

THE GARDEN COLLECTION

# Fairbank

APARTMENTS





A view from North West London towards Central London

## WELCOME TO BEAUFORT PARK

The story of Beaufort Park is forever evolving – from its historic origins as the site of the world's first airfield to today's vibrant neighbourhood.

Situated in North West London, Beaufort Park is well connected, just a few stops away from Hampstead and Camden.





Beaufort Square

#### THE GARDEN COLLECTION

Overlooking the verdant Beaufort Square and surrounded by green space, these homes have quality finishes and stylish interiors, perfect for today's Londoner.

Set in 25 acres, with a landscaped parkland at its heart, Beaufort Park is leading the regeneration within this area of North West London, delivered through the St George bold vision and world-class designs.

BEAUFORT  
PARK  
London NW9





#### THIS IS MODERN LONDON LIVING

Discover a neighbourhood designed with the modern resident in mind. These beautiful homes boast exclusive on-site facilities, speedy connections to the city centre and landscaped green spaces.



FAIRBANK APARTMENTS

Fairbank Apartments are an inspiring place to be. Choose a studio, Manhattan, one, two, three or four bedroom apartment. These stylish homes offer spacious, light-filled living spaces with contemporary interiors.

Quality specification homes are accompanied by stunning views over landscaped parkland, courtyard or historical listed watchtower. The exclusive, residents-only spa is home to a large fitness studio, fully-equipped gym, indoor swimming pool, sauna and jacuzzi.

The Fairbank Apartments, named in continuation of the aviation history of the development, provides exclusive city living.

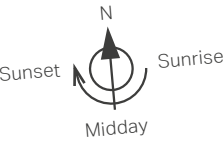
Computer generated image depicts future phases of The Garden Collection and is indicative only.





SITE PLAN

- 1 Show Apartments & Marketing Suite
- 2 Landscaped Parkland
- 3 The Spa and Gym
- 4 Jun Ming Xuan Chinese Restaurant
- 5 Italian Restaurant
- 6 Dry Cleaners
- 7 Business/Community Rooms and Estate Management Suite
- 8 Café
- 9 Tesco Express
- 10 The Beaufort Pub
- 11 Bright Horizons
- 12 Hairven Hair & Beauty
- 13 Benham & Reeves Residential Lettings
- 14 Middlesex University
- 15 Hannah London Hair and MediSpa
- 16 Dentist
- 17 Japanese Convenience Store
- 18 Areaworks
- 19 Rouge Dance Studios
- 20 Playground



The 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. March 2020.  
All computer generated images are indicative only.





BEAUFORT PARK'S GLORIOUS PAST

The area has hosted a number of the world's firsts over the years, including the first successful hydrogen balloon flight, aerial derby and aerial loop-the-loop.

Claude Grahame-White was one of England's premiere pilots, who initially found fame racing Frenchman Louis Paulhan from Hendon to Manchester. His reputation grew when he won the Gordon Bennet Aviation Cup in New York, and landed his Farman biplane on a road near the White House, where he was applauded rather than arrested.

In 1911, he took control of the land around Beaufort Park to create the world's first airfield – Hendon Aerodrome. He started a flight school, took the famous author H. G. Wells for a spin in 1912 and launched the great Hendon Air Shows.

As flying became more familiar, it looked as though his aerodrome would become 'the Charing Cross of international air routes'. The airfield's focus gradually shifted towards the military, and civilian flights were moved first to Croydon and eventually to Heathrow.

Today, Hendon Aerodrome is celebrated at the Royal Air Force Museum, including Grahame-White's original Watchtower, located adjacent to Beaufort Park. The museum is a huge attraction and continues to celebrate the story of British aviation in North West London.



Bentfield Hucks's first loop-the-loop was celebrated with an upside-down dinner, with tables arranged in a loop, and a menu that started with dessert and finished with the starter.





Aircraft on display at the RAF Museum, Hendon.



The Watchtower, Beaufort Park

### BRITISH FIRSTS FOR THE RAF LONDON

- Claude Grahame-White founded the Hendon Aerodrome which was first opened in 1911
- From his small factory, Claude Grahame-White designed and manufactured aircrafts and created an aerodrome community with purpose-built housing and London's first flying school was opened in 1911
- First airmail service from Hendon to Windsor in September 1911. Over 100,000 letters and cards were carried
- First night flying display was staged on the 26th September 1912
- First loop-the-loop was celebrated by an upside-down dinner in January 1914 with tables arranged in the form of a loop and a menu that started with dessert and ended with the starter!
- First parachute descent from an aeroplane was made by Mr W. Newell on Saturday 9th May 1914



Aircraft being assembled, Grahame-White Factory, Beaufort Park



Claude Grahame-White, Hendon Air Show, 1912



SPACE TO BREATHE

A home is more than a place to live. It should be a place to build connections. Beaufort Park has a thriving social scene. Meet friends in the coffee shop, go for food in the local restaurants or simply relax in the park. Find workspace in Areaworks, exercise in the on-site gym or unwind in The Spa.



Open spaces to enjoy



A run in the local park

Beaufort Park's beautifully landscaped grounds are a great space for unwinding.

Whether you want to take some exercise or relax in the sun, the continental-style courtyards, green space and manicured gardens offer a picturesque setting.

Each summer, the Concert in the Park invites residents to meet others within the community and watch musical performances of every genre, from jazz to steel bands, funk to opera.





A place to call home  
16



After-work drinks with friends

TIME TO UNWIND

Everyone takes their coffee differently. Our coffee shop, can deliver your choice to any Beaufort Park address. Whether you want a cappuccino in bed or a mid-morning flat white on your balcony, put in your order and enjoy it alongside a host of pastries and other snacks.

The Beaufort Pub offers a great meeting space for catching up with friends and family over a Sunday roast or going for after-work drinks with colleagues.



Relax and reset





Beaufort Park Spa

**SPA AND SWIMMING POOL**

London life can be exciting but busy. That’s why Beaufort Park has an impressive on-site spa, giving you the chance to indulge and take a little downtime. Complete with a pool, jacuzzi, treatment room, sauna and steam room, The Spa truly allows you to relax and pamper yourself.





The gym



Areaworks, co-working space

**YOUR PERFECT WORKSPACE**

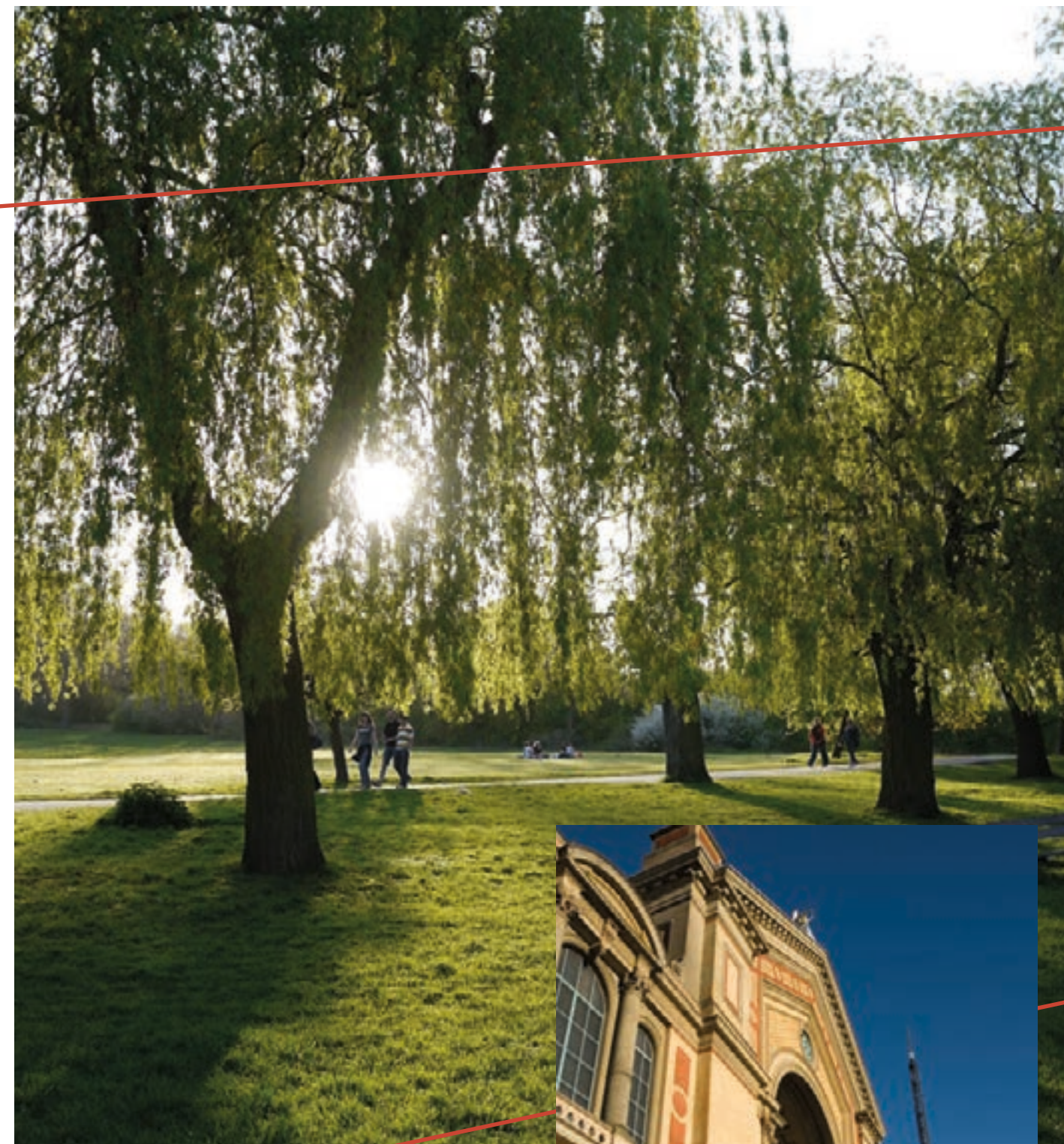
Areaworks offers a local workspace where people and businesses can work and collaborate. Take advantage of the breakout spaces, private offices and coffee shop to create the working environment you need. Be inspired by regular workshops, expert talks and networking events.

The fully-equipped gym means there's no need to travel for a workout. With new, state-of-the-art cardiovascular machines including treadmills, three different types of exercise bikes and a cross trainer, it's the perfect place to work up a sweat.



## UNIQUE NORTH WEST LONDON

North West London offers a unique combination – a welcoming and intimate village atmosphere with all the buzz of the city.



Hampstead Heath

This area's particular charm makes it well suited to every kind of resident – both locals and newcomers, those starting out and those settling down.

Spend a morning in fashionable Hampstead. Visit its varied boutique shops and chic coffee shops. Explore the wildlife, recreation and stunning views of Hampstead Heath. Discover the colourful narrowboats of Regent's Canal and the varied markets of Camden. And in the evening, head to a gig at Alexandra Palace.



Alexandra Palace



THE CAPITAL ON YOUR DOORSTEP

Beaufort Park is a short journey from the vibrant heart of London city centre. Stay close to the nightlife, shopping, business and entertainment at the capital’s heart. At once modern and historic, local and international, London offers something for everyone.



Streets of North London

CULTURE

From intimate clubs to concert venues like the O2 Arena and the spectacular Royal Albert Hall, London hosts evening entertainment for every taste.

DINING

From the boutique restaurants of Soho and Fitzrovia to the trendy eateries of the east, London’s gastronomic delights are easily reached from Beaufort Park.

SHOPPING

Whether you prefer big-name brands or high-street fashion, London is the place to shop. Jump on the Northern line to reach both hidden treasures and old favourites such as Harrods or take a short five-minute drive to Brent Cross for some retail therapy.

SPECTACLE

The capital is renowned for its exciting architecture and scenery, modern and classical. Among these are London’s nine Royal Parks and the endlessly changing vista of the River Thames.



Bang Bang Oriental

TASTE OF THE EAST

Bang Bang Oriental Foodhall, London’s newest and largest Asian food hall, is located a short distance from Beaufort Park.

Seating over 450 people, Bang Bang Oriental Foodhall is home to 33 individual pan-Asian food traders serving everything from sushi to laksa, Thai curries to steamed buns. This is the perfect spot to spend a weekend afternoon with friends and family.



Bang Bang Oriental



Noodles in the food hall





King's Cross St Pancras

# KING'S CROSS

A short tube ride away from Beaufort Park, King's Cross is easily accessed via the Northern line. Its proximity places countless job opportunities moments away.



King's Cross Station

# LONDON'S NEW TECH HUB

Google have set up new headquarters in King's Cross, welcoming 7,000 new professionals. Other nearby creative and media businesses include Facebook, Universal Music, YouTube and Nike.





STAY CONNECTED

London’s transport network is fast and reliable, placing the city and beyond right on your doorstep.



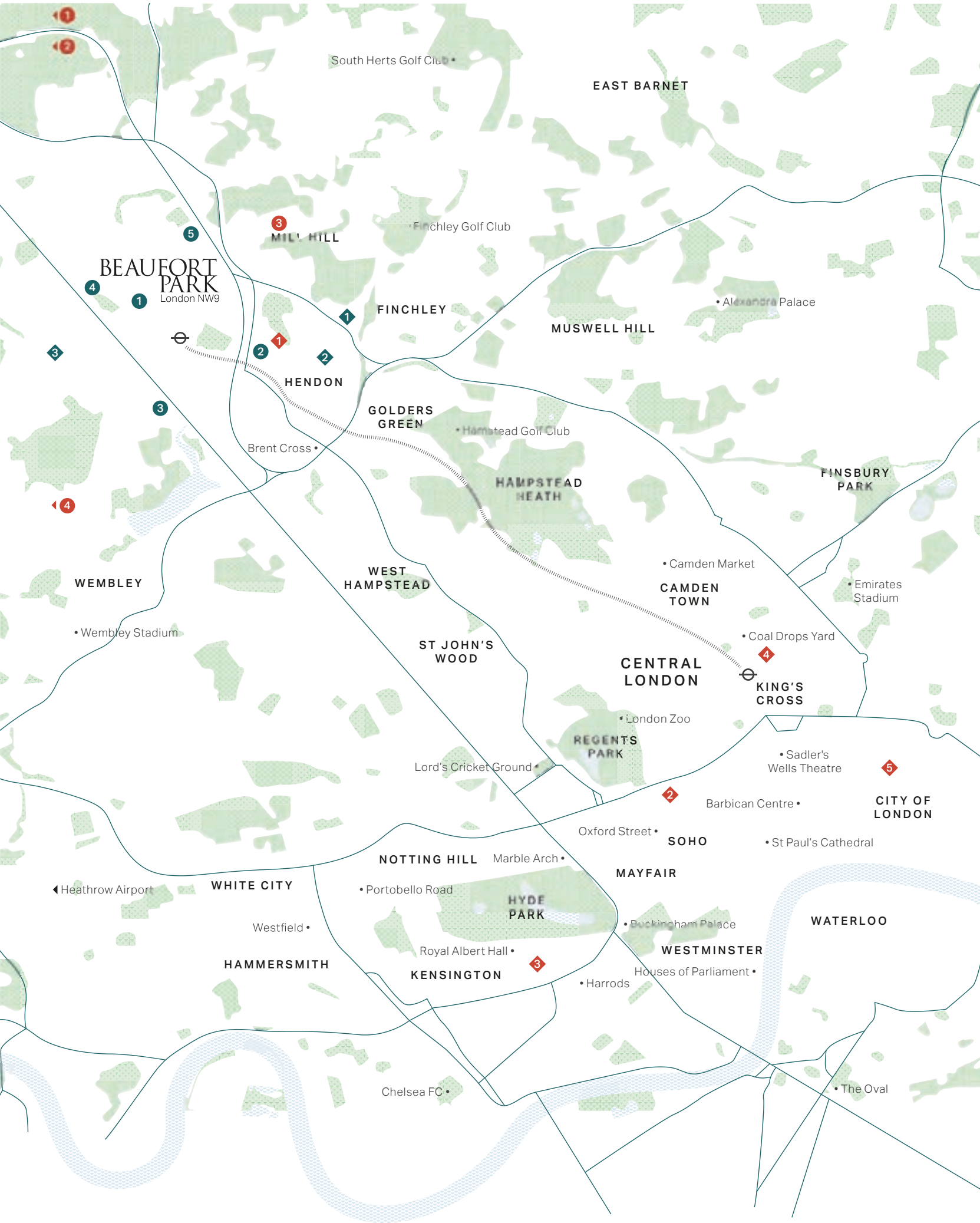
Just a five-minute walk from Beaufort Park, the Northern line runs through Colindale tube station, transporting you to King’s Cross St. Pancras in 21 minutes and Leicester Square in 27 minutes. The 24-hour weekend tube makes commuting and going out much easier.

For travelling outside of London, Hendon Central connects to the National Rail network, while the Eurostar can be boarded from King’s Cross St. Pancras. Additionally, bus connections and the A1, M1 and M25 are just moments away.

<b>Colindale Station</b> ⊖	<b>Beaufort Park</b> RAF Museum Middlesex University Bang Bang Oriental Foodhall
<b>Hendon Central</b> <b>3 mins</b> ⊖	Mainline services to Central London and London Luton Airport
<b>Brent Cross</b> <b>5 mins</b> ⊖	Brent Cross Shopping Centre
<b>Hampstead</b> <b>12 mins</b> ⊖	Hampstead Village and Hampstead Heath
<b>Camden Town</b> <b>19 mins</b> ⊖	Camden Market ZSL London Zoo The Roundhouse Theatre
<b>King’s Cross St. Pancras</b> <b>21 mins</b> ⊖ ⊕ ⊗ ⊙ ⊕ ⊕ ⊗	Google YouTube Facebook British Library University of the Arts London Eurostar Paris – 2 hours 25 minutes
<b>Leicester Square</b> <b>27 mins</b> ⊖ ⊕	West End Theatre District Covent Garden Chinatown Bond Street

Timings are approximate. Source [www.tfl.gov.uk](http://www.tfl.gov.uk)





\* Map representative and not to scale

OUTSTANDING EDUCATION

Beaufort Park is within easy reach of many of London's finest schools, with enough choice for everyone. And from UCL to Imperial College, London's universities are among the finest in the world.



Studying at Areaworks

PRIMARY SCHOOLS

- 1 Goldbeaters Primary School
- 2 St Joseph's Catholic Primary School
- 3 The Hyde School
- 4 Barnfield Primary School
- 5 Orion Primary School

SECONDARY SCHOOLS

- 1 Hasmonean High School
- 2 Hendon School
- 3 Canons High School

PRIVATE SCHOOLS

- 1 The Haberdashers' Aske's Boys' School
- 2 The Haberdashers' Aske's School for Girls
- 3 Mill Hill School
- 4 Harrow School

LONDON UNIVERSITIES

- 1 Middlesex University
- 2 UCL – University College London
- 3 Imperial College London
- 4 Central Saint Martins, University of the Arts London
- 5 CASS Business School, City, University of London





1, 2, 3 & 4 BEDROOM APARTMENTS  
AND PENTHOUSES

The Studio, Manhattan, 1, 2, 3 & 4 bedroom apartments have been designed for modern living, with light-filled spaces and contemporary interiors.

Each apartment has a balcony or terrace with views over Beaufort Park or the internal courtyard for your exclusive use.





Living and dining



ELITE UPGRADE SPECIFICATION



Kitchen



Composite stone kitchen worktop



Built-in wardrobes

ENHANCE THE SPECIFICATION  
OF YOUR APARTMENT WITH  
AN ELITE UPGRADE

- Integrated wine cooler (size dependent on apartment type)
- Integrated microwave
- Composite stone kitchen worktop
- Composite stone top to bathroom vanity cabinet
- Chrome light switches and sockets throughout<sup>1</sup>
- LED downlighters throughout
- Enhanced wardrobe with drawers, shelf and rail to Master Bedroom
- Feature mirrored bathroom wall cabinet



Bathroom

<sup>1</sup> Where concealed behind appliances or within cupboards, sockets and switches are white. Upgrade specification available as a complete package at extra cost when you purchase a standard apartment. Please see the Sales Consultants for further information. Interior photographs are of Beaufort Park and are indicative only. Your attention is drawn to the fact that it may not be possible to obtain the branded products as referred to in the specification. In such cases, a similar alternative will be provided. St George reserves the right to make these changes as required.



PREMIER SPECIFICATION

The Premier Specification is the finest in modern apartment living, fitting out your home with the finest details throughout.

The premier apartments offer the finest in modern apartment living. The quality specification has been created to suitably reflect its prime location. From the custom-designed fitted kitchens to the elegant porcelain

tiled bathrooms and en suites, each detail speaks of quality and style. Features such as dimmable lighting and an LED television in the living area further enhance the feeling of sophistication.



Open-plan living and dining



GENERAL

- Comfort cooling to living space and bedrooms<sup>1</sup>
- Balcony or terrace to all apartments
- Built-in wardrobe to bedrooms 1 & 2, with internal lighting and drawers<sup>2</sup>
- 999-year lease from December 2005
- 2-year St George warranty
- 10-year insurance-backed building warranty
- Double-glazed windows
- Managed residents' gated car parking<sup>3</sup>

<sup>1</sup> The comfort cooling system is designed to provide an ambient temperature within the apartment for the majority of external temperatures. This may not be achieved in extreme temperature conditions.

<sup>2</sup> 3 bedroom apartments only.

<sup>3</sup> Available at an additional cost, subject to availability.



Integrated appliances



Stone worktop and splashback

KITCHEN

- Custom-designed fitted kitchen
- Composite stone kitchen worktops and splashback
- Integrated stainless steel oven, microwave and touch control induction hob
- Integrated stainless steel extractor
- Integrated wine cooler
- Integrated fridge / freezer
- Integrated dishwasher
- Stainless steel 1½ sink bowl with black mixer tap and waste disposal unit
- Corner carousel cabinet<sup>4</sup>
- Cutlery drawer inserts
- Washer / dryer in hallway cupboard

<sup>4</sup> Subject to kitchen design.

ELECTRICAL

- LED downlighters throughout with dimmer switches to living space and bedrooms 1, 2 & 3
- 50" 4K LED smart TV to living space
- Digital media box and one-year pre-paid contract installed and operational<sup>5</sup>
- USB charging points to living space, kitchen and bedroom<sup>5</sup>
- External light fittings to terraces only
- Telephone points to living space
- Brushed stainless steel sockets and switches throughout<sup>6</sup>

<sup>5</sup> Terms and conditions apply, please liaise with the Sales Consultants for further details.

<sup>6</sup> Where concealed behind appliances or within cupboards, sockets and switches are white. In such cases, a similar alternative will be provided. St George reserves the right to make these changes as required.



Shower room



Master Bedroom

BATHROOM / EN SUITE & SHOWER ROOM

- Stylishly designed bathrooms and en suites, with feature wall tiles and tiled floors
- Brushed stainless steel showering set to shower enclosure
- White oversized bath with chrome taps to main bathroom only
- Heated black towel rail
- Feature demisting mirrored wall cabinet with open shelving and perimeter lighting
- Low-level vanity unit with composite stone countertop and black tap
- Toilet roll holder

FLOORING

- Engineered timber flooring to living space, kitchen and hallway
- Carpet to bedrooms

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Living space





DESIGNED FOR LIFE

Our customers are at the heart of all our decisions. We aim to understand their needs and consistently meet or exceed their expectations. The service we provide is professional, efficient and helpful to make the home-buying process as straightforward and enjoyable as possible. Our levels of customer service aim to be comparable to other top brands.

Customer service is our priority

All our customers are provided with a commitment that when they buy a new home from St George they can be safe in the knowledge that it is built to very high standards of design and quality, has low environmental impact and that they will enjoy an exceptional customer experience. Each customer receives tailored information relating to their purchase and has a dedicated point of contact throughout the customer journey.

Green living and sustainable development is top of our agenda

As a company, we are committed to reducing energy, water and waste on our construction sites, in our offices and in the homes that we build.

Almost all of our developments are built on brownfield land and we always take care to protect and enhance biodiversity and natural habitats. Our homes include features to encourage sustainable living such as dual-flush WCs, recycling bins and energy-efficient white goods.

Quality is at the heart of everything we do

At St George, quality takes precedence, from choosing the right location and style of home, to the construction processes we practice, the materials we use and the specifications we put into our homes.

For extra peace of mind, in addition to the 10-year warranty all new homes receive, St George operates a 2-year policy with dedicated Customer Service teams on hand 24 hours a day to deal with enquiries quickly and effectively.

Unparalleled choice of homes in the most sought after locations

As one of the UK's leading housebuilders, we are able to offer our customers an unrivalled choice of property location, size and type. From city penthouses to country retreats, modern studio apartments to traditional family homes, you will find the perfect home to match your requirements. Our homes are also built in some of Britain's most desirable locations from market towns and rural villages to major towns and cities, and countryside to the coast – we build in the locations you want to live.

A commitment to creating sustainable communities

St George homes and developments are not just built for today. They are designed to enhance the neighbourhoods in which they are located permanently. We achieve this through our commitment to excellence in design, sensitive landscaping, sympathetic restoration, and impeccable standards of sustainability. We aim to address the needs not only of our customers but their neighbours and the broader community of which they are a part. It is a long-term view: we want to create exceptional places for people to live, work and relax in, and build communities that will thrive today and for years to come.



### A COMMITMENT TO THE FUTURE

Over the years, The Berkeley Group has won many prestigious awards for the quality, design and sustainability of its developments.

Our Vision is Berkeley's plan for the business, designed to raise standards higher still. Our goal is to be a world-class company creating successful, sustainable places where people aspire to live.

We take our responsibilities towards our customers, the environment, the workforce and the communities in which we work very seriously.

Our plan for the business has five areas of focus: Customers, Homes, Places, Operations and Our People.

Our vision

### OUR VISION

To be a world-class business generating long-term value by creating successful, sustainable places where people aspire to live.

### FIVE FOCUS AREAS

<h4>An exceptional customer experience</h4> <p>We aim to put customers at the heart of our decisions. Dedicated sales teams will provide exceptional service throughout the buying process, and teams will manage the customer relationship from exchange of contracts through to completion, delivery of the new home and after occupancy.</p>	<h4>High-quality homes</h4> <p>When you buy a new home from Berkeley you can be safe in the knowledge that it is built to very high standards of design and quality and has low environmental impact. We meet specific space standards for new homes and aim to deliver a home which has fibre broadband infrastructure.</p>	<h4>Great places</h4> <p>We seek to create beautiful, successful places characterised by the quality of their design, external spaces, transport and access to jobs and amenities. These are places where people choose to live, work and spend their time and which directly encourage people's well-being and quality of life.</p>	<h4>Efficient and considerate operations</h4> <p>We reduce the impact of the construction process on the local community by registering all of our sites with the Considerate Constructors Scheme. We set targets to reduce water, energy and waste. We work with our supply chain to ensure high-quality services and materials are consistently provided.</p>
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#### A commitment to people and safety

Safety is a high priority on all of our construction sites. We also aim to have a positive impact on society and enable young and unemployed people to get into work through our support of the Berkeley Foundation.

Berkeley takes social responsibility very seriously. In 2011 we set up The Berkeley Foundation, with the aim of supporting Britain's young people and their communities.

We do this through a number of partner charities that tackle some of the most pressing social problems affecting young people today, including homelessness and unemployment. The money raised comes partly from the Berkeley Group, and also through the tireless and inventive efforts of our staff.

We have set a goal for The Berkeley Foundation to invest £10 million over the next five years to support young people and their communities. Every penny will be spent on charitable activities and worthy causes to ensure that maximum benefit is achieved.



Proud to be a member of the Berkeley Group of Companies

Designed for life

Designed for life

Designed for life

Designed for life

Designed for life

Designed for life



WHAT IS MYHOME PLUS?

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



BUYING PROCESS

This section provides you with a step-by-step guide to the buying process from reservation through to completion, moving in and warranty. At each milestone, the buying process section advises on the next steps so that you can be absolutely clear on your current position and what to expect next.

1. FILING CABINET

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

2. MEET THE TEAM

This section provides an introduction to the team that will be working with you throughout your journey and details their individual roles. You can email any member of the team directly via this section.

3. OPTIONS & CHOICES SELECTION

We are able to offer some choices on certain internal finishes of your new home. Whether this option is available to you will depend on what stage of construction the property has reached at the time of you making your reservation. See the next steps section for further detail on this.

4. 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.

NEXT STEPS

- 1 Your Sales Consultant will send you a link that you will need to activate to access MyHome Plus. The link will require you to set a password for access.
- 2 Customer Service will then be in touch to invite you into 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.

AT YOUR SERVICE

From your first visit to the Beaufort Park Show Apartments & Marketing Suite through to completion of your new home and subsequent warranty period, St George is here to provide an exceptional personal service.

It's our team's special touches that make those months of anticipation a truly exciting time. We will provide you with regular progress updates throughout the construction of the apartment. We will also help you find your style among the bespoke interior design options for your kitchen, bathroom and flooring, via our dedicated selection process.

You can take a guided tour of Beaufort Park and your new home during the construction phase.

When your moving date arrives, we will be there to present your keys and provide a full demonstration of your apartment. Our dedicated service and warranty extends for a further two years after you move in.

SHOW APARTMENTS & MARKETING SUITE

16-18 Aerodrome Road,  
London NW9 5GW

OPENING HOURS

Mon–Sat	10am–6pm
Sun	10am–5pm
Bank Holidays	10am–4pm

CONTACT DETAILS

+44 (0)20 8511 8600  
sales@beaufortpark.co.uk  
beaufortpark.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. Fairbank Apartments is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact St George to ascertain the availability of any particular property. H044I0620. Purchasing uncompleted properties located outside Hong Kong is complicated and contains risk. You should review all relevant information and documents carefully. If in doubt, please seek independent professional advice before making a purchase decision. Planning permission number: H/04672/14, 18/3505/NMA, W00198AA/04. Borough/council issuing permission: London Borough of Barnet. Acquiring interest: 999-year leasehold interest from December 2005.











[beaufortpark.co.uk](http://beaufortpark.co.uk)