



SPECTRUM

LONDON NW4

Welcome to Spectrum.  
A new development of 1, 2 & 3  
bedroom luxury apartments,  
with gardens, balconies and  
underground parking.

Welcome to beautifully  
crafted living.

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Spectrum is a unique collection of luxury apartments, developed by Excelsior Homes: the multi-award-winning company behind many Hendon properties, including Cadogan Court, Raleigh Close, and Halkin House, Downage.

Tucked away in a quiet residential area, Spectrum offers a private and picturesque setting featuring planted courtyards, grassy lawns and a stunning living green wall.

Community, convenience and charm are key behind this exclusive development, from the authenticity of Brent Street to the buzz of nearby Brent Cross shopping centre to the pleasing local green spaces of Windsor Open Space and Hendon Park.

“An absolute highlight at Spectrum is the lush green living wall I’ve created as a sun-loving and wildlife-loving feature that benefits both nature and wellness.”

— *Melissa Jolly,  
Landscape and  
Garden Designer*



CGI representation









Spectrum is designed for the way you live today.

Outside, this stunningly designed development features zinc-esque panelling and three shades of brick that blend with local character. Private balconies and terraces provide secluded spots to enjoy a drink on a summer's evening.

Spectrum is a secure gated residence that boasts underground parking with lift access.



CGI representation







SPECTRUM  
LONDON NW4

01

UNIQUE AND INNOVATIVE

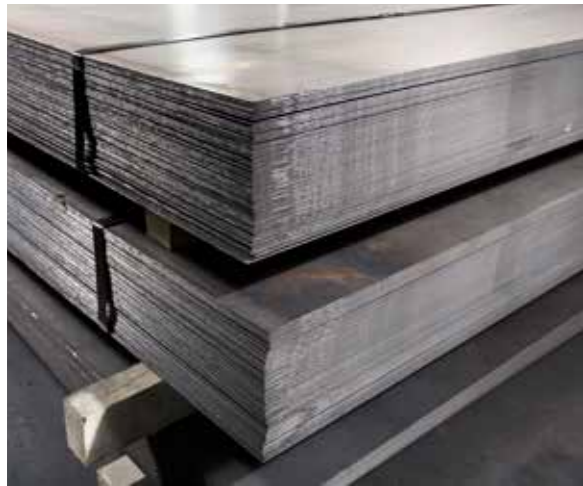
We believe it's not what you see that makes the difference but what you don't. It's not just the aesthetics that matter but the practicalities too.

We have therefore developed a unique modular approach to building Spectrum.



## The future, today

We combine traditional materials with new technology, sophisticated techniques and precision construction. We always stay true to the Excelsior name and commitment to excellence.



“In Spectrum, we have created a contemporary design to work around the way people want to live today and with the future in mind, so that they can feel connected to the communal gardens as well as enjoy private spaces.”  
— James Walsh,  
Spectrum architect







## It's all in the detail

From hand-fitted bespoke kitchens with Siemens appliances to wet underfloor heating to triple glazing throughout, your Spectrum apartment will be ready for you to live in and love from the very start.

Neutral shades throughout create a calm home to call your own. You are welcome to add your own style by appointing our interior designers – or your own.



Images are not of the actual apartments and should be treated as a general guidance only. Specifications and materials may change.





SPECTRUM

## 02

CHARACTER AND COMMUNITY

Whether you want to stroll through a nature reserve, catch up with friends over dinner locally, enjoy the wonderful cafés, spend an afternoon playing golf or just have some peace and quiet, you'll never have to go far.

Spectrum  
Hillview Gardens, London NW4



Just like Spectrum, Hendon has a distinct style and personality all of its own, with one-off shops where people know you by name, go-to bars and independent restaurants dotted along the area's heart in Brent Street. The charm of Windsor Open Space and Hendon Park will lure you if searching for nearby green tranquillity. No wonder people here can't imagine living anywhere else.

**A HAPPENING PLACE**

What might tempt you today? There's so much to see, do and enjoy on your doorstep or just a short stretch away in Mill Hill, Temple Fortune, Golders Green and Finchley.

**STEP BACK IN TIME**

Neighbouring Hendon Village, with its laid back lifestyle, is an area steeped in history. Walk through and admire historical landmarks and renowned places such as the Town Hall, Public Library, Fire Station, and Middlesex University, or visit the Royal Air Force Museum with its fascinating exhibits.



*— Local Area:*

- Brent Street
- Mr Baker
- Hendon Bagel Bakery
- Independent Grocer
- Hendon Public Library







Get out and about for a walk or a run or to watch the seasons change at one of the many picturesque local green spaces.

**SPORT FOR ALL**

You'll find plenty of sports facilities in the area. There are golf courses, cricket clubs, sailing clubs, gyms, athletics tracks and swimming pools. You can even go ice skating all year round!

— *Green Spaces:*

- Brent Park
- Brent Reservoir
- Dollis Valley Greenwalk
- Hendon Park
- Windsor Open Space





The choice of where to eat, what to buy, and what to see and do is endless.

#### FAVOURITE LOCALS

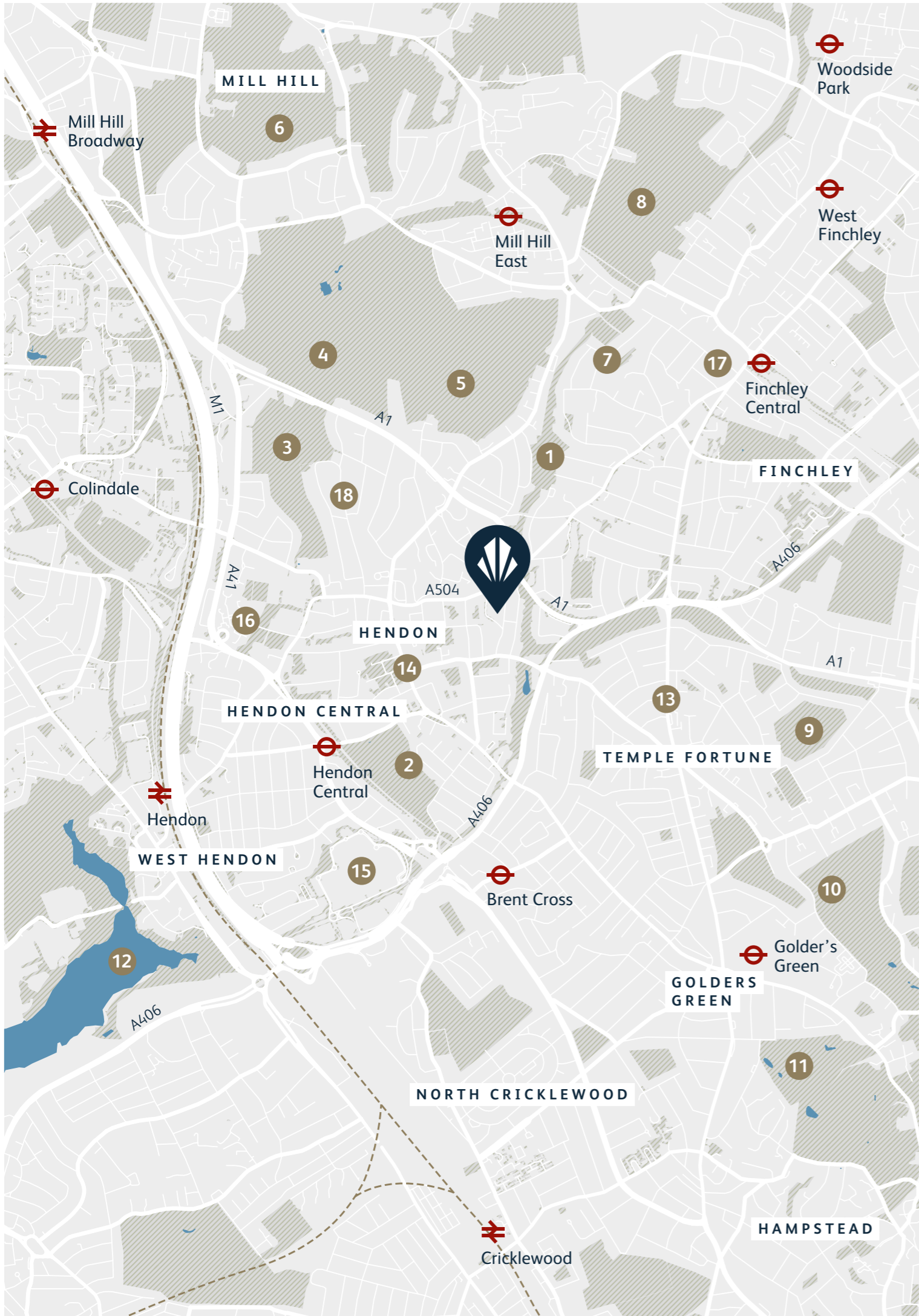
Whether you're in the mood for sushi, falafel, salt beef on rye or an after-work cocktail, the welcoming restaurants and bars in Brent Street and Temple Fortune are bound to become firm favourites.

#### TOP SPOTS FOR SHOPS

Hendon, Temple Fortune and Finchley Central are equally and easily within reach while Brent Cross shopping centre, boasting over 120 fashion, beauty and lifestyle stores, is no more than a 5 minute drive away.







Connections and travel choices are excellent, with main arterial roads within easy reach.

OPEN SPACES

- 1 Windsor Open Space
- 2 Hendon Park
- 3 Sunnyhill Park
- 4 Cophall Playing Fields
- 5 Hendon Golf Course
- 6 **Arrandene Open Space**  
*What is it?* 25 hectare open space and woodland.  
*Why visit?* The variety in landscape offers great views of surrounding areas.
- 7 Dollis Brook Viaduct
- 8 Finchley Golf Course
- 9 Big Wood
- 10 Hampstead Heath Extension
- 11 Golder's Hill Park
- 12 **Brent Reservoir**  
*What is it?* A 68.6 hectare reservoir offering scenic walks, based between Hendon and Wembley Park.  
*Why visit?* Sailing centre for a variety of water sports.

LOCAL AMENITIES

- 13 **Temple Fortune**  
*What is it?* Local high street.  
*Why visit?* Great selection of high street favourites, including Marks and Spencers, Waitrose and Gail's Bakery.
- 14 Brent Street
- 15 **Brent Cross Shopping Centre**  
*What is it?* 120 retailers and a variety of restaurant chains all under one roof.  
*Why visit?* Everything is indoors and parking is free.
- 16 Middlesex University
- 17 **Regents Park Road**  
*What is it?* Local high street next to Finchley Central tube station.  
*Why visit?* Range of supermarkets, local high street shops and banks, plus a vast array of takeaway cuisines.
- 18 BMI Hendon Hospital

DISTANCES

- Car** A1(M) 300 meters  
A406 200 meters  
M1 2 miles  
M25 8 miles  
M40 14 miles
- Rail** Hendon Central (Tube) 18 mins  
Finchley Central (Tube) 26 mins  
Hendon (Train) 30 mins
- Air** London City Airport 20 miles  
Heathrow 18 miles  
Luton Airport 26 miles  
Stansted Airport 37 miles



# 03

## FLOORPLANS AND SPECIFICATIONS

Details matter. So does quality.  
 We work with the very best architects  
 and designers and only use the finest  
 fixtures and fittings.

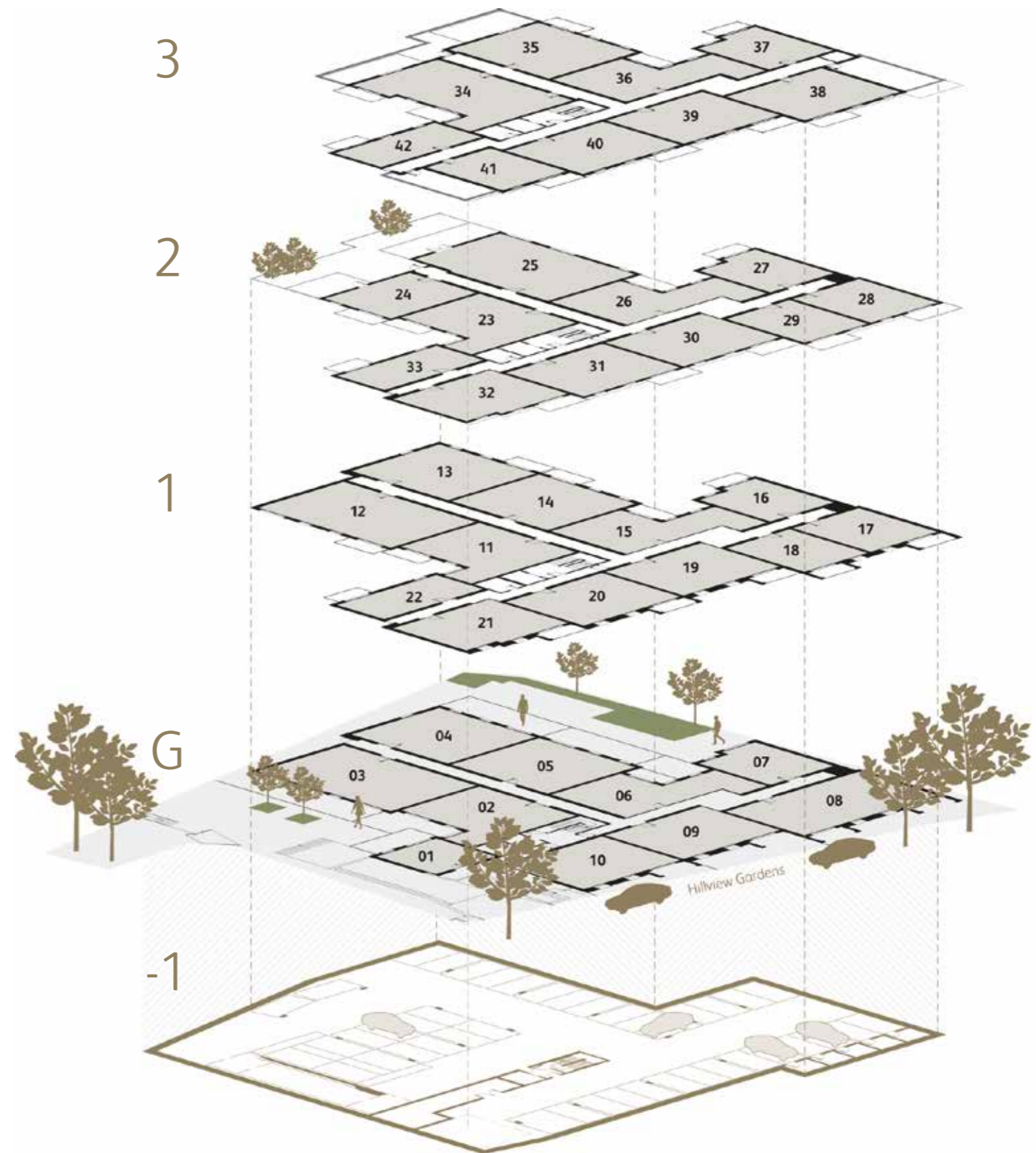
**-1**  
 39 car park spaces  
 4 disabled car park spaces  
 Bike storage

**G**  
 Lobby  
 Apartments 01 – 10

**1**  
 Apartments 11 – 22

**2**  
 Apartments 23 – 33

**3**  
 Apartments 34 – 42



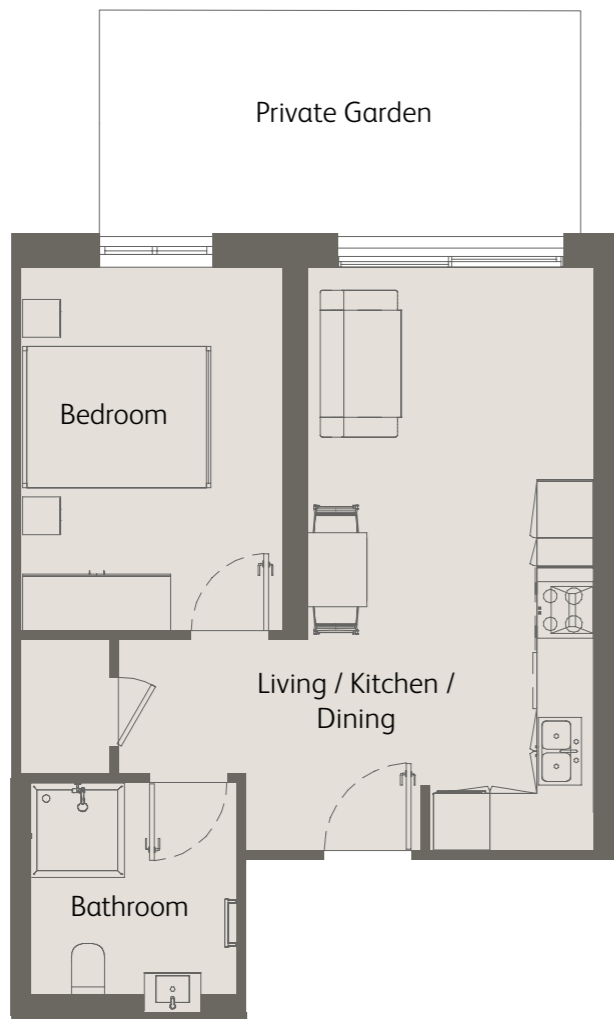
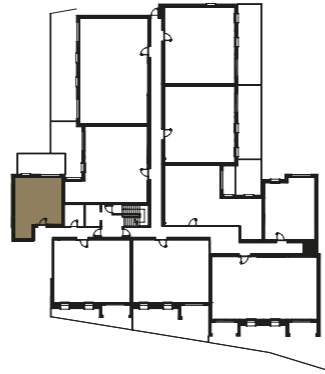


# 01

1 Bedroom  
Ground Floor  
Private Terrace

Living / Kitchen / Dining	20'0" x 9'1" / 6.1m x 3.0m
Bedroom 1	12'5" x 8'10" / 3.8m x 2.7m
Private Terrace	131 sqft / 12.2 sqm
Total internal space (excl. Terrace)	431 sqft / 40.1 sqm

\*Figures are based on the longest measurements in each room

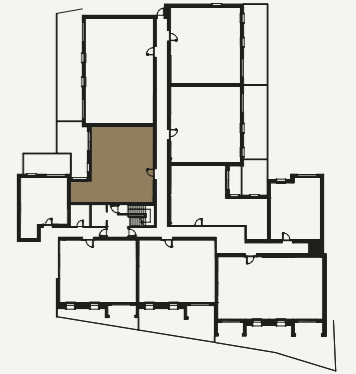


# 02

2 Bedrooms  
Ground Floor  
Private Terrace

Living / Dining	18'4" x 12'2" / 5.6m x 3.7m
Kitchen	12'2" x 7'6" / 3.7m x 2.3m
Bedroom 1	29'2" x 9'2" / 8.9m x 2.8m
Bedroom 2	14'1" x 9'2" / 4.3m x 2.8m
Private Terrace	212 sqft / 19.7 sqm
Total internal space (excl. Terrace)	921 sqft / 85.6 sqm

\*Figures are based on the longest measurements in each room



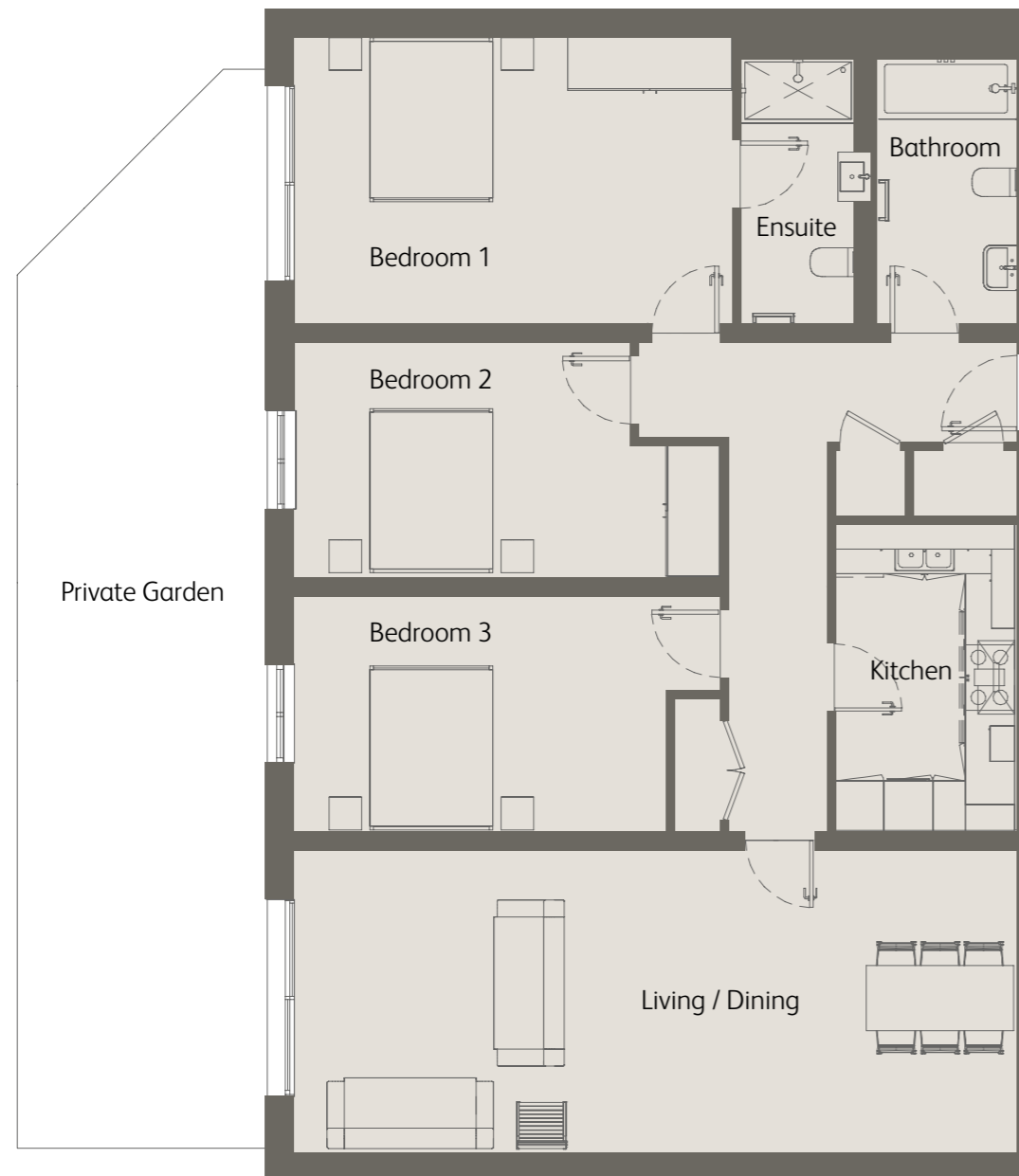
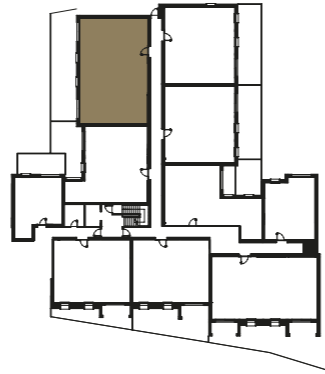


# 03

3 Bedrooms  
Ground Floor  
Private Terrace

Living / Dining	28'10" x 12'2" / 8.8m x 3.7m
Kitchen	12'2" x 7'3" / 3.7m x 2.2m
Bedroom 1	17'4" x 11'1" / 5.3m x 3.4m
Bedroom 2	16'8" x 9'2" / 5.1m x 2.8m
Bedroom 3	16'8" x 9'2" / 5.1m x 2.8m
Private Terrace	396 sqft / 36.8 sqm
Total internal space (excl. Terrace)	1277 sqft / 118.7 sqm

\*Figures are based on the longest measurements in each room

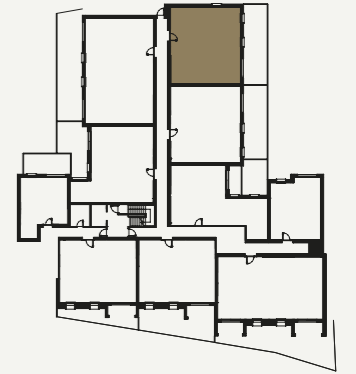


# 04

2 Bedrooms  
Ground Floor  
Private Terrace

Living / Dining	21'7" x 12'1" / 6.6m x 3.7m
Kitchen	12'1" x 7'6" / 3.7m x 2.3m
Bedroom 1	18'0" x 9'6" / 5.5m x 2.9m
Bedroom 2	17'4" x 9'2" / 5.3m x 2.8m
Private Terrace	318 sqft / 29.6 sqm
Total internal space (excl. Terrace)	960 sqft / 89.2 sqm

\*Figures are based on the longest measurements in each room



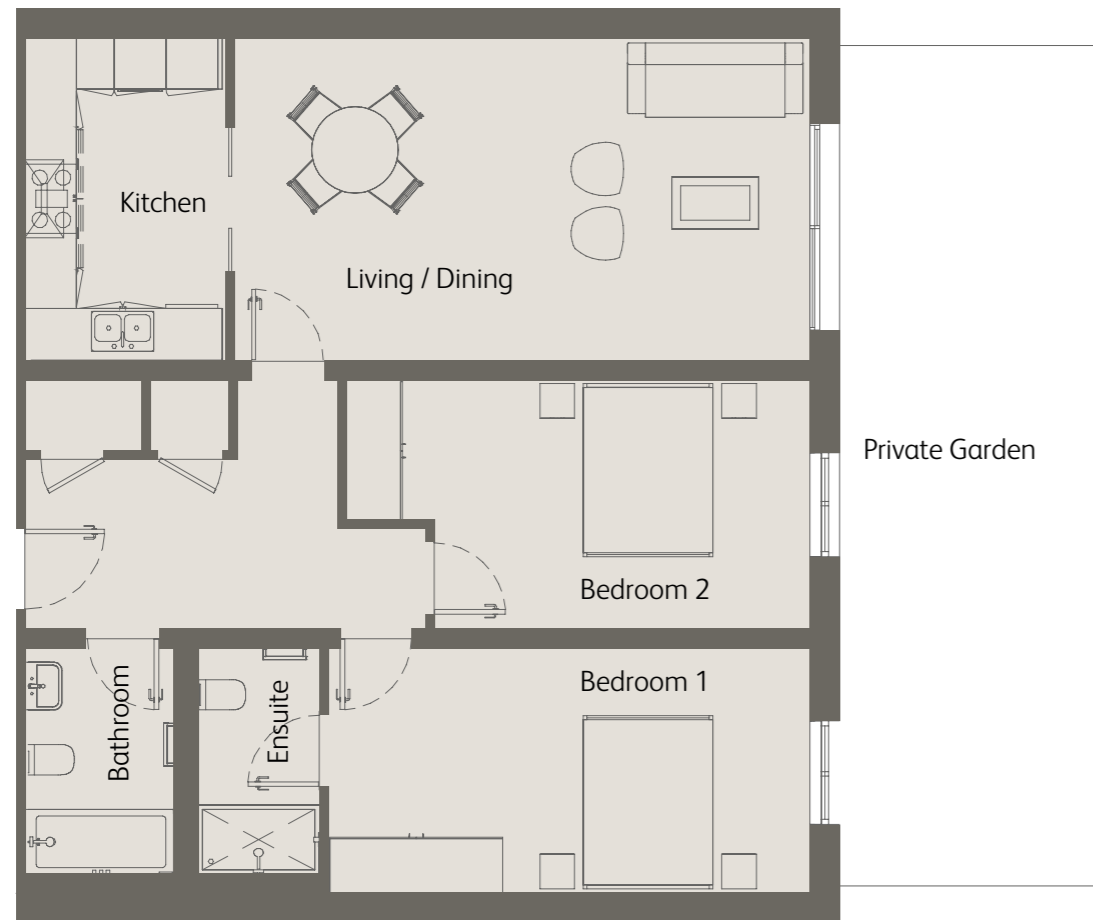
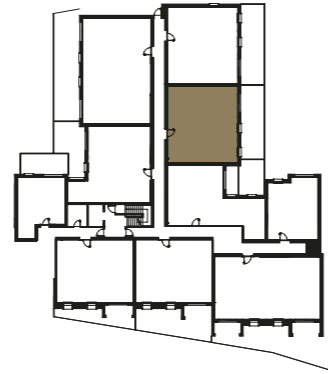


# 05

2 Bedrooms  
Ground Floor  
Private Terrace

Living / Dining	21'7" x 12'1" / 6.6m x 3.7m
Kitchen	12'2" x 7'6" / 3.7m x 2.3m
Bedroom 1	18'0" x 9'2" / 5.5m x 2.8m
Bedroom 2	17'4" x 9'2" / 5.3m x 2.8m
Private Terrace	318 sqft / 29.6 sqm
Total internal space (excl. Terrace)	954 sqft / 88.7 sqm

\*Figures are based on the longest measurements in each room

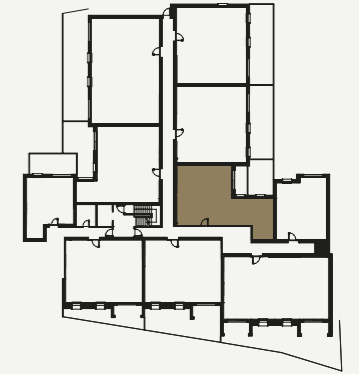


# 06

2 Bedrooms  
Ground Floor  
Private Terrace

Living / Kitchen / Dining	23'7" x 12'2" / 7.2m x 3.7m
Bedroom 1	13'9" x 12'1" / 4.2m x 3.7m
Bedroom 2	16'8" x 8'2" / 5.1m x 2.5m
Private Terrace	192 sqft / 17.9 sqm
Total internal space (excl. Terrace)	877 sqft / 81.5 sqm

\*Figures are based on the longest measurements in each room



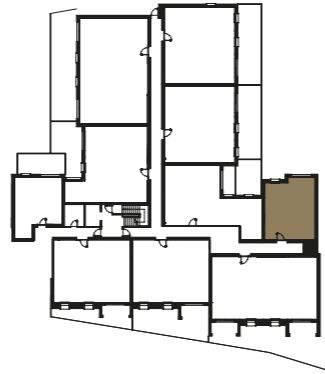


# 07

1 Bedroom  
Ground Floor  
Private Terrace

Living / Kitchen / Dining	26'6" x 11'5" / 8.1m x 3.5m
Bedroom 1	15'1" x 9'2" / 4.6m x 2.8m
Private Terrace	251 sqft / 23.4 sqm
Total internal space (excl. Terrace)	547 sqft / 50.9 sqm

\*Figures are based on the longest measurements in each room

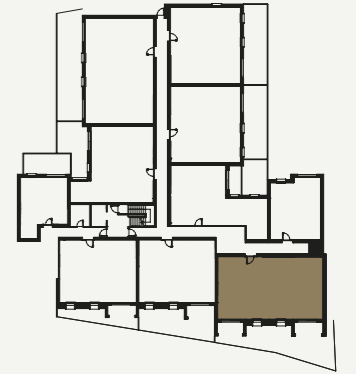


# 08

3 Bedrooms  
Ground Floor  
Private Garden

Living / Dining	25'11" x 12'5" / 7.9m x 3.8m
Kitchen	12'1" x 7'2" / 3.7m x 2.2m
Bedroom 1	14'9" x 11'1" / 4.5m x 3.4m
Bedroom 2	15'5" x 8'10" / 4.7m x 2.7m
Bedroom 3	15'5" x 9'2" / 4.7m x 2.8m
Private Garden	626 sqft / 58.2 sqm
Total internal space (excl. Garden)	1187 sqft / 110.3sqm

\*Figures are based on the longest measurements in each room



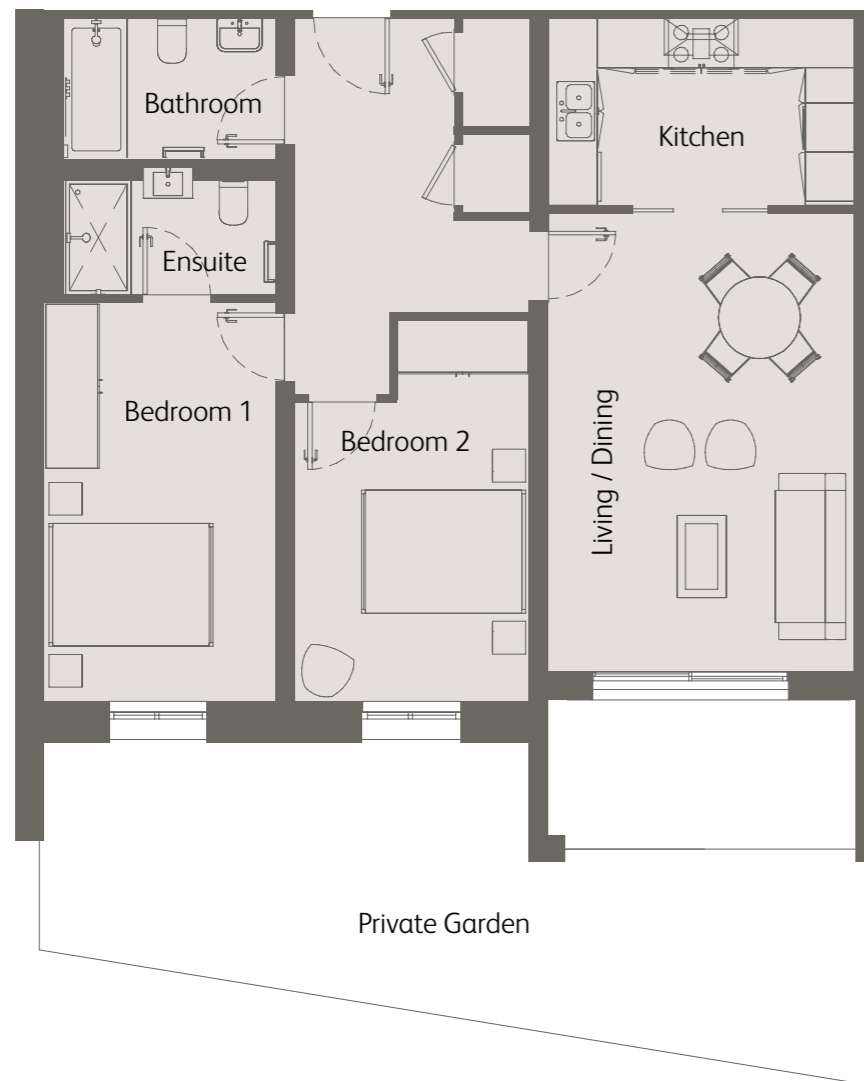
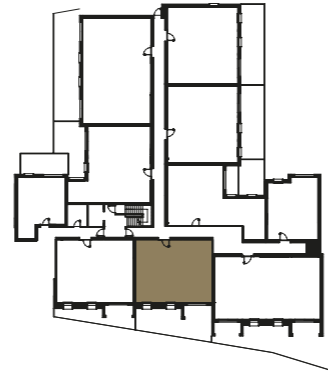


# 09

2 Bedrooms  
Ground Floor  
Private Terrace

Living / Dining	18'0" x 12'1" / 5.5m x 3.7m
Kitchen	12'1" x 7'2" / 3.7m x 2.2m
Bedroom 1	15'8" x 9'2" / 4.8m x 2.8m
Bedroom 2	15'1" x 9'2" / 4.6m x 2.8m
Private Terrace	397 sqft / 36.9 sqm
Total internal space (excl. Terrace)	860 sqft / 79.9 sqm

\*Figures are based on the longest measurements in each room

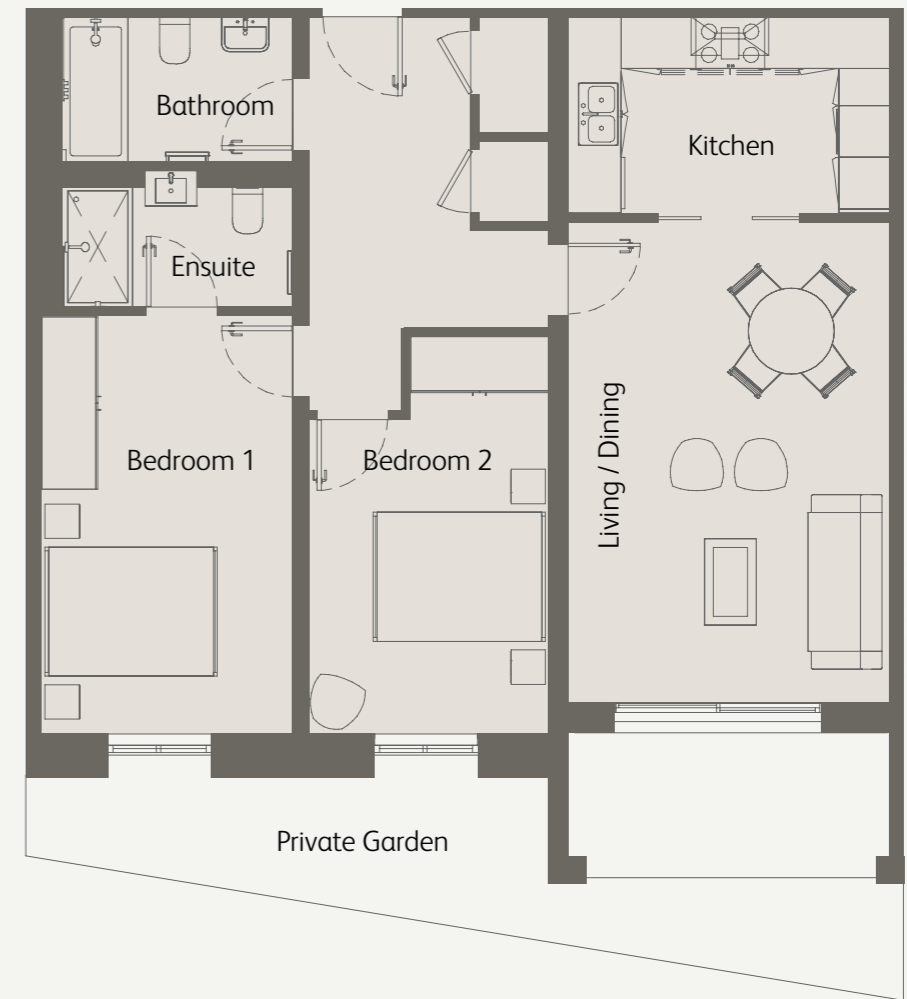
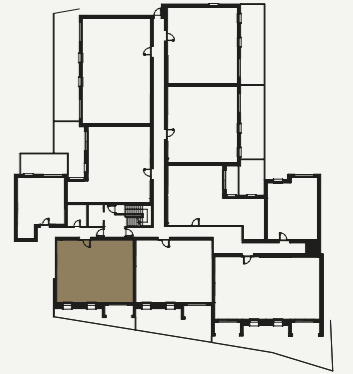


# 10

2 Bedrooms  
Ground Floor  
Private Terrace

Living / Dining	18'0" x 12'1" / 5.5m x 3.7m
Kitchen	12'1" x 7'2" / 3.7m x 2.2m
Bedroom 1	15'8" x 9'6" / 4.8m x 2.9m
Bedroom 2	15'1" x 8'10" / 4.6m x 2.7m
Private Terrace	228 sqft / 21.2 sqm
Total internal space (excl. Terrace)	858 sqft / 79.8 sqm

\*Figures are based on the longest measurements in each room



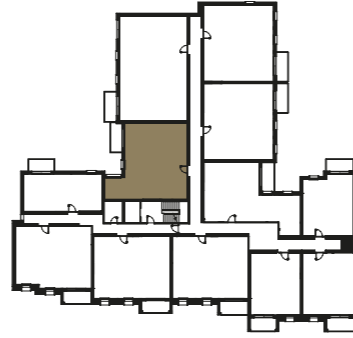


# 11

2 Bedrooms  
First Floor  
Private Balcony

Living / Dining	18'8" x 12'1" / 5.7m x 3.7m
Kitchen	12'1" x 7'6" / 3.7m x 2.3m
Bedroom 1	29'2" x 9'2" / 8.9m x 2.8m
Bedroom 2	14'5" x 9'2" / 4.4m x 2.8m
Private Balcony	62 sqft / 5.8 sqm
Total internal space (excl. Balcony)	941 sqft / 87.5 sqm

\*Figures are based on the longest measurements in each room

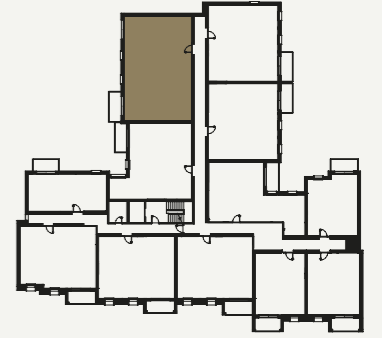


# 12

3 Bedrooms  
First Floor  
Private Balcony

Living / Dining	28'10" x 12'1" / 8.8m x 3.7m
Kitchen	12'2" x 7'3" / 3.7m x 2.2m
Bedroom 1	17'4" x 11'1" / 5.3m x 3.4m
Bedroom 2	16'8" x 9'2" / 5.1m x 2.8m
Bedroom 3	16'8" x 9'2" / 5.1m x 2.8m
Private Balcony	68 sqft / 6.4 sqm
Total internal space (excl. Balcony)	1285 sqft / 119.4 sqm

\*Figures are based on the longest measurements in each room





# 13

2 Bedrooms  
First Floor  
Private Balcony

Living / Dining	21'7" x 12'2" / 6.6m x 3.7m
Kitchen	12'2" x 7'6" / 3.7m x 2.3m
Bedroom 1	18'0" x 9'6" / 5.5m x 2.9m
Bedroom 2	17'4" x 9'2" / 5.3m x 2.8m
Private Balcony	67 sqft / 6.3 sqm
Total internal space (excl. Balcony)	960 sqft / 89.2 sqm

\*Figures are based on the longest measurements in each room

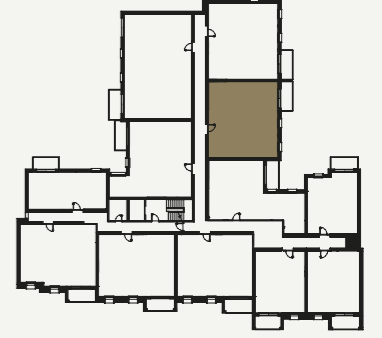


# 14

2 Bedrooms  
First Floor  
Private Balcony

Living / Dining	21'7" x 12'2" / 6.6m x 3.7m
Kitchen	12'2" x 7'6" / 3.7m x 2.3m
Bedroom 1	18'0" x 9'2" / 5.5m x 2.8m
Bedroom 2	17'4" x 9'2" / 5.3m x 2.8m
Private Balcony	67 sqft / 6.3 sqm
Total internal space (excl. Balcony)	954 sqft / 88.7 sqm

\*Figures are based on the longest measurements in each room



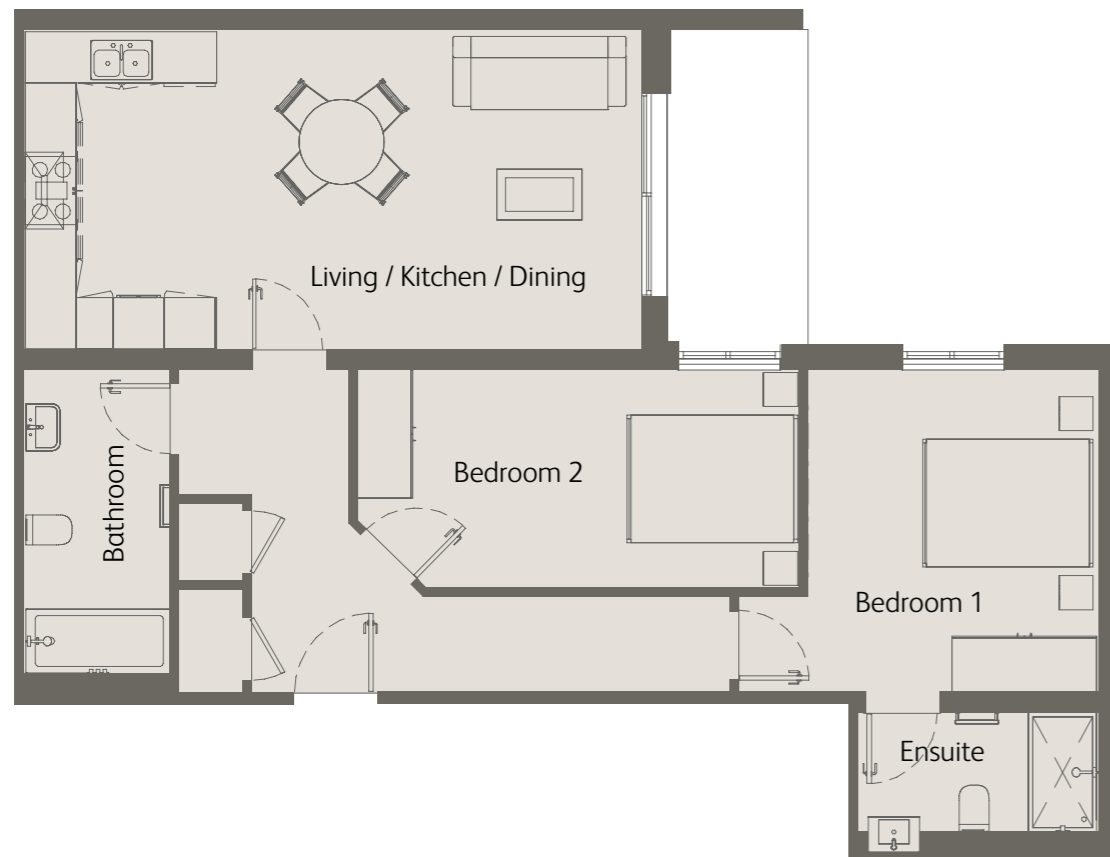


# 15

2 Bedrooms  
First Floor  
Private Balcony

Living / Kitchen / Dining	23'7" x 12'2" / 7.2m x 3.7m
Bedroom 1	13'9" x 12'2" / 4.2m x 3.7m
Bedroom 2	16'8" x 8'2" / 5.1m x 2.5m
Private Balcony	68 sqft / 6.4 sqm
Total internal space (excl. Balcony)	872 sqft / 81.1 sqm

\*Figures are based on the longest measurements in each room

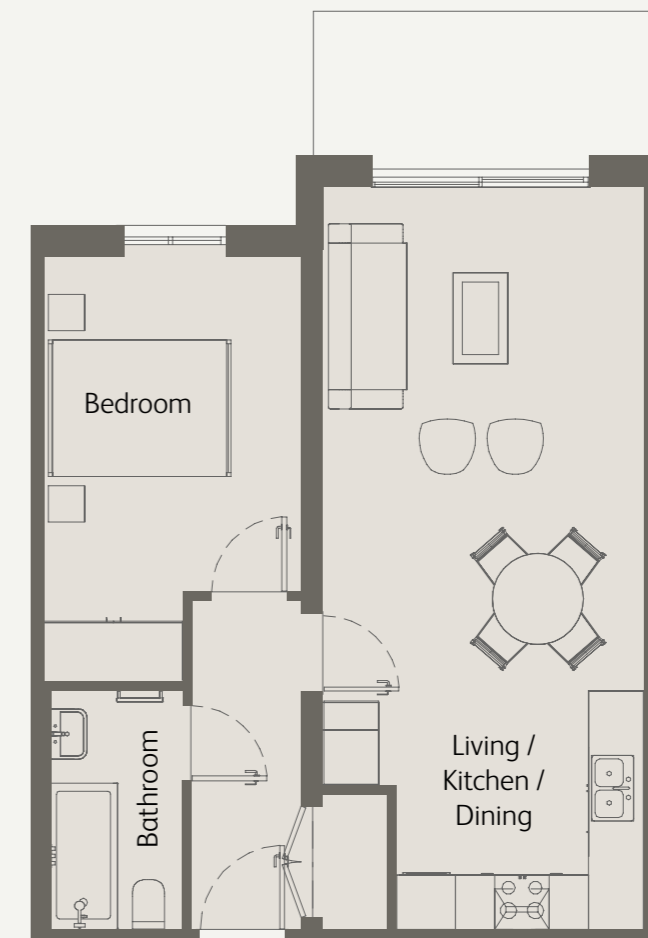
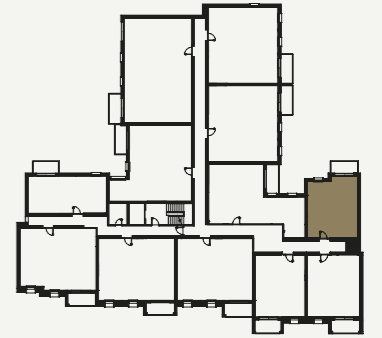


# 16

1 Bedroom  
First Floor  
Private Balcony

Living / Kitchen / Dining	26'7" x 11'5" / 8.1m x 3.5m
Bedroom 1	15'1" x 9'2" / 4.6m x 2.8m
Private Balcony	65 sqft / 6.1 sqm
Total internal space (excl. Balcony)	547 sqft / 50.9 sqm

\*Figures are based on the longest measurements in each room



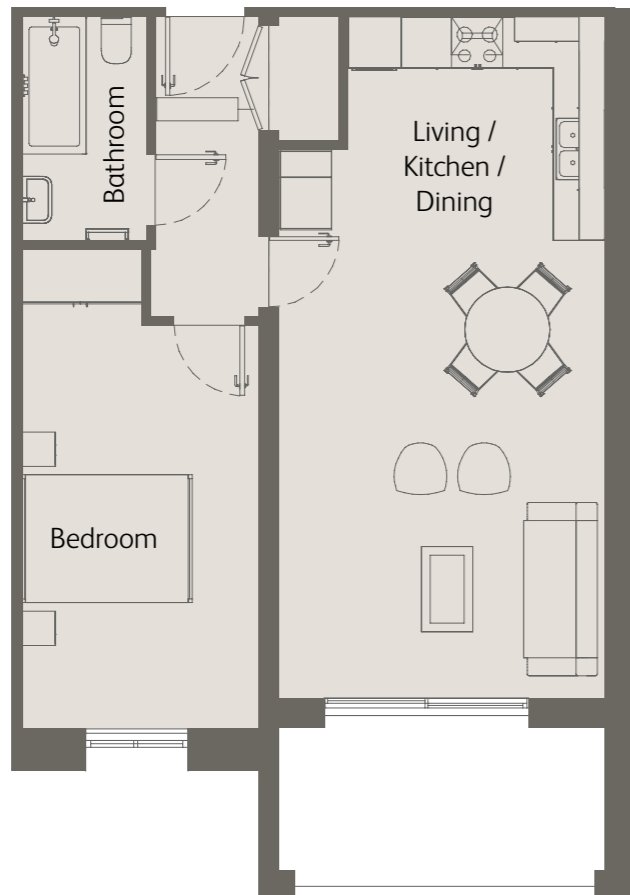


# 17

1 Bedroom  
First Floor  
Private Balcony

Living / Kitchen / Dining	25'11" x 12'6" / 7.9m x 3.8m
Bedroom 1	18'4" x 9'2" / 5.6m x 2.8m
Private Balcony	75 sqft / 7 sqm
Total internal space (excl. Balcony)	599 sqft / 55.7 sqm

\*Figures are based on the longest measurements in each room

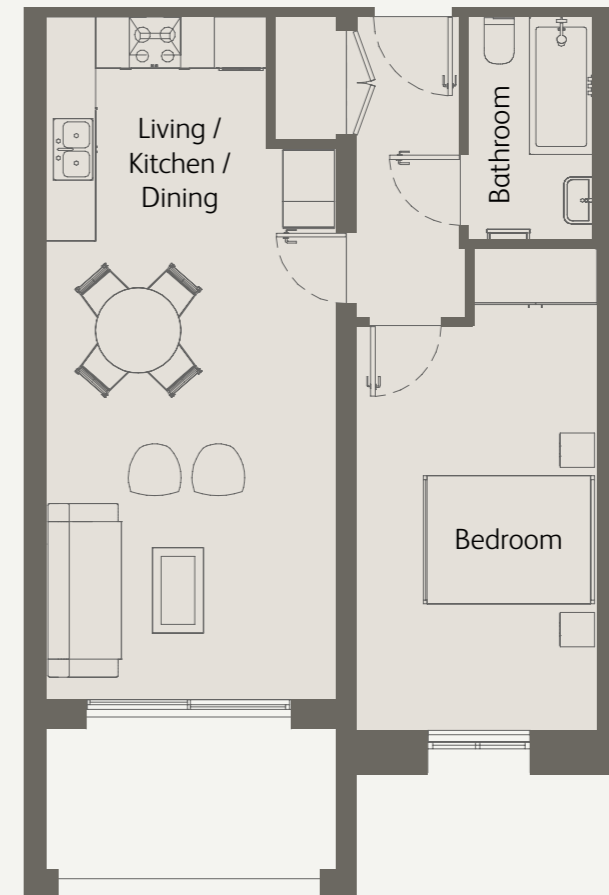
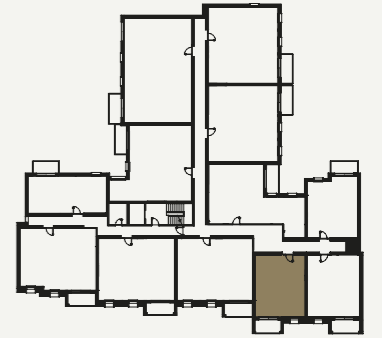


# 18

1 Bedroom  
First Floor  
Private Balcony

Living / Kitchen / Dining	20'11" x 10'9" / 6.4m x 3.3m
Bedroom 1	18'4" x 9'2" / 5.6m x 2.8m
Private Balcony	73 sqft / 6.8 sqm
Total internal space (excl. Balcony)	564 sqft / 52.4 sqm

\*Figures are based on the longest measurements in each room





# 19

2 Bedrooms  
First Floor  
Private Balcony

Living / Dining	18'8" x 12'2" / 5.5m x 3.7m
Kitchen	12'2" x 7'2" / 3.7m x 2.2m
Bedroom 1	15'8" x 9'2" / 4.8m x 2.8m
Bedroom 2	15'1" x 9'2" / 4.6m x 2.8m
Private Balcony	71 sqft / 6.6 sqm
Total internal space (excl. Balcony)	860 sqft / 79.9 sqm

\*Figures are based on the longest measurements in each room

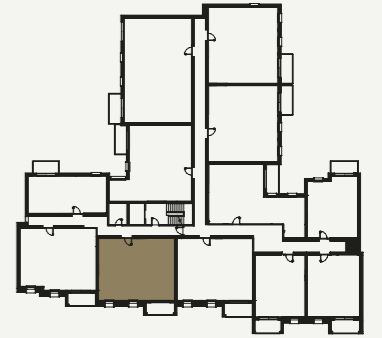


# 20

2 Bedrooms  
First Floor  
Private Balcony

Living / Dining	18'0" x 12'2" / 5.5m x 3.7m
Kitchen	12'2" x 7'2" / 3.7m x 2.2m
Bedroom 1	15'8" x 9'2" / 4.8m x 2.8m
Bedroom 2	15'1" x 9'2" / 4.6m x 2.8m
Private Balcony	65 sqft / 6.1 sqm
Total internal space (excl. Balcony)	858 sqft / 79.8 sqm

\*Figures are based on the longest measurements in each room



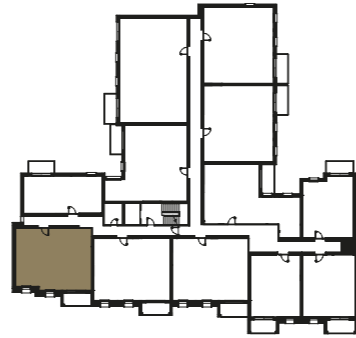


# 21

2 Bedrooms  
First Floor  
Private Balcony

Living / Dining	18'8" x 12'2" / 5.7m x 3.7m
Kitchen	12'2" x 7'6" / 3.7m x 2.3m
Bedroom 1	14'1" x 9'6" / 4.3m x 2.9m
Bedroom 2	15'1" x 9'2" / 4.6m x 2.8m
Private Balcony	51 sqft / 4.8 sqm
Total internal space (excl. Balcony)	853 sqft / 79.3 sqm

\*Figures are based on the longest measurements in each room

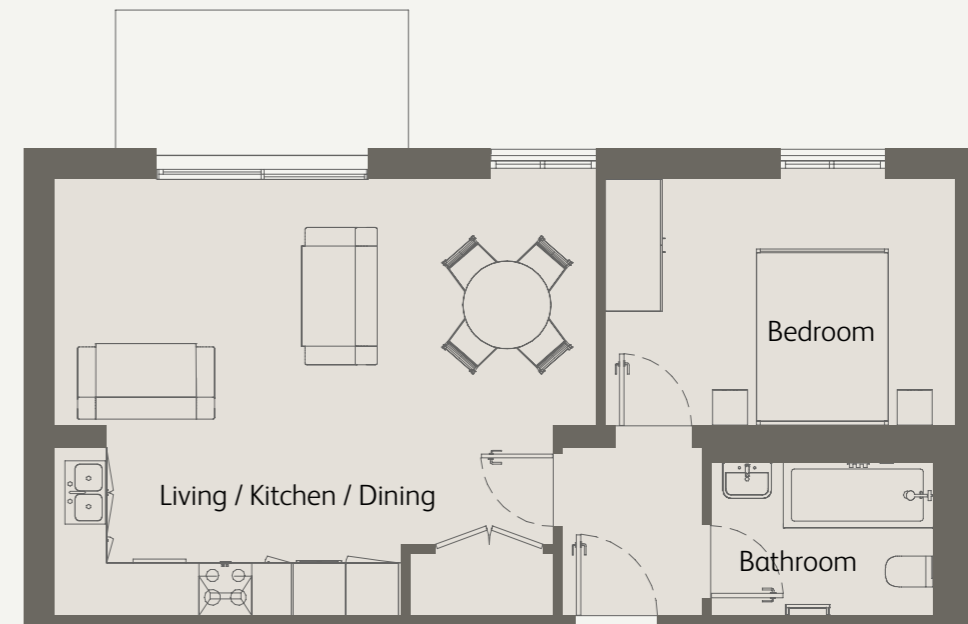
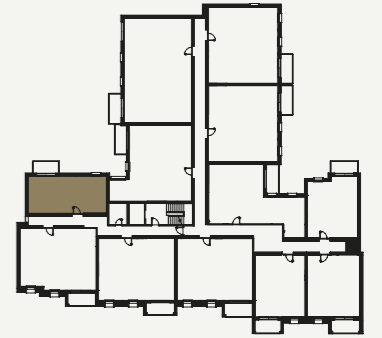


# 22

1 Bedroom  
First Floor  
Private Balcony

Living / Kitchen / Dining	20'0" x 16'1" / 6.1m x 4.9m
Bedroom 1	12'9" x 9'2" / 3.9m x 2.8m
Private Balcony	58 sqft / 5.4 sqm
Total internal space (excl. Balcony)	540 sqft / 50.2 sqm

\*Figures are based on the longest measurements in each room



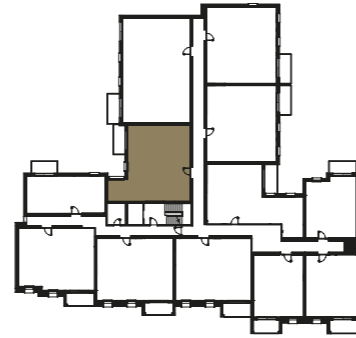


# 23

2 Bedrooms  
Second Floor  
Private Balcony

Living / Dining	18'8" x 12'1" / 5.7m x 3.7m
Kitchen	12'1" x 7'6" / 3.7m x 2.3m
Bedroom 1	29'2" x 9'2" / 8.9m x 2.8m
Bedroom 2	14'5" x 9'2" / 4.4m x 2.8m
Private Balcony	60 sqft / 5.6 sqm
Total internal space (excl. Balcony)	933 sqft / 86.7 sqm

\*Figures are based on the longest measurements in each room

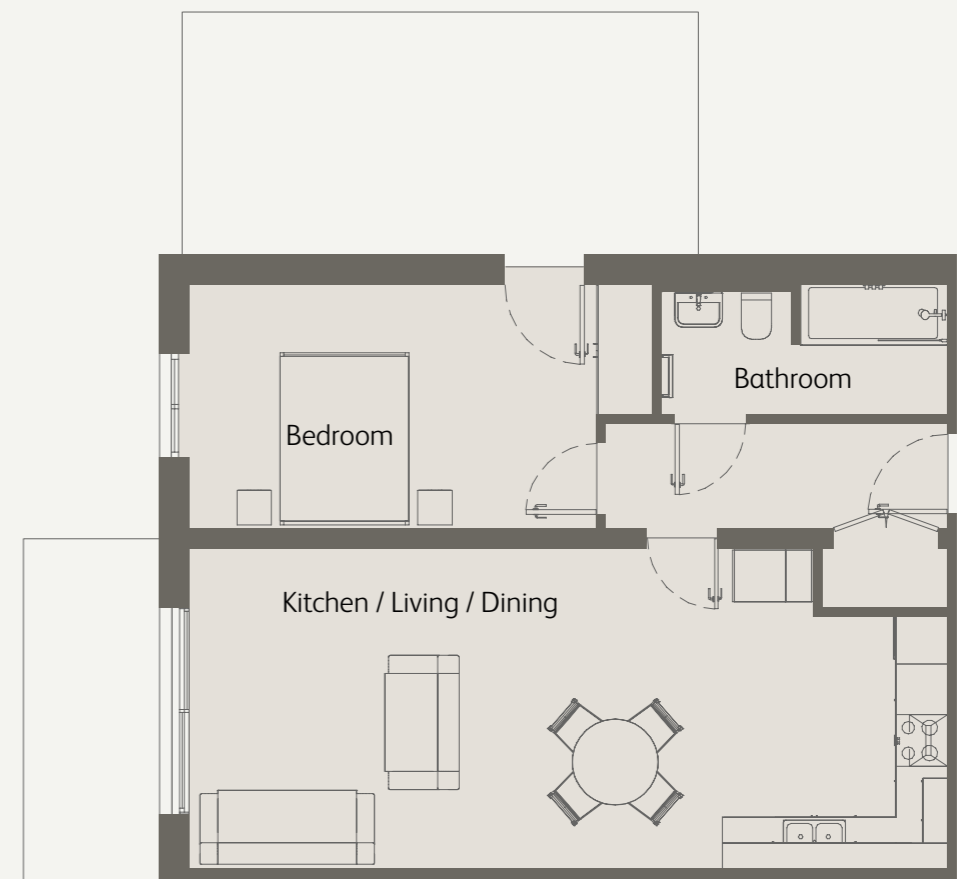
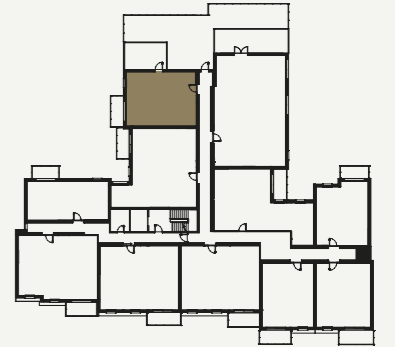


# 24

1 Bedroom  
Second Floor  
Private Balcony  
& Private Terrace

Kitchen / Living / Dining	28'1" x 12'2" / 8.8m x 3.7m
Bedroom	15'5" x 9'2" / 4.7m x 2.8m
Private Balcony & Private Terrace	248 sqft / 23.1 sqm
Total internal space (excl. Balcony & Terrace)	643 sqft / 59.8 sqm

\*Figures are based on the longest measurements in each room

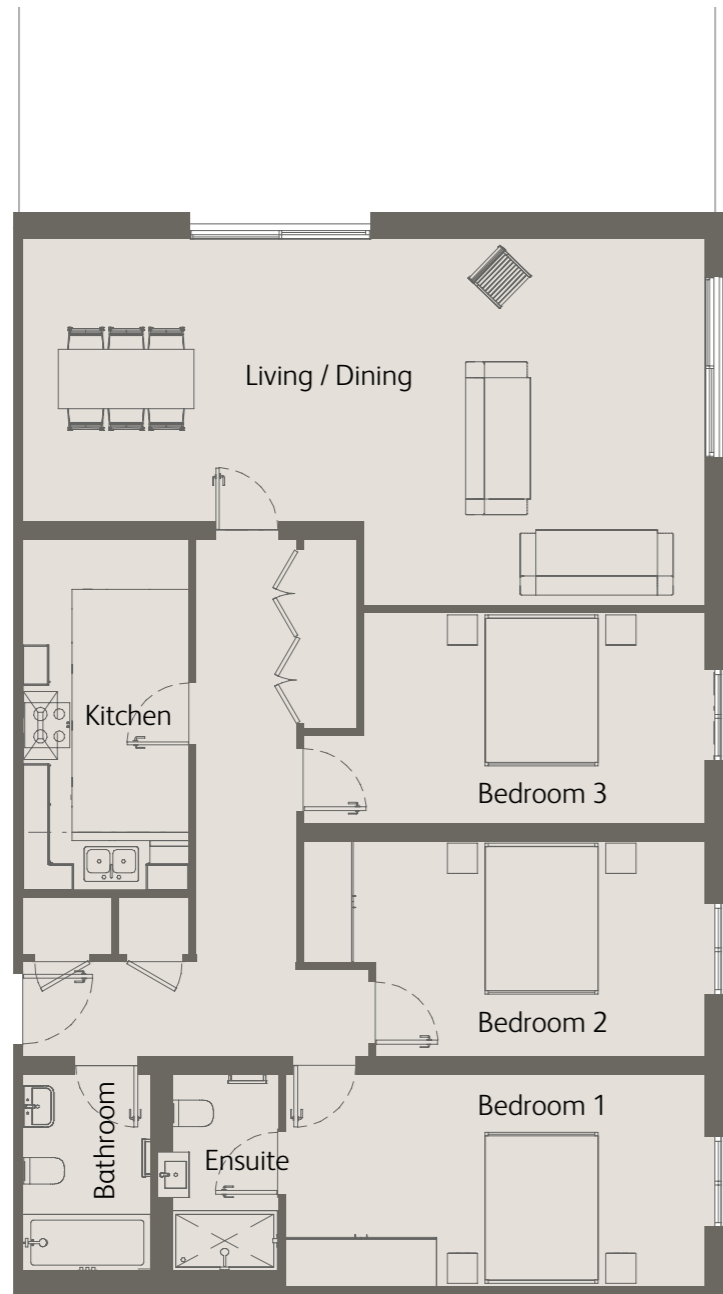
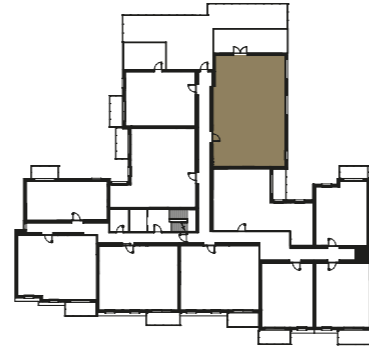


# 25

3 Bedrooms  
Second Floor  
Private Terrace

Living / Dining	29'6" x 15'8" / 9.0m x 4.8m
Kitchen	15'1" x 7'2" / 4.6m x 2.2m
Bedroom 1	18'0" x 9'2" / 5.5m x 2.8m
Bedroom 2	17'4" x 9'2" / 5.3m x 2.8m
Bedroom 3	17'4" x 8'10" / 5.3m x 2.7m
Private Terrace	298 sqft / 27.7 sqm
Total internal space (excl. Terrace)	1350 sqft / 125.5 sqm

\*Figures are based on the longest measurements in each room

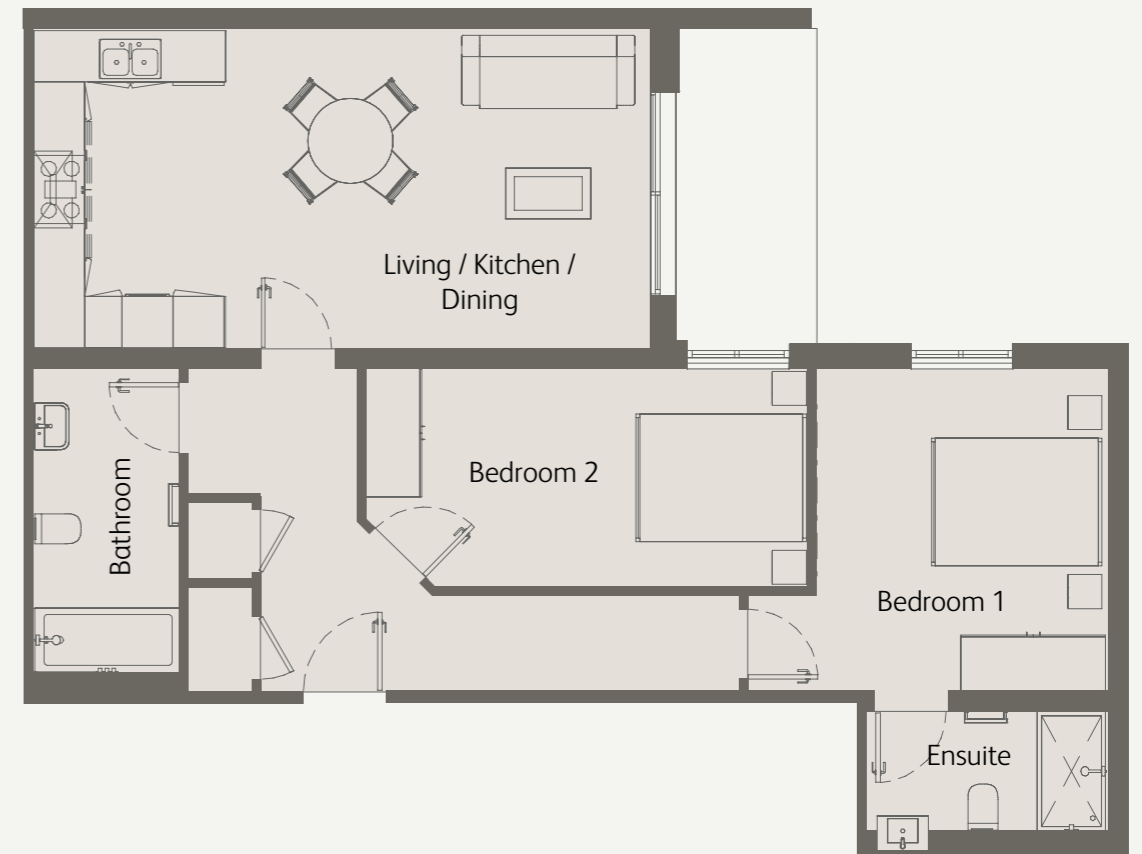
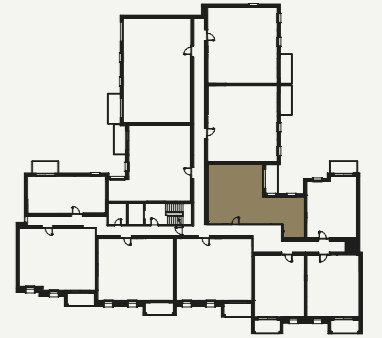


# 26

2 Bedrooms  
Second Floor  
Private Balcony

Living / Kitchen / Dining	23'7" x 12'2" / 7.2m x 3.7m
Bedroom 1	13'9" x 12'1" / 4.2m x 3.7m
Bedroom 2	16'8" x 8'2" / 5.1m x 2.5m
Private Balcony	65 sqft / 6.1 sqm
Total internal space (excl. Balcony)	864 sqft / 80.3 sqm

\*Figures are based on the longest measurements in each room





# 27

1 Bedroom  
Second Floor  
Private Balcony

Living / Kitchen / Dining	26'7" x 11'5" / 8.1m x 3.5m
Bedroom	15'1" x 9'2" / 4.6m x 2.8m
Private Balcony	64 sqft / 6 sqm
Total internal space (excl. Balcony)	547 sqft / 50.9 sqm

\*Figures are based on the longest measurements in each room

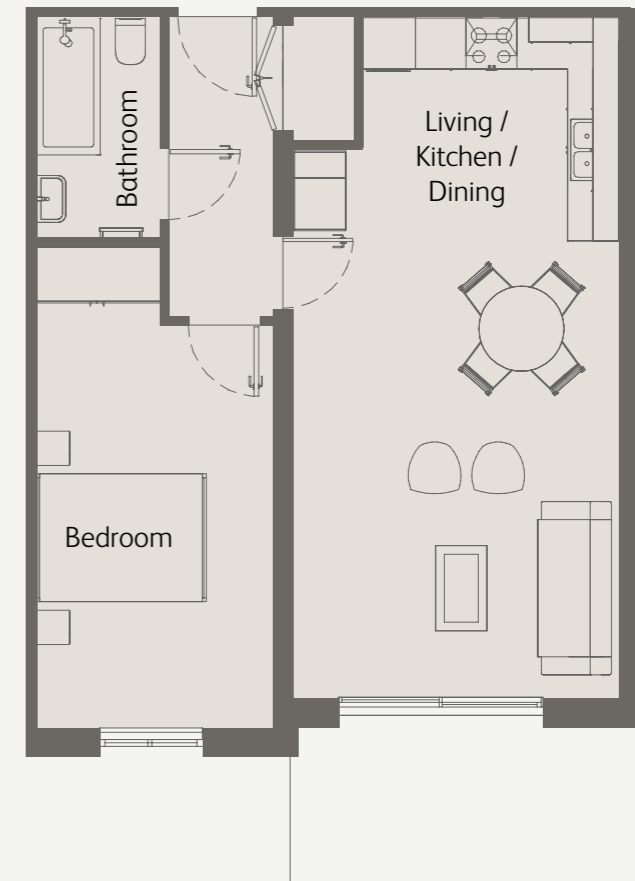
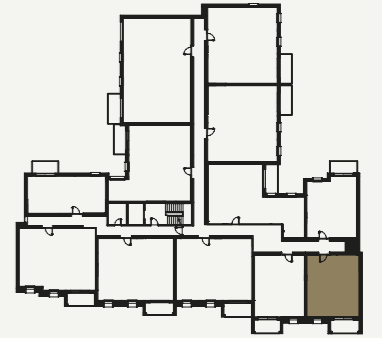


# 28

1 Bedroom  
Second Floor  
Private Balcony

Living / Kitchen / Dining	25'11" x 12'6" / 7.9m x 3.8m
Bedroom	18'4" x 9'2" / 5.6m x 2.8m
Private Balcony	88 sqft / 8.2 sqm
Total internal space (excl. Balcony)	597 sqft / 55.5 sqm

\*Figures are based on the longest measurements in each room

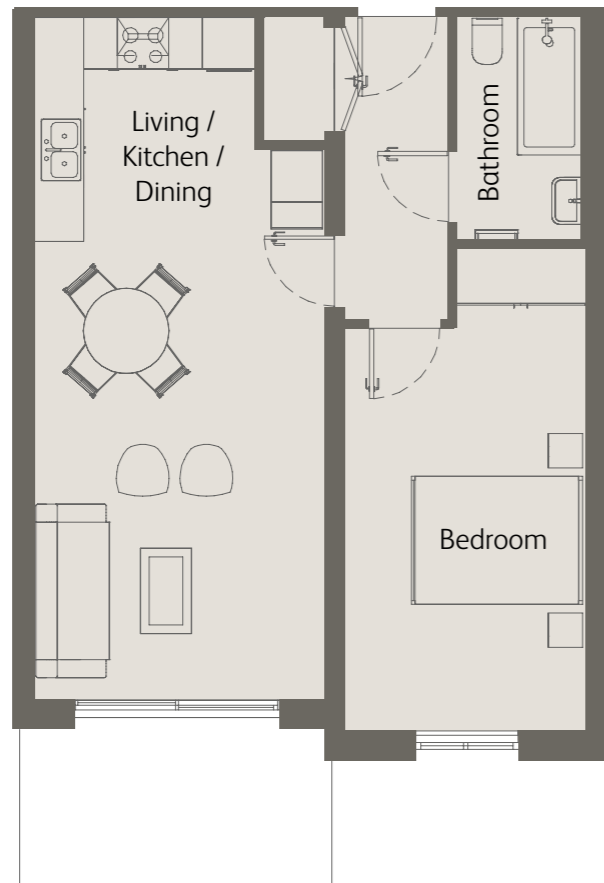


# 29

1 Bedroom  
Second Floor  
Private Balcony

Living / Kitchen / Dining	25'11" x 11'1" / 7.9m x 3.4m
Bedroom	18'4" x 9'2" / 5.6m x 2.8m
Private Balcony	73 sqft / 6.8 sqm
Total internal space (excl. Balcony)	565 sqft / 52.5 sqm

\*Figures are based on the longest measurements in each room

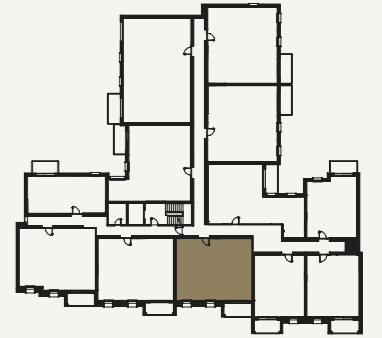


# 30

2 Bedrooms  
Second Floor  
Private Balcony

Living / Dining	18'0" x 12'2" / 5.5m x 3.7m
Kitchen	12'2" x 7'6" / 3.7m x 2.3m
Bedroom 1	15'8" x 9'2" / 4.8m x 2.8m
Bedroom 2	15'1" x 9'2" / 4.6m x 2.8m
Private Balcony	77 sqft / 7.2 sqm
Total internal space (excl. Balcony)	861 sqft / 80 sqm

\*Figures are based on the longest measurements in each room



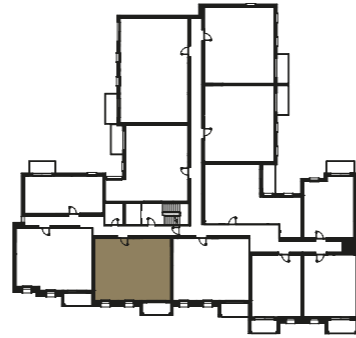


# 31

2 Bedrooms  
Second Floor  
Private Balcony

Living / Dining	18'0" x 12'2" / 5.5m x 3.7m
Kitchen	12'2" x 7'2" / 3.7m x 2.2m
Bedroom 1	15'8" x 9'2" / 4.8m x 2.8m
Bedroom 2	15'1" x 9'2" / 4.6m x 2.8m
Private Balcony	71 sqft / 6.6 sqm
Total internal space (excl. Balcony)	858 sqft / 79.8 sqm

\*Figures are based on the longest measurements in each room

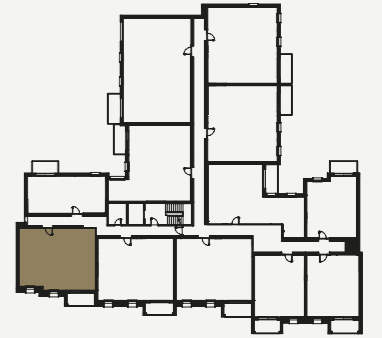


# 32

2 Bedrooms  
Second Floor  
Private Balcony

Living / Dining	18'8" x 12'2" / 5.7m x 3.7m
Kitchen	12'2" x 7'2" / 3.7m x 2.2m
Bedroom 1	14'1" x 9'6" / 4.3m x 2.9m
Bedroom 2	15'1" x 9'2" / 4.6m x 2.8m
Private Balcony	60 sqft / 5.6 sqm
Total internal space (excl. Balcony)	853 sqft / 79.3 sqm

\*Figures are based on the longest measurements in each room

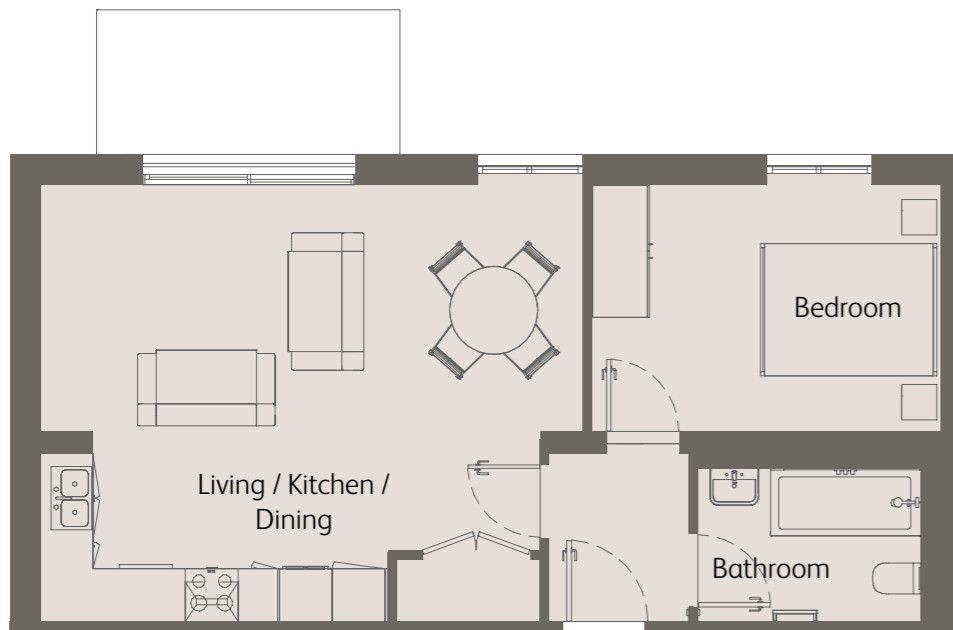


# 33

1 Bedroom  
Second Floor  
Private Balcony

Living / Kitchen / Dining	20'0" x 15'5" / 6.1m x 4.7m
Bedroom	12'9" x 9'2" / 3.9m x 2.8m
Private Balcony	59 sqft / 5.5 sqm
Total internal space (excl. Balcony)	540 sqft / 50.2 sqm

\*Figures are based on the longest measurements in each room

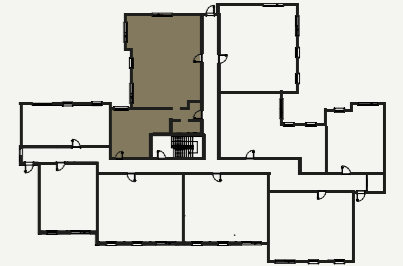


# 34

3 Bedroom  
Third Floor  
Private Balconies  
& Private Terrace

Living / Dining	28'11" x 12'1" / 8.8m x 3.7m
Kitchen	12'2" x 7'6" / 3.7m x 2.3m
Bedroom 1	29'2" x 9'2" / 8.9m x 2.8m
Bedroom 2	14'5" x 9'4" / 4.4m x 2.8m
Bedroom 3	12'1" x 11'9" / 3.7m x 3.6m
Private Balconie & Private Terrace	351 sqft / 32.7 sqm
Total internal space (excl. Balcony)	1313 sqft / 122 sqm

\*Figures are based on the longest measurements in each room



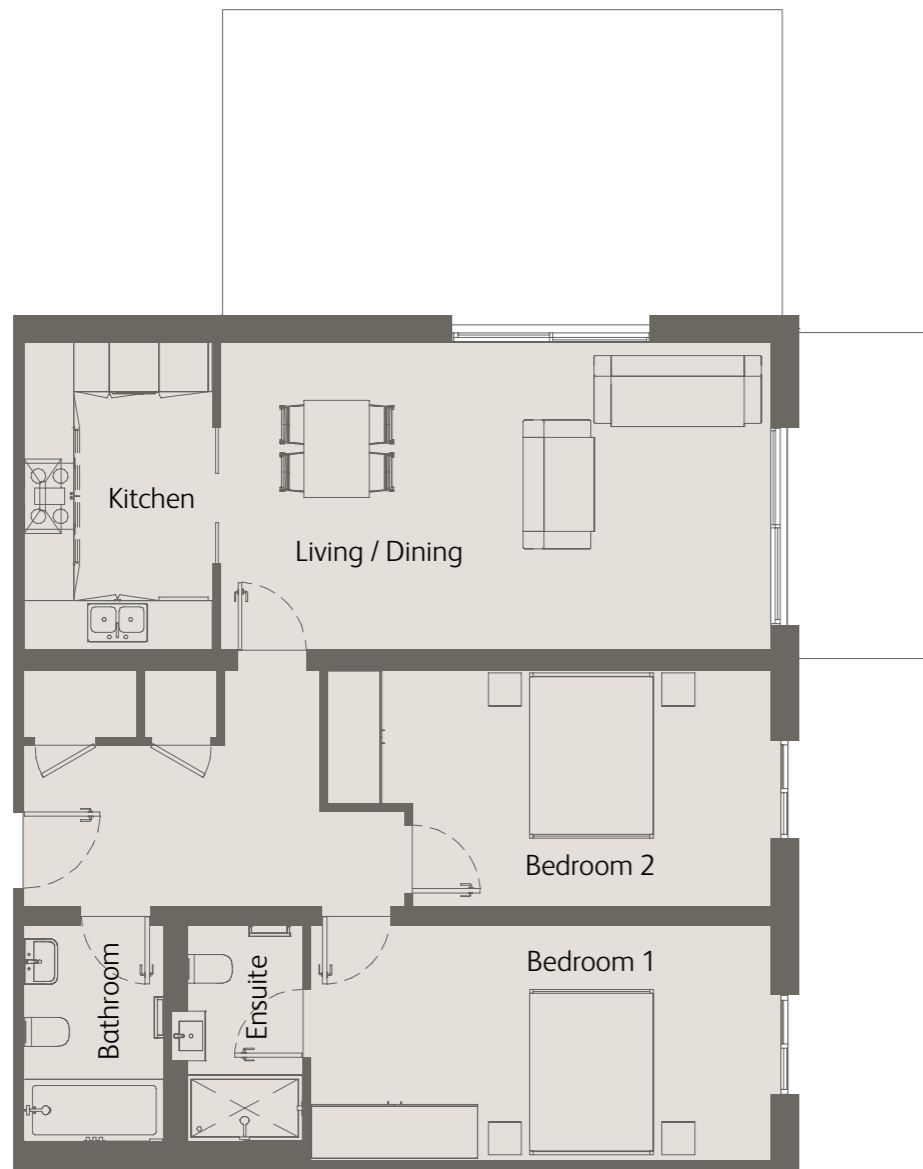
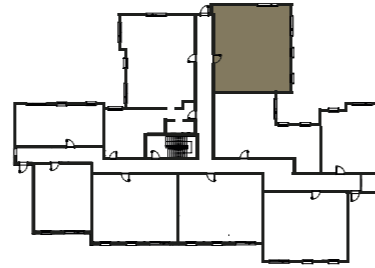


# 35

2 Bedroom  
Third Floor  
Private Balcony  
& Private Terrace

Living / Dining	21'7" x 12'1" / 6.6m x 3.7m
Kitchen	12'1" x 7'2" / 3.7m x 2.2m
Bedroom 1	18'0" x 9'2" / 5.5m x 2.8m
Bedroom 2	17'4" x 9'2" / 5.3m x 2.8m
Private Balconies & Private Terrace	339 sqft / 31.5 sqm
Total internal space (excl. Balcony & Terrace)	954 sqft / 88.7 sqm

\*Figures are based on the longest measurements in each room

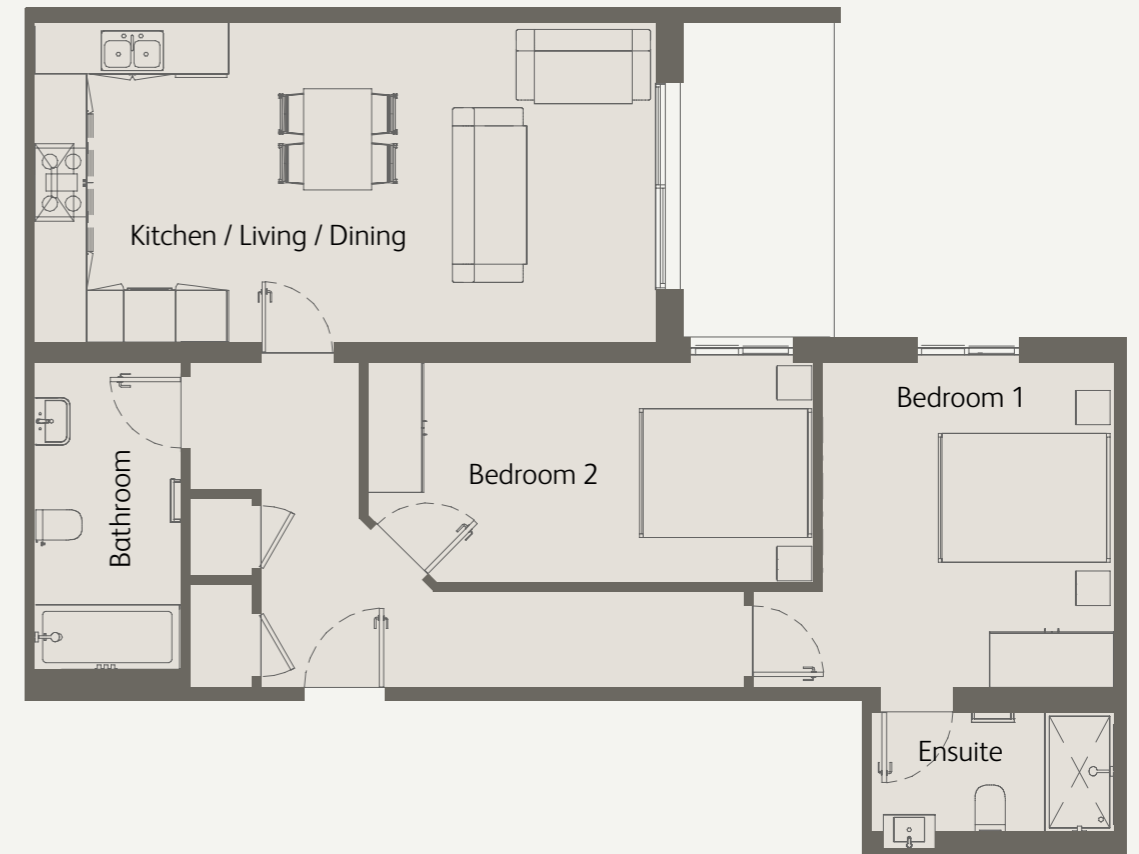
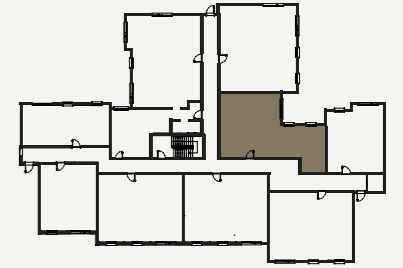


# 36

2 Bedroom  
Third Floor  
Private Balcony

Kitchen / Living / Dining	23'7" x 12'1" / 7.2m x 3.7m
Bedroom 1	12'1" x 10'9" / 3.7m x 3.3m
Bedroom 2	16'8" x 8'2" / 5.1m x 2.5m
Private Balcony	67 sqft / 6.3 sqm
Total internal space (excl. Balcony)	872 sqft / 81.1 sqm

\*Figures are based on the longest measurements in each room

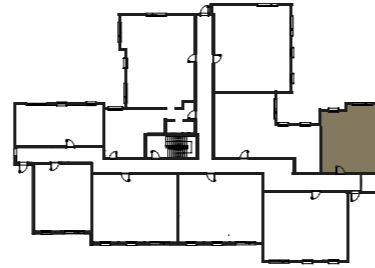


# 37

1 Bedroom  
Third Floor  
Private Balcony

Kitchen / Living / Dining	26'6" x 11'5" / 8.1m x 3.5m
Bedroom	15'1" x 9'2" / 4.6m x 2.8m
Private Balcony	64 sqft / 6 sqm
Total internal space (excl. Balcony)	550 sqft / 51.1 sqm

\*Figures are based on the longest measurements in each room

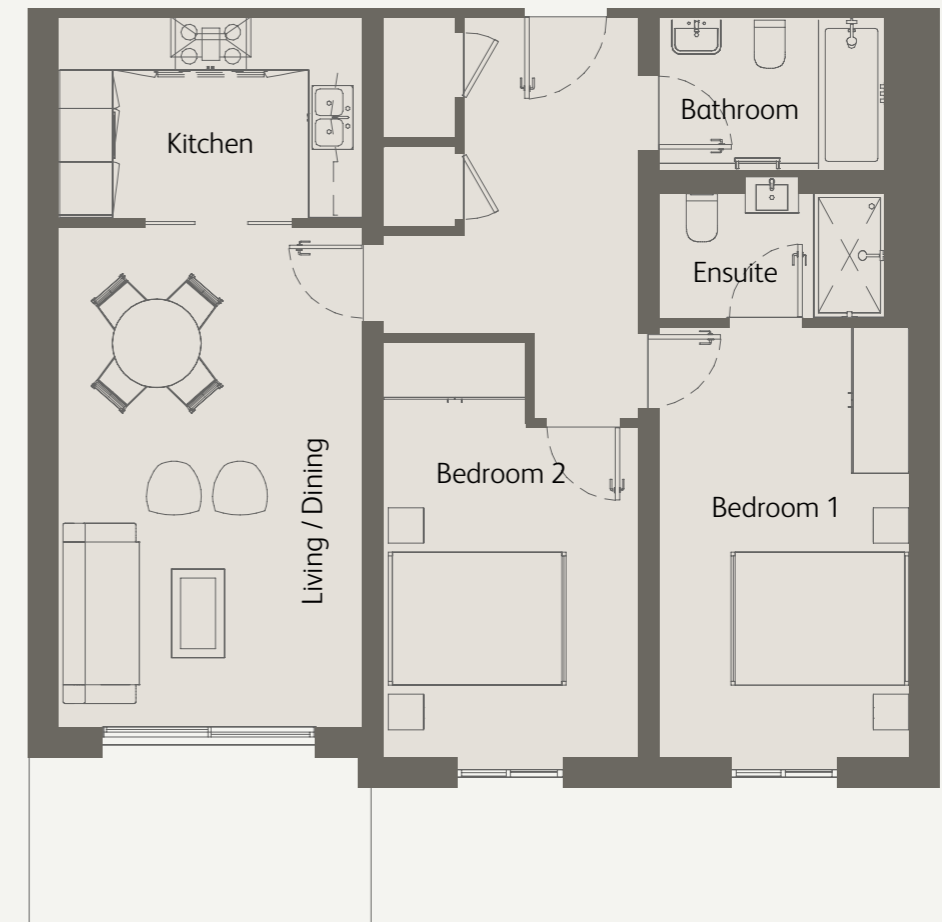
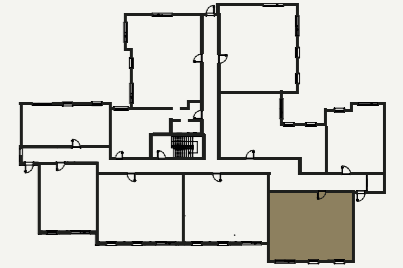


# 38

2 Bedroom  
Third Floor  
Private Balcony

Living / Dining	18'4" x 11'1" / 5.6m x 3.4m
Kitchen	11'1" x 7'2" / 3.4m x 2.2m
Bedroom 1	15'8" x 9'2" / 4.8m x 2.8m
Bedroom 2	15'5" x 9'2" / 4.7m x 2.8m
Private Balcony	77 sqft / 7.2 sqm
Total internal space (excl. Balcony)	847 sqft / 78.7 sqm

\*Figures are based on the longest measurements in each room



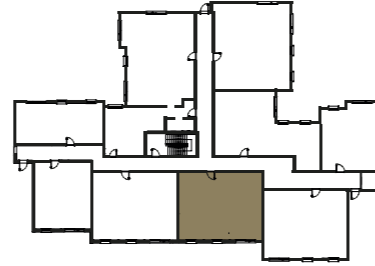


# 39

2 Bedroom  
Third Floor  
Private Balcony

Living / Dining	18'0" x 12'1" / 5.5m x 3.7m
Kitchen	12'1" x 7'6" / 3.7m x 2.3m
Bedroom 1	15'8" x 9'2" / 4.8m x 2.8m
Bedroom 2	15'1" x 9'2" / 4.6m x 2.8m
Private Balcony	75sqft / 7sqm
Total internal space (excl. Balcony)	860 sqft / 79.9 sqm

\*Figures are based on the longest measurements in each room

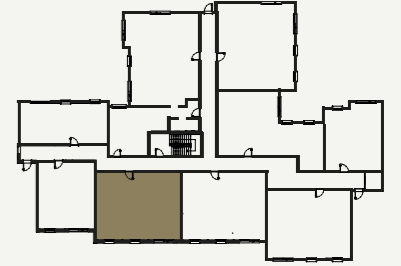


# 40

2 Bedroom  
Third Floor  
Private Balcony

Living / Dining	18'0" x 12'1" / 5.5m x 3.7m
Kitchen	12'1" x 7'2" / 3.7m x 2.2m
Bedroom 1	15'8" x 9'2" / 4.8m x 2.8m
Bedroom 2	15'1" x 9'2" / 4.6m x 2.8m
Private Balcony	75 sqft / 7 sqm
Total internal space (excl. Balcony)	858 sqft / 79.8 sqm

\*Figures are based on the longest measurements in each room

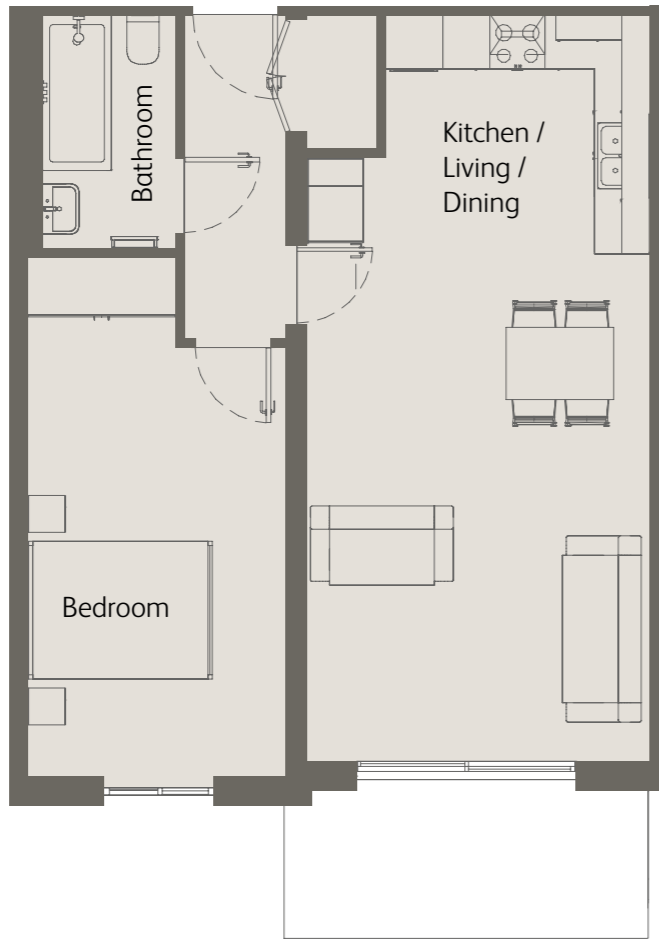
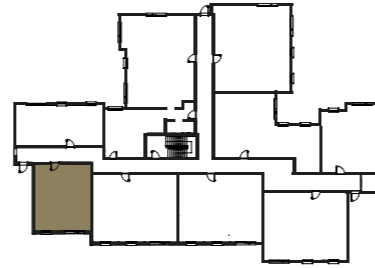


# 41

1 Bedroom  
Third Floor  
Private Balcony

Kitchen / Living / Dining	26'6" x 12'1" / 8.1m x 3.7m
Bedroom	18'4" x 9'2" / 5.6m x 2.8m
Private Balcony	66 sqft / 6.2 sqm
Total internal space (excl. Balcony)	595 sqft / 55.3 sqm

\*Figures are based on the longest measurements in each room

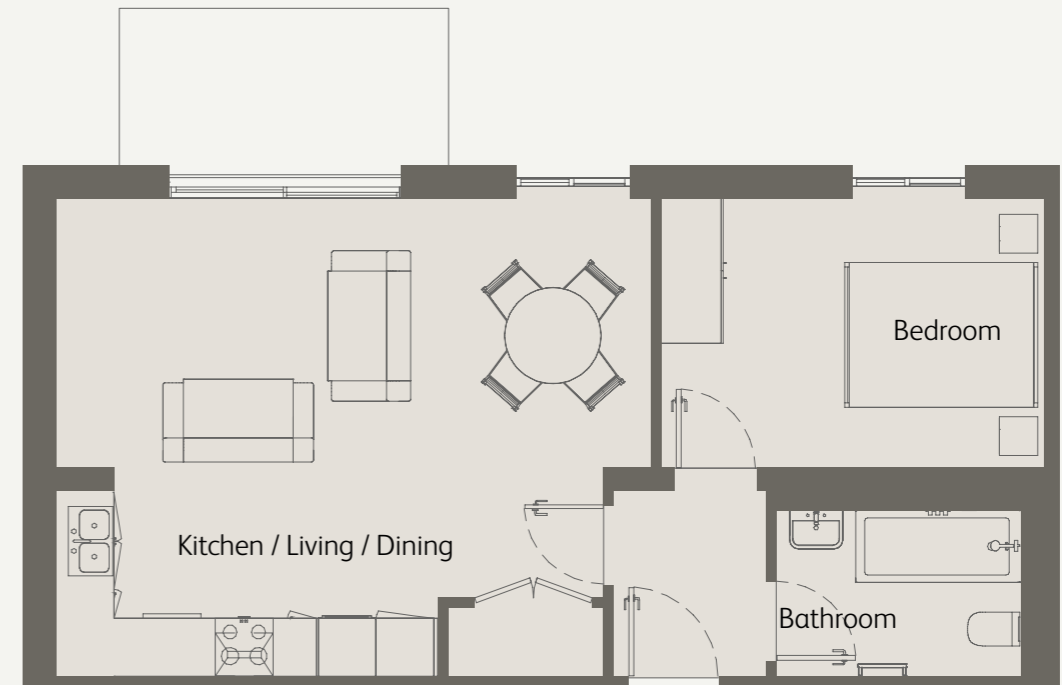
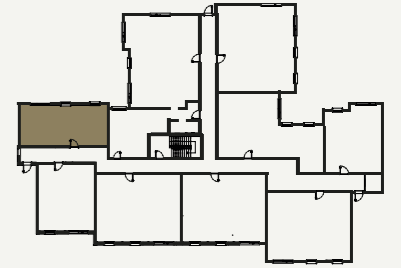


# 42

1 Bedroom  
Third Floor  
Private Balcony

Kitchen / Living / Dining	20'0" x 16'0" / 6.1m x 4.9m
Bedroom	12'9" x 9'2" / 3.9m x 2.8m
Private Balcony	59 sqft / 5.5 sqm
Total internal space (excl. Balcony)	541 sqft / 50.3 sqm

\*Figures are based on the longest measurements in each room





## SPECIFICATIONS

### Communal areas

- Private gated development
- Landscaped communal garden
- Luxury lift providing access to all floors
- External lighting
- Living Green Feature Wall
- Irrigation System
- Basement parking with access via electrically controlled gates

### Kitchen

- Individually designed kitchens
- Elegant composite surfaces
- Stainless steel double bowl sink unit
- 3 in 1 Tap including boiling hot water
- Siemens full integrated fridge freezer
- Siemens single oven
- Siemens microwave with grill
- Siemens induction hob
- Siemens angular canopy hood
- Siemens fully integrated dishwasher
- Bronze glass splash backs
- LED down lights
- Under pelmet lighting
- Porcelain floor tiles
- Bosch washing machine (in hallway cupboard) not in 1 bedroom apartments
- Bosch dryer (in hallway cupboard) not in 1 bedroom apartments
- Bosch washer dryer (in hallway cupboard) in 1 bedroom apartments only

### Master Ensuite

(in two and three bedroom flats)

- Roca wall mounted WC pan with soft closing seat and cover
- Roca basin
- Vado mono mixer basin tap
- Custom fitted bespoke vanity unit
- Custom fitted bespoke mirror unit with lighting
- Kaldewei low level shower tray
- Vado ceiling mounted shower head
- Vado thermostatically controlled shower mixer
- Vado handheld shower
- Heated towel rails
- Full tiling to walls and floors in porcelain with feature mosaic tiles in alcoves
- Dual voltage shaver point
- Recess ceiling LED down lights

### Bathroom

(in 1 bedroom flats) & Family Bathroom (in two and three bedroom flats)

- Roca wall mounted WC pan with soft closing seat and cover
- Roca basin
- Vado mono mixer basin tap
- Custom fitted bespoke vanity unit
- Custom fitted bespoke mirror unit with lighting
- Kaldewei bath
- Vado ceiling mounted shower head
- Vado thermostatically controlled shower and bath mixer
- Vado hand held shower
- Heated towel rails
- Full tiling to walls and floors in porcelain with feature mosaic tiles in alcove
- Dual voltage shaver point
- Recess ceiling LED down lights

### Bedrooms

- Fitted wardrobes to master bedroom of all flats
- Fitted wardrobes to bedroom two in all two and three bedroom flats
- Luxury Carpets
- Dimmer switches to low voltage down lights

### Electrical and Cable

- Wired for TV, Sky, Virgin and Telephone\*\*
- Shaver sockets to bathrooms
- LED down lighting throughout (except storage cupboard)

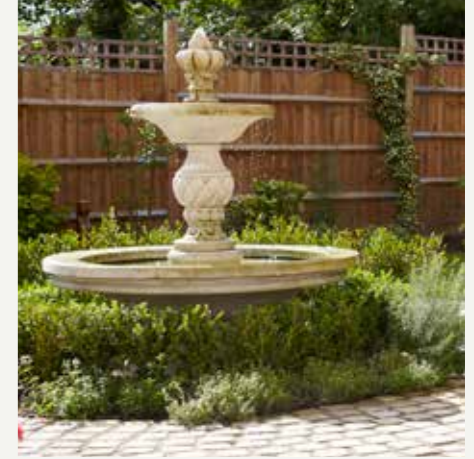
### Glazing

- Aluminium triple glazed windows and doors

### Other Specifications

- Video entry door security
- All apartments with private external space (balcony or terrace)
- Internal luxury wood finish doors
- Bespoke architrave and skirting
- Full gas under floor central heating
- Basement car park
- Some parking bays with electric vehicle charging
- Basement cycle store
- Wood flooring to hallway & lounge
- Internal sprinkler system to every apartment
- Private Gated Development
- PV panels on roof
- 10 year BLP warranty

\*\* Subject to future connection by purchaser



The images above are of previous Excelsior developments, including the award winning Cadogan Court, Raleigh Close and Halkin House, Downage. These are not images of Spectrum.

Specifications and materials may change.



# SPECTRUM

LONDON NW4

## Hillview Gardens London NW4

All specification details provided are indicative and may change. These details should be treated as general guidance only and cannot be relied upon as accurately describing any of the specified matters prescribed by any order under the Consumer Protection from Unfair Trading Regulations 2008. Nor do they constitute a contract or a warranty.

Development by

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Sales agent

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PROPERTY & DEVELOPMENT CONSULTANCY

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