



PARKSIDE PLACE

— WEMBLEY —

A selection of Shared Ownership apartments
and duplexes perfectly situated in North West London



Parkside Place, Wembley

Situated in the popular and well connected urban district of Wembley, Parkside Place is now in its final exciting phase. As a leading London housing association Notting Hill Sales is proud to be part of this exciting development and is pleased to offer homes to buy through Shared Ownership.

Whether it be an apartment or duplex, each home features either a private balcony, a terrace or a patio. The homes at Parkside Place have an attractive variety of materials throughout the development, including brick rendering in an array of colours, and glass and steel features.

The Shared Ownership homes are situated across 3 blocks with apartments on the ground, first, second and third floors.

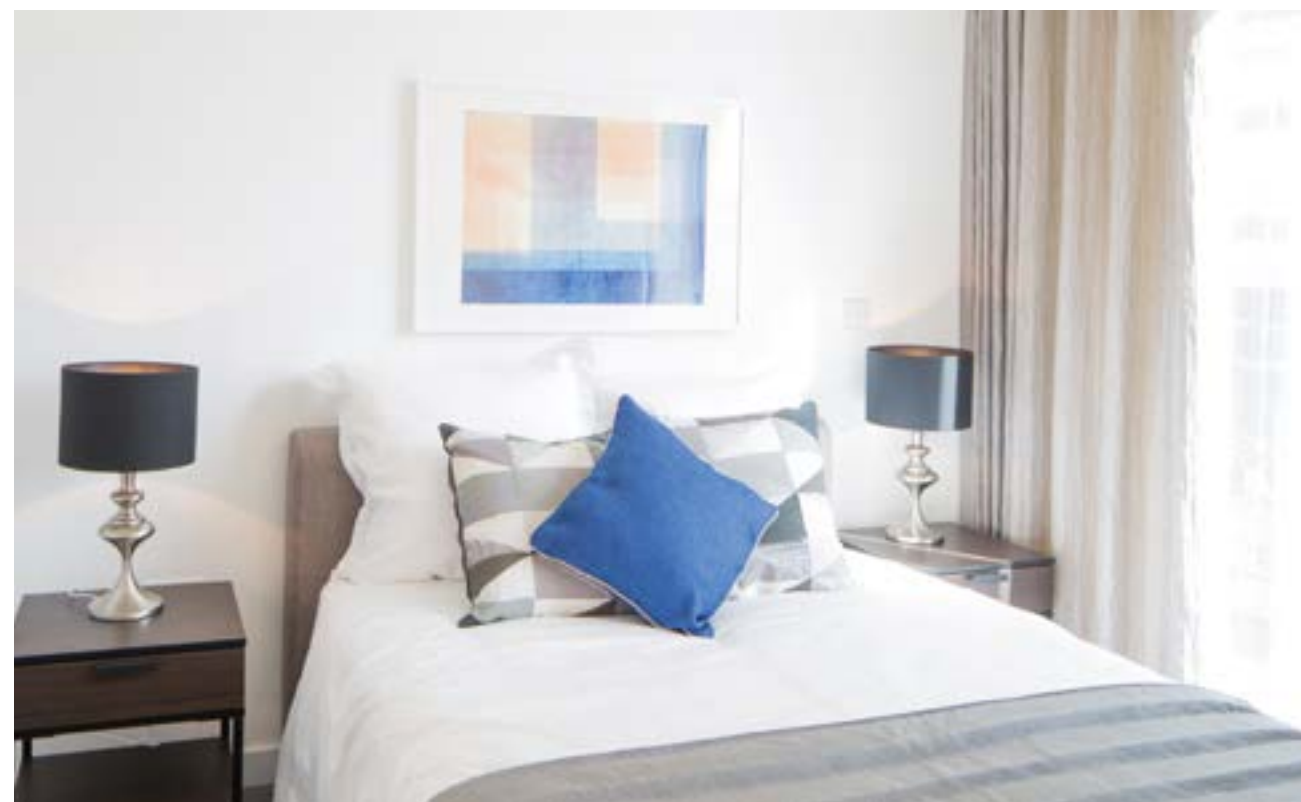


Computer Generated Image showing Blocks K, L and F and is indicative only.

Inspirational Design

The homes at Parkside Place provide contemporary interiors for modern living with designs that showcase flexible light-filled living spaces. Each welcoming home boasts the right mix of style and comfort that creates a home that is as beautiful as it is practical.

All homes come with Amtico flooring throughout as standard and fully-fitted kitchens with integrated Zanussi appliances and contemporary gloss units, as well as pristine bathrooms, and en suites to some apartments.



THE BIGGER PICTURE

Parkside Place is perfectly located for you to step outside and start discovering all that Wembley and the local area has to offer.





M25
11 miles



Heathrow Airport
12 miles



Hammersmith
18 mins



Green Park
33 mins



Covent Garden
37 mins



London St Pancras
44 mins



Capital Connections on your doorstep

Parkside Place is well-connected with great access to public transport giving you the perfect opportunity to commute or travel within the local area or further afield. Located only 0.4 miles from the nearest tube station, Sudbury Town, and with links into central London via the Piccadilly line, you can be in Covent Garden in 37 minutes. Couple that with the National Rail station Sudbury and Harrow Road, only 0.2 miles away, which provides links to London Marylebone in just 17 minutes, and you will be spoilt for choice. Parkside Place is also located on the number 18 regular bus route, and with many amenities within walking distance, getting around town couldn't be easier.



Everything on hand

Your home will be ideally placed for all your daily needs and more. From a whole host of shopping opportunities to leisure, health and schooling that only a location as dynamic and diverse as Wembley can provide, you will find an abundance of options for every person working in or exploring this exciting and beautiful part of the capital. This area takes pride in being closely linked to the city, and with its superb connections and diverse neighbourhoods the region offers rich opportunities for everyone living at Parkside Place.



Wembley High Street



Parkside Place | Wembley | London



Shopping for all

Parkside Place has an excellent range of supermarkets in the local area, including a Tesco Express, and a selection of local stores catering for everyday needs. Look beyond and you'll find you are spoilt for choice. From Ikea to Brent Cross, slightly further afield, with its 120 stores including John Lewis and Marks & Spencer you'll find everything you need. Visit bustling Wembley High Road in Wembley town centre or pop along to the London Designer Outlet at Wembley Park with its 75 big brand outlets, cafés and restaurants and a nine-screen Cineworld complex.

A Bite To Eat

Whether you're catching up with friends or having a romantic meal for two, there is an abundance of cafes, pubs and restaurants to tickle your taste buds in Wembley. This diverse and multicultural part of the capital has many culinary influences from around the world, making it a favourite with those looking for choice and value for money.

Wembley boasts a large number of Indian restaurants, mostly located around Ealing Road and the High Road, with Masti rated as one of the best locally. There is also a variety of good value restaurants and cafes serving delicious English, Middle Eastern, Caribbean and African cuisines.

You can always finish a day out by socialising with friends over a table at favourites such as Caffè Nero, Frankie & Benny's, Pizza Express and Wagamama at the London Designer Outlet at Wembley Park.



And Relax...

Time to enjoy yourself. Parkside Place is perfectly placed to take advantage of a whole host of leisure opportunities that only a location as lively and diverse as Wembley can provide.

The brand new Wembley Leisure Centre provides a swimming pool, 100 station gym and a variety of fitness classes plus a sauna and steam room, as does Vale Farm Sports Centre, providing all the fitness lifestyle facilities you could need.

You simply can't mention Wembley without referring to one of our nation's favourite sporting pastimes – football. Wembley is home to our world-famous national stadium and the Wembley Arena entertainment venue.



Parks and outdoor spaces

Various parks lend themselves to the outdoors and relaxation. Take a breath of fresh air and step out into Barham Park just 400ft away across Harrow Road. Gently landscaped with pathways and many mature trees, Barham Park retains much of its former Victorian character. Floral displays, a conifer plantation and three ponds provide interest and pleasant walking areas, while the walled garden and popular children's play area are ideal for young families. Barham Park is a delightful gem for Parkside Place residents. Local golf clubs widen the choice of open spaces for those who enjoy a round of golf, while excellent spots such as Vale Farm Sports Centre and One Tree Hill Recreation Ground are ideal for informal games and pleasure, offering open air and space for sports and pastimes, dog walking or taking time out.

Nurseries and schooling

When it comes to education in the area local schools range from safe and nurturing nurseries, such as Twizzle Tops Day Nursery, to primaries including the aspiring Sudbury Primary School with its millions of pounds invested in modern world class learning environments such as its music suite, drama venue and nature garden. Secondary schools in the area vary from coeducational Wembley High Technology College with its academy status – proud of being the highest-achieving non-denominational school in Brent to Ark Academy, rated 'Outstanding' by Ofsted. With local road and rail connections to London and the surrounding area, you will also find Parkside Place superbly placed for the capital's excellent choice of universities and colleges.



Your customer journey

STEP 01 FIND

START YOUR JOURNEY

Tell us what you are looking for and we will answer any questions you have.

ARE YOU ELIGIBLE?

Complete the online application form. We'll check your form to see if you've met the overall criteria for Shared Ownership and if you'll be able to afford it without difficulty.

CHECK OUT THE DEVELOPMENT

Contact our sales team to book a viewing for the development you're interested in.

STEP 02 APPLY

SELECT YOUR PREFERRED HOME

Have you seen something you like? Let us know which are your preferred properties.

WE OFFER YOU A HOME

We'll try to offer you your preferred home. If we can't, you could consider applying for another property.

PURCHASING INTERVIEW

You'll supply evidence of your income, savings and other required information to one of our mortgage advisors. The mortgage advisor will check the property is affordable for you. A sales consultant will then contact you to discuss the outcome of the review and explain the buying process in more detail.

STEP 03 BUY

INSTRUCT YOUR SOLICITOR

When you instruct a solicitor you will also need to pay your reservation fee and apply for a mortgage.

EXCHANGE OF CONTRACTS

You're nearly there, exchanging contracts means that everything's tied up. We've legally agreed to sell you the property.

HOME DEMONSTRATION

When the building is ready, we'll invite you to see your home before you move in. We'll give you a residents' manual and make sure you're familiar with key features such as kitchen appliances, the heating system and security.

Useful information

ABOUT NOTTING HILL SALES

Notting Hill Sales is the sales arm of one of London's largest housing associations, Notting Hill Housing Group (NHHG). We manage more than 31,000 properties across the capital. We are a member of the G15 group of major housing providers in London and the south east. We are a social enterprise with the purpose of providing affordable homes for those who could not otherwise afford them, with a range of tenancies to suit the needs of London's diverse population.

Our motivation is the positive impact that our quality housing has on people's lives, and we are proud to be providing homes that meet the needs of individuals, couples and families. Founded in 1963, today NHHG has assets worth more than £2 billion. We have an annual turnover of more than £300 million and work from offices across London in King's Cross, Hammersmith and Vauxhall. NHH has won several awards for creative, sustainable and high-quality design.

We were also awarded Investors in People status in 2000, which we have kept ever since, and Investors in Communities status in 2003. In everything, we strive to be innovative, and have achieved many firsts, including being the first housing association to offer Shared Ownership.



SUPPORTED BY
MAYOR OF LONDON

WHAT IS SHARED OWNERSHIP?

Shared Ownership is a part-buy, part-rent government funded scheme designed to help people on moderate incomes get on the property ladder. The scheme is simple; you usually buy an affordable share of between 25% to 75% of the property's full market value and pay a subsidised rent on the remainder, with an option to purchase further shares later on. Shares available to buy at Parkside Place may vary, please speak to a member of the Sales Team for more information. For new build properties, Notting Hill Sales abides by the NHBC Consumer Code for Home Builders. For more information please visit www.nhbc.co.uk

WHAT COSTS CAN I EXPECT?

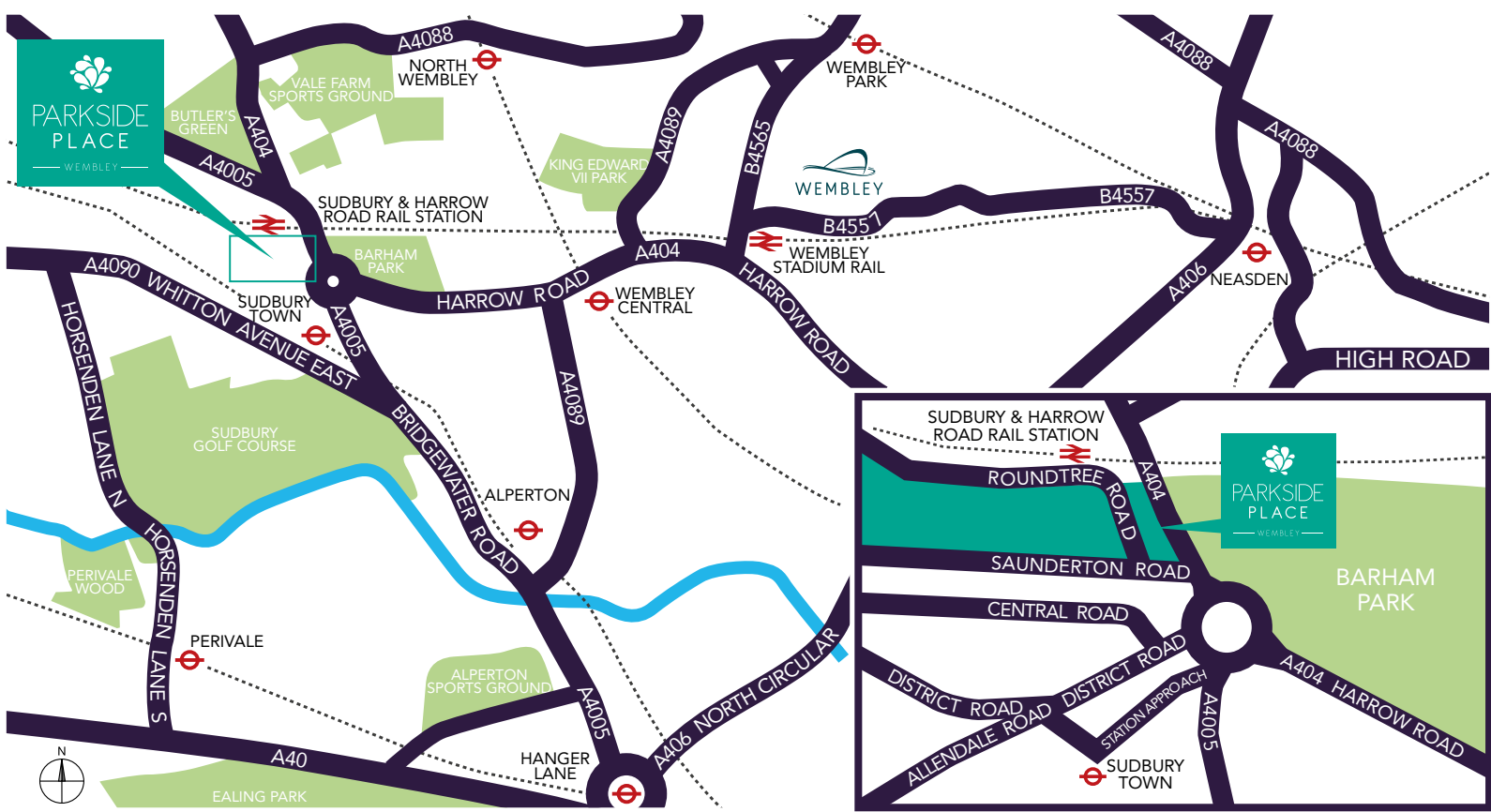
In addition to your rent and mortgage repayments you will pay a service charge. This will cover a variety of costs related to the management of the building, for example insurance, management fees, repairs, utilities, servicing and a contribution into a reserve fund that will be used to pay towards future major works and external redecorations. Please speak to a member of the Sales Team for more information.

WHO IS ELIGIBLE?

Shared Ownership is for first-time buyers, tenants and other priority groups who want to become homeowners.

Priority groups include: first-time buyers, existing council or housing association tenants and local authority priority. We usually give priority to people who live or work in the borough where the property is located. Please speak to a member of the Sales Team for the latest eligibility criteria.

Notting Hill Sales is the sales arm of Notting Hill Housing Group. The information in this document is indicative and is intended to act as a guide only to the finished product. Accordingly, due to Notting Hill Sales policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under Consumer Protection Regulations 2008. Nor do they constitute a contract or warranty. For new build properties, Notting Hill Sales abides by the NHBC's Consumer Code for Home Builders. For more information please visit: www.nhbc.co.uk. Layouts shown here are for approximate measurements only. They are not necessarily shown to scale. Exact layout and sizes of properties may vary. Images of the buildings are Computer Generated Images of Parkside Place provided by Countryside. Building materials, design and landscaping may differ from those illustrated. Countryside operate a policy of continual product development and individual features may vary. Please ask a Sales Consultant for further details. Details are correct at time of going to print, April 2017.



Directions to Parkside Place

BY TUBE

From Sudbury Town station which is 0.2 miles from Parkside Place, walk down Station Approach and turn left onto the A4005. At the roundabout take the second exit onto the A404. Parkside Place is on the left.

BY TRAIN

From Sudbury and Harrow Road Rail Station, which is 0.1 miles from Parkside Place, walk along the Harrow Road underneath the railway bridge. Parkside Place is on the right.

BY CAR

From Hanger Lane which is 2 miles from Parkside Place, take the exit onto the A4005 signposted Sudbury, Alperton. Continue along Bridgewater Road then at the roundabout take the exit signposted Sudbury and Harrow. The development is on the left.

For your Sat Nav HA0 2LL



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