



## Eden NW2, Cricklewood

*Nestled in the heart of Cricklewood, just moments away from Central London, Eden NW2 stands as a distinguished urban gem. Embracing a seamless blend of vintage and modern aesthetics inspired by the iconic former Galtymore Ballroom, these apartments offer an exquisite backdrop for an elevated lifestyle.*

Eden NW2 encompasses the entirety of the building, featuring 95 apartments, a tenant amenity lounge, a double-height retail space exceeding 2,000 sq.m, and a secured lease from Asda. Additionally, the property boasts a basement level with 117 dedicated car parking spaces catering to the retail component.

Situated at the intersection of Cricklewood Broadway and Depot Approach, Eden NW2 represents a premier mixed-use development, seamlessly integrating a retail food store and contemporary apartments. The architectural vision includes a basement level housing a double-height retail box spanning ground and first floors, while residential apartments are distributed across floors 1 to 5. The “U” shaped design encloses a meticulously landscaped courtyard, enhancing the overall residential amenity.

Externally, the building’s design harmoniously mirrors the scale and expression of its surroundings, achieving a modern aesthetic through a carefully selected buff brick and cladding palette. Key features of this development encompass 261 bed spaces, comprising 57 one-bedroom apartments, 35 two-bedroom apartments, and 3 three-bedroom apartments. Additionally, the property offers 165 cycle spaces, spanning 5 floors, and includes a residents’ lounge, workspace, cinema room, and a community courtyard.

### CLIENT

Tepbrook Properties Ltd

### ARCHITECT

Liam Russell Architects

### VALUE

€37 million

