



THE
LIBRARY
LONDON NW10

A COLLECTION OF EXCLUSIVE
1 AND 2 BEDROOM APARTMENTS

A NEW CHAPTER FOR WILLESDEN GREEN

WILLESDEN GREEN IS ONE OF NORTH LONDON'S LIVELIEST AND MOST COSMOPOLITAN AREAS, WHOSE EXCELLENT ZONE 2 JUBILEE LINE CONNECTIONS REALLY SET IT APART.

AT **THE LIBRARY**, A NEW COLLECTION OF CONTEMPORARY APARTMENTS, ADJACENT TO THE PRESTIGIOUS NEW WILLESDEN GREEN CULTURAL CENTRE, THE LIFESTYLE OF THIS VIBRANT NEIGHBOURHOOD CAN BE ENJOYED IN FULL.

IT OPENS A NEW CHAPTER FOR WILLESDEN GREEN, AND IS A REMARKABLE OPPORTUNITY FOR THE DISCERNING LONDON INVESTOR.

A photograph of two women sitting at a table outdoors, laughing joyfully. The woman on the left has blonde hair and is wearing a white top. The woman on the right has long brown hair and is wearing a black top. A white coffee cup is on the table in front of her. The background is a blurred outdoor setting with greenery.

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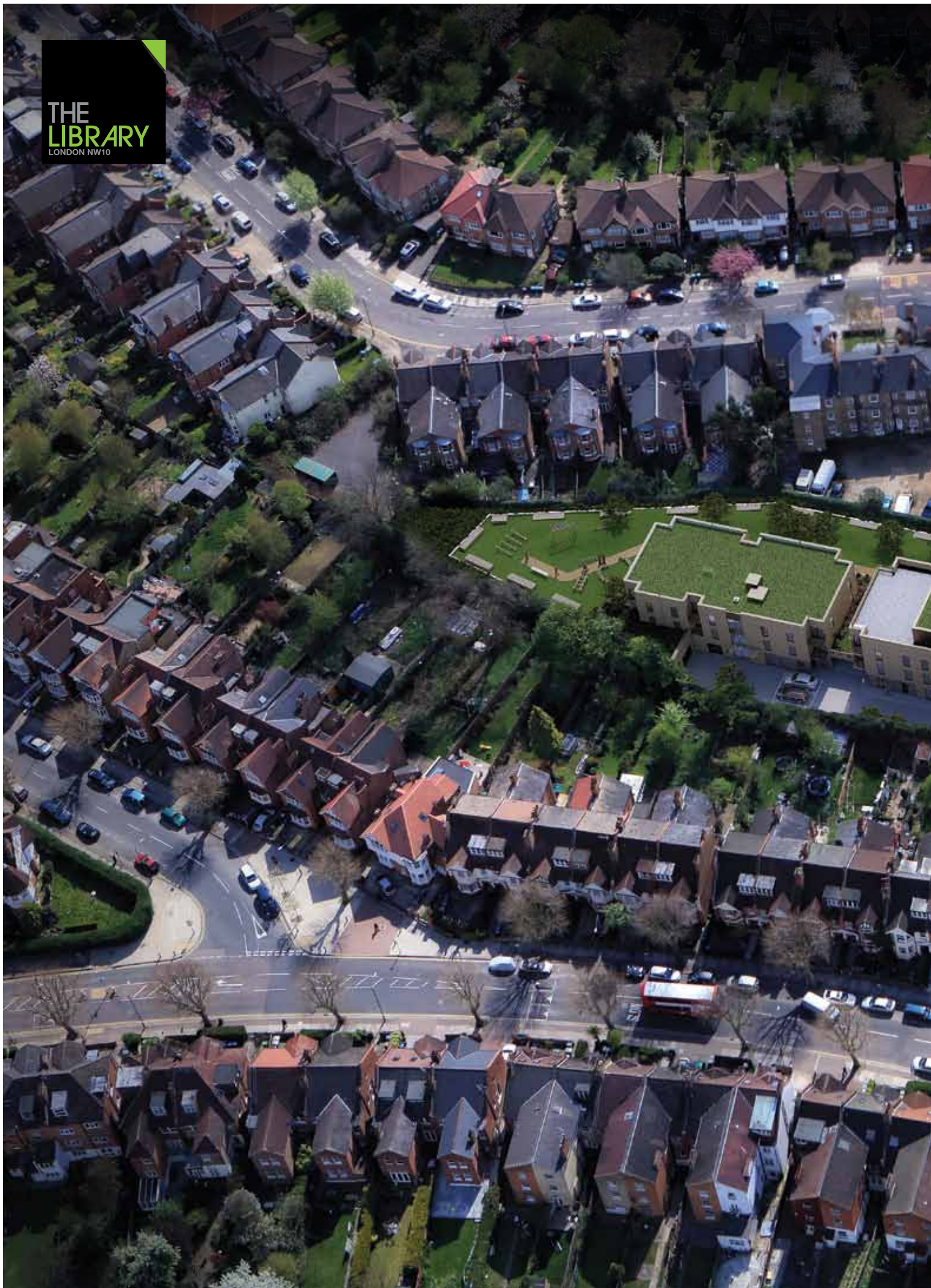
A NEW CHAPTER FOR NORTHWEST LONDON

The Library is Grosvenor International's new landmark development in perennially popular Willesden Green, London NW10, and is being created in conjunction with Linden Homes, one of the UK's most respected developers.

The Library takes a prominent position on Willesden High Road, and sets new standards in contemporary accommodation for the area. This exciting scheme comprises four buildings, offering ninety-five highly specified 1 and 2 bedroom apartments, many with balconies or terraces. The development is gated and has underground parking for residents: always a bonus in London. All of the units are for private sale.

The forthcoming Cultural Centre, next door to The Library, will be a prestigious addition to the local area and an important focal point. High quality public and private realm, with landscaping and seating, will surround the buildings, completing the theme of well designed residential and community space.

THE
LIBRARY
LONDON NW10



PRESTIGIOUS DEVELOPMENT OF 1 AND 2 BEDROOM APARTMENTS ■
HIGH SPECIFICATION ■ PART OF A NEW CULTURAL QUARTER ■
GATED, WITH UNDERGROUND PARKING ■ ZONE 2 JUBILEE LINE
CONNECTIONS ■ WEST END IN 15 MINUTES ■ VIBRANT LOCAL AREA



Computer enhanced image, indicative only.

EMIRATES
STADIUM



WILLESDEN
GREEN

OLYMPIC
STADIUM

PRIMROSE
HILL

REGENT'S
PARK

CANARY
WHARF

TOWER
42

KING'S
CROSS

O₂
ARENA

SAINSBURY'S



THE O₂ ARENA



CANARY WHARF



THE SHARD

THE SHARD

THE LIBRARY
LONDON NW10

MARBLE ARCH

LADBROKE GROVE

KNIGHTSBRIDGE

HYDE PARK

LORD'S CRICKET GROUND

ST. JOHN'S WOOD

QUEENS PARK

BRONDESBURY PARK

QUEENS PARK COMMUNITY SCHOOL

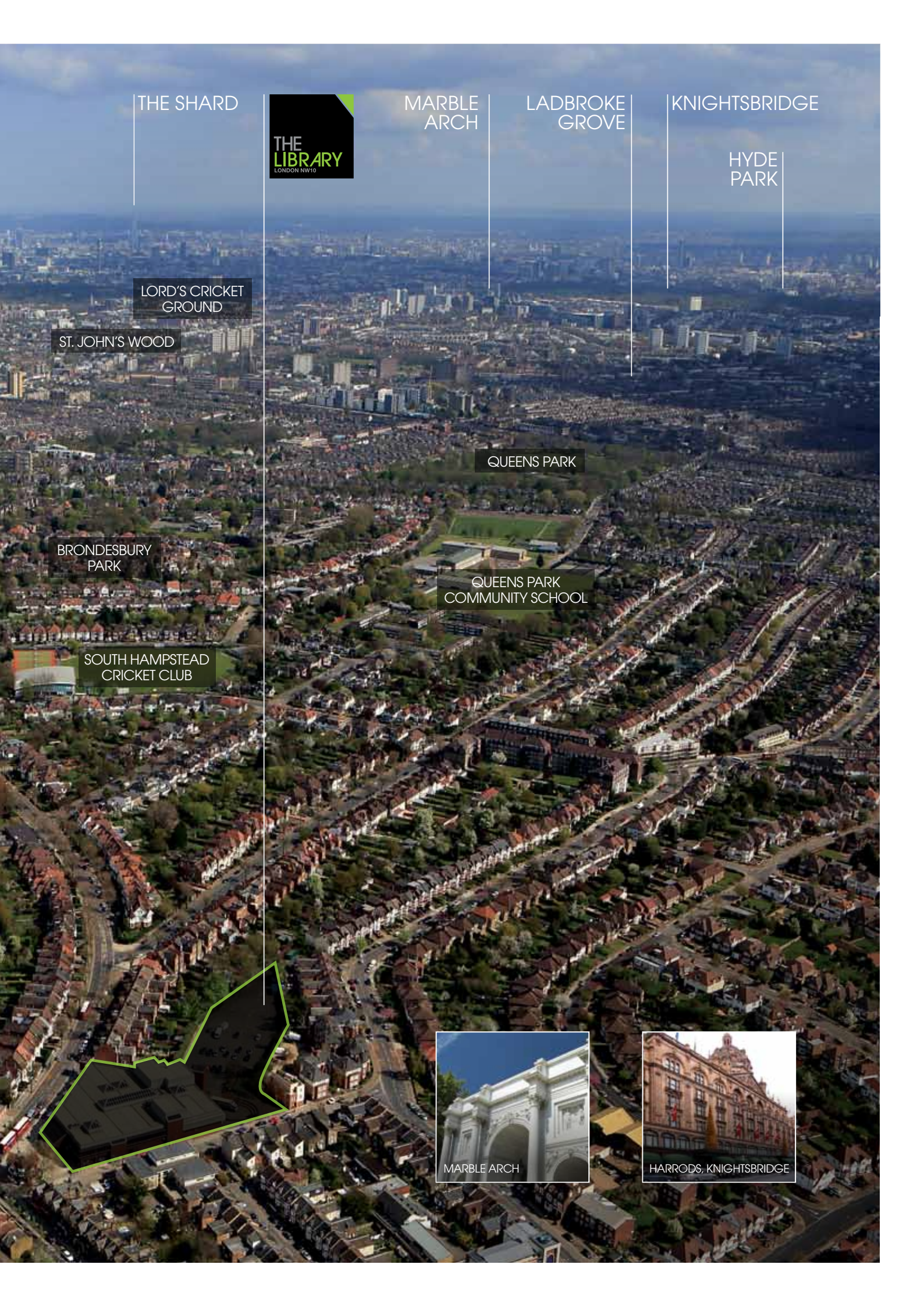
SOUTH HAMPSTEAD CRICKET CLUB



MARBLE ARCH



HARRODS, KNIGHTSBRIDGE



COSMOPOLITAN WILLESDEN GREEN

DISCOVER THE OPPORTUNITIES IN THIS NORTH WEST LONDON NEIGHBOURHOOD, WHERE THE LIBRARY IS THE NEW RESIDENTIAL FOCUS

Londoners know Willesden Green as a vibrant and cosmopolitan area of north west London. The high street is thronged with shops, supermarkets, cafés and restaurants serving every type of food, and it is all just a few minutes' walk from The Library.

This is a neighbourhood that extends a welcome to all, and its exceptionally good connections make it very sought after by young professionals who work in the West End and the City.

Grosvenor International always selects locations in areas with strong growth potential, based on an analysis of local improvements and market trends. The London Borough of Brent has seen extremely healthy growth recently and planning permission has already been granted for a number of new developments which will further enhance the surrounding area.





QUEENS PARK

This delightful area is within walking distance of The Library, with a laid back, fashionable lifestyle. There are boutiques selling unique fashion and gifts, an independent bookshop, a superb delicatessen and many other independent shops.

HAMPSTEAD

Hampstead village is another neighbouring area, whose charming hilly streets are home to designer fashion shops, art galleries, fine restaurants, European-style coffee shops, traditional pubs, a cinema and a theatre.

GASTRONOMIC DELIGHTS

The Queensbury and the North London Tavern are two local restaurants that serve excellent food in welcoming surroundings. The Queens Park area also includes French bistros, organic modern British, traditional Indian and delicious coffee and patisseries.

OPEN SPACE AND FITNESS

Local parks include Gladstone Park, Queens Park and Roundwood Park, with the larger open spaces of Hampstead Heath and Regents Park also within just a few miles. For personal fitness, choose from Nuffield Health and Fitness or Fitness First.

An aerial view of the London skyline at dusk. The sky is a deep blue, and several skyscrapers are illuminated with warm yellow and orange lights. The buildings vary in height and architectural style, with some having distinctive facades. The foreground shows a dense urban landscape with smaller buildings and streets.

PERFECTLY PLACED FOR ALL THAT LONDON HAS TO OFFER

LIVING AT THE LIBRARY MEANS THAT ALL THE LEISURE, SHOPPING, CULTURAL AND BUSINESS ATTRACTIONS OF THIS GREAT CAPITAL CITY ARE ALWAYS WITHIN VERY EASY REACH.

London is one of the world's great cities, with two thousand years of history, glittering Royal pageantry, and a globally influential arts, fashion and cultural community.

It is a centre of international connections and continues to drive the UK economy. Young professionals come to London to enjoy its work-hard, play-hard ethos, and The Library will provide the ideal base to experience it all from.

THE CITY OF LONDON

The 'Square Mile' is the world's leading financial centre, the home to many blue chip companies. Tower 42 and The 'Gherkin' are two of its most notable new buildings; St Paul's Cathedral and the Bank of England are part of its longer history.

WESTMINSTER

Visitors throng to Westminster to see the Houses of Parliament, Westminster Abbey and Whitehall, all of which are settings for events of national importance, both current and historic.

THE WEST END

London's playground: a dazzling array of glamorous shops, exclusive clubs, buzzing bars, restaurants serving a truly global menu, and the cultural hubs of Theatreland and the South Bank.

KNIGHTSBRIDGE

SW7 is home to world famous department stores Harrods and Harvey Nichols, as well as iconic cultural venues such as the Royal Albert Hall, Victoria and Albert Museum and the Science Museum.

THE
LIBRARY
LONDON NW10

WILLESDEN GREEN EXCEPTIONALLY WELL CONNECTED

THE LIBRARY IS 5 MINUTES FROM
WILLESDEN GREEN STATION, IN ZONE 2
AND ON THE JUBILEE LINE.

From here there are direct connections to key interchanges including Baker Street, Waterloo, London Bridge and Canary Wharf. Change at Finchley Road for Metropolitan Line trains to Kings Cross St Pancras for the Eurostar, and City destinations such as Moorgate and Liverpool Street.

WILLESDEN GREEN

FOR THE LIBRARY

BOND STREET

13 MINUTES

DELUXE DESIGNER
SHOPPING

GREEN PARK

15 MINUTES

ROYAL PARK AND
CITY OASIS

WESTMINSTER

18 MINUTES

HOUSES OF PARLIAMENT
WESTMINSTER ABBEY

LONDON BRIDGE

23 MINUTES

THE SHARD
BOROUGH MARKET



KING'S CROSS
ST. PANCRAS

28 MINUTES

INTERNATIONAL EUROSTAR
CONNECTIONS



BANK

28 MINUTES

HEART OF THE
SQUARE MILE



CANARY WHARF

30 MINUTES

LONDON'S
MANHATTAN



LONDON CITY
AIRPORT

44 MINUTES

THE CITY OF LONDON'S
AIRPORT WITH DESTINATIONS
ALL OVER EUROPE



HEATHROW

68 MINUTES

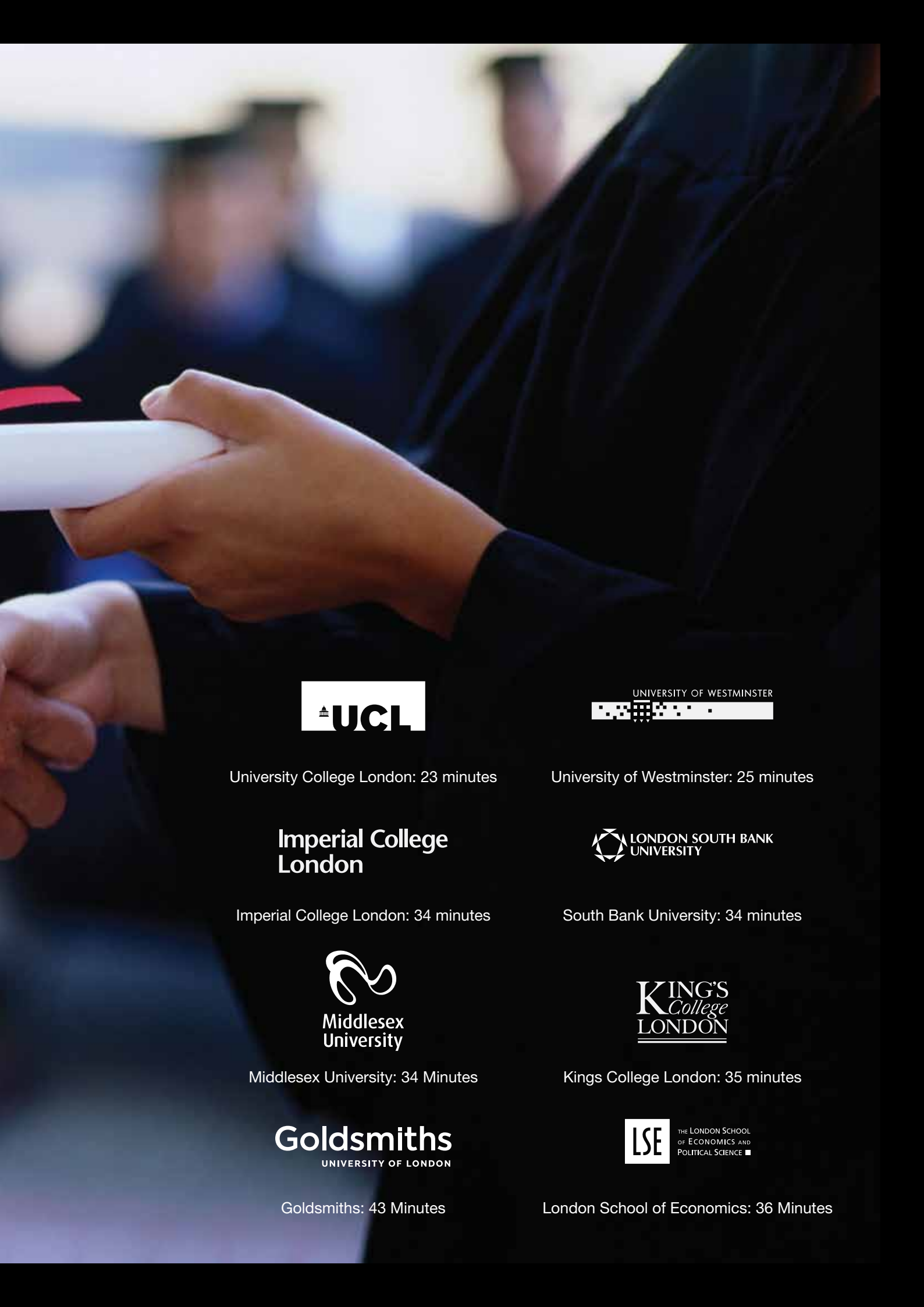
LONDON'S
LARGEST AIRPORT

LONDON'S LEADING UNIVERSITIES

LONDON IS ALSO A CITY THAT ATTRACTS STUDENTS FROM ALL OVER THE WORLD TO STUDY AT ITS LEADING COLLEGES AND UNIVERSITIES.

Whatever the chosen subject of study, London has some of the world's most revered educational institutions. Imperial College and University College are two London Universities in the top twenty Times Higher Education World University Rankings*.

The Library has superb transport links, making it an ideal base for those who choose to live and study in London.



University College London: 23 minutes



University of Westminster: 25 minutes



Imperial College London: 34 minutes



South Bank University: 34 minutes



Middlesex University

Middlesex University: 34 Minutes



Kings College London: 35 minutes



Goldsmiths: 43 Minutes



London School of Economics: 36 Minutes

A woman with dark hair tied back, wearing a vibrant red top, is shown in profile from the chest up. She is smiling warmly and looking towards the right. In her hands, she holds a small, patterned ceramic cup, likely containing coffee. The background is softly blurred, suggesting an indoor setting like a cafe or library. In the top left corner, there is a black square logo with the text 'THE LIBRARY' in white and 'LONDON NW10' in green below it.

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A WELCOMING NEW SPACE

THE WILLESDEN GREEN CULTURAL CENTRE IS A PIVOTAL NEW BUILDING FOR THE AREA AND WILL PROVIDE VALUABLE COMMUNITY SERVICES, A GALLERY, LOCAL ARCHIVE, CAFÉ AND OFFICE SPACE.

It has been designed by award winning architectural practice Allford Hall Monaghan Morris. It is intended to be a facility that welcomes everyone and will be a place full of life, energy and fun, celebrating creativity and imagination.

The Library lies just behind this important new facility and residents will of course be able to use all of its services. However, The Library residents also have their own private gated space to enjoy in the form of landscaped gardens. Residents' parking is underground, so cars will not detract from the visual appeal of the gardens.



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LONDON NW10



Computer generated image, indicative only.

WILLESDEN GREEN

SITEPLAN

HIGH ROAD

BRONDESBURY PARK

CULTURAL CENTRE

MILNE PLACE

MILNE PLACE

LEWIS COURT

CHAMBERLAYNE COURT

OAKLEY PLACE

LAP

LAP



The Site Plan has been prepared with all due care for the convenience of the intending purchaser. However, the information contained herein is a preliminary guide only. The computer generated illustrations are drawn from plan and are indicative only of how the completed development will appear.



STYLISH DESIGN AT THE LIBRARY

THE LIBRARY DEVELOPMENT FEATURES ATTRACTIVE CONTEMPORARY APARTMENTS THAT REPRESENT AN EXCELLENT INVESTMENT OPPORTUNITY.

High quality fixtures, fittings and finishes will deliver excellent performance and minimal maintenance, as well as looking good.

A superior specification throughout includes fitted kitchens by Symphony, with integrated appliances and granite worktops; wardrobes to the master bedroom; ceramic floor tiles in the kitchen, bathroom and en suite. The majority of apartments have a terrace or balcony.





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Interior photography depicts a previous Grosvenor International development.

SPECIFICATION

KITCHENS

- Cabinets Symphony 'Boston Gallery' range in ivory
- Granite worktops and upstands
- AEG stainless steel single oven
- AEG stainless steel gas hob
- Electrolux stainless steel chimney hood
- Zanussi integrated fridge/freezer
- Zanussi integrated dishwasher
- Zanussi integrated washer/dryer
- 1½ bowl stainless steel sink
- Blanco Prinz chrome taps

BATHROOMS AND EN SUITES

- Ideal Standard 'Concept Cube' WC
- Ideal Standard 'Concept Cube' basin
- Ideal Standard 'Sandringham' steel bath
- White bath panel
- Ideal Standard 'Cone' basin and bath mixer
- Cabinet with shaver socket
- Heated towel rail
- Roman twin sliding bath screen
- Roman sliding shower screen in en suite (where applicable)
- Mira low profile shower tray (where applicable)

FINISHES

- Walls in Dulux 'Gardenia' emulsion
- Smooth white ceilings
- White gloss skirtings/architraves

HEATING & LIGHTING

- Communal Combined Heat and Power district heating system with radiators
- Programmable thermostat to individual apartments
- Pelmet lighting to kitchen cabinets
- Kick space heater in kitchen (where appropriate)
- Energy efficient lighting

WINDOWS & DOORS

- Vicaima 'Dekador' white oak foil faced single panel front and internal doors
- Double glazed windows with chrome ironmongery
- Balcony/patio doors to match windows

SECURITY

- Spy hole viewer to front door
- Video entryphone

WARDROBE

- Britannia 'Galaxy' mirror fronted, 1500mm wide, with shelf and hanging rail, bedroom 1 only

HOME ENTERTAINMENT / COMMUNICATIONS

- Communal external satellite dish
- Terrestrial TV/FM socket to living room and bedroom(s)
- Sky+ TV master socket in living room

FLOORING

- Saloni ceramic tiling in kitchen, bathroom and en suite
- Krono laminate wood strip flooring in living room and hallway
- Primo Plus carpet in bedrooms, choice of colours

INTERNAL COMMUNAL AREAS

- Painted walls and ceramic tiled flooring to communal entrance foyer, fitted carpet to communal hallways and staircase
- Balustrade with walnut cap and strings to communal staircase
- Eight person passenger lift to selected stair cores

WARRANTY

- Ten year Premier building warranty

GROSVENOR INTERNATIONAL

SPECIALISTS IN LONDON
RESIDENTIAL INVESTMENT

GROSVENOR INTERNATIONAL HOLDINGS LIMITED, AN INDEPENDENT HONG KONG BASED OPERATION, WAS FOUNDED OVER 30 YEARS AGO TO FOCUS ON THE LONDON RESIDENTIAL INVESTMENT MARKET

Today, our track record in providing turn-key property investments to discerning private investors has created sales in excess of two hundred properties per year. Sales to date are in excess of £1 billion.

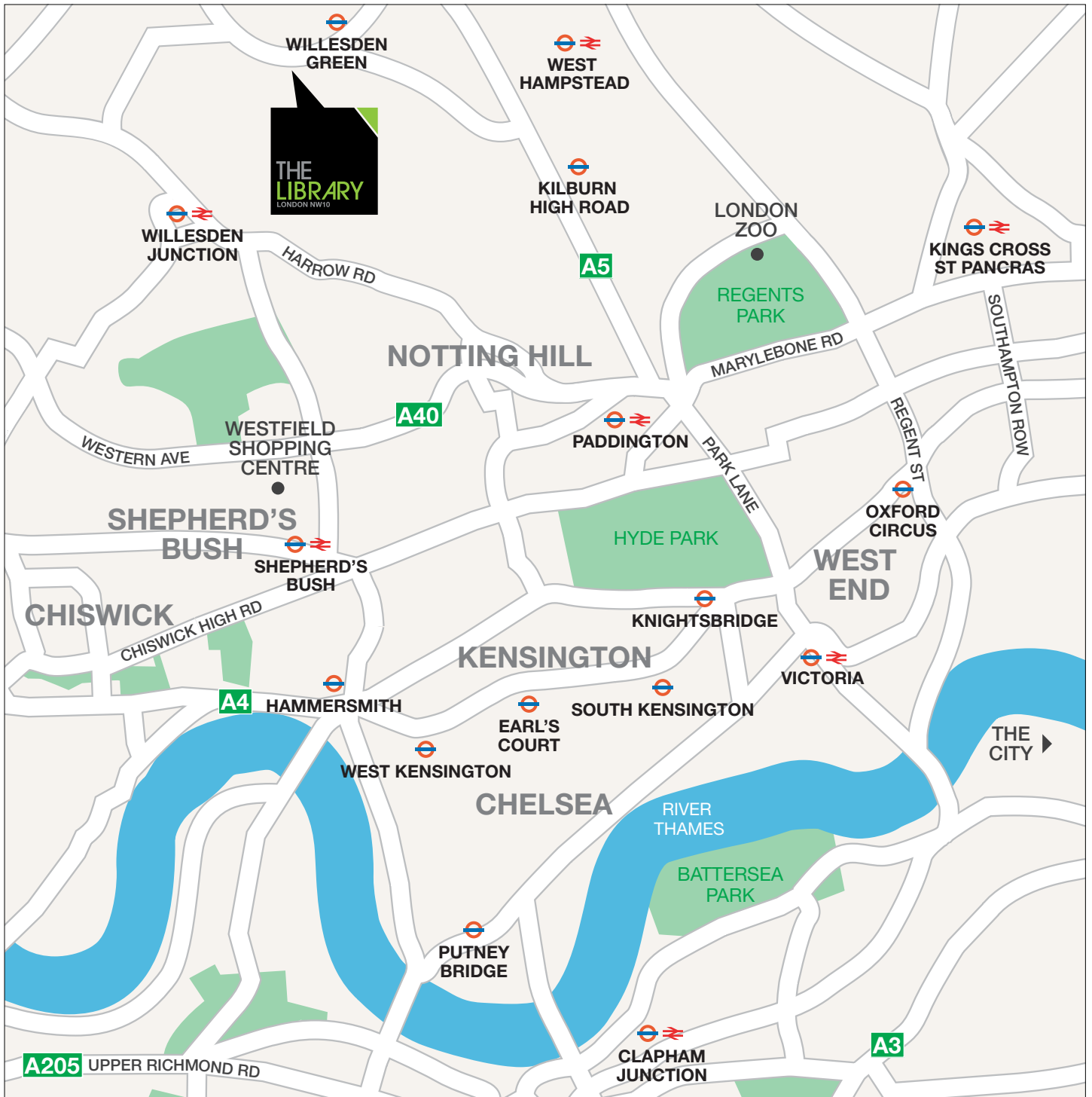
Our mission is to build, market, furnish and let properties on behalf of our clients, providing them with a fully managed property investment. Our full suite of services is kept in-house, ensuring we are accountable throughout the entire process, from pre-sale advice to managing tenants and properties.

Grosvenor International property represents investment property in its truest sense. Our long established relationships with reputable developers gives us access to projects where we see real value and our properties are designed and located to maximise returns for our investors.





Interior photography depicts a previous Grosvenor International development.



WWW.THELIBRARY-WILLESDEN.CO.UK

DISCLAIMER.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SEQUENCE (UK) LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



2001-2003 Centre Point
181-185 Gloucester Road
Wanchai
Hong Kong
SAR

T: +852-2573-6112
E: office@grosvenorhk.com

WWW.THELIBRARY-WILLESDEN.CO.UK