

For Sale

On behalf of the Joint Administrators

1 Espalier Gardens, 254 Kilburn High Road, NW6 2BS

21 Units within a New Build,
Gated Development adjacent to
Kilburn Grange Park

Offers invited in excess of £13m

Moorfields Advisory Ltd

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Key points

Opportunity

- 21 Flats in a High-Spec, New Build, Gated Development adjacent to Kilburn Grange Park

Development

- 21 Flats within a single development of 66 Units, (all remaining units sold)
- 7x 1 Bed
- 11x 2 Bed
- 3x 3 Bed
- Ranging from 560 sq ft to 1,300 sq ft

Location

- Gated development off High Street location, adjacent to Kilburn Grange Park.
- London, Zone 2 – short walk to Kilburn Tube Station

Tenure & Units

- The units are held leasehold and to be sold with a 250 year lease
- The Freehold is available and optional at an additional price
- 10 year Housing Warranty (BLP)



Development

Location

London, Zone 2, Kilburn is located between Queen's Park and West Hampstead

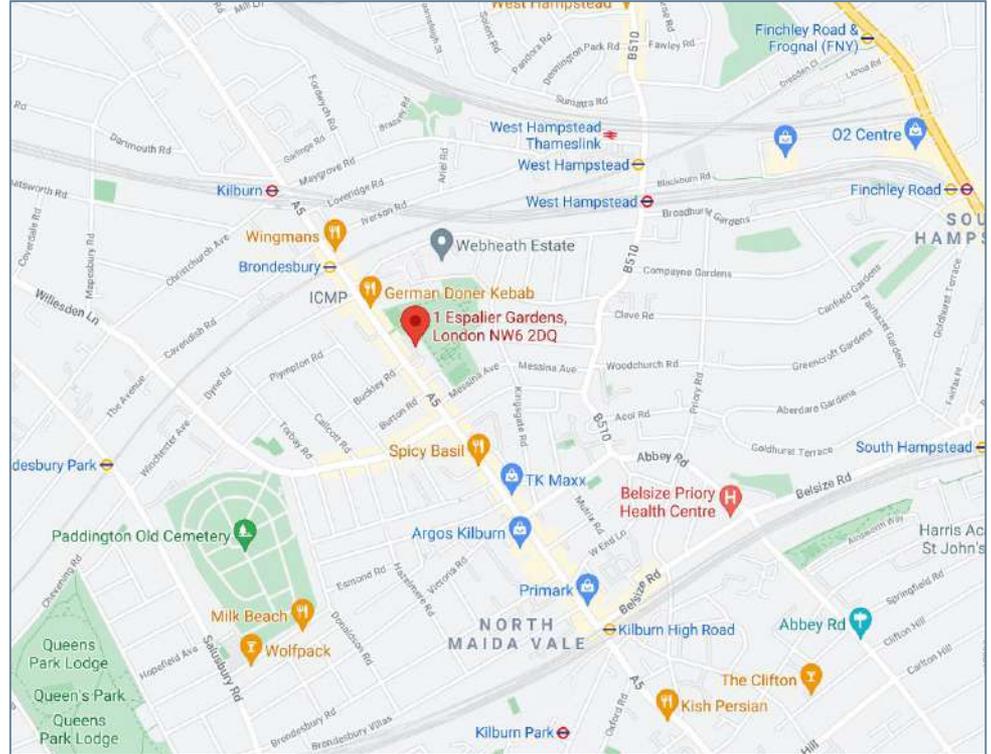
The gated development is located off the High Street and adjacent to Kilburn Grange Park with several of the flats benefitting from park views, (details of aspect provided in the floor plans)

Warranty

All flats have a 10-year house builder warranty with BLP

EPC

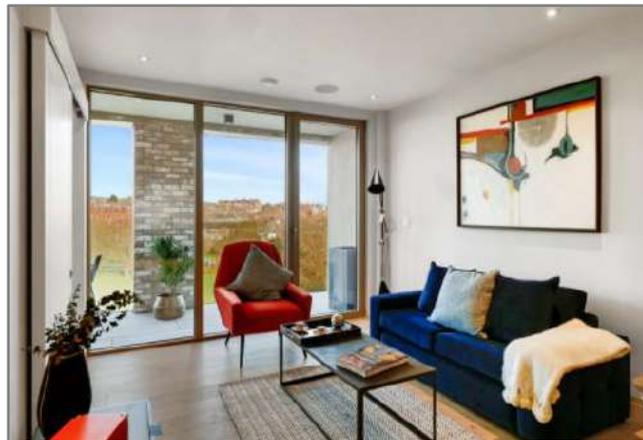
EPC's available in the data room for all flats



Specification and finishes

Specification

- Underfloor Heating
- Sonos Sound System with ceiling mounted speakers to living spaces and master bedrooms
- Concierge
- Gated Development
- Balconies or Terraces to all apartments paved in large format porcelain tiles
- Individually designed Poggenpohl kitchens with concealed feature lighting, marbled splashbacks and integrated appliances
- Blanco undermounted sinks with state-of-the-art Roux Monaco hot water taps with inbuilt filtration
- Villeroy & Bosch baths with deck mounted showers, (some feature freestanding Kalewei baths)
- Secure cycle storage
- Video entry system



Portfolio Breakdown

<u>Unit</u>	<u>Facing</u>	<u>Beds</u>	<u>GIA</u> <u>(Sq M)</u>	<u>GIA</u> <u>(Sq ft)</u>
105	Both	2	85	911
202	Park Corner	2	65	697
205	Both	2	84	906
213	Park	2	79	845
304	Front	1	52	560
308	Front	2	80	862
402	Front Corner	2	66	714
403	Front	1	53	565
407	Front	2	76	812
408	Both	3	101	1081
409	Park	2	70	752

Portfolio Breakdown (page 2)

<u>Unit</u>	<u>Facing</u>	<u>Beds</u>	<u>GIA</u> (Sq M)	<u>GIA</u> (Sq ft)
502	Front Corner	3	88	944
503	Both	2	85	917
504	Both	2	88	950
509	Front	1	52	560
601	Park Corner	1	53	571
602	Front Corner	1	53	565
603	Both	2	86	922
604	Park	1	53	570
605	Front	1	53	565
606	Both	3	121	1307

Floorplan (Excl 6th Floor)



Apt. 105

Summary: Two Bedrooms, Two Bathrooms, Two Balconies
Total area: 82 sq. m. / 911 sq. ft.

Kitchen/Living: 23.9m x 8.95m / 107' x 30"
Master Bedroom: 3.65m x 4.23m / 11'2" x 13'11"
Bedroom Two: 2.2m x 4.23m / 8'2" x 14'

First Floor



Apt. 202

Summary: Two Bedrooms, One Bathroom, One Balcony
Total area: 65 sq. m. / 697 sq. ft.

Kitchen/Living: 8.57m x 6.17m / 11'0" x 20"
Master Bedroom: 2.76m x 4.59m / 9'1" x 14'
Bedroom Two: 3.6m x 2.75m / 11'10" x 9'

Second Floor





Apt. 205

Summary: Two Bedrooms, Two Bathrooms, One Balcony
 Total area: 84 sq. m. / 906 sq. ft.

Kitchen/Living: 3.20m x 8.07m / 10'6" x 26'5"
 Master Bedroom: 3.85m x 4.22m / 12'7" x 13'10"
 Bedroom Two: 2.55m x 4.43m / 8'4" x 14'6"

Second Floor 



Apt. 213

Summary: Two Bedrooms, Two Bathrooms, One Balcony
 Total area: 79 sq. m. / 849 sq. ft.

Kitchen/Living: 3.20m x 7.77m / 10'6" x 25'5"
 Master Bedroom: 2.82m x 3.16m / 9'3" x 10'3"
 Bedroom Two: 3.21m x 2.63m / 10'6" x 8'8"

Second Floor 





Apt. 304

Summary: One Bedroom, One Bathroom, One Balcony
 Total area: 52 sq. m. / 560 sq. ft.

Kitchen/Living: 4.62m x 3.11m / 15'2" x 10'2"
 Master Bedroom: 2.98m x 2.86m / 9'9" x 9'5"

Third Floor



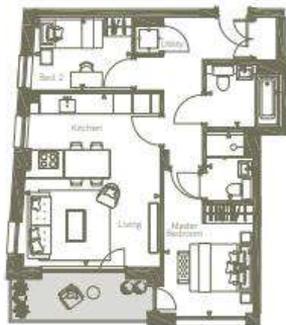
Apt. 308

Summary: Two Bedrooms, Two Bathrooms, One Balcony
 Total area: 80 sq. m. / 862 sq. ft.

Kitchen/Living: 3.76m x 3.50m / 12'4" x 11'2"
 Master Bedroom: 2.90m x 4.80m / 9'6" x 15'7"
 Bedroom Two: 2.86m x 4.70m / 9'5" x 15'3"

Third Floor



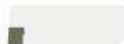


Apt. 402

Summary: Two Bedrooms, Two Bathrooms, One Balcony
 Total area: 66 sq. m. / 714 sq. ft.

Kitchen/Living: 4.35m x 5.63m / 14'2" x 18'8"
 Master Bedroom: 2.86m x 3.56m / 9'5" x 11'8"
 Bedroom Two: 3.13m x 2.31m / 10'2" x 7'7"

Fourth Floor 



Apt. 403

Summary: One Bedroom, One Bathroom, One Balcony
 Total area: 53 sq. m. / 569 sq. ft.

Kitchen/Living: 4.42m x 3.25m / 15'2" x 10'8"
 Master Bedroom: 2.86m x 2.86m / 9'5" x 9'5"

Fourth Floor 



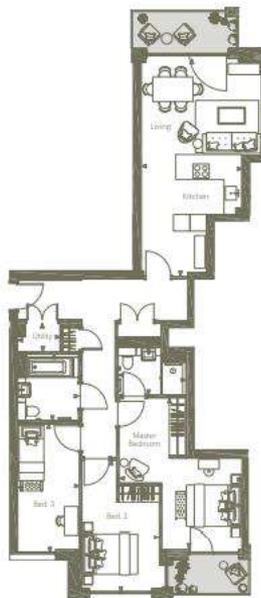


Apt. 407

Summary: Two Bedrooms, One Bathroom, One Bakery.
 Total area: 76 sq. m. / 812 sq. ft.

Kitchen/Living: 3.20m x 7.95m / 10'6" x 26'0"
 Master Bedroom: 3.14m x 3.55m / 10'4" x 11'6"
 Bedroom Two: 2.30m x 3.73m / 7'7" x 12'2"

Fourth Floor



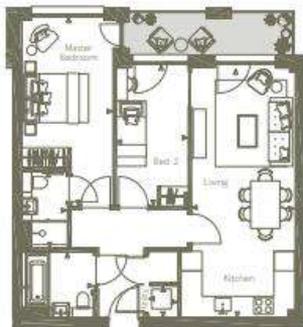
Apt. 408

Summary: Three Bedrooms, Two Bathrooms, Two Balconies.
 Total area: 101 sq. m. / 1081 sq. ft.

Kitchen/Living: 4.35m x 3.74m / 14'2" x 12'10"
 Master Bedroom: 2.90m x 3.35m / 9'6" x 10'10"
 Bedroom Two: 2.80m x 3.83m / 9'2" x 12'7"
 Bedroom Three: 2.26m x 4.50m / 7'4" x 15'0"

Fourth Floor



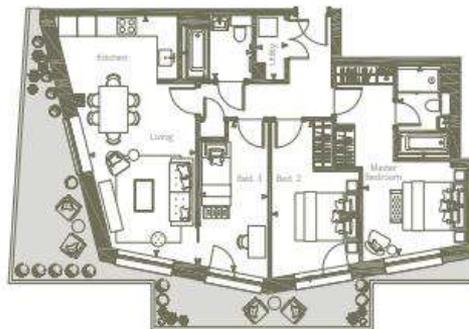


Apt. 409

Summary: Two Bedrooms, Two Bathrooms, One Balcony
 Total area: 70 sq. m. / 752 sq. ft.

Kitchen/Living: 3.0m x 7.77m / 10'6" x 25'8"
 Master Bedroom: 2.80m x 4.60m / 9'2" x 15'1"
 Bedroom Two: 2.23m x 4.25m / 7'4" x 14'3"

Fourth Floor



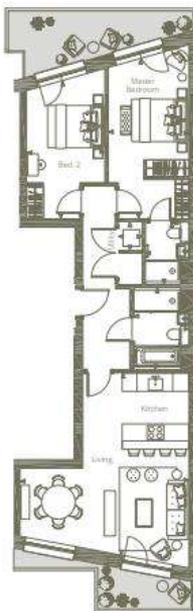
Apt. 502

Summary: Three Bedrooms, Two Bathrooms, Two Terraces
 Total area: 88 sq. m. / 944 sq. ft.

Kitchen/Living: 3.46m x 7.5m / 11'4" x 24'7"
 Master Bedroom: 3.00m x 2.8m / 10'0" x 9'2"
 Bedroom Two: 2.75m x 3.00m / 9'0" x 9'10"
 Bedroom Three: 2.15m x 4.00m / 7'1" x 13'1"

Fifth Floor



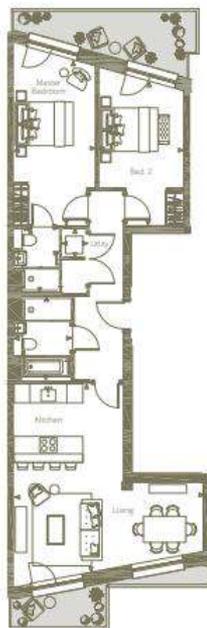


Apt. 503

Summary: Two Bedrooms, Two Bathrooms, Two Terraces.
 Total area: 85 sq. m. / 917 sq. ft.

Kitchen/Living: 8.62m x 6.65m / 28'0" x 21'10"
 Master Bedroom: 2.88m x 4.47m / 9'5" x 14'6"
 Bedroom Two: 2.80m x 3.66m / 9'2" x 11'10"

Fifth Floor



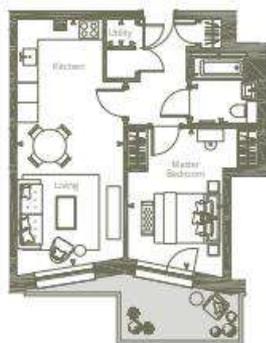
Apt. 504

Summary: Two Bedrooms, Two Bathrooms, Two Terraces.
 Total area: 88 sq. m. / 950 sq. ft.

Kitchen/Living: 6.94m x 6.70m / 22'9" x 21'7"
 Master Bedroom: 2.81m x 4.52m / 9'2" x 14'10"
 Bedroom Two: 2.94m x 3.66m / 9'8" x 11'10"

Fifth Floor





Apt. 509

Summary: One Bedroom, One Bathroom, One Terrace.
Total area: 52 sq. m. / 560 sq. ft.

Kitchen/Living: 3.20m x 7.52m / 10'6" x 24'8"
Master Bedroom: 2.92m x 4.20m / 9'7" x 13'9"

Fifth Floor 



Proposal

Offers invited in excess of £13m
(evidence of funding will be required before any offer can be considered)

General

Dataroom - Dataroom containing additional supporting documentation available,
(warranties, EPC's etc) – access on request

Legal Costs - Each party is to be responsible for their own legal costs incurred in
the transaction

VAT - if applicable, will be charged at the standard rate

For access to the data room and to book a viewing, please contact:-

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