

THE KILN

302 - 310 KILBURN LANE W9

A PLACE TO CALL HOME





THE KILN is a new development of luxury apartments located in the heart of Queen's Park, an area considered to be one of West London's hidden gems. An idyllic place to call home, this boutique scheme consists of 17 elegant one and two bedroom apartments and two stylish three and four bedroom houses, all of which are feature carefully considered fixtures and fittings.

CONTEMPORARY LIVING AT ITS FINEST

Each home marries elegant and timeless design with contemporary features and layouts. The combination of high ceilings and oversized windows results in light-filled, spacious accommodation perfectly suited to the discerning homeowner.



Disclaimer: The illustrations are computer generated and are for guidance purposes only. External materials, finishes, landscaping, orientation of sanitaryware, wardrobes and kitchen layouts may vary. Whilst all plans and images have been prepared for the assistance of the prospective purchase, information shown is preliminary and for marketing guidance purposes only. Please note elevations, room sizes and layouts have been taken from architects drawings and may vary as construction takes effect. Please enquire with our selling agent for further details.



SET IN THE HEART OF QUEEN'S PARK

The Kiln is located in one of London's trendiest suburbs, Queen's Park. With its vibrant community spirit, choice of excellent schools and enviable local amenities, the area offers residents a unique living experience.



EVERYTHING

AT YOUR FINGERTIPS

Renowned for its green spaces, vast choice of amenities and convenient transport links, Queen's Park retains a village feel which exudes community spirit. At its heart lies the park itself. Opened in 1887 and named in honour of Queen Victoria, it features 30 glorious acres of grounds which include a miniature golf course, a playground, café and tennis courts.

Residents are spoilt for choice when it comes to shopping, as Queen's Park is home to a variety of high street and

independent shops which are located around the lively thoroughfares of Chamberlayne Road and Salusbury Road. Well-known names such as M&S, Gail's Bakery and Planet Organic sit alongside boutique store Ediit, butcher Provenance Village Butcher, and speciality coffee shop Dark Habit. Queen's Park Farmers Market is open every Sunday, come rain or shine. Popular with locals, its numerous stalls sell everything from free range and organic poultry and meat, and seasonal fruit and veg, to plants and flowers.



LOCAL

FAVOURITES

Fitness

- StormLDN ①
- Fitness First ②
- DropGym ③
- Fierce Grace Hot Yoga ④
- Yoga Loft ⑤
- Queen's Park Tennis Courts ⑥

Grocery

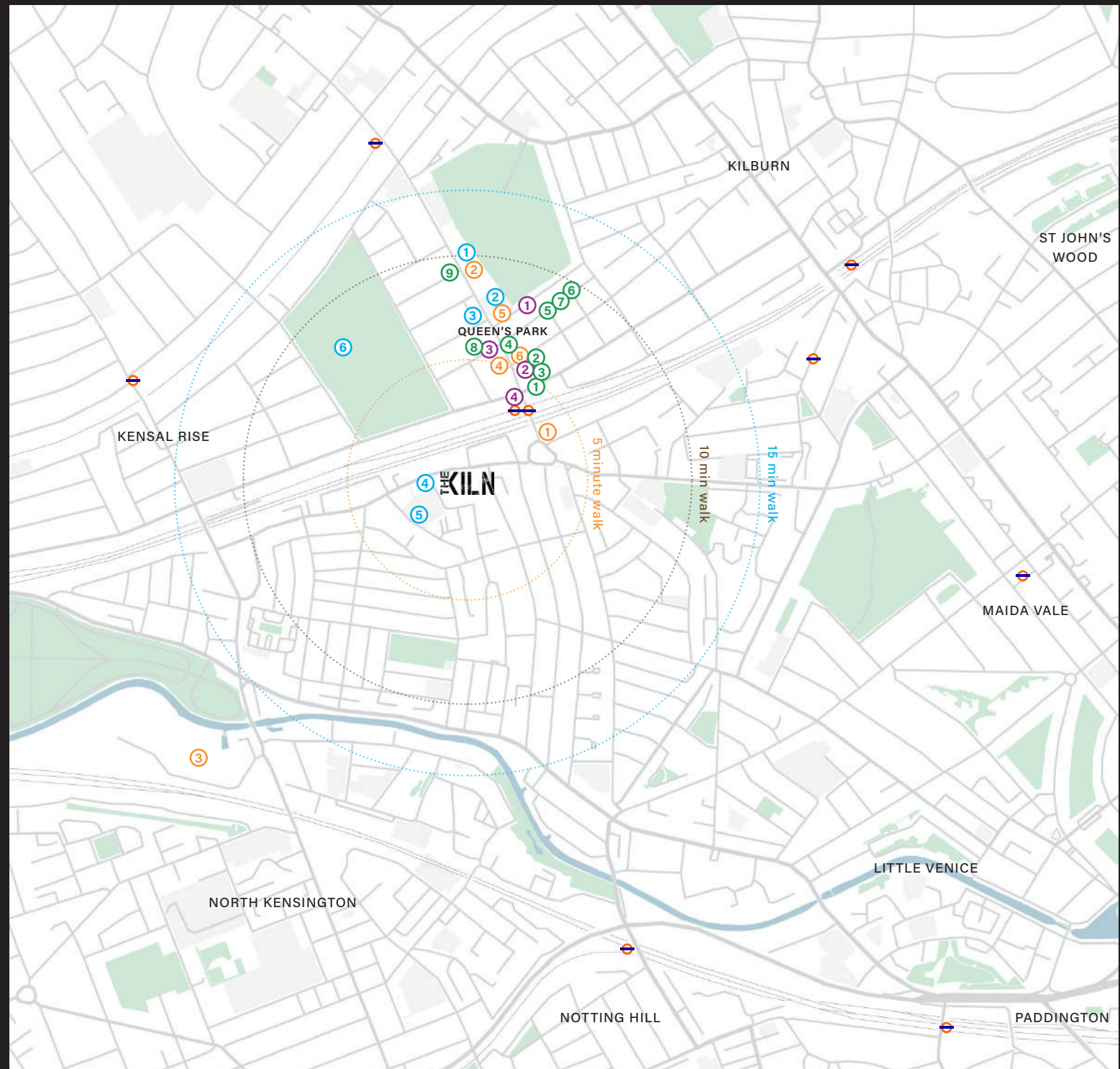
- M&S ①
- Planet Organic ②
- Sainsbury's Superstore ③
- Salusbury Deli & Winestore ④
- Queen's Park Farmers Market ⑤
- Provenance Village Butchers ⑥

Everyday

- Lonsdale Medical Centre ①
- Queen's Park Pharmacy ②
- Salusbury Road Post Office ③
- Esquire Drycleaners ④

Cafes & Restaurants

- Alice House Queen's Park ①
- Bob's Cafe ②
- Cocotte ③
- Gail's Bakery ④
- Milk Beach ⑤
- Carmel ⑥
- Wolfpack ⑦
- The Salusbury Pub ⑧
- Joe & The Juice ⑨



CENTRALLY LOCATED

With its Zone 2 location, Queen's Park is perfectly suited to commuters. Located circa four miles northwest of central London, the area boasts excellent rail links and bus routes. Bakerloo Line underground stations Queen's Park and Kensal Green offer frequent services to Euston, while Kensal Rise overground station connects to Clapham, Richmond and Stratford.

The Kiln is conveniently located just 0.2 miles from Queen's Park station. Residents also have easy access to neighbouring areas such as Willesden to the north, Kilburn and Maida Vale to the east, Kensal Town to the south and Kensal Green to the west.

ZONE 02



Watford Junction ➡

Bushey ➡

Wembley Central ➡

Stonebridge Park

Harlesden

Willesden Junction

Kensal Rise

Queen's Park

Kilburn High Road

South Hampstead

Euston

Kilburn Park

Maida Vale

Warwick Avenue

Jubilee

Northern

Paddington

Marylebone

Edgware Road

Baker Street

Regent's Park

Oxford Circus

Piccadilly Circus

Charing Cross

Embankment

Waterloo

Lambeth North

Elephant & Castle ➡

Just a 4 minute
walk to Queen's
Park station !

ENVIABLE

CONNECTIONS

AIRPORTS

Heathrow Airport LHR - 15 miles
Luton Airport LTN - 30 miles
Gatwick Airport GTW - 55 miles

ROAD LINKS

A40 - 5 miles
M4 - 7.7 miles

SHOPPING

Westfield Shepherd's Bush - 2.5 miles
Oxford Street - 4.4 miles
Wembley Designer Outlet - 5.6 miles

RECREATION

Queen's Park Lodge - 0.5 miles
Paddington Recreation Ground - 0.7 miles
Regents Park - 2.3 miles
Hyde Park - 3.1 miles



The bespoke kitchens feature a matt finish, quartz worktops and soft closing doors and drawers. Offering every modern convenience, they benefit from a range of integrated Bosch appliances including a fridge/freezer, dishwasher and washer/dryer.



The bedrooms have been created with relaxation in mind. Individually designed, each room features neutral, calming tones and chic fixtures. Bespoke built-in wardrobes and carpets complete each space.





Each elegant home has been individually designed to make the most of the available space. Exacting standards and attention to detail result in high quality, open-plan living spaces which exude a contemporary feel.

SPECIFICATION

GENERAL

- Double-glazed external doors
- Double glazed Tilt and Turn windows to ground floor apartments & houses; Combination of double glazed Sash and Velux windows to uppers floors
- Bespoke built-in wardrobes to principal bedrooms and bedrooms 1 & 2 in houses
- Laminate wood flooring to hallway, living room and kitchen areas
 - Carpet to bedrooms
 - Secure letterboxes
- 10-year structural warranty

KITCHENS

- Contemporary bespoke matt kitchens with soft closing doors and drawers
- Quartz worktops, upstands and hob splashback, stainless steel undercounter sink and mixer tap
 - 4-in-1 taps with boiling and filtered water (houses only)
- Integrated Bosch appliances incl. fridge/freezer, dishwasher, washer drier, multi-function electric oven, gas hob and extractor

EXTERNAL

- Terraces to selected apartments with composite decking and external lighting
- Gated access to ground floor terraces
 - Communal bike storage
- Houses - lawn gardens with paved patios with external lighting, external socket and tap
- Green roofs to houses

BATHROOMS & EN-SUITES

- Contemporary bathrooms with white sanitaryware
- Chrome brassware
- Hand basins with undermounted vanity storage units
- Bathtubs with mixer taps, thermostatic shower, glazed shower screen and feature LED lighting
- En-suites with thermostatic showers and glazed shower screens
- Fully tiled walls and floor
- Chrome heated towel radiator
- Wall hung WC with chrome dual flush
- Mechanical extract ventilation

HEATING & ELECTRICAL

- Multi socket (power/aerial/satellite/ BT) to living room and TV points to bedrooms
- Fibre to all properties
- LED spotlights throughout
- Mains operated smoke alarm
- Video entry system (does not apply to apartments with own entrance and houses)
- Alarms to selected properties
- Gas central heating to radiators with 'Vaillant' combination boilers to apartments & gas central heating to houses with underfloor heating to the ground floor and radiators on upper floors
- UV panels to houses



03

SITE PLAN

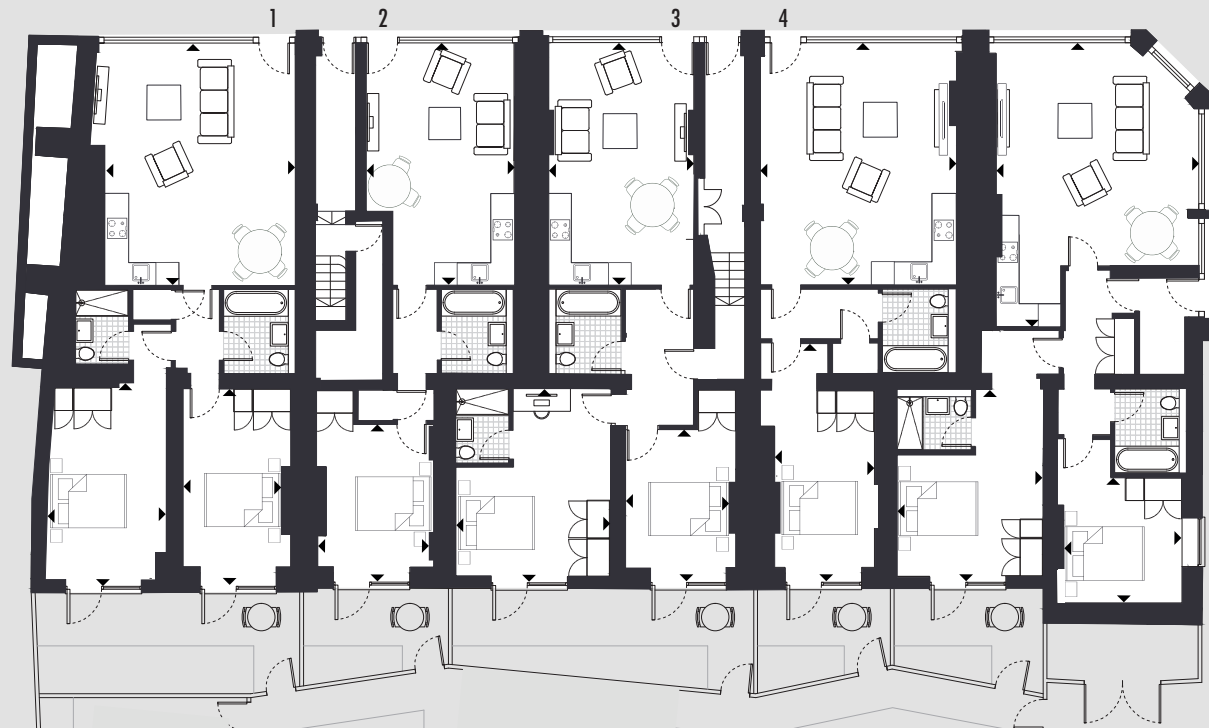




APARTMENTS

GROUND FLOOR

1	2 BED TOTAL AREA 80 m ² / 861 ft ²	2	1 BED TOTAL AREA 45 m ² / 484 ft ²	3	2 BED TOTAL AREA 70 m ² / 753 ft ²	4	1 BED TOTAL AREA 64 m ² / 624 ft ²	5	2 BED TOTAL AREA 76 m ² / 818 ft ²
	LIVING & KITCHEN 6.02 x 5.44 m 19'9" x 17'10"		LIVING & KITCHEN 5.97 x 3.89 m 19'7" x 12'9"		LIVING & KITCHEN 5.99 x 3.86 m 19'8" x 12'8"		LIVING & KITCHEN 6.01 x 5.16 m 19'8" x 16'11"		LIVING & KITCHEN 7.19 x 5.12 m 23'7" x 16'10"
	BEDROOM 1 4.72 x 3.27 m 15'6" x 12'2"		BEDROOM 1 3.54 x 2.87 m 11'7" x 9'4"		BEDROOM 1 4.72 x 4.04 m 15'5" x 13'3"		BEDROOM 1 6.02 x 3.06 m 19'8" x 10'		BEDROOM 1 4.20 x 3.20 m 13'9" x 10'6"
	BEDROOM 2 4.55 x 2.99 m 14'11" x 9'10"				BEDROOM 2 3.56 x 2.96 m 11'8" x 9'8"				BEDROOM 2 4.74 x 3.74 m 15'7" x 12'3"



This plan is not to scale and is for indicative purposes only. Room dimensions are given as an indication only.



APARTMENTS

FIRST FLOOR

6 2 BED
TOTAL AREA 64 m² / 689 ft²

LIVING & KITCHEN
5.56 x 3.90 m
18'2" x 12'9"

BEDROOM 1
4.38 x 3.08 m
14'4" x 10'1"

BEDROOM 2
3.91 x 2.9 m
12'9" x 9'6"

7 1 BED
TOTAL AREA 48 m² / 517 ft²

LIVING & KITCHEN
5.39 x 3.84 m
17'8" x 12'7"

BEDROOM 1
4.03 x 2.74 m
13'2" x 8'11"

STUDY ROOM
1.98 x 1.78 m
6'5" x 5'10"

8 1 BED
TOTAL AREA 45 m² / 484 ft²

LIVING & KITCHEN
5.34 x 3.90 m
17'6" x 12'9"

BEDROOM 1
3.61 x 3.10 m
11'10" x 10'2"

STUDY ROOM
1.81 x 1.74 m
5'11" x 5'8"

9 1 BED
TOTAL AREA 42 m² / 452 ft²

LIVING & KITCHEN
4.82 x 3.86 m
15'9" x 12'7"

BEDROOM 1
3.39 x 3.25 m
11'1" x 10'7"

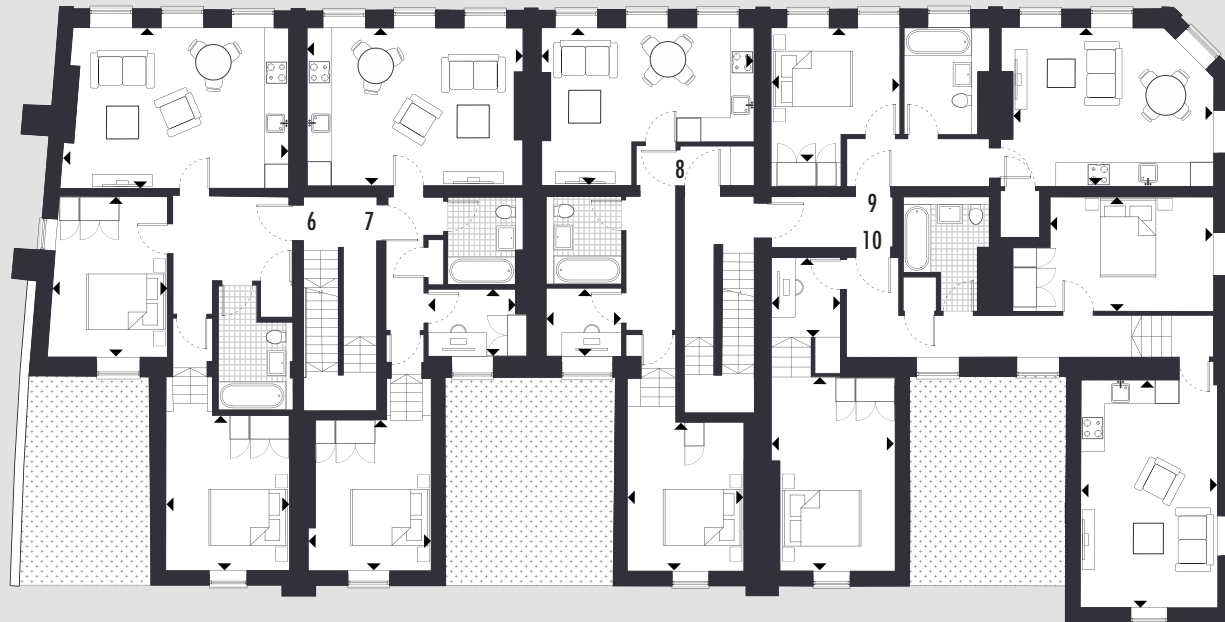
10 2 BED
TOTAL AREA 71 m² / 764 ft²

LIVING & KITCHEN
5.60 x 3.26 m
18'4" x 10'8"

BEDROOM 1/STUDY
4.69 x 3.0 m
15'4" x 9'10"

BEDROOM 2
4.09 x 2.90 m
13'5" x 9'6"

STUDY ROOM
2.20 x 1.73 m
7'2" x 5'8"



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APARTMENTS

SECOND FLOOR

11

2 BED
TOTAL AREA 64 m² / 689 ft²

LIVING & KITCHEN
5.59 x 4.10 m
18'4" x 13'5"

BEDROOM 1
3.60 x 3.13 m
11'9" x 10'3"

BEDROOM 2
4.14 x 2.90 m
13'6" x 9'6"

12

2 BED
TOTAL AREA 54 m² / 581 ft²

LIVING & KITCHEN
5.42 x 3.95 m
17'9" x 12'11"

BEDROOM 1
3.33 x 3.0 m
10'11" x 9'10"

BEDROOM 2
4.29 x 4.23 m
14' x 13'10"

13

1 BED
TOTAL AREA 45 m² / 484 ft²

LIVING & KITCHEN
5.34 x 3.89 m
17'6" x 12'9"

BEDROOM 1
3.53 x 3.08 m
11'6" x 10'1"

STUDY ROOM
2.20 x 1.86 m
7'2" x 6'1"

14

1 BED
TOTAL AREA 43 m² / 463 ft²

LIVING & KITCHEN
5.09 x 4.07 m
16'8" x 13'4"

BEDROOM 1
3.49 x 3.41 m
11'5" x 11'2"

15

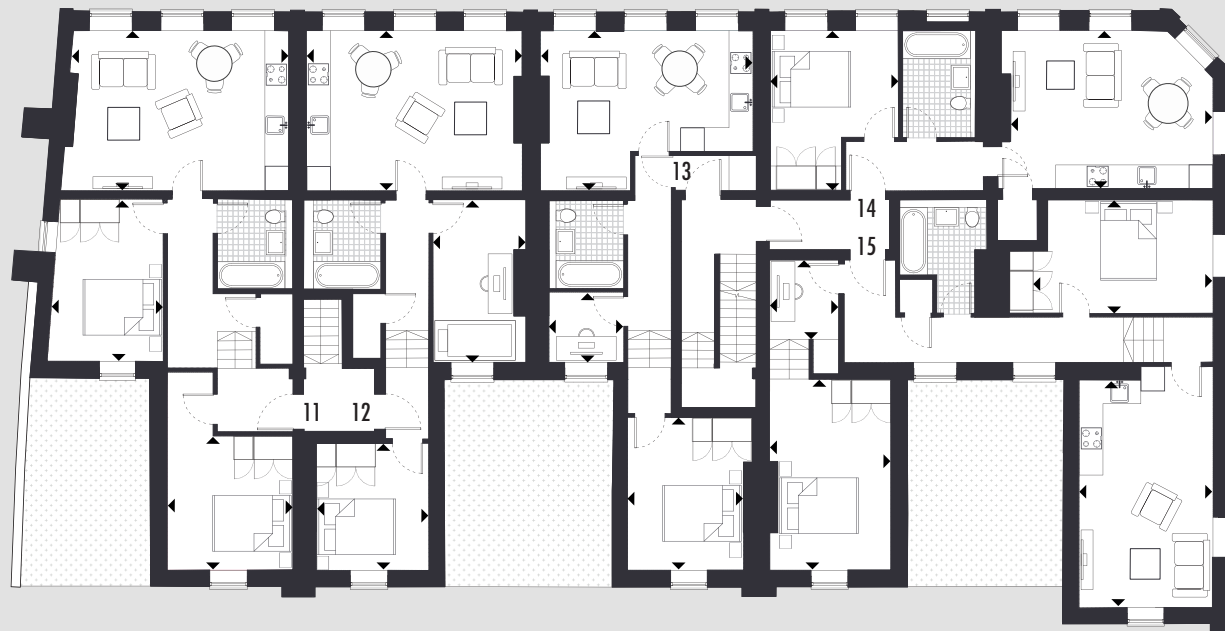
2 BED
TOTAL AREA 73 m² / 786

LIVING & KITCHEN
5.59 x 3.39 m
18'4" x 11'1"

BEDROOM 1
4.69 x 3.02 m
15'4" x 9'10"

STUDY ROOM
2.21 x 1.76 m
7'3" x 5'9"

BEDROOM 2
4.51 x 3.10 m
14'9" x 10'2"



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APARTMENTS

THIRD FLOOR

16

2 BED
TOTAL AREA 75 m² / 807 ft²

LIVING & KITCHEN
5.39 x 4.59 m
17'8" x 15'

STUDY
2.94 x 2.93 m
9'7" x 9'7"

BEDROOM 1
3.94 x 3.81 m
12'11" x 12'6"

BEDROOM 2
3.82 x 2.77 m
12'6" x 9'1"

TERRACE
3.08 x 1.57 m
10'1" x 5'1"

17

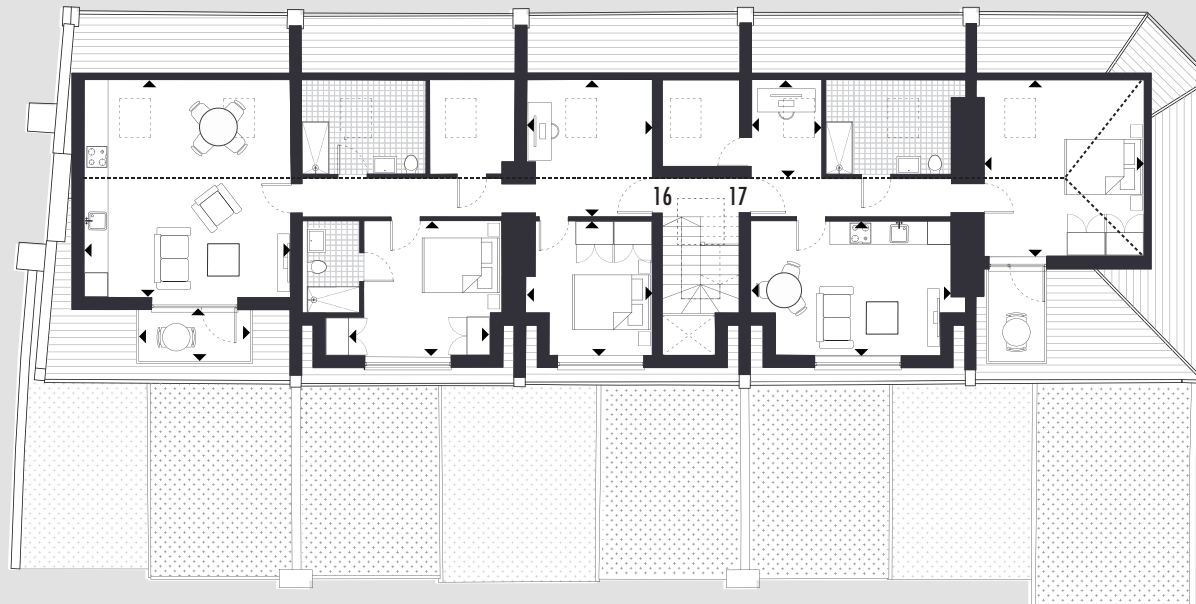
1 BED
TOTAL AREA 44 m² / 474 ft²

LIVING & KITCHEN
5.01 x 3.8 m
16'5" x 12'5"

STUDY
1.72 x 1.67 m
5'7" x 5'5"

BEDROOM 1
4.06 x 3.34 m
13'3" x 10'11"

TERRACE
2.21 x 1.16 m
7'3" x 3'9"



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HOUSES





PLOT 18

3 BEDROOM HOUSE
TOTAL AREA 112 m² / 1206 ft²

Ground Floor

KITCHEN
3.34 x 2.41 m
10'11" x 7'11"

DINING / LIVING
7.77 x 3.57 m
25'6" x 11'8"

STUDY
2.25 x 1.64 m
7'4" x 5'4"

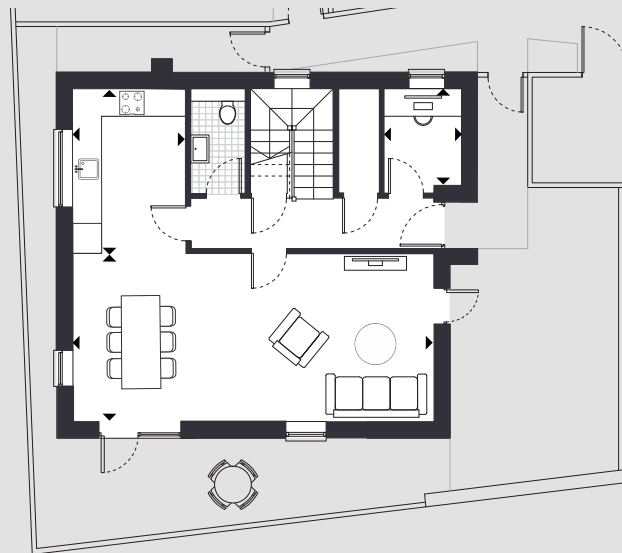
First Floor

BEDROOM 1
5.41 x 3.58 m
17'9" x 11'9"

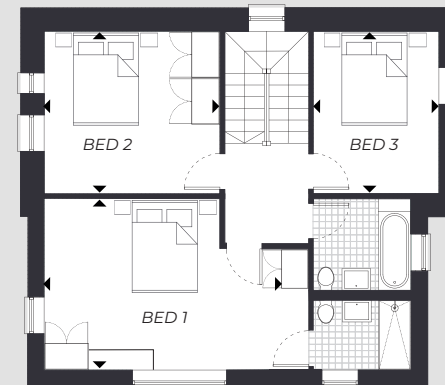
BEDROOM 2
3.64 x 3.41 m
11'11" x 11'2"

BEDROOM 3
3.41 x 2.69 m
11'2" x 8'10"

GROUND FLOOR



FIRST FLOOR



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PLOT 19

4 BEDROOM HOUSE
TOTAL AREA 145 m² / 1561 ft²

Ground Floor

KITCHEN
5.5 x 2.62 m
18' x 8'7"

LIVING / DINING
5.57 x 4.21 m
18'3" x 13'10"

First Floor

BEDROOM 1
5.6 x 4.2 m
18'4" x 13'9"

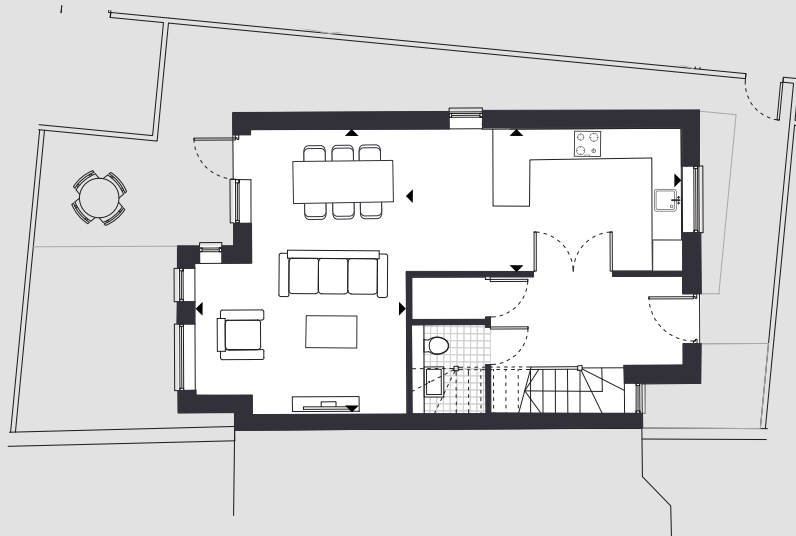
BEDROOM 2
5.5 x 3 m
18' x 9'10"

Second Floor

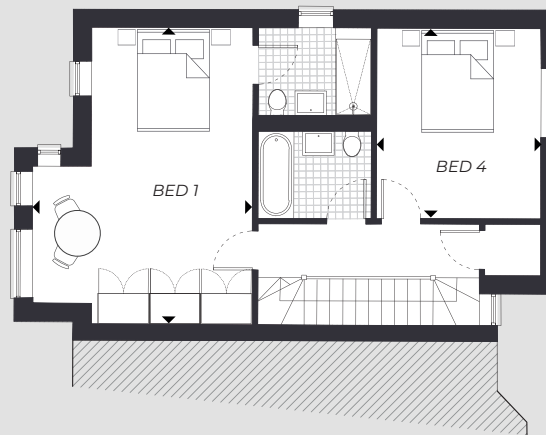
BEDROOM 3
4.6 x 3 m
15'1" x 9'10"

BEDROOM 4
3.4 x 3 m
11'2" x 9'10"

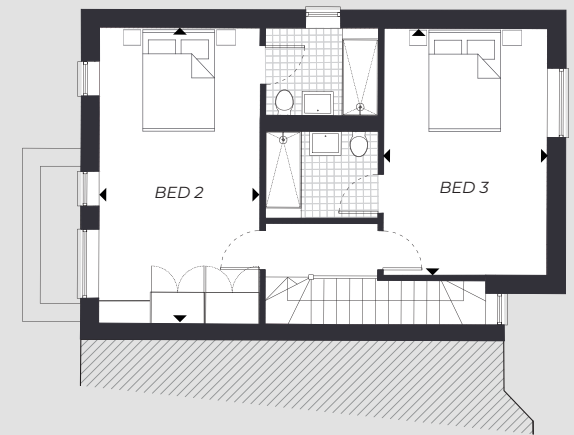
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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THE JASPAR COLLECTION



Opus Court, Leatherhead, KT22

A luxury collection of 47x one and two bedroom apartments finished to a high specification and come with private parking and landscaped communal gardens.



Fawkham Manor, Fawkham, DA3

An exclusive development of 15x luxury new build and Grade II listed converted houses, set within a walled gated estate within 3 miles of London.



Carmelite Place, Finchley, N2

Carmelite Place is an exclusive collection of newly built four bedroom townhouses and two and three bedroom apartments sympathetically converted from the listed building, nestled in nature.



Bramshaw Court, Halsemere, GU27

A luxury collection of 1, 2 & 3 bedroom apartments situated in the tranquil market town of Haslemere and just under five minutes' drive away from the train station providing quick and easy access into London.

SALES ENQUIRIES



020 7328 2828

enquiries@cameronsstiff.co.uk

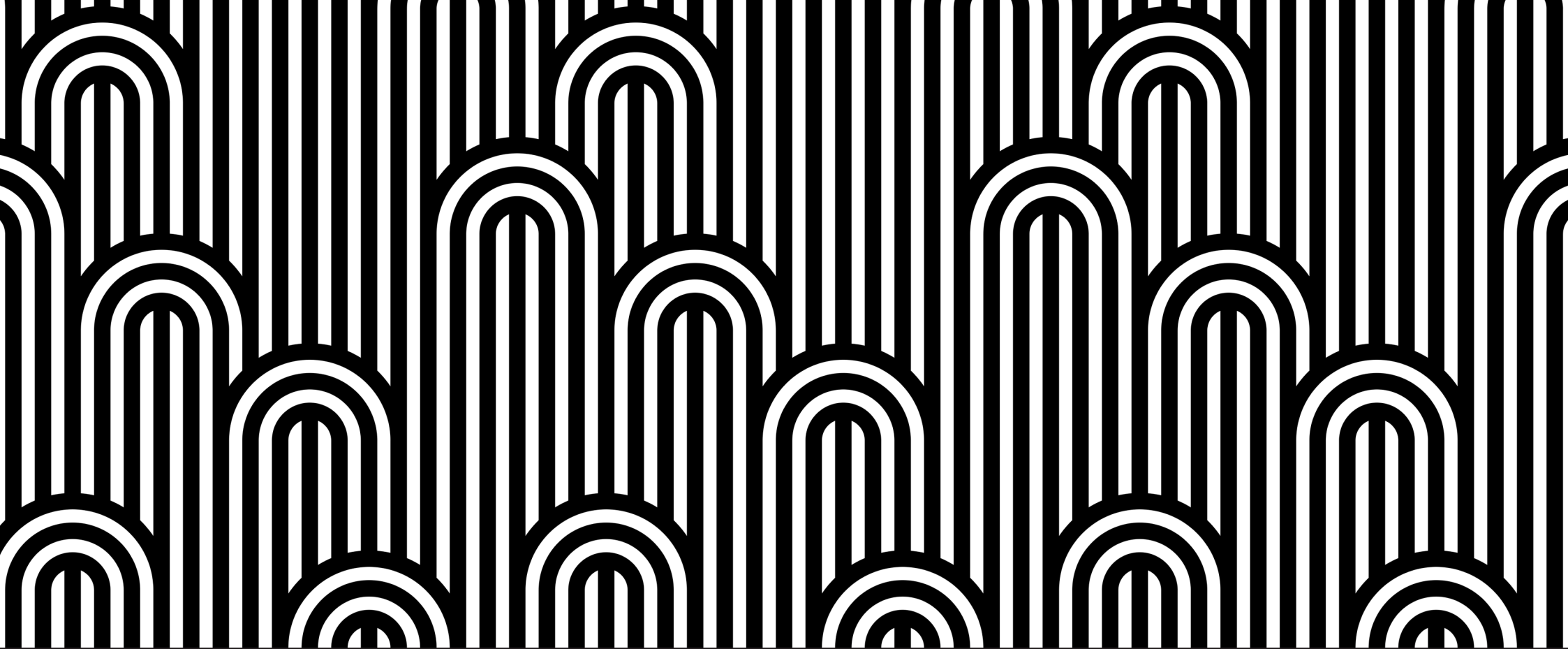
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