



WEMBLEY PARK GARDENS

STEPHENSON HOUSE APARTMENTS

A joint partnership



BARRATT
— LONDON —

PARK GARDENS

WEMBLEY PARK CHANGELINGS





111

1 & 2-bedroom, high quality apartments

Rising to 16 storeys, Stephenson House will provide 111 high quality, energy-efficient one and two-bedroom apartments.

Thoughtful, open-plan layouts deliver spacious, flowing interiors, creating highly flexible living areas, ideal for modern, city living. Adding to the sense of space, a private balcony or terrace to every home provides a great outdoor extension to the living area.

Apartments feature stylish, fitted kitchens with modern, integrated appliances, including a high-quality oven, hob, 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.



STEPHENSON HOUSE



- Affordable housing
- Private sale
- Concierge

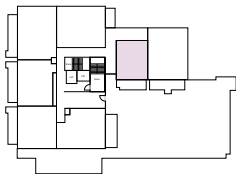
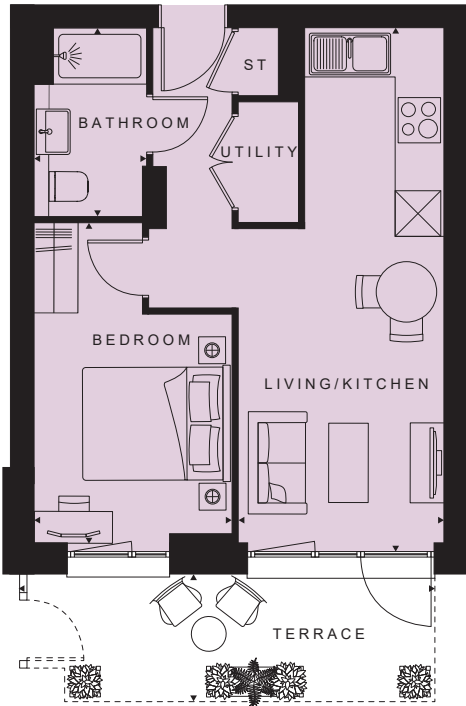
Images and development layouts are for illustrative purposes, should be used for general guidance only and are not intended to form part of any contract or warranty unless specifically incorporated in writing. Development layouts including house types and tenures, the location of affordable housing, parking arrangements, play areas, landscaping and public open spaces are subject to change including any changes required due to a change in planning permission. 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.



STEPHENSON HOUSE



1 BEDROOM APARTMENT

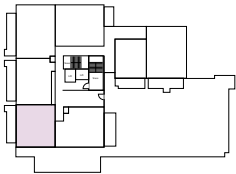
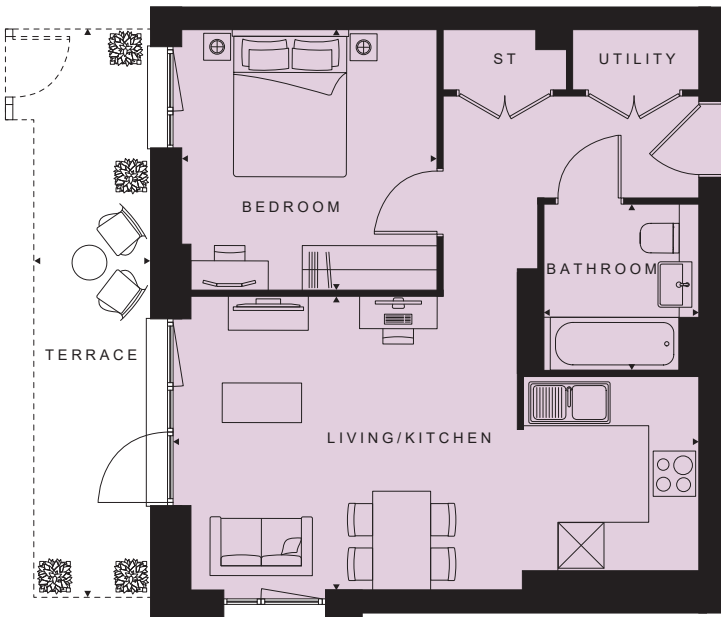


Level 1

Living/Kitchen/Dining
22'9" x 8'11" (6930 x 2730mm)
Bedroom
14'0" x 8'8" (4260 x 2630mm)
Bathroom
8'2" x 4'11" (2500 x 1550mm)
TOTAL AREA
400 ft² (37 m²)
Terrace
17'8" x 5'7" (5395 x 1700mm)

Floor	Plot
16	
15	
14	
13	
12	
11	
10	
9	
8	
7	
6	
5	
4	
3	
2	
1	201
G	

1 BEDROOM APARTMENT



Level 1

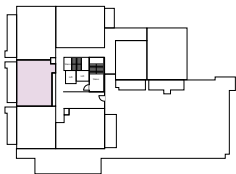
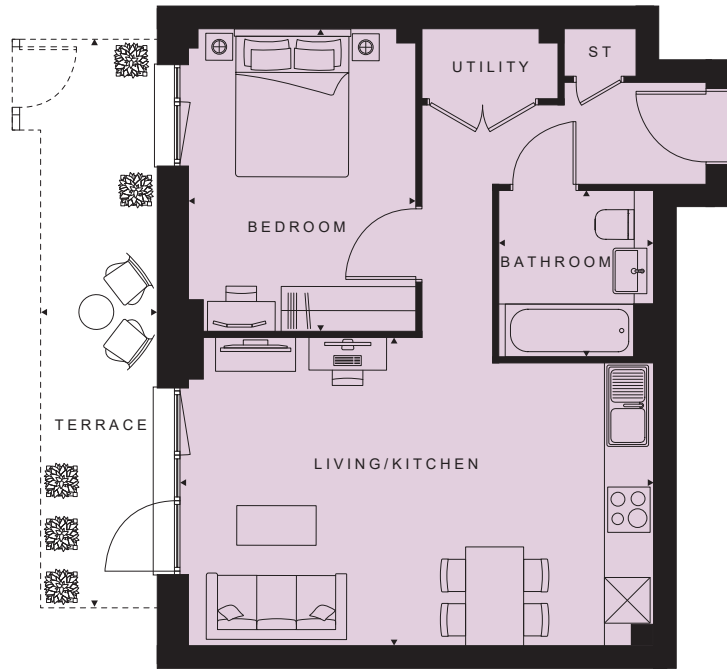
Living/Kitchen/Dining
22'9" x 12'9" (6945 x 3885mm)
Bedroom
11'4" x 11'1" (3450 x 3365mm)
Bathroom
7'3" x 6'9" (2200 x 2050mm)
TOTAL AREA
543 ft² (50 m²)
Terrace
22'6" x 5'1" (6865 x 1555mm)

Floor	Plot
16	
15	
14	
13	
12	
11	
10	
9	
8	
7	
6	
5	
4	
3	
2	
1	202
G	

STEPHENSON HOUSE



1 BEDROOM APARTMENT

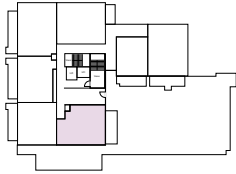
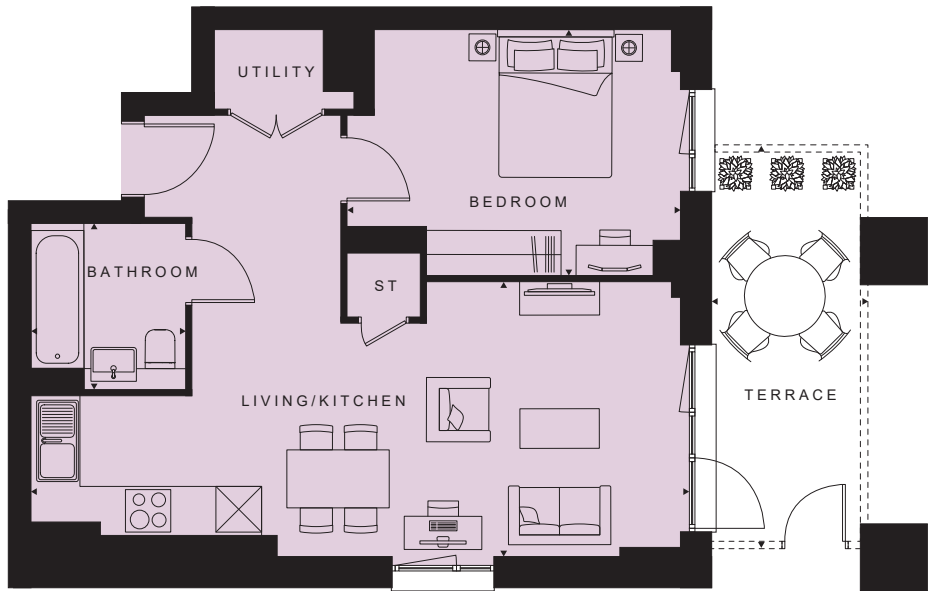


Level 1

Living/Kitchen/Dining
20'6" x 13'4" (6255 x 4075mm)
Bedroom
9'10" x 13'1" (3000 x 4000mm)
Bathroom
7'3" x 6'9" (2200 x 2050mm)
TOTAL AREA
549 ft² (51 m²)
Terrace
24'8" x 5'1" (7515 x 1555mm)

Floor	Plot
16	
15	
14	
13	
12	
11	
10	
9	
8	
7	
6	
5	
4	
3	
2	
1	203
G	

1 BEDROOM APARTMENT



Level 1

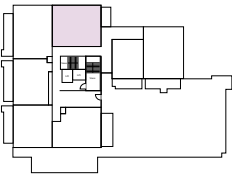
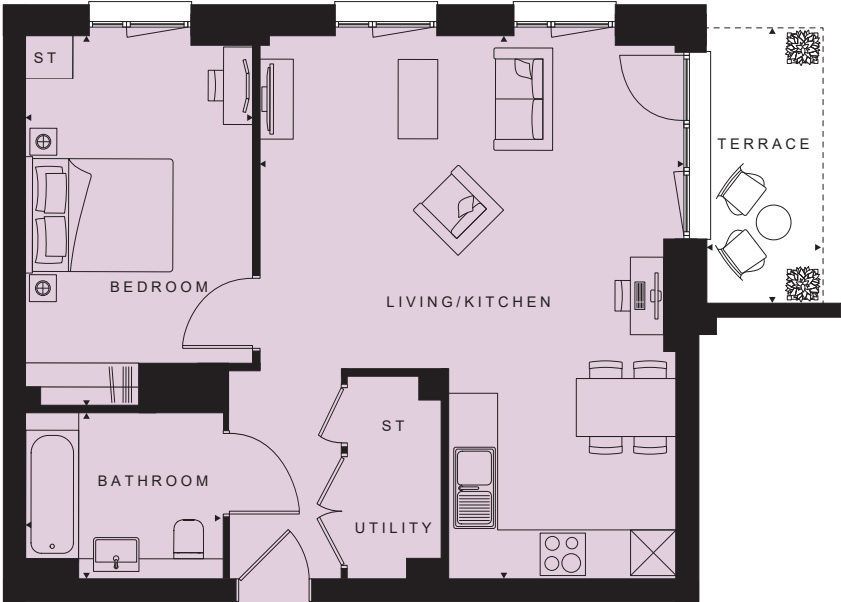
Living/Kitchen/Dining
28'7" x 11'8" (8700 x 3540mm)
Bedroom
14'5" x 11'0" (4405 x 3350mm)
Bathroom
7'3" x 6'9" (2200 x 2050mm)
TOTAL AREA
586 ft² (54 m²)
Terrace
6'6" x 19'11" (1980 x 6065mm)

Floor	Plot
16	
15	
14	
13	
12	
11	
10	
9	
8	
7	
6	
5	
4	
3	
2	
1	204
G	

STEPHENSON HOUSE



1 BEDROOM APARTMENT

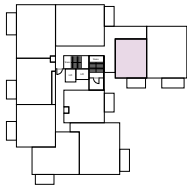


Level 1

Living/Kitchen/Dining
23'6" x 18'4" (7175 x 5585mm)
Bedroom
14'1" x 9'11" (4280 x 3035mm)
Bathroom
7'3" x 6'9" (2200 x 2600mm)
TOTAL AREA
661 ft² (61 m²)
Terrace
12'2"x 5'1" (3705 x 1555mm)

Floor	Plot
16	
15	
14	
13	
12	
11	
10	
9	
8	
7	
6	
5	
4	
3	
2	
1	205
G	

1 BEDROOM APARTMENT



Levels 2 to 6

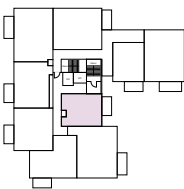
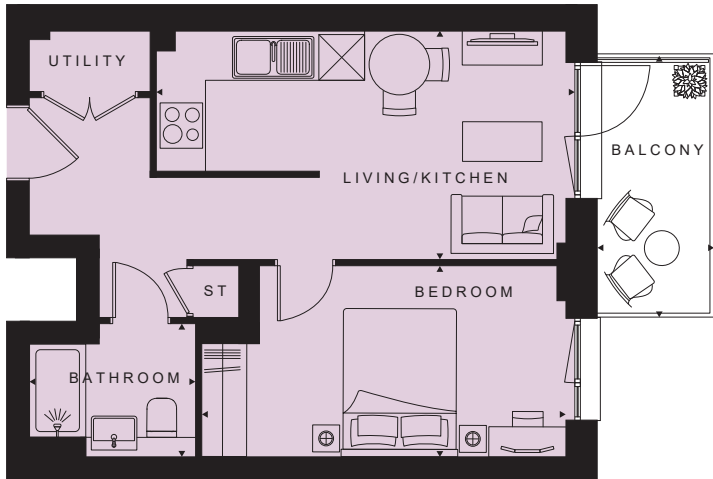
Living/Kitchen/Dining
22'9" x 8'11" (6930 x 2730mm)
Bedroom
13'11" x 8'8" (4235 x 2630mm)
Bathroom
8'2" x 4'11" (2500 x 1550mm)
TOTAL AREA
400 ft² (37 m²)
Balcony
11'1" x 4'11" (3380 x 1500mm)

Floor	Plot
16	
15	
14	
13	
12	
11	
10	
9	
8	
7	
6	244
5	235
4	226
3	217
2	208
1	
G	

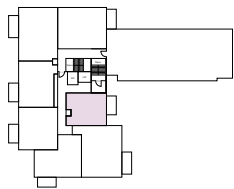
STEPHENSON HOUSE



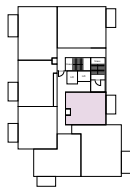
1 BEDROOM APARTMENT



Levels 2 to 6



Level 7

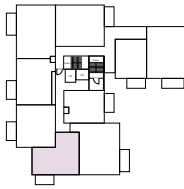


Levels 8 to 10

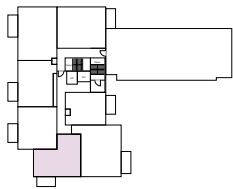
Living/Kitchen/Dining 17'11" x 9'11" (5470 x 3015mm)	
Bedroom 15'9" x 8'2" (4805 x 2490mm)	
Bathroom 7'3" x 5'10" (2200 x 1780mm)	
TOTAL AREA 414 ft² (39 m²)	
Balcony 11'1" x 4'11" (3380 x 1550mm)	

Floor	Plot
16	
15	
14	
13	
12	
11	
10	274
9	267
8	260
7	253
6	245
5	236
4	227
3	218
2	209
1	
G	

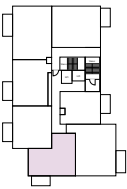
1 BEDROOM APARTMENT



Levels 2 to 6



Level 7



Levels 8 to 10

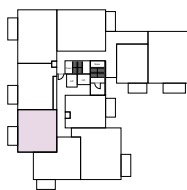
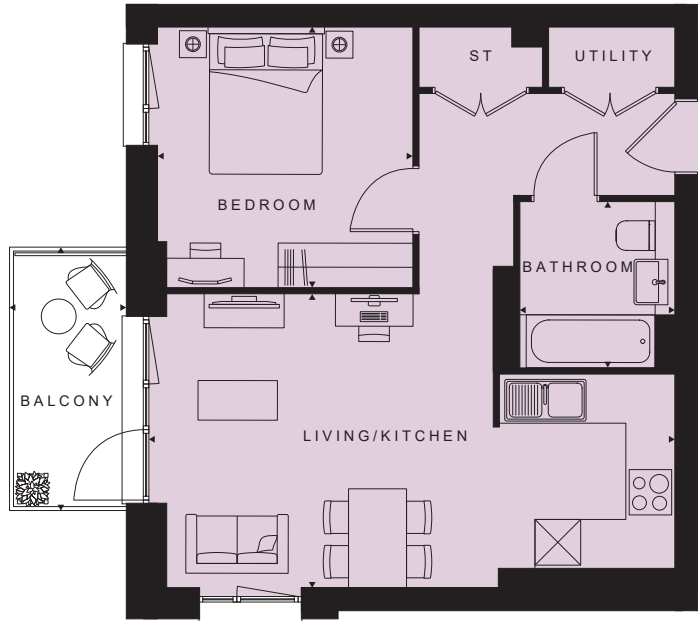
Living/Kitchen/Dining 17'10" x 16'0" (5445 x 4880mm)	
Bedroom 9'0" x 16'0" (2755 x 4870mm)	
Bathroom 7'3" x 6'9" (2200 x 2050mm)	
TOTAL AREA 539 ft² (50 m²)	
Balcony 11'1" x 4'11" (3380 x 1500mm)	

Floor	Plot
16	
15	
14	
13	
12	
11	
10	275
9	268
8	261
7	254
6	246
5	237
4	228
3	219
2	210
1	
G	

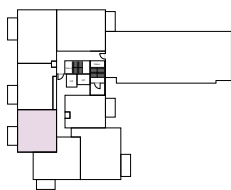
STEPHENSON HOUSE



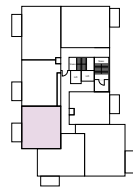
1 BEDROOM APARTMENT



Levels 2 to 6



Level 7

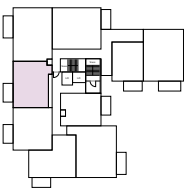


Levels 8 to 10

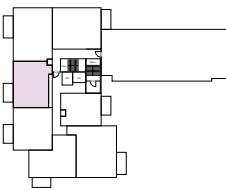
Living/Kitchen/Dining
22'9" x 12'9" (6945 x 3885mm)
Bedroom
11'4" x 11'1" (3450 x 3365mm)
Bathroom
7'3" x 6'9" (2200 x 2050mm)
TOTAL AREA
543 ft² (50 m²)
Balcony
11'1" x 4'11" (3380 x 1500mm)

Floor	Plot
16	
15	
14	
13	
12	
11	
10	276
9	269
8	262
7	255
6	247
5	238
4	229
3	220
2	211
1	
G	

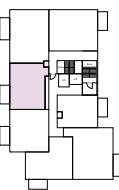
1 BEDROOM APARTMENT



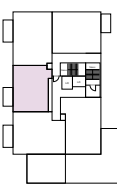
Levels 2 to 6



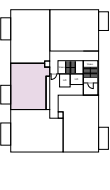
Level 7



Levels 8 to 10



Level 11



Levels 12 to 16

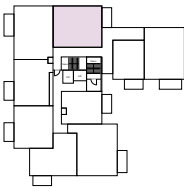
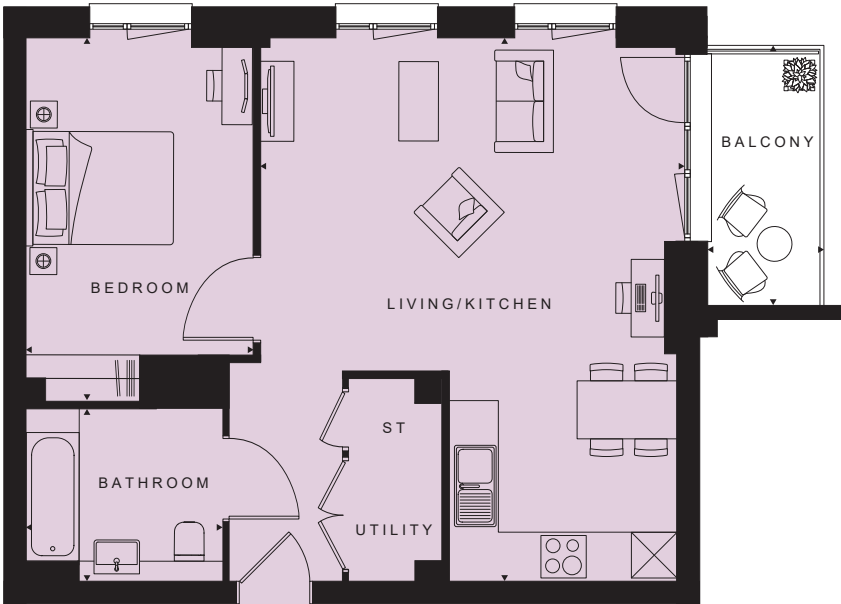
Living/Kitchen/Dining
20'6" x 13'4" (6255 x 4075mm)
Bedroom
9'10" x 13'1" (3000 x 4000mm)
Bathroom
7'3" x 6'9" (2200 x 2050mm)
TOTAL AREA
549 ft² (51 m²)
Balcony
11'1" x 4'11" (3380 x 1500mm)

Floor	Plot
16	306
15	301
14	296
13	291
12	286
11	281
10	277
9	270
8	263
7	256
6	248
5	239
4	230
3	221
2	212
1	
G	

STEPHENSON HOUSE



1 BEDROOM APARTMENT

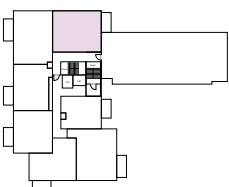
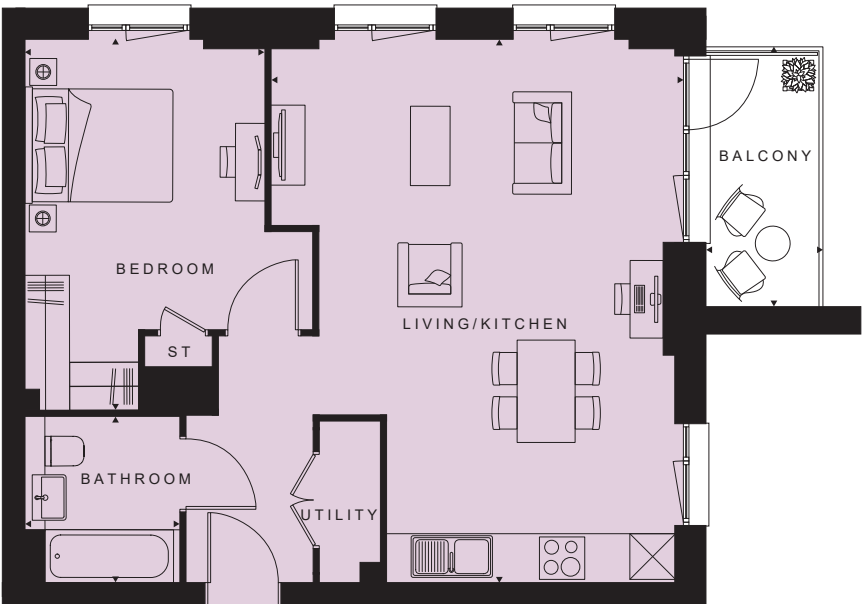


Levels 2 to 6

Living/Kitchen/Dining
23'6" x 18'4" (7175 x 5585mm)
Bedroom
16'1" x 9'11" (4895 x 3035mm)
Bathroom
7'3" x 8'7" (2200 x 2600mm)
TOTAL AREA
661 ft² (61 m²)
Balcony
11'3" x 4'11" (3430 x 1500mm)

Floor	Plot
16	
15	
14	
13	
12	
11	
10	
9	
8	
7	
6	249
5	240
4	231
3	222
2	213
1	
G	

1 BEDROOM APARTMENT



Level 7

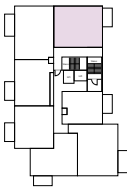
Living/Kitchen/Dining
23'6" x 17'10" (7175 x 5445mm)
Bedroom
10'5" x 16'1" (3175 x 4895mm)
Bathroom
7'3" x 6'9" (2200 x 2050mm)
TOTAL AREA
662 ft² (62 m²)
Balcony
11'2" x 4'11" (3395 x 1500mm)

Floor	Plot
16	
15	
14	
13	
12	
11	
10	
9	
8	
7	257
6	
5	
4	
3	
2	
1	
G	

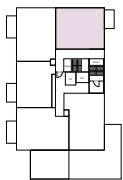
STEPHENSON HOUSE



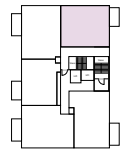
1 BEDROOM APARTMENT



Levels 8 to 10



Level 11



Levels 12 to 16

- Living/Kitchen/Dining**
18'4" x 23'6" (5585 x 7175mm)
- Bedroom**
9'11" x 16'1" (3035 x 4895mm)
- Bathroom**
7'3" x 8'6" (2200 x 2600mm)
- TOTAL AREA**
661 ft² (61 m²)
- Balcony**
11'1" x 4'11" (3380 x 1500mm)

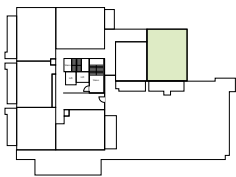
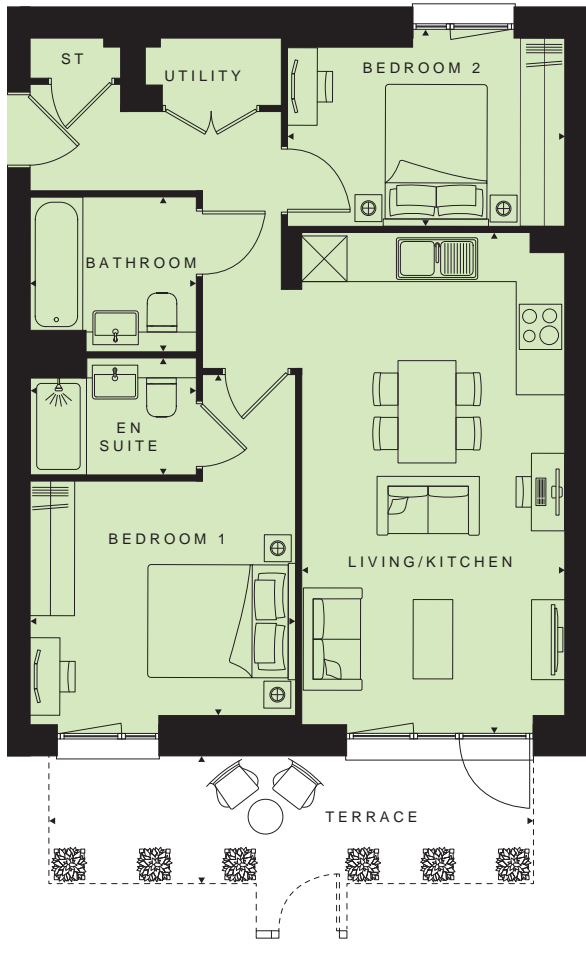
Floor	Plot
16	307
15	302
14	297
13	292
12	287
11	282
10	278
9	271
8	264
7	
6	
5	
4	
3	
2	
1	
G	



STEPHENSON HOUSE



2 BEDROOM APARTMENT



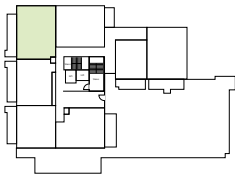
Level 1

Living/Kitchen/Dining
21'9" x 11'5" (6620 x 3485mm)
Bedroom 1
15'2" x 11'6" (4625 x 3515mm)
Bedroom 2
8'2" x 12'1" (2486 x 3675mm)
Bathroom
7'3" x 6'9" (2200 x 2050mm)
En suite
7'3" x 5'1" (2200 x 1550mm)

TOTAL AREA
694 ft² (64 m²)
Terrace
21'1" x 5'7" (6425 x 1700mm)

Floor	Plot
16	
15	
14	
13	
12	
11	
10	
9	
8	
7	
6	
5	
4	
3	
2	
1	206
G	

2 BEDROOM APARTMENT



Level 1

Living/Kitchen/Dining
11'0" x 21'7" (3350 x 6580mm)
Bedroom 1
11'1" x 11'6" (3380 x 3515mm)
Bedroom 2
10'5" x 9'2" (3170 x 2790mm)
Bathroom
7'3" x 6'9" (2200 x 2050mm)
En suite
7'3" x 5'1" (2200 x 1550mm)

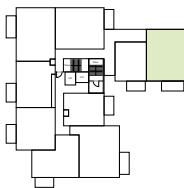
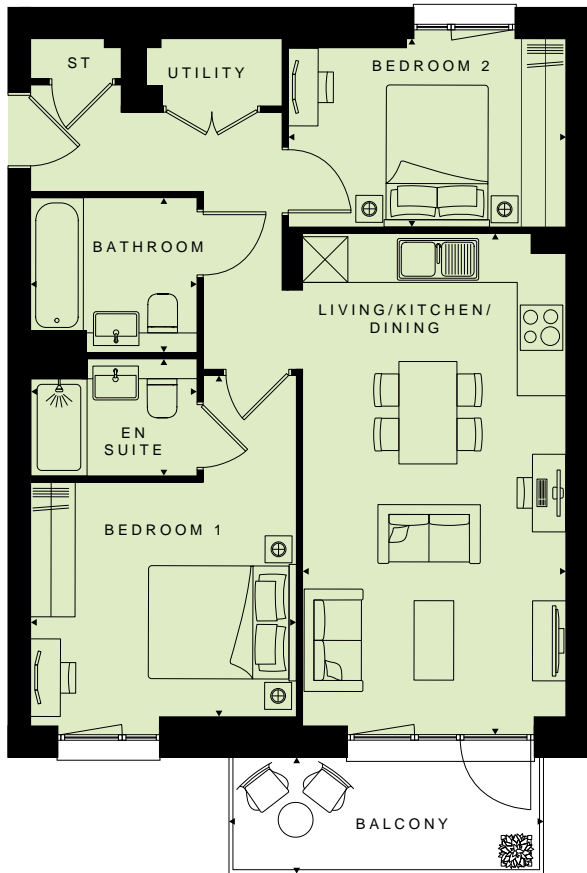
TOTAL AREA
694 ft² (64 m²)
Terrace
25'8" x 5'1" (7835 x 1555mm)

Floor	Plot
16	
15	
14	
13	
12	
11	
10	
9	
8	
7	
6	
5	
4	
3	
2	
1	207
G	

STEPHENSON HOUSE



2 BEDROOM APARTMENT



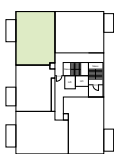
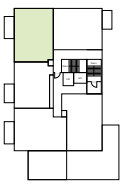
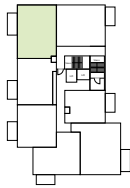
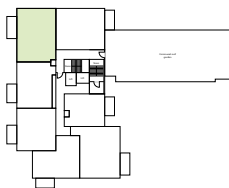
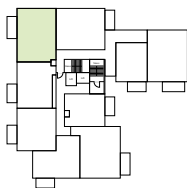
Levels 2 to 6

Living/Kitchen/Dining
21'9" x 11'5" (6625 x 3485mm)
Bedroom 1
15'2" x 11'6" (4625 x 3515mm)
Bedroom 2
8'1" x 12'1" (2485 x 3675mm)
Bathroom
7'3" x 6'9" (2200 x 2050mm)
En suite
7'3" x 5'1" (2200 x 1550mm)

TOTAL AREA
692 ft² (64 m²)
Balcony
13'4" x 4'11" (4055 x 1500mm)

Floor	Plot
16	
15	
14	
13	
12	
11	
10	
9	
8	
7	
6	250
5	241
4	232
3	223
2	214
1	
G	

2 BEDROOM APARTMENT



Levels 2 to 6

Level 7

Levels 8 to 10

Level 11

Levels 12 to 16

Living/Kitchen/Dining
11'0" x 21'8" (3350 x 6595mm)
Bedroom 1
11'1" x 11'6" (3380 x 3515mm)
Bedroom 2
10'5" x 9'2" (3170 x 2790mm)
Bathroom
7'3" x 6'9" (2200 x 2050mm)
En suite
7'3" x 5'1" (2200 x 1550mm)

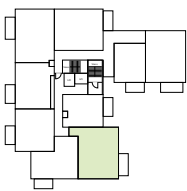
TOTAL AREA
689 ft² (64 m²)
Balcony
13'4" x 4'11" (4055 x 1500mm)

Floor	Plot
16	309
15	304
14	299
13	294
12	289
11	284
10	279
9	272
8	265
7	258
6	251
5	242
4	233
3	224
2	215
1	
G	

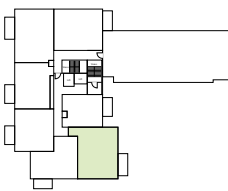
STEPHENSON HOUSE



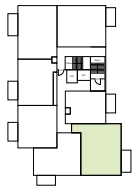
2 BEDROOM APARTMENT



Levels 2 to 6



Level 7



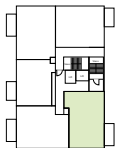
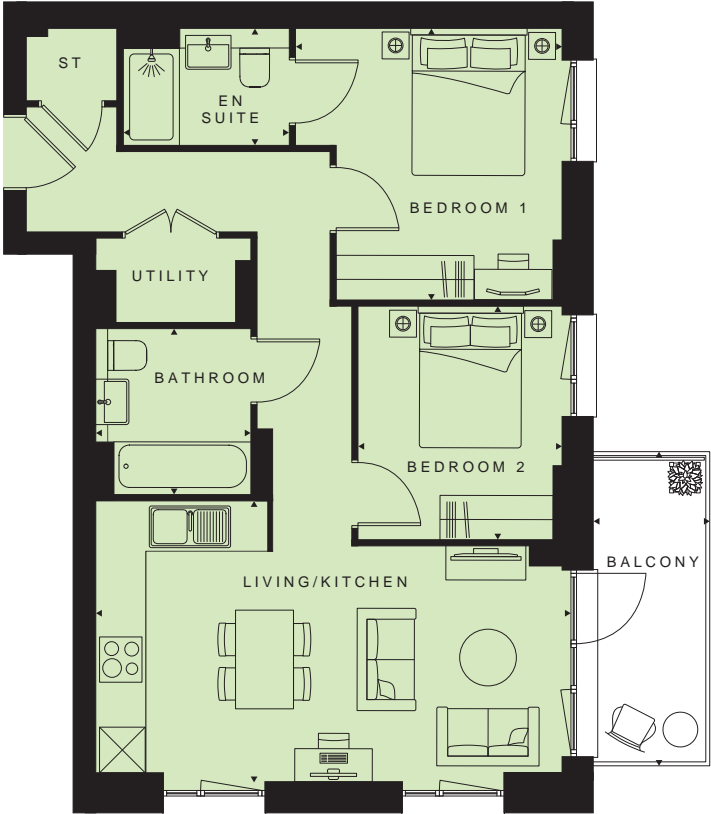
Levels 8 to 10

Living/Kitchen/Dining 19'0" x 12'2" (5780 x 3705mm)
Bedroom 1 11'0" x 12'10" (3355 x 3920mm)
Bedroom 2 8'8" x 10'8" (2650 x 3220mm)
Bathroom 7'3" x 6'9" (2200 x 2050mm)
En suite 7'3" x 5'1" (2200 x 1550mm)

TOTAL AREA 713 ft² (66 m²)
Balcony 13'4" x 4'11" (4055 x 1500mm)

Floor	Plot
16	
15	
14	
13	
12	
11	
10	280
9	273
8	266
7	259
6	252
5	243
4	234
3	225
2	216
1	
G	

2 BEDROOM APARTMENT



Levels 12 to 16

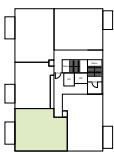
Living/Kitchen/Dining 20'7" x 12'4" (6275 x 3760mm)
Bedroom 1 11'7" x 11'10" (3525 x 3595mm)
Bedroom 2 9'4" x 10'2" (2845 x 3090mm)
Bathroom 6'9" x 7'3" (2050 x 2200mm)
En suite 7'3" x 5'1" (2200 x 1550mm)

TOTAL AREA 687 ft² (64 m²)
Balcony 13'4" x 4'11" (4055 x 1500mm)

Floor	Plot
16	308
15	303
14	298
13	293
12	288
11	
10	
9	
8	
7	
6	
5	
4	
3	
2	
1	
G	

STEPHENSON HOUSE

2 BEDROOM APARTMENT



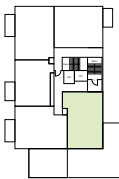
Levels 12 to 16

Living/Kitchen/Dining 19'6" x 12'9" (5940 x 3885mm)
Bedroom 1 11'0" x 13'2" (3355 x 4015mm)
Bedroom 2 11'4" x 10'7" (3235 x 3450mm)
Bathroom 7'3" x 6'9" (2200 x 2050mm)
En suite 7'3" x 5'1" (2200 x 1550mm)

TOTAL AREA 695 ft² (65 m²)
Balcony 13'4" x 4'11" (4055 x 1550mm)

Floor	Plot
16	310
15	305
14	300
13	295
12	290
11	
10	
9	
8	
7	
6	
5	
4	
3	
2	
1	
G	

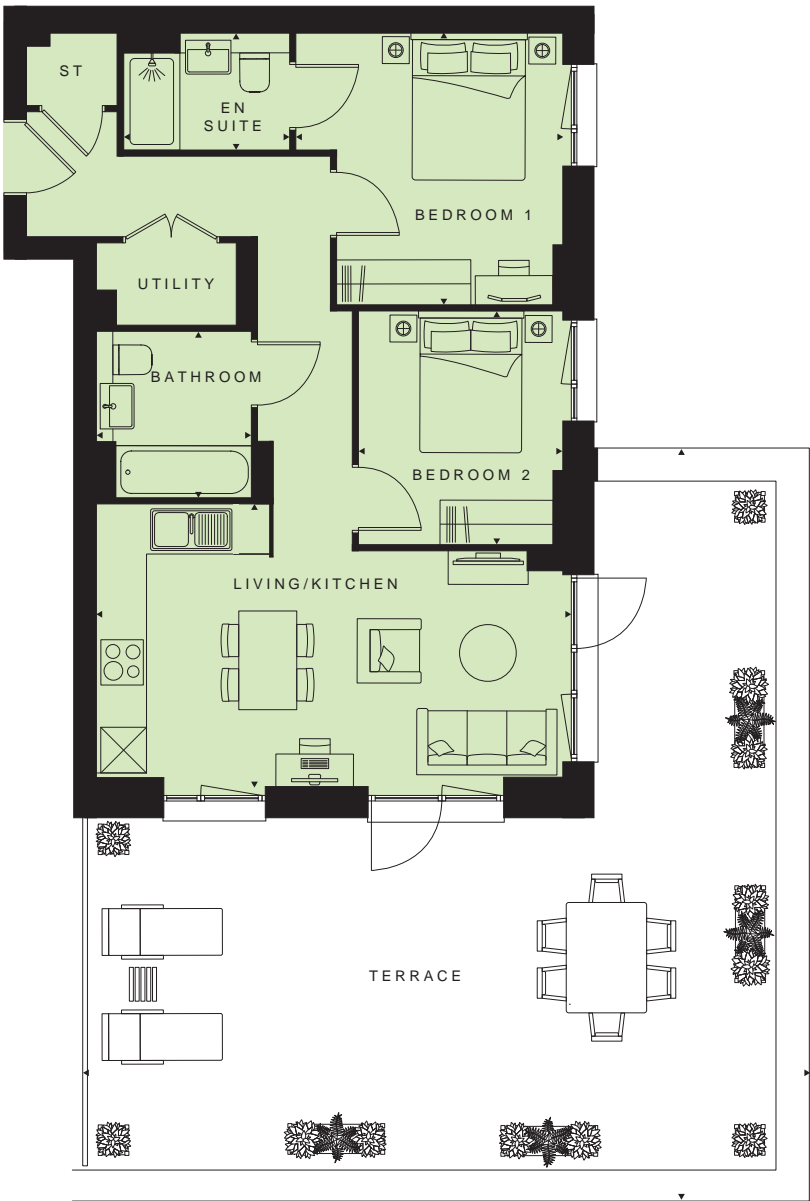
Floor	Plot
16	
15	
14	
13	
12	
11	283
10	
9	
8	
7	
6	
5	
4	
3	
2	
1	
G	



Level 11

Living/Kitchen/Dining 20'7" x 12'4" (6275 x 3760mm)
Bedroom 1 11'10" x 11'7" (3595 x 3525mm)
Bedroom 2 9'4" x 10'2" (2845 x 3090mm)
Bathroom 7'3" x 6'9" (2200 x 2050mm)
En suite 7'3" x 5'1" (2200 x 1550mm)

2 BEDROOM APARTMENT



Living/Kitchen/Dining 20'7" x 12'4" (6275 x 3760mm)
Bedroom 1 11'10" x 11'7" (3595 x 3525mm)
Bedroom 2 9'4" x 10'2" (2845 x 3090mm)
Bathroom 7'3" x 6'9" (2200 x 2050mm)
En suite 7'3" x 5'1" (2200 x 1550mm)

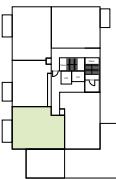
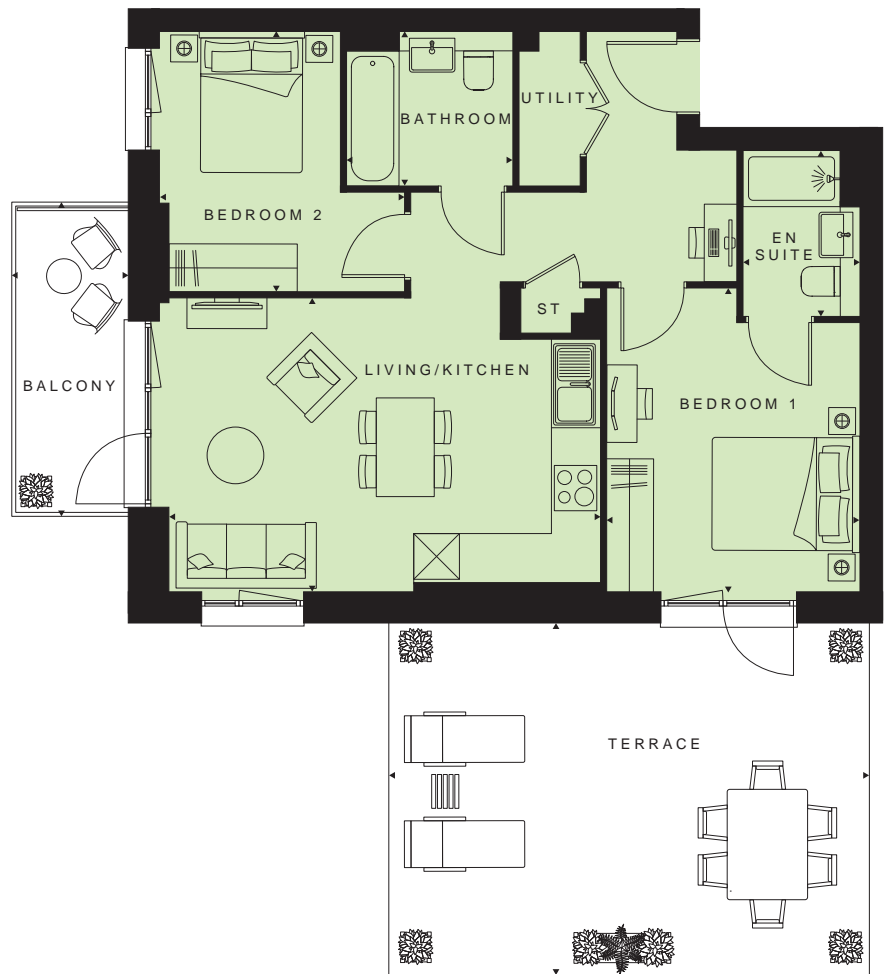
TOTAL AREA 686 ft² (64 m²)
Terrace 29'9" x 29'4" (9080 x 8940mm)



STEPHENSON HOUSE



2 BEDROOM APARTMENT



Level 11

- Living/Kitchen/Dining**
18'9" x 12'9" (5710 x 3880mm)
- Bedroom 1**
11'0" x 13'2" (3355 x 4015mm)
- Bedroom 2**
10'7" x 11'4" (3235 x 3450mm)
- Bathroom**
7'3" x 6'9" (2200 x 2050mm)
- En suite**
7'3" x 5'1" (2200 x 1550mm)

- TOTAL AREA**
695 ft² (65 m²)
- Balcony**
13'4" x 4'11" (4055 x 1500mm)
- Terrace**
21'0" x 15'0" (6390 x 4580mm)

Floor	Plot
16	
15	
14	
13	
12	
11	285
10	
9	
8	
7	
6	
5	
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: £1,500 - £2,490

2-bedroom: £2,175 - £2,650

MISCELLANEOUS

Building Warranty

A 10-year NHBC warranty and insurance policy, known as Buildmark, which includes a 2 year builder warranty period, followed by an 8 year insurance cover

Length of lease

999 years

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. We are on the New Homes Quality Code register of registered developers. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes.

CONTACT US

TO VISIT

Visit our Sales Suite and Show Home at
42 Brook Avenue,
Wembley, London HA9 8PH

TO FIND OUT MORE

To register your interest or book
a physical or virtual appointment
with our friendly sales team, please
visit www.barrattlondon.com

TO SPEAK TO

Call: +44 (0)330 057 6666
Monday-Friday: 09:00-20:00
Saturday and Sunday: 09:00-18:00



Please note that all images are for illustrative purposes only. Final elevations of the property purchased may differ from those shown. Please see our Image Disclaimer for further details. 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 August 2025. 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. 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.

A joint partnership



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WEMBLEY