and pilates classes down at Barrecore and Bodyism.



## PORTOBELLO ROAD: A TREASURE TROVE OF CULTURE

Running through the heart of Notting Hill, Portobello Road is world-renowned for its bustling market, vibrant atmosphere, and rich history. With its eclectic mix of antiques, fashion, food, and street performances, Portobello Road is a destination that makes for the perfect day out.



### THE WORLD-FAMOUS MARKET

Shop for rare antiques, vintage treasures, and artisanal goods every Saturday. With a history dating back to the 19th century, the Portobello Market is a haven for collectors and casual browsers.

### STREET FOOD HEAVEN

Savour cuisines from around the globe, from freshly baked pastries to Caribbean delicacies, as you explore the lively food stalls that weave throughout the street.

### CULTURAL HOTSPOTS

Discover hidden gems like the Graffik Gallery, known for its edgy street art exhibits, or immerse yourself in the history of gin at the Portobello Road Ginstitute.

### COMMUNITY SPIRIT

Enjoy the electric atmosphere, where locals and tourists come together to celebrate the diversity and creativity in the heart of London.





# EDUCATION

North West Quarter is well located for young minds to grow and develop, offering nurseries, primary and secondary schools, and even universities all within easy reach.

22

## NURSERIES WITHIN EASY REACH

14

## PRIMARY SCHOOLS WITHIN THE LOCAL AREA

04

## SECONDARY SCHOOLS

Just moments away.

07

## TOP UNIVERSITIES

A handful of excellent universities close by, whilst having access to the rest of London for its further education, known worldwide.

### NURSERIES

Abacus Ark Nursery School ( 13 min / 4 min )

### PRIMARY SCHOOLS

Kilburn Park School ( 1 min )

St Mary's Catholic Primary School ( 6 min / 3 min )

St Augustine's Primary ( 10 min / 3 min )

Salisbury Primary ( 6 min / 3 min )

### SECONDARY SCHOOLS

St Augustine's Secondary ( 8 min / 3 min )

Brondesbury College ( 25 min / 6 min )

### UNIVERSITIES

Regents University London ( 13 min / 28 min )

Middlesex University London ( 25 min )



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





NORTH WEST QUARTER

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Cricklewood

HAMPSTEAD HEATH

ARSENAL

EMIRATES STADIUM

WANSTEAD PARK

WANSTEAD FLATS

Wembley

Willesden

NWQ  
NORTH WEST  
QUARTER

Harlesden

Maida  
Vale

PRIMROSE HILL

ZSL LONDON ZOO

Islington

Dalston

Hackney

VICTORIA PARK

Stratford

OLYMPIC PARK  
WESTFIELD STRATFORD  
& STRATFORD INTERNATIONAL

Barking

Park Royal

Notting Hill

LORD'S CRICKET GROUND

EDGWARE ROAD

THE REGENT'S PARK

OXFORD STREET

OXFORD CIRCUS

BRITISH MUSEUM

BARBICAN

ST PAUL'S CATHEDRAL

BANK OF ENGLAND

THE GHERKIN

TOWER OF LONDON

TOWER BRIDGE

Poplar

Canary Wharf

GREENWICH

Woolwich

Ealing

Shepherd's Bush

WOOD LANE

SHEPHERD'S BUSH

HAMMERSMITH

KENSINGTON PALACE

ROYAL ALBERT HALL

HARRODS

BUCKINGHAM PALACE

TRAFFALGAR SQUARE

EMBANKMENT

TATE MODERN

THE GLOBE THEATRE

THE SHARD

LONDON EYE

BIG BEN

IMPERIAL WAR MUSEUM

Bermondsey

O2 ARENA

LONDON CITY AIRPORT

Acton

ACTON TOWN

GUNNERSBURY PARK

ROYAL BOTANIC GARDENS, KEW

Fulham

PUTNEY BRIDGE

Westminster

Chelsea

Battersea

CLAPHAM COMMON

Camberwell

Peckham

Brixton

Lewisham

GREENWICH PARK

Richmond

RICHMOND PARK

ISABELLA PLANTATION

CANNIZARO PARK

ALL ENGLAND LAWN TENNIS & CROQUET CLUB

Wimbledon

Streatham

CRYSTAL PALACE PARK

Crystal Palace

BECKENHAM PALACE PARK

Map not to scale.

16

17



# CONNECTED BY DESIGN

## TRAVEL YOUR WAY

Whilst NWQ offers a large selection of local amenities and places to visit, 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.



## TRAIN

Your local stations are Queen's Park and Kilburn Park stations, and your nearest tube line is the Bakerloo line.

FROM QUEEN'S  
PARK STATION  
BAKERLOO LINE

PADDINGTON  
(7 min)

OXFORD CIRCUS  
(14 min)

PICCADILLY  
CIRCUS  
(17 min)

EMBANKMENT  
(22 min)



## CYCLE

There are several green areas to take your bike to in NW6, including Queen's Park and some great cycleways nearby.

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.

## BUS

There are several 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.

## AIRPORT

Ready for a break from the city's hustle and bustle? Heathrow Airport is only a 38 minute train journey away from home, and connects you to over 200 destinations around the world! Alternatively, London City Airport is 65 minutes away and ideal for business travellers with tight schedules.

## 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.

## 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.



# QUALITY SPECIFICATION

## GENERAL FINISHES

- Amtico flooring in Mulled Oak herringbone pattern throughout
- TV points wired for access for digital
- TV and Sky Q (subject to subscription)
- BT connection provided
- High speed Hyperoptic broadband connection (subject to ongoing subscription)
- USB & USBC socket outlets to living area, bedrooms and kitchens
- Underfloor heating throughout
- Video door entry system
- Wood veneer apartment entrance door with spyhole and two lever deadlock. Secured by Design certified
- Mains supply smoke and heat detection
- White finished internal doors
- White painted skirting and architraves
- Matt emulsion paint finish to walls and ceilings
- Paved balcony to apartments on upper floors
- External lighting to balconies and terraces
- Mechanical Ventilation Heat Recovery System

## KITCHEN

- Contemporary designed kitchen with fitted wall and base units
- Quartz worktop and full height splashback
- 1½ bowl undermounted sink and mixer tap
- Siemens integrated single oven
- Siemens integrated microwave (to 1 bed apartments)
- Siemens integrated compact oven with microwave function (to 2 & 3 bed apartments)
- Siemens induction hob with extractor above
- Siemens integrated fridge/freezer
- Siemens integrated dishwasher
- LED ceiling downlights
- Under pelmet feature lighting

## BEDROOMS

- Fitted wardrobe with mirror door (to bedroom 1 only)
- TV/FM and telecom point (to bedroom 1 only)
- Pendant lighting
- Amtico flooring



## HEATING

- CHP central heating and hot water
- Underfloor heating system with zonal control in each room

## HOME ENTERTAINMENT & COMMUNICATIONS

- Wired for Sky Q television (subject to future connection by purchaser)
- Hyperoptic broadband (with first three months free)
- Home office provision to every home

## 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

## EXTERNAL

- Paving slabs to balconies and ground floor terraces
- Access to secure cycle stores
- Residents' rooftop gardens
- Doorbell outside of each apartment

The specification shown is correct at the time of production. Countryside Homes is continually reviewing and updating the specification on all house/apartment types and therefore reserves the right to change specification details. Photographs depict typical Countryside Homes interiors and may include optional upgrades. For full details regarding the current specification and finishes, please speak to our sales consultant.



# MODERN LIVING

## OUR HOMES ARE DESIGNED TO HELP YOU SAVE MONEY ON YOUR ENERGY BILLS\*.

Newly built properties are designed with the future in mind. We use the latest technologies to make them more energy efficient, lowering their environmental impact and running costs.

Even small improvements can help to bring down your energy bills in the long term. Our homes have external walls enhanced well above the minimum requirements, making sure they hold in valuable heat so you're less reliant on heating.

\*Watt a save report.

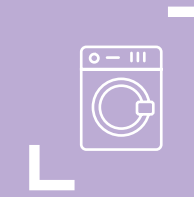


# THE BENEFITS OF BUYING OUR NEW HOMES



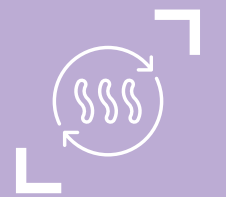
## REDUCED HEAT LOSS

Reduced heat loss from double glazing, additional roof insulation and increased wall thickness (double boarded).



## ENERGY-EFFICIENT APPLIANCES

Our homes achieve a 37% improvement in energy efficiency compared to the 2013 Building Regulations standard (Part L)\*



## HEAT RECOVERY VENTILATION SYSTEM

Keeps the air fresh while retaining heat in your home.



## TESTED FOR AIR TIGHTNESS

No unwanted drafts and airflow.



## MULTI-ZONE THERMOSTATS

Reduce wasted energy by only heating the space you're in.



## WATER-EFFICIENT FIXTURES AND APPLIANCES

Our homes use 20% less water than the UK average, by utilising aerated technology.

The illustration shown is a computer generated image of how the property may look and is indicative only. External details and finishes may vary, please speak to our sales consultants for specific details.

Information correct at time of print. \*Based on SAP calculations.







# AWARD-WINNING CUSTOMER SATISFACTION







**EVERY HOME AT NWQ CARRIES OUR COMMITMENT TO QUALITY. YOU HAVE THE ADDED ASSURANCE OF EVERY HOME COMING WITH A NATIONAL HOUSE BUILDING COUNCIL (NHBC) WARRANTY.**

Each property is quality checked and commissioned by our dedicated Customer Service team before it's handed over to you. That's why from the moment you reserve your new home to the day you receive your keys and beyond, a dedicated Sales and Customer Service Team will ensure you receive the very best service from Countryside Homes.

All of our homes carry the NHBC Builders Warranty, plus a comprehensive two-year Customer Service Warranty as standard, giving you 24-hour emergency cover for your heating, plumbing and electrical items. The whole team is working to achieve one common goal: to ensure that you are satisfied and happy with your new home at NWQ.

No matter who you are dealing with or what queries or concerns you may have, you can be confident that our procedures will adhere to the terms of the New Homes Quality Code (NHQC).



Countryside Homes, part of the Vistry Group, is a leading UK home builder and urban regeneration partner.

We believe that where we live matters. We're passionate about creating places where people aspire to live.

## WE CREATE PLACES PEOPLE LOVE

All our developments carry a signature style and character, designed to work for the way people live today with materials that reflect our commitment to quality. Our exacting standards create places that stand the test of time.

As a result, we hold more Housing Design Awards than any other developer. From the character of the homes we build, to the planning and unique detailing of environments, our creative approach to place-making provides a greater sense of belonging, spirit of neighbourhood and quality of life.

Countryside Homes is a HBF 5\* developer.



FEATURE 17, WALTHAMSTOW



ACTON GARDENS, ACTON



DASH, HOXTON



## HOW TO FIND US

### FROM QUEEN'S PARK STATION

Only a 7 minute walk, turn right out of the station and head south along Salisbury 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.



### North West Quarter

Carlton Vale, Kilburn,  
London, NW6 5HH

///medium.corner.phones

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Every care has been taken in the preparation of this brochure. The apartment building shown (including its position) is a computer-generated artist's impression and should be used for illustrative purposes only. Any surrounding areas, landscaping, roads, footpaths, driveways, walls, fences, trees, bushes, and other details shown in this illustration are merely to create an impression. Please see the development layout plan for details of the apartment location and proximity to other houses. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Please speak to our sales consultants for details of individual apartments.



