

HENDON WATERSIDE

— HENDON, NW9 —





WELCOME TO HENDON WATERSIDE

An urban neighbourhood
with natural beauty
on its doorstep.



BERKLY

Covering over 30 acres and encompassing over 2,000 homes, Hendon Waterside is a unique lifestyle destination. As part of the multi-million-pound regeneration of West Hendon, alongside neighbouring Brent Cross and Cricklewood the development provides an array of parks, leisure facilities and amenities.

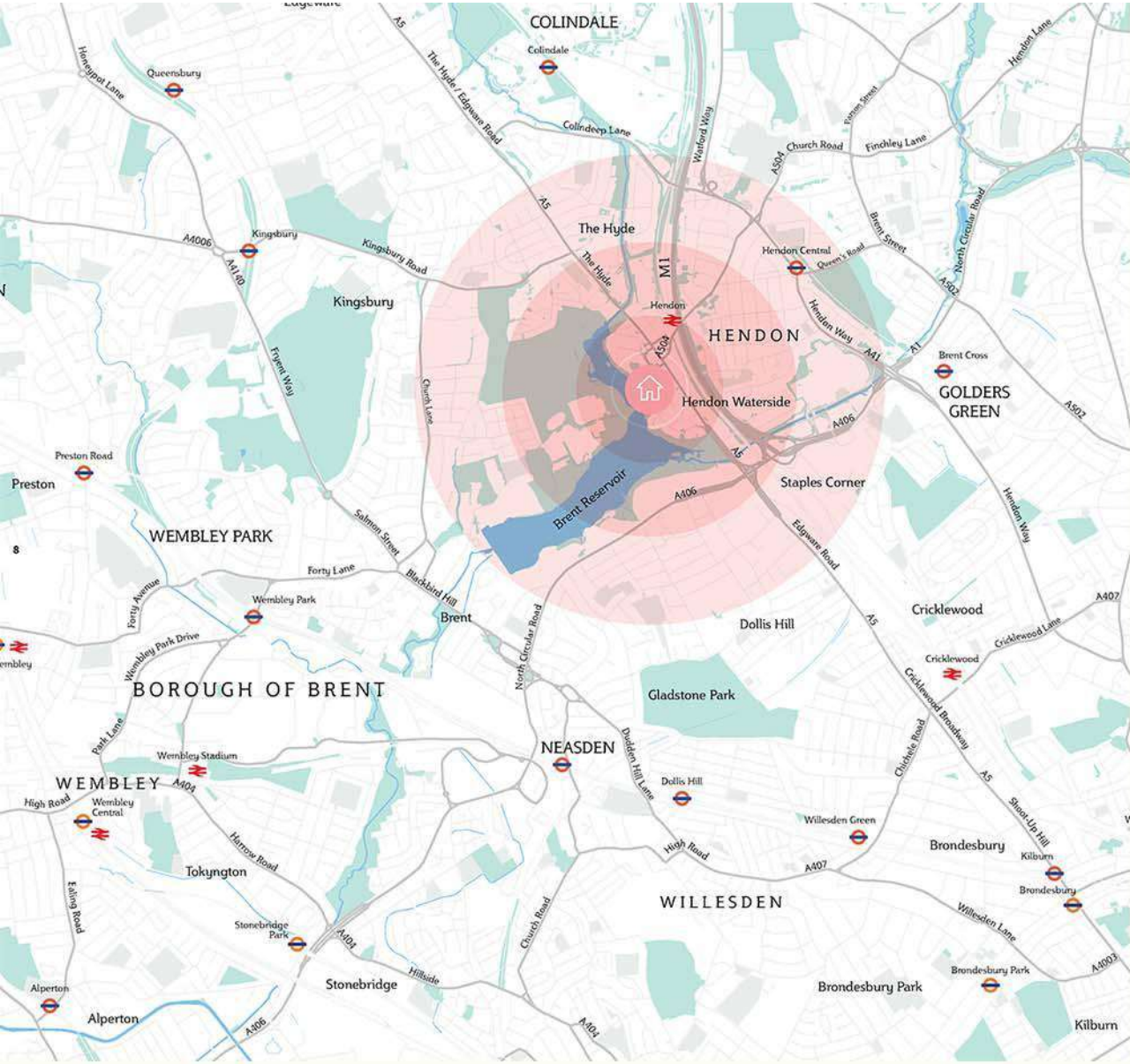
With an oasis of calm on its doorstep in the form of the beautiful Welsh Harp Reservoir, the rejuvenated Broadway of shops and cafés, as well as high-performing schools nearby, residents have it all.

The layout of Hendon Waterside has been carefully considered to deliver greatly improved pedestrian and vehicular access – and its thoughtful design has been awarded an 'Outstanding' Built for Life commendation, a prestigious Government-endorsed accolade.



BEAUTIFUL HOMES SURROUNDED BY THE BEST OF NORTH WEST LONDON

Hendon Waterside is a vibrant, perfectly located neighbourhood in North London. Set within expansive landscaped communal gardens and adjacent to the restored lakefront of the Welsh Harp Reservoir, it offers both beautiful surroundings and stylish interiors. Each home boasts upgraded premium specifications including sleek, fitted kitchens with integrated appliances; all designed to offer optimal comfort and functionality.





NATURAL BEAUTY AND GREEN SPACES

The Welsh Harp Reservoir is one of London's best-kept secrets. Originally built to supply water to the Regent's Canal, today it's a valuable leisure destination. Both a Site of Special Scientific Interest and a Local Nature Reserve, it's an important breeding site for waterbirds and a good place to spot other wildlife too.

With footpaths, trails and woods surrounding its 110 acres of open water, there's plenty of space for walkers and runners to explore and enjoy.

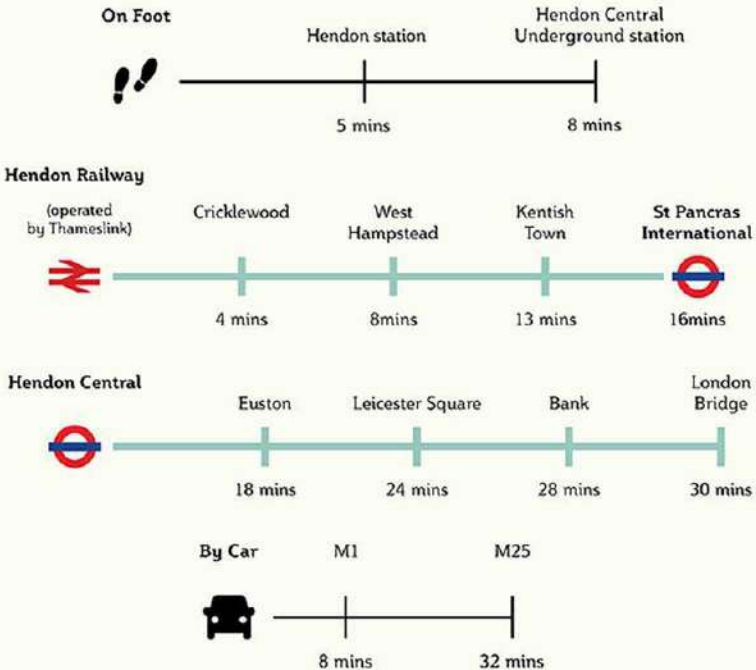
If you prefer to get out on the water, the Welsh Harp Sailing Association and Wembley Sailing Club offer tuition for beginners, as well as racing programmes for experienced sailors. Or why not try your hand at canoeing, windsurfing or paddle boarding?

On leisurely weekends, you can explore the 172 acres of green space that surrounds Hendon Waterside, such as the beautiful grounds of the Roe Green Walled Garden, or head to one of many local golf courses.



WATERSIDE LIVING, JUST 20 MINUTES FROM CENTRAL LONDON

With Hendon Waterside's, open green spaces and excellent transport links to central London, just 16 minutes to reach London St Pancras International, there is no better place to buy.





BRENT CROSS:

A world-class shopping and entertainment destination, is close by, offering much-loved restaurant chains such as Italian Carluccio's and Asian-fusion Wagamama.



PRIMROSE HILL:

Home to pavement cafés, characterful pubs and independent boutiques and restaurants.

**SHOPPING AND DINING,
ON YOUR DOORSTEP**



CAMDEN LOCK:

Famous for its vibrant Stable Market and eclectic shops



BANG BANG ORIENTAL

FOODHALL: London's newest and largest Asian food court, with dishes from Mumbai to Tokyo all under one roof.



BOXPARK WEMBLEY:

Head here for one-off pop-up shops or grab a designer bargain at the London Designer Outlet.

Hendon Waterside is excellently served by supermarkets with a Sainsbury's Superstore, Marks and Spencer and Waitrose just a short distance away, as well as an on-site Co-op as part of the development.

When you're in need of a little retail therapy, Brent Cross is close by and is quickly becoming a world-class shopping and entertainment destination, complete with a new high street, shops, restaurants and leisure facilities. Nearby areas such as Hampstead, Primrose Hill and Belsize Park are home to pavement cafés, characterful pubs and independent boutiques and restaurants, while Camden Lock is famous for its vibrant Stable Market and eclectic shops

EXPLORING CENTRAL LONDON

Located in Zone 3, Hendon Waterside is just five minutes' walk to Hendon railway station. From here, you can be at St. Pancras International (and on to Europe) in 16 minutes and Luton Airport in less than half an hour, all via a regular Thameslink service – which also passes through the likes of Farringdon and London Bridge.



WORLD-RENOWNED SHOPPING:

From the boutiques of Bond Street to the historic tailors of Savile Row, the West End has much to offer. Alternatively, head to Knightsbridge for Harrods – a famous landmark for all things luxury.



EXPLORE THE SOUTHBANK: Stretching all the way from Waterloo to London Bridge, London's Southbank is a great place to feel the buzz of the city. It's home to an eclectic array of sights, bars and eateries – including Tate Modern and Borough Market, where over 100 food and drink stalls cater to every taste.



THEATRES AND CULTURE: Head into town to see a show. Whether you prefer a West End musical, Shakespeare at The Globe or a production at the National Theatre, world-class entertainment is only a short journey away.





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19



BERKLY



TROUBADOUR WEMBLEY
PARK THEATRE



RAF MUSEUM



THE SSE ARENA, WEMBLEY



SHRIS SWAMINARAYAN
MANDIR TEMPLE

DAYS OUT AND POPULAR PLACES TO EXPLORE

There's no shortage of things to do with plenty of museums and attractions close to Hendon Waterside.

For those looking for world-class entertainment, head to the new and state-of-the-art Troubadour Wembley Park Theatre to enjoy well-known and emerging productions. Or travel back in time at the RAF Museum, which celebrates 100 years of the Royal Air Force in its three new innovative galleries.

If you're looking for a live event, The SSE Arena in Wembley is one of London's most iconic concert venues, with global artists performing regularly.

You can soak up the culture at the stunning Hindu temple, Shri Swaminarayan Mandir, a spiritual and architectural gem. Or immerse yourself in Jewish history at the London Jewish Culture Centre, where the annual Hampstead & Highgate Literary Festival is hosted each year.



HEALTHY OUTDOOR LIVING

On leisurely weekends, you can explore the 70 hectares of green space that surrounds Hendon Waterside, such as the beautiful grounds of the Roe Green Walled Garden, or head to one of many local golf courses.



WELSH HARP RESERVOIR



ROE GREEN WALLED GARDEN



HENDON GOLF CLUB



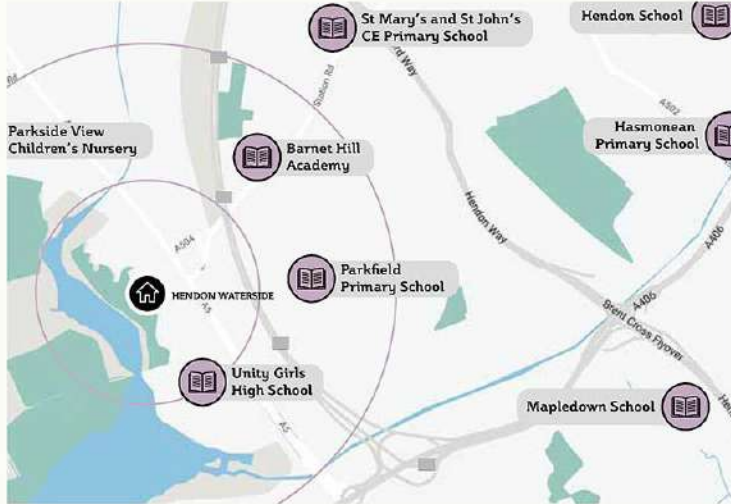


EXCELLENT SCHOOLING AND WORLD-RENOWNED UNIVERSITIES

If you are looking to enroll your child or children in school, Hendon Waterside has a number of primary and secondary schools nearby, all rated 'Outstanding' or 'Good' by Ofsted.

Not far from the Hendon Broadway is Parkfield Primary School and St Mary's and St John's CE Primary School, both highly respected primary schools. For secondary education, Barnet Hill Academy is close, as is the Hendon School.

World-leading universities such as the London School of Economics and Imperial College London are also within easy distance; as is the University of Cambridge and the University of Oxford, 52 and 56 miles away respectively.



BARNET HILL ACADEMY:

Barnet Hill Academy is a 3-11 independent day-school. Welcoming students from of all backgrounds from Barnet, North-West London and beyond. Both boys and girls are welcome from the age of 3 through to 11. The school serves the local community and is located in a grand Victorian school building originally built in the early 1900's.

HENDON SCHOOL:

Hendon School is a mixed secondary school in Golders Rise, Hendon, with academy status since November 2011 in the London Borough of Barnet. It specialises in languages, and judged to be an 'Outstanding' school by Ofsted in 2011.







BEAUTIFUL OUTSIDE AND IN

With one, two and three-bedroom residences to choose from, you'll enjoy a home filled with light and space. Our living areas are designed to be open-plan with full-height windows, and kitchens are furnished with a full range of modern appliances that make cooking and entertaining a pleasure. Contemporary bathrooms come complete with attractive fittings and ceramic wall tiling.

For outdoor relaxation, every apartment has its own private balcony or terrace and you'll also have access to the abundance of green open spaces and play areas. A lift serves the apartments and, should you need it, car parking is also available.





* Subject to planning.



PARKVIEW APARTMENTS



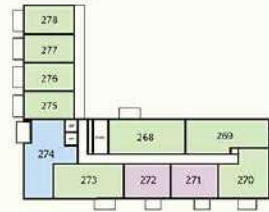
Ground Level



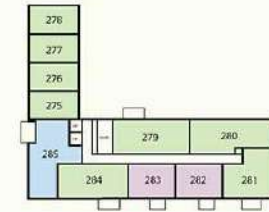
Upper Ground Level



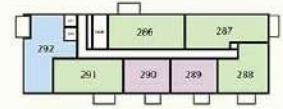
Level 1



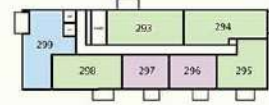
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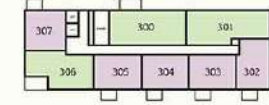
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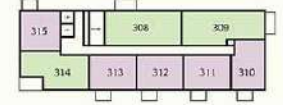
Level 4



Level 5



Level 6



Level 7

- One-bedroom apartment
- Two-bedroom apartment
- Three-bedroom apartment



BERKLY

PARKVIEW APARTMENTS



1 BEDROOM APARTMENT



PLOTS 264, 265, 271, 272, 282, 283, 289, 290, 296 & 297

Living 12'11" x 15'2" (3933 x 4932mm)	TOTAL AREA 548 sq ft (50.9 sq m)
Kitchen 7'1" x 8'2" (2150 x 2500mm)	Balcony 5'7" x 9'2" (1700 x 2800mm)
Bedroom 12'11" x 11'1" (3933 x 3368mm)	
Bathroom 7'1" x 6'9" (2150 x 2050mm)	

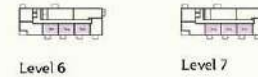
1 BEDROOM APARTMENT



PLOTS 302 & 310

Living 19'10" x 13'8" (6033 x 4164mm)	TOTAL AREA 551 sq ft (51.2 sq m)
Kitchen 6'2" x 10'0" (1871 x 3500mm)	Balcony 5'7" x 9'2" (1700 x 2800mm)
Bedroom 11'3" x 11'0" (3430 x 3350mm)	
Bathroom 7'1" x 6'9" (2150 x 2050mm)	

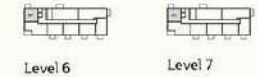
1 BEDROOM APARTMENT



PLOTS 303, 304, 305, 311, 312 & 313

Living 12'11" x 16'2" (3933 x 4932mm)	TOTAL AREA 549 sq ft (51 sq m)
Kitchen 7'1" x 8'2" (2150 x 2500mm)	Balcony 5'7" x 9'2" (1700 x 2800mm)
Bedroom 12'11" x 11'1" (3933 x 3368mm)	
Bathroom 7'1" x 6'9" (2150 x 2050mm)	

1 BEDROOM APARTMENT



PLOTS 307 & 315

Living 16'5" x 14'5" (5005 x 4395mm)	TOTAL AREA 544 sq ft (51.4 sq m)
Kitchen 14'3" x 6'1" (4350 x 1850mm)	Balcony 5'7" x 9'2" (1700 x 2800mm)
Bedroom 16'5" x 9'0" (5005 x 2750mm)	
Bathroom 7'1" x 6'9" (2150 x 2050mm)	



PARKVIEW APARTMENTS

2 BEDROOM APARTMENT



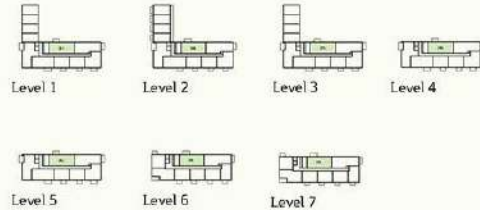
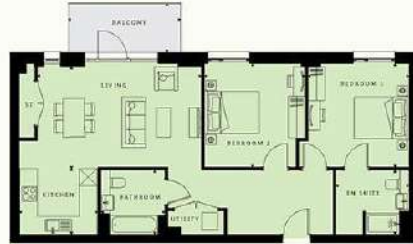
Upper Ground Level

PLOT 256

Living 17'7" x 9'7" (5363 x 2930mm)
Kitchen 17'7" x 6'1" (5363 x 1850mm)
Bedroom 1 13'3" x 10'0" (3440 x 3050mm)
En suite 7'1" x 5'1" (2150 x 1550mm)
Bedroom 2 12'3" x 10'5" (3740 x 3183mm)

Bathroom 7'1" x 6'11" (2150 x 2100mm)
TOTAL AREA 835 sq ft (77.5 sq m)
Balcony 6'9" x 11'10" (2070 x 3610mm)

2 BEDROOM APARTMENT

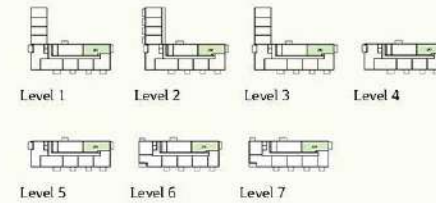


PLOTS 261, 268, 279, 286, 293, 300 & 308

Living 12'1" x 19'2" (3683 x 5845mm)
Kitchen 7'10" x 9'2" (2400 x 2800mm)
Bedroom 1 12'1" x 11'10" (3683 x 3600mm)
En suite 8'6" x 7'7" (2600 x 2300mm)
Bedroom 2 12'1" x 11'10" (3683 x 3600mm)

Bathroom 7'7" x 7'7" (2300 x 2300mm)
TOTAL AREA 906 sq ft (84.1 sq m)
Balcony 5'7" x 12'10" (1700 x 3900mm)

2 BEDROOM APARTMENT

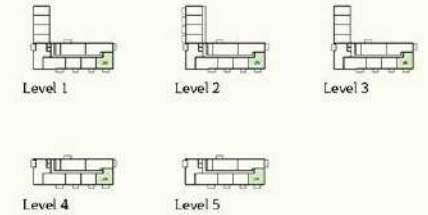


PLOTS 262, 269, 280, 287, 294, 301 & 309

Living 16'2" x 16'8" (3056 x 5082mm)
Kitchen 7'0" x 12'10" (2142 x 3900mm)
Bedroom 1 12'3" x 11'8" (3733 x 3550mm)
En suite 8'6" x 7'5" (2600 x 2250mm)
Bedroom 2 12'4" x 12'3" (3765 x 3733mm)

Bathroom 7'9" x 7'5" (2350 x 2250mm)
TOTAL AREA 908 sq ft (84.3 sq m)
Balcony 5'7" x 12'10" (1700 x 3900mm)

2 BEDROOM APARTMENT



PLOTS 263, 270, 281, 288 & 295

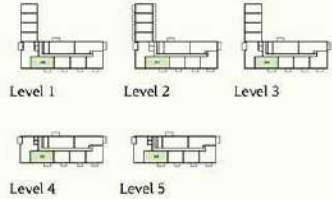
Living 18'5" x 13'1" (5626 x 3983mm)
Kitchen 7'5" x 10'0" (2250 x 3050mm)
Bedroom 1 12'11" x 11'0" (3923 x 3350mm)
En suite 6'9" x 5'1" (2050 x 1550mm)
Bedroom 2 12'6" x 10'1" (3850 x 3080mm)

Bathroom 7'1" x 8'10" (2150 x 2700mm)
TOTAL AREA 748 sq ft (69.5 sq m)
Balcony 5'7" x 11'2" (1700 x 3400mm)

PARKVIEW APARTMENTS



2 BEDROOM APARTMENT



PLOTS 266, 273, 284, 291 & 298

Living 12'7" x 18'11" (3833 x 5760mm)	Bedroom 2 12'7" x 10'8" (3833 x 3250mm)
Kitchen 7'11" x 10'0" (2406 x 3050mm)	Bathroom 7'1" x 6'9" (2150 x 2050mm)
Bedroom 1 12'7" x 11'0" (3833 x 3350mm)	TOTAL AREA 822 sq ft (76.3 sq m)
En suite 7'1" x 5'1" (2150 x 1550mm)	Balcony 5'7" x 12'10" (1700 x 3900mm)

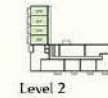
2 BEDROOM APARTMENT



PLOTS 306 & 314

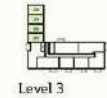
Living 20'4" x 8'7" (6205 x 2620mm)	Bathroom 7'1" x 6'9" (2150 x 2050mm)
Kitchen 13'5" x 6'1" (4100 x 1850mm)	TOTAL AREA 752 sq ft (69.9 sq m)
Bedroom 1 12'7" x 11'0" (3833 x 3350mm)	Balcony 5'7" x 12'9" (1698 x 3875mm)
En suite 7'1" x 5'1" (2150 x 1550mm)	
Bedroom 2 15'5" x 8'4" (4700 x 2550mm)	

2 BEDROOM DUPLEX APARTMENT



PLOTS 275, 276, 277 & 278

Kitchen 9'4" x 8'2" (2850 x 2500mm)	Bedroom 1 16'4" x 11'6" (4971 x 3500mm)
Living 22'11" x 15'4" (6978 x 4971mm)	Bedroom 2 12'8" x 12'2" (3871 x 3700mm)
WC 6'7" x 4'11" (2009 x 1500mm)	Bathroom 7'1" x 6'9" (2150 x 2050mm)
Balcony 5'7" x 12'10" (1700 x 3900mm)	TOTAL AREA 919 sq ft (85.4 sq m)



PARKVIEW APARTMENTS



2 BEDROOM DUPLEX APARTMENT



PLOTS 250 & 252

Kitchen/Dining
19'2" x 8'0" (5850 x 2450mm)

WC
5'7" x 4'11" (2000 x 1500mm)

Terrace 1
5'3" x 18'7" (1600 x 5690mm)

Living
16'3" x 12'7" (4958 x 3842mm)

Bedroom 1
15'1" x 10'2" (4600 x 3100mm)

En suite
6'9" x 5'1" (2050 x 1550mm)

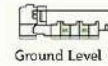
Bedroom 2
11'6" x 11'0" (3520 x 3343mm)

Bathroom
8'0" x 6'9" (2450 x 2050mm)

OVERALL TOTAL AREA
1068 sq ft (99.3 sq m)

Terrace 2
6'7" x 10'5" (2000 x 3175mm)

2 BEDROOM DUPLEX APARTMENT



PLOTS 251 & 253

Kitchen/Dining
19'2" x 8'0" (5843 x 2450mm)

WC
6'7" x 4'11" (2000 x 1500mm)

Terrace 1
5'3" x 17'6" (1600 x 5400mm)

Living
15'7" x 11'4" (4758 x 3450mm)

Bedroom 1
15'9" x 12'4" (4800 x 3750mm)

Bedroom 2
15'7" x 9'6" (4758 x 2900mm)

Bathroom
7'1" x 6'9" (2150 x 2050mm)

OVERALL TOTAL AREA
1064 sq ft (98.8 sq m)

Terrace 2
6'7" x 19'0" (2000 x 5796mm)



PARKVIEW APARTMENTS



2 BEDROOM DUPLEX APARTMENT



PLOT 254

Kitchen/Dining
19'2" x 8'0" (5850 x 2450mm)

WC
6'7" x 4'11" (2000 x 1500mm)

Terrace 1
5'3" x 17'5" (1600 x 5300mm)

Living
16'3" x 12'8" (4958 x 3850mm)

Bedroom 1
15'9" x 9'0" (4800 x 2750mm)

En suite
6'9" x 5'1" (2050 x 1550mm)

Bedroom 2
12'1" x 11'3" (3675 x 3419mm)

Bathroom
8'0" x 6'9" (2450 x 2050mm)

OVERALL TOTAL AREA
1089 sq ft (101.2 sq m)

Terrace 2
6'7" x 10'7" (2000 x 3224mm)

2 BEDROOM DUPLEX APARTMENT



PLOT 255

Kitchen/Dining
19'7" x 10'10" (5975 x 3307mm)

WC
6'7" x 4'11" (2000 x 1500mm)

Terrace
5'3" x 32'10" (1600 x 10000mm)

Living
12'7" x 11'4" (3832 x 3450mm)

Bedroom 1
14'3" x 9'0" (4353 x 2732mm)

Bedroom 2
14'7" x 9'0" (4450 x 2748mm)

Bathroom
7'1" x 6'9" (2150 x 2050mm)

OVERALL TOTAL AREA
1086 sq ft (101 sq m)

Balcony
6'8" x 9'3" (2034 x 2822mm)



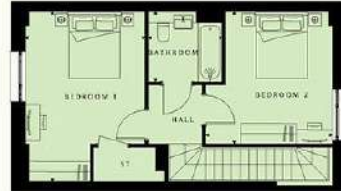
PARKVIEW APARTMENTS



2 BEDROOM DUPLEX APARTMENT



Upper Ground Level

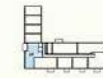


Level 1

PLOTS 257, 258, 259 & 260

Kitchen 9'4" x 8'2" (2850 x 2500mm)	Bedroom 1 16'4" x 11'6" (4971 x 3500mm)
Living 22'11" x 16'9" (6978 x 4971mm)	Bedroom 2 12'8" x 10'3" (3866 x 3128mm)
WC 6'7" x 4'11" (2000 x 1500mm)	Bathroom 7'1" x 6'9" (2150 x 2050mm)
Terrace 7'6" x 16'1" (2250 x 4896mm)	OVERALL TOTAL AREA 921 sq ft (85.5 sq m)

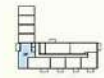
3 BEDROOM APARTMENT



Level 1



Level 2



Level 3



Level 4

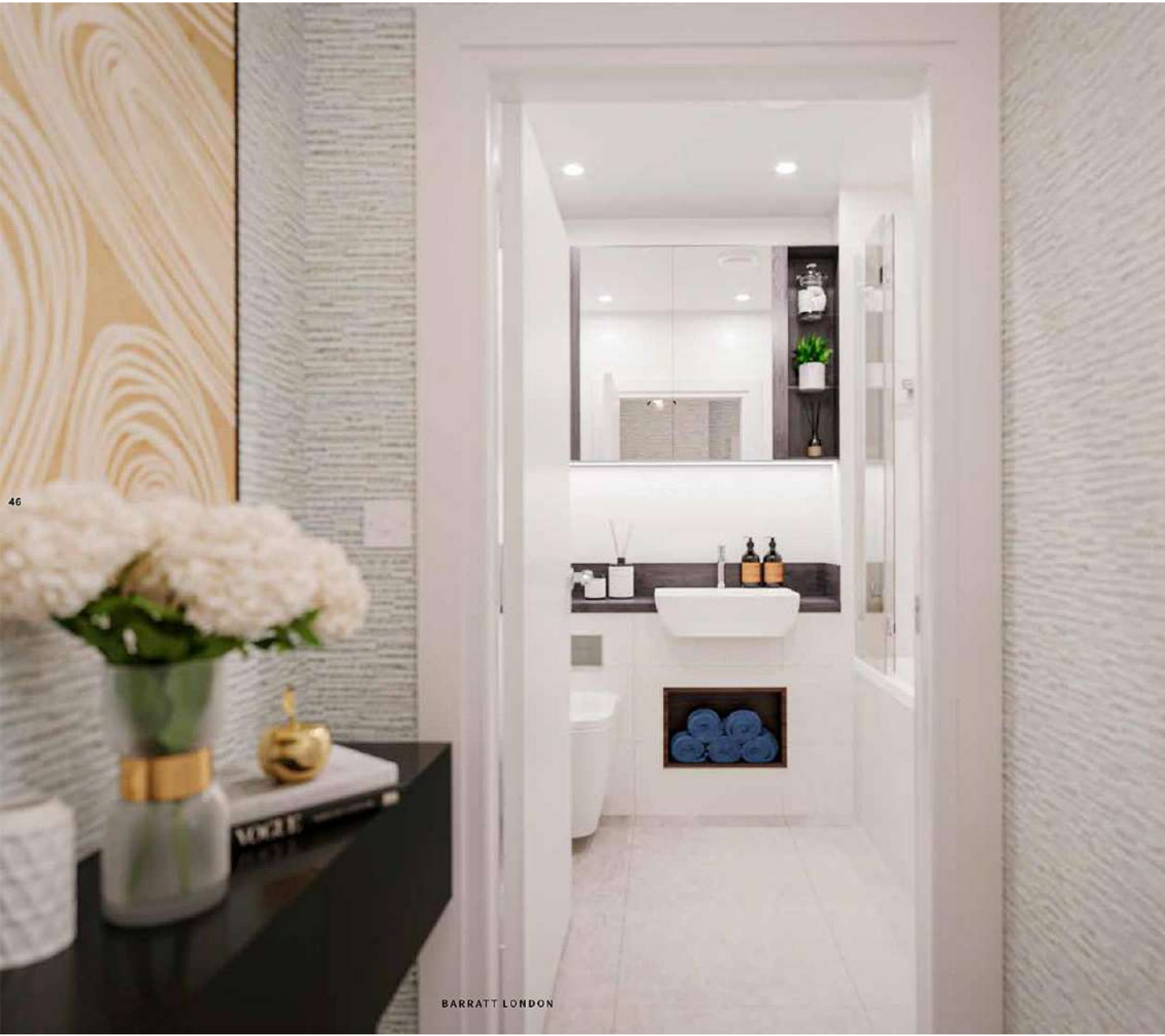


Level 5

PLOTS 267, 274, 285, 292 & 299

Living 17'0" x 9'0" (5185 x 2755mm)	Bedroom 3 11'11" x 8'6" (3624 x 2581mm)
Kitchen 9'4" x 10'0" (2850 x 3050mm)	Bathroom 7'1" x 6'9" (2150 x 2050mm)
Bedroom 1 10'2" x 9'10" (3100 x 2985mm)	TOTAL AREA 971 sq ft (90.2 sq m)
En suite 7'1" x 5'1" (2150 x 1550mm)	Balcony 8'1" x 11'4" (2460 x 3450mm)
Bedroom 2 13'5" x 10'9" (4085 x 3280mm)	





APARTMENT SPECIFICATION

KITCHEN

Individually designed gold range handleless-style kitchens with soft-close doors and drawers

Matching worktops and full-height upstands

Under-cabinet lighting

Stainless steel single bowl sink and chrome tap

Fully integrated appliances including single oven, ceramic hob, extractor, dishwasher and fridge freezer

GENERAL

Video door entry

Fibre broadband connectivity

BT TV/Sky+/FM/data connectivity in Living Area

Spotlights in kitchen and bathroom(s)

Pendant lighting in hallway, living area and bedrooms

Laminate flooring to hallway, kitchen and living/dining areas

COMMUNAL AREAS AND FACILITIES

CCTV security system coverage across all residential building and entrances

Car parking for all homes

Supermarket within development

On-site community centre

BATHROOM

White semi-recessed wash hand basin

Back-to-wall WC pan with soft-close WC seat

Concealed cistern and dual flushplate

Mirrored vanity unit to the main bathroom

White steel bath with wall-mounted shower

White heated towel rail

Shaver socket

Ceramic floor and wall tiles

Chrome-hinged bathscreen

EN SUITE

White semi-recessed wash hand basin

Back-to-wall WC pan with soft-close WC seat

Concealed cistern and dual flushplate

White shower tray

Chrome-hinged shower doors

White heated towel rail

Shaver socket

Ceramic wall and floor tiles

BEDROOMS

Fitted wardrobe to the main bedroom

TV and data point in main bedroom

Carpet to bedrooms



ADDITIONAL INFORMATION

CHARGES

1-bedroom: £1,735 pa
2-bedroom: £2,221 pa
3-bedroom: £2,985 pa

PARKING

Parking included with all homes

Building Warranty

2 years fixtures and fittings
10 year NHBC**

Length of lease

999 years

Estimated completion date

2025

Reservation deposit

£2,000
£500 for help to buy

Terms of payment

10% of purchase price payable on exchange
(5% with Help to Buy). Balance of purchase
price to be paid on completion.

BERKLY FACILITIES SERVICES LIMITED

4th Floor, Rex House,
4 – 12 Regent Street,
London, SW1Y 4PE

Email – info@berkly.org

Website – www.berkly.org

THE CONSUMER CODE

The Consumer Code for Home Builders ("the Code"), which came into effect in April 2010, applies to all home builders registered with the UK's main new Home Warranty Bodies: NHBC, Premier Guarantee and LABC Warranty.

The Code gives protection and rights to purchasers of new homes. It requires all new home buyers to be treated fairly and ensure they are fully informed about their purchase before and after they sign the contract.

The aim of the Code is for all new home buyers to:

- be treated fairly.
- know what levels of service to expect.
- be given reliable information about their purchase and their consumer rights before and after they move in.
- know how to access speedy, low-cost dispute resolution arrangements to deal with complaints about breaches of the Code

The Code reinforces best practice among home builders to encourage a consistently high level of information and customer service. It builds on successful efforts already made by the industry to improve consumer satisfaction in recent years.

The Code covers every stage of the home-buying purchase – pre-contract, exchange of contract and during occupation. We are committed to the Consumer Code for Home Builders. For more information on the Consumer Code for Home Builders, please visit consumercode.co.uk



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