

BY GAGE PROPERTIES
BRONDESBURY

RM

THE ROYAL MAJESTIC
APARTMENTS

NW 6



THE ROYAL MAJESTIC APARTMENTS

Welcome to The Royal Majestic Apartments, a collection of 16 stylish one, two and three bedroom properties, brought to you by Gage Properties. These modern apartments are due for completion in Quarter 4 2023 and will feature high specification interiors, private terraces and parking for selected units.

Located right in the heart of NW6, these apartments are tucked away on a quiet street on the corner of Willesden Lane and Coverdale Road. You will be just a short walk away from both excellent transport connections and a wide choice of local amenities.

BRONDESBURY | NW 6



Backed by
HM Government



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NW6

NW6 is a thriving area surrounded by the Mapesbury Conservation area, Kensal Rise and Queen's Park. With its access to parks and green spaces such as Gladstone Park, Roundwood Park, King Edward VII Park and the charming Mapesbury Dell, the neighbourhood attracts both young professionals and families who appreciate the sense of community and old London charm. The area is one of London's most connected leafy suburbs, with great transport links into the West End and the City.

You will be spoilt for choice when it comes to pubs, restaurants, bars and cafés. The Queensbury is a local gastropub, just a short walk away and known for its great Sunday Roasts. If you're looking for freshly baked goods then GAIL's is the go-to café where you can drop in and grab an artisan loaf and a hot drink. The Salusbury Pub and Alice House are also popular places nearby where you can enjoy a pint and a relaxing meal out.



When it comes to getting the weekly shop, or just the odd bits and bobs, there are several supermarkets nearby including Sainsbury's, Waitrose and a Tesco Express. Every Sunday, come rain or shine, the bustling Queen's Park Farmers' Market is open, just a 15-minute walk away. It's a great place to come and pick up a wide selection of fresh fruit, organic meat and seasonal specials throughout the year.

If you are looking to exercise at the gym and get into shape, both Nuffield Health and Fitness First are just minutes away by foot. If outdoor exercise is more your kind of thing, there's Tiverton Green and Queen's Park close by. For tennis enthusiasts, the Elmwood Lawn, Cumberland Lawn and Brondesbury Tennis Clubs are all within easy reach.





LOCAL AREA

The Royal Majestic Apartments have the best of both worlds: easy accessibility to central London and a plethora of local amenities, cultural spots and green parks to explore. Whatever you are looking for, it's never far away from The Royal Majestic Apartments.



BARS, RESTAURANTS & CAFÉS

1. The Queensbury
2. The Salisbury Pub
3. Gail's Artisan Bakery
4. Alice House

SHOPPING

5. Queens Park Farmers Market
6. Planet Organic
7. The Olive Tree Organic Food
8. Sainsburys
9. Co-op
10. Tesco Express
11. Waitrose

ENTERTAINMENT

12. Lexi cinema
(small independent cinema)
13. Queens Park Books

SPORT & LEISURE

14. Nuffield Health
15. Willesden Sports Centre
16. Fitness First Gym
17. Yogaloft
18. Queens Park
19. Tiverton Green
20. Elmwood Lawn Tennis Club
21. Cumberland Lawn Tennis Club
22. Brondesbury Cricket Tennis and Squash Club

SCHOOLS

PRIMARY

23. Malorees Infant & Junior School
24. Islamia Primary School
25. North West London Jewish Day School
26. Christ Church CoFE Primary School
27. Salisbury Primary School

SECONDARY

28. Brondesbury College London
29. Islamia School for Girls'
30. Queens Park Community School



Kilburn tube station on the Jubilee line and Brondesbury overground station are both a 10-minute stroll away from The Royal Majestic Apartments. These both connect to West Hampstead railway station which is just one stop away.



The Royal Majestic Apartments, Brondsebury, NW6 offer excellent transport links, making them an ideal choice if you want to be within easy reach of central London and the City. Willesden Green or Kilburn are the nearest stations for the Jubilee Line. If you are travelling abroad, Heathrow Airport is a 45-minute drive by car.


FROM KILBURN
UNDERGROUND STATION

BAKER STREET
20 min

BOND STREET
20 min

WESTMINSTER
25 min

KNIGHTSBRIDGE
35 min

ST PAULS
35 min

BANK
35 min


WALKING FROM
ROYAL MAJESTIC

WILLESDEN GREEN STATION
JUBILEE LINE
10 min

BRONDESBURY PARK STATION
OVERGROUND STATION
10 min

KILBURN STATION
JUBILEE LINE
10 min

QUEENS PARK STATION
JUBILEE LINE
20 min

KENSAL RISE STATION
OVERGROUND
22 min

TRANSPORT

INTERIORS

Interiors have been individually designed by boutique agency ADEMCHIC, ensuring each home is turnkey ready for you. With sophisticated finishes, high quality specification and thoughtful layouts, The Royal Majestic Apartments truly live up to their name. Inside, you will find beautifully designed spaces – some designated for quiet, peaceful moments and others for socialising and entertaining guests.





Conscious of the shift in our relationship with our homes, we have specifically designed The Royal Majestic Apartments so you can comfortably spend more of your time there with allocated spaces for living, working and relaxing.



The apartments all have real oak-engineered floors throughout, integrated lighting and bespoke joinery. With private terraces and professionally landscaped grounds, The Royal Majestic Apartments maintain the balance between the privacy of a home and an exclusive sense of community.







FLOOR PLANS

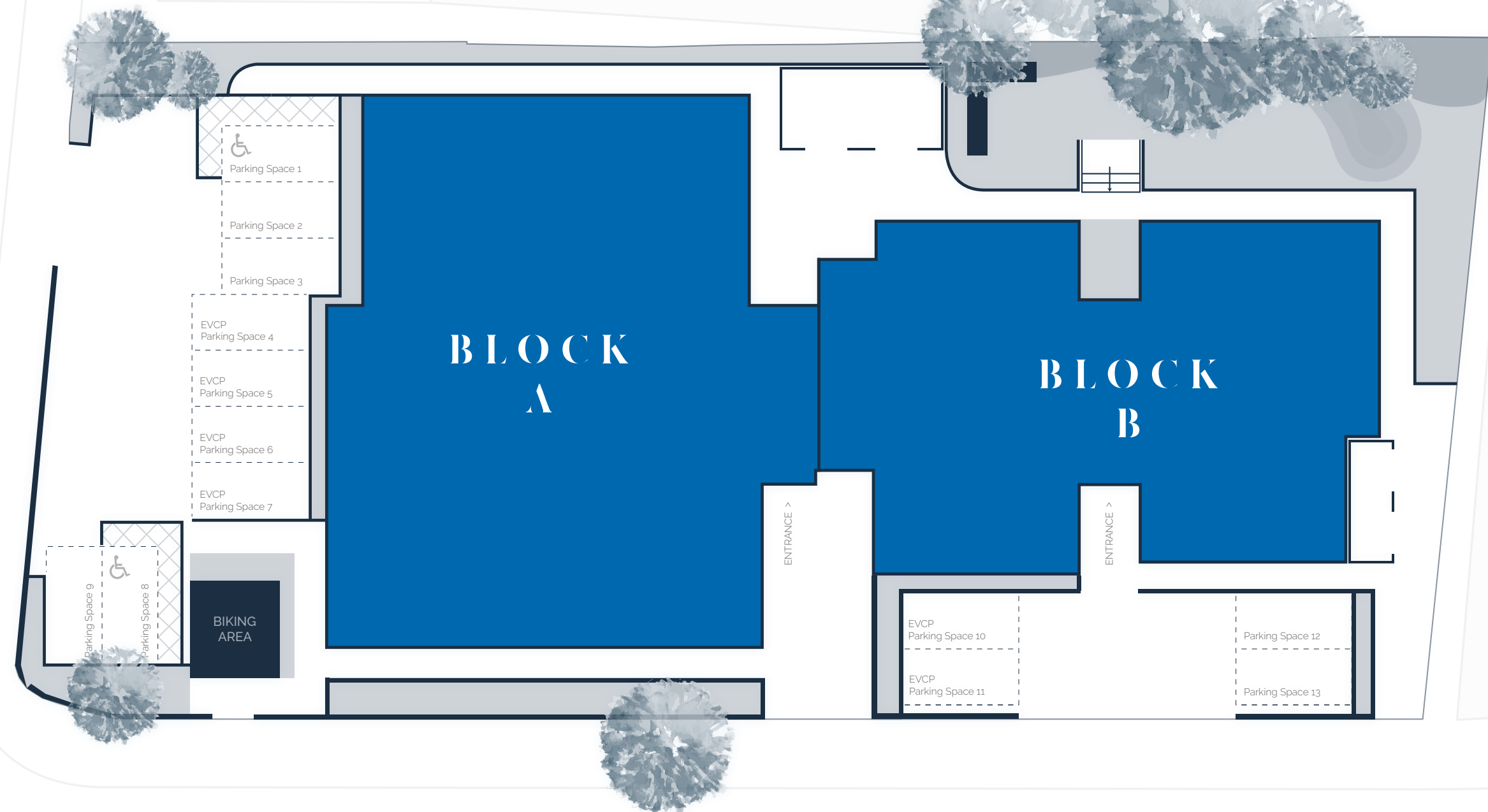
UNIT	BEDS	FLOOR	TOTAL AREA SQM	TOTAL AREA SQFT	PAGE
1	3	Ground	99	1076	26
2	2	Ground	74	804	27
3	1	Ground	61	666	28
4	3	Ground	98	1057	29
5	3	Ground	91	979	30
6	2	First	87	939	31
7	2	First	74	802	32
8	1	First	61	661	33
9	2	First	92	992	34
10	3	First/Second	126	1361	35
11	2	Second	87	938	36
12	2	Second	74	804	37
13	1	Second	61	661	38
14	1	Second	66	719	39
15	2	Third	83	897	40
16	1	Third	59	644	41

PARKING AVAILABLE FOR SELECTED UNITS

All images and the dimensions given are illustrative for this unit type and individual plots may differ. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. Please check with your sales adviser in respect of individual properties.

SITE MAP

WILLESDEN LANE



With parking spaces, generously-sized private terraces and landscaped green spaces surrounding the development, these impressive apartments are perfect for contemporary city living.

COVERDALE ROAD

FLAT 1

GROUND FLOOR
3 BEDROOM



GROSS INTERNAL AREA
99 sqm / 1076 sqft

- BEDROOM 1

2.8m x 3.3m / 9.2ft x 10.9ft
- ENSUITE 1

1.9m x 2.4m / 6.1ft x 7.8ft
- KITCHEN / LIVING

5.6m x 5.7m / 18.2ft x 18.6ft
- BATHROOM

1.9m x 2.4m / 6.1ft x 7.8ft
- BEDROOM 2

2.7m x 5.5m / 8.8ft x 18ft
- BEDROOM 3

3.3m x 3.3m / 10.8ft x 10.8ft
- TERRACE 1

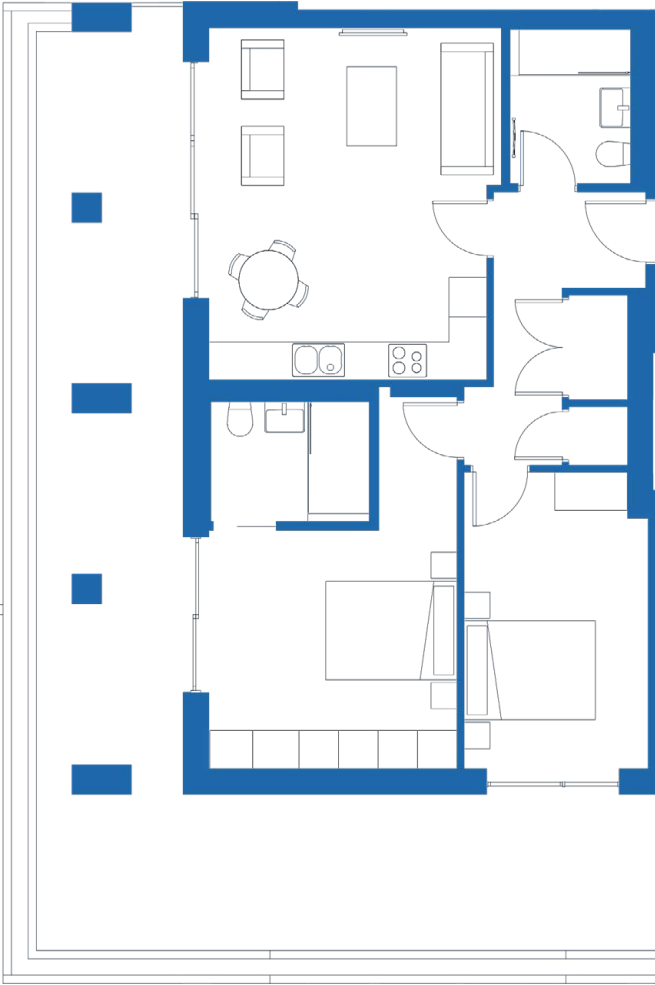
8.6m x 2.2m / 28.3ft x 7.2ft
- TERRACE 2

8.6m x 2.2m / 28.3ft x 7.3ft



FLAT 2

GROUND FLOOR
2 BEDROOM



GROSS INTERNAL AREA
74 sqm / 804 sqft

- KITCHEN / LIVING

4.4m x 5.4m / 14.5ft x 17.6ft
- BATHROOM

2.1m x 2.4m / 6.7ft x 7.9ft
- BEDROOM 1

3.6m x 3.8m / 11.9ft x 12.3ft
- ENSUITE

1.9m x 2.4m / 6.1ft x 8.0ft
- BEDROOM 2

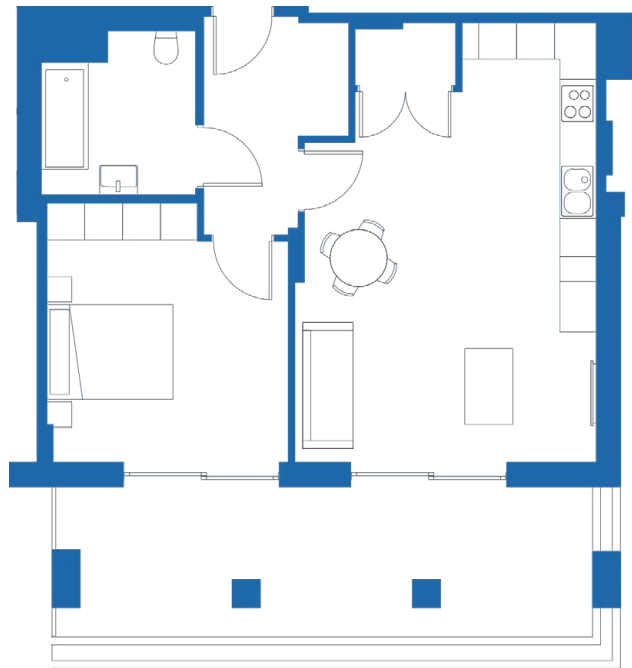
2.8m x 4.5m / 9.2ft x 14.8ft
- TERRACE

13.9m x 9.4m / 45.7ft x 30.8ft



FLAT 3

GROUND FLOOR
1 BEDROOM



GROSS INTERNAL AREA
61 sqm / 666 sqft

- KITCHEN / LIVING
4.8m x 7.2m / 15.7ft x 23.5ft
- BEDROOM 1
3.5m x 3.8m / 11.5ft x 12.5ft
- BATHROOM
2.6m x 2.5m / 8.5ft x 8.0ft
- TERRACE
2.2m x 8.6m / 7.2ft x 28.1ft



FLAT 4

GROUND FLOOR
3 BEDROOM



GROSS INTERNAL AREA
98 sqm / 1057 sqft

- KITCHEN / LIVING
5.4m x 5.8m / 17.7ft x 19ft
- BEDROOM 1
3.2m x 4.9m / 10.6ft x 16.1ft
- ENSUITE
1.9m x 2.4m / 6.1ft x 9.0ft
- BEDROOM 2
2.8m x 4.9m / 9.3ft x 16ft
- BEDROOM 3
4.9m x 2.8m / 16.1ft x 9.0ft
- BATHROOM
2.4m x 1.9m / 7.8ft x 6.1ft
- TERRACE
8.4m x 2.3m / 27.6ft x 7.5ft



FLAT 5

GROUND FLOOR
3 BEDROOM



GROSS INTERNAL AREA
91 sqm / 979 sqft

- KITCHEN / LIVING
3.4m x 8.2m / 11.3ft x 27ft
- BEDROOM 1
3.0m x 3.9m / 9.8ft x 12.8ft
- ENSUITE
1.5m x 2.3m / 4.9ft x 7.7ft
- BEDROOM 2
2.8m x 4.2m / 9.0ft x 13.9ft

- BEDROOM 3
2.2m x 4.1m / 7.0ft x 13.4ft
- BATHROOM
2.4m x 2.1m / 7.7ft x 6.9ft
- TERRACE
1.1m x 9.0m / 3.7ft x 29.5ft
- TERRACE 2
2.3m x 10.1m / 7.4ft x 33.3ft



FLAT 6

FIRST FLOOR
2 BEDROOM



GROSS INTERNAL AREA
87 sqm / 939 sqft

- KITCHEN / LIVING
8.7m x 4.5m / 28.7ft x 14.7ft
- BEDROOM 1
2.8m x 5.5m / 9.1ft x 17.9ft
- ENSUITE
2.4m x 2.1m / 7.9ft x 6.8ft
- BEDROOM 2
3.3m x 3.3m / 10.9ft x 10.8ft

- BATHROOM
2.3m x 1.8m / 7.7ft x 6.0ft
- TERRACE / BALCONY
5.6m x 1.5m / 18.2ft x 4.8ft



FLAT 7

FIRST FLOOR
2 BEDROOM



GROSS INTERNAL AREA
74 sqm / 802 sqft

KITCHEN / LIVING

4.2m x 5.4m / 13.8ft x 17.6ft

BEDROOM 1

3.8m x 3.6m / 12.4ft x 11.9ft

ENSUITE

1.8m x 2.5m / 6.0ft x 8.1ft

BEDROOM 2

4.7m x 2.8m / 15.5ft x 9.2ft

BATHROOM

2.4m x 1.8m / 7.8ft x 6.0ft

TERRACE / BALCONY

11.4m x 1.2m / 37.4ft x 3.9ft



FLAT 8

FIRST FLOOR
1 BEDROOM



GROSS INTERNAL AREA
61 sqm / 661 sqft

KITCHEN / LIVING

7.0m x 4.8m / 22.8ft x 15.7ft

BEDROOM 1

3.5m x 3.8m / 11.5ft x 12.6ft

BATHROOM

2.7m x 2.6m / 8.8ft x 8.5ft

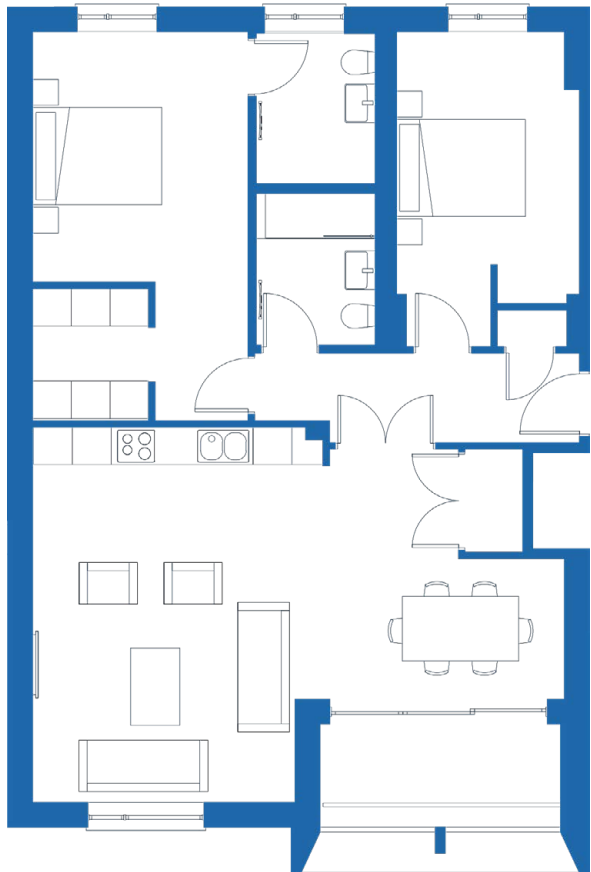
TERRACE / BALCONY

8.4m x 1.5m / 27.5ft x 4.9ft



FLAT 9

FIRST FLOOR
2 BEDROOM



GROSS INTERNAL AREA
92 sqm / 992 sqft

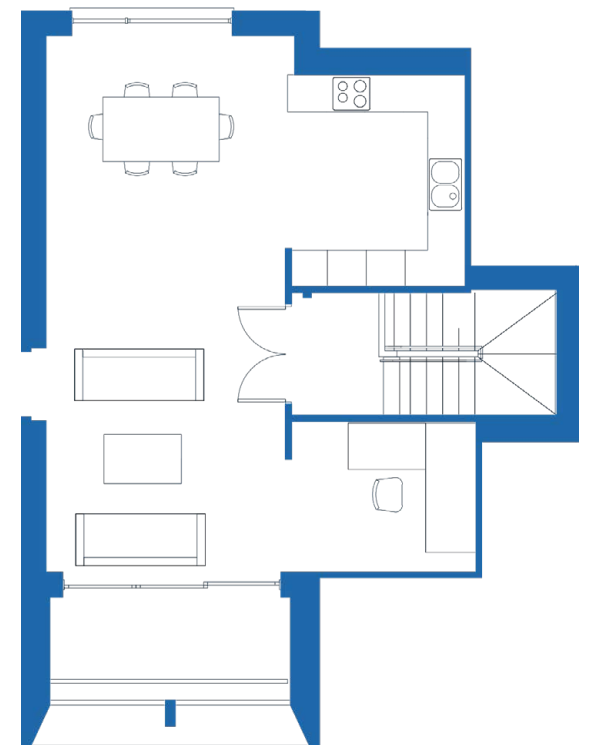
- KITCHEN / LIVING
5.8m x 8.2m / 19.1ft x 27ft
- BATHROOM
1.8m x 2.3m / 6.0ft x 7.7ft
- BEDROOM 1
3.3m x 6.0m / 11ft x 19.8ft
- ENSUITE
2.3m x 2.1m / 7.6ft x 6.7ft

- BEDROOM 2
4.9m x 2.6m / 16ft x 8.5ft
- TERRACE / BALCONY
3.7m x 1.3m / 12.2ft x 4.4ft



FLAT 10

FIRST & SECOND FLOOR
3 BEDROOM



GROSS INTERNAL AREA
126 sqm / 1361 sqft

- KITCHEN / LIVING
8.3m x 6.5m / 27.3ft x 21.3ft
- BATHROOM
2.3m x 1.9m / 7.6ft x 6.2ft
- BEDROOM 1
3.9m x 4.9m / 12.7ft x 15.9ft
- ENSUITE
2.2m x 1.2m / 7.2ft x 4.0ft

- BEDROOM 2
4.1m x 3.9m / 13.3ft x 12.9ft
- BEDROOM 3
3.6m x 3.1m / 11.9ft x 10.4ft
- TERRACE / BALCONY 01
3.8m x 1.3m / 12.4ft x 4.3ft
- TERRACE / BALCONY 02
3.8m x 1.3m / 12.4ft x 4.3ft



FLAT 11

SECOND FLOOR
2 BEDROOM



GROSS INTERNAL AREA
87 sqm / 938 sqft

- KITCHEN / LIVING
8.7m x 4.5m / 28.7ft x 14.7ft
- BEDROOM 1
2.8m x 3.3m / 9.1ft x 10.9ft
- ENSUITE
2.4m x 2.0m / 7.8ft x 6.7ft
- BEDROOM 2
3.3m x 3.3m / 10.8ft x 11.1ft

- BATHROOM
2.3m x 1.8m / 7.7ft x 6.0ft
- TERRACE / BALCONY
5.6m x 1.5m / 18.2ft x 4.8ft



FLAT 12

SECOND FLOOR
2 BEDROOM



GROSS INTERNAL AREA
74 sqm / 804 sqft

- KITCHEN / LIVING
4.4m x 5.4m / 14.3ft x 17.6ft
- BEDROOM 1
3.8m x 3.6m / 12.4ft x 11.9ft
- ENSUITE
1.8m x 2.4m / 6.0ft x 8.0ft
- BEDROOM 2
2.9m x 4.6m / 9.3ft x 15.0ft

- BATHROOM
2.3m x 2.1m / 7.7ft x 6.8ft
- TERRACE / BALCONY
11.4m x 1.2m / 37.4ft x 3.9ft



FLAT 13

SECOND FLOOR
1 BEDROOM



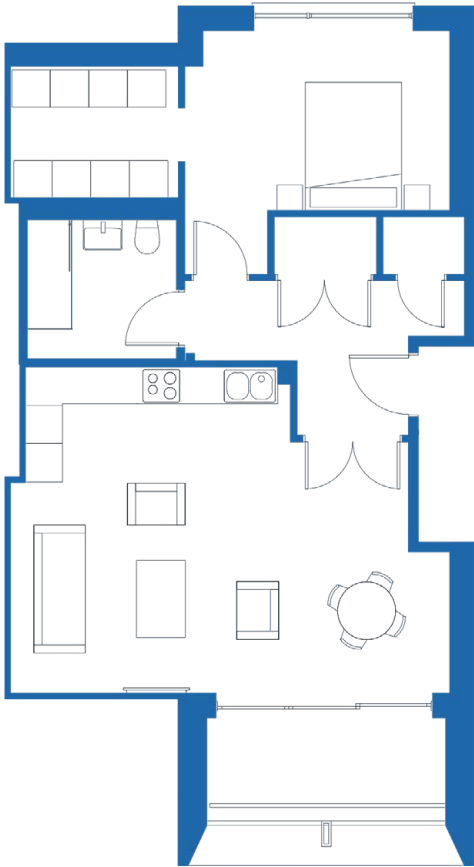
GROSS INTERNAL AREA
61 sqm / 661 sqft

- KITCHEN / LIVING
6.9m x 4.8m / 22.5ft x 15.8ft
- BATHROOM
2.9m x 2.2m / 9.5ft x 7.2ft
- BEDROOM 1
3.7m x 3.8m / 12ft x 12.6ft
- TERRACE / BALCONY
8.4m x 1.5m / 27.5ft x 4.9ft



FLAT 14

SECOND FLOOR
1 BEDROOM



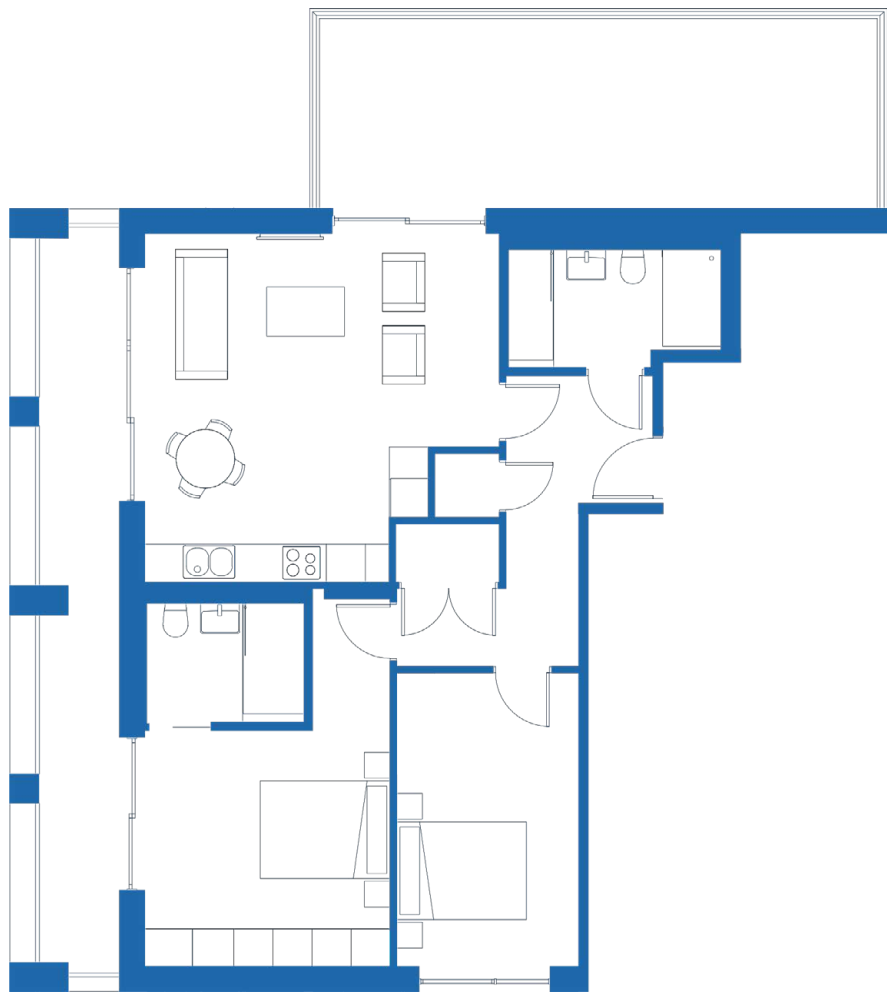
GROSS INTERNAL AREA
66 sqm / 719 sqft

- KITCHEN / LIVING
4.9m x 6.6m / 16.1ft x 21.7ft
- BATHROOM
2.4m x 2.3m / 7.9ft x 7.6ft
- BEDROOM 1
2.8m x 4.1m / 9.2ft x 13.5ft
- TERRACE / BALCONY
3.7m x 1.3m / 12.2ft x 4.4ft



FLAT 15

THIRD FLOOR
2 BEDROOM



GROSS INTERNAL AREA
83 sqm / 897 sqft

KITCHEN / LIVING

5.4m x 5.5m / 17.5ft x 17.9ft

BATHROOM

3.2m x 1.8m / 10.6ft x 5.9ft

BEDROOM 1

3.8m x 5.8m / 12.4ft x 19.0ft

ENSUITE

1.8m x 2.4m / 6.0ft x 8.0ft

BEDROOM 2

4.5m x 2.8m / 14.8ft x 9.2ft

TERRACE / BALCONY

11.4m x 1.2m / 37.4ft x 3.9ft



FLAT 16

THIRD FLOOR
1 BEDROOM



GROSS INTERNAL AREA
59 sqm / 644 sqft

KITCHEN / LIVING

4.8m x 6.3m / 15.8ft x 20.5ft

BATHROOM

2.9m x 2.0m / 9.5ft x 6.6ft

BEDROOM 1

3.8m x 3.7m / 12.6ft x 12ft

TERRACE / BALCONY

8.3m x 1.5m / 27.2ft x 4.8ft







INTERIOR FINISHES

- Award-winning interior designer specification
- Engineered European oak flooring throughout
- Matte black ironmongery to all internal doors
- White painted modern internal doors
- Matte white sockets and lighting switch plates

BATHROOM

- Porcelain floor and wall tiles
- Basin joinery
- Fitted mirror
- Matt black brassware
- Heated towel rail
- Concealed LED lighting
- Contemporary WCs with soft close lids and concealed cisterns

KITCHEN

- Italian-made modern kitchen
- White stone worktops and splash backs
- Integrated Bosch appliances
- Integrated waste bin
- Integrated LED cabinet lighting

BEDROOM

- Built-in wardrobes in selected bedrooms
- Wall-mounted bedside lights
- Engineered European oak flooring

EXTERNAL

- Warm Grey Brickwork
- Slate Grey painted flat bar steel balustrades and gates.
- Communal and private outdoor spaces
- Parking Spaces*

ELECTRICAL

- High-speed internet connection
- TV connection
- Intercom to ground floor entrance
- Mechanical Ventilation with Heat Recovery (MVHR in all flats)
- Smart home security and intercom system

PEACE OF MIND

- 10 year ICW warranty

SUSTAINABLE FEATURES

- The development follows the London Plan energy design hierarchy of 'Be Lean, Be Clean and Be Green'.
- Southerly and westerly orientations of the apartments offer good levels of internal daylight, as well as the potential for solar gain during the winter months to reduce heating consumption.
- Internal and external storage space will be provided to ensure that residents can sort, store and dispose of waste and recyclable materials in line with Brent's collection policies.

* To selected units

The specification of the apartments is the anticipated specification when this sheet was prepared, but may be subject to change in accordance with permitted variances under the apartment sale contracts. The information contained in it does not form part of any contract, and while reasonable effort has been made to ensure accuracy, this cannot be guaranteed and no representation or warranty is made in that regard. Apartment designs and layouts are indicative only and may change.



DEVELOPER

GAGE PROPERTIES

Gage Properties is a private property development, investment & asset management company specialising in the renovation, refurbishment and development of residential and commercial properties in prime London

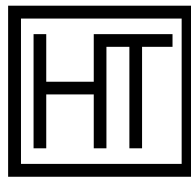
locations and the rest of the UK. Established in 2005 by Gavin Essex, Gage is built on his 20 years of extensive experience in the London property market in which he is regarded as an expert in his field.







GAGE
PROPERTIES



HILLTOP CREDIT PARTNERS

Thorstone
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ADEMCHIC



lawray
architects

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020 3907 4049
WWW.THEROYALMAJESTIC.CO.UK