

FELLOWS SQUARE  
LONDON NW2

SHARED OWNERSHIP



# NORTH WEST LONDON'S EXCITING REVOLUTION



### 1. Winter garden

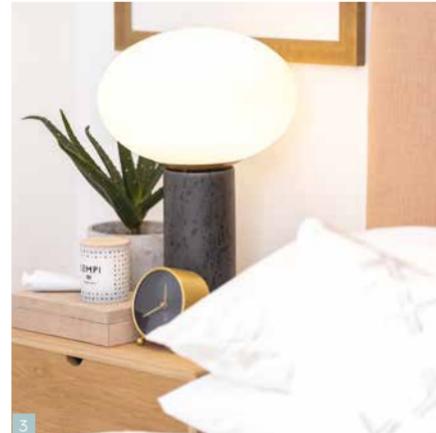
Light-infused spaces that bring the outdoors inside.

### 2. Kitchen

Where easy living meets timeless elegance.

### 3. Bedroom

A modern take on serenity.



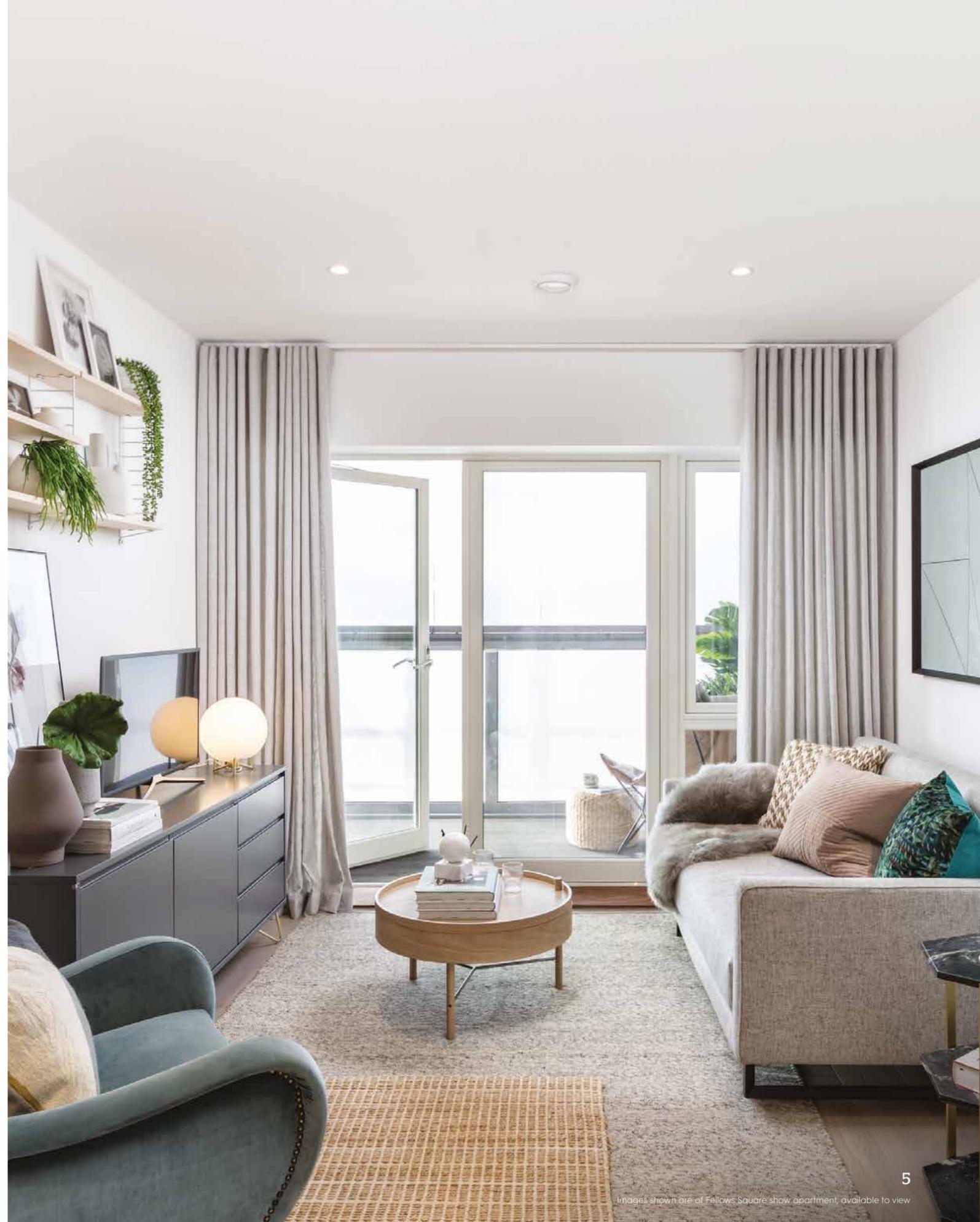
### The time is now

Fellows Square is an exciting new development of intelligently considered and design-led apartments at the heart of a dynamic regeneration in Cricklewood, North West London. A collection of these homes have been made available to buy with Shared Ownership, giving purchasers an opportunity to take their first step on the housing ladder in a home built to FABRICA's exacting high specification and finish.

After the £2m transformation of its own high street, Cricklewood is now reaping the rewards of the multi-billion pound regeneration project underway at Brent Cross Cricklewood with enormous investment and opportunities being drawn to this thriving area.

Taking the lead from Cricklewood's rich heritage, warm brick combines with the clean contemporary lines of glass to create a bold yet elegant vision, blending beautifully with the private landscaped grounds: a true oasis within North West London's bustling urban heart. Here, every care has been taken to create exceptional homes and beautiful gardens with simple design touches that make living easy in a location that's undergoing major change.

Together this makes Fellows Square a home, not just for today, but for the most exciting of futures.



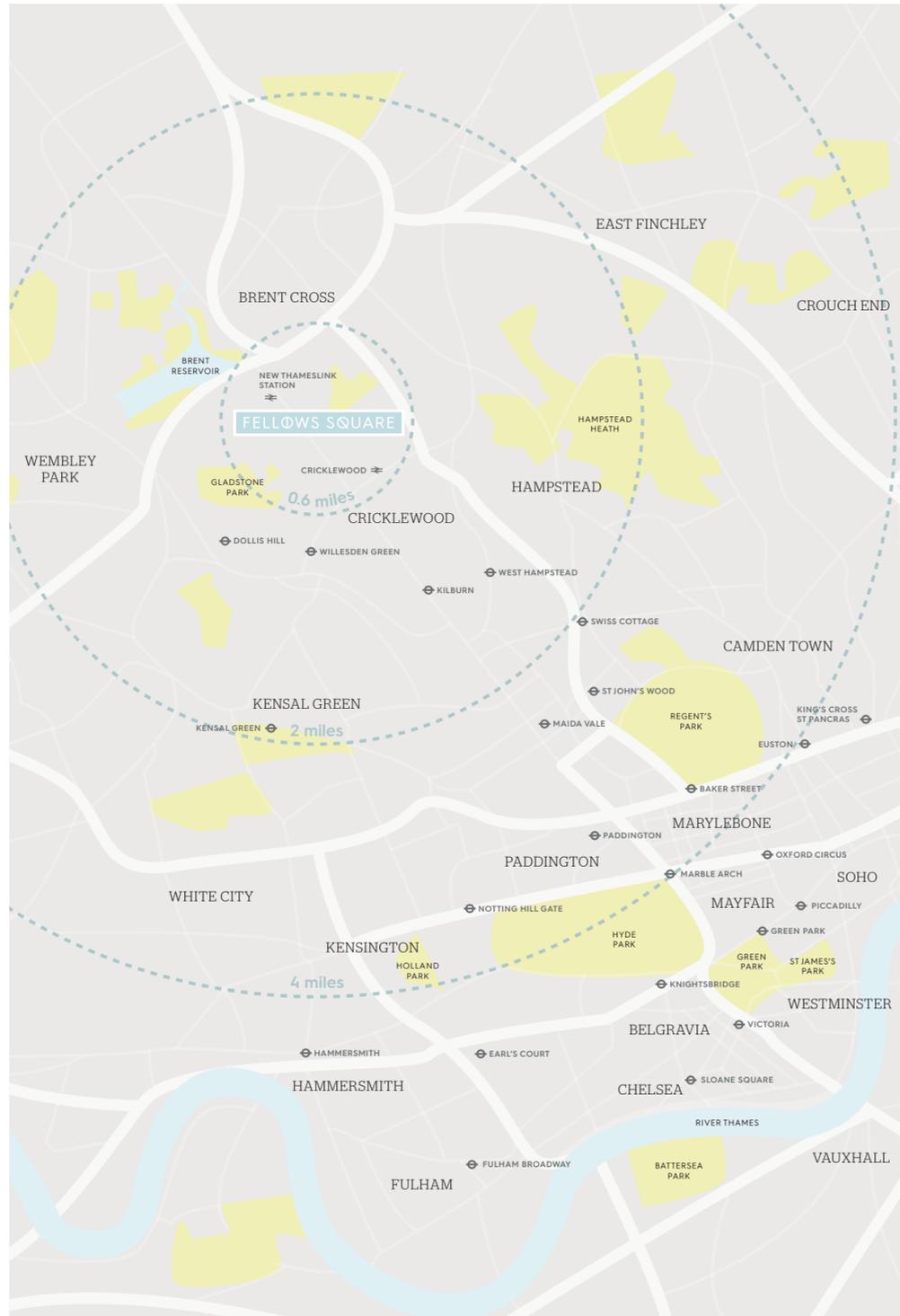
Key

- Brent Cross Cricklewood regeneration area
- Fellows Square development



The vision for Brent Cross Cricklewood

The £4.5bn investment is transforming this part of London into a vibrant and exciting destination. The people behind it are those who have transformed King's Cross from an uninspiring travel hub to a cultural mecca with pop-up theatres, outdoor swimming pool, top-class restaurants and a social calendar that gets people coming back again and again. At Brent Cross Cricklewood the ambition to revolutionise is just as great. Not only will there be a brand new town centre with new shops, restaurants and an abundance of leisure activities but Brent Cross Shopping Centre will double in size. The new Thameslink station will make getting about even easier and it's all happening within minutes of Fellows Square.



### NW2 is changing

This is a neighbourhood that's been evolving for a while. Nearby neighbour Wembley Stadium's iconic redevelopment has been the catalyst for an impressive renaissance attracting international interest that's spilling over across the district. Brent Cross Cricklewood is benefitting from this and the carefully considered masterplan is geared towards providing spaces and places that benefit the diverse and thriving community that live there now and who will live there in the future.



### Riverside Park

A brand new riverside park showcases Brent River's glorious natural beauty and makes provision for a safe, riverside route for pedestrians and cyclists. Sturgess Park will also receive updated landscaping and new, fun spaces to inspire and explore.



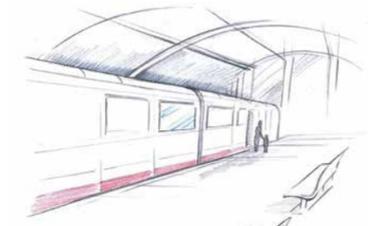
### Food, glorious food

Inspired by London's famous urban markets such as Borough and Broadway Market, Brent Cross Shopping Centre's new market square will be a bustling haven for foodies keen to explore the latest restaurants and food stalls showcasing new and classic British produce.



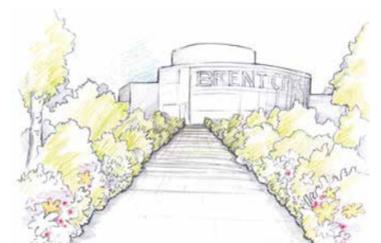
### Brand new shopping centre

The original Brent Cross Shopping Centre, the first US-style shopping mall to open in the UK, is going to be twice as big. Always a top choice for discerning shoppers, the consumer landscape here is set to change dramatically. Along with the ever-popular high street brands that have been the cornerstone of Brent Cross since the beginning - John Lewis, Fenwicks and Marks & Spencer - shoppers can delight in the addition of over 200 new international, pop-up and concept stores.



### New Thameslink station

With the opening of the new Thameslink station a five-minute walk from Fellows Square, getting into central London couldn't be simpler. Only 13 minutes\* from St Pancras International, domestic commutes will be a breeze and will open up easy access to Europe and beyond via Eurostar.



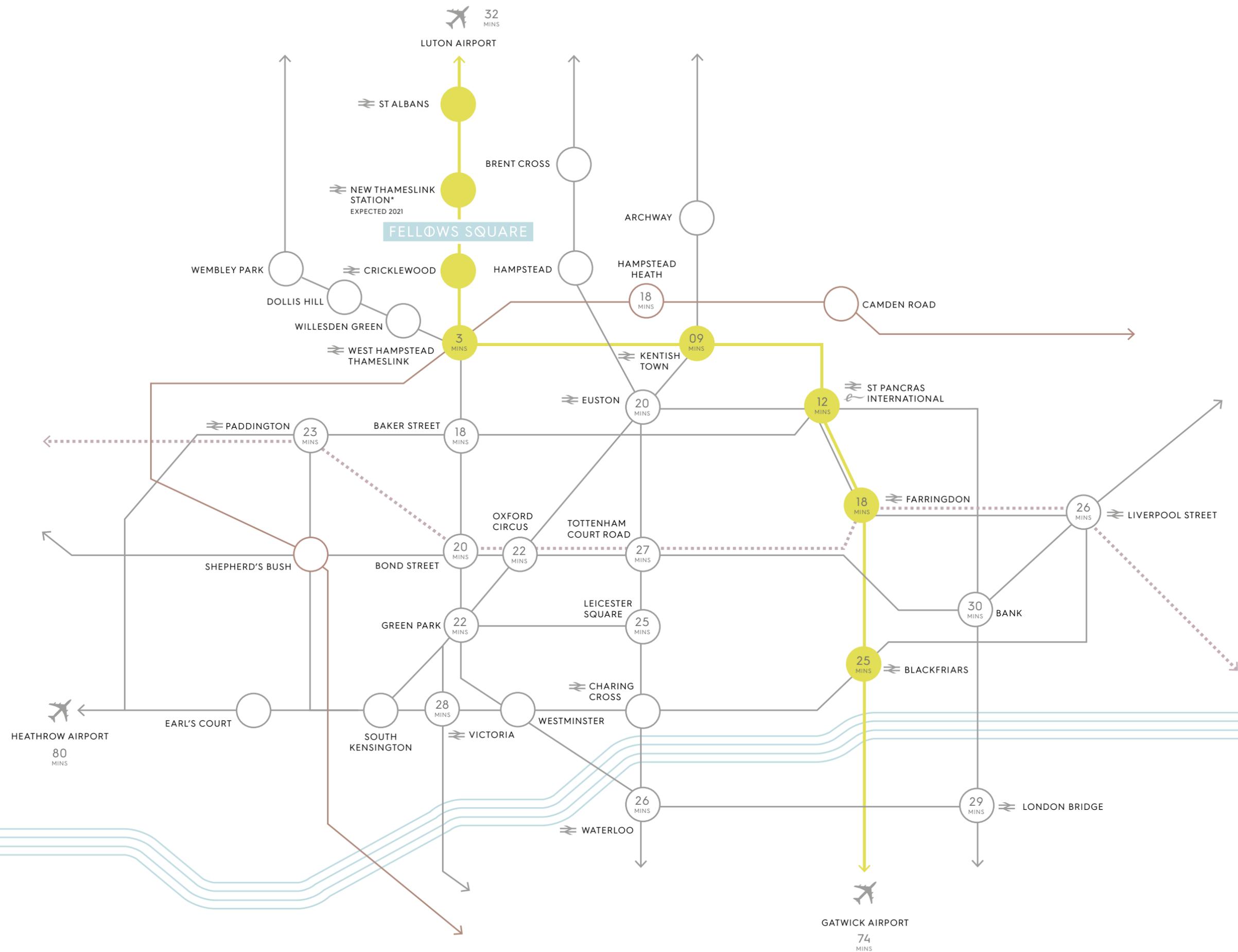
### Living Bridge

An essential new thoroughfare, the living bridge provides a wonderful landscaped, car-free 'boulevard' for walkers and cyclists to easily access the buzz of Brent Cross Cricklewood and what this renewed destination has to offer.



### High street centrepiece

Only minutes away, the high street is set to become the centrepiece of this urban renewal with a brand-new, tree-lined street, showcasing the latest delis and restaurants, bars and cafés as well as a mix of popular stores and boutique shops.



**Key**

- London Underground
- Thameslink\*
- Crossrail\*\*
- London Overground

New Thameslink station*	5 mins
Gladstone Park	12 mins
Cricklewood Station	15 mins
Brent Cross Shopping Centre	19 mins

Brent Cross Shopping Centre	5 mins
Little Venice	21 mins
Regent's Park	22 mins
Hampstead Heath	23 mins

Brent Cross Shopping Centre	6 mins
West Hampstead	10 mins
Hampstead Heath	12 mins
Wembley Park	12 mins
Luton Airport	27 mins

The above journey times are calculated from Fellows Square using Google Maps and Citymapper, and are dependent on time of day

Map not to scale. Transport map journey times calculated from Cricklewood station using TfL.gov.uk, and are dependent on time of day

\*New Thameslink station services estimated from 2021  
 \*\*Crossrail services estimated from 2019

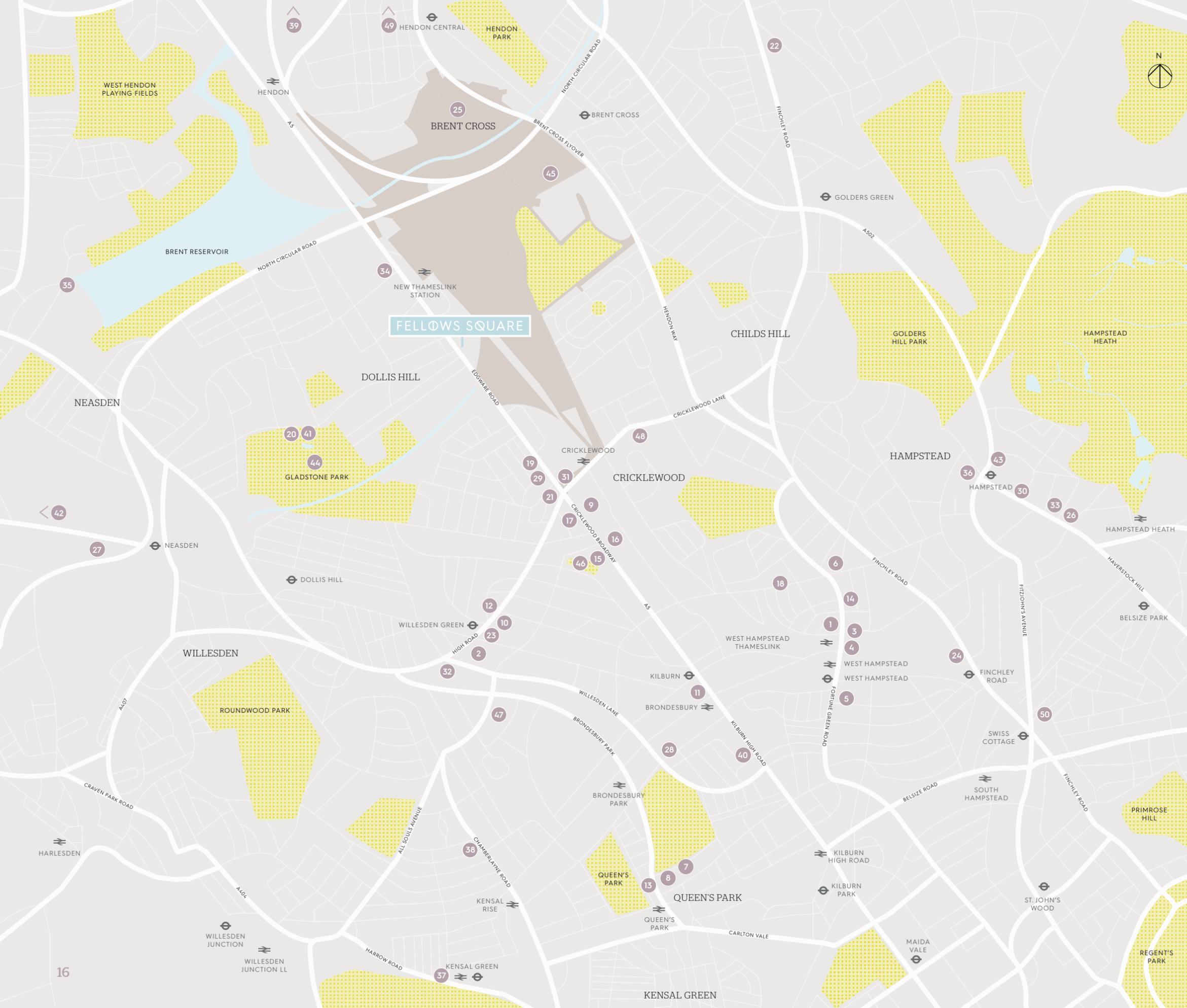
24 hour service on London Underground now available on Northern, Jubilee, Central, Piccadilly and Victoria lines



⓪

WHERE SMART  
MEETS HEART

⓪



# FELLOWS SQUARE

Edgware Road  
London, NW2 6GJ

## Restaurants/ Bars

- 1 The Alice House West Hampstead
- 2 BEER + BURGER
- 3 Bellaluna
- 4 The Cedar Restaurant
- 5 The Gallery
- 6 Hana
- 7 Hugo's Restaurant
- 8 Ostuni
- 9 PanAsia at The Crown
- 10 The Queensbury
- 11 The North London Tavern
- 12 Sanzio Restaurant
- 13 The Salusbury
- 14 The Wet Fish Café & Brasserie
- 15 The Windmill Hotel
- 16 Zeytoon Restaurant

## Cafés

- 17 Bagel Delight Bakery
- 18 The Kitchen Table
- 19 Liberty Cakes of London
- 20 Stables Café
- 21 Pedro's
- 22 Piacere
- 23 Vicki's

## Shopping

- 24 BoConcept
  - 25 Brent Cross Shopping Centre
- Highlights include:
- Waitrose
  - John Lewis
  - Jigsaw
  - Jaeger
  - Zara
  - Marks & Spencer
  - Topshop
  - Fenwicks
  - Apple
  - Whistles
  - Levi's

- 26 The Hampstead Butcher & Providore
- 27 IKEA
- 28 The Olive Tree Organic Foods
- 29 Raft Furniture
- 30 Sandro
- 31 Co-op
- 32 Sainsbury's
- 33 Whistles
- 34 Wing Yip

## Leisure/Culture

- 35 Welsh Harp Sailing Club
  - 36 Everyman Cinema
  - 37 Gallery A2
  - 38 Lexi Cinema
  - 39 Royal Air Force Museum
  - 40 Tricycle Theatre
  - 41 The Stables Art Centre & Gallery
  - 42 Wembley Stadium
  - 43 Gilden's Art Gallery
  - 44 Gladstone Park
- Highlights include:
- Cycle route to Regent's Park
  - Running club
  - Cricket pitch
  - Football pitch
  - Rugby pitch
  - Tennis courts
  - Netball courts
  - Outdoor gym
  - Children's playground
- 45 Hendon Leisure Centre
  - 46 Mapesbury Dell Park
  - 47 Nuffield Health Fitness & Wellbeing Gym
  - 48 Virgin Active Cricklewood

## Universities

- 49 Middlesex University
- 50 The Royal Central School of Speech & Drama

## Key

- Brent Cross Cricklewood regeneration area

New Thameslink station services estimated from 2021  
Map not to scale and shows approximate locations only



BUILT WITHOUT  
COMPROMISE



**Interior aesthetic**

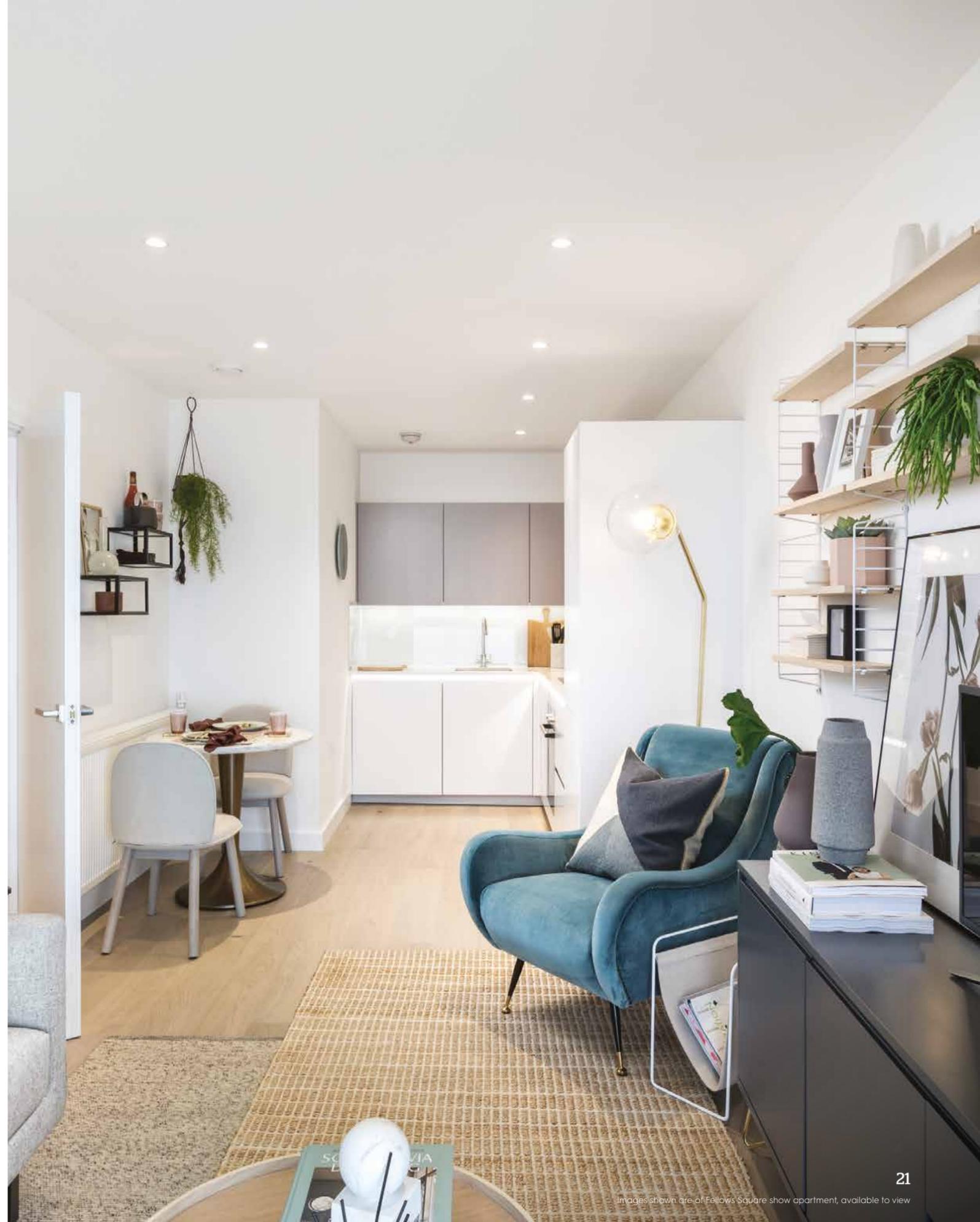
Simplicity and functionality are at the heart of Fellows Square's interior design.



**Where simplicity meets style**

The interiors of the Shared Ownership apartments at Fellows Square are inspired by the understated beauty of Scandinavian design principles, tying form and function. The emphasis is placed on bringing clean lines and understated design together to create an aspirational and attainable aesthetic.

A modern palette of neutral colours and soft textures creates a light environment and a welcoming home space. The layout and open plan design of the apartments ensure light floods in and nothing feels cramped, this all culminates in the bright Winter Gardens and terraces that feature in most apartments.





#### Interior finishes

- Engineered timber flooring to hallway, living room and kitchen
- Natural pure wool carpet to bedrooms
- White electrical sockets and switches

#### Kitchen/Living areas

- Bespoke handleless matt-finish kitchens with soft-close drawers and doors
- Composite stone worktop
- Backpainted glass splashback
- Siemens integrated appliances including:
  - Single oven
  - Electric ceramic four ring hob with touch controls
  - Extractor hood
- Bosch integrated fridge freezer and dishwasher
- Washing machine
- Under-mounted bowl stainless steel sink
- Single lever kitchen mixer tap

#### Bedrooms

- Full height built-in wardrobes with shelving unit to master bedroom\*

#### Ensuites

- Porcelain large format floor and wall tiles
- Semi-recessed hand wash basin with chrome mixer tap
- Wall-mounted vanity unit with mirrored doors and LED strip lighting\*\*
- Ceiling-mounted overhead shower
- Wall-mounted shower mixer controller
- Wall-mounted WC with soft close seat and dual flush plate
- Chrome heated towel rail\*\*

#### Bathrooms

- Porcelain large format floor and wall tiles
- Semi-recessed hand wash basin with chrome mixer tap
- Wall-mounted vanity unit with mirrored doors and LED strip lighting
- Built-in rectangular single ended bath with glass shower screen
- Ceiling-mounted overhead shower and hand shower
- Wall-mounted shower and bath mixer controller
- Wall-mounted WC with soft close seat and dual flush plate
- Chrome heated towel rail

#### Electrical

- Energy efficient down lights
- Video entry system
- Wiring for Sky+HD and IRS (subscription required)
- Wiring for security alarm included
- Wiring for BT fibre broadband/telephone (subscription required)
- Wiring for Hyperoptic fibre broadband/telephone (subscription required)

#### Heating and hot water

- Combined Heat and Power system
- Hot water supplied by centralised boiler system

#### Security and peace of mind

- 12 year NHBC warranty
- On-site CCTV
- 24 month defects warranty cover

#### Communal areas

- Landscaped communal gardens
- Gated underground parking
- Cycle storage with secure access
- Residential cores served by passenger lifts

#### Sustainability features

- Code for Sustainable Homes Level 4
- Green roofs
- Combined Heat and Power system
- Low energy LED lighting

\*Hinged or sliding doors to wardrobe dependent on apartment type

\*\*Dependent on apartment type

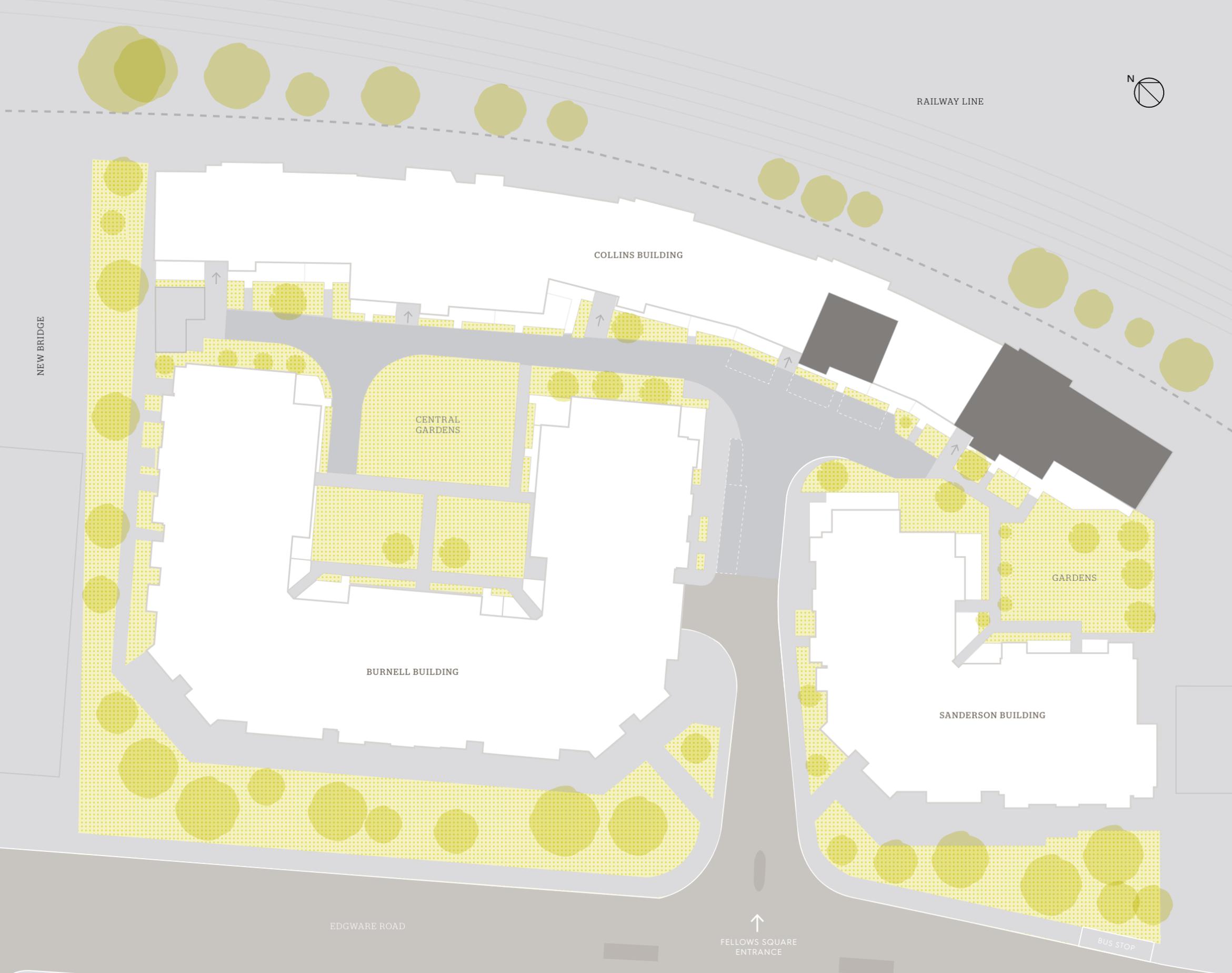
Whilst every effort has been taken to ensure that the information here is correct, it has been supplied as a guide. FABRICA reserves the right to amend the specification as necessary and without notification.



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WHERE FORM  
MEETS FUNCTION

⓪



Key

- Building entrance from podium level →
- Shared Ownership apartments ■

Site plan

The Shared Ownership apartments at Fellows Square are all housed within the eastern part of Collins Building. Some overlook the gardens and all have access to the secure underground parking.

# Collins Building

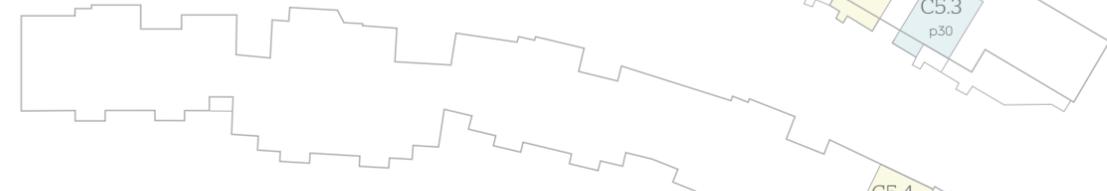


Apartment	Beds	Floor	Total area sq ft	Total area sq m	Page no.
C5.3	1	1	539	50.1	30
C5.7, C5.11, C5.15	1	2, 3, 4	534	49.6	31
C5.6, C5.10, C5.14	1	2, 3, 4	540	50.2	32
C4.3	2	1	764	70.96	33
C5.1	2	1	763	70.9	34
C5.4	2	2	713	66.2	35
C5.8, C5.12, C5.16	2	3, 4, 5	728	67.6	36

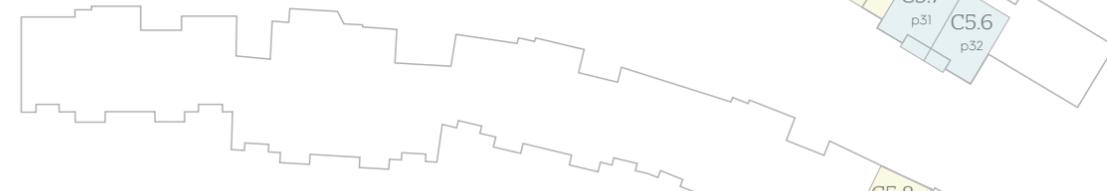
## First Floor Podium



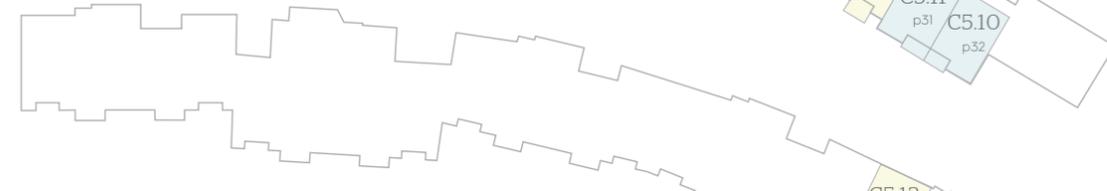
## Second Floor



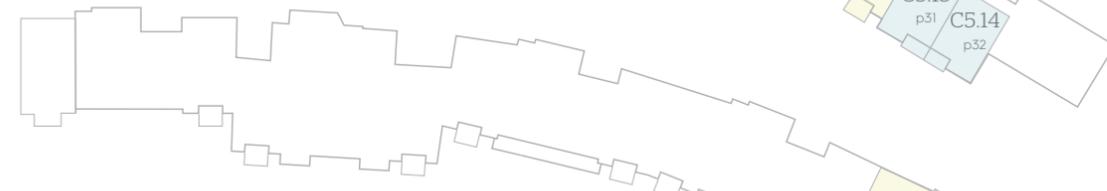
## Third Floor



## Fourth Floor



## Fifth Floor

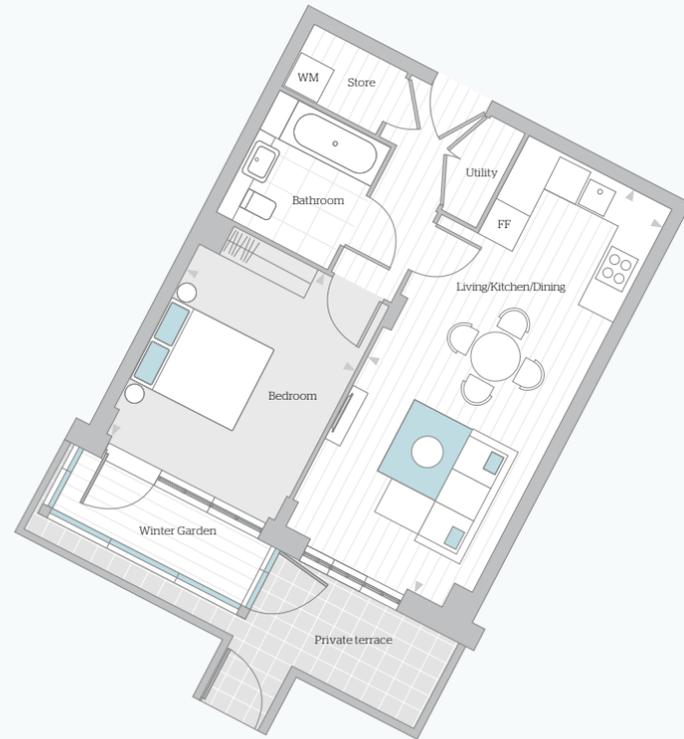


Key ● 1 bedroom apartment ● 2 bedroom apartment

# Apartment C5.3

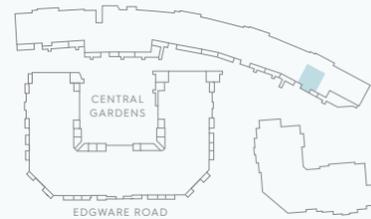
1 bedroom

Living/Kitchen/Dining	24'9" x 10'8"	7.6 m x 3.3 m
Master Bedroom	10'5" x 13'1"	3.2 m x 4 m
<b>Total internal area</b>	<b>539 sq ft</b>	<b>50.1 sq m</b>
Winter Garden	126 sq ft	3.85 sq m
Terrace	302 sq ft	9.2 sq m



### Apartment Locator

6	
5	
4	
3	
2	
1	C5.3 Podium
LG	Car Park



**Key** WM Washing Machine  
FF Fridge Freezer

The kitchen, furniture layouts and dimensions on the following floorplans are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Balconies may vary in size. Window arrangements may vary from floor to floor. Please speak to your Sales Executive for details.



# Apartments C5.7, C5.11, C5.15

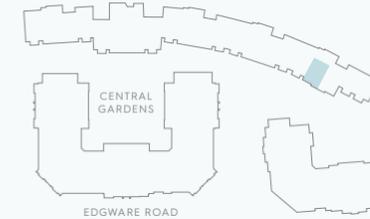
1 bedroom

Living/Kitchen/Dining	24'9" x 10'2"	7.6 m x 3.1 m
Master Bedroom	14'4" x 10'5"	4.4 m x 2.9 m
<b>Total internal area</b>	<b>534 sq ft</b>	<b>49.6 sq m</b>
Winter Garden	147 sq ft	4.48 sq m



### Apartment Locator

6	
5	
4	C5.15
3	C5.11
2	C5.7
1	Podium
LG	Car Park



**Key** WM Washing Machine  
FF Fridge Freezer

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# Apartments C5.6, C5.10, C5.14

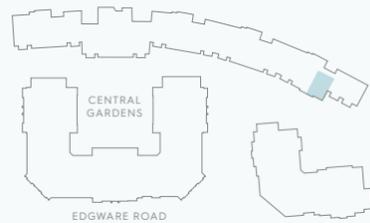
1 bedroom

Living/Kitchen/Dining	249" x 102"	7.6 m x 3.1 m
Master Bedroom	105" x 144"	3.0 m x 4.4 m*
<b>Total internal area</b>	<b>540 sq ft</b>	<b>50.2 sq m</b>
Winter Garden	147 sq ft	4.48 sq m



### Apartment Locator

6	
5	
4	C5.14
3	C5.10
2	C5.6
1	Podium
LG	Car Park



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FF Fridge/Freezer

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\*Bedroom in C5.14 is 14'4" x 9'8" / 4.4m x 3m



# Apartment C4.3

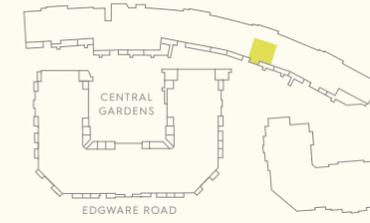
2 bedroom

Living/Kitchen/Dining	240" x 125"	7.2 m x 3.8 m
Master Bedroom	141" x 92"	4.3 m x 2.8 m
Bedroom 2	141" x 92"	4.3 m x 2.8 m
<b>Total internal area</b>	<b>764 sq ft</b>	<b>70.96 sq m</b>
Winter Garden	156 sq ft	4.76 sq m
Terrace	41 sq ft	12.5 sq m



### Apartment Locator

6	
5	
4	
3	
2	
1	C4.3 Podium
LG	Car Park



**Key** WM Washing Machine  
FF Fridge/Freezer

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# Apartment C5.1

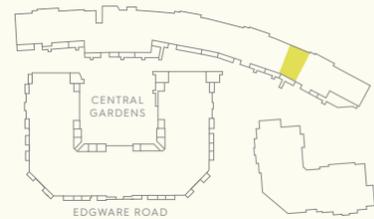
2 bedroom

Living/Kitchen/Dining	24'6" x 11'2"	7.5 m x 3.4 m
Master Bedroom	11'2" x 11'5"	3.4 m x 3.5 m
Bedroom 2	13'8" x 9'2"	4.1 m x 2.8 m
<b>Total internal area</b>	<b>763 sq ft</b>	<b>70.9 sq m</b>
Terrace	36.4 sq ft	11.1 sq m



### Apartment Locator

6	
5	
4	
3	
2	
1	C5.1 Podium
LG	Car Park



**Key** WM Washing Machine  
FF Fridge Freezer

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# Apartment C5.4

2 bedroom

Living/Kitchen/Dining	21' x 11'5"	6.4 m x 3.5 m
Master Bedroom	13'8" x 9'5"	4.2 m x 2.9 m
Bedroom 2	9'8" x 13'5"	3 m x 4.1 m
<b>Total internal area</b>	<b>713 sq ft</b>	<b>66.2 sq m</b>
Winter Garden	11.4 sq ft	3.48 sq m



### Apartment Locator

6	
5	
4	
3	
2	C5.4
1	Podium
LG	Car Park



**Key** WM Washing Machine  
FF Fridge Freezer

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# Apartments C5.8, C5.12, C5.16

2 bedroom

Living/Kitchen/Dining	23'0" x 11'8"	7 m x 3.6 m
Master Bedroom	11'2" x 9'5"	3.3 m x 2.9 m
Bedroom 2	13'5" x 9'8"	4.1 m x 3 m
<b>Total internal area</b>	<b>728 sq ft</b>	<b>67.6 sq m</b>
Winter Garden	179 sq ft	5.46 sq m



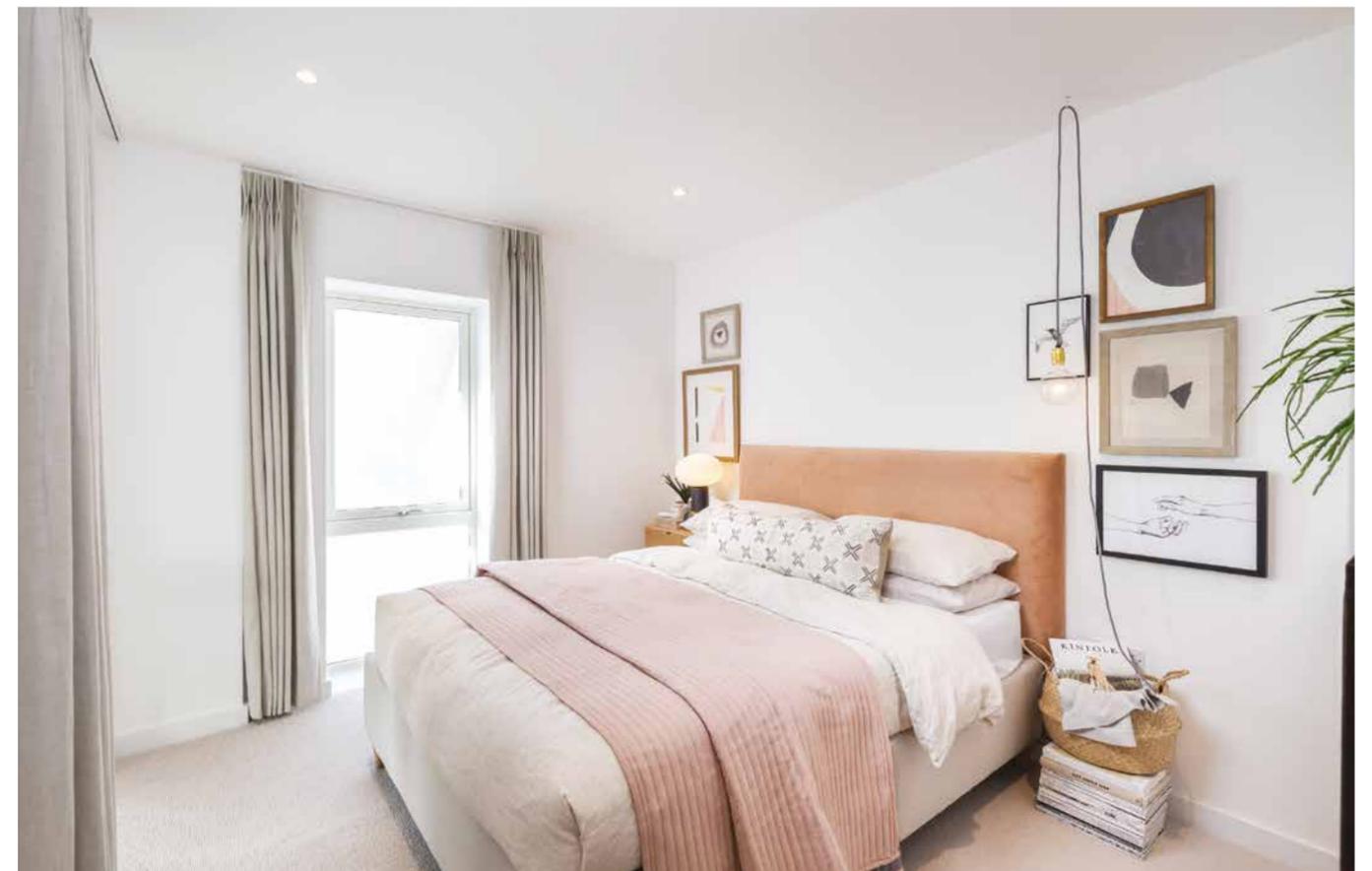
### Apartment Locator

6	
5	C5.16
4	C5.12
3	C5.8
2	
1	Podium
LG	Car Park



**Key** WM Washing Machine  
FF Fridge/Freezer

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# WHY SHARED OWNERSHIP ?

Buying a home can be a complicated process so it's little wonder that the idea of Shared Ownership can be a little daunting. We offer a variety of homes to buy under the Shared Ownership scheme and the following few pages will provide you with everything you need to know including how to apply, the cost of buying and eligibility.

## What is Shared Ownership?

Shared Ownership is an affordable way to buy a home which involves part owning, part renting a property. It's designed to help people who can't afford to buy a home at full market value and offers a stepping stone route to owning a home. It allows you to buy a share of a property (usually 25%-75%) and pay rent on the part you don't own. You'll need to take out a mortgage to pay for your share. When you can afford to, you may wish to increase your shares until you own the entire property. This is known as 'staircasing'. You will also pay a service charge to cover things like maintenance of the building and communal areas, which is usually charged on a monthly basis.

There are lots of good reasons to buy a Shared Ownership home:

- Buy chain free
- Have a 12 year construction warranty from a leading warranty provider
- In many cases it could be cheaper than renting
- Stepping stone to owning a home outright: increase your share over time
- Sell at any time and benefit from any increase in value

## How does it work?

The price of the share you buy is determined by a property valuation, carried out by a Royal Institution of Chartered Surveyors (RICS) qualified surveyor. For example, if you purchase 40% of your home, you will pay rent on the remaining 60%. You will need to have a financial assessment to establish the maximum share you can afford to buy.

## What will you own?

Shared Ownership properties are always leasehold. This means that you own the property for a fixed period of time - usually 125 years, and will have the normal rights and responsibilities of a normal purchaser. We will act as the landlord and will own the share that you don't own.

## How much will it cost?

The level of deposit you need depends on the cost of the share you would like to buy, and the mortgage you choose. In addition to your monthly mortgage and rent payments, you will also need savings of around £4,000 to be able to cover the cost of the survey, legal fees and stamp duty, dependant on your status. Ask your sales executive for more information.

If you want to buy more shares, the cost of your new share will depend on how much your home is worth when you want to buy the share. If the value of your property has gone up, you'll pay more than what you did for your first share. If your home has dropped in value, your new share will be cheaper. Buying additional shares will reduce the amount of rent you pay. If you staircase to the point where you own outright, you will no longer have rent to pay.

## Eligibility

To qualify for Shared Ownership you will need to meet certain criteria set by the Local Authority, which varies for each development. You should be eligible for Shared Ownership if you have a household income of less than £80,000 a year (or £90,000 in London) and any of the following apply:

- You are a first time buyer
- You used to own a home but can't afford to buy a new one
- You're an existing shared owner
- You do not own any other property at time of legal completion

Applicants for Shared Ownership are prioritised based on the Local Authority criteria. Priority is generally given to applicants living or working in the same borough as the property they wish to buy. When prioritising applicants, the Local Authority will also consider whether:

- You are a housing association tenant
- You work in the Ministry of Defence
- You are a first time buyer
- You are registered with the Local Authority for housing
- You are deemed to be in a high priority group by the Local Authority

In some cases, the Local Authority use their own criteria to prioritise applicants.\*

## How to apply

### For Shared Ownership outside London

Before we can progress an enquiry, you will need to register with the Help to Buy agent in the area you want to live. Once you have registered please contact us with your registration number and we will be delighted to talk you through our portfolio of suitable homes.

### For Shared Ownership in London

If you are looking for a Shared Ownership home in London please get in touch with us directly on 0800 783 2159 or register online at [fabrica.co.uk](http://fabrica.co.uk) and we will explain the process and talk you through our portfolio of suitable homes.

### Example based on 25% share\*\*

Total property value: £555,000  
Purchase share (25%): £138,750  
Deposit (10%): £13,875

Rental value (75%): £416,250  
Rent (1.3%): £5,412  
Rent per month: £451

The above is in addition to monthly mortgage payments, service charges, Combined Heat & Power costs (if applicable) and utilities.

\* Please note: Minimum incomes may vary for each scheme. Eligibility criteria changes regularly and we make no representations or warranties with respect to the current accuracy of the information. Information correct at time of going to print. \*\*Example for reference only.

# THE SHARED OWNERSHIP PROCESS

## 1. Selection & Reservation

Once we have established your eligibility we will refer you to a financial advisor who will assess your finances and affordability. Once successful we will invite you to view the properties available to you, and where applicable you will be asked to put them in order of preference. Homes will be allocated based on eligibility criteria and your choices. Once you are allocated a home you will be invited to complete a reservation application before arranging your mortgage. We can recommend trusted partners and financial advisors who specialise in Shared Ownership new build homes who offer many benefits to help keep the process simple and straightforward. At this point you will need to pay a £350 reservation fee (which forms part of your deposit) to secure the property and take it off the market.

## 2. The conveyancing process

This is the process of transferring ownership of a property from one person to another and usually takes 28 days from reservation to exchange of contracts. You should instruct a solicitor to act on your behalf as soon as possible so that they are able to complete your mortgage application (if applicable) and we will also need details of your lender. We will issue a Memorandum of Sale to all parties, which gets the legal process underway.

### Searches

Your solicitor will carry out a number of searches including environmental searches as well as local area searches.

### Survey

You will need to pay for a survey/valuation, which is carried out by your lender.

### Mortgage offer

If you are buying a property with a mortgage, you'll need a mortgage offer on the property. Once you've received the offer your lender will forward a copy to your solicitor so that all parties can be notified once you are in a position to exchange contracts.

## 3. Exchange of contracts

Exchange of contracts usually takes place within 28 days from the date of reservation. Once contracts have exchanged, this means the sale is legally binding. Deposit monies that you pay are held in a client account with our solicitor and you can make all the necessary arrangements to prepare for your move. If you withdraw from the sale for any reason, the deposit is non-refundable. At this stage you are also now ready to agree a completion date.

## 4. Completion

The completion date is when your solicitor transfers the remainder of the money to our solicitor and the title of the home is transferred to you, making you the official owner of your new home. Your solicitor will request the funds from your lender well in advance of the completion date and will also carry out a final search at the Land Registry. Other costs that will need to be paid are Stamp Duty (if applicable) as well as rent and service charge to us.

# INCREASING YOUR SHARE & SELLING YOUR HOME

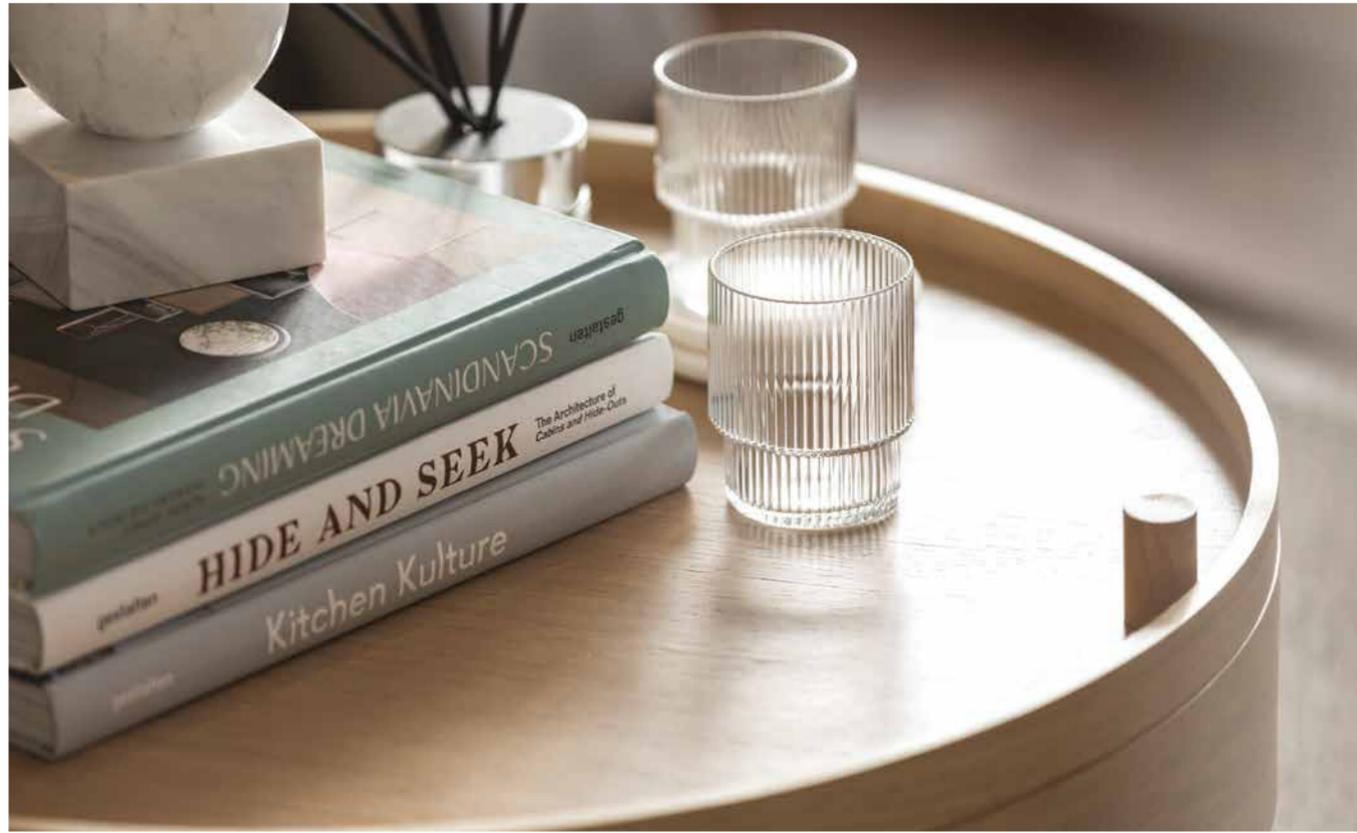
## Increasing your share

You can increase your share in your home at any time until you own the property outright if your lease permits. You will have to pay for the valuation of your home to do this. The share you wish to buy is calculated on the value of your home, which needs to be assessed by a qualified RICS surveyor. An estate agent's market appraisal cannot be used. You may need to pay Stamp Duty if the additional shares you buy increase your ownership to 80%-100%. Please speak to your solicitor for more information on how this is calculated. You will have 3 months from the date your property is inspected by the surveyor to complete the purchase of the additional shares. Please note, once you staircase to 100% ownership, you will be liable to pay an annual ground rent.

If you have made any improvements to your property which have added to its value and that have been approved by our Leasehold department the surveyor would be asked to provide two valuation figures; one with improvements and one without.

## Selling your home

You may sell your home at any time. If you decide to sell, we will need to find a suitable buyer for your share and your lease will state how long we have to find a buyer, which is typically 8 weeks. A RICS qualified surveyor will need to assess the value of your home as an estate agent appraisal is not valid. If we find a buyer for your property a resale fee between 1% and 2% of the sale value is also payable. If we're unable to find a buyer, you may sell your home with an estate agent and the fees you pay would depend on the agent you appoint. If you sell through an estate agent you would have the option of marketing both your share and the property outright for the value based on your valuation report.



# FABRICA

by A2Dominion



- 1. Queen's Wharf  
London W6
- 2. City Wharf  
London N1
- 3. Jigsaw  
London W13

## About FABRICA

FABRICA is part of an award-winning property business, committed to creating meticulously designed, skilfully produced homes. From apartments of striking urban architecture to houses with a more rural intimate charm, our aim is always the same: to create beautifully designed homes that are a real pleasure to live in.

Our design ethos and commitment to sustainability mean that our homes are built in carefully considered locations and are sympathetic to the environment. Every project reflects our dedication to thoughtful design, sustainable living and to providing an outstanding experience for our customers.

People are at the heart of everything we do, and because we own and manage all our properties, our commitment to providing the best possible service for our customers never stops. Our estate management team is exceptional, and has the awards to prove it.

FABRICA is part of the A2Dominion Group. With over 70 years of experience and an asset base of £8.7 billion across 37,000 homes, we are one of the largest developers in the UK. Our A+ credit rating and pipeline of 6,000 homes across London and the South East, combined with our partnerships with world-class architects and interior designers, ensures that we maintain our unique approach to house building.

We don't just build remarkable homes, we invest all profits into projects which benefit communities and create better ways to live.

Skilfully produced is the one thing we always live by.

**CONSUMER  
CODE FOR  
HOME BUILDERS**

[www.consumercode.co.uk](http://www.consumercode.co.uk)

The Milne Building  
London NW6





# FELLOWS SQUARE

## LONDON NW2

020 3733 1831  
[fellowssquare.co.uk](http://fellowssquare.co.uk)



The information in this document has been prepared solely for the purpose of providing general information about Fellows Square. FABRICA by A2Dominion and its agents have taken care to ensure that the information is accurate at the time of its inclusion in this brochure, but does not guarantee the accuracy or completeness and shall not be liable for any loss or damage which may arise from reliance on the information. All illustrations and computer-generated images reflect the artists' interpretation of the project and do not take into account the neighbouring buildings, physical structures, streets and landscape. Any representation of the landscape strategy within the development is conceptual only and is subject to planning permission. The developers reserve the right to make modifications to the overall plans of Fellows Square, changes to architectural and interior features and finishes, brands, colours, materials, building design, specifications, ceiling heights, flooring patterns and floor plans without notification.

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