



WEMBLEY PARK GARDENS

A joint partnership



BARRATT
— LONDON —

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 Boxpark 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...



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

KAYE SOTOMI

CEO of Chop-Chop



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

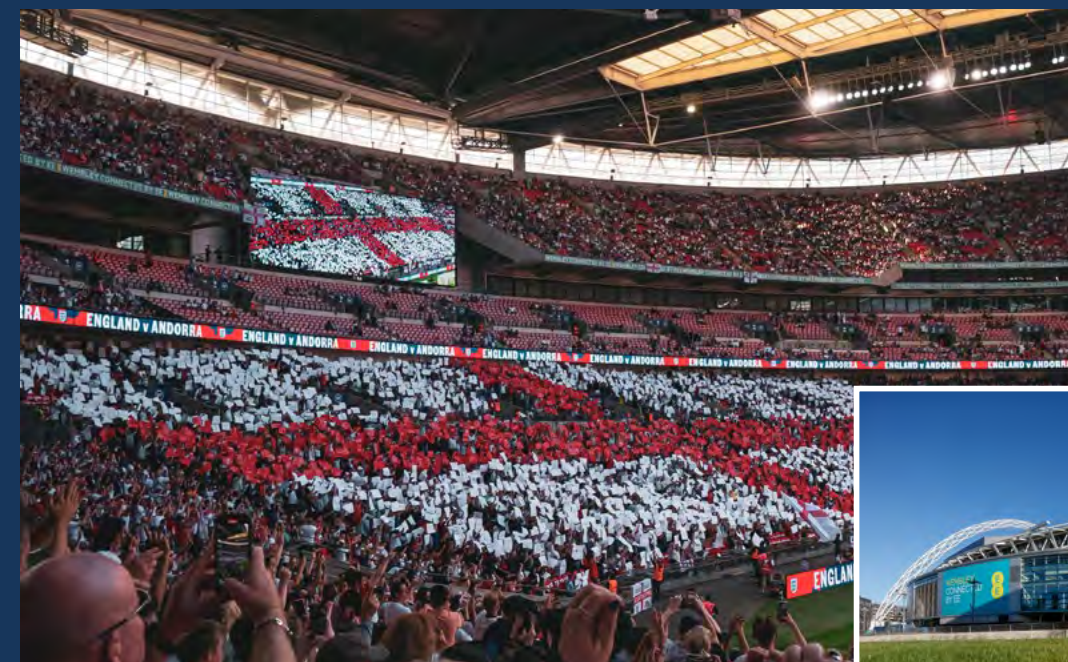
An icon,
reborn

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.





£2.5 BN

regeneration investment^{*1}

11,500

new homes to be provided by 2026^{*1}



16.4 M

visitors per year^{*3}

10,000

new jobs created by 2026^{*1}



BE PART OF THE CHANGE

REGENERATION

"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.

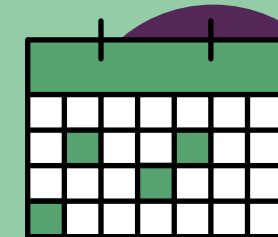
For residents, local modern amenities and open spaces have been the focus, with even easier connections into central London, and out to the likes of Fryent Park and its 260 acres of parkland.

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



10.2%

rental growth in Wembley over the last 12 months^{*2}



£17.8M

investment in public realm improvements along Olympic Way^{*2}



60%

10-year price growth^{*2}

1,000+ ACRES

of public open space in the local area^{*1}

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.”

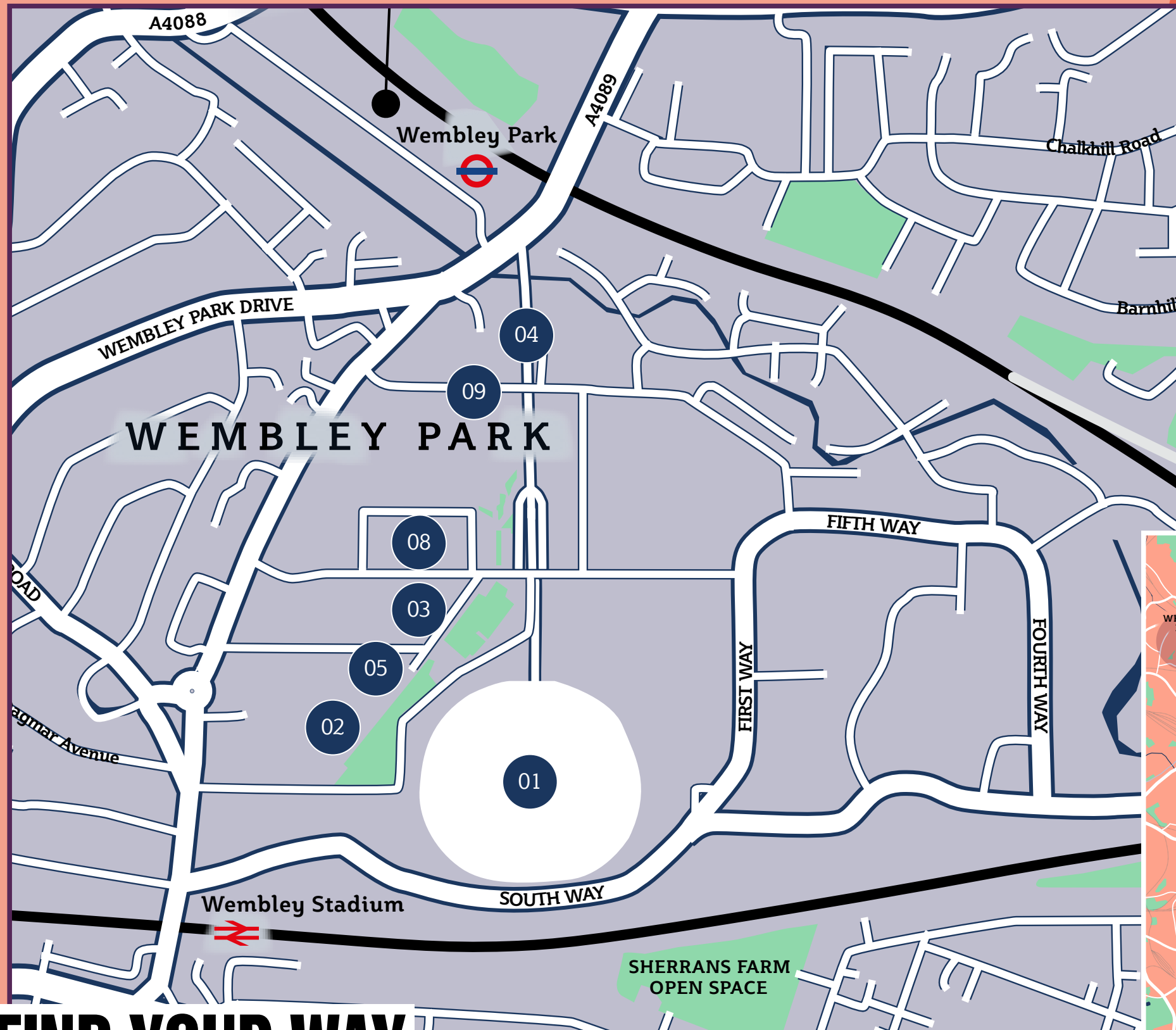
Linda Sherridan,
No. 10 Watkin Road resident

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



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 | |

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



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.

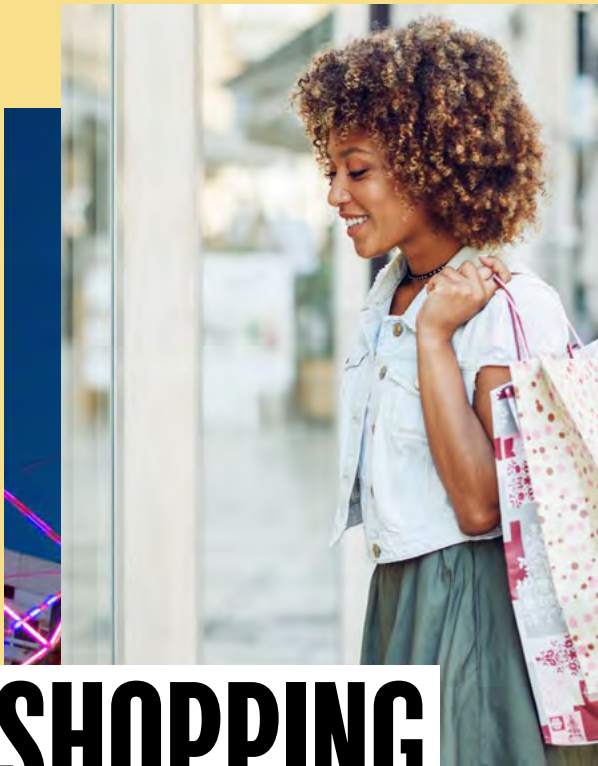
Wembley Central

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
- Levi's
- Lindt
- M&S
- New Balance
- Nike
- Puma
- Replay
- 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



"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

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

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

LOVE CHURROS
Freshly made churros, mini
pancakes, doughnuts & coffee

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

PENINSULA
Malaysian Street Food

SPICE SHACK
A contemporary twist on
traditional Indian street food
beyond the humble curry

ZIA LUCIA
Traditional, wood-fired pizzas

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

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

Chalkhill Primary School

Mount Stewart Junior School

SECONDARY SCHOOLS

All with Outstanding Ofsted rating

Wembley High Technology College

Claremont High School

Ark Elvin Academy

Michaela Community School

INDEPENDENT SCHOOLS

All within a 17-min walk

Buxlow Independent
Preparatory School

St Christopher's Independent
Preparatory 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



EDUCATION

A LOCAL EDUCATION



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, 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

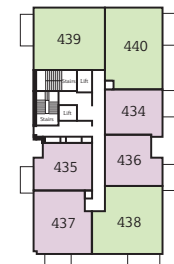
PULLMAN HOUSE



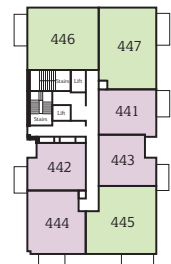
- Affordable homes
- Private sale

C Concierge

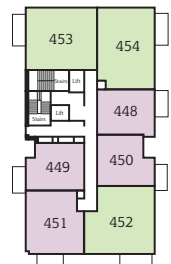
WEMBLEY STADIUM
8-MINUTE WALK



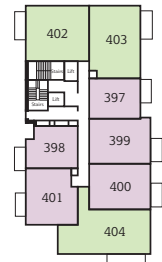
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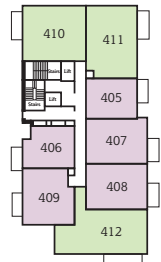
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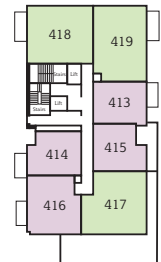
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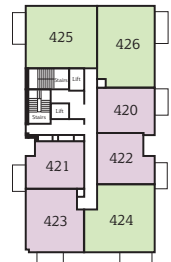
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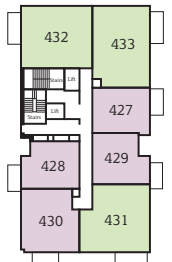
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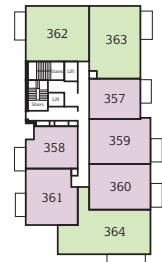
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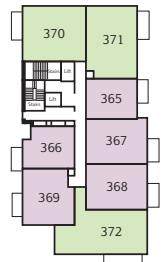
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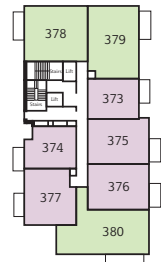
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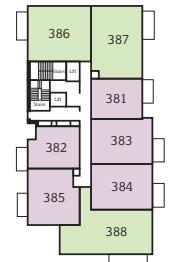
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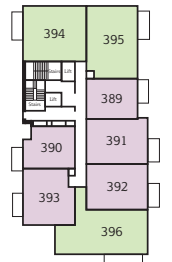
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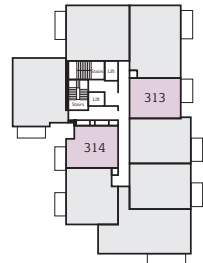
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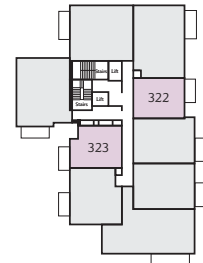
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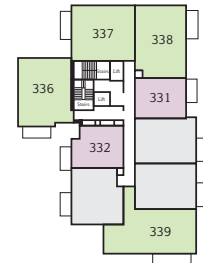
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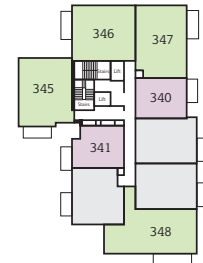
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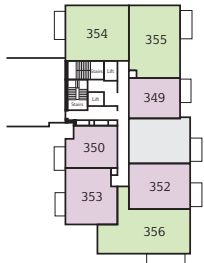
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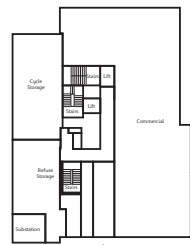
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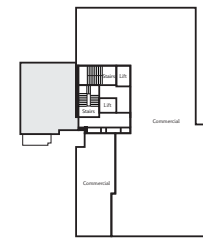
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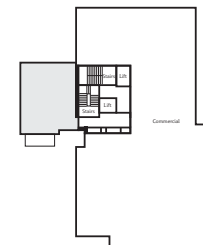
Level 7



Ground floor



Level 1



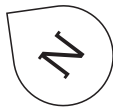
Level 2

Shared ownership

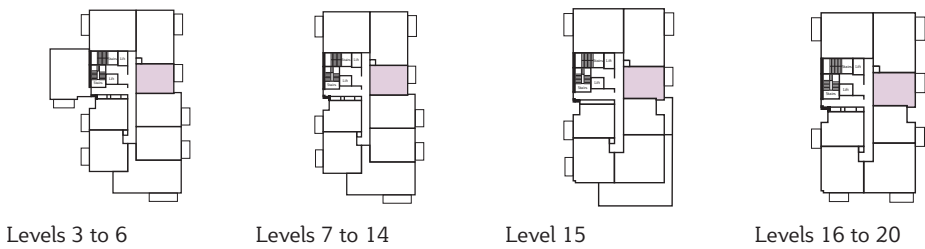
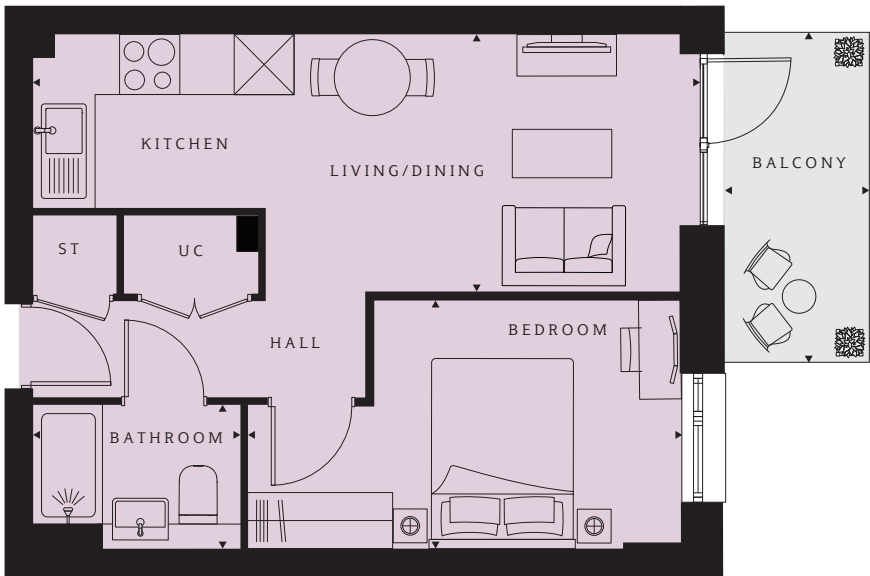
One-bedroom apartments

Two-bedroom apartments

PULLMAN HOUSE



1 BEDROOM APARTMENT



Living/Kitchen/Dining
22'11" x 8'11" (6983 x 2728mm)

Bedroom
14'11" x 8'8" (4548 x 2630mm)

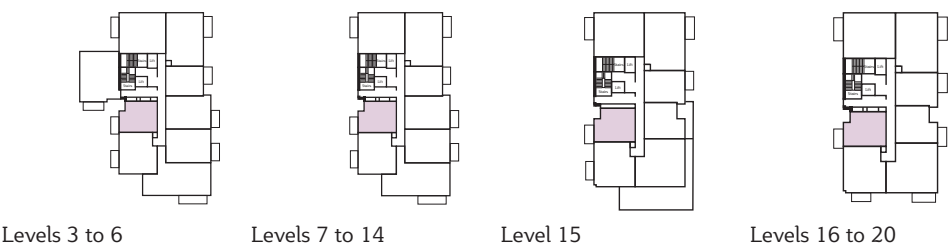
Bathroom
7'3" x 4'11" (2200 x 1500mm)

TOTAL AREA
402 ft² (37 m²)

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

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	

1 BEDROOM APARTMENT



Living/Kitchen/Dining
18'4" x 10'4" (5597 x 3139mm)

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

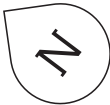
Bathroom
8'2" x 4'11" (2500 x 1500mm)

TOTAL AREA
407 ft² (38 m²)

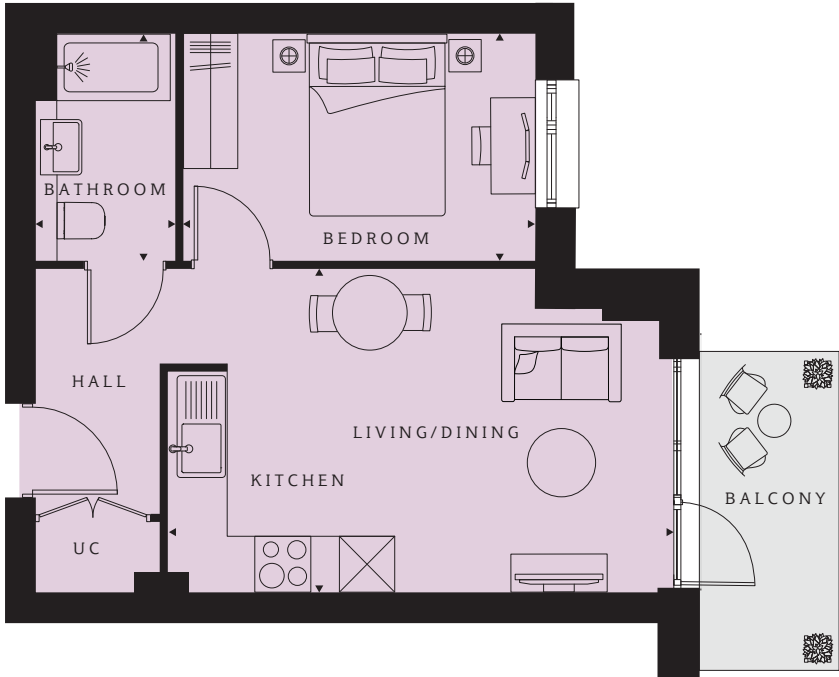
Balcony
11'5" x 5'1" (3478 x 1550mm)

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



1 BEDROOM APARTMENT



Levels 16 to 20

Living/Kitchen/Dining
18'1" x 11'7" (5503 x 3518mm)
Bedroom
12'7" x 8'2" (3848 x 2500mm)
Bathroom
8'4" x 5'1" (2550 x 1550mm)
TOTAL AREA
407 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	
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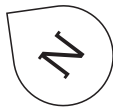


Level 15

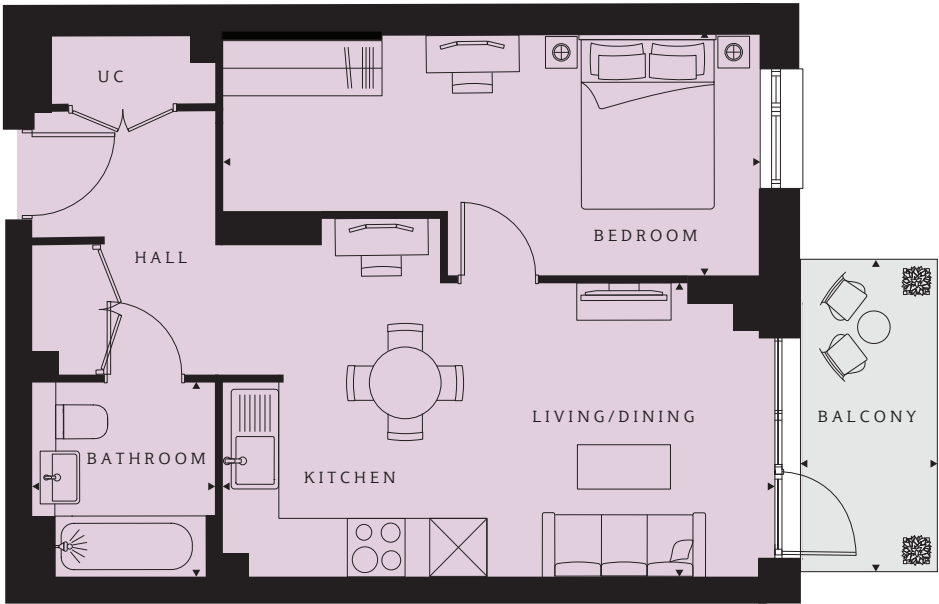
Living/Kitchen/Dining
18'1" x 11'7" (5503 x 3518mm)
Bedroom
12'7" x 8'2" (3848 x 2500mm)
Bathroom
8'4" x 5'1" (2550 x 1550mm)
TOTAL AREA
407 ft² (38 m²)
Terrace
20'7" x 7'5" (6273 x 2255mm)

Floor	Plot
20	
19	
18	
17	
16	
15	415
14	
13	
12	
11	
10	
9	
8	
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PULLMAN HOUSE



1 BEDROOM APARTMENT

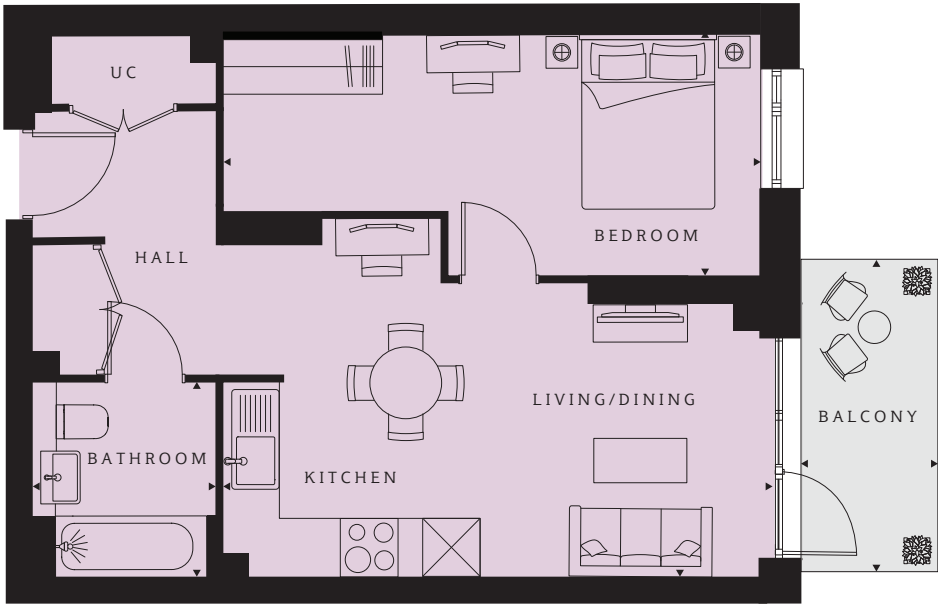


Levels 7 to 12

Living/Kitchen/Dining
20'4" x 10'11" (6203 x 3322mm)
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 x1550mm)

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

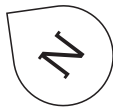


Levels 13 to 14

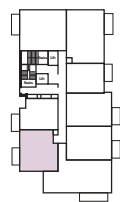
Living/Kitchen/Dining
20'4" x 10'10" (6203 x 3314mm)
Bedroom
19'10"x 9'0" (6048 x 2754mm)
Bathroom
7'3" x 6'9" (2200 x 2050mm)
TOTAL AREA
541 ft² (50 m²)
Balcony
11'5" x 5'1" (3478 x1550mm)

Floor	Plot
20	
19	
18	
17	
16	
15	
14	408
13	400
12	
11	
10	
9	
8	
7	
6	
5	
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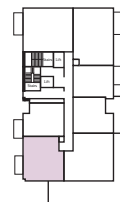
PULLMAN HOUSE



1 BEDROOM APARTMENT



Levels 7 to 14

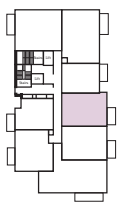
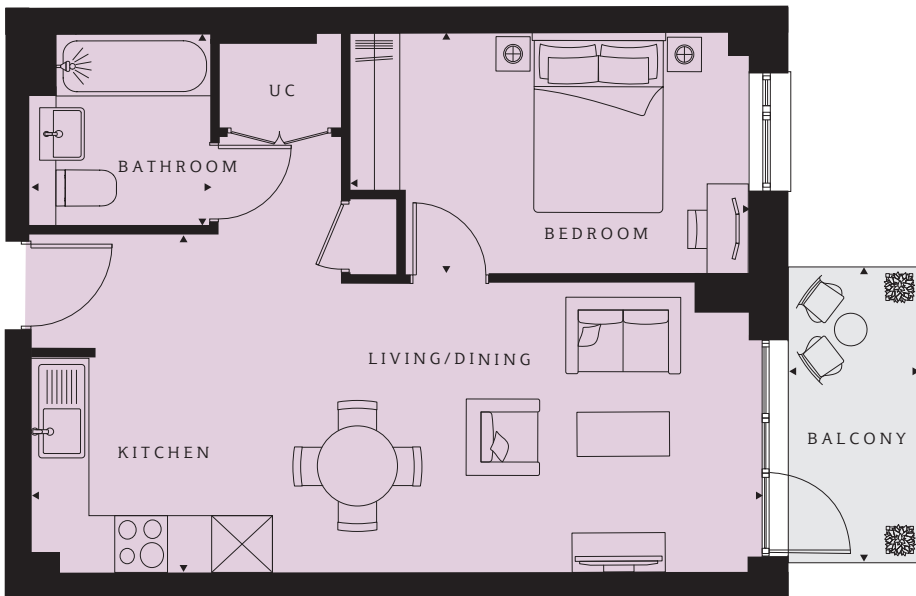


Level 15

Living/Kitchen/Dining	
23'5" x 13'4" (7127 x 4073mm)	
Bedroom	
11'2" x 11'2" (3412 x 3404mm)	
Bathroom	
7'3" x 6'9" (2200 x 2050mm)	
TOTAL AREA	
542ft² (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	
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1 BEDROOM APARTMENT

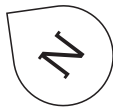


Levels 8 to 12

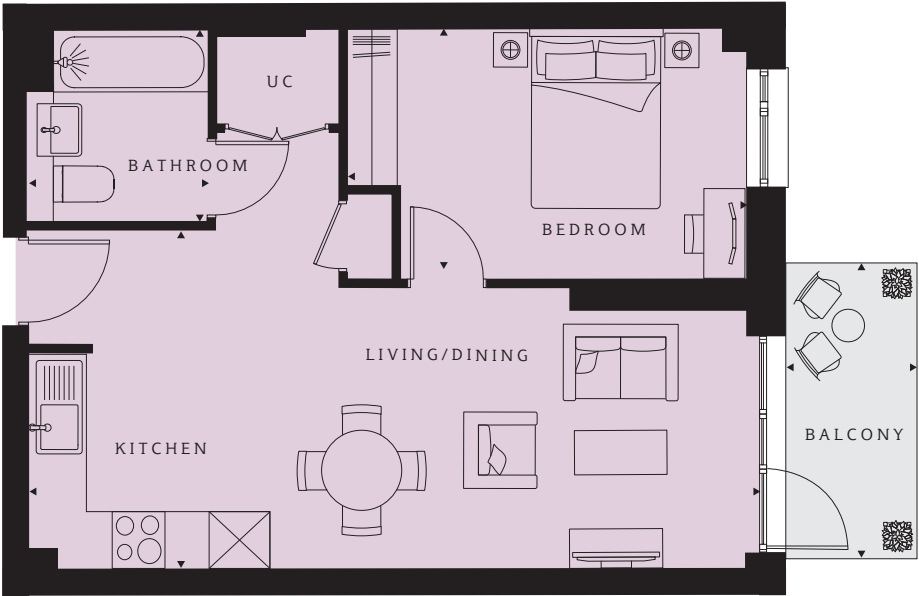
Living/Kitchen/Dining	
27'4" x 12'8" (8333 x 3868mm)	
Bedroom	
15'0" x 9'0" (4568 x 2754mm)	
Bathroom	
7'3" x 6'9" (2200 x 2050mm)	
TOTAL AREA	
541 ft² (50 m²)	
Balcony	
11'5" x 5'1" (3478 x 1550mm)	

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



1 BEDROOM APARTMENT

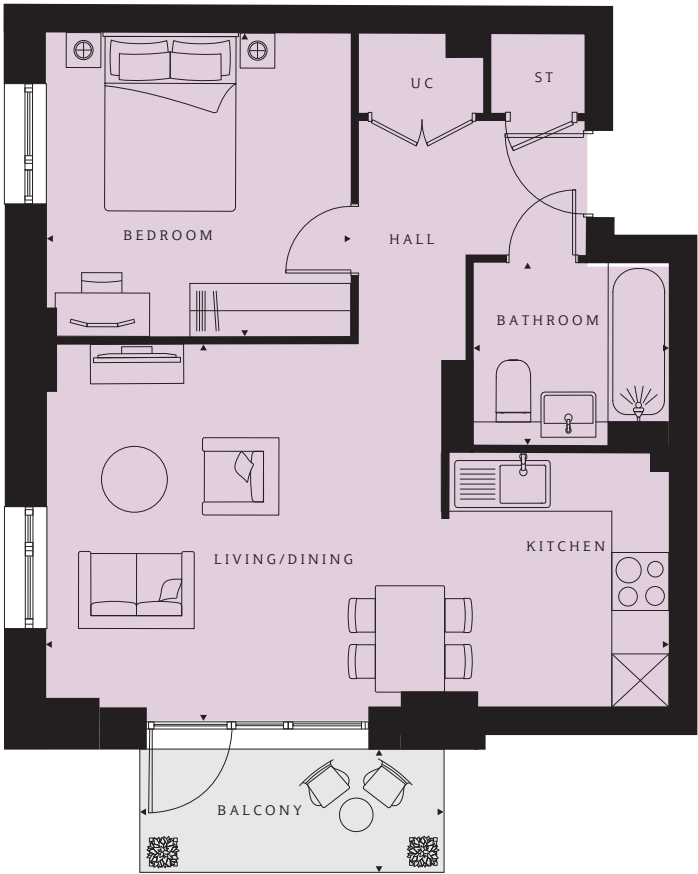


Levels 13 & 14

Living/Kitchen/Dining
27'4" x 12'8" (8333 x 3868mm)
Bedroom
15'0" x 9'4" (4568 x 2843mm)
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	407
13	399
12	
11	
10	
9	
8	
7	
6	
5	
4	
3	
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1	
G	

1 BEDROOM APARTMENT

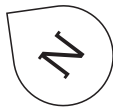


Levels 16 to 20

Living/Kitchen/Dining
22'10" x 13'10" (6972 x 4228mm)
Bedroom
11'2" x 11'2" (3412 x 3404mm)
Bathroom
7'3" x 6'9" (2200 x 2050mm)
TOTAL AREA
542ft² (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	
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PULLMAN HOUSE



2 BEDROOM APARTMENT



Levels 5, 6



Levels 7 to 14



Level 15



Levels 16 to 20

Living/Kitchen/Dining
19'6" x 12'11" (5952 x 3930mm)

Bedroom 1
11'3" x 11'3" (3432 x 3433mm)

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

Bedroom 2
9'10" x 9'0" (2995 x 2745mm)

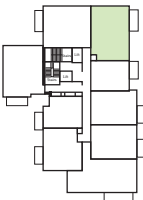
Bathroom
7'3" x 6'9" (2200 x 2050mm)

TOTAL AREA
692 ft² (64 m²)

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

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	
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2 BEDROOM APARTMENT



Levels 5, 6



Levels 7 to 14



Level 15



Levels 16 to 20

Living/Kitchen/Dining
23'1" x 13'11" (7030 x 4252mm)

Bedroom 1
11'10" x 12'0" (3606 x 3670mm)

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

Bedroom 2
9'3" x 10'9" (2827 x 3268mm)

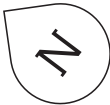
Bathroom
7'3" x 6'9" (2200 x 2050mm)

TOTAL AREA
716ft² (67m²)

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

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	
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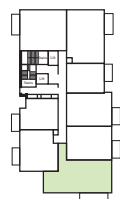
PULLMAN HOUSE



2 BEDROOM APARTMENT



Levels 5, 6



Levels 7 to 14

Living/Kitchen/Dining
19'10" x 13'5" (6047 x 4081mm)

Bedroom 1
12'8" x 11'6" (3863 x 3513mm)

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

Bedroom 2
8'2" x 10'9" (2482 x 3285mm)

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

TOTAL AREA
772 ft² (72 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	
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2 BEDROOM APARTMENT



Levels 16 to 20

Living/Kitchen/Dining
16'10" x 17'1" (5142 x 5196mm)

Bedroom 1
10'0" x 14'11" (3056 x 4548mm)

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

Bedroom 2
10'7" x 10'8" (3237 x 3256mm)

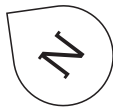
Bathroom
7'3" x 6'9" (2200 x 2050mm)

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	
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PULLMAN HOUSE



2 BEDROOM APARTMENT

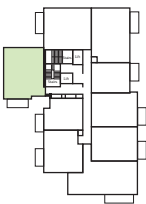


Level 15

Living/Kitchen/Dining 16'10" x 17'1" (5142 x 5196 mm)	
Bedroom 1 10'0" x 14'11" (3056 x 4548mm)	Bathroom 7'3" x 6'9" (2200 x 2050mm)
En-Suite 7'3" x 5'1" (2200 x 1550mm)	TOTAL AREA 689ft² (64 m²)
Bedroom 2 10'7" x 10'8" (3237 x 3256mm)	Terrace 40'7" x 40'8" (12363 x 12402mm)

Floor	Plot
20	
19	
18	
17	
16	
15	417
14	
13	
12	
11	
10	
9	
8	
7	
6	
5	
4	
3	
2	
1	
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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)	Bathroom 7'3" x 6'9" (2200 x 2050mm)
En-Suite 7'3" 5'1" (2200 x 1550mm)	TOTAL AREA 692ft² (64m²)
Bedroom 2 12'1" x 7'11" (3680 x 2407mm)	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: £1,316 - £2,189

2-bedroom: £2,266 - £2,556

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 for 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.

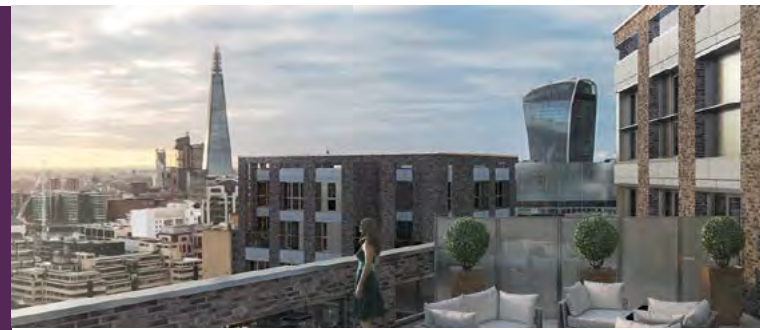
A PERFECT PARTNERSHIP

Wembley Park Gardens is the second residential development being delivered in partnership between Places for London – The TfL Property Company – and Barratt London. Places for London is unlocking the full potential of Transport for London's land, it is financed independently and all profits it makes are reinvested into London helping make it a greener, kinder and more connected city. Places for London is set to build thousands of quality, well-designed homes across the capital, including 50% affordable housing on average, alongside new, state-of-the-art workspace. It will also improve its existing portfolio that is already home to thousands of businesses, 95% small- and medium-sized; and it'll open up new spaces for businesses to thrive and grow. Places for London and Barratt London completed their first joint venture development in 2023 at Blackhorse View in north-east London. The landmark development provided 350 high-quality, energy efficient new homes in the borough of Waltham Forest, as well as 17,500 sq. ft of commercial space and a range of improvements for the local community such as a new cycle hub and public realm enhancements. Every single one of the homes is now sold, and our residents are enjoying the vibrancy and adventure in the local area from craft breweries to Europe's largest urban wetland.

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.

†Reservation deposit is refundable subject to admin costs incurred by Barratt London. Subject to status, terms and conditions apply. See www.barrattlondon.com for full details.



CONTACT US

TO VISIT

Our Sales Suite and two-bedroom Show Home are temporarily located at our nearby No 10 Watkin Road development, just a five-minute walk from Wembley Park station. Address: Watkin Road, Wembley, London HA9 0NL

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



"We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. 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 for, nor to form part of, any contract unless specifically incorporated in writing into the contract. 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.

In addition to sales of homes to individual customers, we may also sell homes (including apartments) to organisations such as local authorities and housing associations who may choose to use the homes as affordable housing (in addition to any affordable housing requirements under the planning permission for the development which you will have seen identified on the development plan in our sales centre). Homes may also be sold through home ownership schemes such as shared ownership arrangements and to investors within the private rental sector. This ensures that we are creating diverse communities by offering more people the opportunity of home ownership which will enhance local areas for years to come as well as creating great places to live. Any properties subject to such sales may be located anywhere on a development and may be disposed of at any time. 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 is a marketing name 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 June 2024. 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



BARRATT
— LONDON —

WEMBLEY