



AYLESTONE

PLACE

BRONDESBURY PARK
HWA



WHERE SPACE,
BECOMES A FEELING



A UNIQUE COLLECTION OF
SIX APARTMENTS AND THREE HOUSES,
QUIETLY POSITIONED IN BRONDESBURY PARK.



A QUIET POCKET OF THE CITY

Just moments from central London yet surrounded by green open spaces, Brondesbury Park is a neighbourhood where city energy meets a slower, more grounded pace of life.

A short walk from the Victorian gardens of Queens Park and the independent spirit of Salusbury Road sits Aylestone Place – a boutique collection of refined apartments and contemporary terrace houses.

Set within one of the area’s most peaceful and character-rich corners, it’s a place framed by leafy streets, artisan cafés, and community-minded pubs, where it’s easy to feel at home.



Tiverton Green – A quiet green escape for weekend strolls or post-school unwinding.



Bob’s Cafe – A relaxed local favourite serving up hearty brunches, classic comfort food, and proper coffee in a buzzy, family-friendly setting.



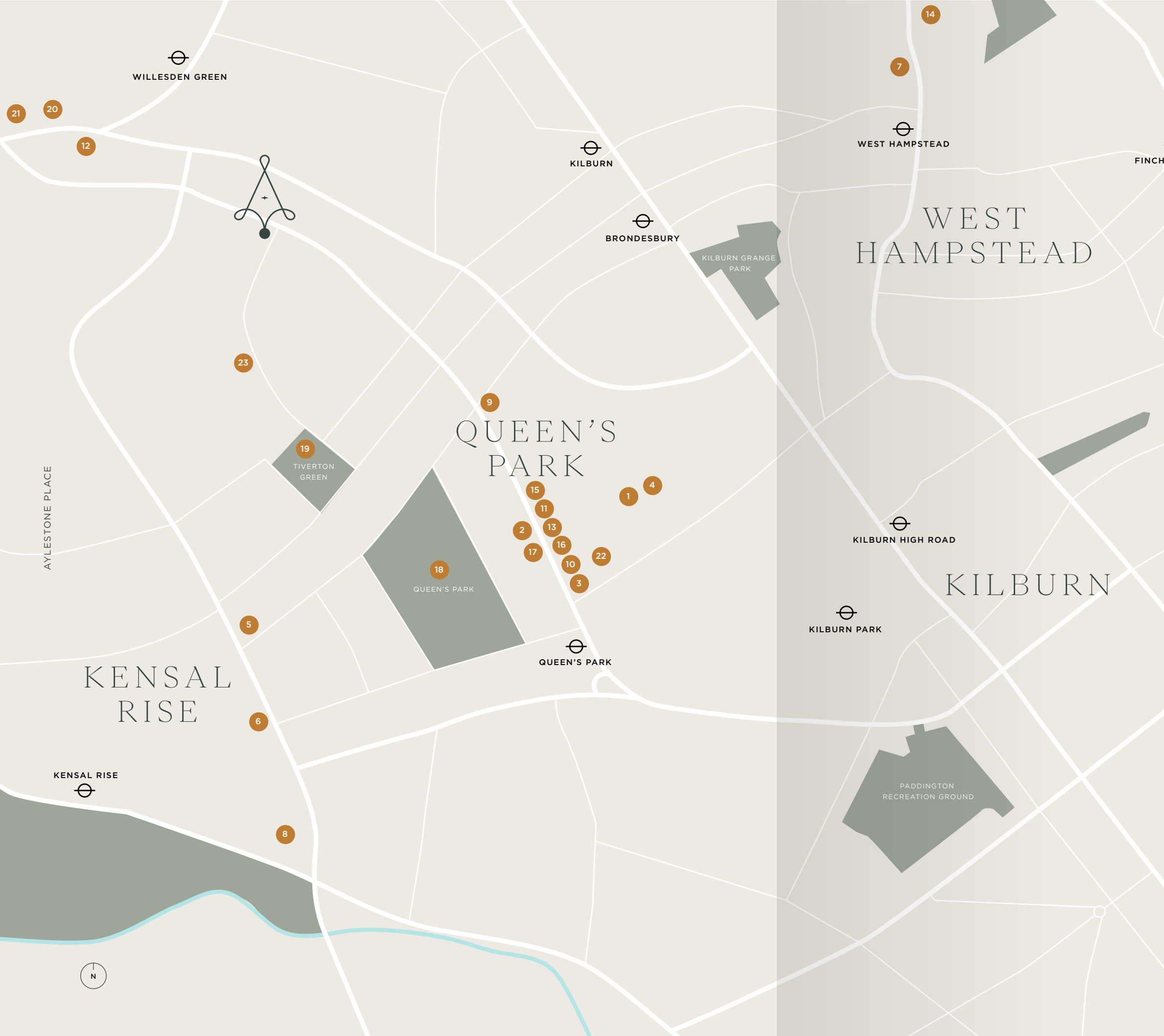
Wolfpack – A modern taproom with bold IPAs, indie vibes,, perfect for relaxed evenings and local hangouts in Queen’s Park.



Don’t Tell Dad – A playful cocktail bar with serious mixology credentials – dimly lit, full of charm, and tucked away just enough to feel like a find.







RESTAURANTS, CAFES & PUBS

- 1 Carmel Queen's Park
- 2 Michiko Sushino
- 3 Gail's Artisan Bakery
- 4 Don't Tell Dad
- 5 The Chamberlayne
- 6 The Whippet Inn
- 7 Alice House West Hampstead
- 8 Parlour
- 9 Dark & Light
- 10 Bob's Café Queen's Park

GROCERY

- 11 Planet Organic
- 12 Sainsburys
- 13 Queen's Park Farmers' Market
- 14 The Hampstead Butcher

WELLNESS

- 15 Storm LDN
- 16 Fitness First
- 17 DropGym
- 18 Queens Park
- 19 Tiverton Green

SCHOOLS

- 20 Convent of Jesus and Mary RC Infant School
- 21 St Mary Magdalen's Catholic Junior School
- 22 Salusbury Primary School
- 23 Queens Park Community School



QUEEN'S

AYLESTONE PLACE

WHERE GREEN MEETS GOURMET

Queen's Park is a place that blends the ease of village life with the rhythm of the city. On weekends, locals gather at the farmers' market, coffee in hand from Milk Beach or GAIL's, picking out fresh blooms and organic produce.

Salisbury Road hums with artisan bakeries, Pilates studios, and casual spots like Bob's Café, while nearby Tiverton Green is where dogs, kids, and yoga mats share the lawn. As the sun sets, The Island or Carmel offer the perfect spot to unwind. It's this laid-back pace, just minutes from central London, that makes Queen's Park quietly magnetic.



Carmel – Seasonal small plates with Middle Eastern flair, all served in a stunning open kitchen space with soft lighting and modern elegance.



Queen's Park – Victorian gardens, wide green lawns, tennis courts and Sunday picnics, the kind of city park that feels more like a village green.



Planet Organic – More than a grocery, it's a lifestyle stop for organic goods, supplements, and ready-made health-conscious meals.



PARK

WEST

EFFORTLESSLY CONNECTED, ENDLESSLY CHARACTERFUL

West Hampstead has the rare ability to feel both intimate and international. Its streets are lined with independent bookshops, wine bars, and timeless local gems like The Wet Fish Café.

The trio of train lines — Thameslink, Overground, and Jubilee — makes getting around effortless, though many locals choose to linger close to home.

Whether you're grabbing a flat white, browsing vinyl, or sharing small plates with friends, the area radiates easygoing charm. West Hampstead is a neighbourhood with just enough buzz, and all the comfort of somewhere that feels already yours.



The Wet Fish Cafe – Part café, part gallery where the music's always good, the crowd is local, and the menu walks the line between comfort and style.



Alice House – A lively all-day bar and kitchen, perfect for brunch, post-work drinks or laid-back dinners in the heart of West Hampstead.



HAMPSTEAD



CREATIVE SPIRIT, CULTURED STREETS

Kensal Rise feels like London’s cool older cousin, stylish but unpretentious, cultured but grounded.

Its leafy streets are lined with Edwardian homes and sprinkled with delis, boutiques, and creative studios. It’s where Sunday brunch at Parlour turns into an afternoon browsing Chamberlayne Road, and evenings might end with an indie film at Lexi Cinema or a casual pint at The Whippet Inn.

There’s an effortless sense of community here, where names are remembered and neighbours say hello. For those craving character and connection, Kensal Rise offers a neighbourhood with its own unmistakable rhythm.



The Chamberlayne – An elevated take on the classic pub, prime steaks, rich mahogany interiors right on Chamberlayne Road.



Gails – Warm sourdough, flaky pastries, and barista-made coffee, a neighbourhood essential for your daily bread and slow weekend mornings.



Parlour – Inventive British food meets irreverent style, part restaurant, part community hub, all heart. A must for long lunches and bold flavours.

RISE

KENSAL



LIVING SPACES THAT BREATHE

AYLESTONE PLACE





GROUNDED IN NATURE

Each open-plan living space leads directly onto a private garden or terrace, creating a seamless connection with the outdoors that's reflected in the natural tonal palette.

Warm oak herringbone flooring meets an Italian-made kitchen painted in Verde Bosco – a shade which translates directly to forest green. Paired with fluted cabinetry and a delicately veined Arabescato Crema stone worktop, the effect is both relaxed and inviting. It's a space to retreat to, lose yourself in a recipe or host friends for dinner.

Here, integrated Siemens and Bosch appliances, along with a Franke Maris instant hot tap, elevate the everyday.





REST & RECHARGE

A modern yet timeless aesthetic defines the bedrooms, where classic panelled doors rest alongside sleek, built-in wardrobes that illuminate when opened.

The soft, neutral palette creates a serene backdrop to start and end each day, with generous windows that bathe the space in natural light.

Every home includes at least one ensuite bathroom, creating a private sanctuary for rest and relaxation.







BEAUTY IN THE EVERYDAY

Marble-effect porcelain tiling lines the bathroom walls, creating a rich visual texture, complemented by white porcelain fixtures with warm, ambient lighting. A fluted under-sink drawer adds a sage focal point with a durable Corian worktop.

From the brushed black rainfall shower and hardware to the mirrored cabinets and built-in storage alcoves, every detail has been considered, creating a space where daily routines become quiet rituals.





SPECIFICATION

MODERN LIVING, THOUGHTFULLY DESIGNED

Every element at Aylestone Place has been considered, from the materials underfoot to the ambient lighting overhead. With a soft, natural palette that flows between each space and invites the outside in, this is a home that feels both connected and calm.

INTERIOR FINISHES

- European oak herringbone flooring throughout
- Rako smart lighting control system
- Integrated recessed lighting
- Recess ceilings to lounge areas with LED lighting
- Oversized panelled internal doors
- Modern recessed track lighting

KITCHENS

- Italian-made and designed kitchens
- Modern shaker kitchens with matt lacquer doors in Verde Bosco
- Feature fluted doors in Beige Arizona
- Arabescato Crema stone worktops with full-height splashbacks
- Siemens appliances (ovens, microwaves, and induction hobs)
- Bosch integrated dishwashers, fridge freezers, washers & dryers
- Barazza stainless steel sinks
- Franke Maris 3-in-1 hot water taps
- ISE waste disposal units
- Elica built-in extractor fans (in selected homes)
- Luxury built-in wardrobes in every bedroom

BEDROOMS

- Built-in wardrobes to all bedrooms with internal LED lighting
- UBS-C sockets





BATHROOMS

- Large-format tiled bathroom
- Brushed black sanitaryware
- Heated towel rails
- Built-in mirrored vanity unit
- Ribbed drawer unit with Corian worktop

OUTDOOR & SHARED SPACES

- Beautifully landscaped communal gardens
- Private landscaped gardens to all houses and ground-floor apartments
- Large terraces to apartments
- Luxurious communal areas

SMART LIVING & SECURITY

- Communal CCTV for peace of mind
- Burglar alarms to houses and ground floor flats
- Smart home intercom system with intuitive control
- Electric vehicle charging (two 7KW points shared by the houses)
- One 7KW point shared by the apartments

COMFORT & ACCESSIBILITY

- Lift access to all floors (2 flats per floor)
- Multi zone underfloor heating throughout all areas

ENERGY & CONNECTIVITY

- 17 Rooftop PV panels
- MVHR (mechanical ventilation heat recovery)
- Triple-glazed windows for thermal comfort and noise reduction
- Low carbon and energy efficiency home

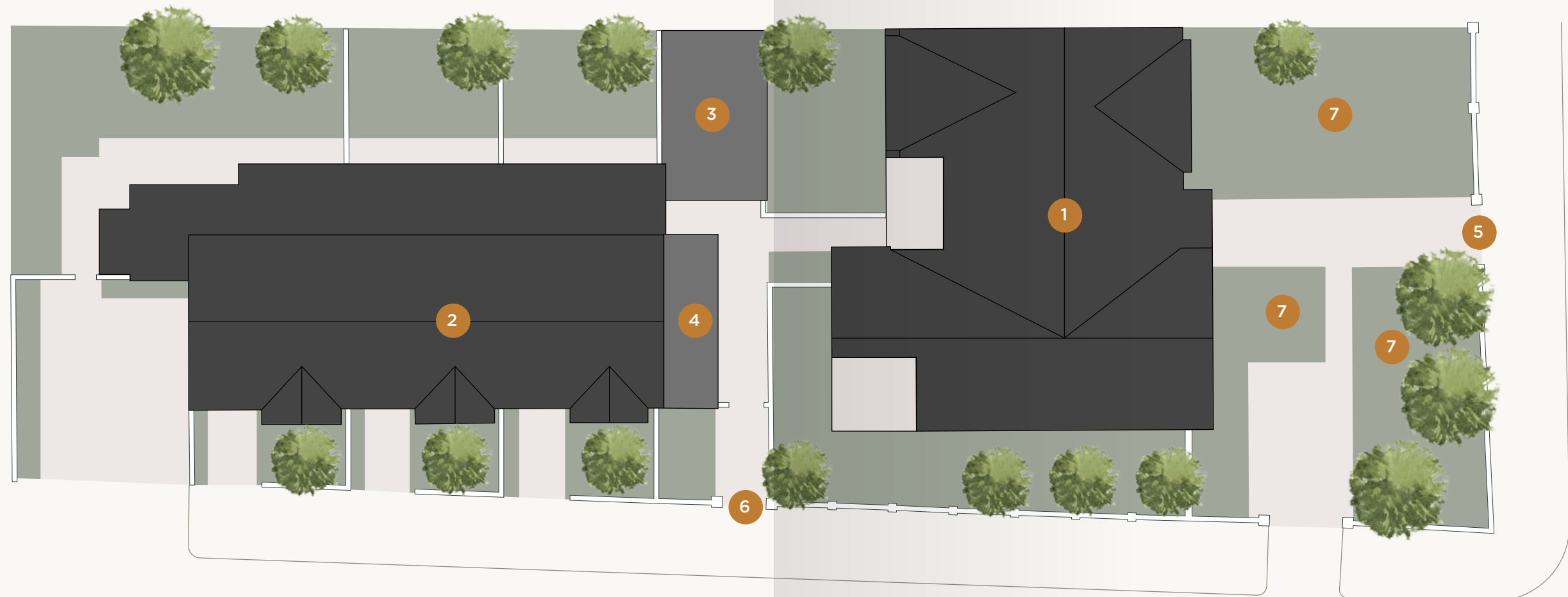
PEACE OF MIND

- 10-year structural warranty included

MASTERPLAN

- 1 THE APARTMENTS
- 2 THE HOUSES
- 3 BIKE STORE
- 4 BIN STORE
- 5 APARTMENTS FRONT ENTRANCE
- 6 APARTMENTS REAR ENTRANCE
- 7 COMMUNAL GARDENS

AYLESTONE PLACE



AYLESTONE ROAD

BRONDESBURY PARK



THE APARTMENTS

LATERAL LIVING IN THE HEART OF BRONDESBURY PARK

Set within a striking façade with bold brick detailing and warm tonal variations, Aylestone Place offers six apartments with two to three bedrooms each.

Every detail, from thoughtful storage solutions to triple glazing and low-carbon technology, has been designed with modern, lateral living in mind. These are homes that work for now and the future.

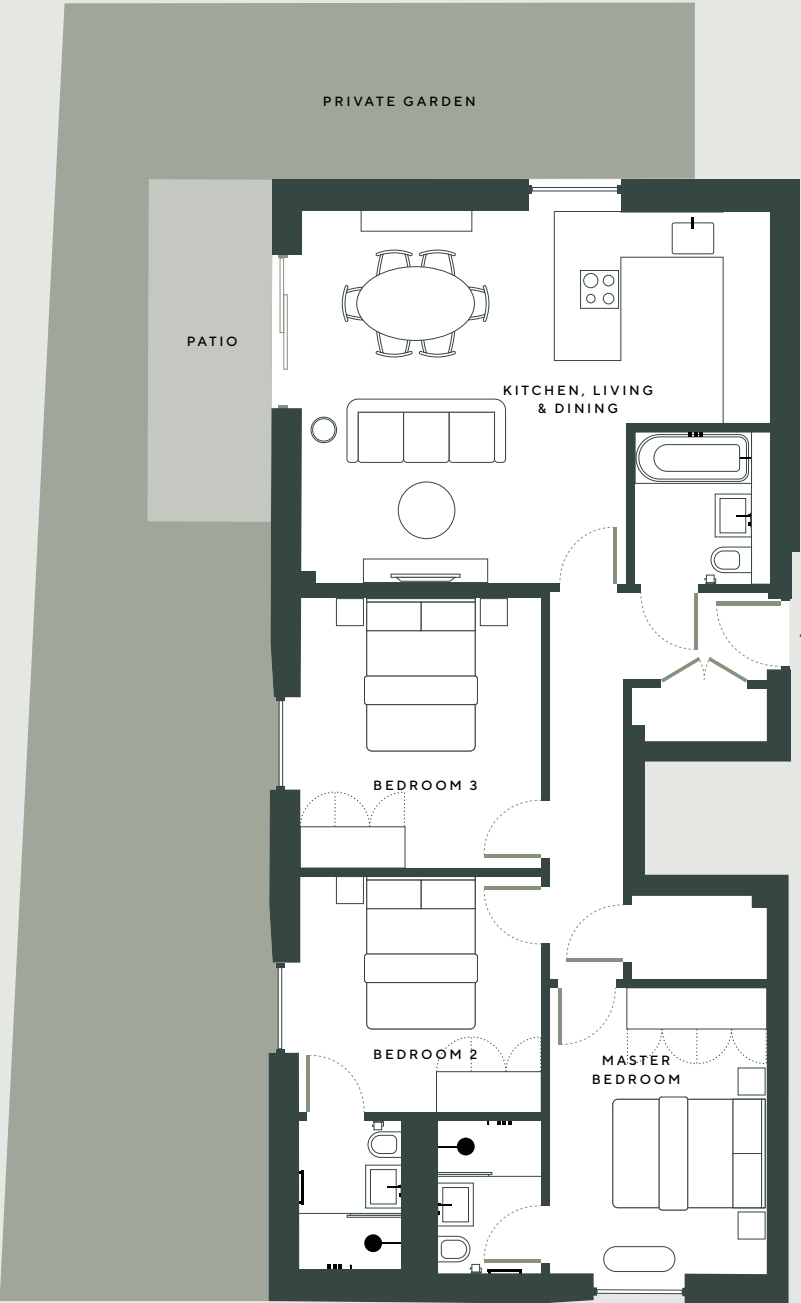
Inside, open-plan living areas flow effortlessly, finished with natural textures and clean lines. And with every apartment opening onto its own private outdoor space, whether a terrace or garden, you'll find your own slice of sky to unwind in.



NO. 1

GROUND FLOOR

AYLESTONE PLACE

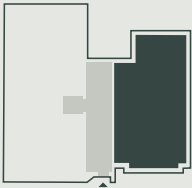


1,072 SQFT | 99.6 SQM | 3 BEDROOM
3 BATHROOM



NO. 2

GROUND FLOOR

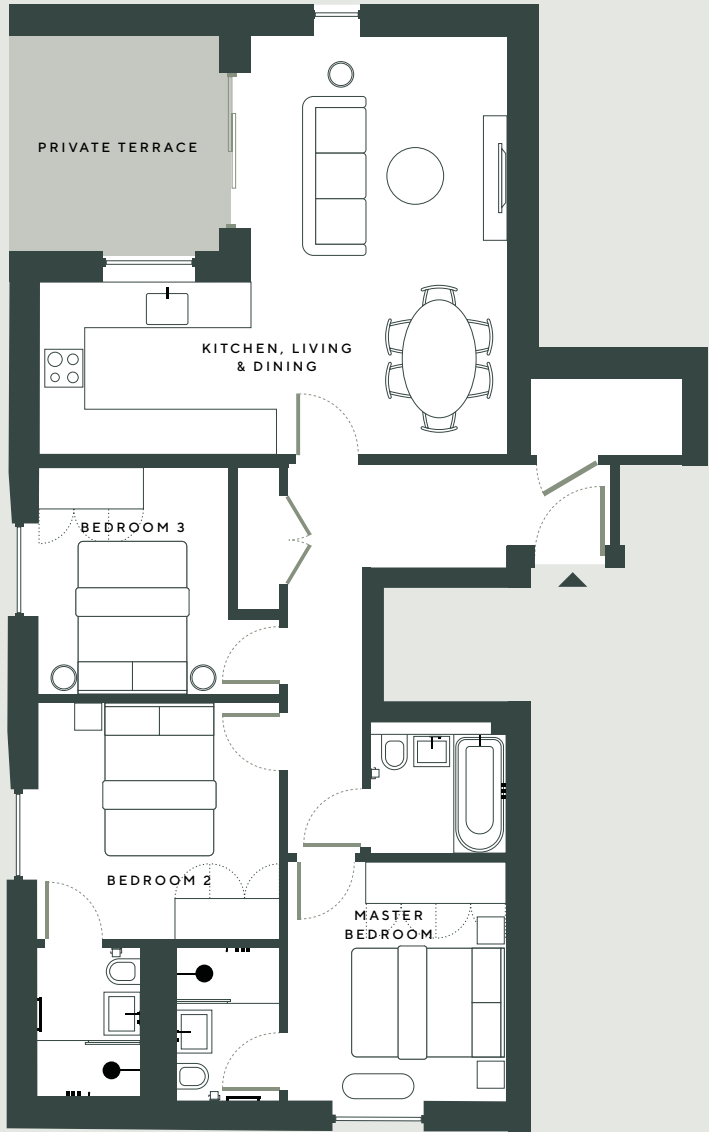


804 SQFT | 74.7 SQM | 2 BEDROOM
2 BATHROOM



NO. 3

FIRST FLOOR

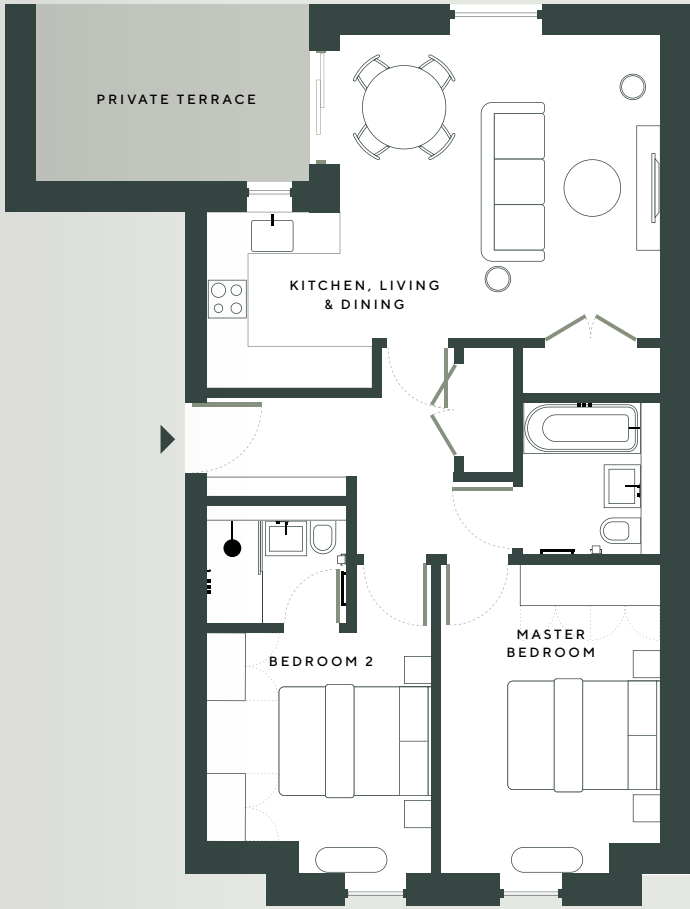


1,013 SQFT | 94.1 SQM | 3 BEDROOM
3 BATHROOM



NO. 4

FIRST FLOOR



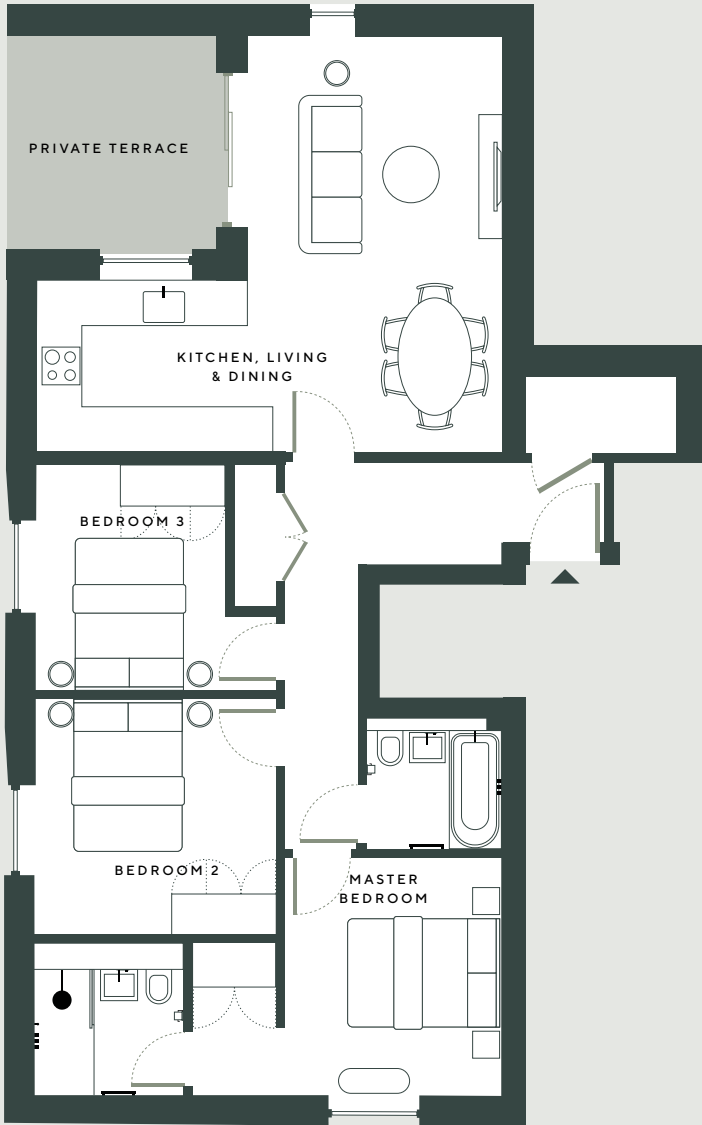
789 SQFT | 73.3 SQM | 2 BEDROOM
2 BATHROOM



NO. 5

SECOND FLOOR

AYLESTONE PLACE

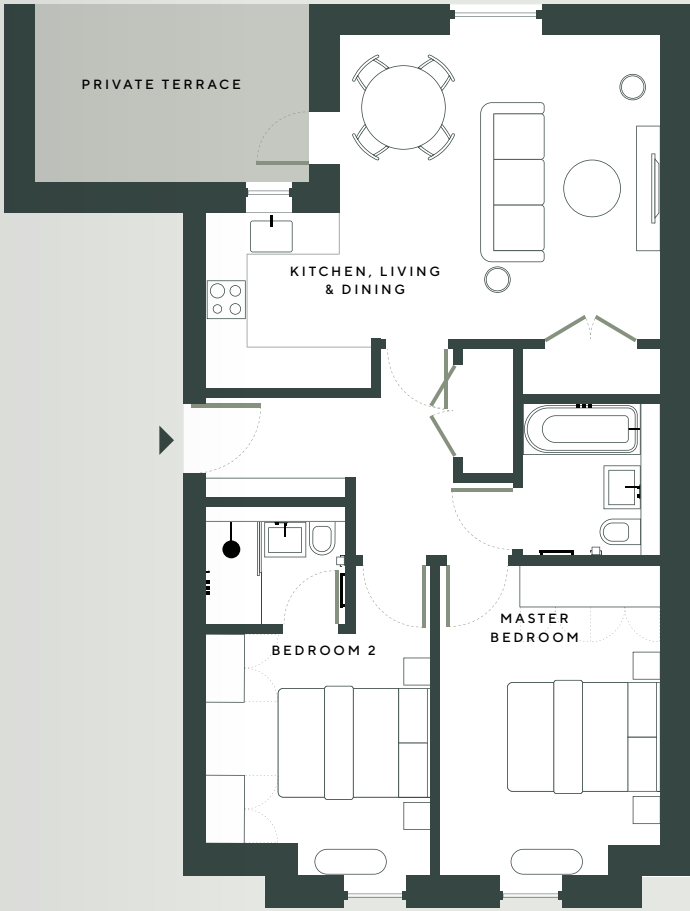


1,000 SQFT | 92.9 SQM | 3 BEDROOM
2 BATHROOM



NO. 6

SECOND FLOOR



791 SQFT | 73.6 SQM | 2 BEDROOM
2 BATHROOM



THE HOUSES

A PLACE TO PUT DOWN ROOTS

A contemporary take on the classic London terrace, the houses at Aylestone Place are defined by intricate brickwork in a pair of warm clay colourways. Set across three floors and with private gardens, these are homes with room to grow and take root in Northwest London.

Each house features off-street parking, triple glazing and underfloor heating, as well as a top-floor principal bedroom suite, complete with vast built-in wardrobes and an ensuite.

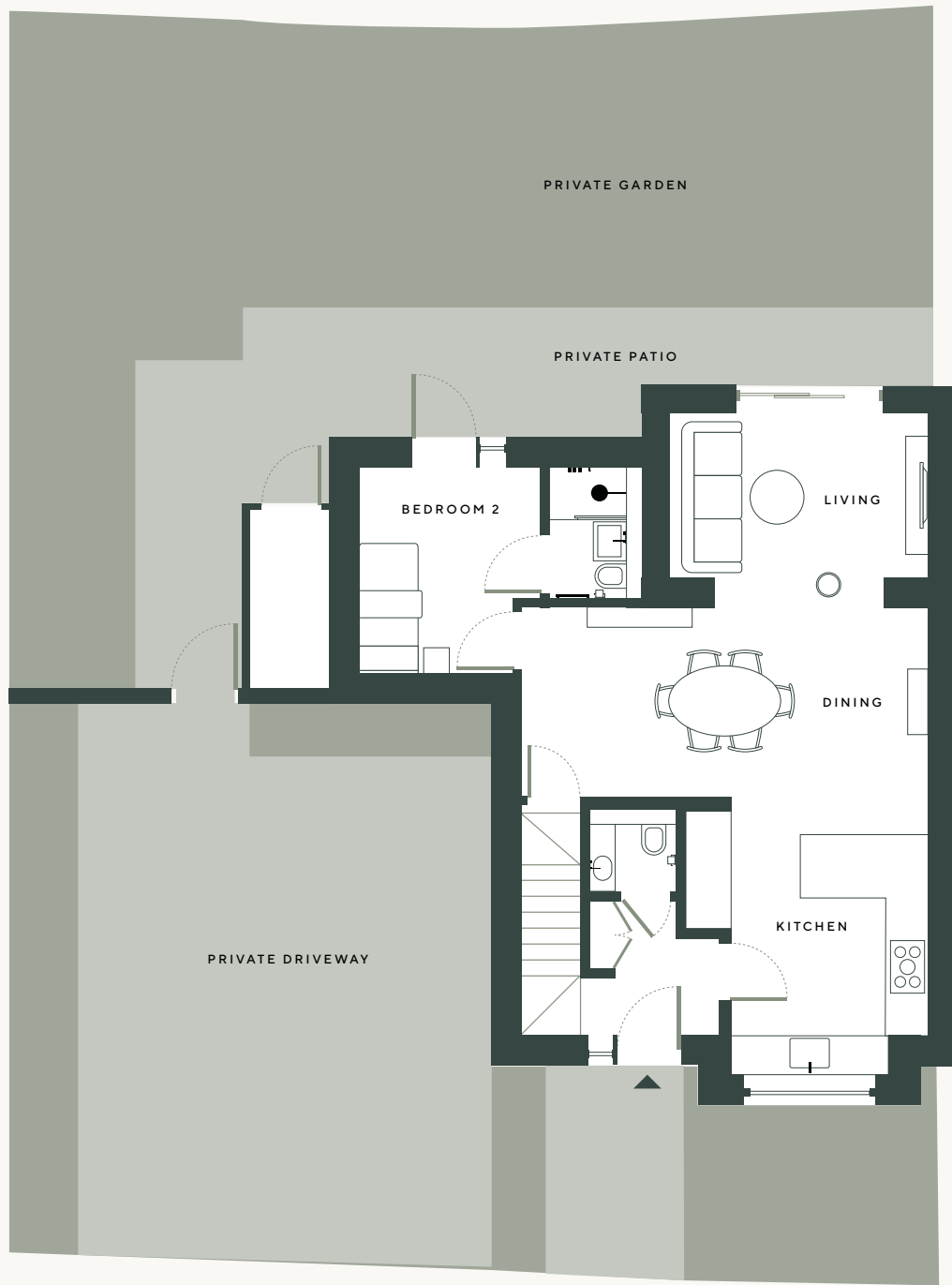
The layouts are spacious, with three to four bedrooms each and generous open-plan living spaces that open out onto each garden.

AYLESTONE PLACE

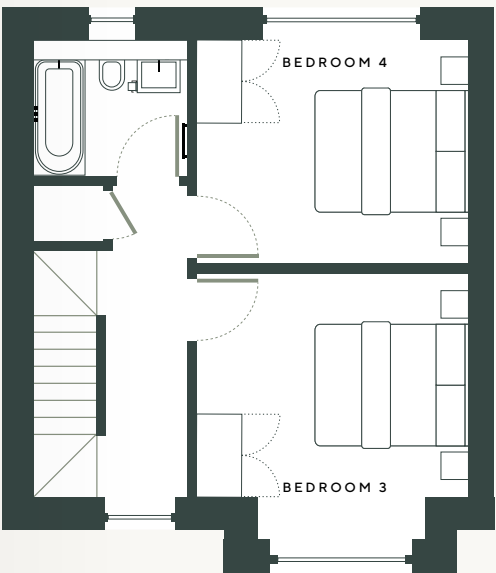


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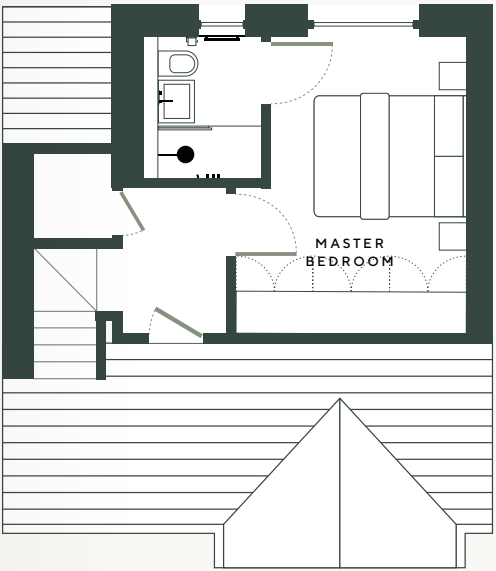
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

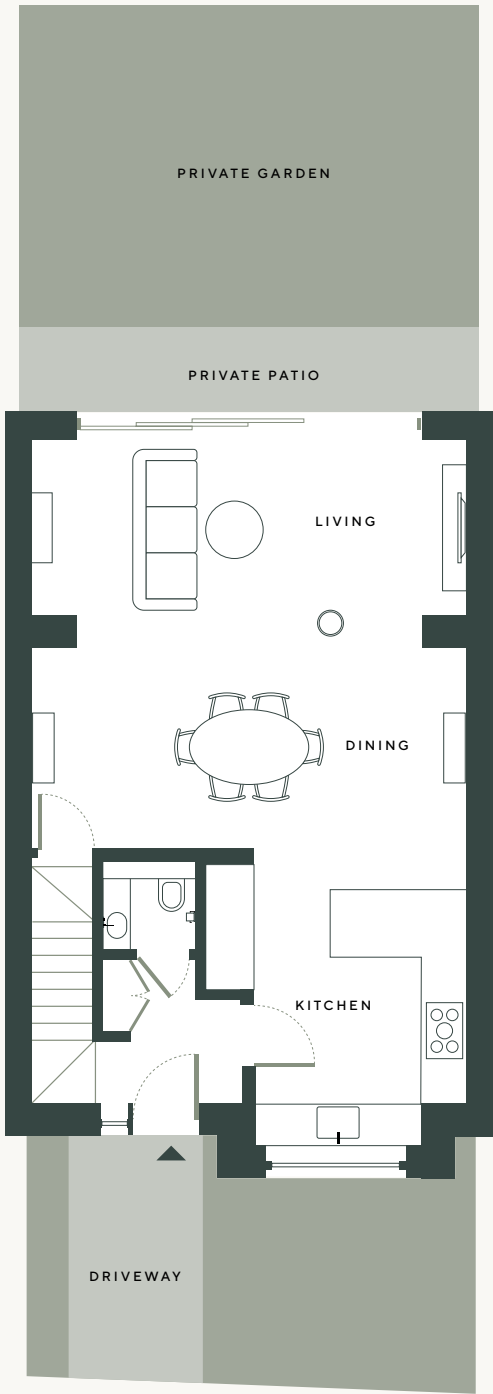


COMING SOON | 3 BEDROOM, 3 BATHROOM

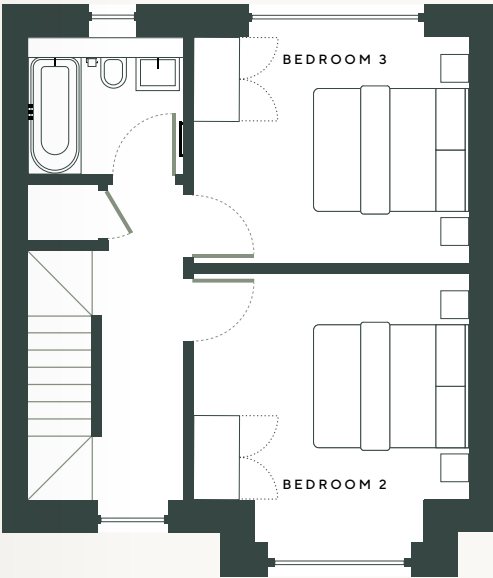


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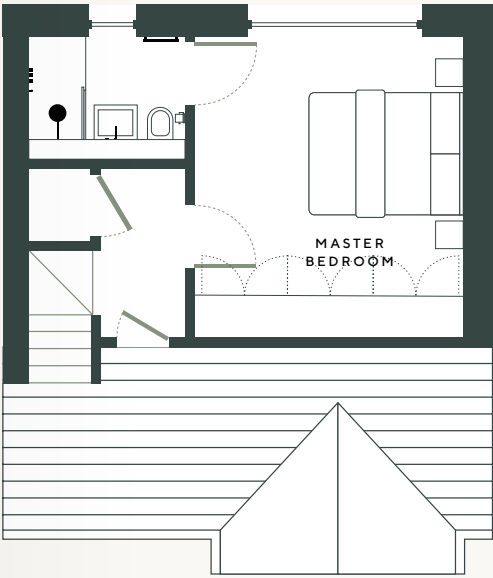
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

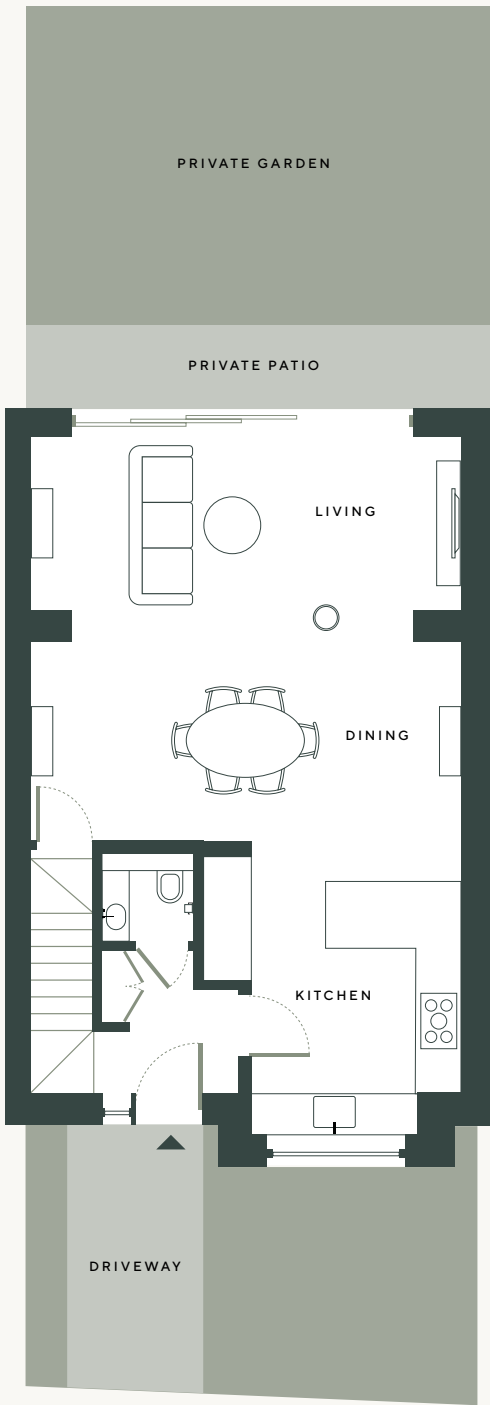


COMING SOON | 3 BEDROOM, 3 BATHROOM

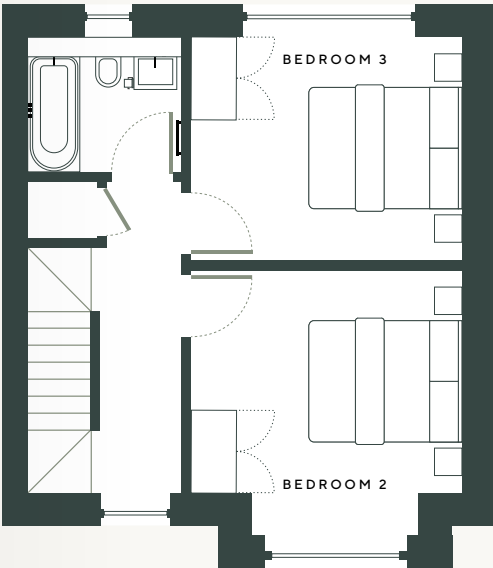


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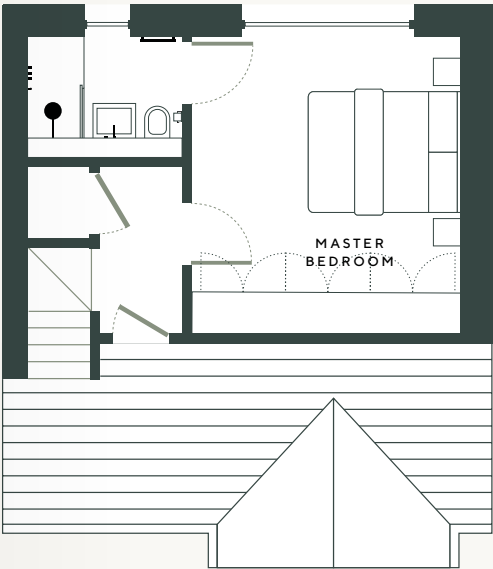
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



COMING SOON | 3 BEDROOM, 3 BATHROOM



TO ARRANGE A VIEWING CONTACT THE AGENTS



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