



THE PAVILION

KENTON



A brand new community of 1 and 2
bedroom apartments, and 4 bedroom
townhouses in the leafy district of Kenton.



BATTING ORDER

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Vascrofi

KENTON

PITCH PERFECT

Harrow has a well-deserved reputation as one of the greenest boroughs of London. Take in the view as a bird flies and you'll soon understand why.

Parks and recreation grounds are in abundance, the 120-year-old Kenton Cricket Club retains its pitch, and the green spaces around Harrow School protect Harrow-on-the-Hill's historic village feel.

The Pavilion, Kenton, sits in the midst of it all, moments from the thriving cricket and tennis club grounds, and closely connected to Kenton's leafy, vibrant and multicultural neighbourhood.



CGI indicative only

HIT FOR SIX!

As well as being in a great location and offering the best in contemporary design, homes in The Pavilion are a perfect choice for these six extra reasons.



1

Rooftop terrace

Relax in some extra green space on the rooftop of The Pavilion, a great place to be on a lovely summer evening.

2

24-hour CCTV

Have confidence that your loved ones, home and belongings are secure with round-the-clock security.

3

Excellent connections

Be the envy of every Londoner with the ready access you have to multiple Overground and Underground stations, taking you into London and further afield in fast journey times.



4

Parking available

Each townhouse comes with an exclusive off-road parking space. Allocated parking spaces for apartmentnets are also available for purchase.



5

Outdoor space

Enjoy the added bonus of a terrace, Juliet or walk-on balcony to most apartments. Townhouses feature gardens and balconies.

6

Energy efficiency

Take advantage of the energy efficiency we've built into the fabric of your home. High quality insulation maintains a good temperature while saving on your energy bills.

MEET YOU AT THE PAVILION

The Pavilion is inspired by the great sport, leisure, and green spaces enjoyed by the people of Kenton. It gained its name from Kenton Hall, originally a sports pavilion, and celebrates the great role a pavilion plays, bringing people together for fun and refreshment, and maybe a little cricket!





OUT

AND ABOUT

A day in Kenton and surrounding districts, offers a huge array of shopping options and leisure experiences. The only challenge is deciding which order to do them in.



A SPIN AROUND THE AREA



Why not enjoy them all! Everything from the eclectic mix of international supermarkets that bring a world of different flavours to your table. To quintessential English tea and cake in the traditional tea shops in nearby Harrow Village.

Or slightly further afield, you can enjoy the mix of independent and big brand shops in St George's and St Ann's shopping centres, the buzz of regenerated Harrow High Street, or the entertainment, leisure and wellbeing facilities at Wembley Park that surround the new National Stadium.



Alwan Sweets

Whether you're looking for a treat for yourself, or a beautiful gift box of sweets and nuts for a friend or family member, look no further than Alwan Sweets. It's just a short trip to the east along Kenton Road from your home in The Pavilion.

Ayuspa Ayurvedic Well-Being Centre

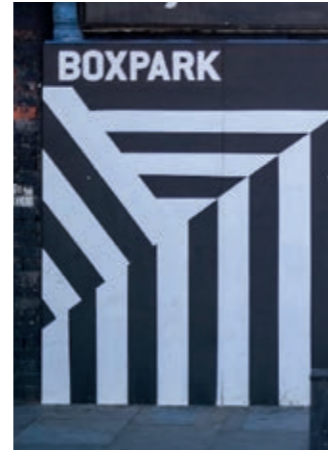
If you're looking for somewhere to relax close to home, Ayuspa is a perfect place on your doorstep. As well as providing a variety of treatments, such as herbal beauty treatments and specialist Ayurvedic massage therapies, the well-being centre also offers holidays and retreats, training courses and workshops, and health consultations.

Kenton Cricket Club

Kenton Cricket Club has a long and proud history stretching back to 1900 when it was first known as Athenions Sports Club. The club changed its name to Kenton Cricket Club in 1921 and continues to have active and successful teams across all age groups. New members are always welcome.



A FIRST CLASS LOCATION



Harrow Village

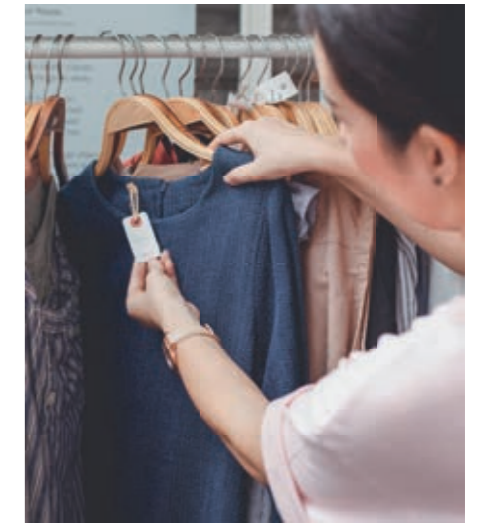
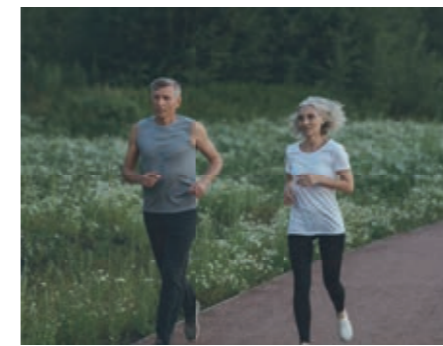
London is a city of villages and nowhere makes this clearer than Harrow-on-the-Hill. It's an original London village that's retained its old fashioned vibe, with pretty white-washed cottages, brick walls covered in flowers, manicured lawns, and a genteel mix of traditional tea rooms and independent retail. The village is also a great location to enjoy an uninterrupted view across London.

Fryent Country Park

These 103 acres of traditional Middlesex countryside are an oasis for north west Londoners. Amongst the meadows, woods, hedgerows and ponds, there are over 800 species of wildlife including 80 types of birds, 21 butterflies and 500 species of wild flowers. Come here for picnics, walks, and fun days out with the kids.

Bigshots Golf

This is the ultimate experience in golf gaming that's fun for all the family. Book a bay and hit some golf balls, while drinks and snacks are brought to you. Play a virtual game if you're a novice, or avid golfers can have a full practice session that provides statistics with every shot. If you just want to socialise in this fun place, you can book a table in the restaurant, meet friends in the sports bar, or catch up in the coffee shop.



London Designer Outlet

At the heart of Wembley, the London Designer Outlet offers year-round savings on the biggest brands with up to 70% off the recommended retail prices. Enjoy browsing great fashion, a wide range of sports brands, designer shoes, and popular beauty and eyewear brands. There are also plenty of great places to eat plus a Cineworld cinema, to make your visit to the London Designer Outlet a full day out.

Brent Cross

Brent Cross Shopping Centre boasts a great range of shops. In their words, they have everything from Apple to Zara and everything in between. Whether you're meeting with friends for a coffee, looking for a little retail therapy, or kitting out your new home, you'll find everything you need. In the summer months, you may simply choose to visit The Beach Brent Cross – London's largest urban beach surrounded by rides, games and vendors selling delicious street food.

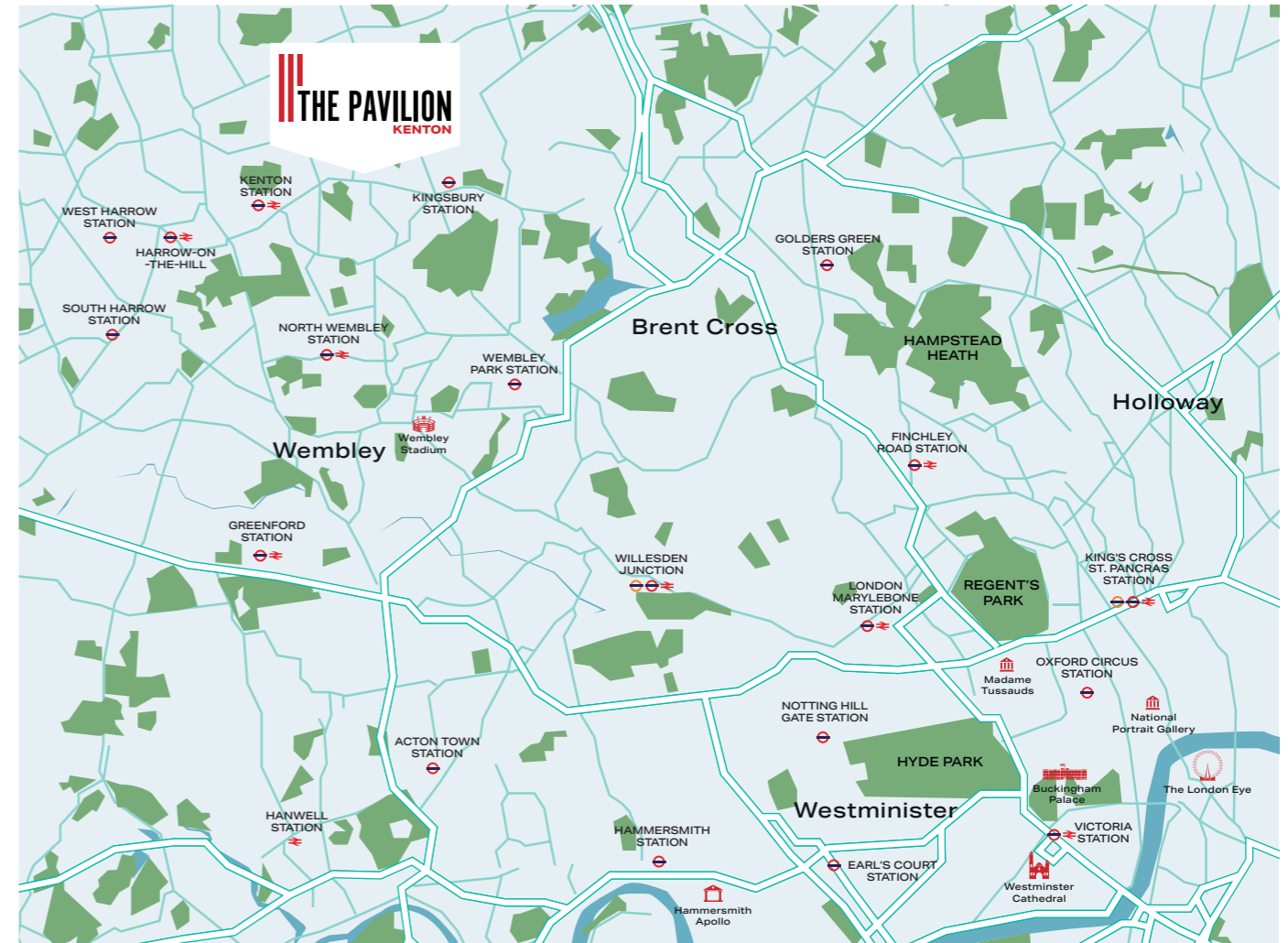
Atria Watford

Atria is another great shopping centre within easy reach of your new home in Kenton. Favourite brands including Victoria's Secret and Timberland, can be found alongside favourite foodie treats such as Krispy Kreme and Yo! Sushi. A range of homeware stores, including the quirky and colourful Flying Tiger Copenhagen, will help you find some finishing touches for your home. If you're on the search for beauty products, Atria provides maximum choice!



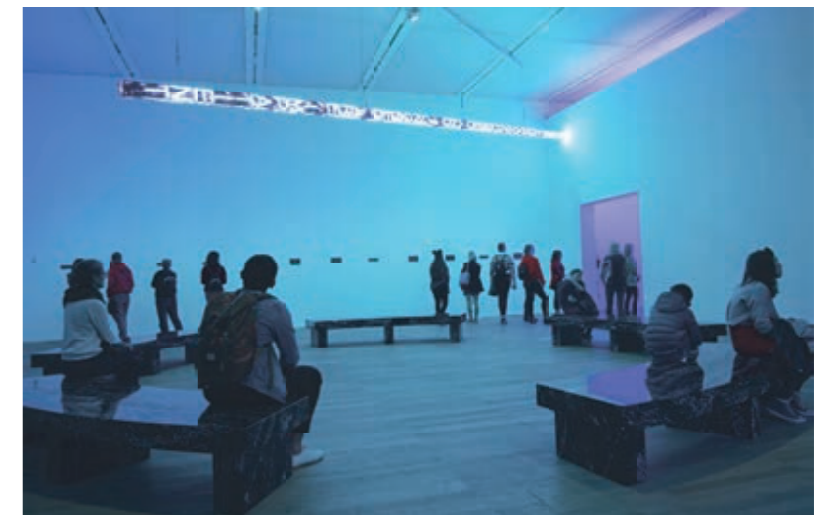
HOW ZAT!!!

With central London just 30 minutes away by tube, your new home in The Pavilion gives you great access to everything the capital has to offer.



Why not jump on the Jubilee Line from Kingsbury to Bond Street and shop until you drop in Selfridges. Or take the Metropolitan Line from Northwick Park to Kings Cross and enjoy the street food, boutiques and entertainment in Coal Drops Yard and Granary Square.

Or whizz into Oxford Circus on the Bakerloo Line from Kenton station for the West End's great shopping, theatre and entertainment. Alternatively, stay on until Waterloo, to enjoy the street life and culture that stretches along South Bank from the Royal Festival Hall to Tate Modern.



THE PAVILION



With over 2 million people using one of the 272 tube stations in London each day, transport links are excellent throughout the capital.



The capital has over 192 museums with 11 national museums including The National History Museum.



London dominates the UK visual arts sector, which accounts for 30% of the global art market. Take a stroll across the Millennium Bridge and visit The Tate Modern and see works by Pablo Picasso, Jenny Holzer or Emily Kame Kngwarreye

KENTON



On the South Bank of the River Thames at 135m tall, The London Eye is the world's largest cantilevered observation wheel. Book your place and enjoy the views.



Harrods was established by Charles Henry Harrod in 1849. At first, the store was just one room that mainly sold groceries. However, within 30 years, it had grown to become a popular department store and today, it offers more than five thousand different brands from its Knightsbridge location and has around 100,000 visitors a day.



Affectionately known as the Nation's Village Hall, Queen Victoria opened the Royal Albert Hall in 1871 as a tribute to her late husband. It hosts more than 390 events throughout the year including concerts, sporting events, film screenings, award ceremonies, charity events and banquets.



London has over 40,000 shops and 26 major street markets to choose from. Oxford Street, London's busiest shopping street, is in the heart of the city's West End.

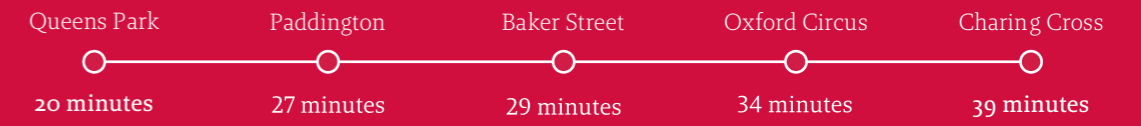
NO BOUNDARIES

The Pavilion is excellently located, on the Kenton road, juxtaposed between Kenton tube and underground station and Kingsbury station.

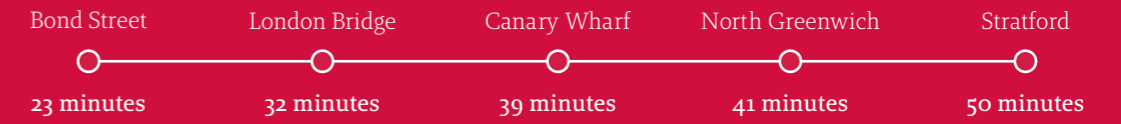


BY TUBE

From Kenton Station (Zone 4)
Bakerloo Line

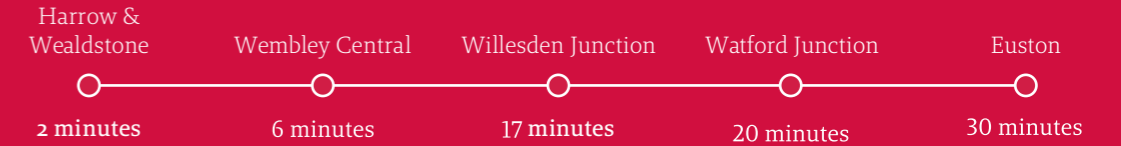


From Kingsbury Station (Zone 4)
Jubilee Line



BY OVERGROUND TRAIN

From Kenton Station



BY BIKE

From Kenton Station



BY CAR

From Kenton Station



YOUR NEW NEIGHBOURHOOD

Green and peaceful to vibrant markets, culture, language, life, activities, shops and global cuisine, your new neighbourhood awaits. All you have to do is step outside.



Restaurants, bars & cafés

1. Blue Ginger
2. Aysu Restaurant
3. Nana's Kitchen
4. Steakout Harrow
5. Coco Corner Café
6. The George
7. Prezzo
8. Cooper Thai
9. Rin Sushi

Retail & supermarkets

1. St Ann's Shopping Centre
2. St George's Shopping Centre
3. New Look
4. Tesco Superstore
5. Spark Supermarket
6. Tesco Express
7. Asda Wealdstone Supermarket
8. Sainsbury's
9. Tesco Express

Education

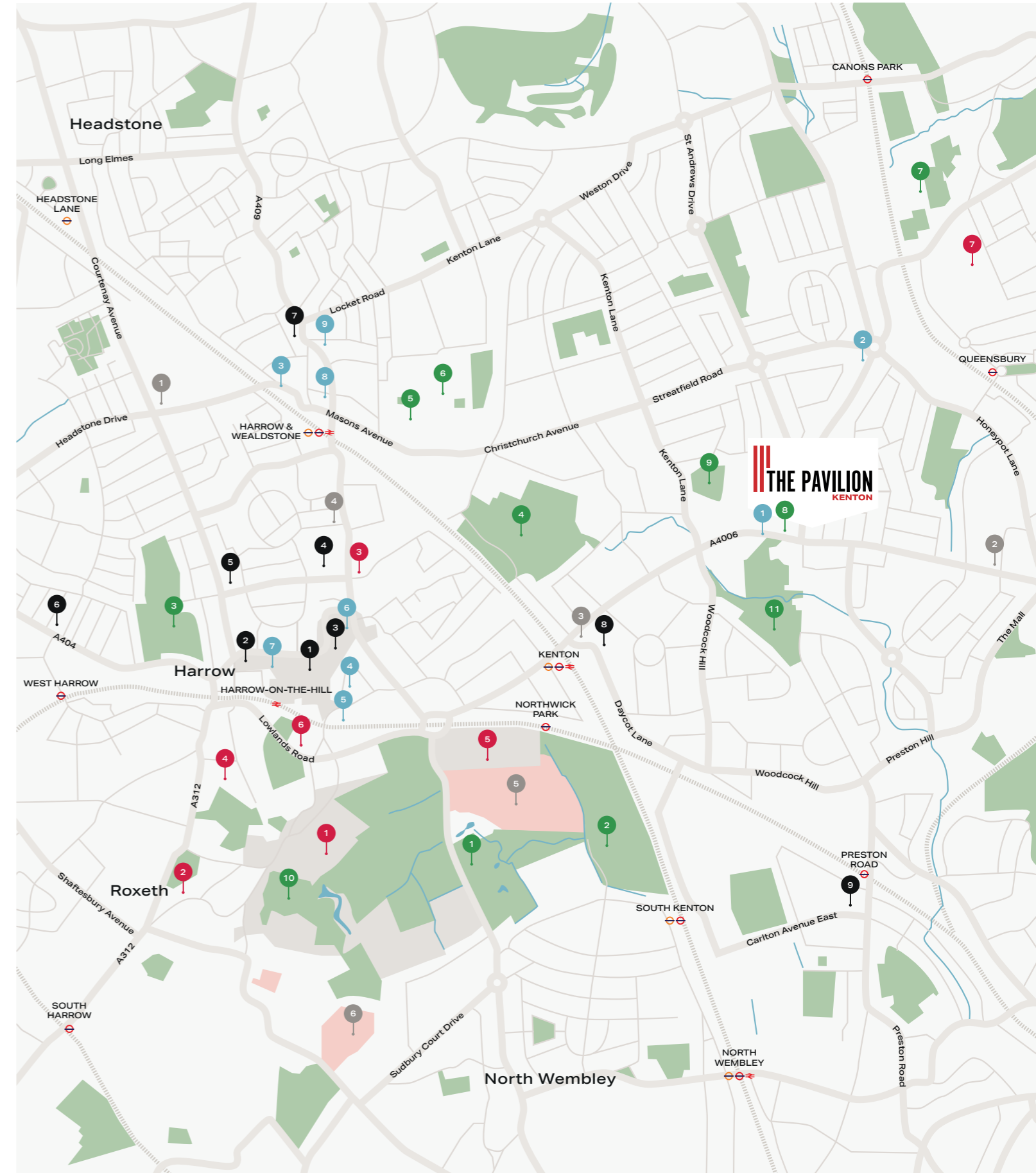
1. Harrow School
2. John Lloyd School
3. St Jerome Bilingual School
4. St Anselm's Catholic Primary School
5. University of Westminster, Harrow Campus
6. Harrow Collage
7. Canons High School

Health & wellness

1. Quadrant Dental Care
2. Kenton Dental Care
3. Kenton Bridge Medical Centre
4. Medicspot Clinic
5. Northwich Park Hospital
6. The Clementine Churchill Hospital

Parks & activities

1. Playgolf London
2. Northwick Park
3. Harrow Recreation Ground
4. Kenton Recreation Ground
5. Harrow Leisure Centre
6. Harrow School of Gymnastics
7. Hive London
8. Snap Fitness
9. Kenton Cricket & Lawn Tennis Club Ground
10. Harrow School Golf Course
11. Woodcock Park



A GREAT ALL ROUNDER

Whether you're looking for a spacious apartment within easy reach of the City, seeking a family home with contemporary features built in, or if you're ready to downsize, The Pavilion has what you need.

These apartments and townhouses are purpose built, with careful consideration given to space and comfort, busy family life, working from home, outdoor enjoyment, and entertaining family and friends.



CGI indicative only

SITE PLAN





CGI indicative only



TOWNHOUSES

The Pavilion's four-bedroom townhouses are designed for growing families, professionals who need the extra space to work from home, or people ready to downsize a little and move into an energy efficient new property.

Character, sociability and playfulness are built into the layouts, creating the option to use rooms in different ways to suit you and your lifestyle. These townhouses are great places to enjoy the next phase of your life – no matter what stage you've reached.



CGI indicative only

Nos.1-8
Townhouses
4 bedroom

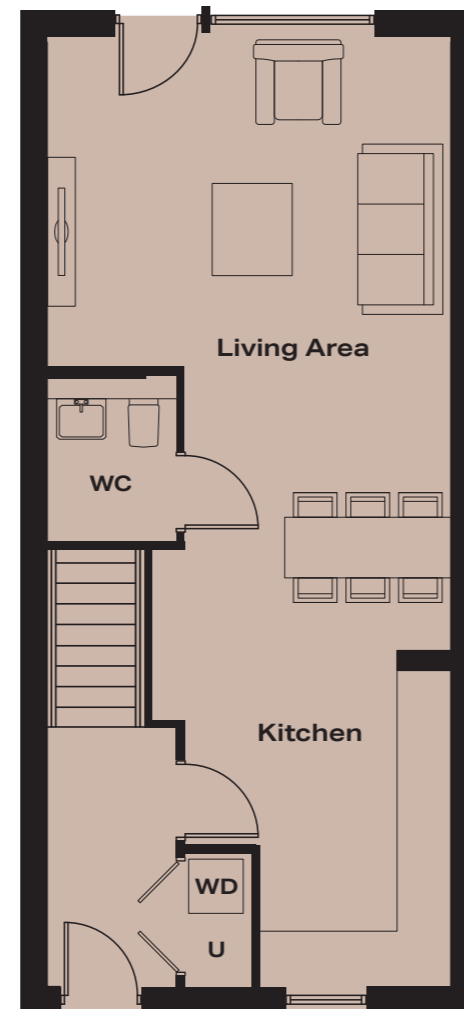
Internal Space

122 Sq M
1315 Sq Ft TOTAL

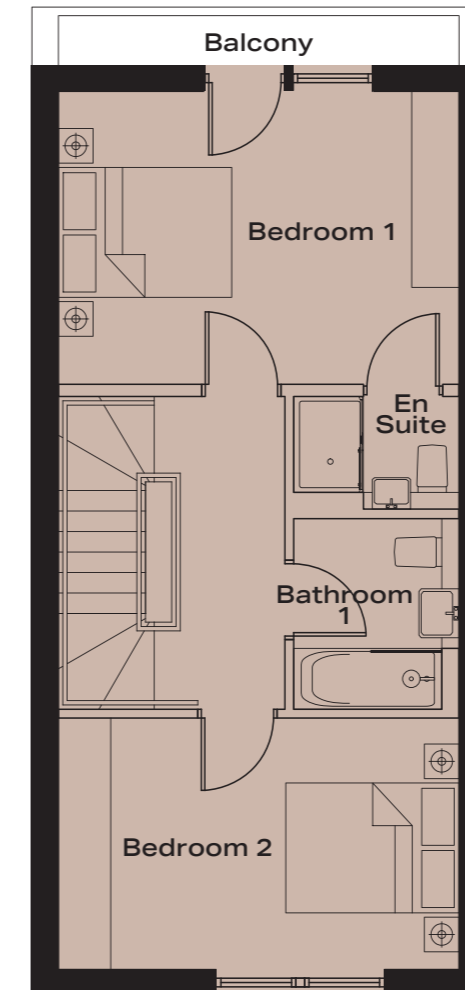
No 1. External Space

48.5 Sq M
522 Sq Ft TOTAL

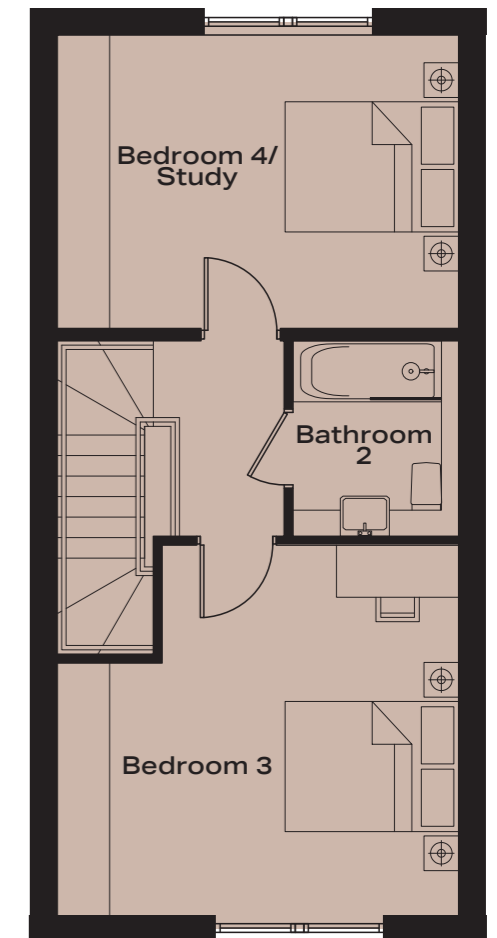
Ground floor



Floor 1



Floor 2



Key

- U Utility
- WD Washer/Dryer

Maximum dimensions are shown. They are intended as a guide only and are subject to change. Not all plans are to scale. Please speak to our sales executive for further information.



CGI indicative only



APARTMENTS

Thoughtful design has gone into every element of these apartments, to provide spacious open plan living, alongside areas of character, and dining and living areas with plenty of natural light.

Choose from a range of one and two bedroom apartments. Every size provides a modern streamlined environment with essential storage and stylish fixtures and fittings. These apartments are the perfect canvas for the home you want to make.



CGI indicative only

Ground Floor

Apartments & Availability



Apartment	Type	Sq M	Sq Ft
0.1	2B1B	59.9	645
0.3	1B1B	36.7	395
0.8	1B1B	50.1	539

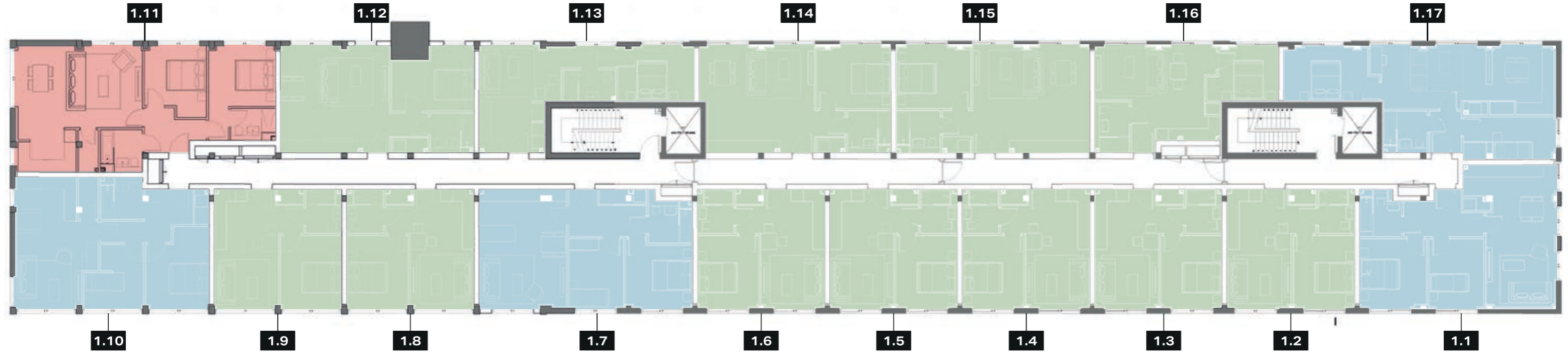
1 Bedroom
1 Bathroom

2 Bedroom
1 Bathroom

2 Bedroom
2 Bathroom

First Floor

Apartments & Availability



Apartment	Type	Sq M	Sq Ft
1.8	1B1B	38	409
1.13	1B1B	37.1	399
1.14	1B1B	51.1	550
1.17	2B1B	60.5	651

1 Bedroom
1 Bathroom

2 Bedroom
1 Bathroom

2 Bedroom
2 Bathroom

Second Floor

Apartments & Availability



Apartment	Type	Sq M	Sq Ft
2.2	1B1B	38	408
2.11	2B2B	72.4	780
2.12	1B1B	51.3	552
2.17	2B1B	60.5	651

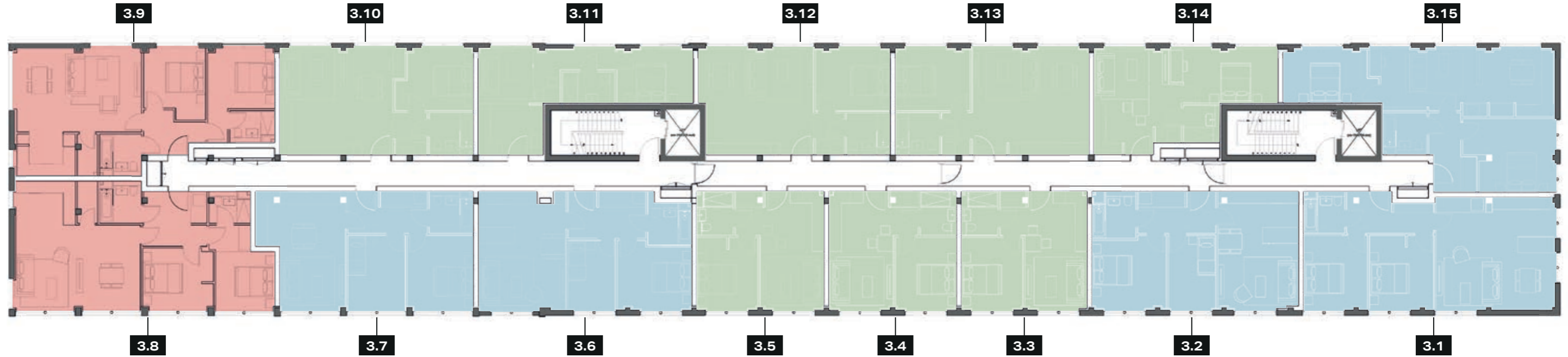
1 Bedroom
1 Bathroom

2 Bedroom
1 Bathroom

2 Bedroom
2 Bathroom

Third Floor

Apartments & Availability



Apartment	Type	Sq M	Sq Ft
3.7	2B2B	61.6	663
3.9	2B2B	72.4	780
3.11	1B1B	37.1	399
3.12	1B1B	51	549

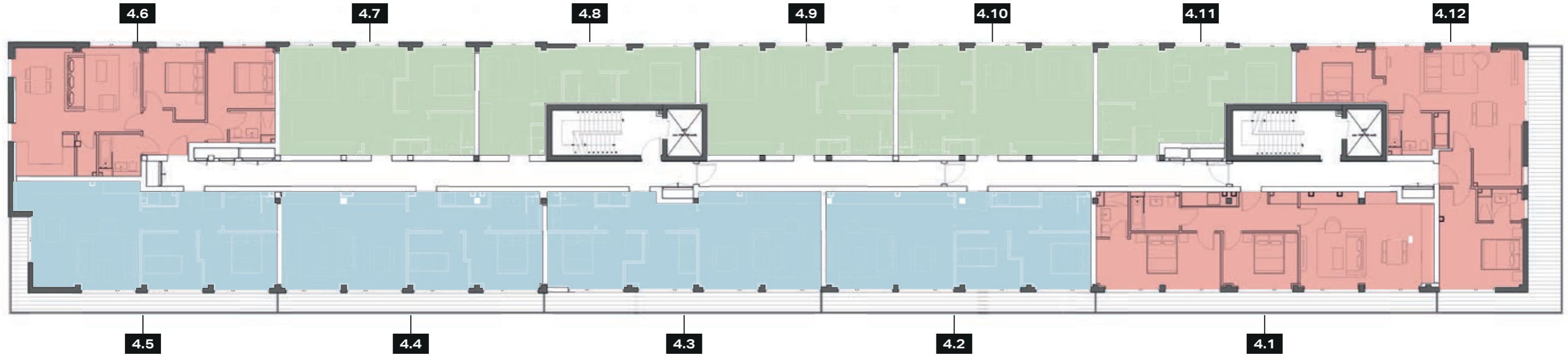
1 Bedroom
1 Bathroom

2 Bedroom
1 Bathroom

2 Bedroom
2 Bathroom

Fourth Floor

Apartments & Availability



1 Bedroom
1 Bathroom

2 Bedroom
1 Bathroom

2 Bedroom
2 Bathroom

SPECIFICATIONS

Contemporary design, a neutral palette and integrated appliances for stylish living.



General

- Audio/ visual entry phone system
- Polished chrome door viewer and heavy security chain
- Walls painted in brilliant white
- Square edge skirting and architraves in satin white finish throughout
- Satin white doors and polished chrome ironmongery
- Low energy lighting throughout

Communal areas

- Feature interior designed entrance lobby
- 24-hour estate CCTV
- Low energy light fittings
- Private residents' roof terrace
- Car parking spaces available
- Secure bicycle spaces

Living/Dining

- Low energy pendant lights
- White double sockets, BT and TV points
- Wood-effect luxury vinyl laid in boardwalk style

Bedrooms

- Low energy pendant lights
- White double sockets, BT and TV points
- Wood-effect luxury vinyl laid in boardwalk style

Kitchen Area

- Single tone Fossil grey designer kitchen with handleless cabinets featuring strip underlighting
- Marmobianco laminate worktop and splashback in marble effect
- Stainless steel single bowl sink and polished chrome mixer tap
- Induction hob and single oven, integrated electric cooker hood, fridge freezer and free standing washer/ dryer
- Ceiling spotlights to focus light

Bathrooms

- Contemporary bathroom suite featuring, bath, shower tray as appropriate wall mounted WC and basin
- Polished chrome mixer tap
- Polished chrome bath & shower thermostatic mixer
- Polished chrome shower screen, heated towel rail
- Feature tiling
- Ceiling spotlights to focus light

About Strawberry Star

Strawberry Star launched in 2007 with a vision to provide a fresh approach to real estate that is more customer-centric and holistic, ensuring customers have a unified experience and seamless journey to ownership of their dream home.

We achieve this through our management of the entire property journey from raising capital to land acquisition, to design, development, sales, lettings and estate management. As a one-stop-shop we can keep things simple for our clients, maintain quality, and bring an unrivalled understanding of customers' needs and expectations to the homes and communities we build.

We can also do more to integrate sustainable design into the fabric of our homes, by controlling where materials are sourced from, making homes energy efficient, and maintaining or investing in green space and biodiversity.



Our projects



Bronze
Wandsworth



Hoola
Royal Docks



Greenview Court Presented by Strawberry Star
Southall



Sky Gardens
Nine Elms

Our projects



Lu2on
Luton



Star Living
Maidstone



Harlow Quarter
Essex



Star Living
Gravesend

Vascroft - Celebrating our 45th Year of Excellence in Construction.

Established in 1977, Vascroft Contractors Ltd is a family business specialising in construction, refurbishment, engineering, joinery and fit-out services across several sectors, including residential, commercial, medical, hotels and social housing. From crafting bespoke, multi-million pound new builds to logistically complex projects, Vascroft has the knowledge and experience to ensure on-time and on-budget smooth and successful delivery of projects.

Craftsmanship, project management, blending modern construction techniques with traditional hand finishing, supporting architects and designers with innovative suggestions, design detailing and product specification; we pride ourselves on doing what is right rather than easy. Working to extremely high standards across our in-house divisions: joinery, fabrication, M&E services and purchasing.

Construction partner:



Salusbury Penthouses



Seven Capital



Golden Square