









# VABEL

**Created by us, but  
designed for you**

Vabel designs and builds around the flow of modern life.

We put human experience and activity at the heart of all we do, designing optimal living environments and spaces to move seamlessly from one occasion to another, from night to day, sleeping to eating, partytime to alone time, inside to out.



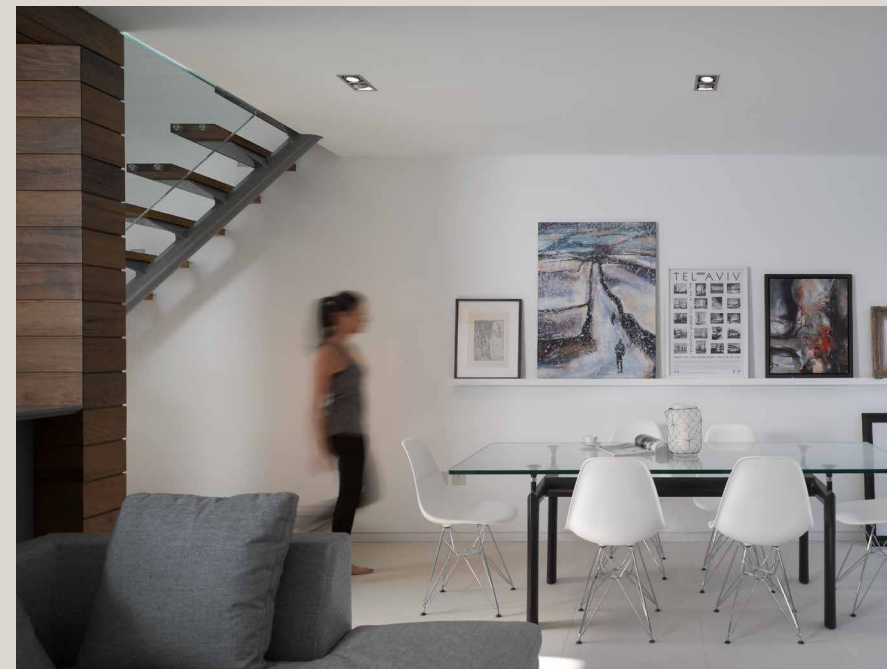
Vabel specialises in the creation and delivery of design-led residential developments.



**Above** Penthouse kitchen at 79-83 Great Portland Street

**Left:** Three houses at Mill Lane NW6

**Right:** Interior of Mill Lane



We are experts in all aspects of architecture, design, construction and materials, from concept to reality. Our fluency in all aspects of building empowers the vision of our architects and enables us to achieve their vision uncompromised.



## THE LOCATION

### **Kensal Rise is North West London's hot spot.**

Boasting a perfect mix of cool and calm, Kensal Rise has established itself as the new hot spot on the banks of the Grand Union Canal. The area offers a colourful array of boutique shops, trendy eateries and eclectic bars all within a traditional village setting giving its residents a taste of London at its finest.

Chamberlayne emerges from these esteemed surroundings offering a superb collection of 17 luxury apartments above creative workspaces all centred around a tranquil courtyard, the perfect choice for any aspiring homeowner.









## THE VABEL // CHAMBERLAYNE



### CHAMBERLAYNE

#### LATE NIGHT

- 24 The Cow
- 25 The Westbourne Pub
- 26 Electric House
- 27 Rise & Vine
- 28 Parlour
- 29 The Playhouse

#### EARLY MORNINGS

- 01 Minkies Deli
- 02 Gail's Artisan Bakery
- 03 Taste of Chamberlayne
- 04 Espresso / London
- 05 Bel & Nev

#### BRUNCH & A BLOODY MARY

- 06 Granger & Co
- 07 202
- 08 Vicki's
- 09 L'Angolo Deli
- 10 The Salisbury
- 11 William IV

#### SUNDAY LUNCH

- 12 Paradise
- 13 The Mason's Arms
- 14 The Whippet Inn
- 15 The Alice House
- 16 The Island
- 17 The Chamberlayne Pub

#### DATE NIGHT

- 18 Le Comptoir
- 19 Pizza East
- 20 E&O
- 21 Electric Cinema
- 22 Sacre Cuore
- 23 The Lexi Cinema

#### PAMPER YOURSELF

- 30 Luca Beauty
- 31 Chantelle and Lewis
- 32 Essential Beauty
- 33 Cowshed
- 34 Little Swanky
- 35 Genco Male Grooming

#### THAT SPECIAL OCCASION

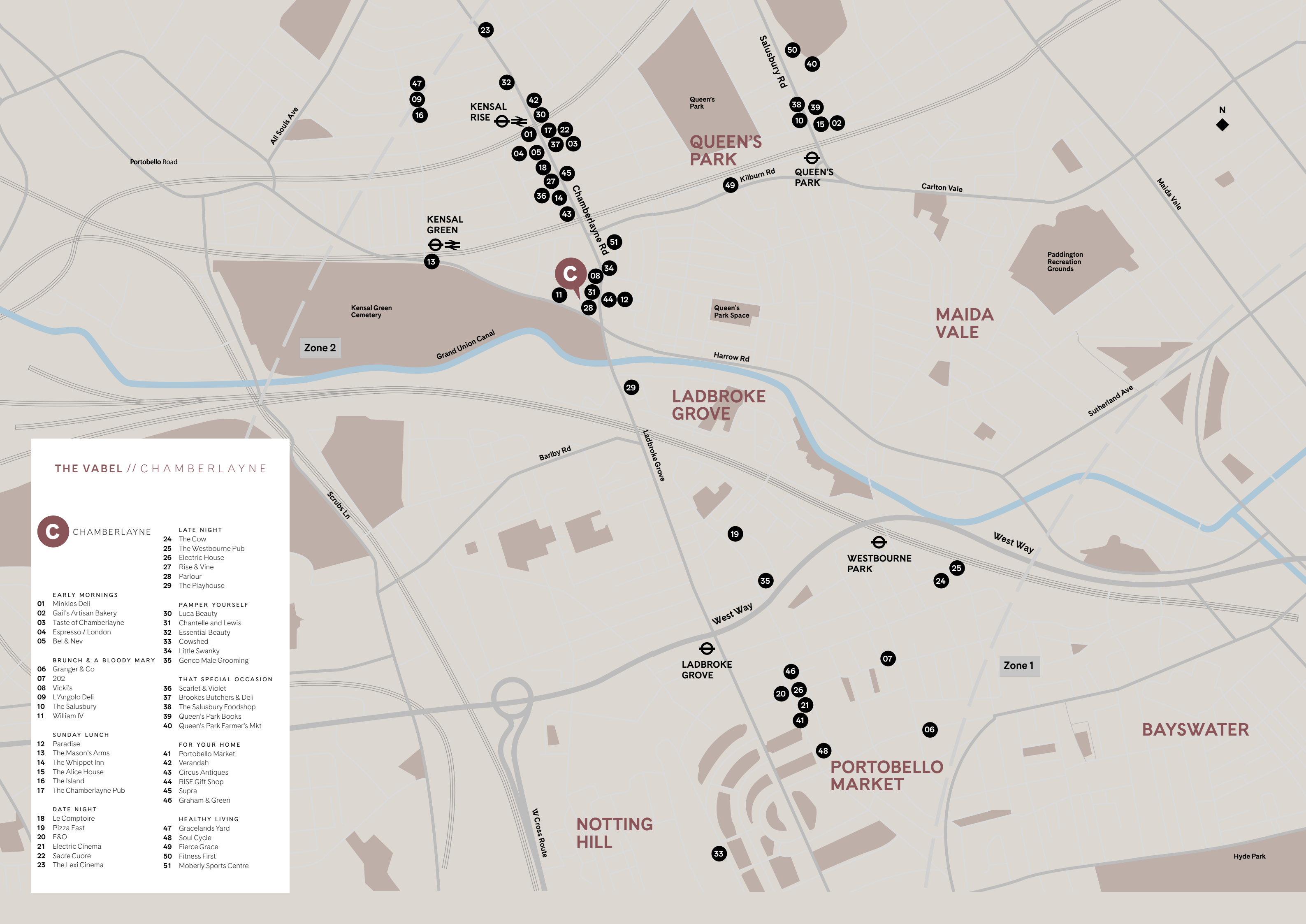
- 36 Scarlet & Violet
- 37 Brookes Butchers & Deli
- 38 The Salisbury Foodshop
- 39 Queen's Park Books
- 40 Queen's Park Farmer's Mkt

#### FOR YOUR HOME

- 41 Portobello Market
- 42 Verandah
- 43 Circus Antiques
- 44 RISE Gift Shop
- 45 Supra
- 46 Graham & Green

#### HEALTHY LIVING

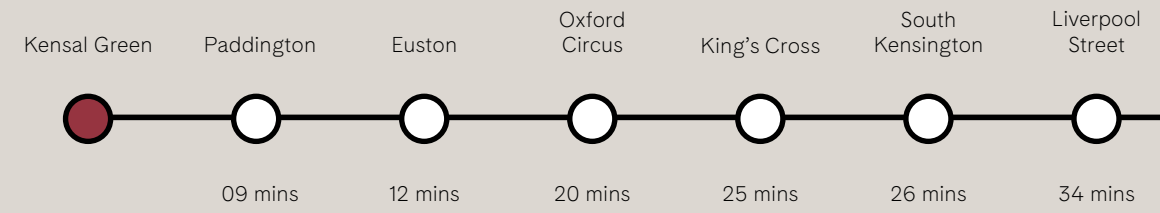
- 47 Gracelands Yard
- 48 Soul Cycle
- 49 Fierce Grace
- 50 Fitness First
- 51 Moberly Sports Centre



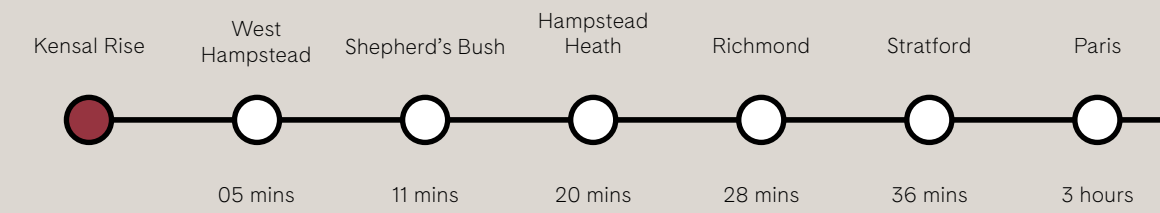
**From the very heart of Kensal Rise.**

Chamberlayne, sits on the cusp of the fashionable streets of Notting Hill and the cool charm of Kensal Rise. At the very heart of the area is Chamberlayne Road, a trendy avenue named by Vogue as the hippest street in Europe. It offers vintage stores, quirky cafés, gastro pubs and celebrity haunts that tempt even the well-heeled of Notting Hill to its doors. If you desire something further afield the always intoxicating Portobello Road is a 10-minute walk away and the well connected transport links on your doorstep can whisk you away to the bright lights of the West End and the Southbank in under 25 minutes.

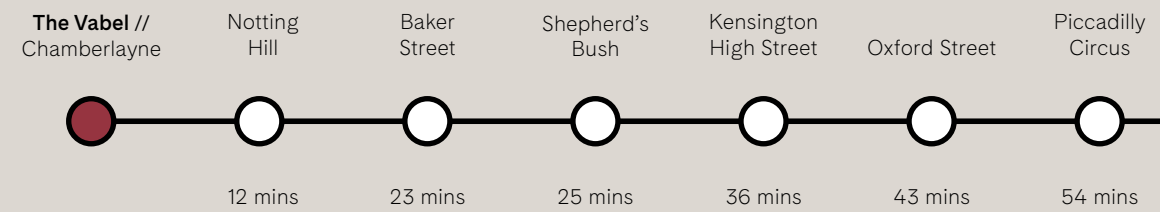
**BY TRAIN // TUBE**



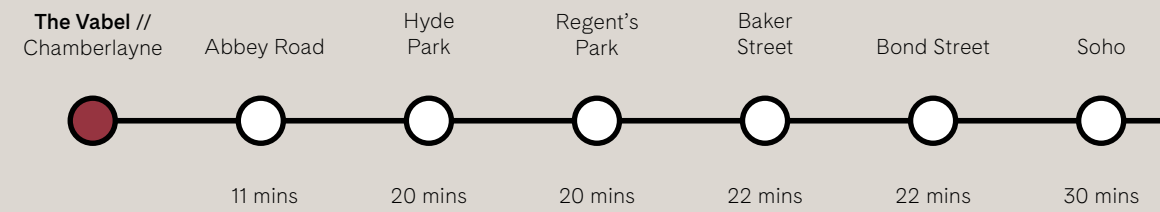
**BY TRAIN**



**BY BUS**



**BY BICYCLE**



**ON FOOT**



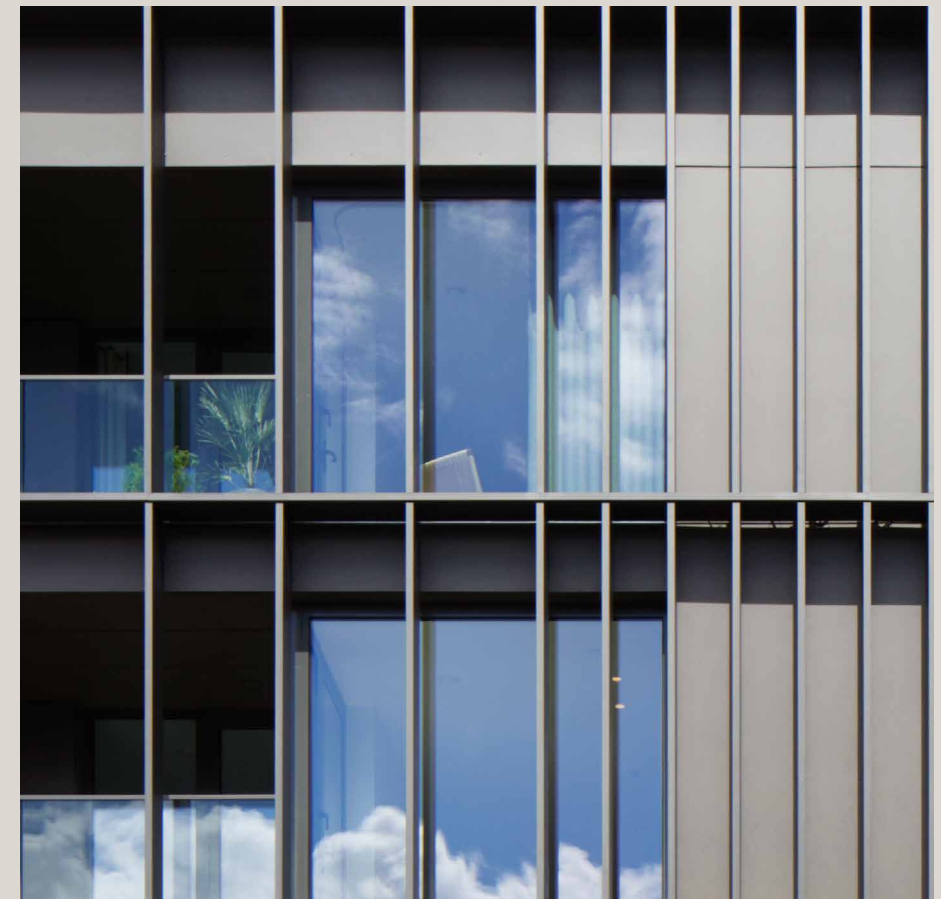


## THE BUILDING

### **Sophistication and craft.**

Chamberlayne is a mixed use development in the heart of Kensal Rise, offering curated homes that surround a communal, landscaped garden and sit atop a dynamic office space.

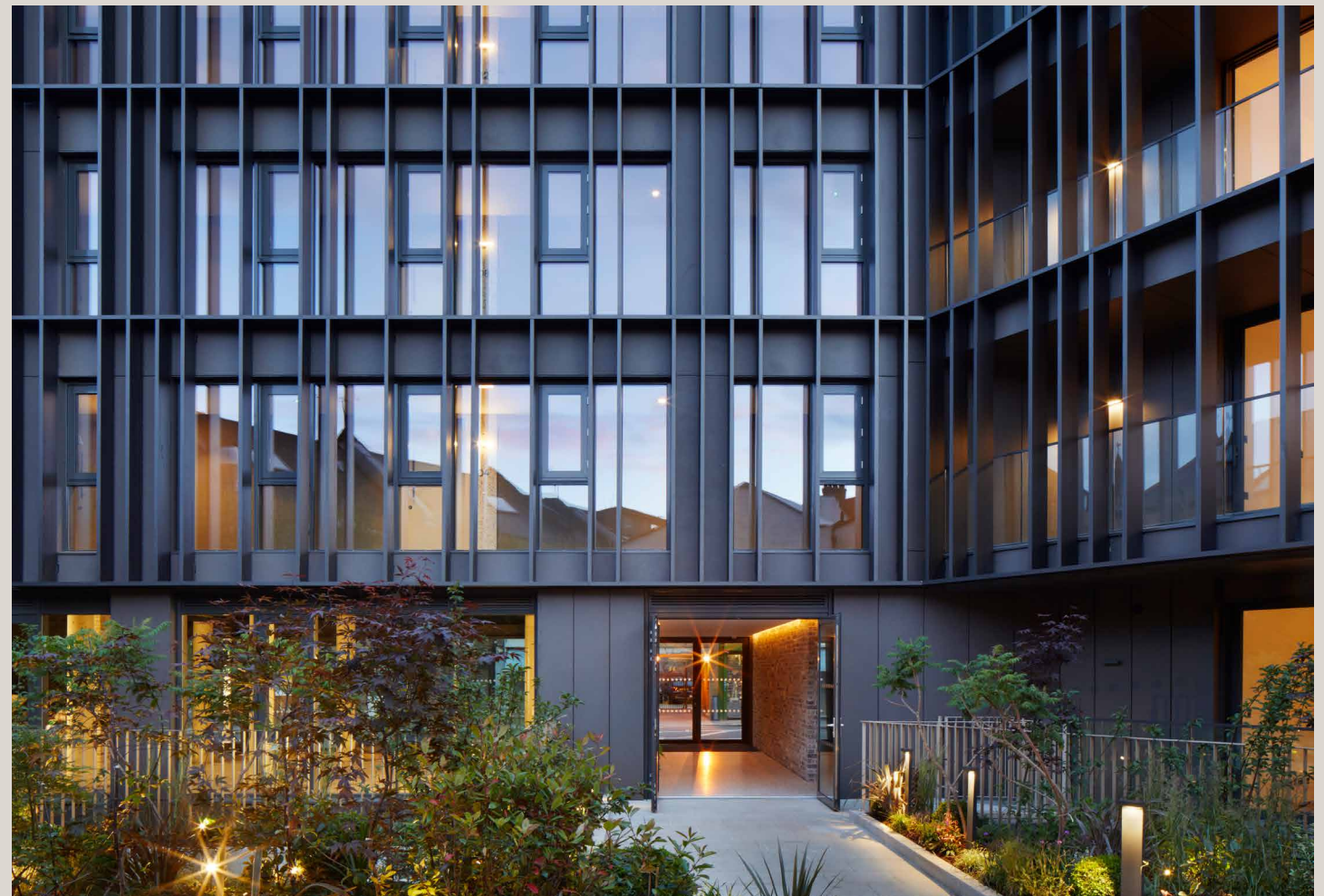
Designed by award winning residential developer, Vabel, the scheme combines sophisticated minimalism with authentic craftsmanship, all situated in one of London's most desirable neighbourhoods.











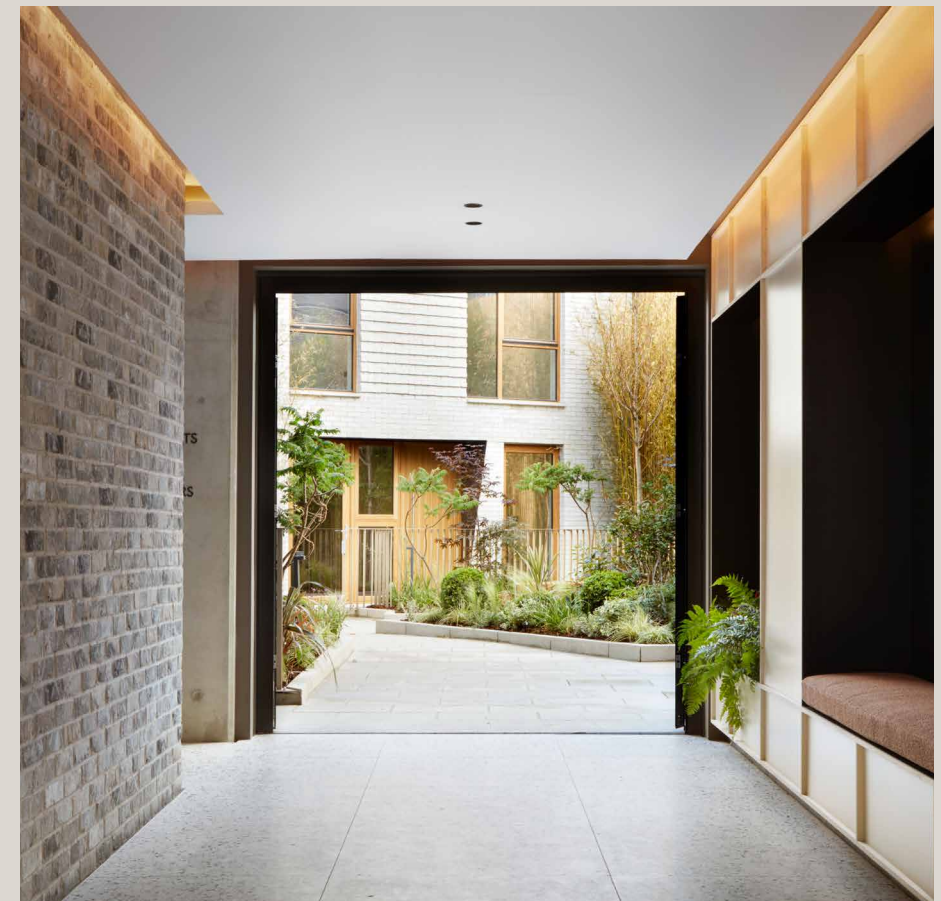


# THE GARDENS

## A Tranquil Oasis

Thoughtfully landscaped to provide a living and breathing heart at the centre of the scheme is the private residents' garden.

Densely green and inviting, the courtyard offers areas of privacy, tranquillity and safety away from the hustle and bustle of the city.













## THE HOMES

### **Calm & Collected**

Calming, spacious and bright, each home at Chamberlayne is designed with comfort at the core. All apartments seek to offer respite from the liveliness of London, through carefully curated spaces, contemporary interiors and the layering of texture, tone and materiality.

A veil of architectural metalwork provides privacy whilst maintaining a well-lit and airy environment. Each apartment boasts adaptable spaces that allow for the flow and function of modern living.



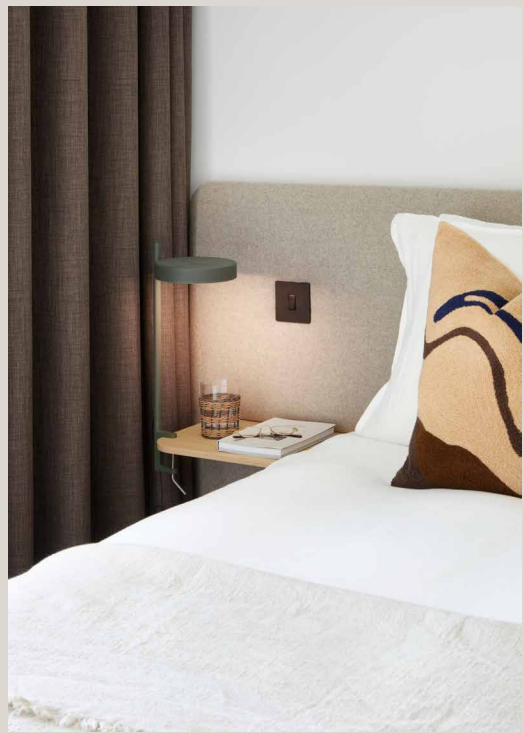






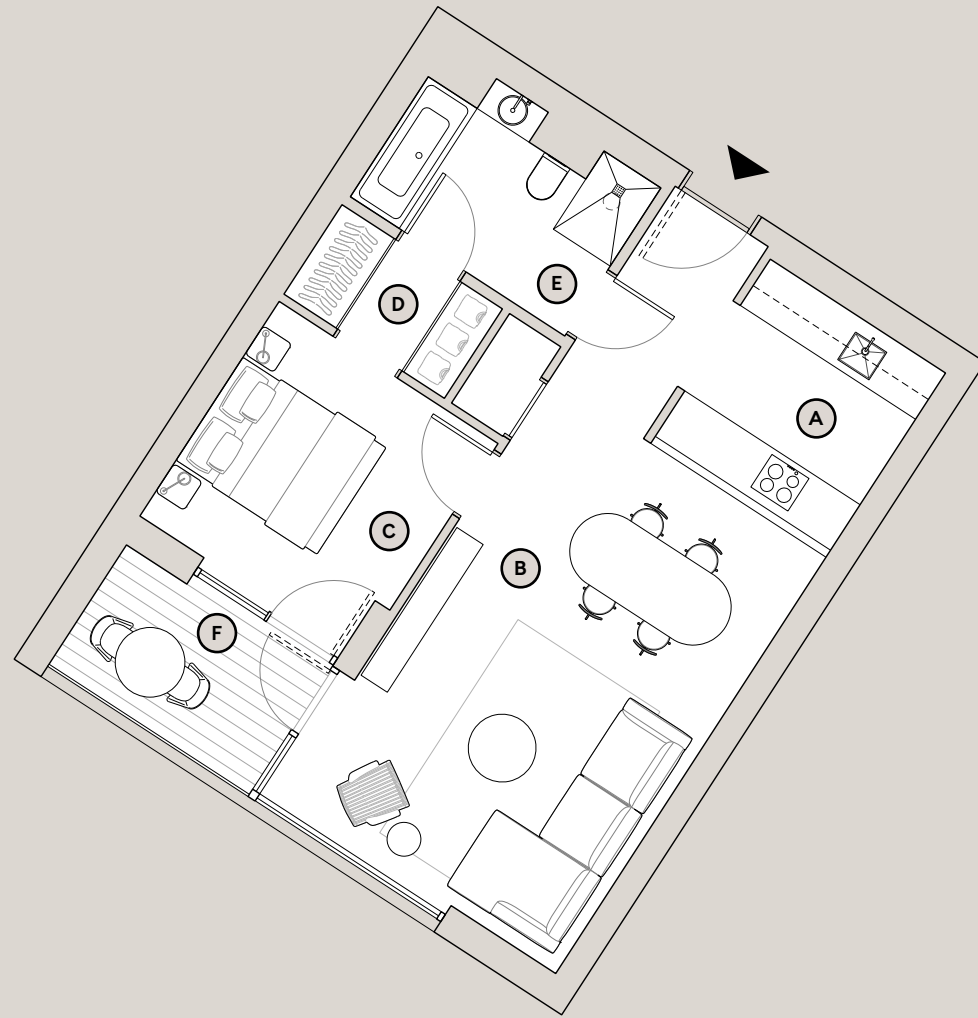




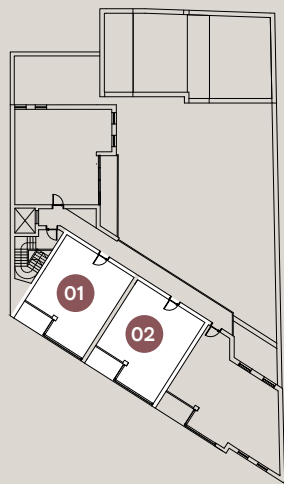
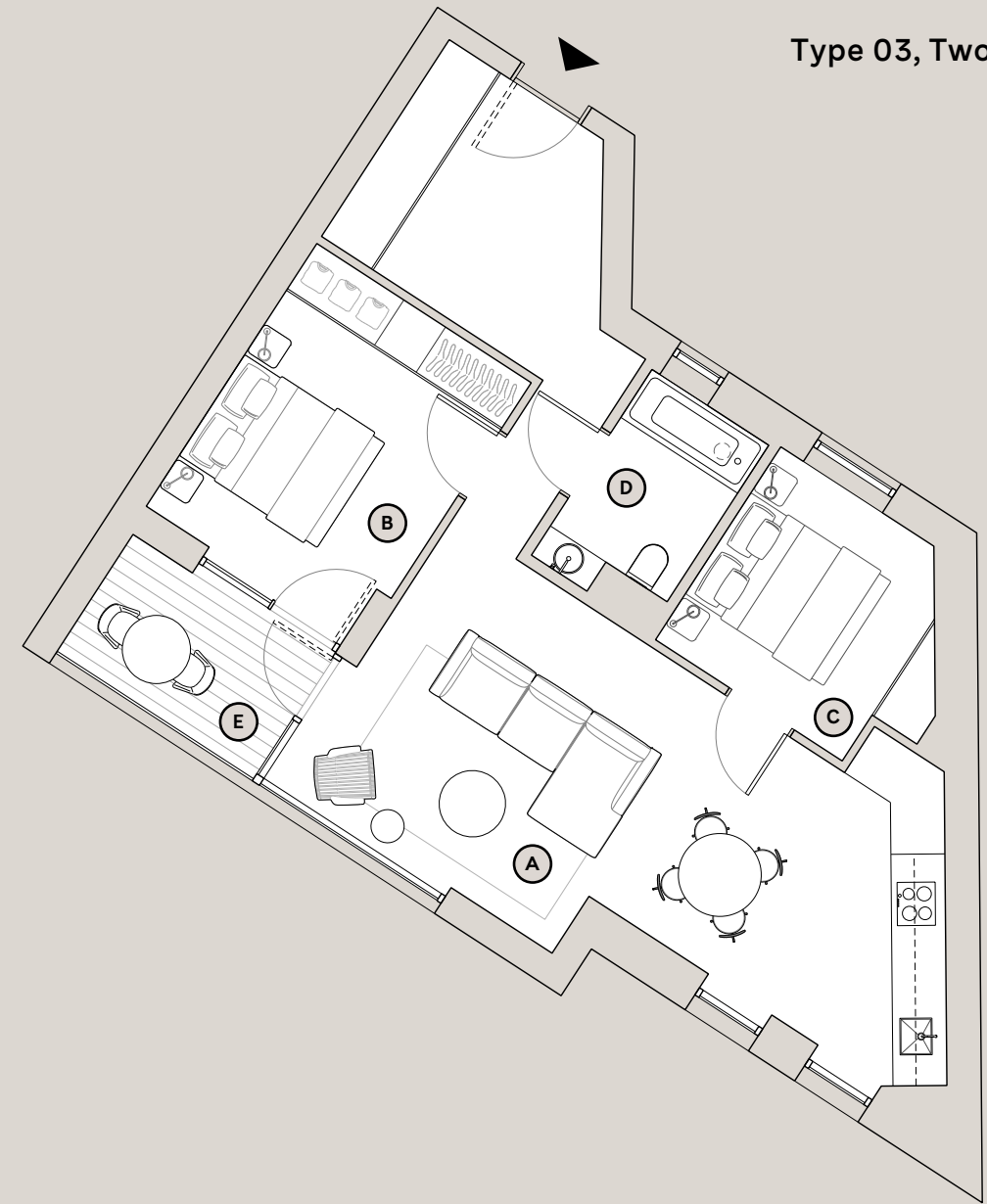




Types 01, 02, One bedroom



Type 03, Two bedrooms



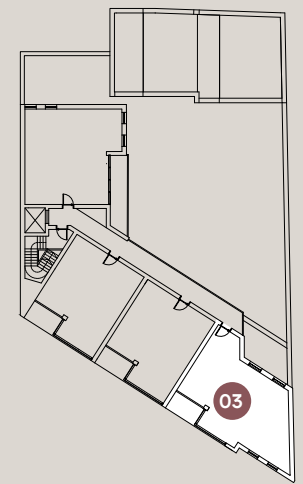
Types	01	02	One bedroom
Units	03	04	07 08 11 12
Floors	01	02	03
Internal	55 m <sup>2</sup>		591 ft <sup>2</sup>
External	5 m <sup>2</sup>		55 ft <sup>2</sup>

(A)	Kitchen	2.6 × 2.5 m	8.5 × 8.2 ft
(B)	Reception : Dining	6.0 × 3.9	20.0 × 12.8
(C)	Bedroom	3.2 × 3.0	10.5 × 9.8
(D)	Walk-in Wardrobe	2.3 × 1.3	7.5 × 4.3
(E)	Bathroom	3.0 × 2.0	9.8 × 6.6
(F)	Balcony	2.8 × 1.8	9.2 × 5.9

Room dimensions are to be carefully considered prior to purchase of furniture and must not be used for the purchase of flooring or window treatment. All measurements are approximate and may vary within a tolerance of 5%.

Type	03	Two bedrooms
Units	05	09 13
Floors	01	02 03
Internal	65 m <sup>2</sup>	704 ft <sup>2</sup>
External	6 m <sup>2</sup>	65 ft <sup>2</sup>

(A)	Kitchen, Dining : Reception	6.8 - 8.9 × 3.8 m	22.3 - 29.2 × 12.4 ft
(B)	Bedroom 01	3.9 × 3.0	12.7 × 9.8
(C)	Bedroom 02	3.3 × 2.8	10.8 × 9.2
(D)	Bathroom	2.7 × 1.7	8.9 × 5.6
(E)	Balcony	3.1 × 1.9	10.2 × 5.6

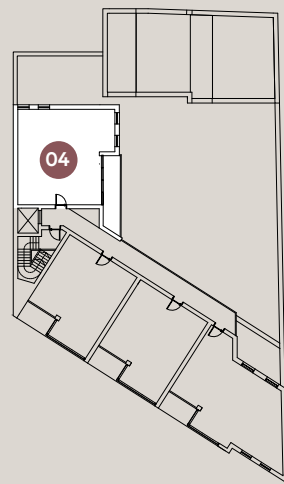
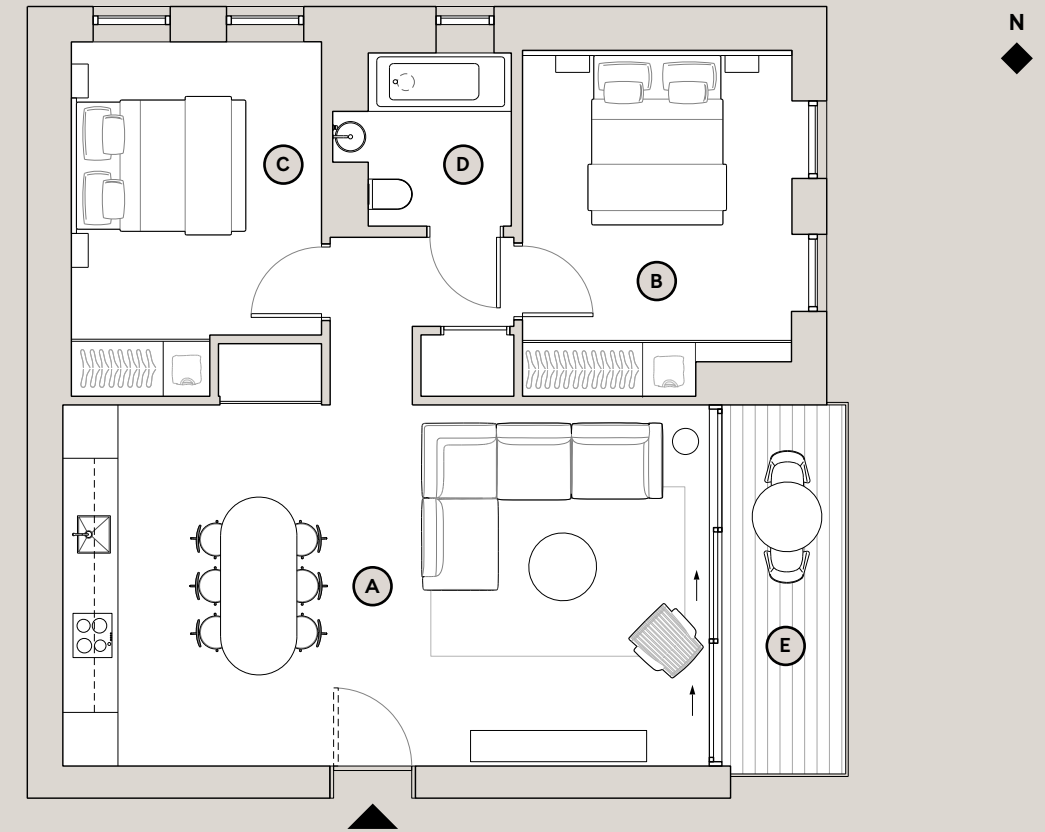
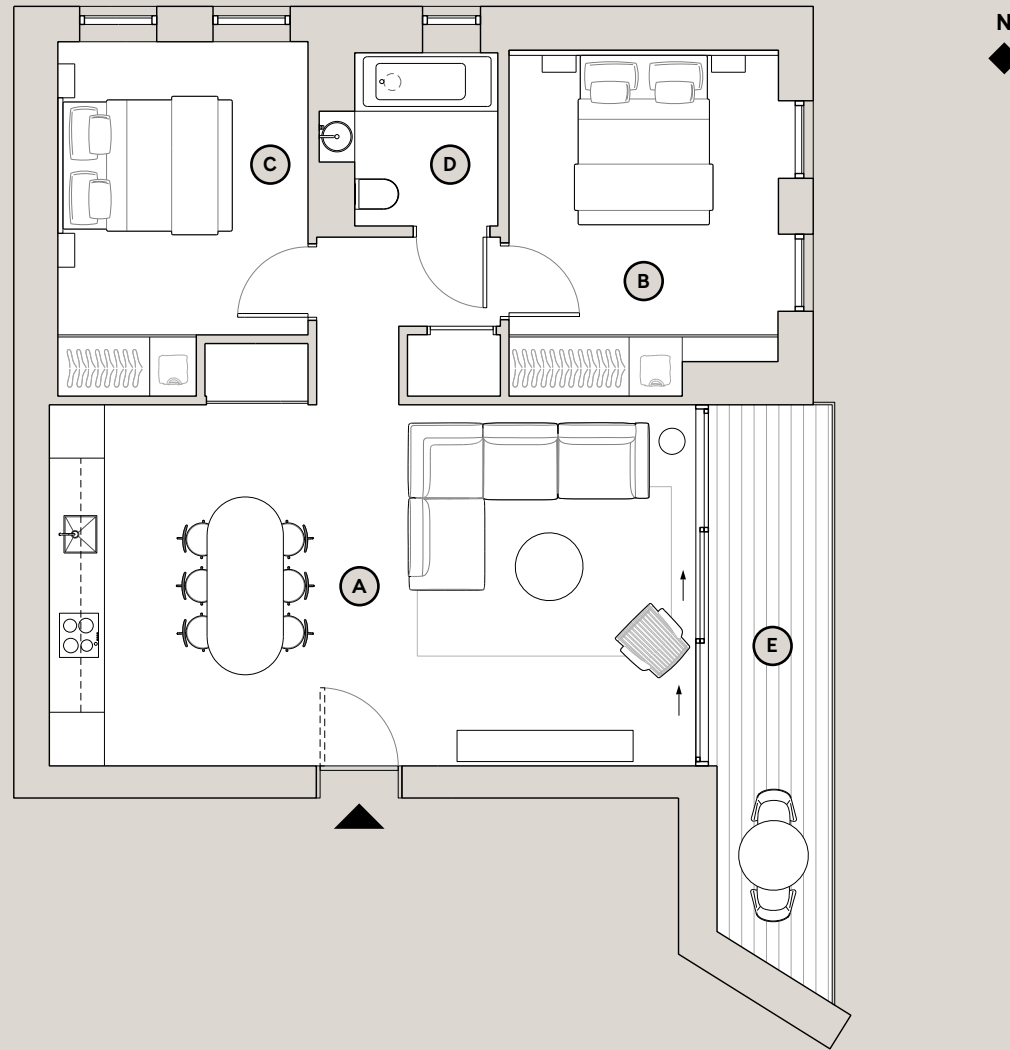


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Type 04, Two bedrooms

Type 05, Two bedrooms



Type	<b>04</b>	Two bedrooms
Units	02 06 10	
Floors	01 02 03	
Internal	67 m <sup>2</sup>	721 ft <sup>2</sup>
External	11 m <sup>2</sup>	118 ft <sup>2</sup>

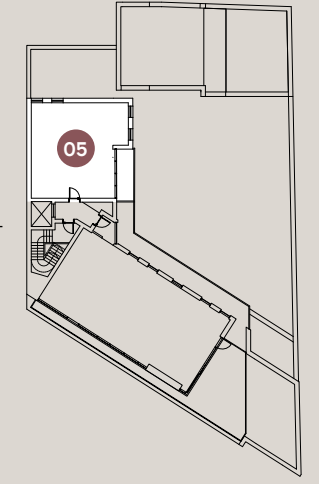
<b>A</b>	Kitchen, Dining & Reception	7.5 × 4.3 m	24.0 × 14.0 ft
<b>B</b>	Bedroom 01	3.9 × 3.4	13.0 × 11.2
<b>C</b>	Bedroom 02	3.9 × 2.8	13.0 × 9.2
<b>D</b>	Bathroom	2.2 × 2.0	7.3 × 6.6
<b>E</b>	Balcony	7.0 × 1.56	23.0 × 5.1

Room dimensions are to be carefully considered prior to purchase of furniture and must not be used for the purchase of flooring or window treatment. All measurements are approximate and may vary within a tolerance of 5%.

Type	<b>05</b>	Two bedrooms
Unit	14	
Floor	04	
Internal	67 m <sup>2</sup>	721 ft <sup>2</sup>
External	7 m <sup>2</sup>	72 ft <sup>2</sup>

<b>A</b>	Kitchen, Dining & Reception	7.5 × 4.3 m	24.0–14.0 × 10.5 ft
<b>B</b>	Bedroom 01	3.9 × 3.4	13.0 × 11.2
<b>C</b>	Bedroom 02	3.9 × 2.8	13.0 × 9.2
<b>D</b>	Bathroom	2.2 × 2.0	7.3 × 6.6
<b>E</b>	Balcony	4.4 × 1.56	14.4 × 5.1

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Type 06, Three bedrooms



Type **06** Three bedrooms

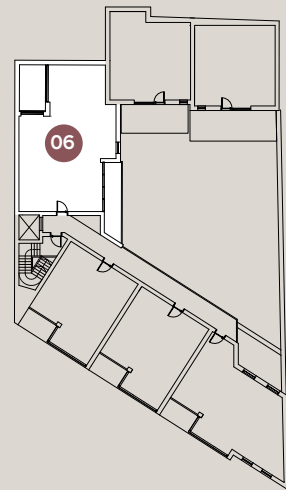
Unit **01**

Floor **G**

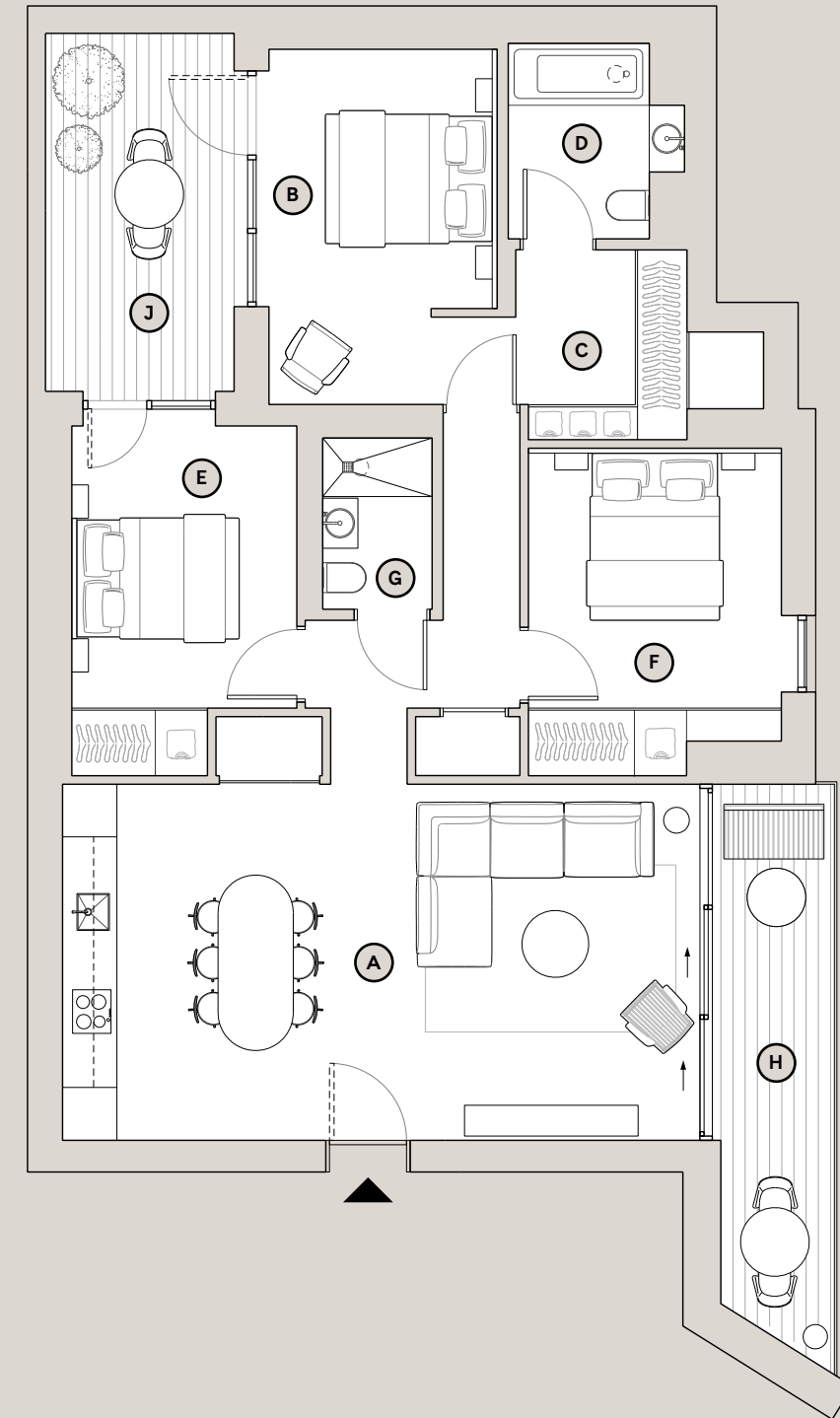
Internal 92 m<sup>2</sup> 994 ft<sup>2</sup>

External 20 m<sup>2</sup> 213 ft<sup>2</sup>

<b>A</b>	Kitchen, Dining & Reception	7.5 × 4.3 m	24.6 × 14.1 ft
<b>B</b>	Bedroom 01	4.3 × 2.8	14.1 × 9.2
<b>C</b>	Walk-in Wardrobe	2.3 × 2.0	7.5 × 6.6
<b>D</b>	En-suite Bathroom	2.3 × 2.1	7.5 × 6.9
<b>E</b>	Bedroom 02	4.4 × 2.7	14.4 × 8.9
<b>F</b>	Bedroom 03	3.9 × 3.0	12.8 × 9.8
<b>G</b>	Shower-room	2.0 × 1.3	6.6 × 4.3
<b>H</b>	Balcony	6.2 × 1.5	20.3 × 4.9
<b>J</b>	Terrace	4.4 × 2.4	14.4 × 7.9

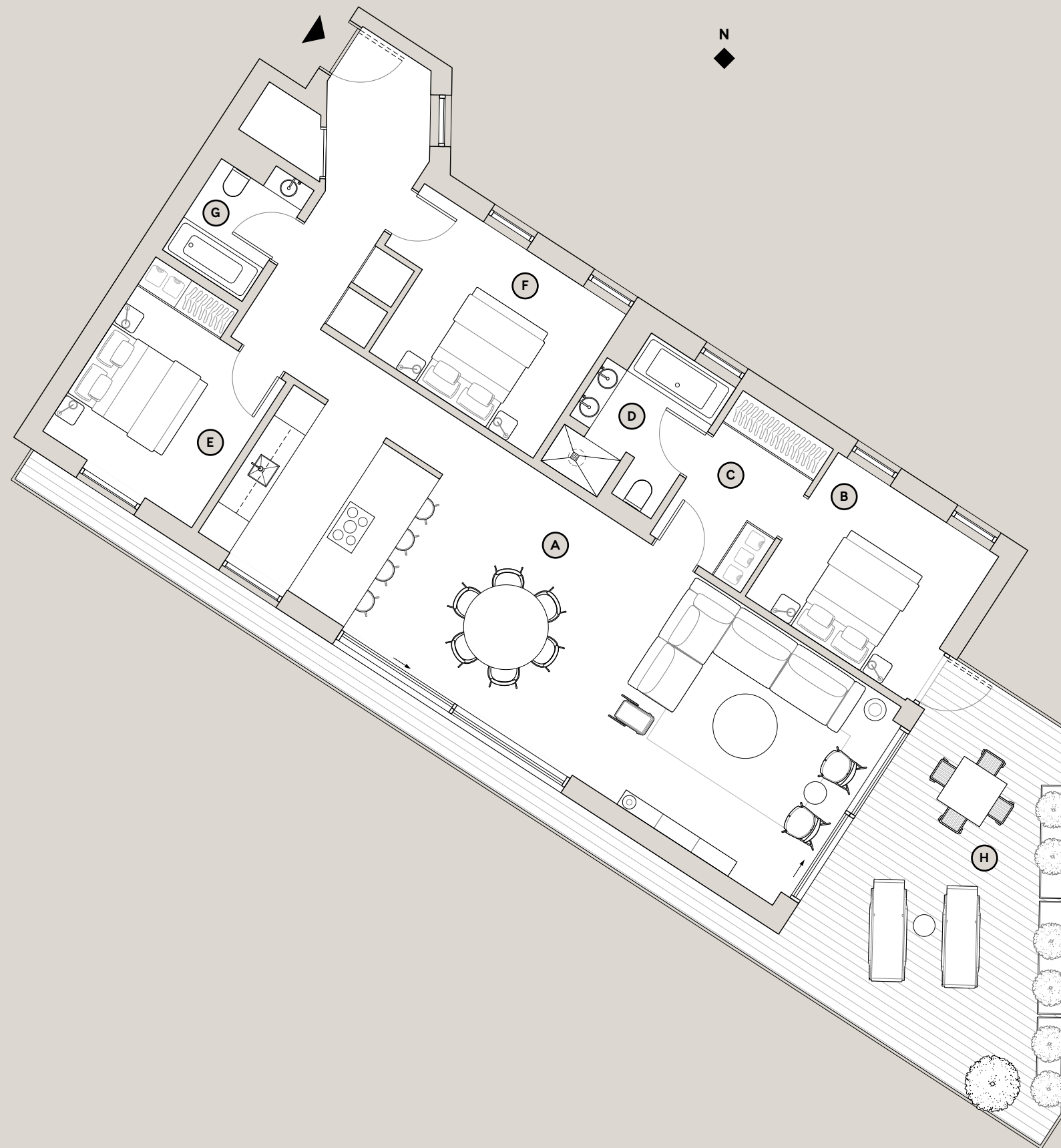


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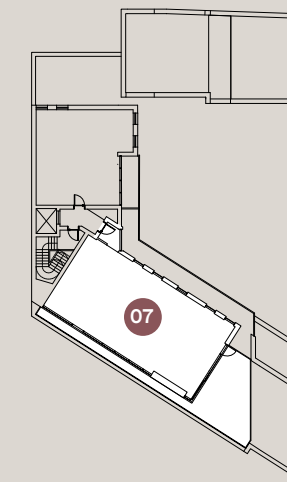


## Type 07, Three bedroom Penthouse



Type	07 Three bedrooms	
Unit	15	
Floor	04	
Internal	117 m <sup>2</sup>	1262 ft <sup>2</sup>
External	37 m <sup>2</sup>	400 ft <sup>2</sup>

(A)	Kitchen, Dining & Reception	12.3 × 4.3 m	40.4 × 14.1 ft
(B)	Bedroom 01	3.5 × 3.0	11.5 × 9.8
(C)	Walk-in Wardrobe	1.9 × 3.0	6.2 × 9.8
(D)	En-suite Bathroom	2.2 × 3.0	7.2 × 9.8
(E)	Bedroom 02	3.8 × 3.1	12.5 × 10.2
(F)	Bedroom 03	4.2 × 3.0	13.8 × 9.8
(G)	Family Bathroom	2.3 × 1.7	7.5 × 5.6
(H)	Main Terrace	6.4 × 6.0	21.0 × 19.7



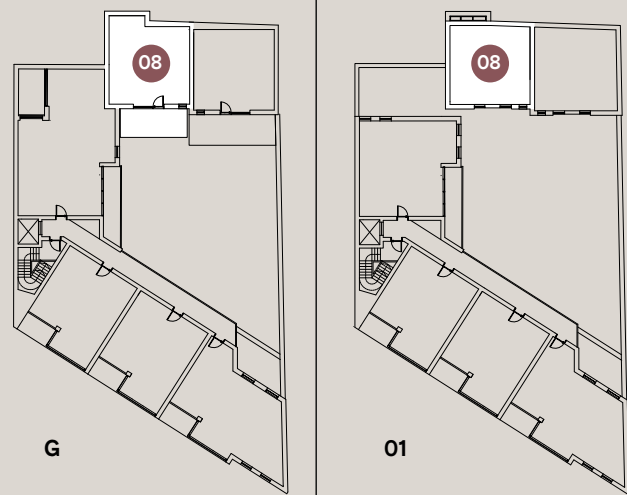
Room dimensions are to be carefully considered prior to purchase of furniture and must not be used for the purchase of flooring or window treatment. All measurements are approximate and may vary within a tolerance of 5%.



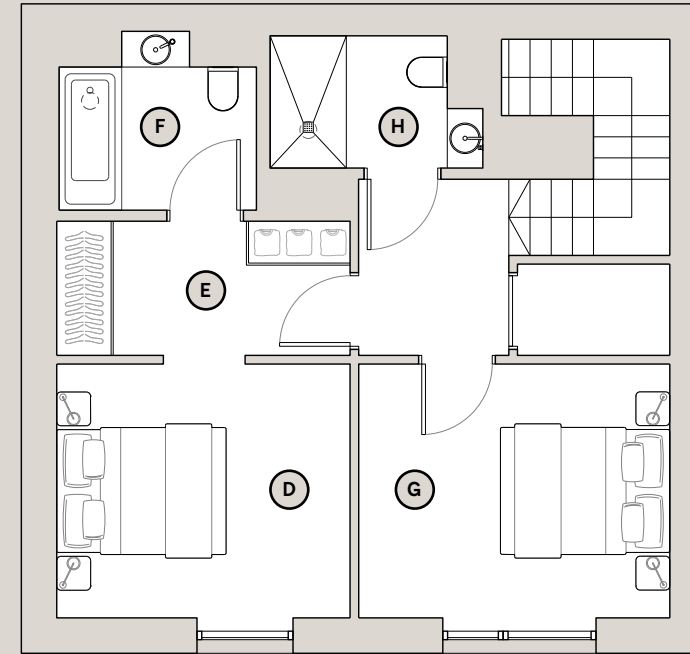
# Type 08, Two bedroom Mews House

Type	08 Two bedrooms	
Unit	16	
Floors	G : 01	
Internal	101 m <sup>2</sup>	1085 ft <sup>2</sup>
External	18 m <sup>2</sup>	196 ft <sup>2</sup>

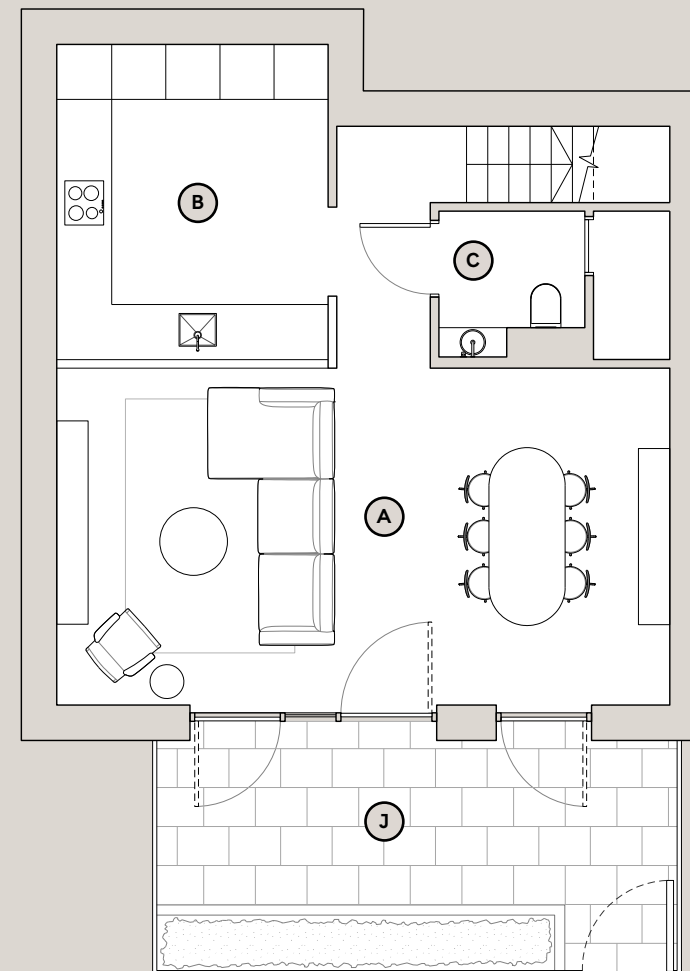
(A)	Dining & Reception	7.2 × 4.0 m	23.6 × 13.1 ft
(B)	Kitchen	3.8 × 3.2	12.5 × 10.5
(C)	Guest WC	1.7 × 1.7	5.6 × 5.6
(D)	Bedroom 01	3.0 × 3.5	9.8 × 11.5
(E)	Walk-in Wardrobe	3.5 × 1.6	11.5 × 5.2
(F)	En-suite Bathroom	2.3 × 2.0	7.5 × 6.6
(G)	Bedroom 02	3.0 × 3.7	9.8 × 12.1
(H)	Shower-room	2.5 × 1.6	8.2 × 5.2
(J)	Garden	6.2 × 3.0	20.3 × 9.8



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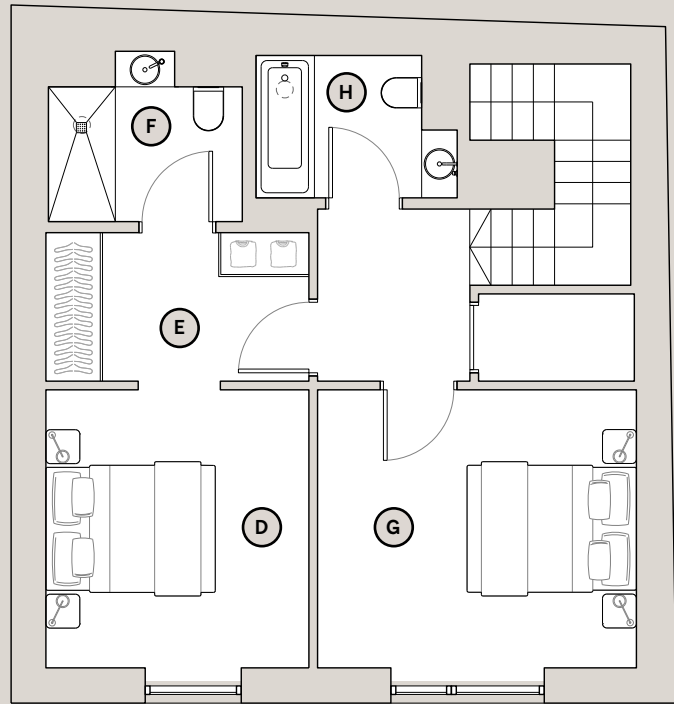


Upper

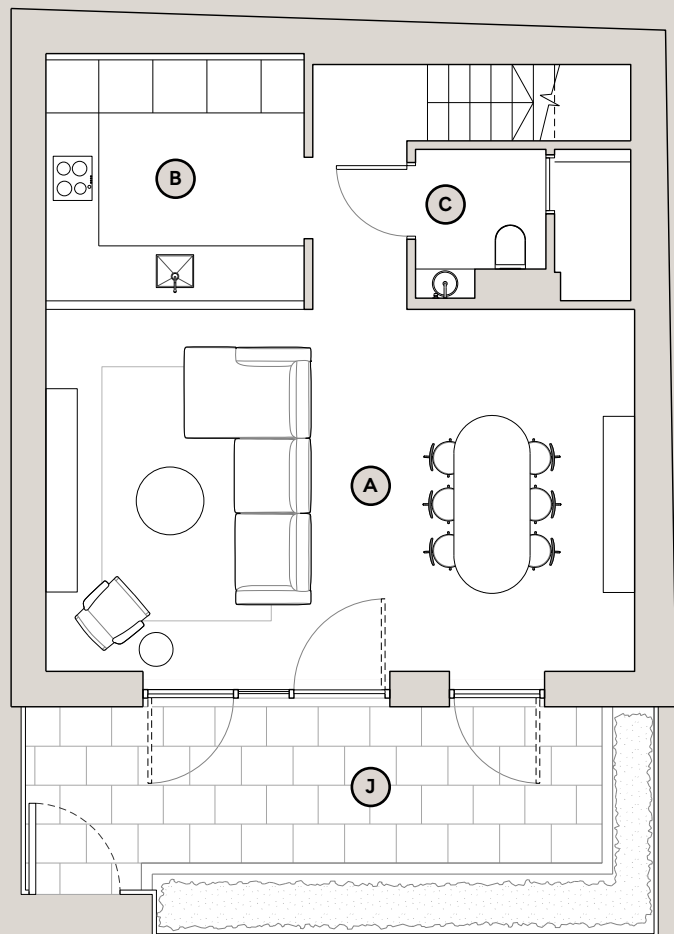


Lower





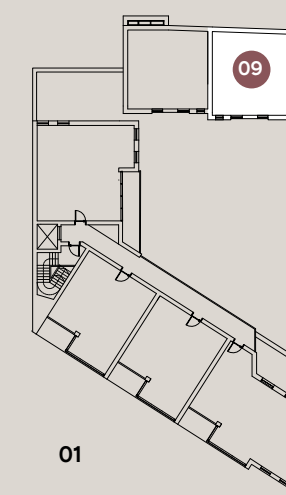
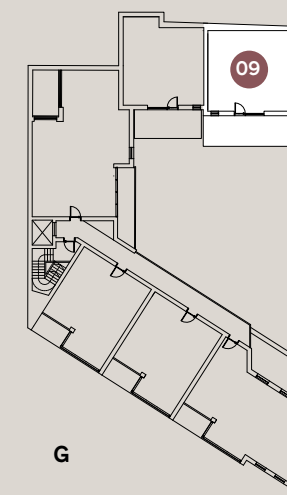
Upper



Lower

Type	09 Two bedrooms	
Unit	17	
Floors	G : 01	
Internal	101 m <sup>2</sup>	1092.0 ft <sup>2</sup>
External	21 m <sup>2</sup>	228 ft <sup>2</sup>

(A)	Dining & Reception	7.1 × 4.1 m	23.3 × 13.5 ft
(B)	Kitchen	2.73 × 3.16	9.0 × 10.4
(C)	Guest WC	2.6 × 1.5	8.5 × 4.9
(D)	Bedroom 01	3.0 × 3.17	9.8 × 10.4
(E)	Walk-in Wardrobe	3.17 × 1.66	10.4 × 5.4
(F)	En-suite Bathroom	2.33 × 2.0	7.6 × 6.6
(G)	Bedroom 02	3.0 × 3.7	9.8 × 12.1
(H)	Shower-room	2.33 × 1.63	7.6 × 5.3
(J)	Garden	7.9 × 2.7	26.0 × 8.9



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# APARTMENT SPECIFICATION

## GENERAL

- 2.5m+ ceiling heights
- Engineered timber flooring to reception spaces
- Integrated recessed LED lighting throughout
- Private balcony or terrace space for every apartment
- Underfloor heating throughout

## KITCHENS

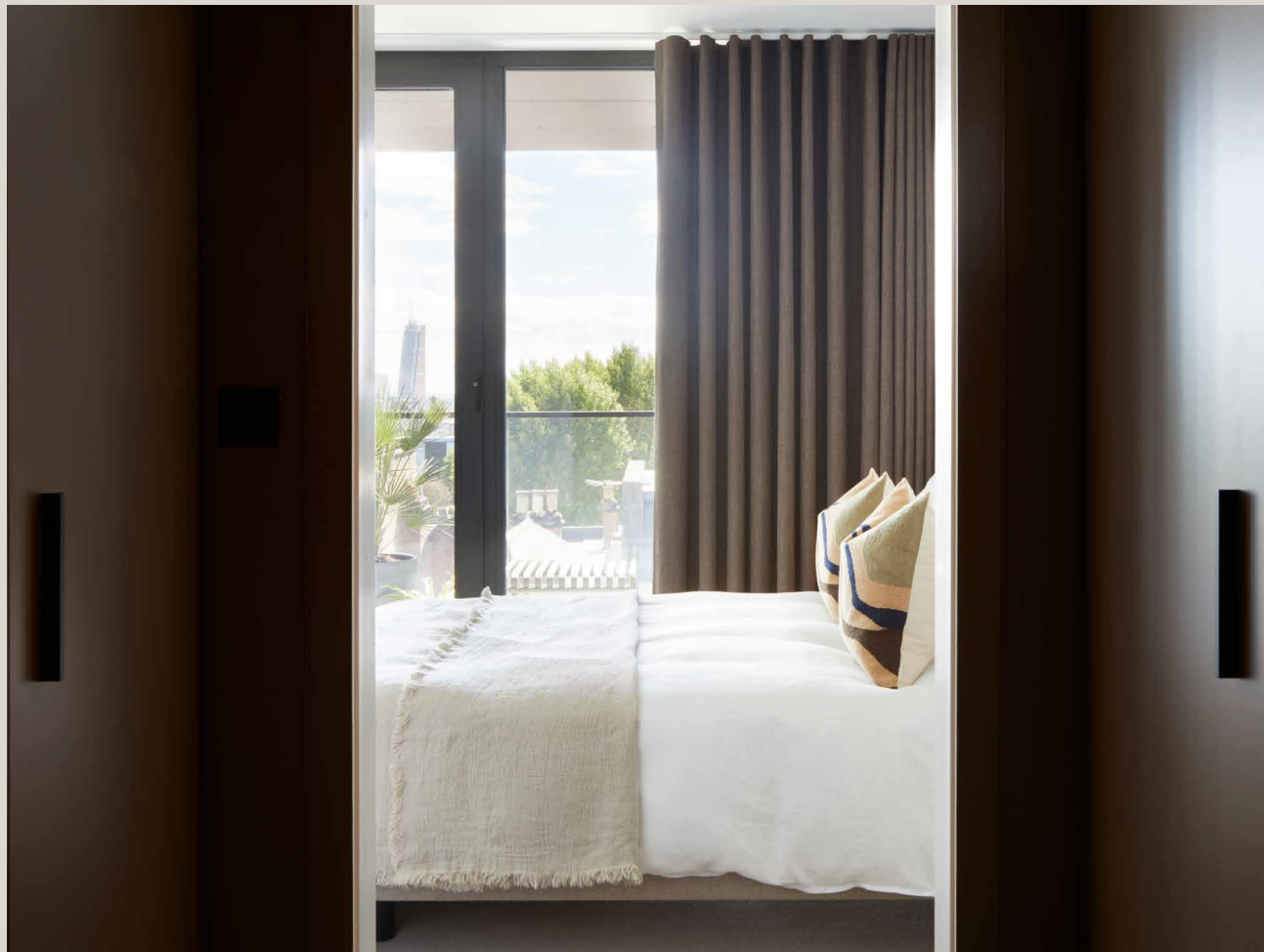
- Fully fitted Italian kitchen by Modulnova
- Quartz worktops
- Terrazzo backsplash
- Matt black hardware
- Siemens integrated appliances to include:
  - Fan-assisted multi-function single oven
  - Combination oven/microwave where applicable
  - Full height fridge freezer
  - Dishwasher
  - Induction hob
  - Integrated extractor
- Integrated waste/recycling
- Washer dryer (located in utility cupboard)

## BATHROOMS

- Large format porcelain tiles to floors and walls
- Terrazzo feature walls
- Bespoke mirror cabinets with feature lighting
- Bespoke composite stone vanity/basin units with integrated towel rail
- Wall hung WC with soft close seat and Geberit concealed cistern
- Bath and/or shower with shower screen (where applicable)
- Matt black finished brassware
  - Brassware to include:
    - > Basin mixer
    - > Thermostatic shower valve with diverter
    - > Handshower
    - > Fixed rain showerhead
- Composite stone shower trays where applicable
- Heated towel rail in matt black







#### JOINERY

- Fully fitted bespoke wardrobes with concealed feature lighting to master bedrooms as minimum
- Walk-in wardrobes where applicable
- Full height solid core flush doors (based on 2.3m ceiling heights)

#### FLOORING

- Timber flooring or porcelain tiles to hallway and reception areas
- High quality underlay and carpet to bedrooms
- Large format porcelain tiles to bathrooms

#### INTERNAL DOORS

- Full height solid core flush hung doors with sprayed lacquer finish
- Hinges and door hardware with matte black finish

#### WINDOWS & EXTERNAL DOORS

- Oversized full height entrance door
- Powder-coated aluminium framed triple glazed windows where applicable
- Floor to ceiling fixed glass panels where applicable
- Powder-coated aluminium framed glazed sliding doors

#### AUDIO-VISUAL

- Sky+ multi-room compatible
- Fibre optic to all apartments
- Wireless video entry phone connectivity
- Provision for AV & TV inputs to reception spaces and utility cupboards

#### LIGHTING

- Energy-efficient LED lighting throughout
- Dimmable lighting to all areas
- Lighting to include:
  - LED recessed downlights
  - Directional track lighting
  - Pendant ceiling fittings where applicable
  - Wall lighting where applicable
  - Recessed LED lighting to kitchens and bathrooms
  - External ambient lighting to terrace

#### HEATING & HOT WATER

- Water-based underfloor heating system throughout with independent digital zonal control
- Bathrooms to have heated towel radiators
- Gas-fired efficient combination boilers

#### PRIVATE BALCONIES

- Private external amenity space to all apartments
- External ambient lighting
- Composite decking
- Glass balustrade

#### COMMUNAL AREAS

- Landscaped communal courtyard garden
- Bespoke lift
- Individual mail boxes
- Convenient cycle storage
- Bin storage

#### PEACE OF MIND

- 10-year new home warranty provided
- Hardwired smoke and carbon monoxide alarms
- Video entry system for connection to personal devices
- CCTV to communal areas

**Misrepresentation Act:** These particulars are not to be considered as a formal offer, they are for information only and give a general idea of the property. They are not to be taken as forming any part of a resulting contract, nor to be relied upon as statements or representations of fact. Whilst every care has been taken in their preparation, no liability can be accepted for their inaccuracy. Intending purchasers must satisfy themselves by personal inspection or otherwise as to the correctness of these particulars which are issued on the understanding that all negotiations are conducted through the developer or its agent. These particulars are correct at time of issue. In view of our continuing aim to improve our developments the detailed specification and/or layouts may change. If any points are important please clarify with us prior to viewing. These particulars are issued strictly on the basis that no visits to site will be made unless accompanied by the selling agent.







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**ARCHITECTURE  
INTERIOR DESIGN  
FURNITURE & DRESSING**

Vabel London  
[vabel.co.uk](http://vabel.co.uk)

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**ARCHITECTURAL PHOTOGRAPHY**

Jack Hobhouse  
[jackhobhouse.com](http://jackhobhouse.com)

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**LOCATION PHOTOGRAPHY**

Vabel London

Vicki's London  
[vickislondon.co.uk](http://vickislondon.co.uk)

Scarlett & Violet  
[scarletandviolet.com](http://scarletandviolet.com)

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**GRAPHIC DESIGN**

Christiechristie  
[christiechristie.cc](http://christiechristie.cc)

Vabel London

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