



THE ARBOR
COLLECTION

Discover. Feel. Live.

LONDON NW6

THE ARBOR COLLECTION

To celebrate the launch of The Arbor Collection, Camrose and their creative partners CAPRI commissioned a totally unique and bespoke piece of art by renowned artist Kristjana S Williams. The work draws its inspiration from a life lived on the park, filled with wonder, discovery and curiosity, and references both the original grounds of the Kilburn Grange stately home, upon which the current park sits and the whimsical Pleasure Gardens of the Victorian era. Vibrant, eclectic and inspired, the artwork is an exemplar of the ethos not only of the development itself but of Camrose's own attitude to creating homes.

ABOUT THE ARTIST: KRISTJANA S WILLIAMS



Icelandic born artist Kristjana S Williams studied graphic design and illustration at Central St Martins and quickly gained critical acclaim as Creative Director of Beyond the Valley for 8 years. Kristjana's inspiration lies heavily with layering nature upon nature and 'the symmetry in all

things living', which stems from the artist's childhood in Iceland. When growing up the artist found nature there stark and unforgiving. Never seeing trees or colourful butterflies or exotic flowers – everything seemed grey. Now in retrospect, she feels the complete opposite as though the colours and landscape are like nowhere else in the world. Each piece created by the artist is its own universe of botanicals, atmosphere and animals, each born and grown from the things that have inspired her since being a child in Iceland.

Williams' work has become well known throughout the industry winning numerous awards including a D&AD award, Clio Award and a first prize at New York Festivals Grand Prix. Previous commissions include work for: Coldplay, The Rio Olympics, Laboutin, The Connaught Hotel, and Penhaligons.



THE ARBOR COLLECTION

Distinct and delightful
1, 2 & 3 bedroom apartments built to
an impeccable standard and designed
with abundant personality on the
very edge of one of London's most
charming green spaces.

"At first people refuse to believe that a strange new thing can be done, then they begin to hope it can be done, then they see it can be done, then it is done and all the world wonders why it was not done long ago."

FRANCES HODGSON BURNETT, THE SECRET GARDEN



KILBURN GRANGE PARK



REAR FACADE



DISCOVER THE DISTINCT

Built with enormous attention to detail and enlightened design, these carefully cultivated homes provide unique pockets of serenity for those ready to shape their next chapter.



ENTRANCE COURTYARD



ENTRANCE & FOYER



A LIFE ON THE PARK

Enjoying striking views over Kilburn Grange Park, on the cusp of central London, The Arbor Collection offers superbly designed homes infused by the eclectic energy of the local neighbourhood around it and inspired by a life lived on the park.





PENTHOUSE



PENTHOUSE TERRACE



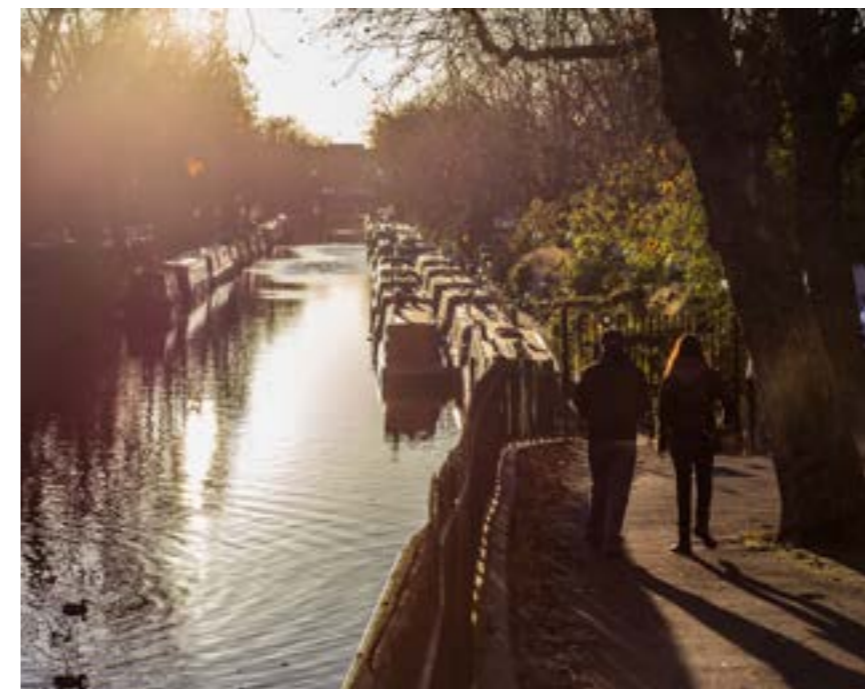
MASTER BEDROOM & ENSUITE





DISCOVER

Perfectly placed between West Hampstead, Queen's Park and Maida Vale and a mere 15 minutes from Bond Street, a home at The Arbor Collection offers close proximity to the varied richness of London's most delightful suburbs as well as easy accessibility to Central London.








THE VILLAGE HABERDASHERY

Putting a modern spin on traditional crafts, this veritable Garden of Eden for contemporary crafters is the perfect place to discover a new hobby. Crowd-funded and community minded, this beautiful, local shop stocks a wide range of locally, independently or sustainably produced products.

West Hampstead Square, 6 Heritage Lane,
London NW6 2BR
thevillagehaberdashery.co.uk

 Walking time = 14 Mins




LOCAL
SPOTLIGHT



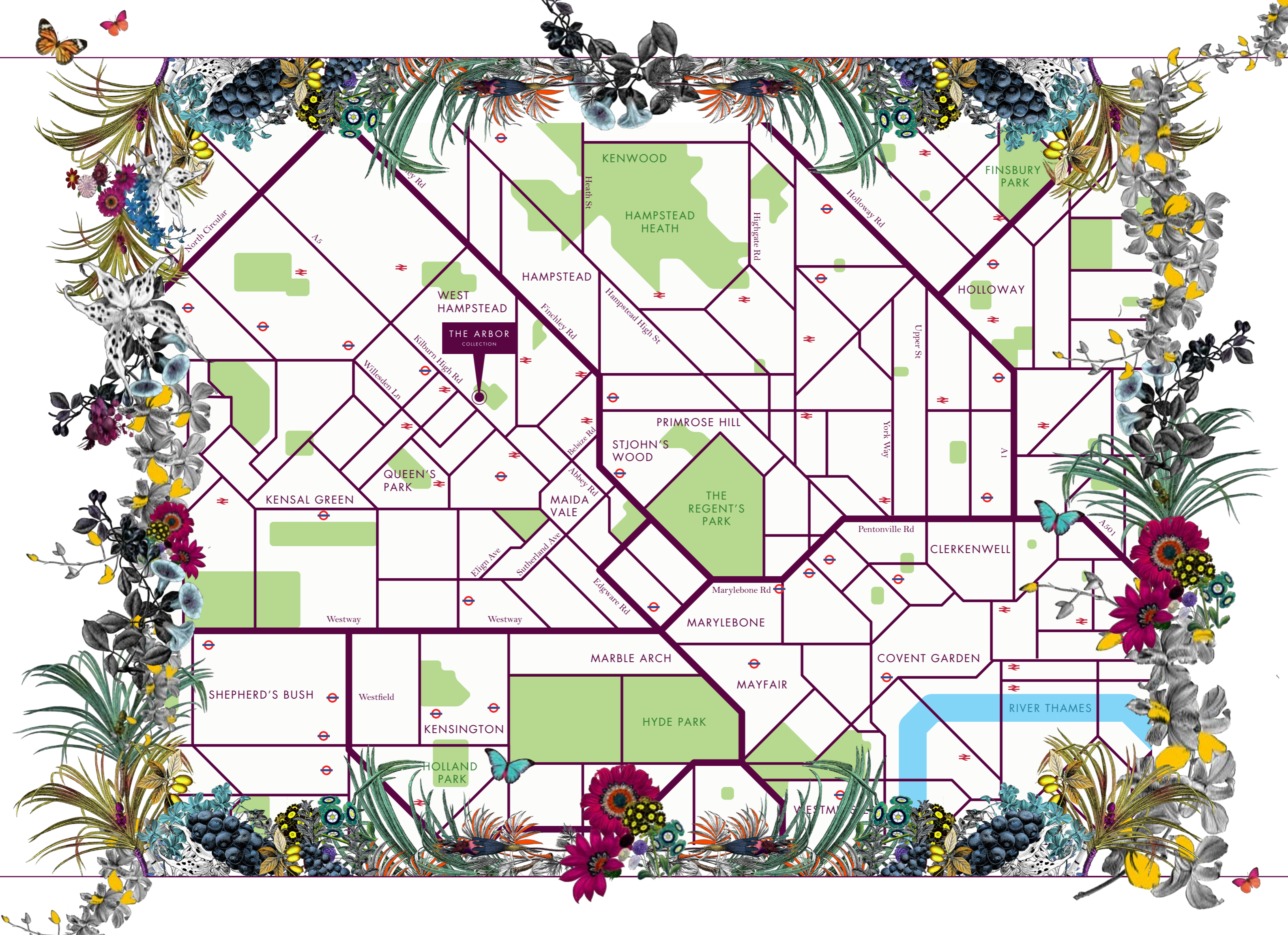
LOLA'S BAKERY

Specialising in healthy, organic and free-from food and baked goods, West Hampstead plays host to Lola's Bakery's debut café. Situated in a stunning, turn-of-the-century building and graced with high ceilings and period features, there are few better places to sip on a gorgeous cup of tea or one of their superb selection of baked treats, delivered daily from their bakery in NW10.

168 West End Lane, London NW6 1SD
www.lolasbakery.co.uk

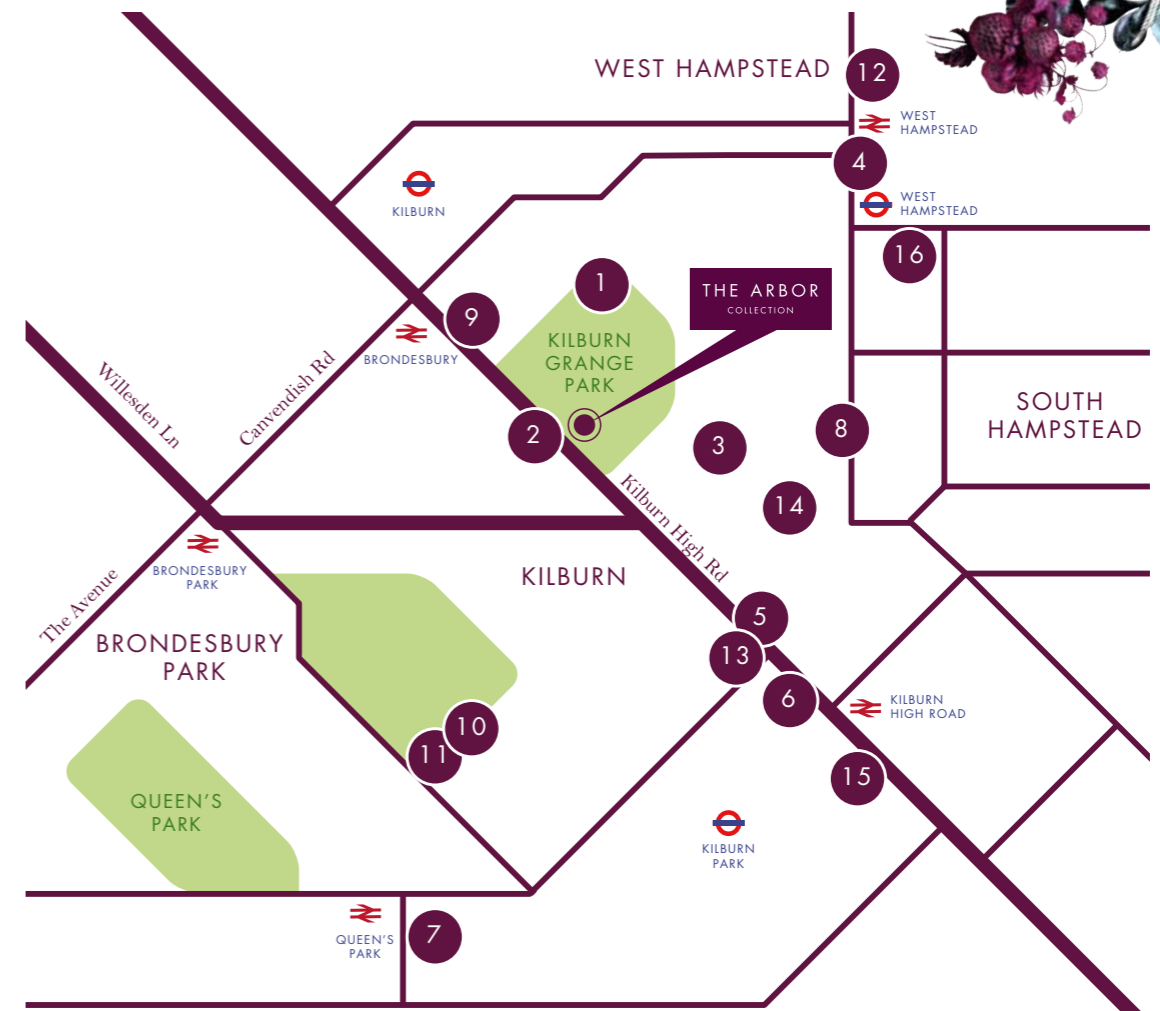
 Walking time = 15 Mins





THE ARBOR
COLLECTION

North Circular
A5
Finchley Rd
Hampstead High St
Holloway Rd
Upper St
York Way
A1
A501
Pentonville Rd
Marylebone Rd
Edgware Rd
Westway
Westfield
Westway
Sutherland Ave
Abbey Rd
Belsize Rd
Elgin Ave
Kilburn High Rd
Willesden Ln
Hampstead Heath
Kenwood
Finsbury Park
Hampstead
West Hampstead
Queen's Park
Kensal Green
Maida Vale
St John's Wood
Primrose Hill
The Regent's Park
Clerkenwell
Marylebone
Marble Arch
Mayfair
Covent Garden
River Thames
Hyde Park
Kensington
Holland Park
Westminster



BY TRACKS

Bond Street <i>(Underground – Jubilee Line)</i>	15 mins
Waterloo <i>(Underground – Bakerloo line)</i>	20 mins
Oxford Circus <i>(Underground – Jubilee/Central)</i>	25 mins
Bank <i>(Underground – Jubilee Line)</i>	30 mins
Canary Wharf <i>(Underground – Jubilee Line)</i>	30 mins
Stratford <i>(Overground)</i>	35 mins

BY CAR

Luton Airport	45 mins
Heathrow Airport	45 mins
Gatwick Airport	1h20 mins

All times are approximate. Walking, driving and cycling times are based on Google Maps. Public transport time are based on tfl.gov.uk and taken from nearby stations, including Kilburn Underground and Brondesbury Overground – an 8 minute and 4 minute walk respectively.

JUST A WALK AWAY

EXPLORE

- 1. Kilburn Grange Park, *NW6 2JL* 1 mins
- 2. Kiln Theatre & Cinema, *NW6 7JR* 1 mins
- 3. Ceramics Sculpture Studio, *NW6 2JG* 4 mins
- 4. The Village Haberdashery, *NW6 2BR* 13 mins

SHOP

- 5. Sainsbury's, Kilburn, *NW6 4HS* 8 mins
- 6. Mark's & Spencer's, Kilburn, *NW6 2BR* 13 mins
- 7. Queen's Park Farmer's Market, *NW6 6RR* 15 mins
- 8. Waitrose, West Hampstead, *NW6 1RN* 20 mins

EAT & DRINK

- 9. Wingman's, *NW6 2QN* 4 mins
- 10. Milk Beach, *NW6 6RA* 12 mins
- 11. Hugo's, *NW6 6RA* 12 mins
- 12. Lola's Bakery, *NW6 1SD* 15 mins

EXERCISE

- 13. Crossfit Evolving, *NW6 4HJ* 9 mins
- 14. Pilates & Yoga Movement, *NW6 4PS* 9 mins
- 15. Bannatyne Health Club, *NW6 5HZ* 12 mins
- 16. HIIT Gym, *NW6 3AT* 13 mins

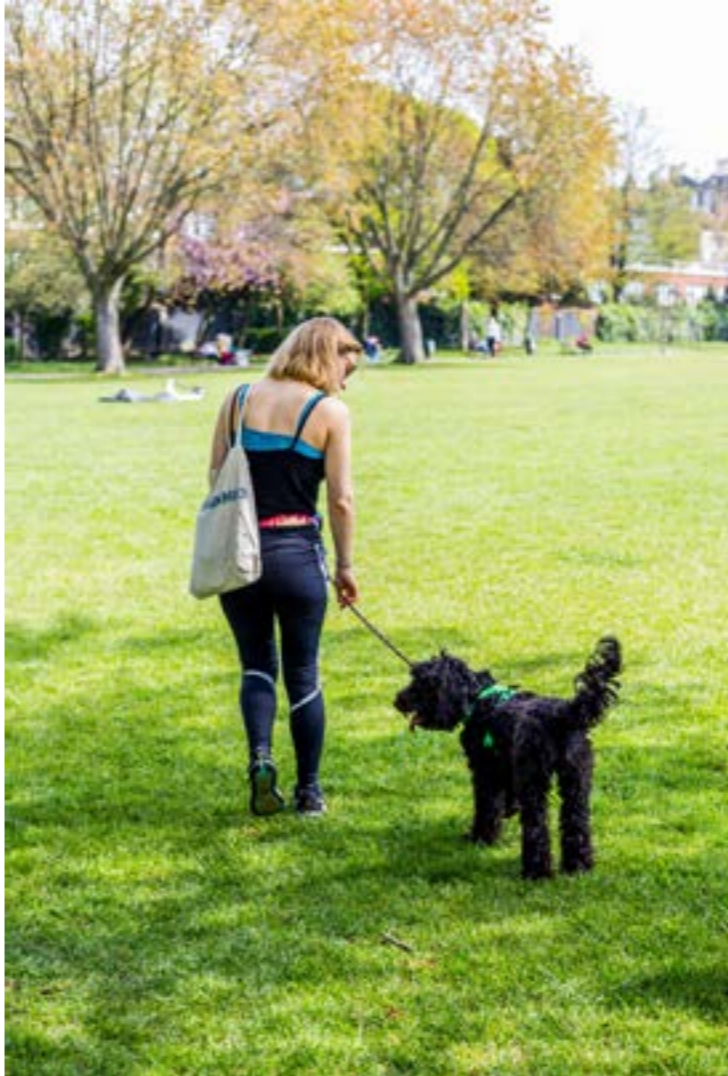




YOUR PARK, YOUR GARDEN

First opened to the public in 1913, having formerly been the private gardens of The Grange Estate, Kilburn Grange Park is one of London's best kept secrets.

The Arbor Collection's proximity to this enchanting green space, replete with tennis courts, an outdoor gym and a tranquil rose garden, provides for an almost unparalleled living experience.




LOCAL SPOTLIGHT



MILK BEACH

As charming as it is diverse, Milk Beach sits on one of Queen's Park's quirkiest little streets. With a menu that is no less distinctive and relaxing decor, their small but productive open-kitchen rustles up dishes from around the globe, served with a smile. Enjoy a speciality coffee and brunch fix during the day or a well-selected, organic and natural wine list and sharing plates in the evening, seated on communal tables both inside and out.

19 Lonsdale Road, London NW6 6RA
milkbeach.com


 Walking time = 12 Mins



CERAMICS SCULPTURE STUDIO

A short walk across the park will lead you on a creative journey into Ceramics Sculpture Studio, a superbly curated and intimate space for exploring clay and ceramics. Located in a charismatic Victorian warehouse, the studio's emphasis is not only on creating beautiful artwork but on promoting wellbeing and personal growth. Looking for a new hobby or something to do on a winter's Sunday morning? The studio offers classes, workshops and memberships for both beginners and experts.

Studio 12, 114-116 Kingsgate Road,
London NW6 2JG
ceramicsculpturestudio.com

 Walking time = 4 Mins





KITCHEN



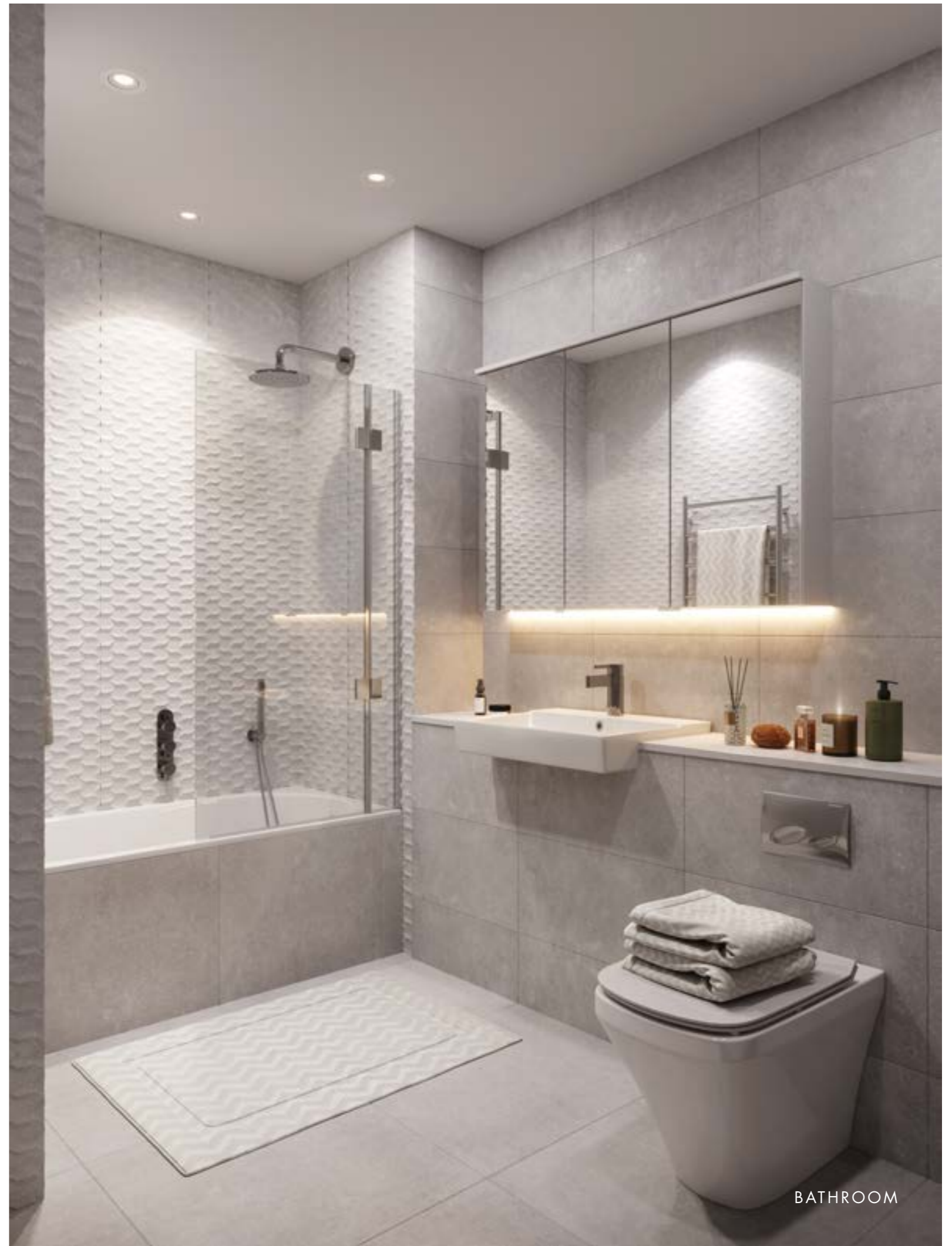
LOUNGE





MASTER BEDROOM WITH PARK VIEW







PLANNING FOR THE FUTURE.

The areas surrounding The Arbor Collection are home to some of the best nursery, preparatory and junior schools in London, some of which rank as the UK's finest. Many act as feeders to renowned schools across the country, including the high ranking senior schools which are also located nearby. Such a varied selection ensures a fit for every child, just a short drive away from home.

North West London Jewish Day School
180 Willesden Lane, London NW6 7PP
www.nwljds.org.uk

Kilburn Grange School
Priory Park Road, London NW6 7UJ
www.kilburngrangeschool.org.uk

Devonshire House School
2 Arkwright Road, London, NW3 6AE
www.devonshirehouseschool.co.uk

Broadhurst School
19 Greencroft Gardens, London, NW6 3LP
www.broadhurstsschool.com

Emmanuel Primary School
158 Mill Lane, London NW6 1TF
www.emmanuel.camden.sch.uk

Malorees Junior School
Christchurch Avenue, London NW6 7PB
www.maloreesschools.com






QUEEN'S PARK FARMER'S MARKET

A gentle 15 minute walk, or 5 minutes by car (depending on your shopping list), will take you to the lively, friendly and award-winning Queen's Park Farmer's Market where local farmers and artisans gather to offer you a broad selection of locally grown produce. Fresh bread? The Old Post Office Bakery is to die for. Organic Vegetables? Don't miss Wild Country Organics. Looking for something different? Check out Urban Cordial's naturally delicious, all-British, low-sugar cordials.

Salsbury Primary School, Salsbury Road
London NW6 6RR
salusbursundaymarket.co.uk

 Walking time = 15 Mins




LOCAL
FOCUS



THE KILN THEATRE & CINEMA

Literally across the road sits the recently rebranded Kiln Theatre (formerly The Tricycle), a one-stop powerhouse of culture with a long history of diverse cultural leadership. Replete with a restaurant, bar, theatre, and cinema showing a well curated selection of both independent mainstream films, this renowned institution's superb entertainment offering attracts residents from across London.

269 Kilburn High Road, London NW6 7JR
kilntheatre.com

 Walking time = 1 Mins





THE ARBOR COLLECTION SPECIFICATION

KITCHEN

- Clerkenwell Super Matt Kitchen
- Siemens appliances:
 - Oven
 - Fridge Freezer
 - Dishwasher
 - Extractor fan
- Quartz worktops
- Bosch washer/dryer
- Vado Mono Mixer Taps
- Feature tile splashback

BEDROOM

- Fitted wardrobes
- Kingsmead clean-easy Rapture carpet
- Radiators

BATHROOM

- Tiled flooring
- Sanitaryware by Duravit
- Duravit Vero Semi-recessed wash basin
- Monobloc mixer tap
- Vitra mirror cabinet
- Crosswater Svelte triple concealed thermostatic shower valve
- Vado Aquablade, slim line round shower head
- The Sussex Range Pevensey flat fronted heated towel rail
- Vado Zoo single function hand shower

ENSUITE

- Tiled flooring
- Sanitaryware by Duravit
- Crosswater Svelte basin
- Monobloc mixer tap
- Vitra mirror cabinet
- Svelte thermostatic shower valve with 2 way diverter
- Vado Aquablade slimline round shower head
- Hand shower
- Towel rail

FLOORING

- Brushed & matt lacquered engineered oak wood flooring in Hallway, Livingroom and Kitchen
- Kingsmead clean easy rapture carpet in bedrooms
- Tiles in bathrooms and utility room.

FITTINGS

- Steel balustrade balcony with capping to match and tiles to balcony and terrace floor

ELECTRICS

- White down lighting throughout, dimmable in living areas
- White metal socket and switch plates
- BT telephone and internet points
- CAT 6 Internet cabling
- Secure video door entry system
- Satellite television wiring

HEATING

- Combination boiler to each apartment and water storage cylinder to 2 and 3 bedroom apartments
- Stelrad 'Compact with Style' radiators throughout
- Electric under floor heating in bathrooms
- Heat, smoke & carbon monoxide detectors throughout

COMMUNAL AREAS

- Secure individual letter boxes
- Smart delivery boxes for deliveries
- Secured locked cycle storage and bike racks
- Communal landscaped courtyard and green wall

GENERAL

- Vicaima white internal doors
- Vicaima Warm Umber unit doors
- Denleigh ironmongery
- 10 Year build zone warranty

SUSTAINABILITY

- Green roof
- Energy panels

Specification subject to change at developer's discretion.



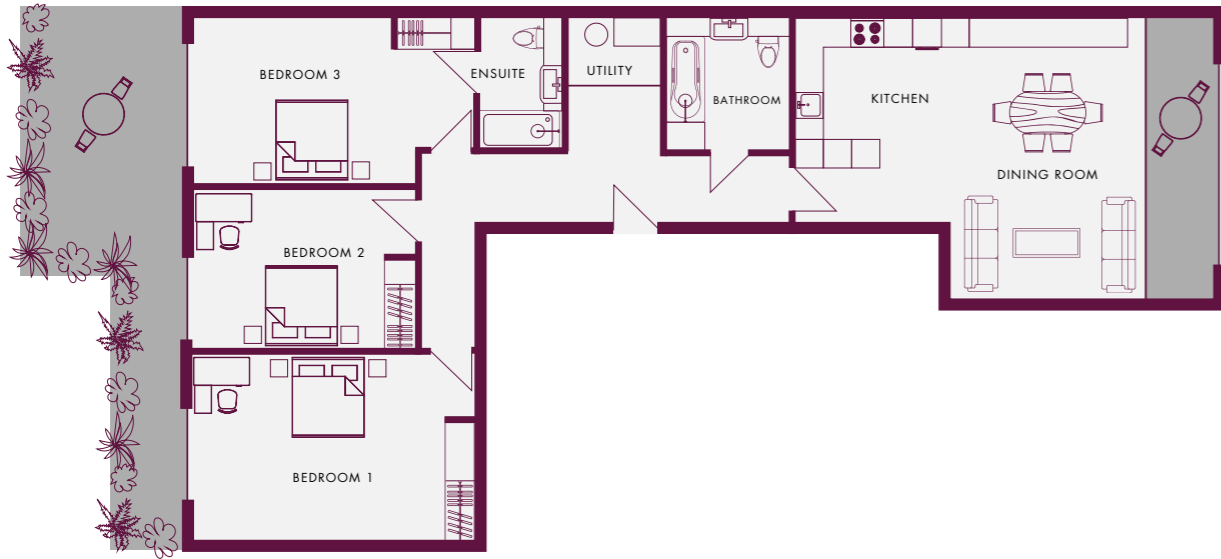


THE APARTMENTS

ACCOMMODATION SCHEDULE

UNIT	FLOOR	BEDS	BATHS	ASPECT	OUTDOOR AREA	SQ M	SQ FT
5	Ground	3	2	Dual	Terraces x 2	113	1,216
6	Ground	2	2	Park	Park Terrace	86	925
18	Ground	2	2	Dual	Terraces x 2	92	990
7	1st	1	1	Courtyard	Balcony	48	516
8	1st	1	1	Park	Park Balcony	47	506
9	1st	1	1	Dual	Balcony x 2	54	581
19	1st	1	1	Dual	Balcony x 2	54	581
20	1st	1	1	Park	Park Balcony	49	527
21	1st	1	1	Courtyard	Balcony	48	516
10	2nd	2	2	Dual	Park Balcony	101	1,087
11	2nd	1	1	Dual	Park Balcony	61	656
22	2nd	1	1	Dual	Park Balcony	61	656
23	2nd	3	2	Dual	Park Balcony	103	1,108
12	3rd	2	2	Dual	Park Balcony	84	904
13	3rd	2	2	Dual	Park Balcony	80	861
24	3rd	2	2	Dual	Park Balcony	84	904
25	3rd	2	2	Dual	Park Balcony	81	872
14	4th	2	2	Dual	Park Balcony	83	893
15	4th	2	2	Dual	Park Balcony	79	850
26	4th	2	2	Dual	Park Balcony & Terrace	81	872
27	4th	1	1	Courtyard	SE Terrace	46	495
16	5th	3	2	Dual	Park Terrace	94	1,011
17	5th	3	2	Dual	Park & SE Terrace	120	1,291



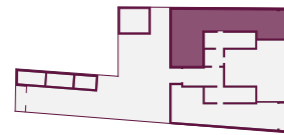


APT
5

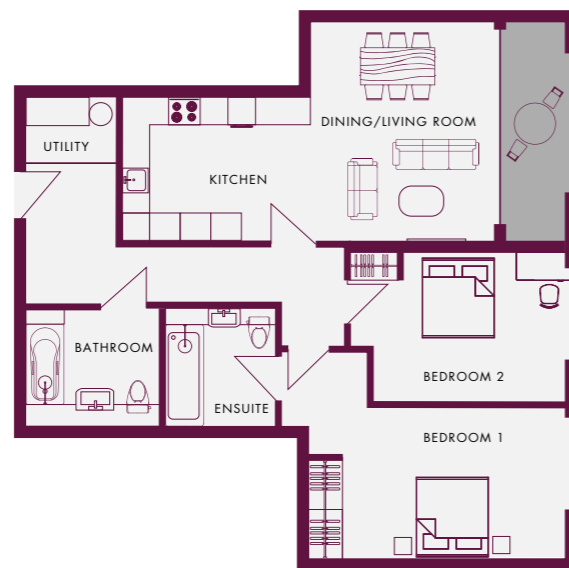
GROUND FLOOR

113 SQ M • 1216 SQ FT

3 2



	M	FT
Kitchen/Dining/Living	6.7 x 5.2	21'98" x 17'06"
Bedroom 1	3.5 x 5.6	11'48" x 18'37"
Bedroom 2	5.6 x 3.2	18'37" x 10'50"
Bedroom 3	4.3 x 3.2	14'11" x 10'5"
Outdoor Space	24 Sq M	258.33 Sq Ft

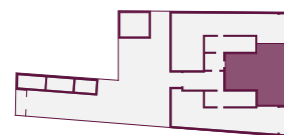


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6

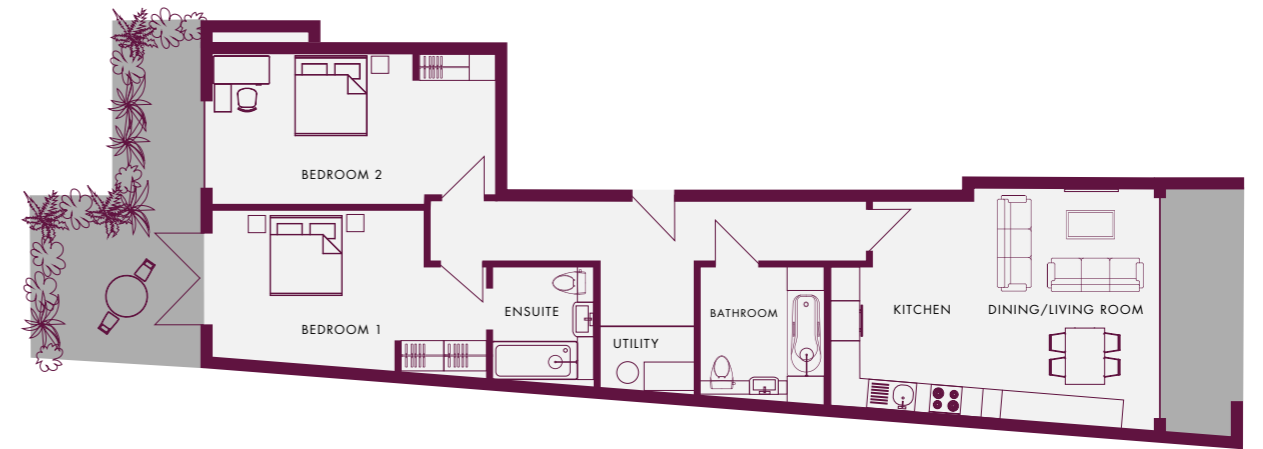
GROUND FLOOR

86 SQ M • 925 SQ FT

2 2



	M	FT
Kitchen/Dining/Living	7.5 x 4.4	24'61" x 14'44"
Bedroom 1	5.6 x 4.2	18'37" x 13'78"
Bedroom 2	4.3 x 3.0	14'11" x 9'84"
Outdoor Space	5 Sq M	53.82 Sq Ft



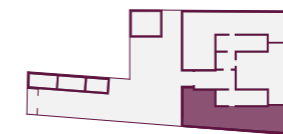
GROUND FLOOR

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18

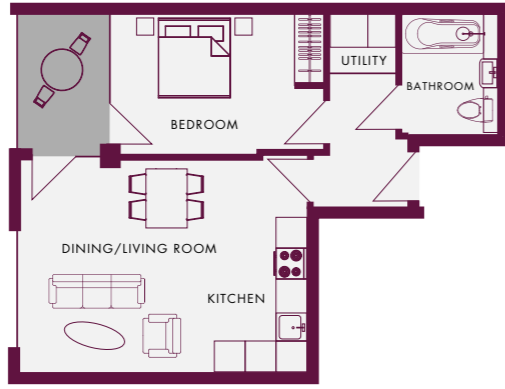
GROUND FLOOR

92 SQ M • 990 SQ FT

2 2



	M	FT
Kitchen/Dining/Living	6.5 x 4.8	21'33" x 15'75"
Bedroom 1	5.4 x 3.3	17'72" x 10'83"
Bedroom 2	5.6 x 3.1	18'37" x 10'17"
Outdoor Space	18 Sq M	193.75 Sq Ft



APT
7

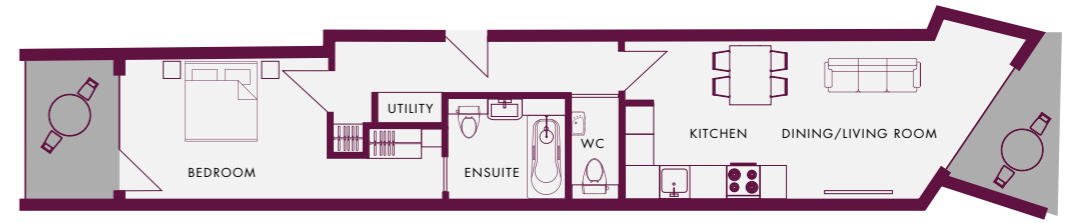
FIRST FLOOR

48 SQ M • 516 SQ FT

1 1



	M	FT
Kitchen/Dining/Living	5.6 x 4.4	18'37" x 14'44"
Bedroom 1	4.1 x 2.83	13'45" x 9'28"
Outdoor Space	4 Sq M	43.06 Sq Ft

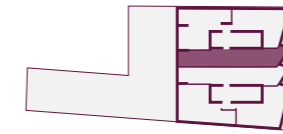


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9

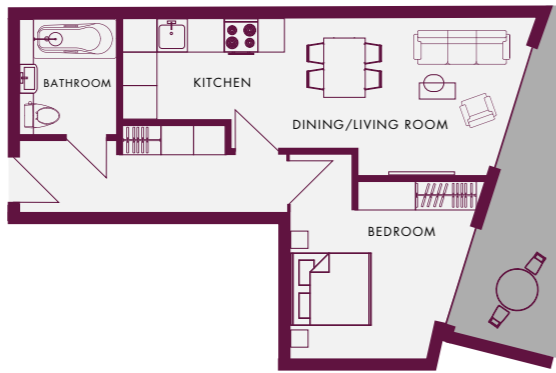
FIRST FLOOR

54 SQ M • 581 SQ FT

1 1



	M	FT
Kitchen/Dining/Living	8.0 x 3.5	26'25" x 11'48"
Bedroom 1	6.3 x 2.7	20'67" x 8'86"
Outdoor Space	8 Sq M	86.11 Sq Ft

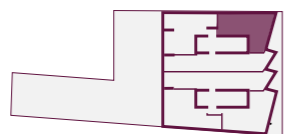


APT
8

FIRST FLOOR

47 SQ M • 506 SQ FT

1 1



	M	FT
Kitchen/Dining/Living	8.1 x 3.1	26'57" x 10'17"
Bedroom 1	4.1 x 3.7	13'45" x 12'14"
Outdoor Space	8 Sq M	86.11 Sq Ft



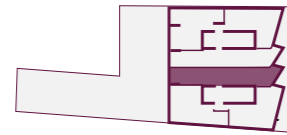
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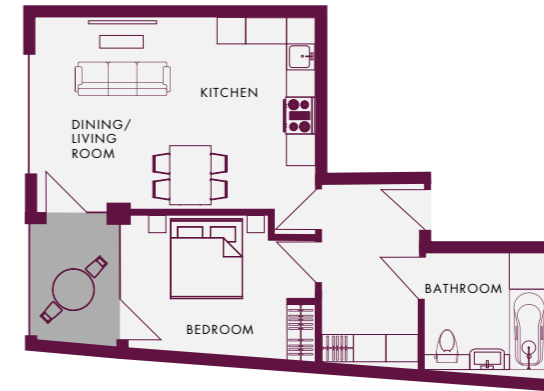
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19

FIRST FLOOR

54 SQ M • 581 SQ FT



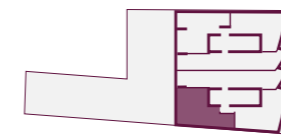
	M	FT
Kitchen/Dining/Living	8.7 x 3.5	28'54" x 11'48"
Bedroom 1	6.7 x 2.9	21'98" x 9'51"
Outdoor Space	8 Sq M	86.11 Sq Ft



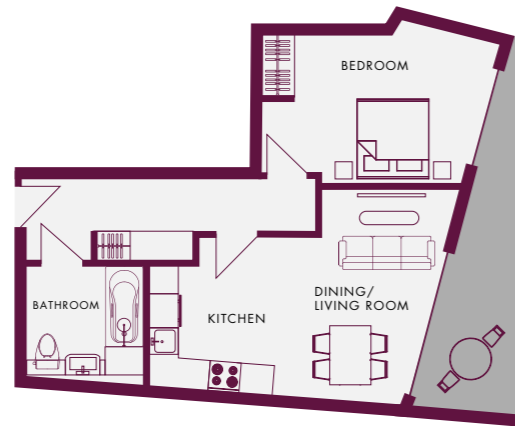
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21

FIRST FLOOR

48 SQ M • 516 SQ FT



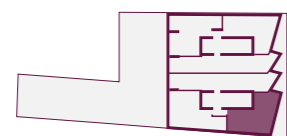
	M	FT
Kitchen/Dining/Living	5.6 x 4.4	18'37" x 14'44"
Bedroom 1	3.7 x 2.9	12'14" x 9'51"
Outdoor Space	3 Sq M	32.29 Sq Ft



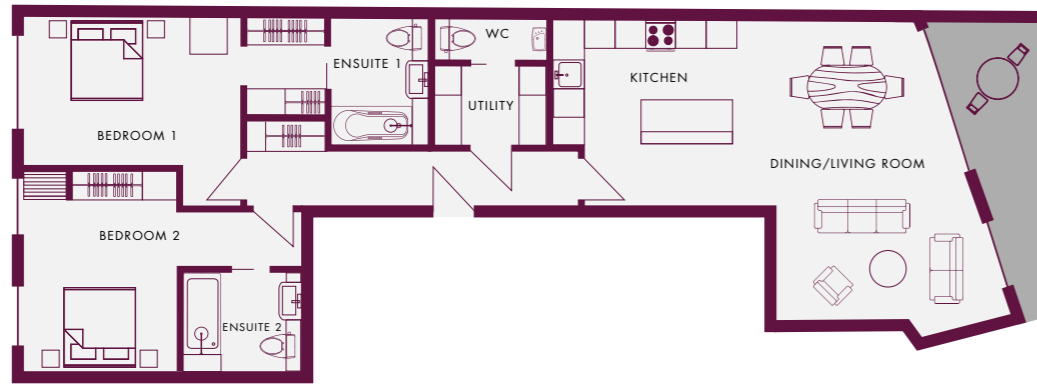
APT
20

FIRST FLOOR

49 SQ M • 527 SQ FT



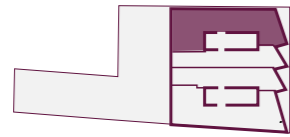
	M	FT
Kitchen/Dining/Living	6.2 x 4.3	20'34" x 14'11"
Bedroom 1	4.7 x 3.3	15'42" x 10'83"
Outdoor Space	9 Sq M	96.88 Sq Ft



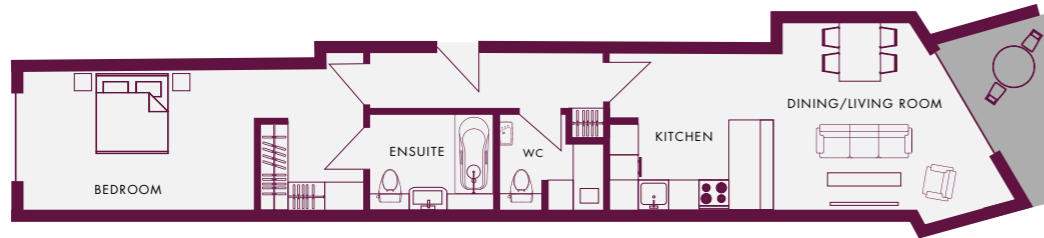
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10

SECOND FLOOR

101 SQ M • 1087 SQ FT 2 2



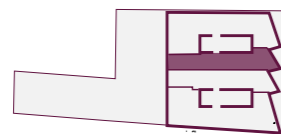
	M	FT
Kitchen/Dining/Living	9.3 x 6.5	30'51" x 21'33"
Bedroom 1	6.0 x 3.8	19'69" x 12'47"
Bedroom 2	5.6 x 4.0	18'37" x 13'12"
Outdoor Space	8 Sq M	86.11 Sq Ft



APT
11

SECOND FLOOR

61 SQ M • 656 SQ FT 1 1



	M	FT
Kitchen/Dining/Living	8.1 x 4.1	26'57" x 13'45"
Bedroom 1	6.83 x 2.83	22'41" x 6'56"
Outdoor Space	5 Sq M	53.82 Sq Ft



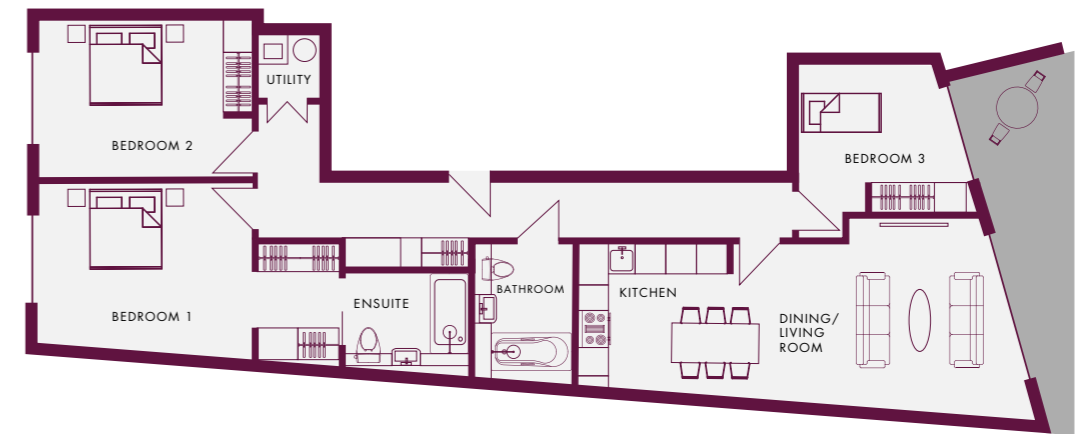
APT
22

SECOND FLOOR

61 SQ M • 656 SQ FT 1 1



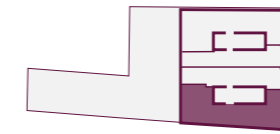
	M	FT
Kitchen/Dining/Living	8.1 x 4.0	26'57" x 13'12"
Bedroom 1	6.8 x 3.2	22'31" x 10'50"
Outdoor Space	5 Sq M	53.82 Sq Ft



APT
23

SECOND FLOOR

103 SQ M • 1108 SQ FT 3 2



	M	FT
Kitchen/Dining/Living	9.2 x 3.9	30'18" x 12'80"
Bedroom 1	6.0 x 3.6	19'69" x 11'81"
Bedroom 2	4.2 x 3.2	13'78" x 10'50"
Bedroom 3	3.5 x 3.5	11'48" x 11'48"
Outdoor Space	9 Sq M	96.88 Sq Ft



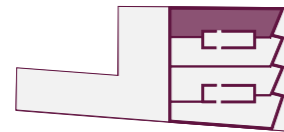
SECOND FLOOR



APT
12

THIRD FLOOR

84 SQ M • 904 SQ FT



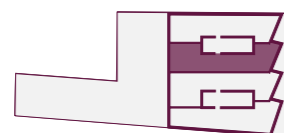
	M	FT
Kitchen/Dining/Living	9.8 x 4.9	32'15" x 16'08"
Bedroom 1	5.5 x 2.7	18'04" x 8'86"
Bedroom 2	4.3 x 2.0	14'11" x 6'56"
Outdoor Space	6 Sq M	64.58 Sq Ft



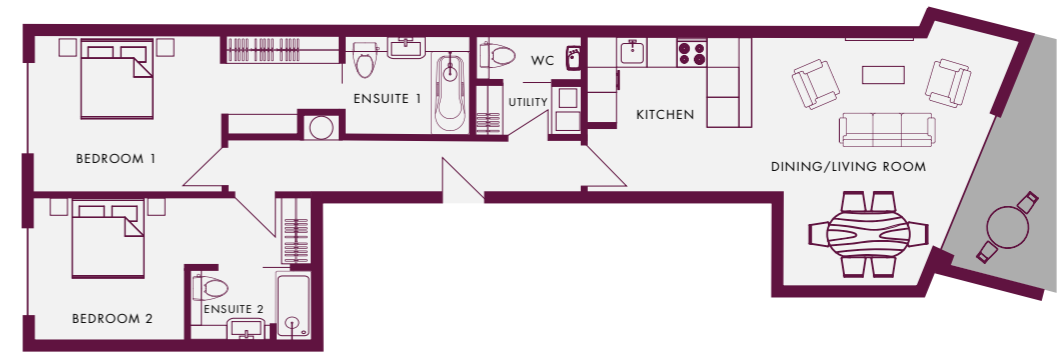
APT
13

THIRD FLOOR

80 SQ M • 861 SQ FT



	M	FT
Kitchen/Dining/Living	8.9 x 5.3	29'20" x 17'39"
Bedroom 1	5.6 x 2.8	18'37" x 9'19"
Bedroom 2	4.3 x 2.1	14'11" x 6'89"
Outdoor Space	6 Sq M	64.58 Sq Ft



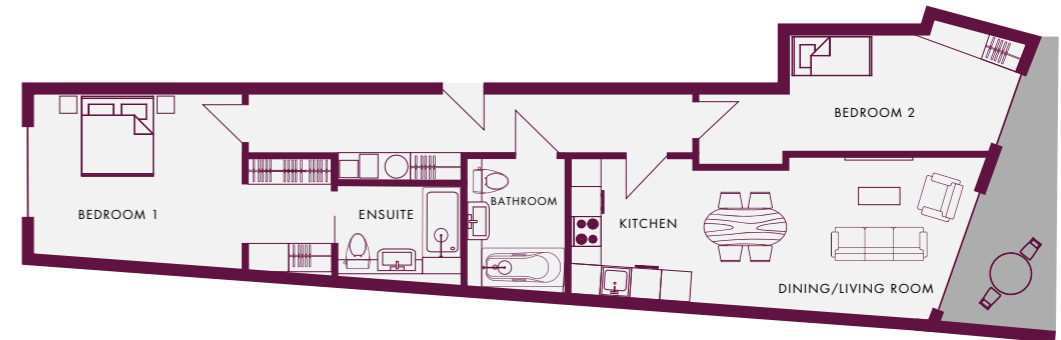
APT
24

THIRD FLOOR

84 SQ M • 904 SQ FT



	M	FT
Kitchen/Dining/Living	8.8 x 5.2	28'87" x 17'06"
Bedroom 1	6.2 x 3.1	20'34" x 10'17"
Bedroom 2	5.6 x 2.9	18'37" x 9'51"
Outdoor Space	6 Sq M	64.58 Sq Ft



APT
25

THIRD FLOOR

81 SQ M • 872 SQ FT



	M	FT
Kitchen/Dining/Living	8.4 x 3.3	27'56" x 10'83"
Bedroom 1	6.0 x 3.7	19'69" x 12'14"
Bedroom 2	6.5 x 2.9	21'33" x 9'51"
Outdoor Space	7 Sq M	75.35 Sq Ft

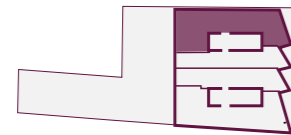


APT
14

FOURTH FLOOR

83 SQ M • 893 SQ FT

2 2



	M	FT
Kitchen/Dining/Living	9.5 x 5.1	31'17" x 16'73"
Bedroom 1	5.5 x 2.7	18'04" x 8'86"
Bedroom 2	4.3 x 2.1	14'11" x 6'89"
Outdoor Space	6 Sq M	64.58 Sq Ft

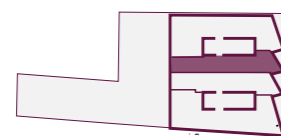


APT
15

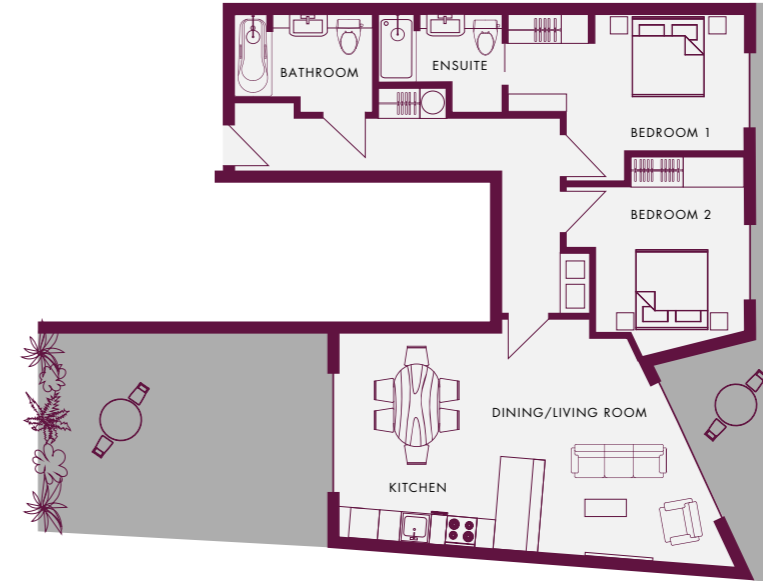
FOURTH FLOOR

79 SQ M • 850 SQ FT

2 2



	M	FT
Kitchen/Dining/Living	9.1 x 5.0	29'86" x 16'40"
Bedroom 1	5.6 x 2.8	18'37" x 9'19"
Bedroom 2	4.3 x 2.1	14'11" x 6'89"
Outdoor Space	6 Sq M	64.58 Sq Ft

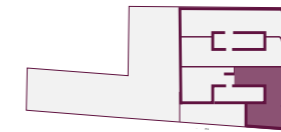


APT
26

FOURTH FLOOR

81 SQ M • 872 SQ FT

2 2



	M	FT
Kitchen/Dining/Living	7.9 x 4.9	25'92" x 16'08"
Bedroom 1	4.7 x 3.3	15'42" x 10'83"
Bedroom 2	4.0 x 3.5	13'12" x 11'48"
Outdoor Space	28 Sq M	301.39 Sq Ft

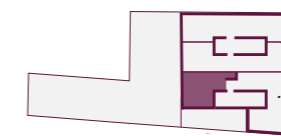


APT
27

FOURTH FLOOR

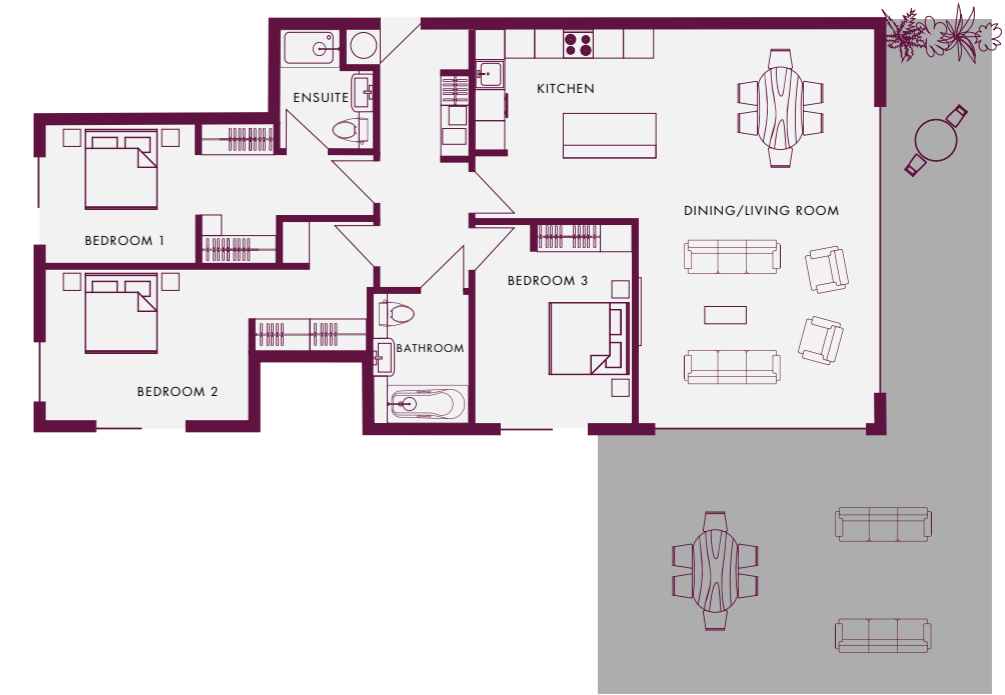
46 SQ M • 495 SQ FT

1 1



	M	FT
Kitchen/Dining/Living	5.6 x 3.3	18'37" x 10'83"
Bedroom 1	4.4 x 2.7	14'44" x 8'86"
Outdoor Space	20 Sq M	215.28 Sq Ft

FOURTH FLOOR



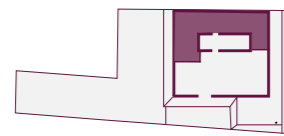
FIFTH FLOOR

APT
16

FIFTH FLOOR

94 SQ M • 1011 SQ FT

3 2



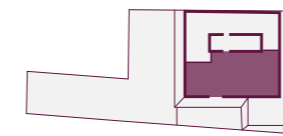
	M	FT
Kitchen/Dining/Living	6.8 x 6.1	22'31" x 20'01"
Bedroom 1	5.9 x 2.9	19'36" x 9'51"
Bedroom 2	4.5 x 4.1	14'76" x 13'45"
Bedroom 3	3.0 x 2.9	9'84" x 9'51"
Outdoor Space	14 Sq M	150.69 Sq Ft

APT
17

FIFTH FLOOR

120 SQ M • 1291 SQ FT

3 2



	M	FT
Kitchen/Dining/Living	8.9 x 7.9	29'20" x 25'92"
Bedroom 1	6.6 x 2.8	21'65" x 9'19"
Bedroom 2	6.6 x 4.0	21'65" x 13'12"
Bedroom 3	3.9 x 3.2	12'20" x 10'50"
Outdoor Space	57 Sq M	613.54 Sq Ft

CAMROSE

LONDON



About the Developer

At CAMROSE we see and build differently. Fusing decades of property development experience with an ever-innovative outlook, our passion is to deliver distinct, modern and well-built living spaces which change the way people experience home.

Every space we build tells its own story and offers its own feeling, driven by both our appetite for individuality and dynamically shaping environments. With each new project, we apply a fresh understanding of the places where we build and the people that live there, crafting beautiful and inspiring living spaces with their own unique personality.

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