

# HORIZON

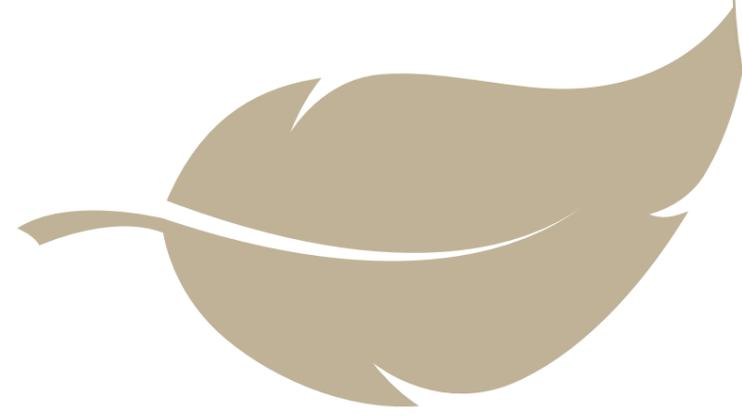
APARTMENTS

GROVE PARK NW9





COMPUTER GENERATED IMAGE



## HEAD NORTH & HAVE IT ALL

Colindale is bristling with renewed energy. Thanks to a multi-billion pound investment in the area, it's set to become one of North London's most desirable destinations. At the forefront of Colindale's revival is Silverworks by Galliard, a sleek courtyard development of 227 prestigious new homes.

### Making luxury affordable

Horizon Apartments is part of Silverworks – 15 one, two and three-bedroom apartments available for sale on an affordable shared ownership basis. Which means that, even if you're a first time buyer, owning your own home in this premium quality development could be more than just a dream.

### Standout design

Before its dazzling transformation, the site housed a telephone and electric works. And before that the RAF used it for manufacturing during WW2.

Today, it's a striking, energy-efficient new landmark for Colindale. Six elegant apartment buildings are set in attractive landscaped gardens. Each spacious, light-filled apartment has a balcony or terrace for laid back lounging, and there's cycle storage.

### Best of both worlds setting

Just a 10-minute walk or 4-minute cycle to the tube, you're within half an hour of central London. But your home is in a peaceful suburban oasis, and you have tranquil rural spaces less than a mile away.



## SWITCH THINGS UP TO SUIT YOUR MOOD

North West London lets you enjoy both relaxed, village-style living and the buzz of the city. Colindale is in Brent – a cosmopolitan area with lots to do on the doorstep, and easy access to areas such as affluent St John's Wood, edgy Camden and genteel Hampstead.

## ENDLESS OPTIONS FOR FUN

For socialising, you have a huge melee of choices from charming cafés to bistros in Barnet and popular restaurant chains at Brent Cross. West End glitz is also surprisingly close and hipster cool King's Cross is even nearer. Enjoy live entertainment on a grand scale. Magnificent Wembley Stadium is a 20-minute taxi ride away.



## ESCAPE THE FRAY

Brent Reservoir is less than a mile from Horizon Apartments. Beautiful to wander by, it's home to a nature reserve and sailing centre. The wide, open parkland of Fryent Country Park is also less than a mile away, and excellent Stanmore Golf Club is nearby too.

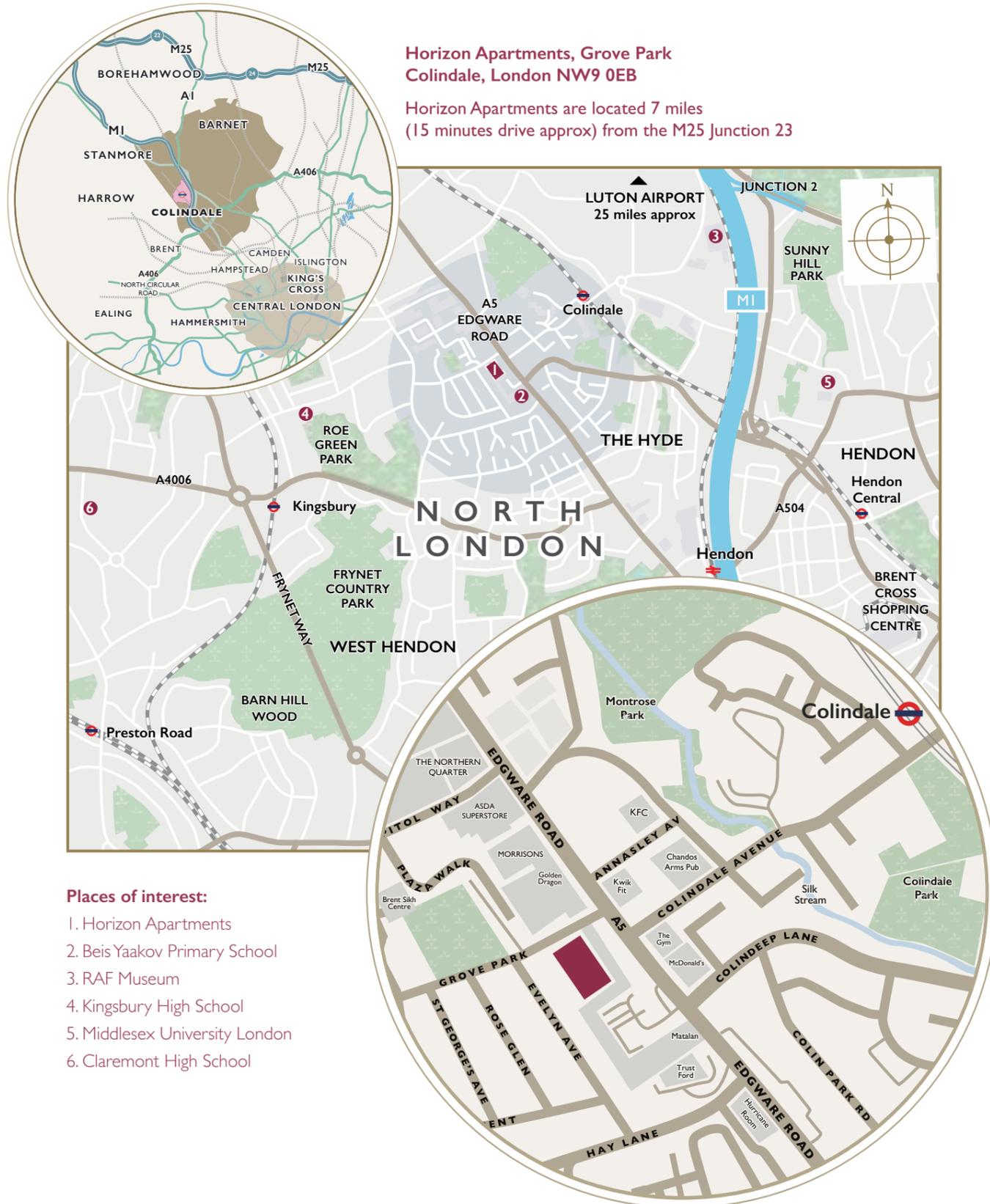
## QUICK RETAIL FIXES

You can pop to the shops and supermarkets near Horizon Apartments within two minutes. And just four minutes from Colindale tube is Brent Cross Shopping Centre – home to more than 140 stylish stores, including John Lewis and Fenwick.

If you prefer quirky or vintage, Camden's less than half an hour away, and you can be strolling along Oxford Street within 40 minutes.



# GREAT LINKS GETTING EVEN BETTER



**Horizon Apartments, Grove Park  
Colindale, London NW9 0EB**  
Horizon Apartments are located 7 miles  
(15 minutes drive approx) from the M25 Junction 23

**Places of interest:**

1. Horizon Apartments
2. Beis Yaakov Primary School
3. RAF Museum
4. Kingsbury High School
5. Middlesex University London
6. Claremont High School

The area's extensive regeneration plan includes major improvements to public transport and much better walking and cycling routes. Add to this the already excellent road, tube and rail links and it's easy to see why Colindale's being touted as the hot new North London destination.

## TUBE

It's just a 10-minute walk to Colindale tube station, which is set for an £11 million refurbishment. From there, the Northern line takes you straight to central London.

Colindale to:

- ▶ Brent Cross = 4 mins
- ▶ Camden = 17 mins
- ▶ Euston = 20 mins
- ▶ King's Cross St Pancras = 22 mins
- ▶ Leicester Square = 26 mins
- ▶ Waterloo = 30 mins
- ▶ Bank = 31 mins

## TRAIN

- ▶ Hendon train station (1.6 miles away) to:
- ▶ Mill Hill Broadway = 5 mins
- ▶ St Pancras = 17 mins
- ▶ St Albans = 21 mins
- ▶ Luton Airport Parkway = 31 mins
- ▶ From St Pancras, it's just 2 hours 15 mins to Paris on the Eurostar.

## ROAD

- ▶ Set close to the A5 leading straight to Marble Arch and the West End.
- ▶ Around 10 minutes from junction 1 of the M1.
- ▶ Around 15 minutes from junction 23 of the M25.
- ▶ 5 minutes from Brent Cross shopping centre.



## BUS

The regeneration plan will add even more new routes to the area.

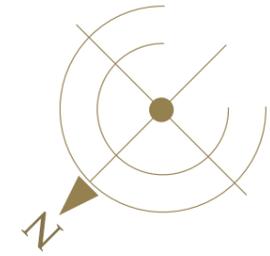
## PLANE

Luton Airport is less than an hour away by car or train, so getting away for work or pleasure is easy.





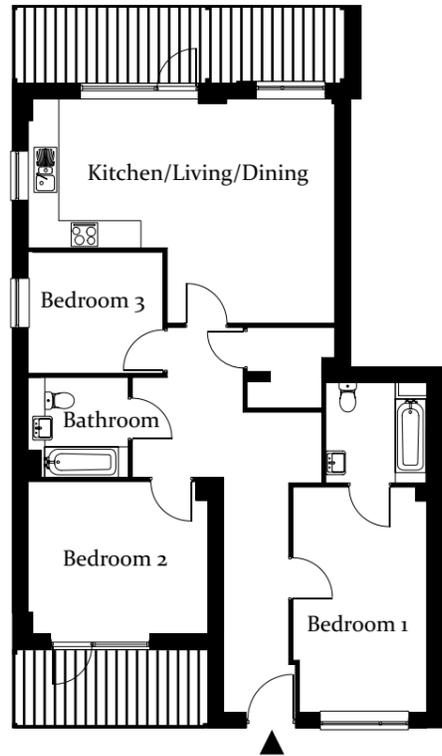
AN  
 IMPRESSIVE  
 ADDRESS  
 FOR  
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 VALUE



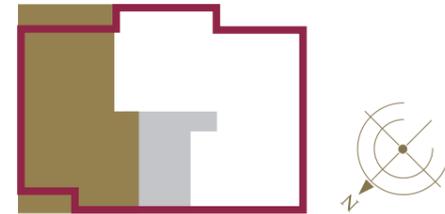
GROVE PARK

3 BEDROOM APARTMENT 107<sub>M</sub><sup>2</sup> 1151.7<sub>FT</sub><sup>2</sup>

Plot 53 - Flat 1 - Ground Floor

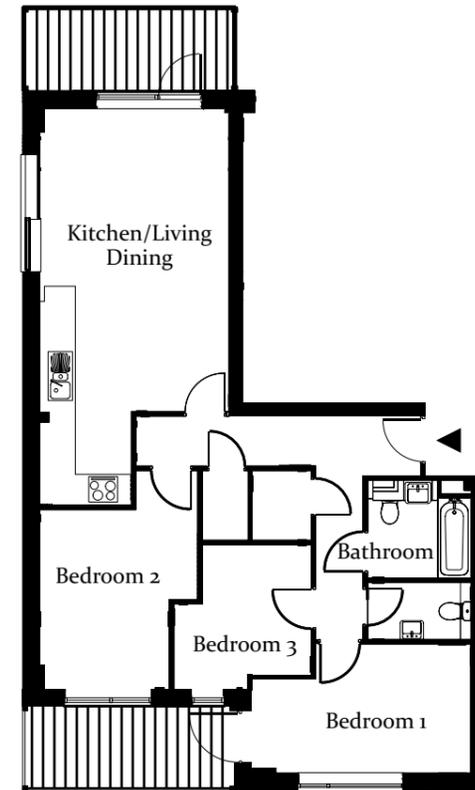


Bedroom 1	2.92m x 4.85m	9' 5" x 15' 9"
Bedroom 2	4.30m x 3.50m	14' 1" x 11' 4"
Bedroom 3	3.00m x 3.10m	9' 8" x 10' 1"
Kitchen/Living/Dining	6.89m x 5.15m	22' 6" x 16' 8"
Bathroom	2.44m x 2.30m	8' 0" x 7' 5"

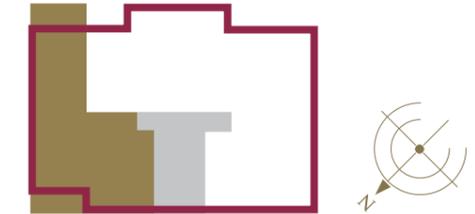


3 BEDROOM APARTMENT 86<sub>M</sub><sup>2</sup> 925.6<sub>FT</sub><sup>2</sup>

Plot 56 - Flat 3 - First Floor  
Plot 60 - Flat 7 - Second Floor

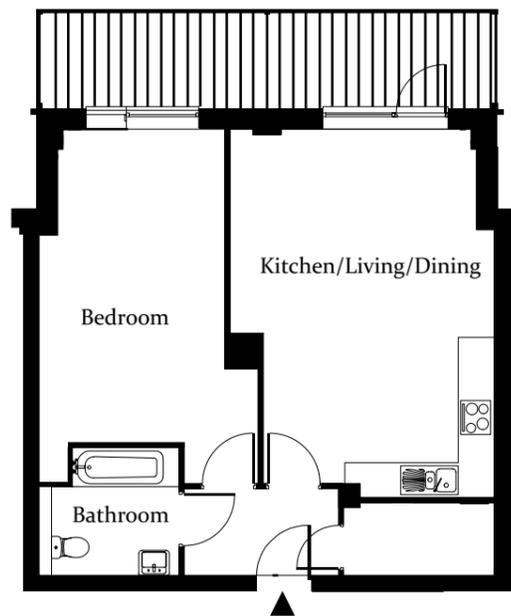


Bedroom 1	4.60m x 2.75m	15' 0" x 9' 0"
Bedroom 2	2.75m x 4.62m	9' 0" x 15' 1"
Bedroom 3	2.79m x 3.05m	9' 1" x 10' 0"
Kitchen/Living/Dining	4.02m x 6.43m	13' 1" x 21' 0"
Bathroom	2.19m x 2.07m	7' 1" x 6' 7"

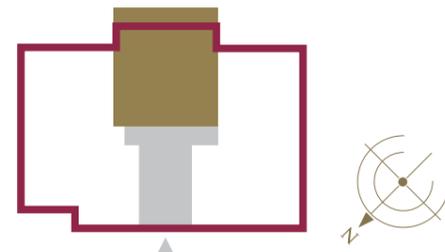


1 BEDROOM APARTMENT 64.5<sub>M</sub><sup>2</sup> 672.7<sub>FT</sub><sup>2</sup>

Plot 54 - Flat 2 - Ground Floor

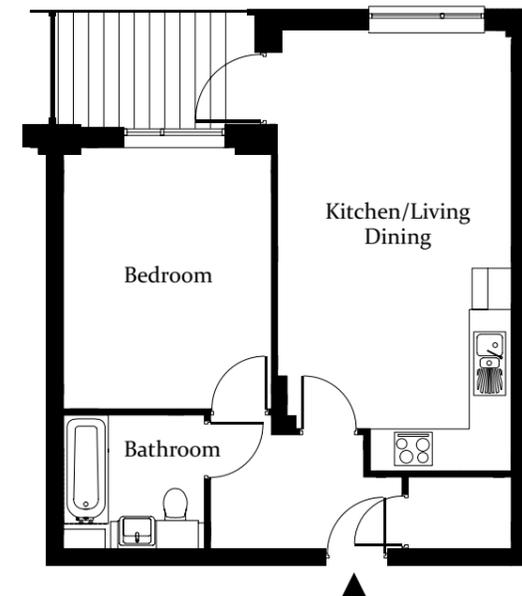


Bedroom 1	3.34m x 5.65m	10' 9" x 18' 5"
Kitchen/Living/Dining	4.77m x 6.39m	15' 6" x 20' 9"
Bathroom	2.52m x 2.30m	8' 2" x 7' 5"

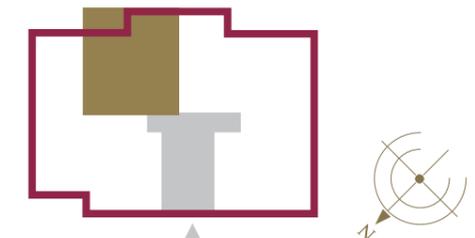


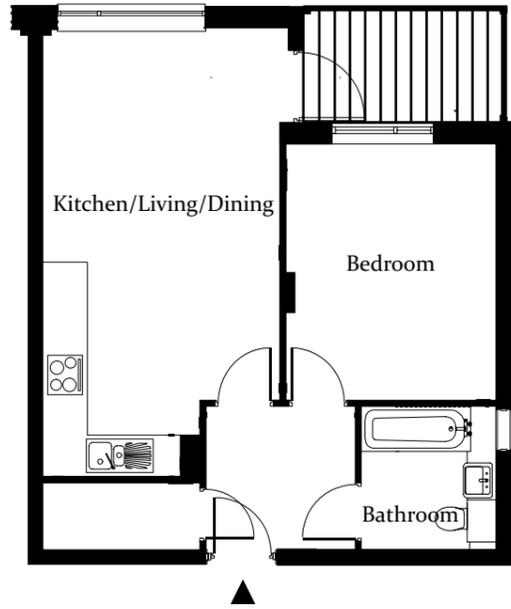
1 BEDROOM APARTMENT 50<sub>M</sub><sup>2</sup> 538.1<sub>FT</sub><sup>2</sup>

Plot 57 - Flat 4 - First Floor  
Plot 61 - Flat 8 - Second Floor



Bedroom	3.24m x 3.97m	10' 6" x 13' 0"
Kitchen/Living/Dining	3.03m x 3.94m	9' 9" x 12' 9"
Bathroom	2.34m x 2.07m	7' 6" x 6' 7"

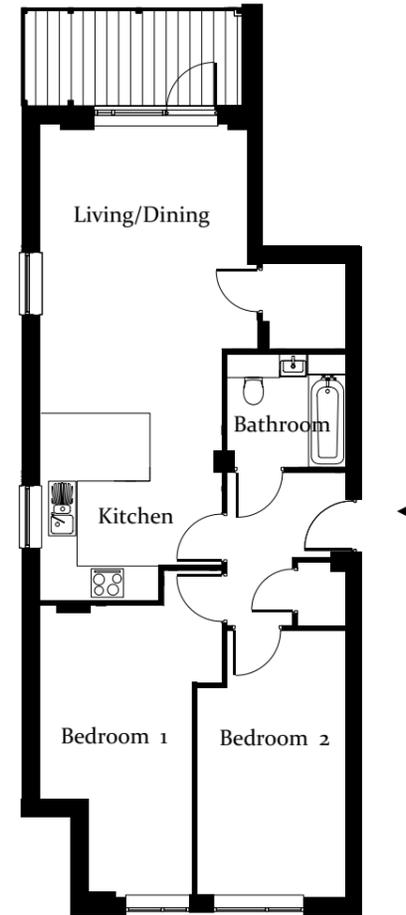
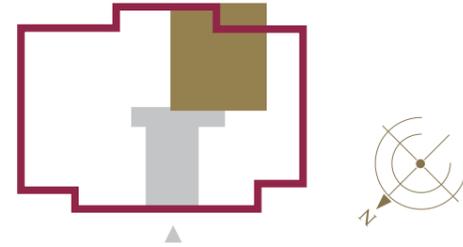




**1 BEDROOM APARTMENT 50m<sup>2</sup> 538.1ft<sup>2</sup>**

Plot 58 - Flat 5 - First Floor  
Plot 62 - Flat 9 - Second Floor

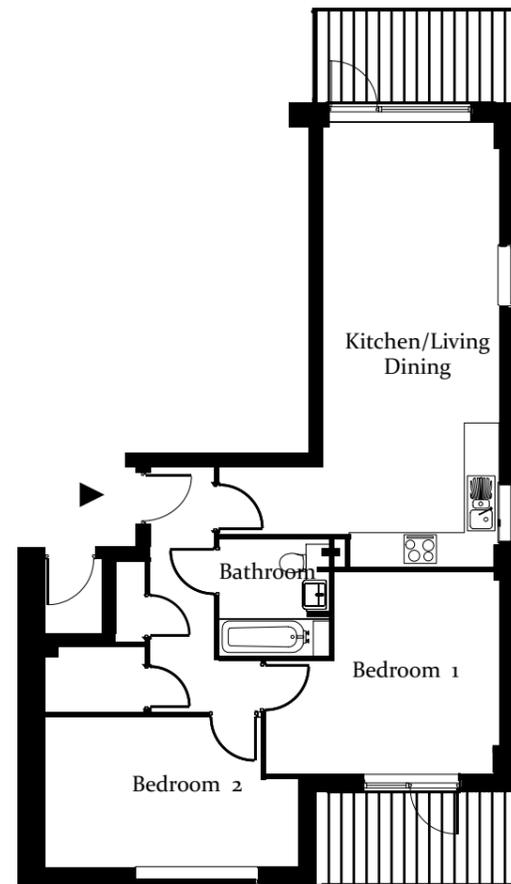
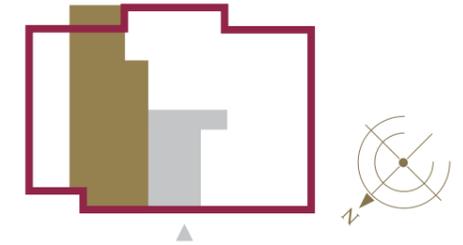
Bedroom	3.24m x 3.94m	10' 9" x 13' 0"
Kitchen/Living/Dining	3.03m x 3.94m	9' 9" x 12' 9"
Bathroom	2.07m x 2.20m	6' 7" x 7' 2"



**2 BEDROOM APARTMENT 72.5m<sup>2</sup> 780.3ft<sup>2</sup>**

Plot 64 - Flat 11 - Third Floor

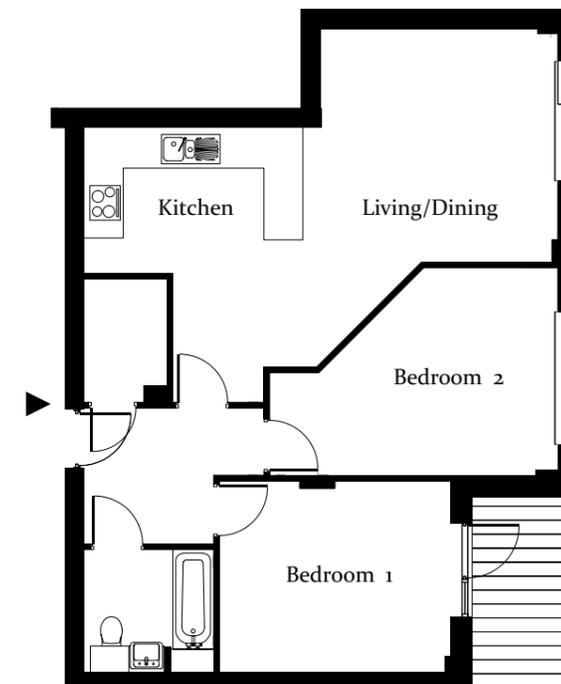
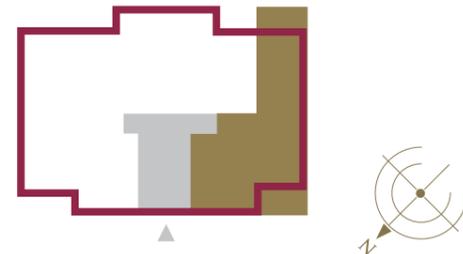
Bedroom 1	3.30m x 5.91m	10' 8" x 19' 3"
Bedroom 2	2.71m x 4.83m	8' 8" x 15' 8"
Kitchen	1.90m x 3.43m	6' 2" x 11' 2"
Living/Dining	3.77m x 5.26m	12' 3" x 17' 2"
Bathroom	2.20m x 2.07m	7' 2" x 6' 7"



**2 BEDROOM APARTMENT 74m<sup>2</sup> 796.5ft<sup>2</sup>**

Plot 59 - Flat 6 - First Floor  
Plot 63 - Flat 10 - Second Floor  
Plot 66 - Flat 13 - Third Floor  
Plot 68 - Flat 15 - Fourth Floor

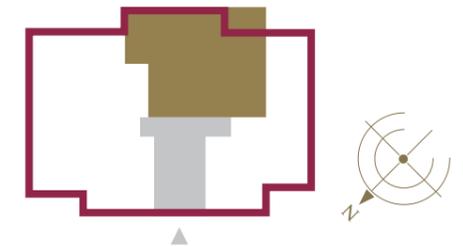
Bedroom 1	4.32m x 3.79m	14' 1" x 12' 4"
Bedroom 2	4.02m x 2.85m	13' 1" x 9' 3"
Kitchen/Living/Dining	3.35m x 7.69m	10' 9" x 25' 2"
Bathroom	1.95m x 2.20m	6' 3" x 7' 2"



**2 BEDROOM APARTMENT 74m<sup>2</sup> 796.5ft<sup>2</sup>**

Plot 65 - Flat 12 - Third Floor  
Plot 67 - Flat 14 - Fourth Floor

Bedroom 1	2.28m x 3.85m	7' 4" x 12' 6"
Bedroom 2	3.43m x 4.54m	11' 2" x 14' 8"
Kitchen	4.68m x 3.01m	15' 3" x 9' 8"
Living/Dining	3.95m x 3.98m	12' 9" x 13' 0"
Bathroom	2.07m x 2.20m	6' 7" x 7' 2"



## HIGH-END DESIGN

### Kitchen

- Granite worktop to kitchen
- Matt white, handle-less wall unit doors
- Tobacco-coloured handle-less base unit doors with a wood look
- White carcasses with soft-close hinges
- 100mm titanium-coloured plinth
- 20mm-thick Fango worktop by Stone Italiana
- 100mm-high Fango upstand by Stone Italiana
- Ceramic induction hob and inset hood
- Integrated Baumatic oven, extractor hood, and full-height fridge-freezer
- Washer dryer in service cupboard
- Intergrated dishwasher
- Low-energy recessed downlights with dimmer light switch

### Living/dining space

- TV aerial socket including FM/satellite/telephone socket for Sky+ satellite
- Telephone extension socket
- Low-energy recessed downlights with dimmer light switch

### Bedroom

- Full-height, built-in wardrobe in main bedroom with internal shelf, hanging rail and drawers and lacquered gloss white doors or glass sliding doors
- Ribbed oatmeal colour carpet
- TV aerial extension socket
- Telephone extension socket
- Low-energy recessed downlights with dimmer light switch

### Bathroom

- Porcelain floor tiles
- Oak-veneered and mirrored vanity unit
- Steel bath with white enamel finish
- Coloured glass bath panel
- Thermostatic bath filler and shower monobloc with shower diverter
- Fixed over-bath shower with hand-held riser
- Clear glass frameless shower screen
- Semi-recessed wash basin
- Single-lever, square monobloc tap
- Floor-mounted, back-to-wall white ceramic WC with soft-close seat and cover
- Chrome toilet roll holder
- Clothes drier
- Electric, thermostatically-controlled chrome towel rail
- Shaver socket
- Ceiling-mounted extractor fan



## PRISTINE FINISHES

### Cloakroom (if provided)

- Porcelain floor tiles
- White ceramic wash basin
- Aerated chrome tap
- White ceramic WC
- Chrome toilet roll holder
- Electric, thermostatically-controlled chrome towel rail
- Ceiling-mounted extractor fan

### General

- Engineered oak flooring in kitchen, living and dining areas
- Oak-veneered entrance door and internal doors
- Skirting, architraves and window boards painted Dulux white satin
- Brushed stainless steel ironmongery throughout
- Exposed switches and sockets – brushed steel
- Smoke detector in hallway
- Audio/video door entry handset in hallway
- Balconies laid with composite decking and patios (ground floor units) laid with buff-finish paving flags
- Balconies have glass balustrading
- Communal 8 person lift
- Limited parking is available to purchase (8 spaces) **on selected plots only**



Images of Horizon show apartment



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