



Q

CLAREMONT QUARTER

DISTINCTIVE LIVING
A PLACE THAT CHANGES EVERYTHING



API
GLOBAL

CLAREMONT QUARTER CRICKLEWOOD

Located in the heart of North London, the Claremont Road development offers 251 modern one- to three-bedroom apartments across three distinct blocks. Just 500 meters from Cricklewood station and close to shops and cafes, it combines urban convenience with a strong sense of community. As part of the £10bn Brent Cross Cricklewood regeneration, the project promises upgraded infrastructure, vibrant public spaces, and contemporary living in a historic setting.

1 bedroom

From £439,995

2 bedroom

From £534,995

3 bedroom

From £624,995





KEY FACTS

Developer:	Chase New Homes
Address:	Claremont Road, Cricklewood, London, NW2 1RR
Estimated Completion:	Block 1: Q4 2026 / Q1 2027 Block 3: Q4 2027 / Q1 2028
Number of units:	251
Expected Yield:	Gross Yield 5.5%
Lease Length:	999 Years
Ground Rent:	Zero
Service Charges:	Block 1: £3.31 psf Block 3: £2.88 psf

A photograph of a modern balcony with a brick wall and large windows. The balcony features a round table and two chairs. The text 'FLEXIBLE SPACES FOR MODERN LONDON LIVING' is overlaid in large white letters.

FLEXIBLE SPACES FOR MODERN LONDON LIVING

Designed with the contemporary Londoner in mind, the 251 apartments at Claremont Road combine style, comfort, and functionality to meet the demands of modern urban living. The development offers a variety of layouts, with a balanced mix of one-bedroom and two-bedroom apartments, alongside a selection of spacious three-bedroom homes for families or those seeking additional space.



MEET THE DEVELOPER



Chase New Homes is an award-winning, independent housebuilder based in Welwyn Garden City, Hertfordshire. Since 2005, they've delivered innovative homes across London and the Home Counties. Their portfolio spans residential and commercial projects, including large housing schemes, luxury homes, and integrated developments with schools, healthcare, and retail facilities. Recognised with What House? Awards in 2019 and 2024, all homes come with a 10-year Premier Guarantee, reflecting their focus on quality and customer satisfaction.

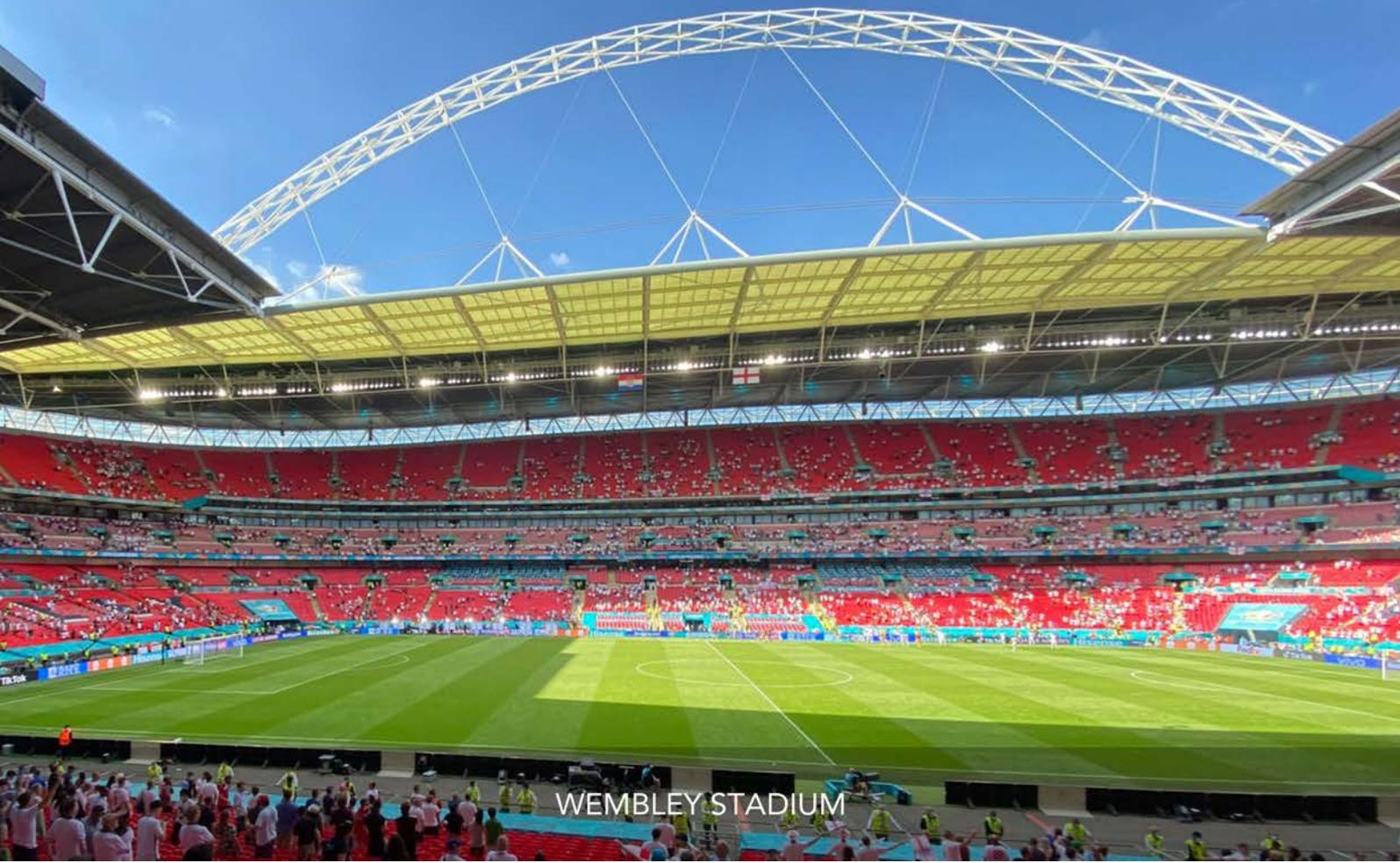
CHASE NEW HOMES RESIDENTIAL DEVELOPMENTS

View their current and completed residential property developments from Chase New Homes below:



THE HILL GARDEN & PERGOLA

A NEIGHBOURHOOD WITH ROOTS
AND ROOM FOR THE FUTURE



WEMBLEY STADIUM

SITUATED IN LONDON

London is a city where history meets innovation - with landmarks such as the Tower of London, Buckingham Palace and the Shard, tradition and progress go hand in hand. With over **9 million residents** speaking more than **300 languages**, it's one of the world's most diverse cities. The capital's economy exceeds **£500 billion**, powered by a global financial hub that hosts over **500 international banks**. With **four UNESCO World Heritage Sites**, the iconic **Underground**, and a thriving cultural and tech scene, London offers more than just a place to live - it's a world-class lifestyle, internationally recognised



KEY STATS



11.9%

of the total of foreign listed companies are listed in London,



37%

of international financial and professional services workers are based in London.



11%

average monthly rents across London are up 11% year-on-year

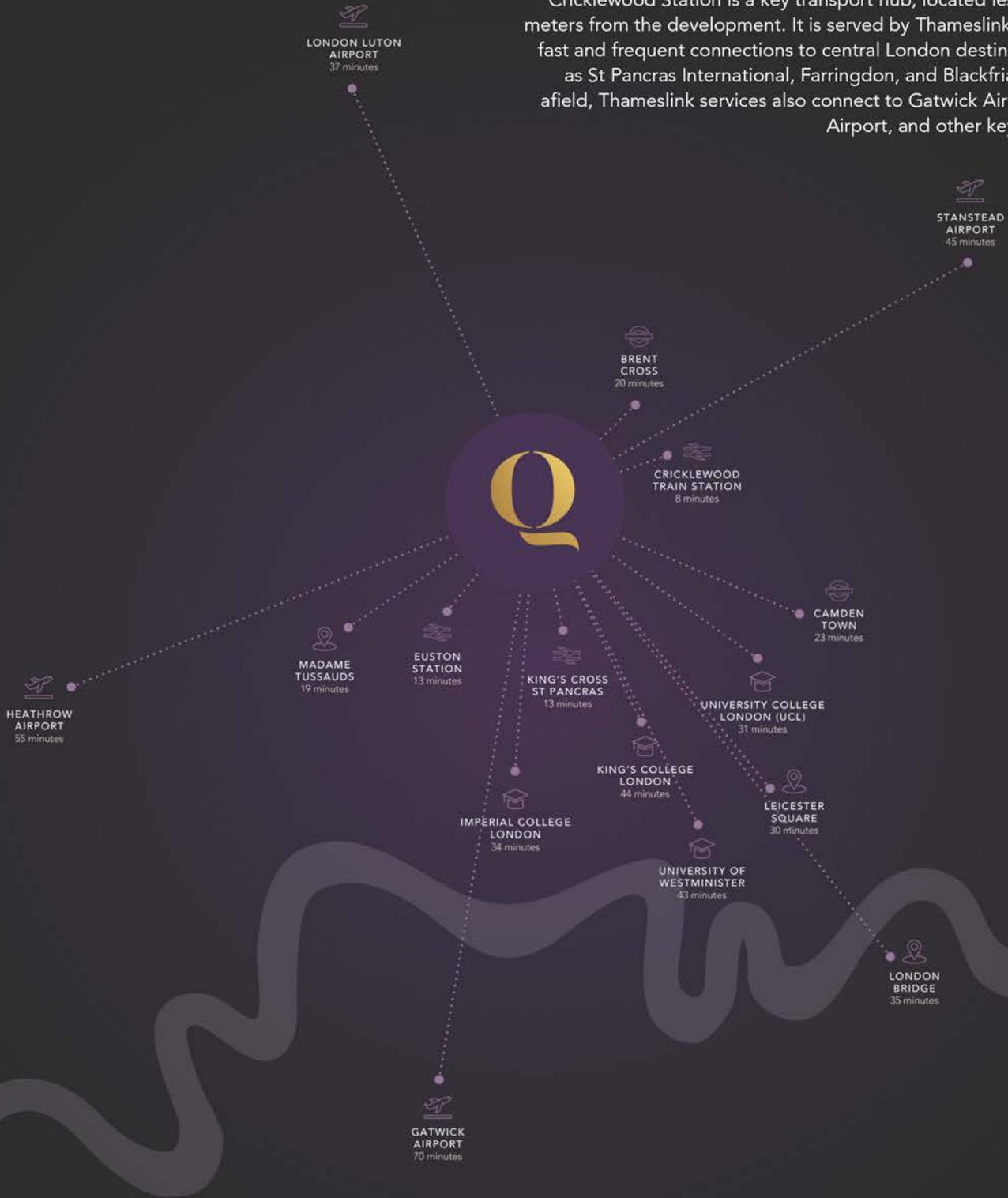


300

different languages are spoken daily in London.



Cricklewood Station is a key transport hub, located less than 500 meters from the development. It is served by Thameslink, providing fast and frequent connections to central London destinations such as St Pancras International, Farringdon, and Blackfriars. Further afield, Thameslink services also connect to Gatwick Airport, Luton Airport, and other key locations.



Route 16

Cricklewood > Marble Arch, Victoria, and beyond



Route 332

Cricklewood > Paddington and Maida Vale



Route 226

Cricklewood > Park Royal and Golders Green



Route 189

To Brent Cross Shopping Centre or Oxford Circus



Luton Airport

Direct Thameslink trains.

30-35 MINS



Heathrow Airport

Via A406/M4 or Public Transport.

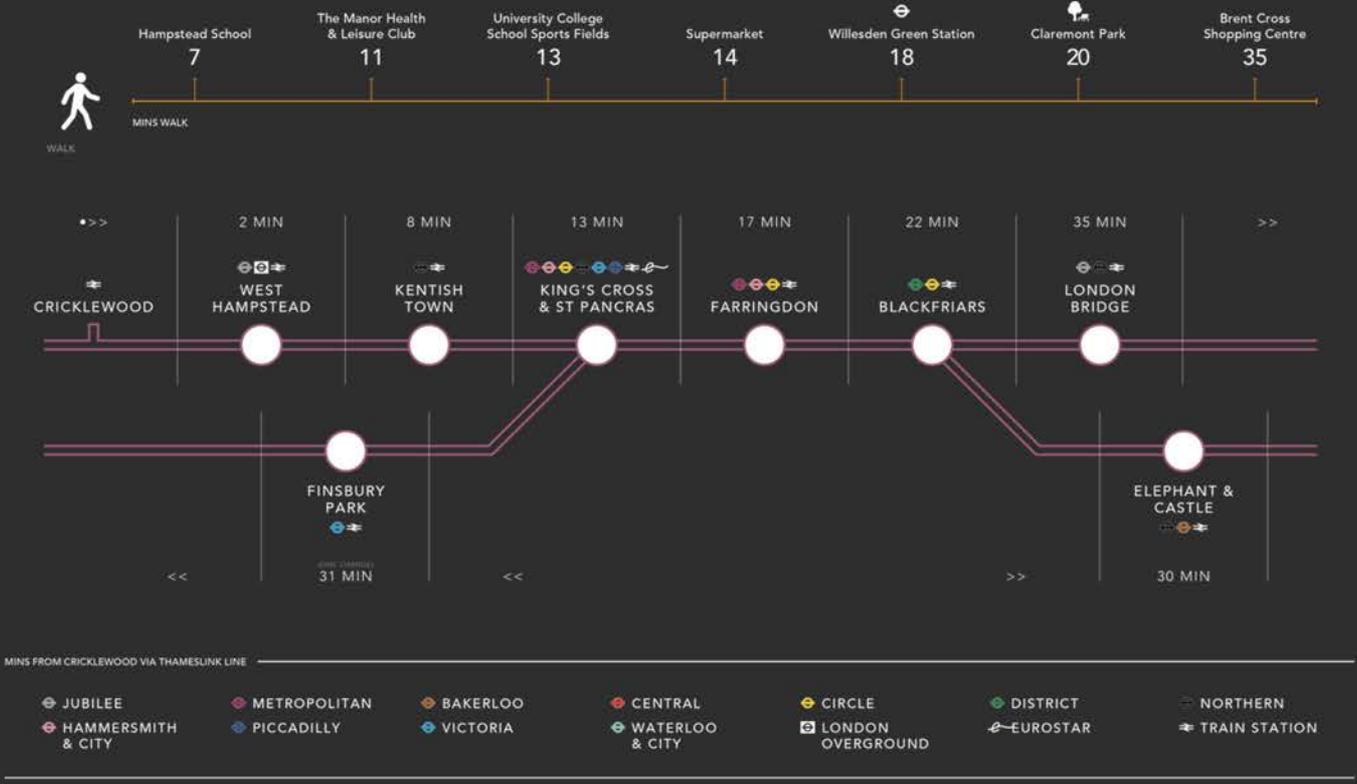
45-60 MINS



Gatwick Airport

Direct Thameslink trains.

60-70 MINS



Times taken from Google maps and Citymapper

UNIVERSITY CONNECTIVITY



MIDDLESEX UNIVERSITY
🚗 8 MINS 2 MILES



UNIVERSITY OF WEST LONDON
The Career University
🚗 27 MINS 8 MILES



UNIVERSITY COLLEGE LONDON
🚗🚶 31 MINS 5 MILES

Imperial College London

IMPERIAL COLLEGE LONDON
🚗 34 MINS 6 MILES

UNIVERSITY OF WESTMINSTER

UNIVERSITY OF WESTMINSTER
🚗🚶 43 MINS 5.5 MILES



KENSINGTON & CHELSEA COLLEGE
🚗 21 MINS 4 MILES



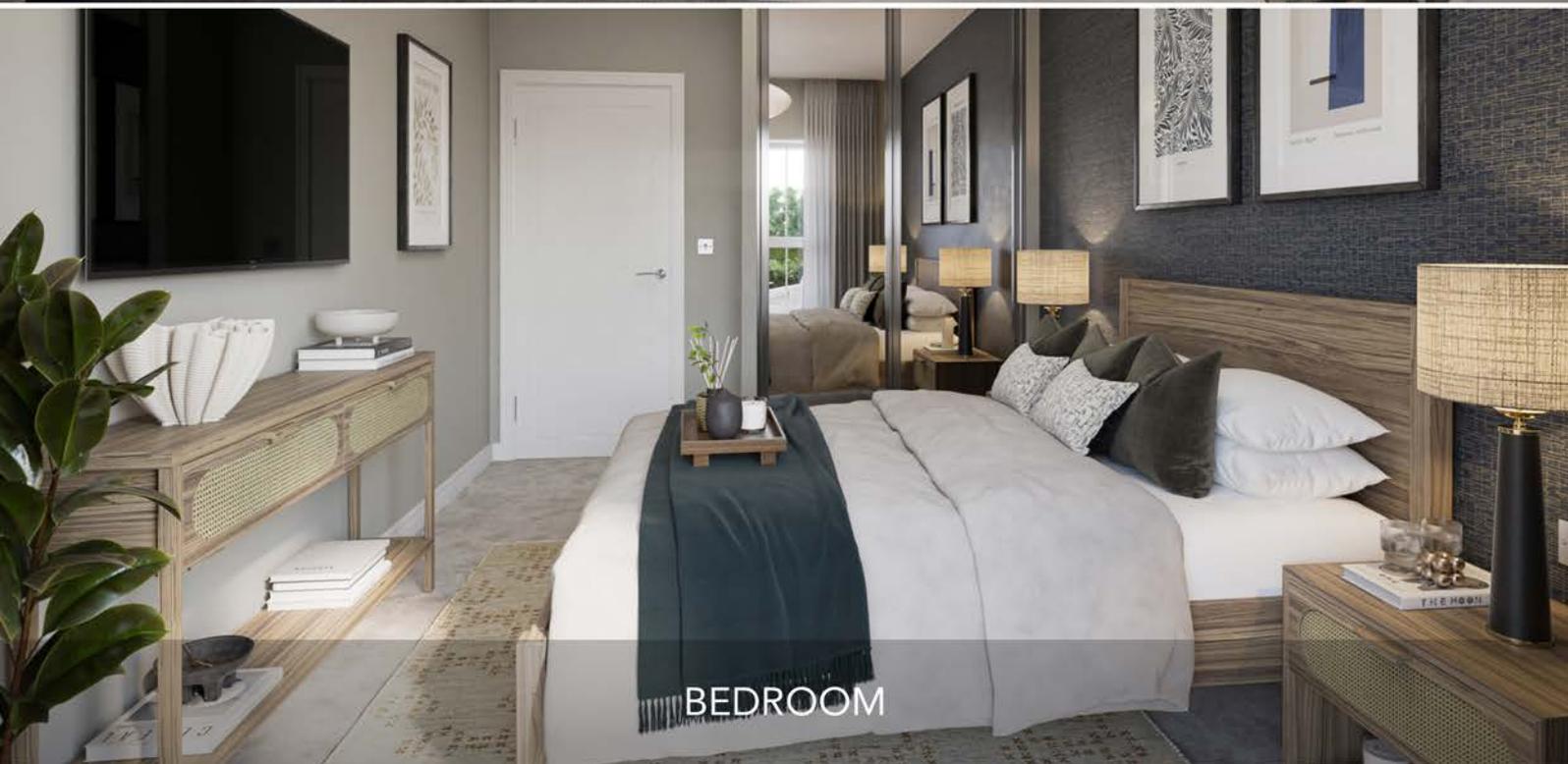
RICHMOND UPON THAMES COLLEGE
🚗 45 MINS 13 MILES



KINGS COLLEGE LONDON
🚗🚶 44 MINS 7 MILES



LIVING SPACE



BEDROOM

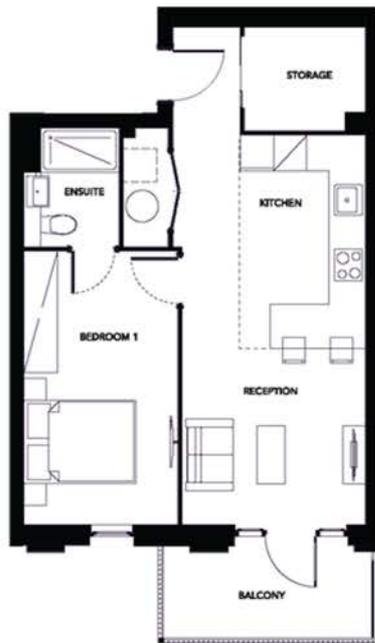


BATHROOM





ONE BED



Unit 41	£469,995
539 Sqft	5.4% Yield

TWO BED



Unit 17	£549,995
662 Sqft	5.4% Yield



Overall Brent Cross Cricklewood Regeneration Area



- Residential
- Student Living
- Later Living
- Health, Retail & Leisure
- Offices
- Hotels
- Schools

THE BRENT CROSS

REGENERATION SCHEME



Brent Cross Town, a joint venture between Related Argent and Barnet Council, is an **£8 billion, 180-acre visionary** mixed-use neighbourhood development aiming to create a sustainable, net-zero carbon community by 2030.

50+

acres of green parks and playing fields

6,700

new homes being built

50

new shops, cafés and restaurants

3Mil

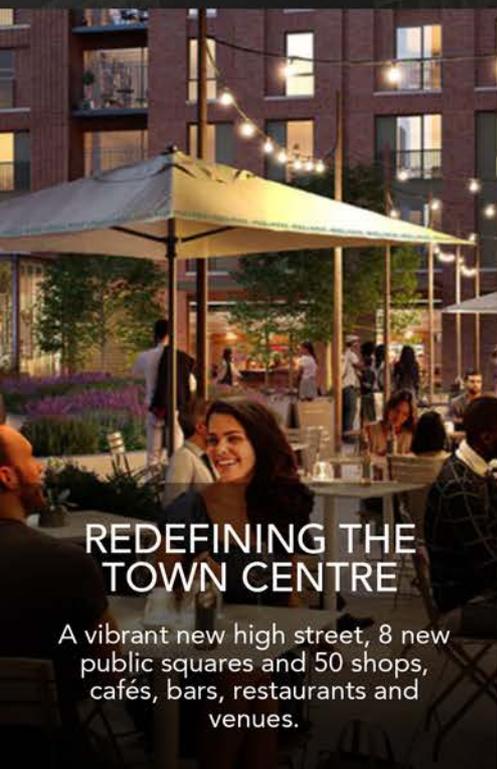
sq ft of office space

12Min

connections with St. Pancras International

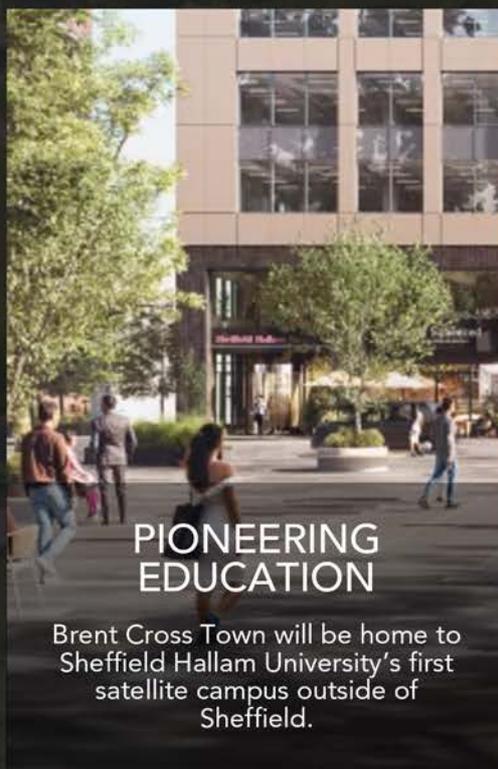
£8bn

projected value



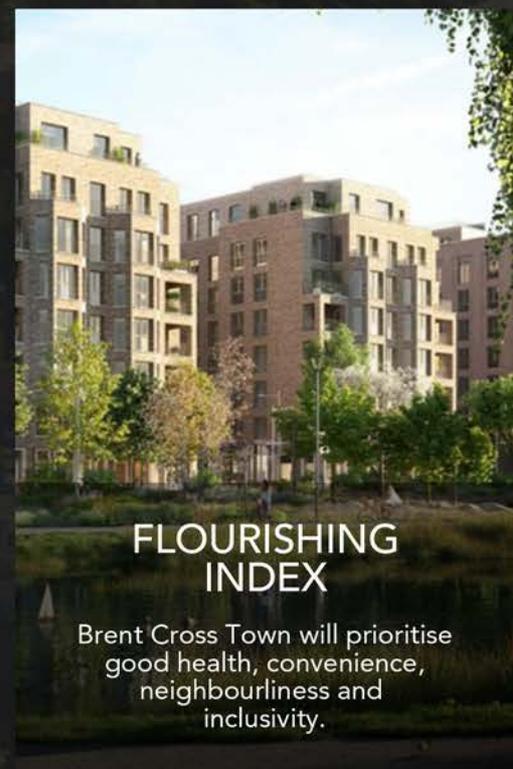
REDEFINING THE TOWN CENTRE

A vibrant new high street, 8 new public squares and 50 shops, cafés, bars, restaurants and venues.



PIONEERING EDUCATION

Brent Cross Town will be home to Sheffield Hallam University's first satellite campus outside of Sheffield.



FLOURISHING INDEX

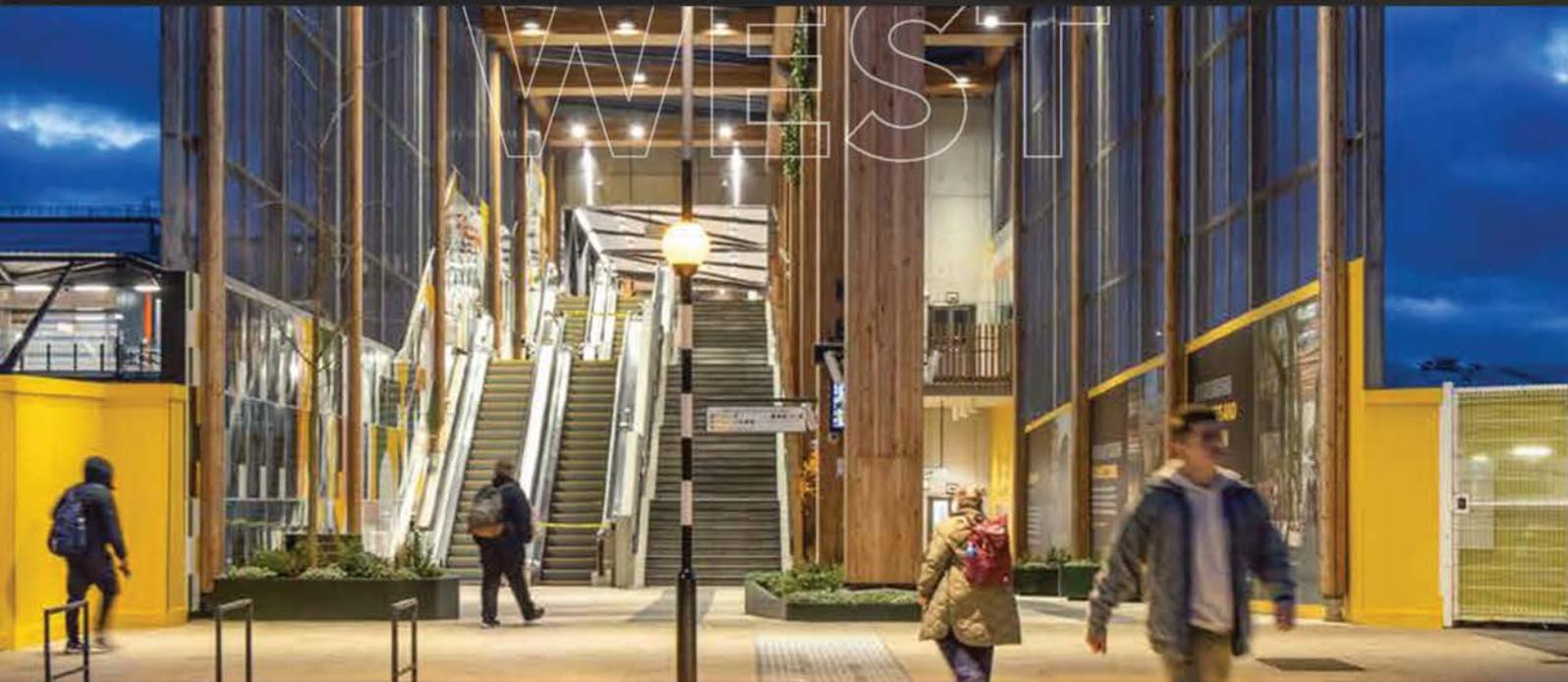
Brent Cross Town will prioritise good health, convenience, neighbourliness and inclusivity.



BRENT CROSS NORTH

£1.4Bn
INVESTMENT

Brent Cross North focuses on the **redevelopment and expansion of the existing Brent Cross Shopping Centre**. The plans include **doubling the size of the mall**, adding 150 new shops, 50 new restaurants, a luxury cinema, and improved public spaces.



BRENT CROSS WEST

£420M
INVESTMENT

Brent Cross West is a newly constructed **Thameslink railway station** that opened in December 2023. The station features **4 platforms**, **step-free access**, and a **pedestrian & cycle overbridge**, offering **high-speed access into Central London**, with journeys into St Pancras taking as little as **15 mins**.

LIVING IN CRICKLEWOOD

Known for its rich history and cultural diversity, Cricklewood combines its traditional character with a modern flair. With an array of cafes, restaurants, and local shops, the area is a haven for food lovers and those who enjoy exploring independent businesses. The bustling Cricklewood Broadway provides a vibrant hub for shopping and entertainment, while nearby green spaces such as Gladstone Park offer a tranquil escape from city life.



GREAT REASONS TO BUY



Strong Demand

London's strong rental demand from professionals, families, and students ensures steady income in well-connected, amenity-rich areas.



Infrastructure

Transport and public space upgrades boost quality of life, attracting buyers and renters while driving long-term capital growth.



Low Risk

Unlike Central London's volatile market, outer zones like Cricklewood offer more stable returns, lower entry costs, and strong growth potential, thanks to regeneration, connectivity, and lifestyle upgrades.



Capital Growth

Outer zones like Cricklewood offer stronger price growth potential than Central London, driven by regeneration and improved infrastructure.



Connectivity

With Thameslink services, major road access, and proximity to airports, Cricklewood offers excellent connectivity for commuters and travelers alike.



Lifestyle Appeal

Cricklewood blends urban convenience with suburban charm, attracting professionals and families with its schools, green spaces, and cultural amenities.

CRICKLEWOOD

Be the First to Invest.

In major regeneration projects across London, properties consistently outperform the citywide average. Over an 8-year period, properties within these schemes have seen significant value increases:

26%

ONE BEDROOM APPRECIATION

28%

TWO BEDROOM APPRECIATION

LONDON REGENERATION AREAS VS OVERALL LONDON AVERAGES (2015-2023)

	REGEN SCHEMES		LONDON	
	ONE-BED FLAT	TWO-BED FLAT	ONE-BED FLAT	TWO-BED FLAT
2015	£616	£562	£704	£660
2016	£695	£639	£743	£695
2017	£736	£669	£771	£714
2018	£766	£683	£763	£715
2019	£748	£673	£759	£703
2020	£755	£691	£755	£700
2021	£763	£697	£761	£702
2022	£765	£704	£760	£713
2023	£776	£722	£756	£720
EPSF UPLIFT	£159	£160	£52	£60
% CHANGE	26%	28%	7%	9%

Source: Countrywide Surveying *Includes mortgage valuations, new mortgage purchases and remortgages

RESERVATION PROCESS

Reservation deposit £5,000 net of fees to the bank account listed on the reservation form, alongside fully filled reservation form and KYC documents

10%
exchange now

5%
6 months later

85%
on completion



PROTOPAPAS LLP

Est. 1990

LEGAL INFORMATION

Buyers Recommended Solicitor
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