

# SILKSTREAM

LONDON NW9

**INVESTOR  
GUIDE.**



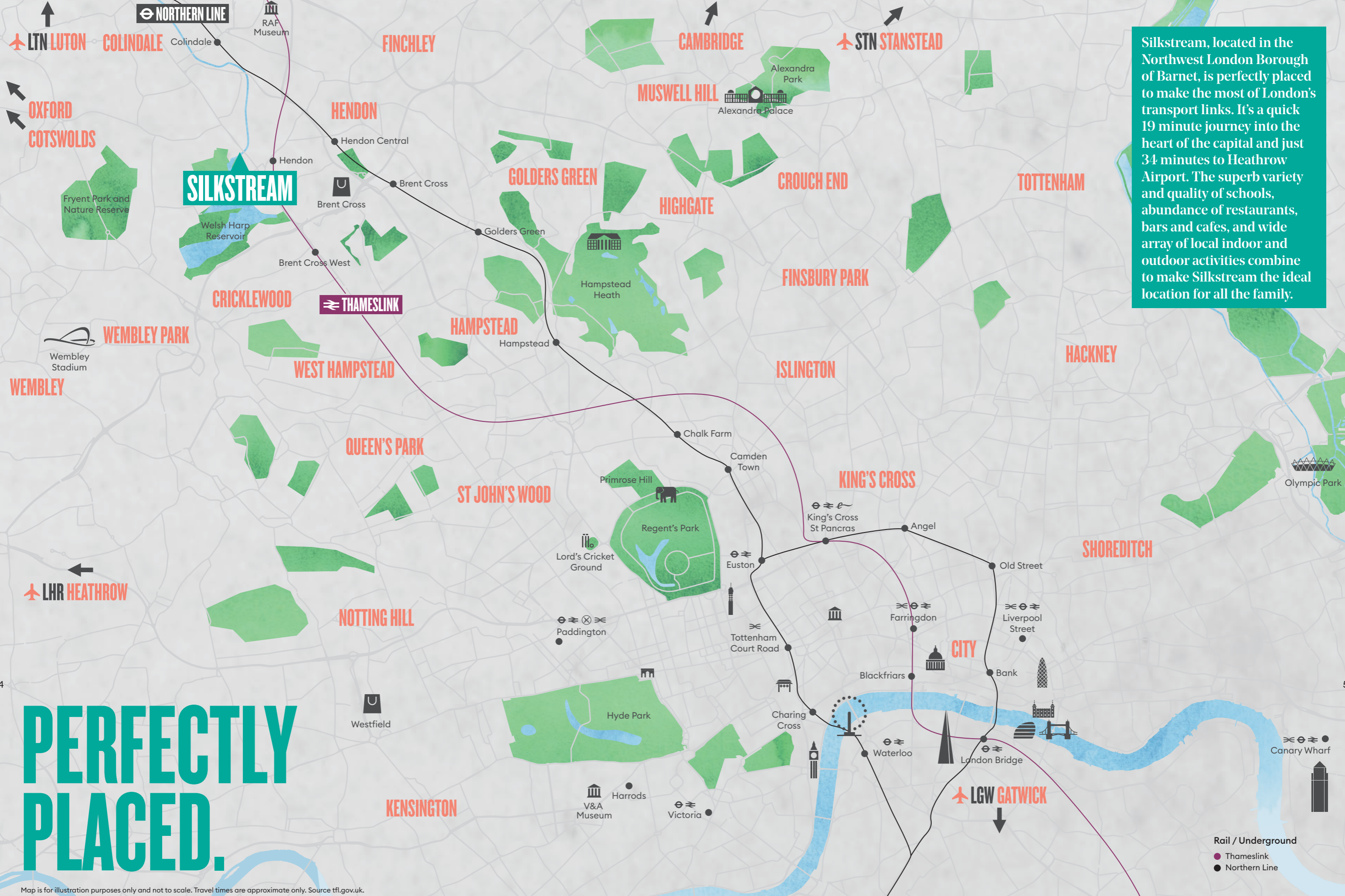


# WELCOME TO SILKSTREAM.

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.

Computer generated imagery is indicative only and subject to change.





Silkstream, located in the Northwest London Borough of Barnet, is perfectly placed to make the most of London's transport links. It's a quick 19 minute journey into the heart of the capital and just 34 minutes to Heathrow Airport. The superb variety and quality of schools, abundance of restaurants, bars and cafes, and wide array of local indoor and outdoor activities combine to make Silkstream the ideal location for all the family.

**PERFECTLY PLACED.**

Map is for illustration purposes only and not to scale. Travel times are approximate only. Source tfl.gov.uk.

Rail / Underground  
 ● Thameslink  
 ● Northern Line

# REASONS TO BUY IN BARNET



**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



Barnet is home to Middlesex University

**28%**

of its student population coming from overseas



**OVER 200 GREEN SPACES**



**96.7%**

of primary and secondary schools in Barnet rated as 'Outstanding' or 'Good' in 2019-20



**452**

restaurants and cafés



**24,800**

registered businesses



The North Circular and M1 less than a

**10 MINUTE DRIVE AWAY**



**£7 BILLION**

is being invested as part of the Brent Cross Town regeneration



**83%**

of residents were satisfied with the local area as a place to live in recent council surveys



**ZONE 3**

Central London in just 19-minutes from Hendon Central

Brent Cross Shopping Centre

**12.5 MILLION**

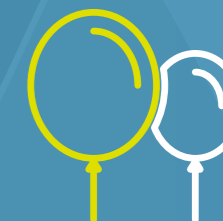
annual footfall



**96 STORES**



**34 RESTAURANTS**



**40 RIDE FUN PARK**



# THE EPICENTRE OF REGENERATION

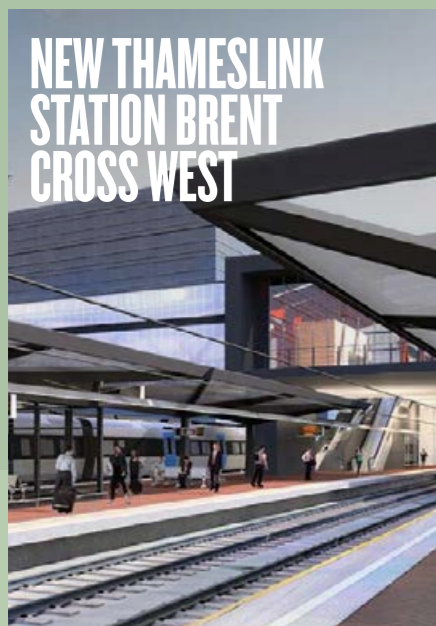
From creating new ways of living to introducing new facilities, services and attractions, regeneration can completely transform the area.

This can have a positive impact on property values, with prices increasing by 1.5% per annum over and above wider house price growth.

Silkstream is at the epicentre of two of North London's key regeneration projects: Colindale and Burnt Oak to the north and Brent Cross and Cricklewood to the south.



THE LIVING BRIDGE,  
BRENT CROSS  
SHOPPING CENTRE



NEW THAMESLINK  
STATION BRENT  
CROSS WEST



BRENT CROSS  
SHOPPING CENTRE  
EXPANSION

## Brent Cross Town

Brent Cross is undergoing a transformation from a largely underused industrial area to a modern destination for living, working and socialising.

£7 billion investment

3 million sq. ft office space

Over 27,000 jobs created

50 acres of fields and parks

New town centre

New City Thameslink station

Increased frequency of trains and timetable

A £1.4b major extension and refurbishment of the existing Brent Cross Shopping centre: 78,000m<sup>2</sup> of new shops and 20,000m<sup>2</sup> of leisure facilities.

## Colindale

An ambitious regeneration project set to deliver a brand new high street packed with shops and restaurants as well as a new neighbourhood hub delivering improved health, childcare and community facilities.

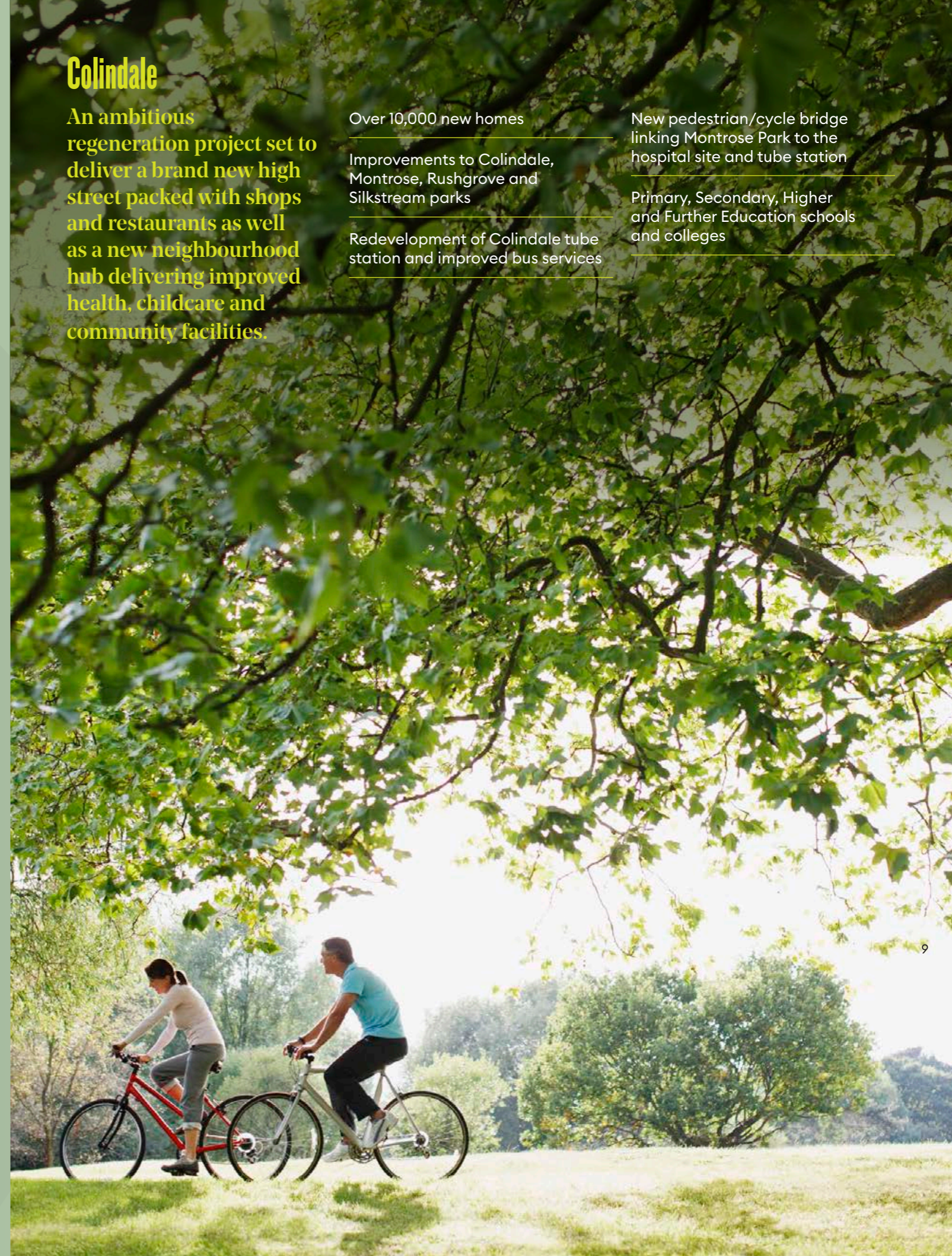
Over 10,000 new homes

Improvements to Colindale, Montrose, Rushgrove and Silkstream parks

Redevelopment of Colindale tube station and improved bus services

New pedestrian/cycle bridge linking Montrose Park to the hospital site and tube station

Primary, Secondary, Higher and Further Education schools and colleges





# KING'S CROSS, LONDON'S NEW TECH HUB

Located just 19-minutes (4 stops) from Hendon station Via Thameslink is King's Cross, a traffic free oasis in the heart of the city buzzing with activity, day and night.

A major rail hub with national train links and Eurostar services from St Pancras International, it's home to global tech giants Google and YouTube, as well as being a popular foodie hotspot and shopping destination.

Google's new headquarters is now in King's Cross, welcoming 7,000 new professionals to the area

6,000 tech focussed experts at Facebook will soon take residence too

On completion 30,000 people are expected to be working in King's Cross

Also located here are Universal Music, YouTube and world fashion icon Louis Vuitton

Huawei has opened a new research and development employing computer vision engineers



## COAL DROPS YARD

A shopping destination and foodie hotspot just 5mins from King's Cross St Pancras stations

45 luxury stores

15 restaurants & cafés

Weekly artisan canopy market

Everyman cinema featuring a unique movie experience including food, drinks and lounging sofas



YOUTUBE  
HEADQUARTERS



# WELL PLACED FOR SOME OF LONDON'S FAVOURITE HEADQUARTERS





# WHY INVEST NOW?

## CAPITAL VALUE FORECAST

24.4%

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

### London house price forecast

Year	Forecasted Growth
2021	+3.9%
2022	+3.0%
2023	+3.1%
2024	+2.8%
2025	+2.8%
5-year total	+16.6%

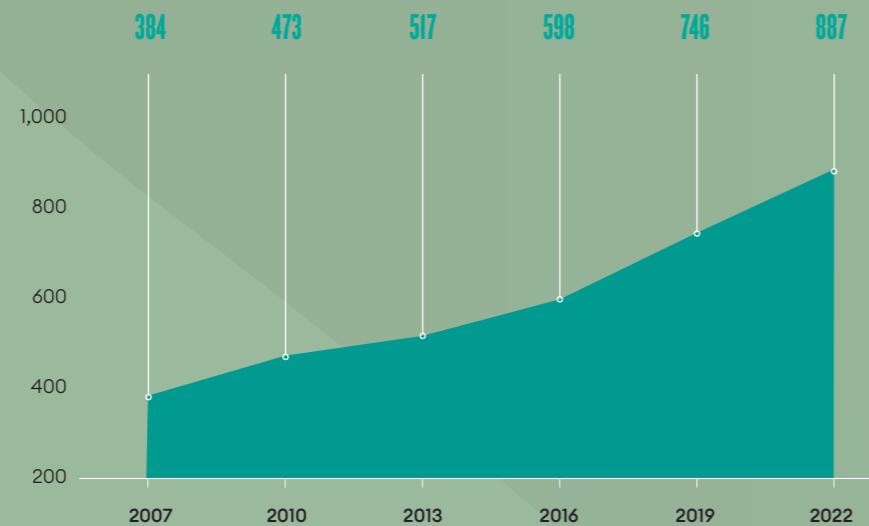
## CAPITAL GROWTH POTENTIAL

St George Beaufort Park launched in 2005 and has seen prices more than double over the last 17 years, with rental yields\* reaching upto 11% on phase 1 homes.

131%  
an increase of  
£503 per sq ft

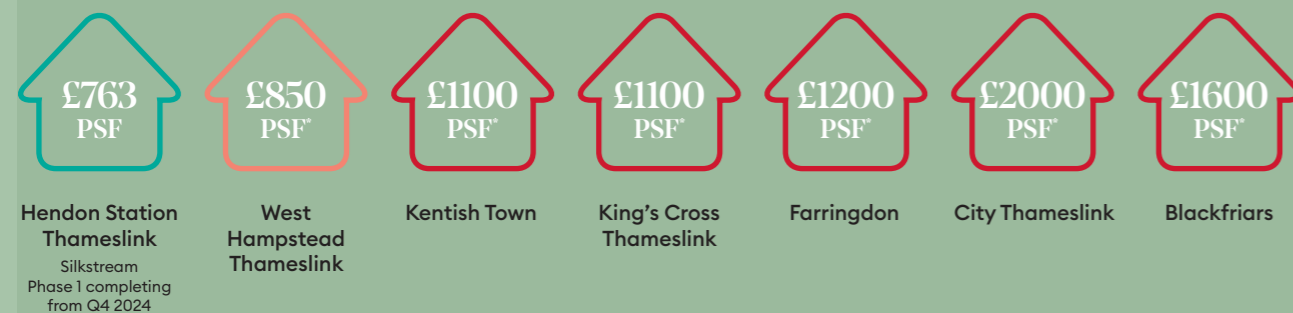
\*Source Benham & Reeves.

### Beaufort Park, 1 bedroom home price



## PRICING ON THE THAMESLINK LINE

Purchasers are seeking affordability by moving along the Thameslink line due to budget constraints and higher prices closer to London.



\*2022 market values

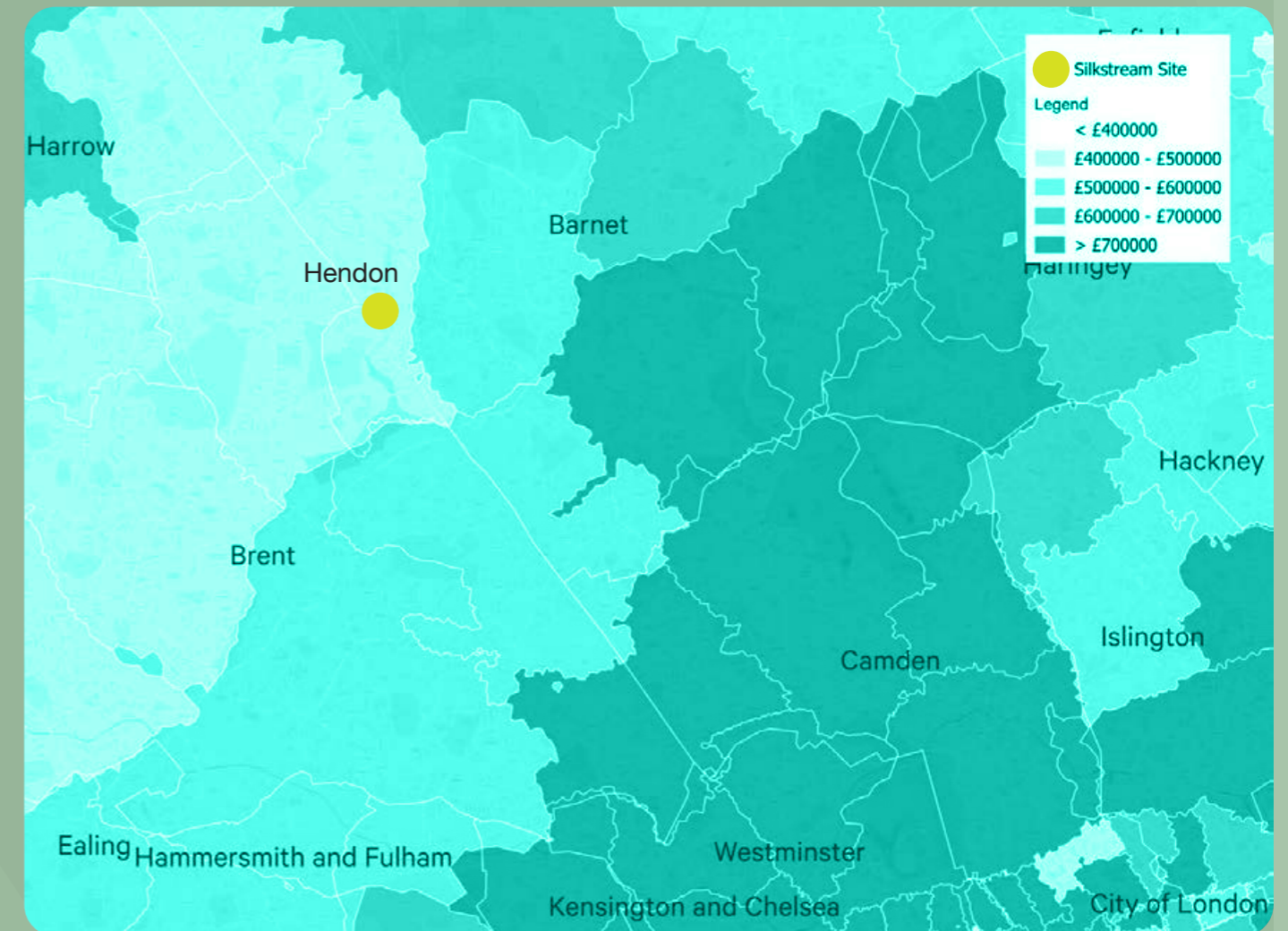
## A POCKET OF AFFORDABILITY

Although Hendon neighbours some exclusive areas such as Hampstead and Golders Green (where values exceed £800,000) it remains a pocket of affordability in North London, with the average house price in Barnet being £400,000.

Over the last decade, average transaction values in Barnet have already increased by 64% and the planned regeneration, and the new quality of living and connectivity it will deliver, will only continue to enhance the appeal of the area. The 27,000 new jobs that the regeneration will create will also boost demand for housing in areas such as Hendon and keep driving the upward trend in home values.

CBRE's Research team forecasts house prices in Barnet to grow 24.4% over the next five years – the highest of any London borough, and significantly outperforming the London average of 16.6%.

### Average Transaction Value, 12 months to September 2021





## THE RENTAL MARKET

Investment growth in Hendon will be underpinned by the creation of 27,000 jobs at Brent Cross and the international student intake at Middlesex university.

As residents continue to look for attractively priced rental opportunities Silkstream will be in a prime position to capitalise on this demand.

# £1,425 pcm

Average achieved rent  
NW9 (Local PCD)  
(3 months to Oct-21)

	Barnet	Brent	Enfield	Haringey	Harrow
Average achieved rent (3 months to Oct-21)	£1,467 pcm	£1,483 pcm	£1,392 pcm	£1,517 pcm	£1,417 pcm
Annual change	6%	0%	3%	4%	6%
2021-25 rental value forecast	17.7%	16.1%	13.6%	14.7%	13.6%

Source: CBRE Research, Realyse

## ESTIMATED RENTAL YIELDS

UP TO  
**4.6%**  
Suites

UP TO  
**5.1%**  
One bedroom

UP TO  
**4.2%**  
Two bedroom

UP TO  
**4.2%**  
Three bedroom

\*Estimated rental figures supplied by CBRE and Benham & Reeves

## CASH FLOW FORECAST

1 Bed (Average price £435,000)	2022	2023	2024	2025	Total
Deposit	£43,500	£43,500	£21,750	-	£108,750
75% Completion	-	-	-	£326,250	£326,250
Purchase Price	-	-	-	-	£435,000
Growth Forecast	4.88%	4.88%	4.88%	4.88%	-
Capital Appreciation	£21,228	£22,264	£23,350	£24,439	£91,282
Equity	£64,728	£65,764	£45,100	£350,689	

## INVESTMENT POTENTIAL

OFF PLAN SALES  
& PAYMENT PLAN

ATTRACTIVE  
GROSS RENTAL YIELDS

LEADING HOME DESIGN  
& SPECIFICATION

REGENERATION  
FACILITATES  
CAPITAL GROWTH

COST EFFECTIVE  
SERVICE CHARGE

27,000 JOBS TO BE CREATED  
WITHIN THE BRENT CROSS  
TOWN REGENERATION

CENTRE OF  
TWO MAJOR  
REGENERATION ZONES

# 17.7%

FORECASTED GROWTH IN RENTAL VALUES  
OVER THE NEXT FIVE YEARS – THE JOINT-  
HIGHEST OF ANY LONDON BOROUGH



## BANG BANG FOODHALL



# 40%

OF HOUSEHOLD FORECAST  
TO BE PRIVATELY RENTED  
IN THE NEXT 5 YEARS

BARNET SAW A

# 6% RISE

IN RENTAL VALUES IN 2021



## LONDON DESIGNER OUTLET

## CHAI & SPICE CAFE



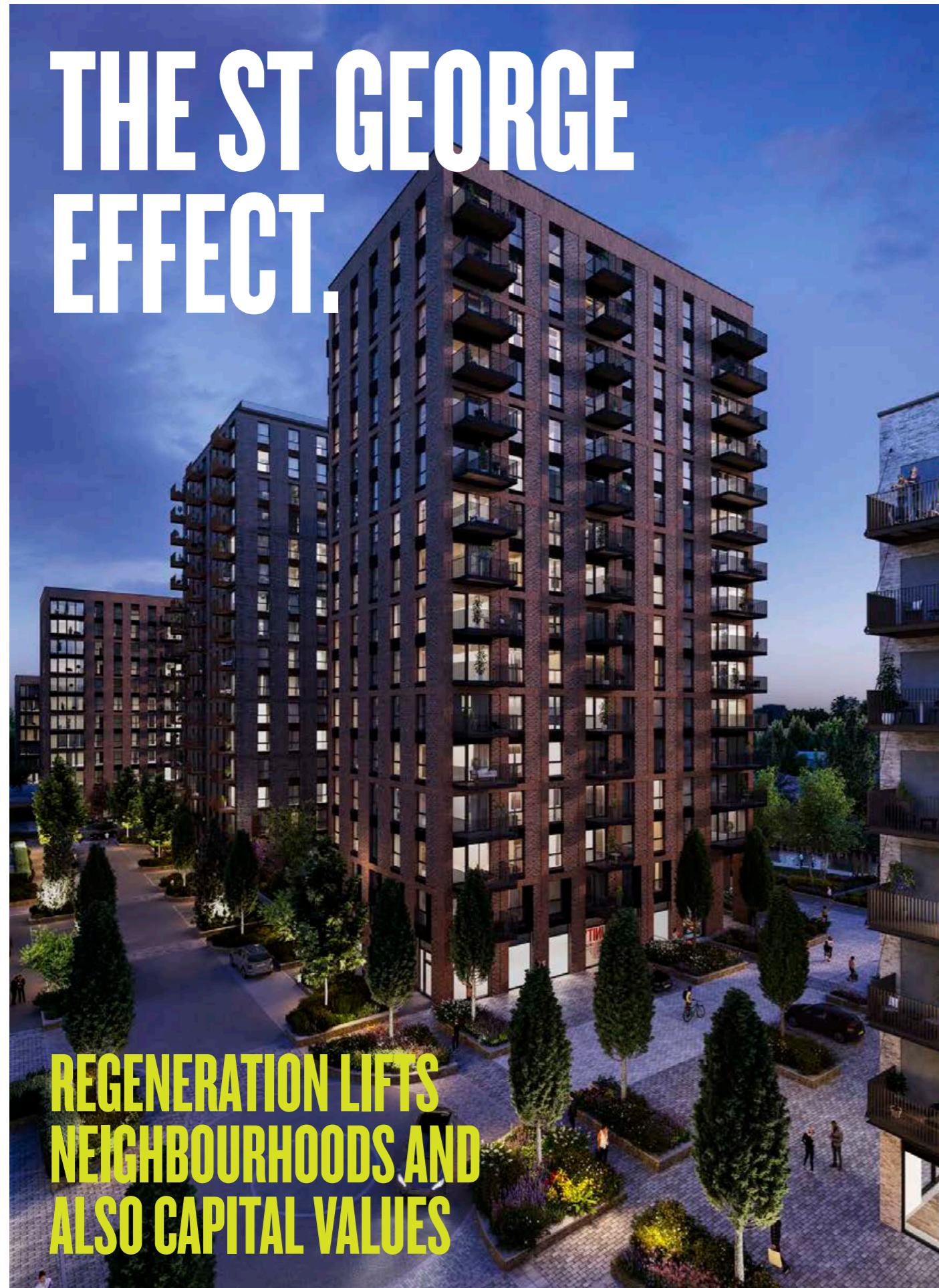
# 33%

OF HOUSEHOLDERS ARE CURRENTLY  
PRIVATE RENTERS – HIGHER THAN  
THE LONDON AVERAGE



# THE ST GEORGE EFFECT.

**REGENERATION LIFTS NEIGHBOURHOODS AND ALSO CAPITAL VALUES**



Computer generated imagery depicts Grand Union and is indicative only and subject to change

From creating new ways of living to introducing new facilities, services and attractions; regeneration can completely transform an area.

This can have a marked impact on property prices, with prices in regeneration zones increasing by 1.5% per annum over and above wider house price growth.

Berkeley property values have grown by an annual average of 13.8%.

This compares with the local area average of 8.8%, meaning that each year Berkeley properties are outperforming the wider market by around 5%.

Source: Savills, CBRE. 2020 Berkeley Annual Report

It is fair to say we have seen:

**Regeneration**



**The Berkeley effect**



**Increased growth and prices**

Strong established developer with a proven track record of delivering high quality homes since 1976.

Experienced in similar large regeneration projects such as Beaufort Park, Battersea Reach and Grand Union.



Battersea Reach at the start of construction



Battersea Reach upon completion

**ST GEORGE HAS A PROVEN TRACK RECORD OF DELIVERING AMAZING PLACES**



# GETTING AROUND.



## KING'S CROSS

≈ 19 mins

### Thameslink from Hendon Station

≈ 8 mins 0.4 miles

- **West Hampstead**  
≈ 7 mins  
Farmers Market  
The Kiln Theatre
  - **St Albans**  
≈ 16 mins  
Cathedral & Abbey  
Varulanium Park
  - **King's Cross  
St Pancras Int**  
≈ 19 mins  
Granary Square  
Coal Drops Yard  
Eurostar
  - **Luton Airport**  
≈ 27 mins
  - **Blackfriars**  
≈ 28 mins  
City Of London
- ≈ Thameslink

### Northern Line from Hendon Central Station

≈ 8 mins 1.2 miles

- **Colindale**  
≈ 3 mins  
RAF Museum  
Middlesex University  
Bang Bang Oriental Foodhall
  - **Brent Cross**  
≈ 3 mins  
Brent Cross Shopping Centre
  - **Hampstead**  
≈ 8 mins  
Hampstead Village  
Hampstead Heath
  - **Camden Town**  
≈ 16 mins  
Camden Market  
ZSL London Zoo  
The Roundhouse Theatre
  - **Oxford Circus**  
≈ 25 mins  
Hyde Park  
Buckingham Palace  
The British Museum
  - **Leicester Square**  
≈ 27 mins  
West End Theatre District  
Covent Garden  
Chinatown  
Bond Street
  - **London Bridge**  
≈ 33 mins  
Borough Market  
The Shard
- Northern Line  
● Victoria Line



## CANARY WHARF

≈ 48 mins



## BLACKFRIARS

≈ 28 mins

## OXFORD ST

≈ 25 mins



## CAMDEN

≈ 16 mins

Silkstream is ideally located with a choice of excellent road and rail links and fast connections to the heart of the city and all it has to offer.

The Northern line and Thameslink will whisk you to King's Cross, London's new tech hub and the City, and easy access to road links; the M1, the A5 and the North Circular, offer transport routes into and out of London.



# 10 WAYS TO SPEND YOUR TIME IN AND AROUND THE GREEN HAVEN OF HENDON

## BRENT RESERVOIR



Join one of the local sailing clubs on the Brent Reservoir and learn to row, windsurf or sail with like-minded people.

## HENDON AERODROME



Explore Hendon's aeronautical past with a visit to the RAF Museum at Hendon Aerodrome.

## METRO GOLF CENTRE

Practice your swing or work on your putting at Metro golf Centre before putting it into practice at Hendon Golf Club or challenging your friends to a round of mini golf.



## SUNNY HILL PARK

Take your dog for a walk to the wild flower meadow at Sunny Hill Park and stop for coffee and brunch at Sunny Hill Cafe.



## ALLIANZ PARK

Catch a movie outdoors with friends at the drive in Luna cinema events at Allianz Park.



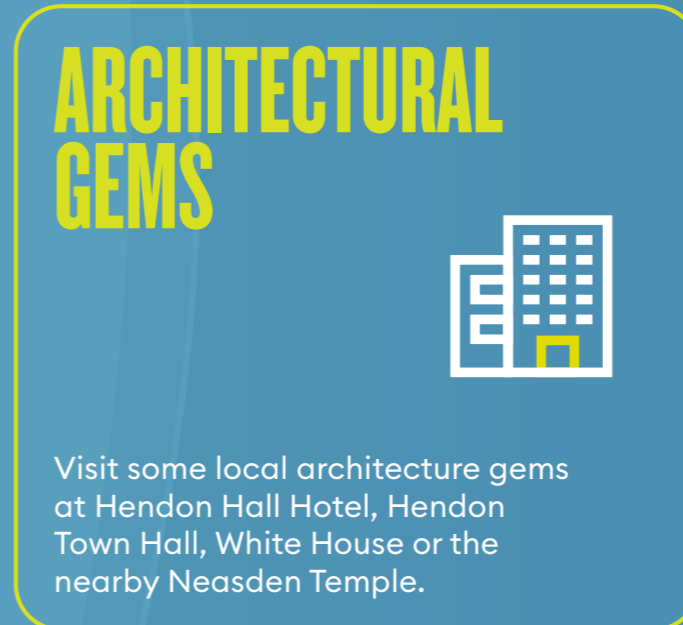
## HENDON BAGEL BAKERY

Pick up bagels and sweet treats for your picnic at the famous Hendon Bagel Bakery.



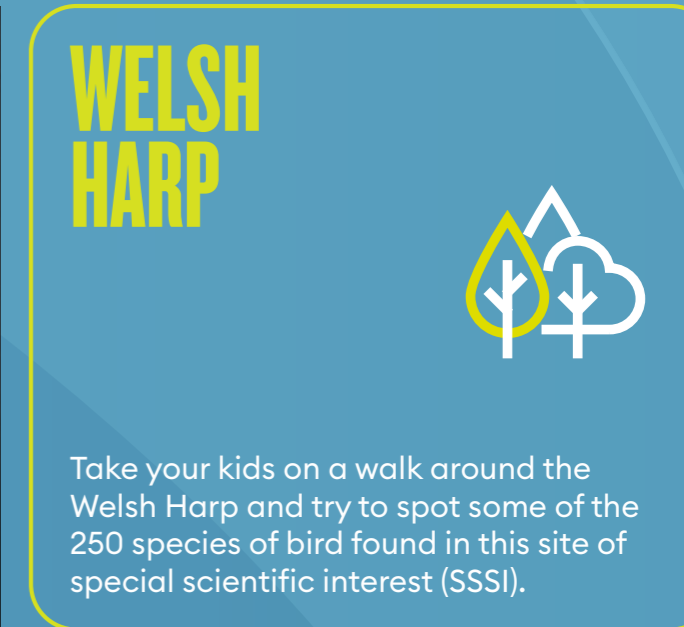
## ARCHITECTURAL GEMS

Visit some local architecture gems at Hendon Hall Hotel, Hendon Town Hall, White House or the nearby Neasden Temple.



## WELSH HARP

Take your kids on a walk around the Welsh Harp and try to spot some of the 250 species of bird found in this site of special scientific interest (SSSI).



## CHILDREN'S ADVENTURES

Explore new interests with your children, from trampolining at Brent Cross, horse riding at the Frith Manor equestrian club or basketball on the newly renovated court at Hendon Park.



## BRENT CROSS SHOPPING CENTRE

Enjoy a day shopping at Brent Cross shopping centre or visit some of the friendly local family run businesses on your doorstep.







# OUTSTANDING EDUCATION.

London is one of the world's leading educational hubs offering choice and opportunities for every age, aptitude, faith, and interest. From nursery and children starting out on their school journey to world leading academic research centres, London is a renowned centre of excellence for education.

### 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.



## QS world university rankings



\*Source: QS World University Ranking 2020



# SILKSTREAM IN NUMBERS.

**1,309**

Homes

**1.5 ACRE**

Public Park

**1.4 ACRES**

Private elevated  
podium gardens

**175 METRE**

Oxbow Lake

**4 KM**

of regenerated  
silk stream

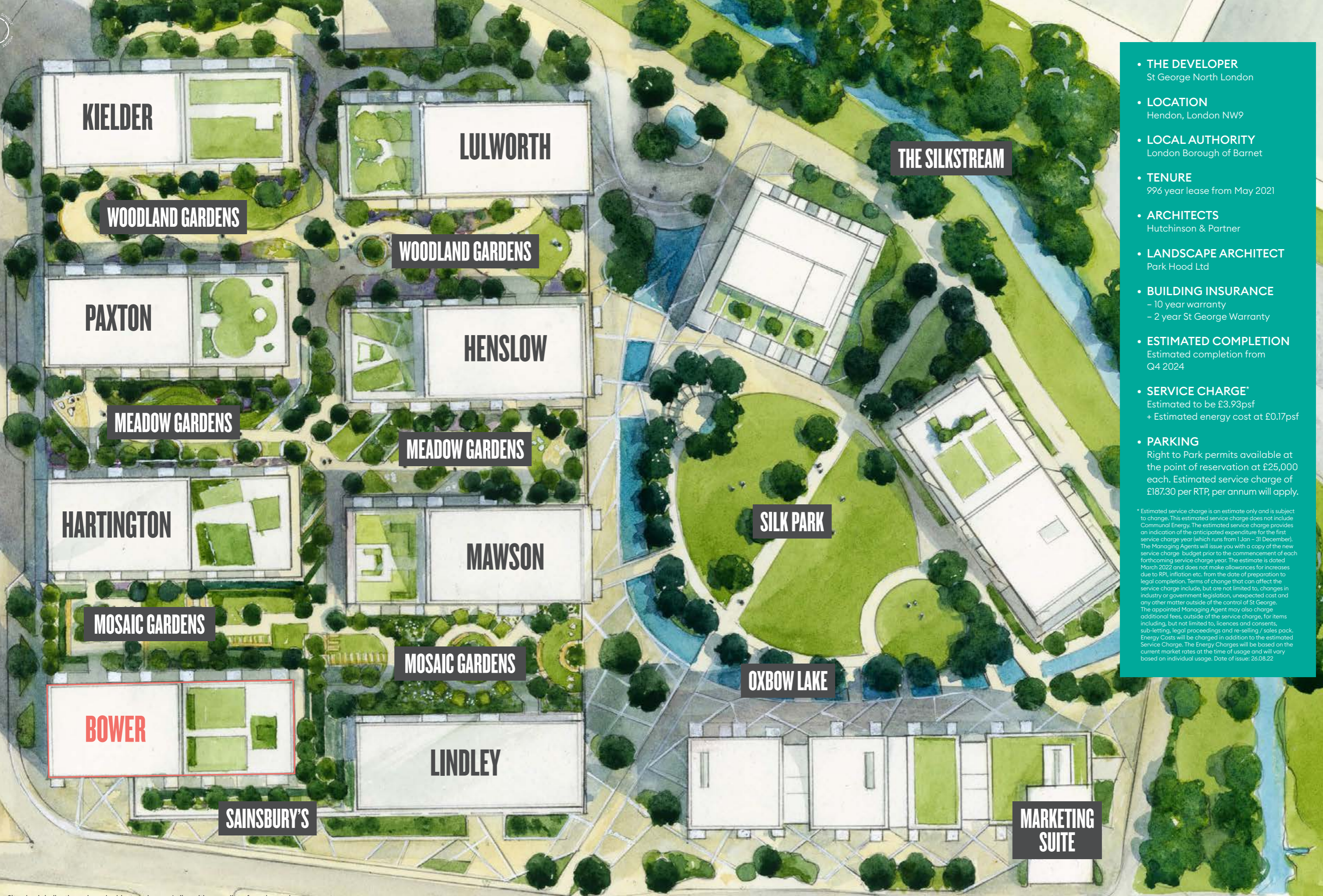
**82% OF HOMES**

will overlook the  
landscaped gardens

**43,000 SQ FT**

Flagship Sainsbury's store





- **THE DEVELOPER**  
St George North London
- **LOCATION**  
Hendon, London NW9
- **LOCAL AUTHORITY**  
London Borough of Barnet
- **TENURE**  
996 year lease from May 2021
- **ARCHITECTS**  
Hutchinson & Partner
- **LANDSCAPE ARCHITECT**  
Park Hood Ltd
- **BUILDING INSURANCE**  
- 10 year warranty  
- 2 year St George Warranty
- **ESTIMATED COMPLETION**  
Estimated completion from Q4 2024
- **SERVICE CHARGE\***  
Estimated to be £3.93psf  
+ Estimated energy cost at £0.17psf
- **PARKING**  
Right to Park permits available at the point of reservation at £25,000 each. Estimated service charge of £187.30 per RTP, per annum 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. Energy Costs will be charged in addition to the estimated Service Charge. The Energy Charges will be based on the current market rates at the time of usage and will vary based on individual usage. Date of issue: 26.08.22



# 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.



Computer generated images indicative only.



## 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 regenerated Silk stream
- 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 fully 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

## Bower House Apartment Mix

TYPE	NUMBER	AVERAGE SQ FT
Suites	4	512 sq ft
1 bedroom apartment	47	563 sq ft
2 bedroom apartment	13	774 sq ft
3 bedroom apartment	12	953 sq ft

## 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

1. Booking fee of £2,000 for properties up to £500k
2. Booking fee of £5,000 for properties over £500k
3. 10% of purchase price, less reservation fee already paid, payable on exchange of contracts within 21 days
4. A further 10% of purchase price payable 12 months after exchange of contracts
5. A further 5% advance payment payable within 18 months of exchange of contracts
6. 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 Cl, London SE1 9BB



# 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.

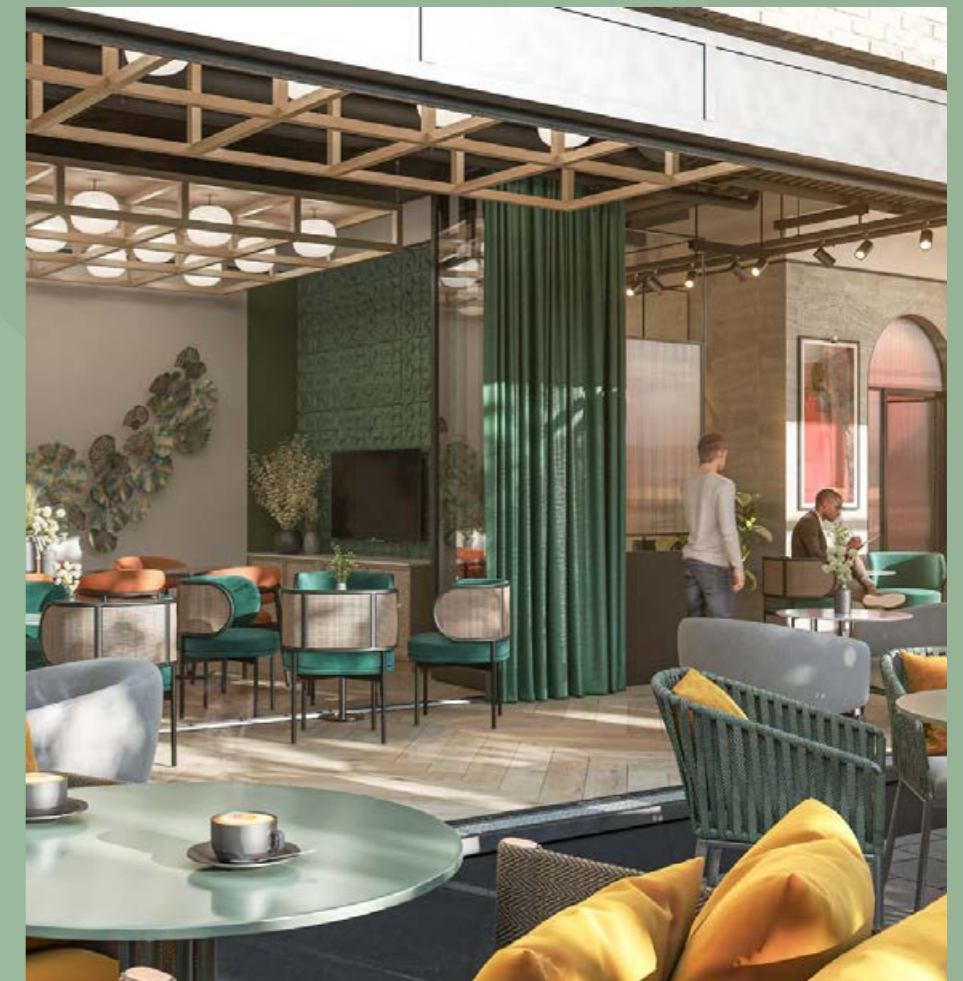
**Gym**  
Workout in Silkstream's private gym and fitness facilities designed to connect the interior space with nature outside. The minimalistic style gym features natural materials, mirrors to reflect the light and contemporary equipment.



**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.



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



**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 and subject to change.



# ENSURING SUSTAINABILITY AT SILKSTREAM.

Within the Silkstream masterplan we have taken every opportunity to reduce environmental impact and enhance biodiversity to support residents and the local community to live a more sustainable lifestyle.



## Noise Reduction

We can't eliminate noise, but we consider the impact of noise in the design of our homes. We consider external noise, such as from nearby roads, and internal noise including the transfer between rooms and floors. We incorporate measures to reduce the different types of noise wherever possible to create a quieter environment.

## Clean Air

It is hard to avoid polluted air, particularly in our cities. Throughout Silkstream we have planted trees, shrubs and flower beds to help create a cleaner air environment. Within our homes we provide mechanical ventilation to filter the internal air as well as filters for nitrogen oxides (NO) to improve indoor air quality.

## Stewardship

Maintaining our communal open spaces and facilities in perpetuity is an important benefit to the whole community. We work with managing agents and residents to ensure the development remains in pristine condition.

## Future-Proof Design

From the early stages of design, we assess how our homes will stand up to the future effects of climate change, such as how they will be affected by higher summer temperatures, periods of drought, or more extreme rainfall. We are constantly researching how we can ensure our homes and developments are more resilient to these extremes to understand what new innovative technologies we should use in our future designs.

## Sustainable Transport

We provide secure cycle parking and car charging points to encourage the use of sustainable methods of transport, to help reduce air pollution around the development and the wider area. These active methods of transport also help encourage healthier lifestyles.

## Energy Efficiency

Efficient use of electricity helps lower fuel bills and reduces carbon emissions. Our homes have been designed to use less energy than a standard home. They have enhanced levels of thermal insulation and air tightness, and have been fitted with energy efficient heat pumps and mechanical ventilation units with heat recovery (MVHR). All lighting is low energy and kitchen appliances are selected with energy efficiency in mind.

## People, Planet & Prosperity

Sustainability is fundamental to Berkeley's ethos. In simple terms, we want to ensure the long-term health, wellbeing and prosperity of people and the planet. There are a range of ways we are managing and minimising the environmental impact of our operations and delivery of homes and communities. These are the initiatives we have implemented at Silkstream.

## Nature and Biodiversity

Parkland, trees, flowers, green roofs, ponds, hedges, gardens – these are the fundamentals of a thriving natural environment that can be enjoyed by everyone. They are all part of our commitment to net biodiversity gain on our developments. Within and around Silkstream, we have created natural habitats that encourage wildlife to flourish.

## Waste and Recycling

We actively encourage all residents to reduce their waste wherever possible. In addition to external recycling bins, we provide integrated recycling bins within kitchen units to make it easier to separate and recycle waste.

## Water Efficiency

Our homes are designed to high water efficiency standards and are fitted with dual flush WCs, and low-flow taps and showerheads which use less water without compromising convenience and comfort.



# DESIGNED FOR LIFE.

At Berkeley, we are committed to creating great places where people love to live, work and relax. Where the homes are light-filled, adaptable and finished to very high standards. Where carefully planned public areas enhance well-being and quality of life for residents and visitors. Where people feel a sense of community.

## Customers Drive All Our Decisions

We achieve that by putting our customers at the heart of everything we do. First, we strive to understand what our customers want and need – well-built homes, in a pleasant and safe neighbourhood, with plenty of amenities and good transport connections. Then we apply that understanding to all our planning and design decisions.

And for every new development, we challenge ourselves to go further, to improve and innovate, ensuring we satisfy the real needs of our customers in inspiring and sustainable ways.

## Choice and Diversity

No two Berkeley customers are the same, so we aim to offer a wide choice of property location, size and type. From central London to major towns and cities; from market towns to rural villages, countryside to the coast – we build in locations our customers love. And whatever home you are looking for, whether that's a city penthouse, a modern studio apartment or traditional family home, you will find the perfect fit for your lifestyle.

## Quality First to Last

Quality is the defining characteristic of Berkeley developments, right down to the very last detail. We choose our locations, style of homes, construction practices, materials and specifications with great care. When you buy a new home from Berkeley you can be safe in the knowledge that it is built to high standards of design and quality, has low environmental impact and that you will receive a professional, efficient and helpful service from us. For extra peace of mind, all new properties come with a 10-year build warranty.

## Green Living

For Berkeley, sustainability isn't simply the latest buzzword. We are committed to creating a better environment within our developments and in the areas that surround them. That's why we build on brownfield sites whenever we can, bringing new life to disused and unloved spaces. We take care to protect the natural environment and enhance biodiversity. All our homes are designed to reduce water and energy consumption, and to enable residents to recycle waste.

## Commitment to the Future

When we plan a development, we take a long-term view of how the community we create can thrive in years to come. Our aim is to permanently enhance the neighbourhoods in which they are located, though intelligent design, quality landscaping, sympathetic architecture or restoration, and high standards of sustainability. We don't just build for today; we build for the future too.

CONSUMER CODE FOR HOME BUILDERS  
www.consumercode.co.uk



895% NET BIODIVERSITY INCREASE

1.4 ACRES

Of podium gardens

38%

Of Silkstream is public open space

1.5 ACRE

Public park

43,000 SQ FT

New modern supermarket for the community

175M

Oxbow lake

81%

Homes in the first phase will overlook a garden

195

Trees will be planted in the elevated gardens

1,682

Residential cycle parking spaces

174 VEHICLE CHARGING POINTS



Within the Silkstream masterplan we have taken every opportunity to reduce environmental impact and enhance biodiversity to support residents and the local community to live a more sustainable lifestyle.



Berkeley  
Designed for life

St Edward  
Designed for life

St George  
Designed for life

St James  
Designed for life

St Joseph  
Designed for life

St William  
Designed for life



# TRANSFORMING TOMORROW.

At Berkeley Group our passion and purpose is to build quality homes, strengthen communities and improve people's lives. We are innovating, pushing boundaries and taking action to ensure we have a long-term, positive impact that is good for our customers, the communities we touch, our business and the world around us.

We transform underused sites into exceptional places and we're also transforming the way we work; embracing technology and raising standards, as we continue to deliver an outstanding customer experience and create high-quality homes that delight our customers.

Our Vision 2030 is our ten year plan which sets out how we will achieve this.



### TRANSFORMING PLACES

Working with local people and partners we create welcoming and connected neighbourhoods where you can be proud to live.



### TRANSFORMING LIFESTYLES

Taking action on climate change and giving you ways to live more sustainably. We're building efficient homes that use less energy over their lifetime, with sustainable travel choices on the doorstep.



### TRANSFORMING NATURE

Creating beautiful places with habitats that help nature to thrive, meaning that every site is left with more nature than when we began.



### TRANSFORMING FUTURES

Helping people to reach their potential through apprenticeships and training, and programmes supported by the Berkeley Foundation.



Please scan this QR code for more information on how we are TRANSFORMING TOMORROW

Lifestyle images are indicative only.



**MyHome Plus is an online service that is designed to help you manage key aspects of your new home at anytime from anywhere around the world.**

This section provides you with an overview of MyHome Plus key features to enhance your customer journey.



Sign in by visiting: [berkeleygroup.co.uk/my-home/sign-in](https://berkeleygroup.co.uk/my-home/sign-in)

### 01 Filing cabinet

In the filing cabinet section you can access documentation relating to your new home immediately at your own convenience.

### 02 Meet the team

Provides an introduction to your dedicated Sales Consultant and Customer Service Manager. You will be able to view their contact details and to contact them directly from the platform.

### 03 Options and choices selection

When you buy a home with us, you will have the option to choose some of your home finishes. This will be subject to the development and property building stage but it's a chance to make it feel truly yours. You will be able to see the different options, the selection deadline date and submit your choice in this section. See the "next steps" section for further detail on this.

### 04 Construction progress

Under this section, regular updates on the construction of your new property will be provided, keeping you up to date on the progress on site and the local area. Your Customer Service Manager will issue regular newsletters and photographs to this section throughout your journey.

### 05 My guides

View and download your buying and living guides to support you step-by-step through your journey with us.

### Next steps

01 Your Sales Consultant will send you instructions to create and validate your MyHome account. Once your account is validated, your Sales Consultant will assign your property to your MyHome account and your account will be upgraded to a MyHome Plus account.

02 Customer Service will then be in touch to invite you in to our Show Apartment to view the interior selections available for the internal finishes that you have an option to select. If you cannot make it to the appointment, the options can be discussed over the telephone and selected via MyHome Plus. Customer Service will need to receive your choices selection by the deadline date, which will be given in advance.

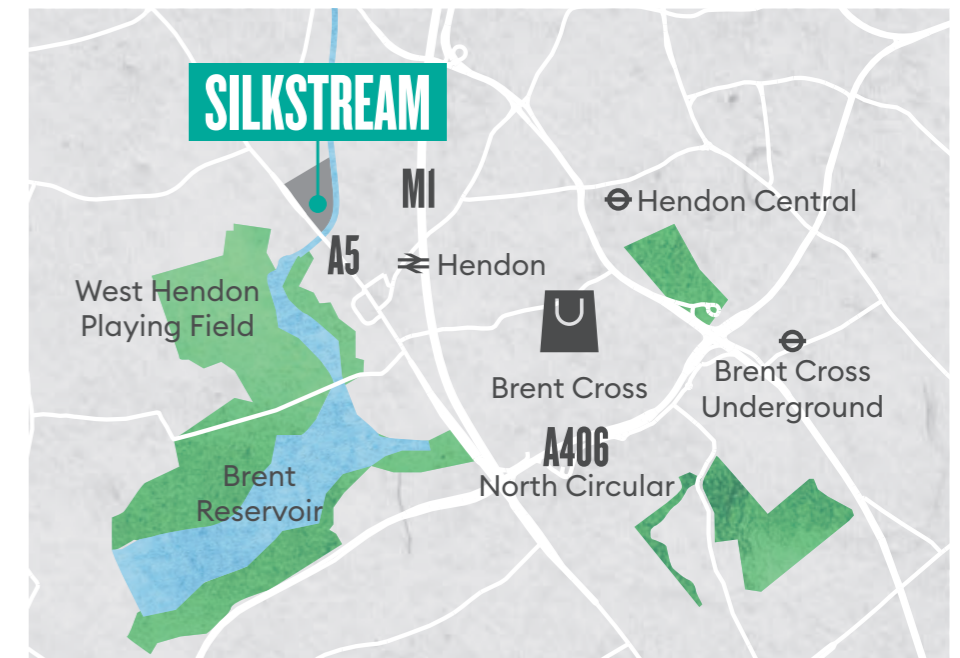
## CONTACT US.

### Sales & Marketing Suite

4 The Hyde, London NW9 6FZ

Monday to Saturday: 10am – 6pm  
Sunday: 10am – 5pm

020 3728 8833  
[silkstreamnw9.co.uk](https://silkstreamnw9.co.uk)  
[sales@silkstreamlondon.co.uk](mailto:sales@silkstreamlondon.co.uk)



The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to St George's policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Silkstream is a marketing name and will not necessarily form part of the approved postal address. Planning Permission number 19/4661/FUL. Granted by Barnet Council. Purchasers are acquiring an apartment with a new 996 year leasehold from May 2021. Like any investment, purchasing uncompleted properties situated outside Hong Kong is complicated and contains risk. You should review all relevant information and documents carefully before making a purchase decision. If in doubt, please seek independent professional advice before making a purchase decision. H061/41CA/0822.



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