

NOMA

CITY OF WESTMINSTER

SOPHISTICATED CITY LIVING

1, 2, 3 and 4 bedroom apartments to the
North of Maida Vale



Computer generated image is indicative only

NOMA

BE AMONG THE FIRST TO DISCOVER THIS PRIME NEW ADDRESS

NOMA: perfectly positioned for convenient, cosmopolitan living in the city.

One, two and three bedroom apartments and four bedroom duplexes

Elegant interiors with oversized windows and outside space

Central Zone 2 location with Underground, Overground and future Crossrail all within easy reach

Residents concierge, contemporary health and wellbeing centre, landscaped gardens

Extensive regeneration area including South Kilburn, Paddington, Crossrail and Bakerloo line extension

Located in the City of Westminster, one mile from Regent's Park and two miles from Oxford Street



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NOMA

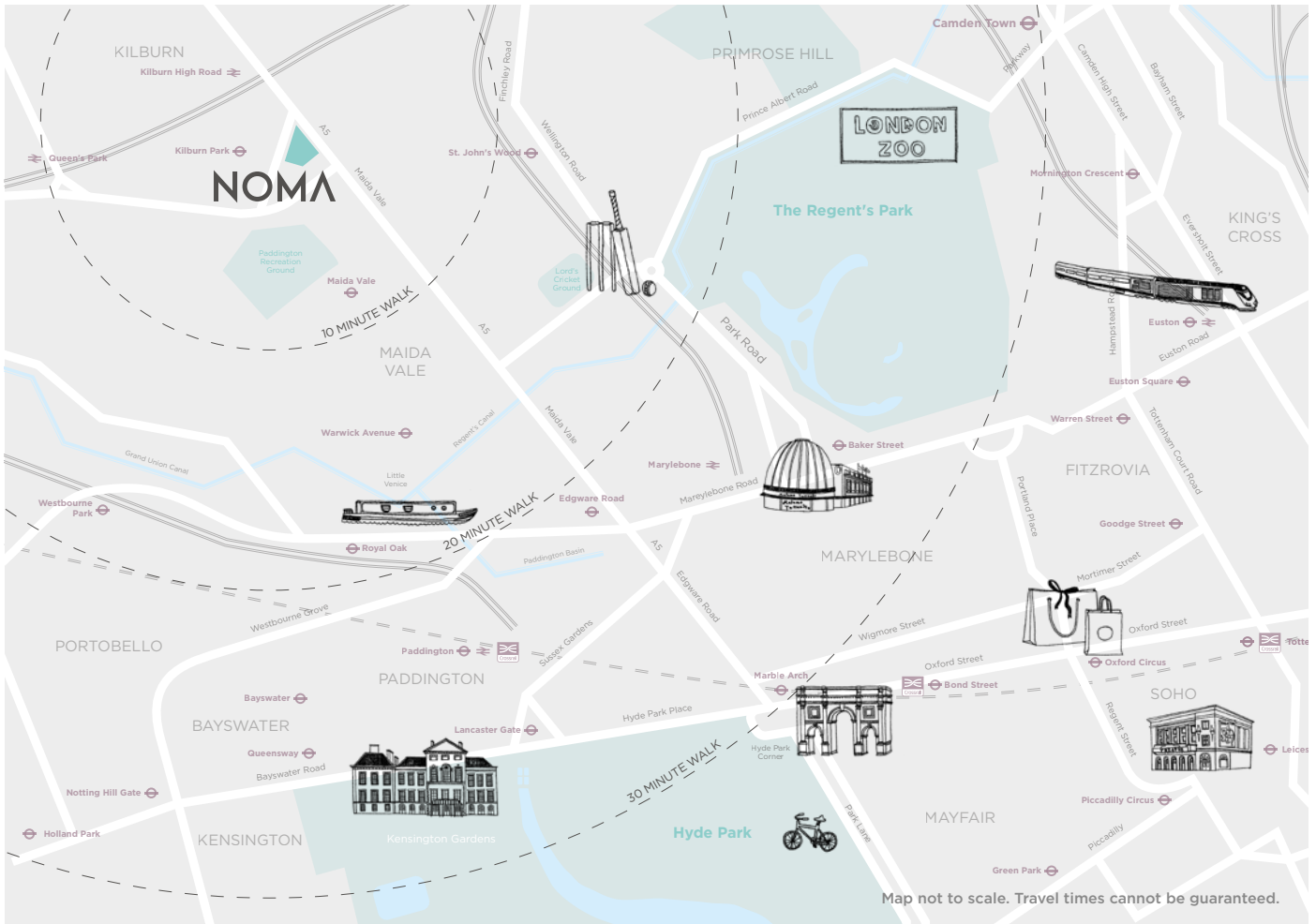
CENTRAL AND CONNECTED

The Underground and Overground are mere steps from NOMA, giving direct access to some of London's best destinations, from leafy Regent's Park to villagey Marylebone and world-famous Oxford Circus.

Paddington, Euston and Waterloo are reached within minutes, linking you to the Elizabeth Line (Crossrail), Eurostar and the

UK's rail network. With Heathrow airport and the Eurostar less than half an hour away, you can enjoy a quick getaway to destinations such as Paris, Brussels and Amsterdam.

NOMA has secure, underground cycle storage for residents. Underground parking is available too. Ask your sales consultant for details.



Kilburn Park
2 minutes



Paddington
4 minutes



Little Venice
8 minutes



Portobello Road Market
9 minutes



Euston
13 minutes



Hyde Park & Cycle Superhighway
13 minutes



Oxford Circus
13 minutes



Heathrow
24 minutes

SPECIFICATION

GENERAL

- High quality colour video entry system
- Downlighters to kitchen, living/dining room and bathroom
- Combined Heat & Power (CHP) system with wall mounted digital programmer
- Underfloor heating
- Staircase and upper hallways in neutral colour carpet to match bedrooms*
- Built in storage cupboard(s) to every apartment
- NHBC 10 year New Home Warranty

LIVING ROOM

- Provision for satellite TV (SKY+ HD)
- BT point

KITCHEN

- Bespoke handleless matt lacquer kitchens
- Breakfast bar island or peninsula*
- LED strip lighting to kitchens
- Quartz worktops in white polished finish
- Stainless steel sink with chrome mixer tap
- Glass splashback
- Engineered natural oak flooring to kitchens
- Siemens appliances including
 - integrated double electric fan assisted combi oven*
 - integrated single oven and microwave*
 - integrated dishwasher
 - integrated fridge freezer
 - integrated induction hob and extractor hood in brushed steel
 - washer dryer (in kitchen or hallway cupboard, subject to layout)
- Stainless steel wine cooler

BEDROOM

- Neutral colour carpet in twist supreme style
- Built in sliding wardrobes*
- TV and BT points

ENSUITES, BATHROOMS & WCs

- Floor and wall tiles
- Villeroy & Boch white sanitaryware with concealed cistern and dual flush panel
- Crosswater overhead shower with 3 way thermostatic controls for hand held shower hose and bath-filler to bathrooms
- Crosswater overhead shower and integrated hand shower hose*
- Frameless shower screen and white resin stone contemporary shower tray*
- Villeroy & Boch wash basin and Crosswater mixer tap
- Full width mirror to bathrooms
- Mirrored vanity units to en suites*
- Shaver socket
- Chrome towel radiator
- Underfloor heating

BALCONIES, TERRACES & GARDENS*

- External lighting to outdoor areas
- Timber decking*
- Glass panels with hardwood timber handrail

SECURITY

- Smoke detectors
- Fire alarm
- Secured by Design
- Lockable post box

FACILITIES

- Concierge
- Gym & Wellness centre

*Subject to layout

THE DETAILS

SERVICE CHARGES:

Estimated £3.20 per sq/ft

PARKING:

Limited underground parking is available
Please speak to your sales consultant for details.

STORAGE:

Secure underground bicycle storage is available.

GROUND RENT:

1bed – £200pa
2bed – £275pa
3bed – £350pa
4bed – £425pa

TENURE:

250 year lease

CONTRACTOR:

Engie

WARRANTY:

1 year customer warranty – 10 year NHBC

COUNCIL TAX:

Council Tax rates for 2018/19:

Band B: £552.62
Band C: £631.56
Band D: £710.50

TERMS OF PAYMENT:

1. Reservation fee of £2000 per unit
2. 10% of purchase price (less reservation deposit paid) payable on exchange of contracts, within 28 days of reservation
3. Remaining 90% (less reservation deposit paid) of the purchase price is payable on completion

Reservation fee taken by credit or debit card in person or remotely

PURCHASER SOLICITORS:

RISEAM SHARPLES SOLICITORS

2 Tower Street,
London,
WC2H 9NP
Clive Sharples
cas@rs-law.co.uk
020 7836 9555

GCL SOLICITORS

3000 Cathedral Hill,
Guildford
GU2 7YB
Doug Fordham
DF@gclsols.com
01483 557 091

VENDOR SOLICITORS:

SHARRATT'S

Kate Anderson
katea@sharratts-london.co.uk
01959 568034
DX: 83512 - Westerham