



WEMBLEY PARK GARDENS

A joint partnership



PARK GARDENS

WEMBLEY PARK GARDENS



Welcome to the latest chapter in the capital's most exciting regeneration story.

Set in the heart of north-west London's iconic, cultural hotspot, Wembley Park Gardens is a landmark new development of 302 high quality new homes for private sale.

With fantastic transport links and world-class amenities on your doorstep, this collection of one and two-bedroom apartments presents the very height of modern, sustainable, city living.

**A NEW
WAY OF LIFE**





EXPERIENCE **LONDON** **LIVING** AT ITS MOST VIBRANT WHEN YOU MAKE A HOME IN THIS **THRIVING HUB**

Wembley Park Gardens' residents will join a growing urban community nestled right in the middle of a world-class leisure destination.

Take in a match at the iconic Wembley Stadium, watch the stars on stage at the OVO Wembley Arena, experience an array of international street food at Boypark and dip into designer shopping at the London Designer Outlet. It's all on your doorstep.

And when you want to explore a little further afield, Bond Street and central London are just 16 minutes away by tube.



HELLO WEMBLEY...



A STRONG COMMUNITY THAT'S CREATING ITS OWN FUTURE

Wembley Park has been at the beating heart of British history for over a century, hosting sporting legends and global stars.

1923

The big kick off

Wembley Stadium was originally built for The British Empire Exhibition of 1924. Finished ahead of schedule, the stadium hosted the 1923 FA Cup Final just four days after its opening by King George V.

1948

Sporting greatness

The venue hosted the 1948 Summer Olympic Games and the 1966 World Cup final between England and Germany.

1985

Bringing the world together

The huge Live Aid concert took place on Saturday July 13th. Featuring the biggest music stars of the day, including Queen, David Bowie and Paul McCartney, the concert aimed to raise money and awareness for famine relief in Africa.

2007

An icon, reborn

As part of the regeneration of the area, the stadium was rebuilt with its now signature arch. It remains home turf for the men's and women's national football teams, as well as welcoming fans for NFL games and huge concerts by the world's biggest performers.

2019

Talking about regeneration

Wembley continues to grow as an extraordinary shopping, dining and entertainment destination, with the 2,000-seater Troubadour Theatre joining the London Designer Outlet and Boxpark Wembley. The theatre was chosen as the recent home of celebrated Disney musical, Newsies.

"THE VISION FOR THE WHOLE AREA IS INCREDIBLE AND IT FEELS LIKE A REAL COMMUNITY"

KAYE SOTOMI

CEO of Chop-Chop





£2.5 BN

regeneration investment¹

11,500

new homes to be provided by 2026¹



16.4 M

visitors per year³

10,000

new jobs created by 2026¹



"THE AREA IS ON TRACK TO MEET ITS VISION OF BEING LONDON'S BRIGHTEST TRANSFORMATION STORY"

Wembley has leaped forward from its historic sporting roots to become one of the biggest regeneration projects in the UK.

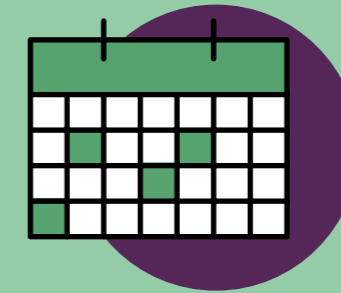
For residents, local modern amenities and open spaces have been the focus, with even easier connections into central London, and out to the likes of Fryent Park and its 260 acres of parkland.

Green transport additions and new cycling routes add to the sense of contemporary living, while the newly created seven-acre Union Park – the first major park to open in the area for 150 years – brings a welcome focal point for the local community to enjoy music, art, sport, play, or even just some fresh air.

¹ Source: Brent Council

² Source: JLL

³ Source: Wembleypark.com



49%

increase in Wembley rents vs 23% for London in last five years²



£17.8M

investment in public realm improvements along Olympic Way²



57%

10-year price growth²

BE PART OF THE CHANGE

1,000+ ACRES

of public open space in the local area¹

REGENERATION

WEMBLEY PARK GARDENS TAKES ITS PLACE AS THE NEWEST, BRIGHTEST EXAMPLE OF THE AREA'S REGENERATION, WITH TWO RECENT BARRATT LONDON DEVELOPMENTS IN THE AREA PROVING POPULAR WITH RESIDENTS AND INVESTORS ALIKE

BUILDING ON RECENT SUCCESS



WEMBLEY PARK GATE

Our Wembley Park Gate development puts residents right in the heart of the action alongside the famous Olympic Way. The design allows for complete privacy, with raised roof gardens shielded from matchday fun – so residents can experience the excitement but get away from it all too. The development fully sold out in 2017.



NO. 10 WATKIN ROAD

Just a five-minute walk from Wembley Park Gardens is No 10 Watkin Road. All 229 apartments were fully reserved and completed in 2023, with the main attraction being the five individually themed rooftop gardens, providing a fantastic urban oasis for residents.



"I wanted somewhere where I could see capital growth happening in real time. What's more, the rental yields in Wembley are pretty good right now, so having this property as an asset for my future felt like the best decision overall."

Linda Sherridan,
No. 10 Watkin Road resident

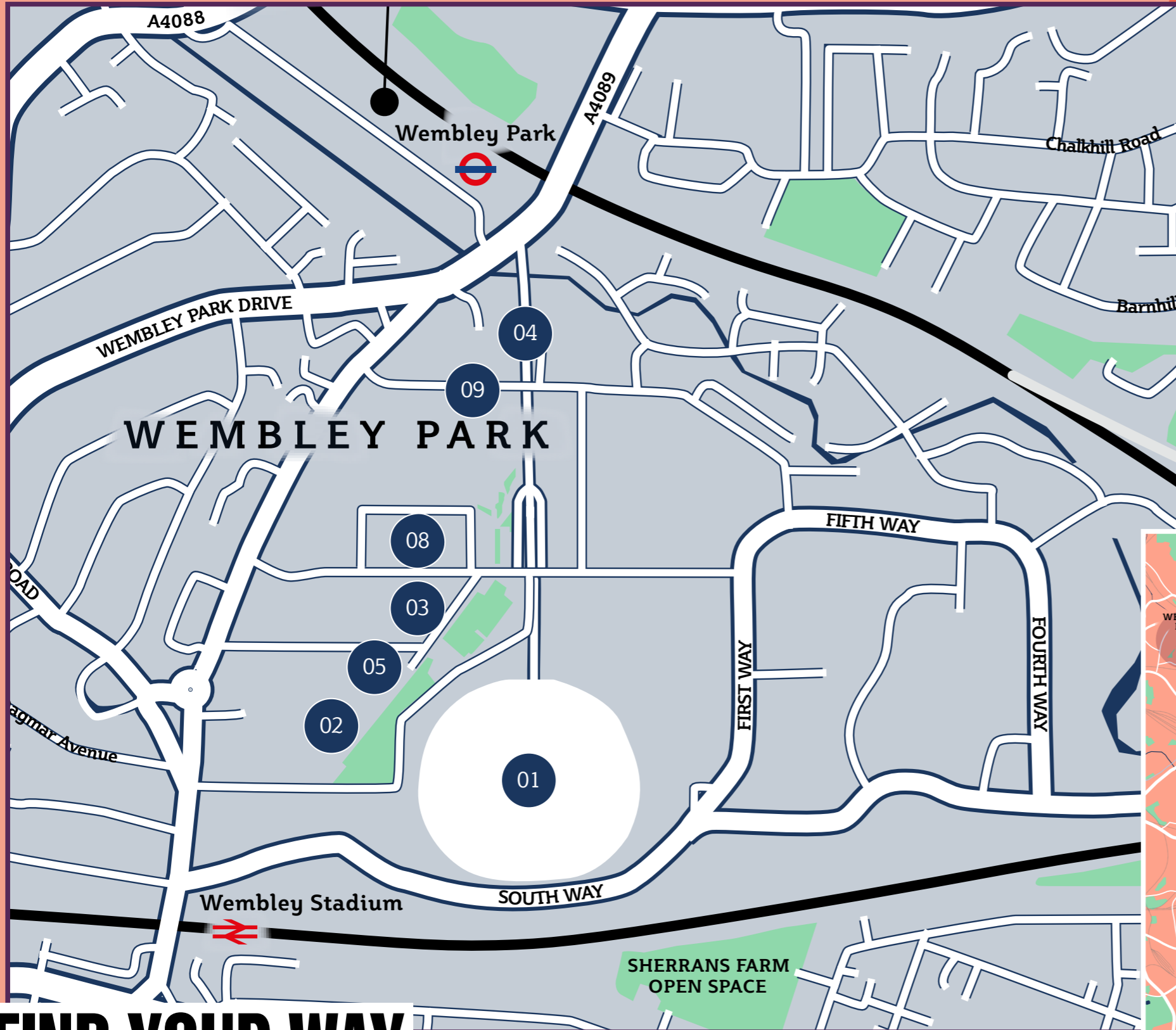
IT'S A ONE-STOP DESTINATION FOR EVERYTHING NOW, FROM DESIGNER SHOPPING, TO RESTAURANTS AND ENTERTAINMENT

LINDA SHERRIDAN



Not only does Wembley Park Gardens sit among some of the capital's best cultural and shopping venues, it's also close to an array of new residential developments, and near to the UK headquarters of several leading corporations.

HEADQUARTERS OF UK GLOBAL BUSINESSES



Getting around the local area is easy, with all the shops, restaurants and cultural facilities of Wembley just a short stroll away.

FIND YOUR WAY HERE

- | | |
|---------------------------------------|-------------------------------------|
| 01 Wembley Stadium | 08 Brent Civic Centre & Sainsbury's |
| 02 London Designer Outlet & Cineworld | 09 Boxpark Wembley |
| 03 Wembley Arena | 10 Wembley Park Troubadour Theatre |
| 04 Olympic Way | |
| 05 Hilton Hotel and rooftop bar | |



20MINS
to central London



WALK

Wembley Park Station



1MIN

Wembley Stadium



9MINS

Union Park



10MINS

Fryent Country Park



18MINS

Wembley Central Station



18MINS

Welsh Harp Reservoir



25MINS



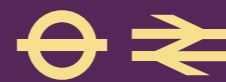
Wembley Park Station, just a few minutes' walk away, is well served by two tube lines. The Metropolitan line brings easy access to Baker Street, King's Cross and Farringdon – perfect for City workers.

BETTER CONNECTED

The Jubilee line, meanwhile, offers a direct route to the green space and charm of West Hampstead and its many boutiques.

It's also a simple journey to Bond Street, which has Elizabeth line connections, as well as Waterloo and London Bridge, for those seeking travel outside London to the south coast.

Add in over 700 bicycle parking spaces on-site and an abundance of cycling and pedestrian-friendly routes in the local area, and Wembley Park Gardens is fantastically well-connected for a busy city lifestyle.



PUBLIC TRANSPORT

London Marylebone



14MINS

Bond Street



16MINS

Kings Cross



21MINS

Farringdon



24MINS

Paddington



24MINS

Liverpool Street



25MINS

M1
15-minute drive

WEMBLEY HAS SOMETHING FOR EVERY TASTE

Already a shopping destination for those living across the capital, Londoners are drawn to the variety of shops near Wembley Park tube station. From mainstream retailers to independent boutiques, luxury homeware to beauty, the choices are endless.

London Designer Outlet, on Wembley Park Boulevard, just a 10-minute walk away, is the big pull for locals and tourists alike. Iconic British brand M&S sits alongside global brands such as Levi's, Calvin Klein and Superdry, to name a few.

Wembley Park is also home to a fantastic selection of independent boutiques and studios, with several emerging sustainable businesses now thriving, and a dining district offering global cuisine.

This is all enhanced by being able to reach central London's famous designer stores in under half an hour.

A SHOPPING HAVEN

GET TO KNOW YOUR WAY AROUND

Wembley Park

3 mins walk away

A market vibe with more eclectic, independent stores.

London Designer Outlet

10 mins walk away

Iconic British labels and the place to find the leading global sportswear brands.

Wembley Central

27 mins walk away

Local bakeries and high-street shopping with some brilliant specialist grocery shops.

Notable shops include:

Adidas
Asics
Calvin Klein
Converse
Guess
Kurt Geiger
Lee Wrangler
Levi's
Lindt
M&S
New Balance
Nike
Puma
Reply
Sony
Superdry
The North Face
Tommy Hilfiger
Vans



500,000 SQ FT

of retail and leisure

Source rightmove.co.uk



SHOPPING



FOOD & NIGHTLIFE



A SLICE OF THE ACTION



Entertainment and world-class dining go hand-in-hand here.

Treat someone to the relaxed ambience and deliciously eclectic food at Indian restaurant Masalchi, brainchild of twice-awarded Michelin-starred chef Atul Kochhar. Nearby, Pasta Remoli is the Italian restaurant lauded by locals.

For after-work drinks, pull up a bar stool at Studio 5. The bar is inside a recently converted film studio, the former home to some iconic British TV shows.



"WEMBLEY PARK IS A PLACE TO LIVE, WORK, SHOP AND PLAY"

BRENT COUNCIL

BOXPARK BITES

FINE DINING, QUIRKY RESTAURANTS, PHENOMENAL COCKTAILS, AND ENTERTAINMENT AT THE SAME TIME? IT'S EASY TO SEE WHY WEMBLEY OFFERS A NIGHT OUT TO REMEMBER

For casual dining with a buzzy atmosphere, it's all about Boxpark. Groups gather around the benches to pick from 20 different food stalls – from modern Malaysian stir fry to burgers – and to enjoy craft beer and cocktails, all soundtracked by local DJs.

BEATBOX BAR WEMBLEY
Beer, wine, spirits, cocktails
& soft drinks

AÇAÍ VERÃO
Healthy Acai berry bowls,
smoothies & juices

THE ARGENTINIAN GRILL
Authentic Argentinian steak
& chicken

BOKI COFFEE
Coffee, smoothies, juices,
toasties & cakes

THE DESSERTS FACTORY
Quality desserts &w
unique specials

GERMAN DONER KEBAB
Gourmet kebabs with
quality ingredients

HOLA GUACAMOLE
Mexican burritos, tacos,
nachos & guacamole

IPANEMA BARBECUE
Brazilian dishes & street
food snacks

ISLAND POKÉ
Voted London's best poké
bowls

LONGBOYS
Artisan finger doughnuts
& coffee

MAMA JACQ'S
Caribbean jerk chicken,
curry goat & fish tacos

MITSURYU
Japanese sushi, curries
& bubble tea

NANNY BILL'S BURGERS
Banging Burgers, Croquettes,
Fries & Gravy

PENINSULA
Malaysian Street Food

"THE WHOLE WEMBLEY AREA HAS A
VIBE... IT'S ALWAYS DIFFERENT AND
THERE'S A CONSTANT STREAM OF
PEOPLE FROM ALL WALKS OF LIFE

DARREN SIMPSON

Founder & Director of Nannu Bill's

20,000 SQ
FT
capacity events space

Source boxpark.co.uk

A BRILLIANT CHOICE OF SCHOOLS AND UNIVERSITIES TO UNLEASH THE LEARNING POTENTIAL OF EVERY GENERATION

EDUCATION

A LOCAL EDUCATION

Learning potential is unrivalled in the Wembley area, with many schools achieving an Outstanding rating from Ofsted. And for those moving on to higher education, London's best universities are all easily accessible thanks to improved transport links.

PRIMARY SCHOOLS

All with Outstanding Ofsted rating

St Joseph's Catholic Junior School

Selborne Primary School

SECONDARY SCHOOLS

All with Outstanding Ofsted rating

Wembley High Technology College

Claremont High School

Ark Academy

Michaela Community School

INDEPENDENT SCHOOLS

All within a 17-min walk

Buxlow Independent Preparatory School

St Christopher's Independent Precatory School

Lycée international de Londres Winston Churchill

OTHER UK INSTITUTIONS

All under two hours' journey

University of Oxford

University of Cambridge

LONDON INSTITUTIONS

All under an hour's journey

London School of Economics and Political Science (LSE)

Imperial College London

University College London (UCL)

King's College London

Queen Mary, University of London (School of Law)

University of the Arts London

City, University of London

School of Oriental and African Studies (SOAS)

Goldsmiths, University of London

University of West London



500,000

overseas students enroll in UK higher education each year (ucas.com)

WEMBLEY PARK GARDENS



Rising to 21 storeys at its highest point, Wembley Park Gardens will offer 302 one and two-bedroom high quality, energy-efficient apartments within this fantastic new addition to the iconic Wembley skyline.

Thoughtful, open-plan layouts deliver spacious, flowing interiors, creating highly flexible living areas, ideal for modern, city living.

Adding to the sense of space, floor-to-ceiling windows fill the homes with natural light, maximising the fantastic views across the area's celebrated landmarks.

A private balcony or terrace to every home provides a great outdoor extension to the living areas, creating the perfect space for relaxing or entertaining.

Apartments feature stylish, fitted kitchens with modern, integrated appliances, including a high-quality oven, hob, microwave, dishwasher and fridge freezer.

The contemporary bathrooms, with beautifully tiled walls and floors, have a clean and attractive atmosphere, with two-bedroom apartments also offering a separate en suite to the main bedroom for added privacy.

As its name suggests, landscaped podium gardens connect the individual blocks, creating an oasis of calm away from the bustling local area in which to meet with friends or simply escape to nature just moments from your front door.

To help relieve the stresses of a fast-paced city lifestyle, a proposed residents' concierge service will also be available for added convenience.

302

1 & 2-bedroom, high-quality apartments





W

PULLMAN HOUSE



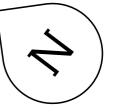
C Concierge



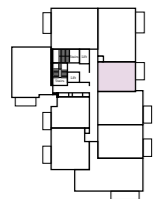
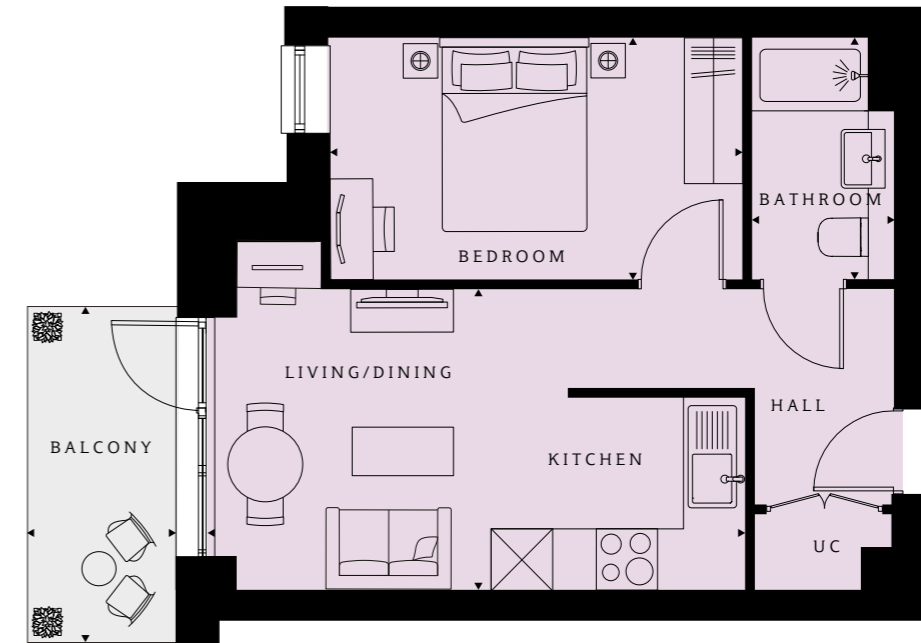
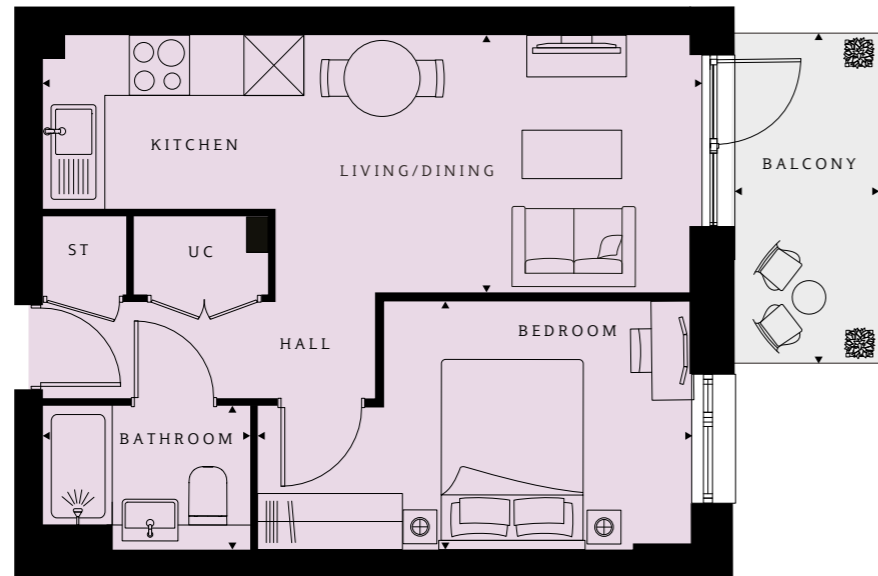
WEMBLEY STADIUM
8-MINUTE WALK



PULLMAN HOUSE



1 BEDROOM APARTMENT



Levels 3 to 6



Levels 7 to 14



Level 15



Levels 16 to 20

Floor	Plot
20	448
19	441
18	434
17	427
16	420
15	413
14	405
13	397
12	389
11	381
10	373
9	365
8	357
7	349
6	340
5	331
4	322
3	313
2	
1	
G	

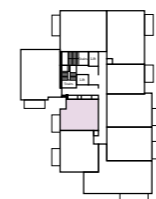
Living/Kitchen/Dining
22'5" x 8'11" (6828 x 2728mm)

Bedroom
13'5" x 8'8" (4098 x 2630mm)

Bathroom
7'3" x 4'11" (2200 x 1500mm)

TOTAL AREA
402 ft² (37 m²)

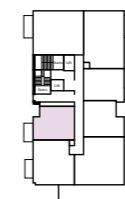
Balcony
11'5" x 5'1" (3478 x 1550mm)



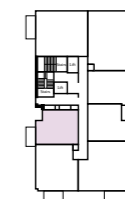
Levels 3 to 6



Levels 7 to 14



Level 15



Levels 16 to 20

Floor	Plot
20	449
19	442
18	435
17	428
16	421
15	414
14	406
13	398
12	390
11	382
10	374
9	366
8	358
7	350
6	341
5	332
4	323
3	314
2	
1	
G	

Living/Kitchen/Dining
17'5" x 10'4" (5297 x 3144mm)

Bedroom
14'0" x 8'2" (4267 x 2500mm)

Bathroom
8'2" x 4'11" (2500 x 1500mm)

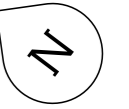
TOTAL AREA
406 ft² (38 m²)

Balcony
11'5" x 5'1" (3478 x 1550mm)

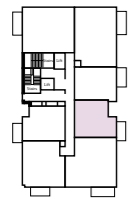
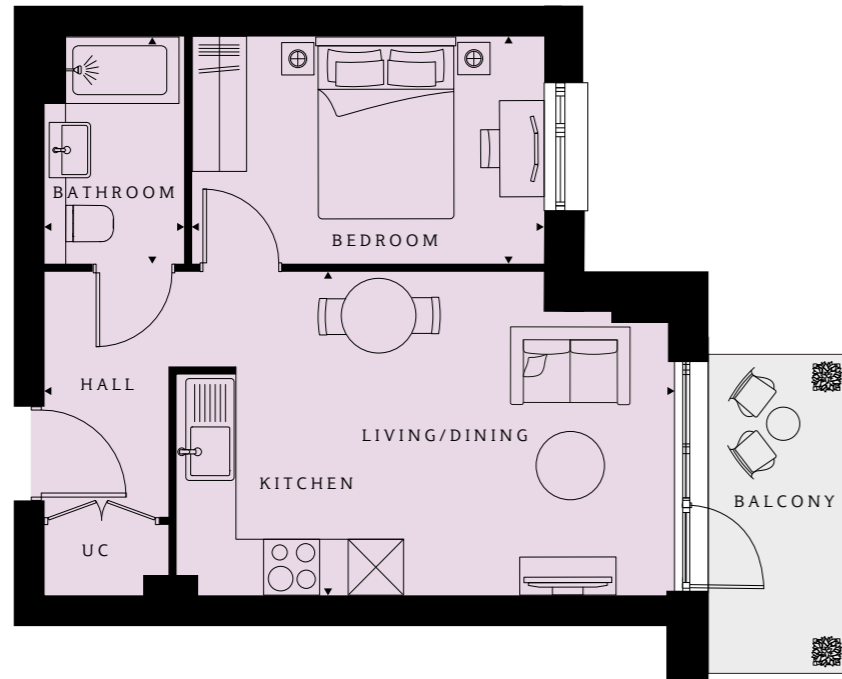
Floor	Plot
20	449
19	442
18	435
17	428
16	421
15	414
14	406
13	398
12	390
11	382
10	374
9	366
8	358
7	350
6	341
5	332
4	323
3	314
2	
1	
G	



PULLMAN HOUSE



1 BEDROOM APARTMENT



Levels 16 to 20

Living/Kitchen/Dining
9'11" x 11'8" (3013 x 3568mm)

Bedroom
12'7" x 8'2" (3848 x 2500mm)

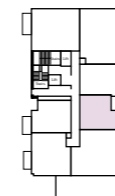
Bathroom
8'2" x 5'1" (2500 x 1550mm)

TOTAL AREA
414 ft² (38 m²)

Balcony
11'5" x 5'1" (3478 x 1551mm)

Floor	Plot
20	450
19	443
18	436
17	429
16	422
15	
14	
13	
12	
11	
10	
9	
8	
7	
6	
5	
4	
3	
2	
1	
G	

1 BEDROOM APARTMENT



Level 15

Living/Kitchen/Dining
19'10" x 10'10" (6048 x 3314mm)

Bedroom
12'7" x 8'2" (3848 x 2500mm)

Bathroom
8'2" x 5'1" (2500 x 1550mm)

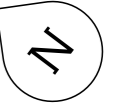
TOTAL AREA
414 ft² (37 m²)

Terrace
20'7" x 7'5" (6273 x 2255mm)

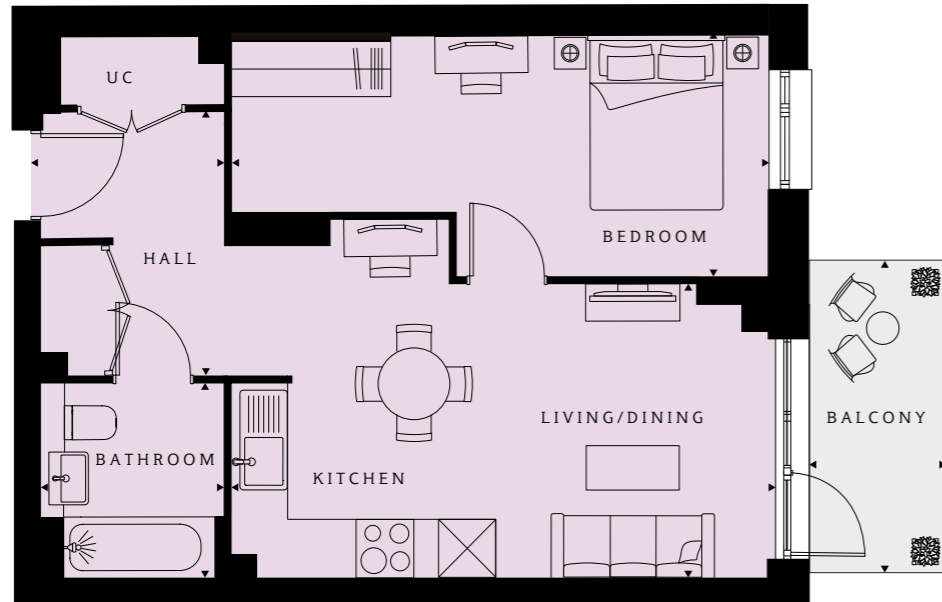
Floor	Plot
20	
19	
18	
17	
16	
15	415
14	
13	
12	
11	
10	
9	
8	
7	
6	
5	
4	
3	
2	
1	
G	



PULLMAN HOUSE



1 BEDROOM APARTMENT



Levels 7 to 12

Living/Kitchen/Dining
19'10" x 10'10" (6048 x 3314mm)

Bedroom
19'10" x 9'0" (6048 x 2754mm)

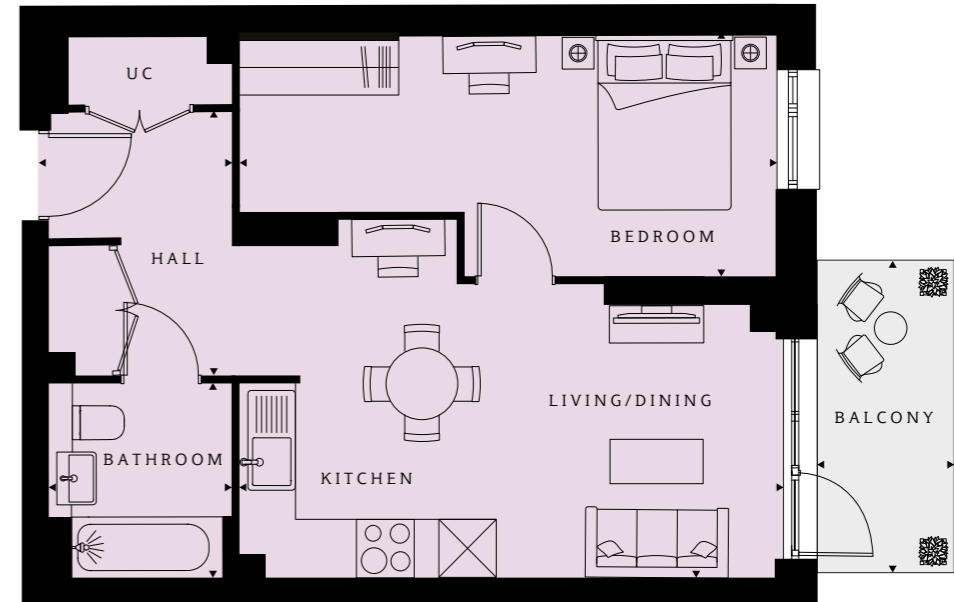
Bathroom
7'3" x 6'9" (2200 x 2050mm)

TOTAL AREA
541 ft² (50 m²)

Balcony
11'5" x 5'1" (3478 x 1550mm)

Floor	Plot
20	_____
19	_____
18	_____
17	_____
16	_____
15	_____
14	_____
13	_____
12	_____ 392
11	_____ 384
10	_____ 376
9	_____ 368
8	_____ 360
7	_____ 352
6	_____
5	_____
4	_____
3	_____
2	_____
1	_____
G	_____

1 BEDROOM APARTMENT



Levels 13 to 14

Living/Kitchen/Dining
19'10" x 10'10" (6048 x 3314mm)

Bedroom
19'10" x 9'0" (6048 x 2754mm)

Bathroom
7'3" x 6'9" (2200 x 2058mm)

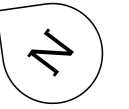
TOTAL AREA
541 ft² (50 m²)

Balcony
11'5" x 5'1" (3478 x 1550mm)

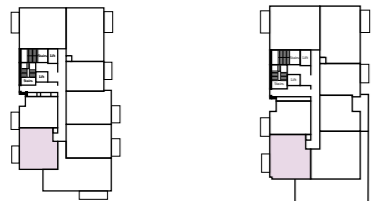
Floor	Plot
20	_____
19	_____
18	_____
17	_____
16	_____
15	_____
14	_____ 408
13	_____ 400
12	_____
11	_____
10	_____
9	_____
8	_____
7	_____
6	_____
5	_____
4	_____
3	_____
2	_____
1	_____
G	_____



PULLMAN HOUSE



1 BEDROOM APARTMENT



Levels 7 to 14

Level 15

Living/Kitchen/Dining
12'10" x 15'4" (3923 x 4677mm)

Bedroom
11'8" x 10'8" (3553 x 3262mm)

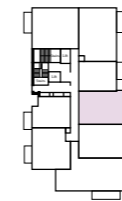
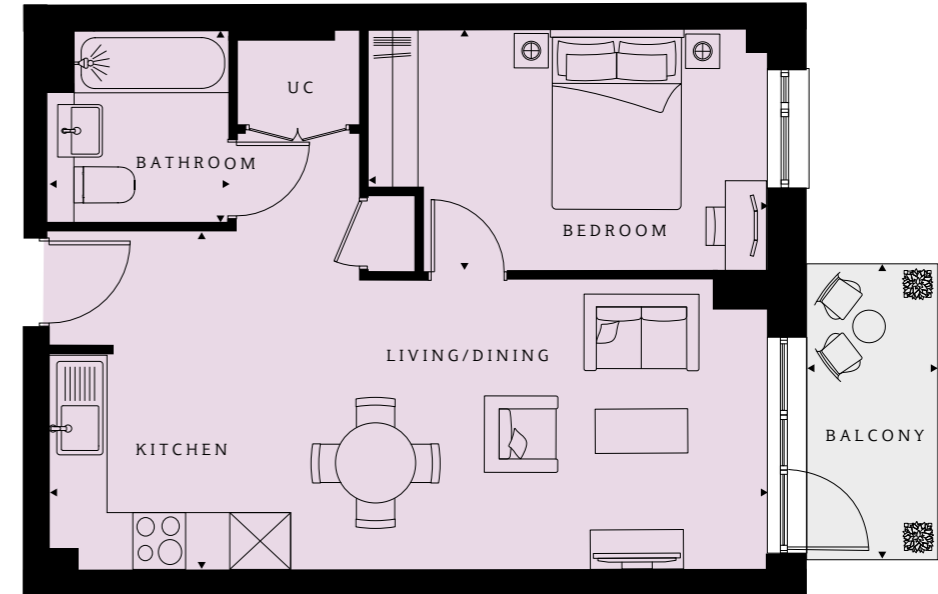
Bathroom
7'3" x 6'9" (2200 x 2050mm)

TOTAL AREA
538ft² (50m²)

Balcony
11'5" x 5'1" (3478 x 1550mm)

Floor	Plot
20	_____
19	_____
18	_____
17	_____
16	_____
15	_____ 416
14	_____ 409
13	_____ 401
12	_____ 393
11	_____ 385
10	_____ 377
9	_____ 369
8	_____ 361
7	_____ 353
6	_____
5	_____
4	_____
3	_____
2	_____
1	_____
G	_____

1 BEDROOM APARTMENT



Levels 8 to 12

Living/Kitchen/Dining
19'10" x 10'10" (6048 x 3314mm)

Bedroom
19'10" x 9'0" (6048 x 2754mm)

Bathroom
7'3" x 6'9" (2200 x 2058mm)

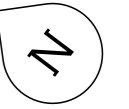
TOTAL AREA
543 ft² (50 m²)

Balcony
11'5" x 5'1" (3478 x 1550mm)

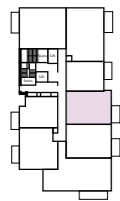
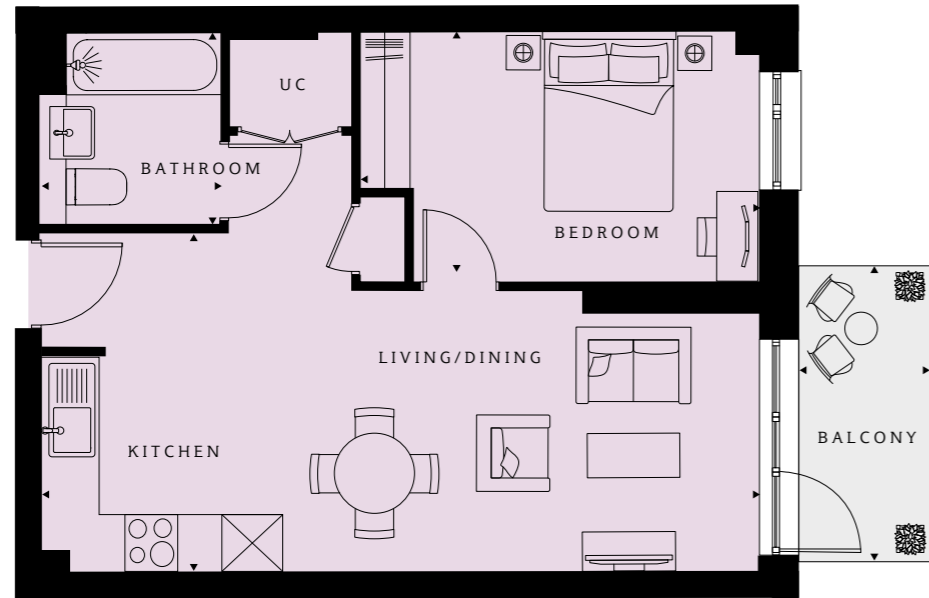
Floor	Plot
20	_____
19	_____
18	_____
17	_____
16	_____
15	_____
14	_____
13	_____
12	_____ 391
11	_____ 383
10	_____ 375
9	_____ 367
8	_____ 359
7	_____
6	_____
5	_____
4	_____
3	_____
2	_____
1	_____
G	_____



PULLMAN HOUSE



1 BEDROOM APARTMENT



Levels 13 & 14

Living/Kitchen/Dining
19'10" x 10'10" (6048 x 3314mm)

Bedroom
19'10" x 9'0" (6048 x 2754mm)

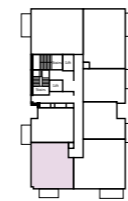
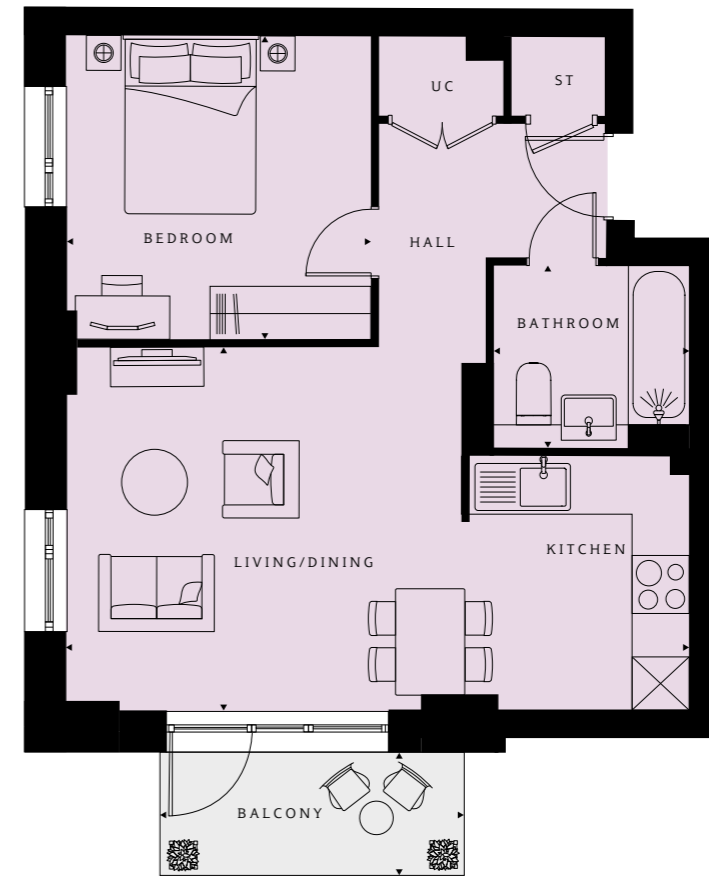
Bathroom
7'3" x 6'9" (2200 x 2058mm)

TOTAL AREA
537 ft² (50 m²)

Balcony
11'5" x 5'1" (3478 x 1550mm)

Floor	Plot
20	_____
19	_____
18	_____
17	_____
16	_____
15	_____
14	_____ 407
13	_____ 399
12	_____
11	_____
10	_____
9	_____
8	_____
7	_____
6	_____
5	_____
4	_____
3	_____
2	_____
1	_____
G	_____

1 BEDROOM APARTMENT



Levels 16 to 20

Living/Kitchen/Dining
12'10" x 15'4" (3923 x 4677mm)

Bedroom
11'8" x 10'8" (3553 x 3262mm)

Bathroom
7'3" x 6'9" (2200 x 2050mm)

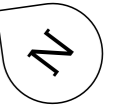
TOTAL AREA
538ft² (50m²)

Balcony
11'5" x 5'1" (3478 x 1550mm)

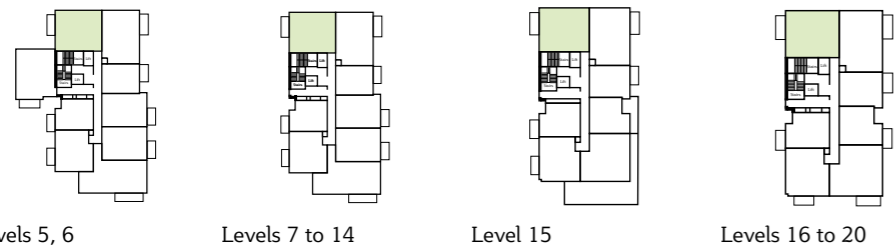
Floor	Plot
20	_____ 451
19	_____ 444
18	_____ 437
17	_____ 430
16	_____ 423
15	_____
14	_____
13	_____
12	_____
11	_____
10	_____
9	_____
8	_____
7	_____
6	_____
5	_____
4	_____
3	_____
2	_____
1	_____
G	_____



PULLMAN HOUSE



2 BEDROOM APARTMENT



Floor	Plot
20	453
19	446
18	439
17	432
16	425
15	418
14	410
13	402
12	394
11	386
10	378
9	370
8	362
7	354
6	346
5	337
4	
3	
2	
1	
G	

Living/Kitchen/Dining
13'6" x 12'11" (4118x 3930mm)

Bedroom 1
11'3" x 11'3" (3432 x 3438mm)

En-Suite
7'3" x 5'1" (2205 x 1550mm)

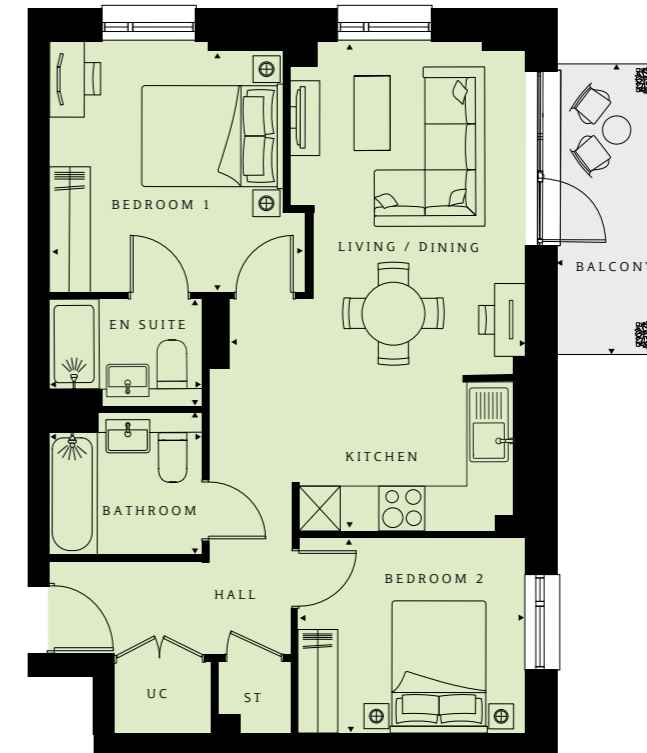
Bedroom 2
10'0" x 9'0" (3050 x 2745mm)

Bathroom
7'3" x 6'9" (2205 x 2050mm)

TOTAL AREA
692 ft² (64 m²)

Balcony
13'8" x 5'1" (4153 x 1550mm)

2 BEDROOM APARTMENT



Floor	Plot
20	454
19	447
18	440
17	433
16	426
15	419
14	411
13	403
12	395
11	387
10	379
9	371
8	363
7	355
6	347
5	338
4	
3	
2	
1	
G	

Living/Kitchen/Dining
16'2" x 11'2" (4930x 3394mm)

Bedroom 1
11'0" x 11'10" (3354 x 3615mm)

En-Suite
7'3" x 5'1" (2200 x 1550mm)

Bedroom 2
9'1" x 10'9" (2777 x 3268mm)

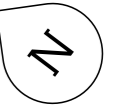
Bathroom
7'3" x 6'9" (2200 x 2050mm)

TOTAL AREA
719ft² (67m²)

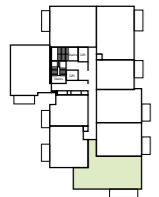
Balcony
13'8" x 5'1" (4153 x 1550mm)



PULLMAN HOUSE



2 BEDROOM APARTMENT



Levels 5, 6



Levels 7 to 14

Living/Kitchen/Dining
19'4" x 13'0" (5892 x 3951mm)

Bedroom 1
12'8" x 11'3" (3863 x 3423mm)

En suite
7'3" x 5'1" (2200 x 1550mm)

Bedroom 2
8'2" x 10'11" (2500 x 3324mm)

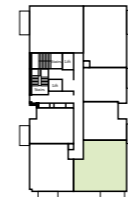
Bathroom
7'3" x 6'9" (2200 x 2050mm)

TOTAL AREA
781 ft² (73 m²)

Balcony
18'1" x 5'1" (5503 x 1550mm)

Floor	Plot
20	
19	
18	
17	
16	
15	
14	412
13	404
12	396
11	388
10	380
9	372
8	364
7	356
6	348
5	339
4	
3	
2	
1	
G	

2 BEDROOM APARTMENT



Levels 16 to 20

Living/Kitchen/Dining
14'11" x 10'0" (4557 x 3041mm)

Bedroom 1
11'8" x 12'1" (3558 x 3695mm)

En-Suite
7'3" x 5'1" (2200 x 1550mm)

Bedroom 2
7'10" x 10'7" (2390 x 3225mm)

Bathroom
7'3" x 6'9" (2200 x 2050mm)

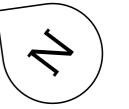
TOTAL AREA
689ft² (64 m²)

Balcony
13'8" x 5'1" (4153 x 1550mm)

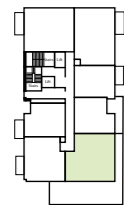
Floor	Plot
20	452
19	445
18	438
17	431
16	424
15	
14	
13	
12	
11	
10	
9	
8	
7	
6	
5	
4	
3	
2	
1	
G	



PULLMAN HOUSE



2 BEDROOM APARTMENT



Level 15

Living/Kitchen/Dining
14'11" x 10'0" (4557x 3041mm)

Bedroom 1
11'8" x 12'1" (3558 x 3695mm)

En-Suite
7'3" x 5'1" (2200 x 1550mm)

Bedroom 2
7'10" x 10'7" (2390 x 3225mm)

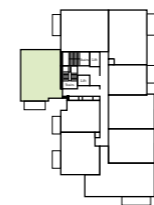
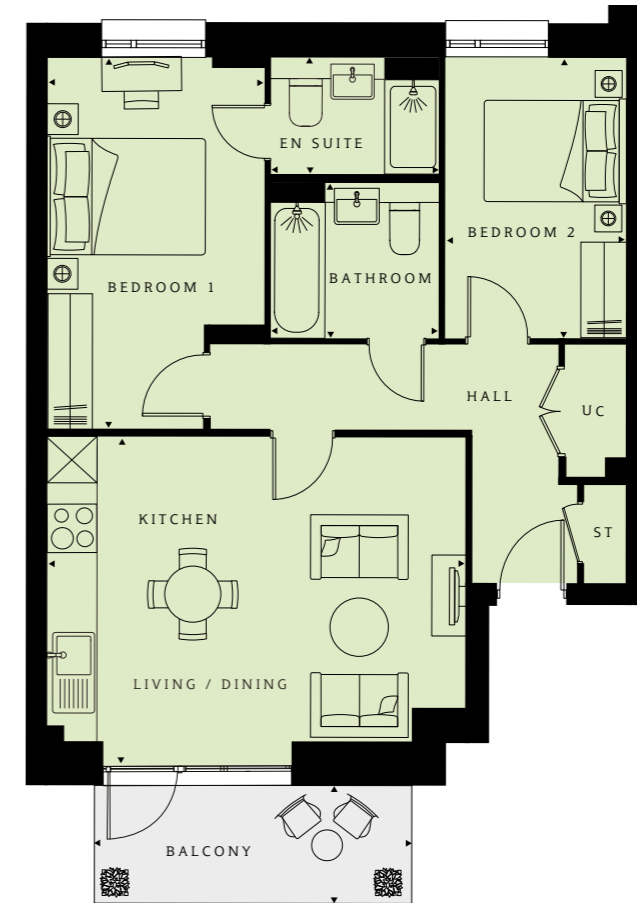
Bathroom
7'3" x 6'9" (2200 x 2050mm)

TOTAL AREA
689ft² (64 m²)

Terrace
40'7" x 39'4" (12363 x 11987mm)

Floor	Plot
20	_____
19	_____
18	_____
17	_____
16	_____
15	417
14	_____
13	_____
12	_____
11	_____
10	_____
9	_____
8	_____
7	_____
6	_____
5	_____
4	_____
3	_____
2	_____
1	_____
G	_____

2 BEDROOM APARTMENT



Levels 5, 6

Living/Kitchen/Dining
14'4" x 18'0" (4368x 5493mm)

Bedroom 1
15'9" x 9'3" (4810 x 2825mm)

En-Suite
7'3" x 5'1" (2200 x 1550mm)

Bedroom 2
12'1" x 7'11" (3680 x 2407mm)

Bathroom
7'3" x 6'9" (2200 x 2050mm)

TOTAL AREA
692ft² (64m²)

Balcony
13'8" x 5'1" (4153 x 1550mm)

Floor	Plot
20	_____
19	_____
18	_____
17	_____
16	_____
15	_____
14	_____
13	_____
12	_____
11	_____
10	_____
9	_____
8	_____
7	_____
6	345
5	336
4	_____
3	_____
2	_____
1	_____
G	_____





APARTMENT SPECIFICATION

KITCHEN

- Individually designed handleless-style kitchens with soft-close doors and drawers
- Colour choice of wall and base units*
- Matching worktops and full-height upstands
- Under-cabinet lighting
- Stainless steel single bowl sink and chrome tap
- Fully integrated appliances including single oven, ceramic hob, dishwasher, fridge freezer and extractor

BATHROOM

- White semi-recessed hand basin
- Back-to-wall WC with soft-close seat
- Concealed cistern and dual flushplate
- White acrylic bath
- Bath screen and shower above bath
- Heated towel rail
- Shaver socket
- Ceramic floor and wall tiles

EN SUITE

- White semi-recessed hand basin
- Back-to-wall WC with soft-close seat
- Concealed cistern and dual flushplate
- White shower tray
- Chrome shower doors
- Heated towel rail
- Shaver socket
- Ceramic floor and wall tiles

BEDROOMS

- BT TV/FM connectivity to main bedroom

GENERAL

- Flooring included throughout
- Spotlights in kitchen and bathroom(s)
- Pendant lighting in hallway, living area and bedrooms
- Video door entry
- BT TV/Sky Q/FM connectivity to living area
- Fibre broadband connectivity
- 12-hour concierge service

*Subject to build stage





ADDITIONAL INFORMATION

ADDRESS

Brook Avenue, Wembley, London HA9 8PW

Local authority

London Borough of Brent

ESTIMATED CHARGES

Estimated service charge per annum

1-bedroom: £1,358 - £1,835

2-bedroom: £2,329 - £2,592

MISCELLANEOUS

Building Warranty

2 years fixtures and fittings

10 year NHBC**

Length of lease

999 years

Reservation deposit

£1,000†

Terms of payment

10% of purchase price payable on exchange.

Balance of purchase price to be paid on completion

VENDOR'S SOLICITOR

Winckworth Sherwood

Telephone

020 7593 5054

Email

bdwteam@wslaw.co.uk

Address

5 Montague Close, London SE1 9BB

NEW HOMES QUALITY CODE

Housebuilders and developers who build new homes will be expected to register with the New Homes Quality Board (NHQB). As long as a housebuilder or developer has followed the correct registration process, including completing the necessary training, introducing a complaints procedure, and following other processes and procedures that are needed to meet the requirements of this New Homes Quality Code (the code), they will become a registered developer.

Registered developers agree to follow the code and the New Homes Ombudsman Service, including accepting the decisions of the New Homes Ombudsman in relation to dealings with customers. If a registered developer does not meet the required standards, or fails to accept and act in line with the decisions of the New Homes Ombudsman, they may have action taken against them, including being removed from the register of registered developers.

The code sets out the requirements that registered developers must meet. The code may be updated from time to time to reflect changes to industry best practice as well as the decisions of the New Homes Ombudsman Service.

All homes built by registered developers must meet building-safety and other regulations. All registered developers should aim to make sure there are no snags or defects in their properties before the keys are handed over to a customer. If there are any snags or defects, these should be put right within the agreed timescales.

What the code covers

For the purposes of this code, 'customer' means a person who is buying or intends to buy a new home which they will live in or give to another person. (If a new home is being bought in joint names, 'the customer' includes all the joint customers.) However, the New Homes Quality Board have also started work to consider other groups of customers and what they should be able to expect from a new home. This includes shared owners and people who are buying a new home to let to other people. Any changes the New Homes Quality Board make to the code to reflect the needs of other groups of customers will be developed through consultation, and they will continually assess and review the effectiveness of the code, and any new laws or regulations that apply. Other areas which are not covered by the code are claims for loss of property value or blight (where a property falls in value or becomes difficult to sell because of major public work in the area), personal injury or claims that are not covered by the scheme rules of the New Homes Ombudsman Service.



Nothing in this code affects any other rights the customer has by law and does not replace any legislation that applies to the new home. Customers do not have to make a complaint to the New Homes Ombudsman Service if they are not satisfied with a matter that is covered by the code. They may decide to take other action such as through the civil courts or other ombudsman or regulator. All images used are for illustrative purposes. These and the dimensions given are illustrative for this house type and individual properties may differ. Please check with your Sales Adviser in respect of individual properties. We give maximum dimensions within each room which includes areas of fixtures and fittings including fitted furniture. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. All images, photographs and dimensions are not intended to be relied upon nor to form part of any contract unless specifically incorporated in writing into the contract. We are on the New Homes Quality Code register of registered developers.

WHY BARRATT LONDON?

BARRATT LONDON'S VISION

Since the construction of our first London development in 1982, our goal has been to provide high-quality homes for all Londoners by focusing on excellence in design, construction and customer service. The supply of new housing is essential to the continued growth of London as a major global city and Barratt London is proud to be contributing to this with the delivery of 1,500 new homes each year.

FIVE-STAR CUSTOMER SERVICE

As part of Barratt Developments PLC, the UK's most recommended housebuilder, we are fully committed to delivering a superior service for our customers and have been awarded the maximum five-star rating for customer satisfaction by the Home Builders Federation every year since 2010*. For our customers, this means that when you buy a Barratt London home, you can be confident you are buying a home of quality and receiving the very best in customer service.

REAL PEACE OF MIND

Not only does every Barratt London home come with a ten-year structural guarantee from the NHBC, it also comes with a two-year fixtures and fittings warranty**, giving you added peace of mind from the moment you move in.

A PERFECT PARTNERSHIP

Wembley Park Gardens is the second residential development being delivered in partnership between Transport for London (TfL) and Barratt London. TfL is taking forward its development activity through a commercial property company (TTL Properties) that is wholly owned by TfL, but financed independently of the transport network. The programme will see new commercial office developments and thousands of high-quality new homes, built on its land across the capital as well as investment in its current commercial asset base. TTLP and Barratt London are completing their first joint venture development together in 2023 at Blackhorse View in north-east London. The landmark development is delivering 350 high quality, energy efficient new homes in the borough of Waltham Forest, as well as 18,000 sq ft of commercial space and a range of improvements for the local community such as a new cycle hub and public realm enhancements.

We are the only major national housebuilder to be awarded this award every year since 2010. "we" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes.

**First two years covered by Builder Warranty and NHBC Guarantee or similar. Years three-ten covered by NHBC insurance or similar. Full exclusions and limitations can be found on the NHBC website. Please note that all images are for illustrative purposes only. Final elevations of the property purchased may differ from those shown. Images include optional upgrades at additional cost. Please see our Image Disclaimer for further details.





"We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. Computer generated images, maps and development layouts are intended for illustrative purposes and should be treated as general guidance only. The features, designs, materials and visual depictions of and in our Show Apartments and in our Show Apartment photography must be treated as general illustration and guidance. Images may also include upgrades which are available at extra cost. Furniture and furnishings are not included. Fixtures, fittings and specification may be subject to change as necessary and without notice and their accuracy or completeness is not guaranteed. Nor are they intended to form part of any contract or a warranty unless specifically incorporated into the contract. Please ask your Sales Adviser for the current specification. Individual features such as windows, brick and other materials' colours may vary, as may drainage, heating and electrical layouts. Specification may be subject to change as necessary and without notice. Development layouts and landscaping, specification, dimensions and computer generated images are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. The development name, Wembley Park Gardens and building names are for marketing purposes only and may not be the designated postal address, which may be determined by The Post Office. All information in this document is correct to the best of our knowledge at the time of issue March 2023. Calls to 03 numbers are charged at the same rate as dialling an 01 or 02 number. If your fixed line or mobile service has inclusive minutes to 01/02 numbers, then calls to 03 are counted as part of this inclusive call volume. Non-BT customers and mobile phone users should contact their service providers for information about the cost of calls. †Reservation deposit is refundable subject to admin costs incurred by Barratt London. Subject to status, terms and conditions apply. See www.barratthomes.co.uk for full details. BDW Trading Limited (number 0318173) whose registered office is at Barratt House, Cartwright Way, Forest Business Park, Bardon Hill, Coalville, Leicestershire LE67 1UF ("BDW") is a subsidiary of Barratt Developments PLC.

A joint partnership



BARRATT
— LONDON —

WEMBLEY