

# SILKSTREAM

## AREA GUIDE

### LONDON LIVING OF A DIFFERENT NATURE.

Hendon and the surrounding local area offers something for everyone. Whether it's a stroll across tranquil heathland, an evening at the theatre or exploring North London's unique villages, Silkstream's location means it's easy to make the most of all that's on offer.



**St George**  
Designed for life

# PARKS & GREEN SPACES

## ON YOUR DOORSTEP

### 2 SUNNY HILL PARK

Sunny Hill Park is a 22-hectare open, hilly park with extensive views to the north and west of London. The park is a 'site of local importance' for nature conservation and home to Sunnyhill Café, a popular spot offering Mediterranean and Middle eastern cuisine.

Sunnyhill Park, London NW4 4XA

### BRENT RESERVOIR

Locally known as the Welsh Harp, this 170 acre open water, marsh, wood and grassland area is a designated 'site of special scientific interest'. The reservoir provides a valuable habitat for wildlife and is home to a sailing centre, canoe club and outdoor centre.

Birchen Grove, London NW9 7NB



### FRYENT COUNTRY PARK

Fryent Country Park, together with Barn Hill Open Space, is a large park situated in the north of the Borough. It covers 103 hectares of rolling fields and small woods. The perfect location for a weekend walk or run.

106 Fryent Way, London NW9 9SE

### HENDON PARK

A 12-hectare park connected by a footbridge to Brent Cross, the park contains one of the largest specimens of Japanese Maple tree in London and is a great spot for recreational activities such as basketball, football and tennis.

17 Queen Road, Barnet NW4 2TL

### WEST HENDON PLAYING FIELD

One of Hendon's premier parks offering a fleet of recreational activities such as bowls, cricket, football, tennis and a children's play area.

Goldsmith Avenue, Brent NW9 7EU

### ROE GREEN PARK

A small local park with a restored walled garden, much treasured by the local community the park includes a playground, football pitches, outdoor gym and tennis courts.

Roe Green, Brent NW9 9PG

### MONTROSE AND SILKSTREAM PARK

Two parks that make up one of the largest open green spaces in Barnet. Having recently undergone a £5million regeneration this 16-hectare park now offers the local community a brand new playground, active zone and skate park.

95 Silkstream Road, Edgware HA8 0DD

# PARKS & GREEN SPACES

## WIDER LOCAL AREA



### GOLDERS HILL PARK

Golders Hill Park is a beautiful landscaped park with a café, walled garden, tennis court, zoo and childrens playground.

North End Way, London  
NW3 7HE



### PRIMROSE HILL

Primrose Hill has a character all of its own, at the summit of this grassy hill are some spectacular views across London. Located just across the road from Regent's Park and the ZSL London Zoo.

Primrose Hill Road, London  
NW1 4NR

### HAMPSTEAD HEATH

Enjoy a day out on the famous Hampstead Heath, North London's iconic green space, full of things to do and with some of the best views in the capital.

Hampstead Heath NW3 1TH



# CULTURE & ENTERTAINMENT

## ON YOUR DOORSTEP



### LONDON ZOO

Situated in Regent's Park, London Zoo has been entertaining visitors of all ages since 1828. As well as ensuring animal welfare and supporting conservation worldwide, the 36-acre park is home to everything from pygmy hippos to komodo dragons and also hosts regular interactive events.

Outer Circle, Regent's Park,  
London NW1 4RY



### ALLIANZ PARK

Traditionally an athletics stadium (known as Barnet Copthall), the ground has been completely redeveloped and includes a swimming pool, gym and golf range but is famously known as the home of professional rugby union team, the Saracens.

Allianz Park, Greenlands Lane,  
London NW4 1RL

### GOLDERS HILL PARK ZOO\*

Golders Hill Park is home to one of only two free zoos in London, with a growing collection of rare and exotic birds and mammals such as laughing kookaburras, ring-tailed lemurs and ring-tailed coatis.

West Heath Avenue,  
London NW11 7QP



### HENDON FOOTBALL CLUB

Head over to nearby Kingsbury for some live semi-professional football action.

Silver Jubilee Park,  
Townsend Lane NW9 7NE

### ROYAL AIR FORCE MUSEUM

Located on the former Hendon Aerodrome the Royal Air Force Museum includes five buildings and hangars showing the history of aviation and the Royal Air Force

Grahame Park Way, London  
NW9 5LL

# CULTURE & ENTERTAINMENT

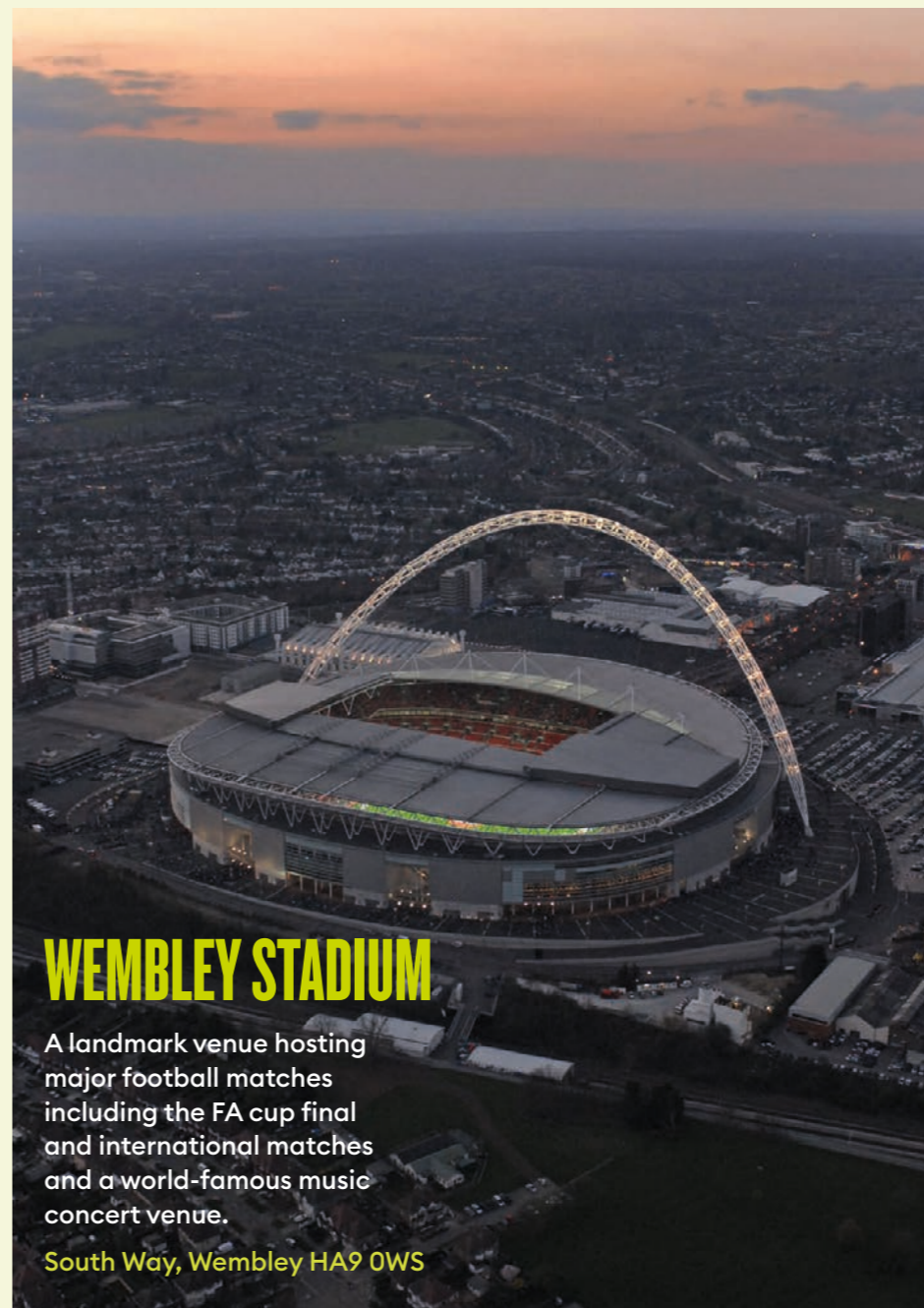
## WIDER LOCAL AREA

# BOXPARK

### 8 **BOXPARK**

Not only does Boxpark host an incredibly diverse selection of street food traders and bespoke cultural events, it also has a dedicated space for fun leisure activities such as axe throwing, virtual reality experience, and a 'PlayBox' area which is home to shuffleboard, table tennis, pool and table football.

Wembley Park, Wembley HA9 0JT



### **WEMBLEY STADIUM**

A landmark venue hosting major football matches including the FA cup final and international matches and a world-famous music concert venue.

South Way, Wembley HA9 0WS



Alexandra Palace



The Roundhouse

### **KENWOOD HOUSE**

On the edge of Hampstead Heath and surrounded by tranquil landscaped gardens, Kenwood House is one of London's hidden gems. Explore the breath-taking interiors and stunning world-class art collection.

Hampstead Lane, London NW3 7JR

### **THE ROUNDHOUSE CHALK FARM**

The Roundhouse is one of the most incredible live performance spaces in the UK where the biggest names in music, theatre, circus and spoken word take to the stage every day. A former railway engine repair shed, the Grade II\* listed building was transformed into a performing arts venue 50 years ago, and has welcomed legendary artists from all over the world to perform in its unique spaces.

Chalk Farm Road, Chalk Farm NW1 8EH

### **LORDS CRICKET GROUND**

Lord's Cricket Ground, commonly known as Lord's, is a cricket venue in St John's wood and the self-proclaimed home of cricket.

St John's Wood Rd, London NW8 8QN

### **ALEXANDRA PALACE**

Enjoy a fantastic day out with panoramic views across London or an extraordinary sport or entertainment venue in this iconic Grade II listed venue.

Alexandra Palace Way, London N22 7AY

# RETAIL & SHOPPING

## ON YOUR DOORSTEP

### BRENT CROSS

Brent Cross opened in 1976 and nearly 40 years on Britain's first enclosed shopping centre continues to thrive. Discover a trusty mix of restaurants department stores, high street brands and a few specialist shops.

Brent Cross is undergoing a £7billion transformation that will deliver a new and expanded shopping centre, 50 acres of open space and a new Thameslink station.

Brent Cross Shopping Centre,  
Prince Charles Drive NW4 3FP



### LONDON DESIGN OUTLET

London Designer Outlet in Wembley is a world-class destination for designer shopping in London.

Wembley Park Blvd,  
Wembley HA9 0FD

### STAPLES CORNER RETAIL PARK

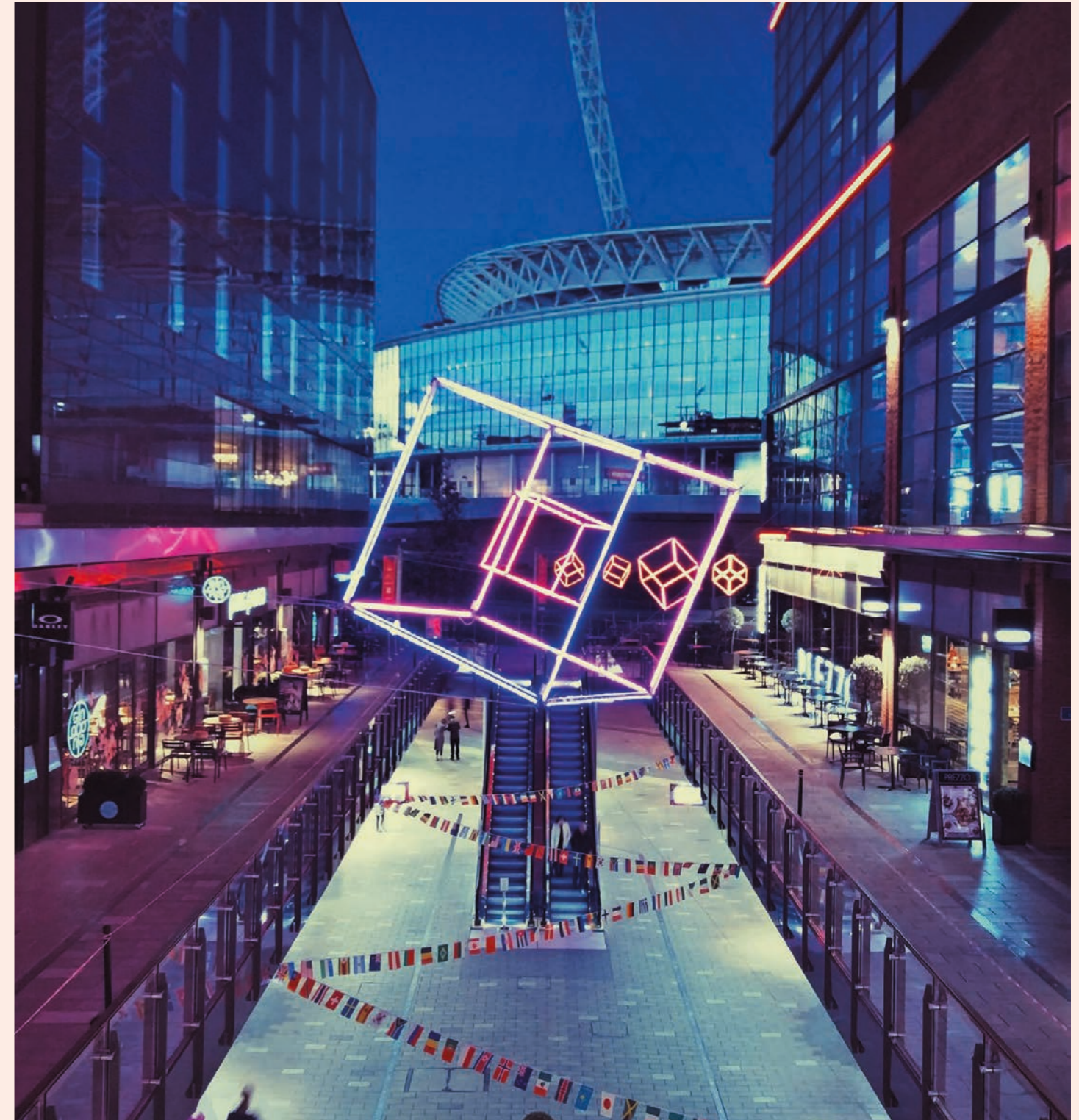
Staples Corner is a popular shopping area for furniture and home furnishings from a good selection of major national retailers.

Geron Way, Brent Cross,  
London NW2 6LW

### IKEA

A popular Scandinavian chain selling contemporary ready-to-assemble furniture and housewares in an easy to navigate warehouse-like space.

2 Drury Way, North Circular Road,  
London NW10 0TH



Computer generated imagery is indicative only and subject to change.  
Brent Cross CGI source: barnet.gov.uk published 2016. Photography and lifestyle indicative only.

# RETAIL & SHOPPING

## ON YOUR DOORSTEP

Silkstream's state-of-the-art Sainsbury's supermarket will offer an improved product and service offer that puts high quality, great value food at its heart, bringing the very best in customer choice to residents and the local community.

The flagship 43,000 sq ft store will open in 2024 and will showcase Sainsbury's very latest thinking in terms of look, feel and format. Features will include Sainsbury's Fresh Food Market, with an extensive range of fresh food, fruit and veg and food-to-go, alongside an in store bakery where bread and pastries will be baked every day. The supermarket will also include Sainsbury's iconic Habitat range selling modern classics for the home, as well as Tu clothing for all the family, stylish beauty aisles and an in store Argos, giving customers a department store shopping experience.\*

Sainsbury's

habitat®

Argos



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# RETAIL & SHOPPING

## WIDER LOCAL AREA



## HAMPSTEAD HIGH STREET

Visit Hampstead High Street for popular high-street stores and quirky independent boutiques and specialist stores.

Hampstead High Road,  
London NW3

## COAL DROPS YARD

With over 50 independent shops and boutiques this traffic-free oasis has fast become one of London's top shopping and foodie hotspots. Located just 5mins from King's Cross St Pancras stations.

Stable Street, London NIC 4DQ



## CAMDEN

Discover an eclectic mix of independent retailers and big-name brand stores in this popular London destination.

54-56 Camden Lock Place,  
London NW1 8AF



# RESTAURANTS

## WIDER LOCAL AREA

### WHITE FISH

Casual, kosher fish restaurant serving classic & pan-Asian seafood dishes.

10-12 Bell Lane, London NW4 2AD

### WING TAI RESTAURANT

Colourful restaurant serving classic Chinese recipes, including dim sum and several barbecue dishes.

395 Edgware Road, London NW2 6LN

### CHAI & SPICE

Discover this local favourite, a small and relaxing venue next door to Bang Bang Foodhall, offering a great selection of Asian street food and Chaii.

399 Edgware Road, London NW9 6FH



### BRENT CROSS

With a range of cafes and restaurants Why not try Italian cuisine at Pizza Express, graze on feel-good Mediterranean salads at The Kanteen, or dip into indulgent classics at Nando's Brent Cross?

Brent Cross Shopping Centre, Prince Charles Drive NW4 3FP



### HENDON BAGEL BAKERY

Hendon Bagel Bakery is a London bakery dedicated to producing artisanal, handmade breads using traditional baking techniques.

55-57 Church Road, London NW4 4DU

### BANG BANG ORIENTAL FOODHALL

The Bang Bang Oriental Foodhall is the newest and largest Asian food court in London. In fact, it boasts the widest range of specialist Asian restaurants in the whole of the UK.

339 Edgware Road, London NW9 0FH



# WELCOME TO SILKSTREAM



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# IN OUR NATURE

A place inspired by nature, offering a lifestyle of a different nature. Silkstream's landscaped gardens and open spaces include natural habitats that have been created to encourage wildlife to flourish.

**1,309**  
Homes

**1.4**  
Acres of private elevated podium gardens

**1.5**  
Acre public park and regenerated section of Silk Stream

Site plan is indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specification at any time without notice.



# LONDON LIVING OF A DIFFERENT NATURE.



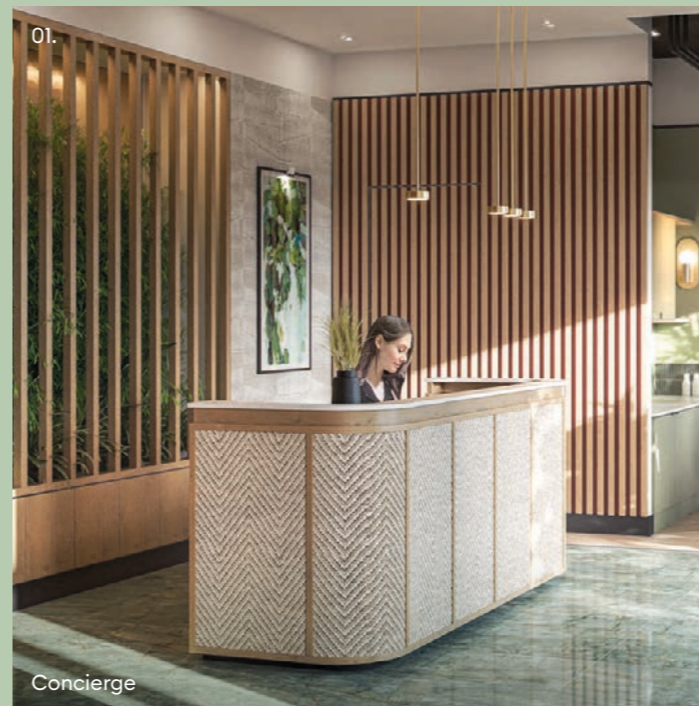
A contemporary collection of stylish suites, one two and three bedroom apartment. All of the homes benefit from a balcony or terrace and are surrounded by mosaic-themed landscaped gardens.

# FEELING GOOD COMES NATURALLY.

From a sunrise yoga class to a sunset stroll, or a workout in the state-of-the-art gym, Silkstream offers a lifestyle where the best of the city is balanced with the wellbeing benefits of nature.

**Gym**  
Workout in Silkstream's private gym and fitness facilities designed to connect the interior space with nature outside. The minimalistic style gym features natural materials, mirrors to reflect the light and contemporary equipment.

Silkstream



01. Concierge



02. Screening Room



03. Co-Working Area

## 01. Concierge

Silkstream's concierge and lounge area reflects today's new ways of working with flexible working spaces, offering a sociable and welcome add-on to your apartment space.

## 02. Screening Room

Host a movie night in one of the two private screening rooms.

## 03. Co-Working Area

The ground floor co-working area includes meeting spaces, video teleconferencing booths, coffee and drinks area, and an outdoor terrace overlooking the 1.5 acre park.

Computer generated imagery is indicative only. Screening room image of another scheme and indicative only.

Local Area Guide



## CONTACT US.

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[WWW.SILKSTREAMNW9.CO.UK](http://WWW.SILKSTREAMNW9.CO.UK)



**Berkeley**  
Group



**St George**  
Designed for life