

# Wembley Way

Making home ownership possible

In partnership with





# Experts in Shared Ownership

**SO Resi is delighted to offer the opportunity to buy these beautifully designed Shared Ownership homes by Pinnacle Spaces in association with Zen Housing.**

SO Resi is dedicated to helping more people buy their own home with Shared Ownership – building strong communities of homeowners living in places they love.

We have been leading the way in Shared Ownership for years, so we know exactly how to make buying your new home simple and straightforward. If you'd like to enjoy life at Wembley Way, we are on hand to help. Our team will explain the costs clearly and work out what's affordable for you. If you decide to go ahead, we'll be there to answer all your questions on your journey to owning one of these apartments.

## **How does Shared Ownership work?**

It's easy. You start by buying just a share of your home, with a lower deposit and a smaller mortgage – plus a monthly payment on the rest. You can buy more in the future as your income grows, and sell your share whenever it's time to move on.

**Email: [sales@soresi.co.uk](mailto:sales@soresi.co.uk)**

# Enjoy the high life

Welcome to SO Resi Wembley Way, an elegant collection of light-filled studio, one, two and three-bedroom homes in a sophisticated new building, with eye-catching views and private outdoor space for all apartments.

These stylish, energy-efficient homes are the quintessence of desirable contemporary living at the epicentre of north-west London's most talked-about new cultural destination, Wembley Park. Enjoy world-class entertainment, sports, dining, shopping and cultural moments from home. Unwind in Union Park or visit the local shops and restaurants.

Central London is just a short tube ride from nearby Wembley Park Station for the perfect fusion of big city life with a welcoming and vibrant local neighbourhood.

A new collection  
of **studio, 1, 2 & 3  
bedroom** Shared  
Ownership  
apartments



Computer generated image for illustrative purposes only. Customers should not rely on this image.

# Live London... the Wembley Way



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# Destination living

**Discover life in London's new cultural and leisure sweetspot, where unmissable entertainment and sporting events meet superior shopping choices, international fine dining and a vibrant nightlife – all set among reenergising tree-lined green spaces and gardens.**

Wembley Stadium, the OVO Arena and Boxpark Wembley are just part of what's giving Wembley Park its world-class vibe. There's innovative theatre at the Troubadour, while Wembley Park Retail Centre and the London Designer Outlet make offline fashion fun. Food shopping is a pleasure too, with local shops including Bread Ahead, Tian Tian, Sainsbury's and Amazon Fresh. For your home, there is the local antiques market.

There's a growing network of green transport and cycling routes for laidback local exploring. Walk or cycle to acres of tranquil green space and blue water in Wembley Park, Union Park and the natural havens of nearby Fryent Country Park and the Welsh Harp Reservoir.

Families of all ages love the many leisure-time options, with outdoor activities like windsurfing at the Welsh Harp topping the list. Schools in the area have strong Ofsted ratings.

For that big city buzz, Central London commuting is simple, with speedy links from Wembley Park underground station to Baker Street and Bond Street, where you can hop straight on the Elizabeth Line.



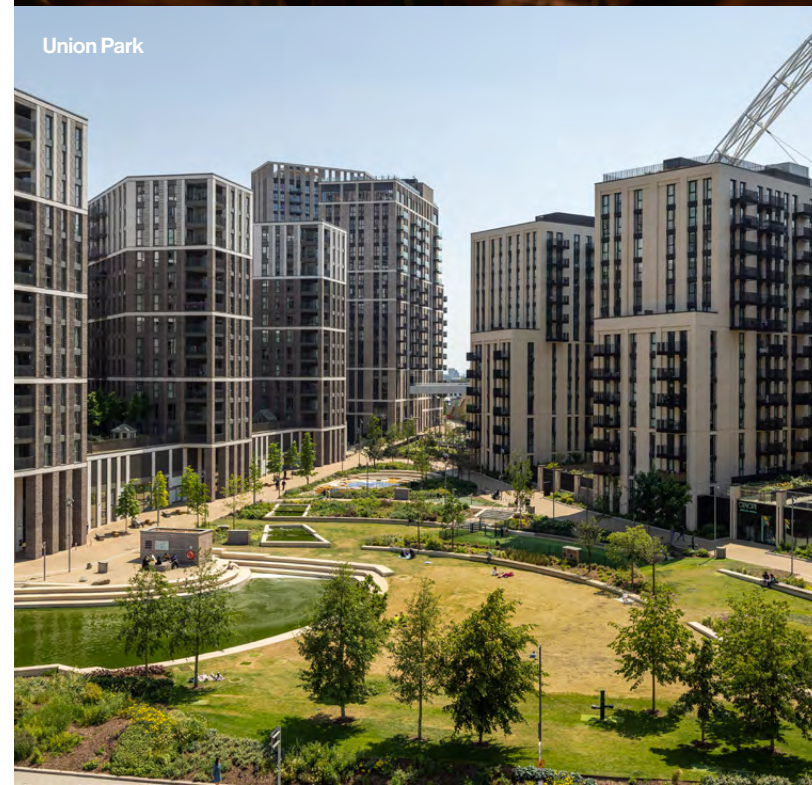
Acres of local public open space to enjoy



OVO Wembley Arena



Wembley Park Station



Union Park



Starlight Express at Wembley Park Theatre

1

## Wembley Stadium

Never miss another moment of high-profile modern culture or sport. With this world-renowned venue practically around the corner, you can be part of the action and energy, whatever the event.

 8 minutes

2

## London Designer Outlet

An idyll for fashion icons, this retail destination is one of London's most popular retail destinations. Those 'where did you get it' finds can be yours as soon as they land so you can styleset way ahead of the rest.

 8 minutes

3

## Boxpark

Buzzy vibes from over 20 world food stalls, craft beer and cocktails with soundtracks from local DJs, plus breakout fun in the PLAY area makes London's largest Boxpark a regular stop for locals.

 5 minutes

4

## Fryent Country Park

Among 260 green acres, you'll discover a surviving area of traditional Middlesex countryside and much more. Look for the Saxon track, spot rare plants or just breathe and relax by the hilltop fishpond.

 15 minutes

5

## Brent Cross Shopping Centre

Enjoy destination shopping at North London's classic retail centre. Featuring favourites including Apple, Zara, M&S, Waitrose, Boots, a John Lewis and Fenwicks – and with free parking all day long, there's almost no reason to shop anywhere else.

 15 minutes

6

## Welsh Harp Reservoir

Sail, windsurf and canoe at the 170-acre green-blue space filled with wetlands and wildlife. Wander waterside trails through woodlands and along a country lane that's part of London's Cycle Network.

 15 minutes

# Things to do

1



2



3



4



5



6



Travel times are taken from Google and can vary depending on the time of day.

# Development overview

The development is an integral element of the transformation enhancing this vibrant, historic north-west London neighbourhood and creating high-quality living space for the future.

An iconic new building with a contemporary collection of 63 high-quality studio, 1, 2 and 3 bedroom apartments is set among beautiful landscaping that connects it seamlessly to the public space and world-class attractions and experiences of Wembley Park.

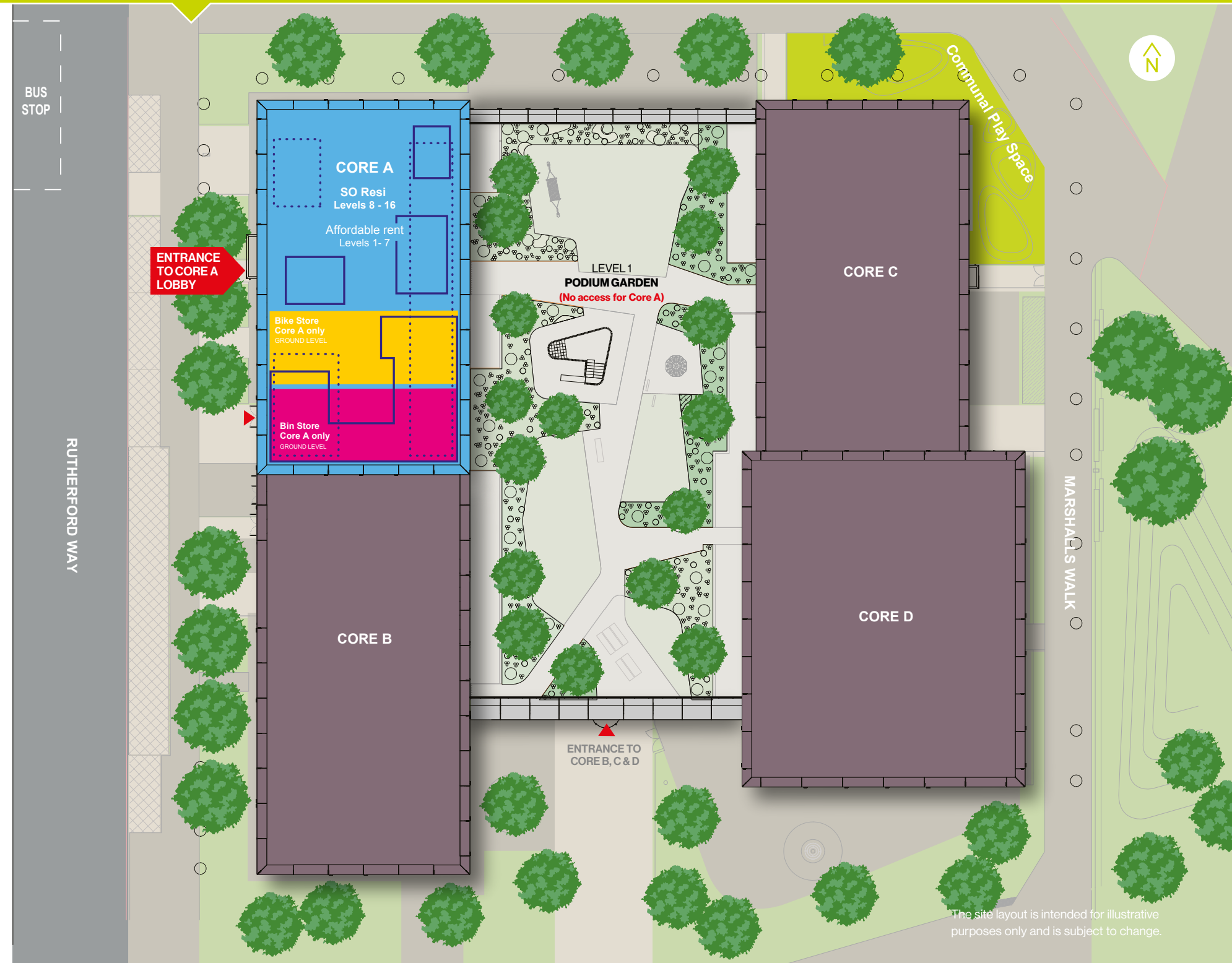
The elegant lines of the architecture are complemented by simple and spacious light-filled interiors. Energy-efficiency has been considered as a priority, as has security and privacy. Apartments also enjoy access to private outdoor space and sweeping views.

All residents benefit from secure cycle parking at the centre of the wide-ranging local cycling network, while landscaped pedestrian spaces create a safe and harmonious environment.



Computer generated image for illustrative purposes only. Customers should not rely on this image.

- SO Resi Shared Ownership
- Private and affordable rent
- Bike store
- Bin store
- Roof terrace (Level 17)
- Roof terrace (Level 10)
- Play space

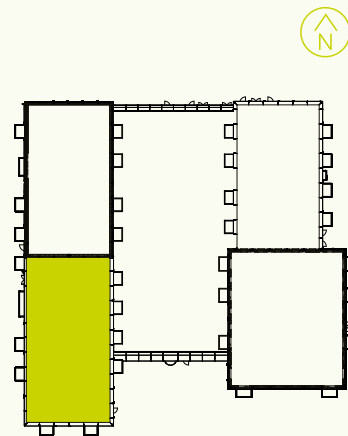
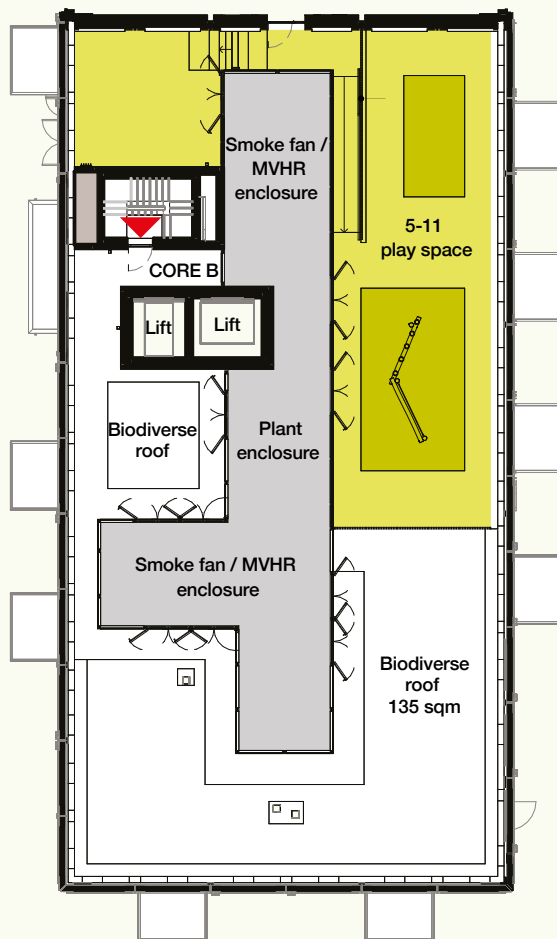


The site layout is intended for illustrative purposes only and is subject to change.

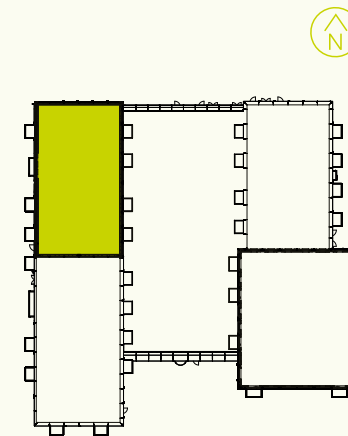
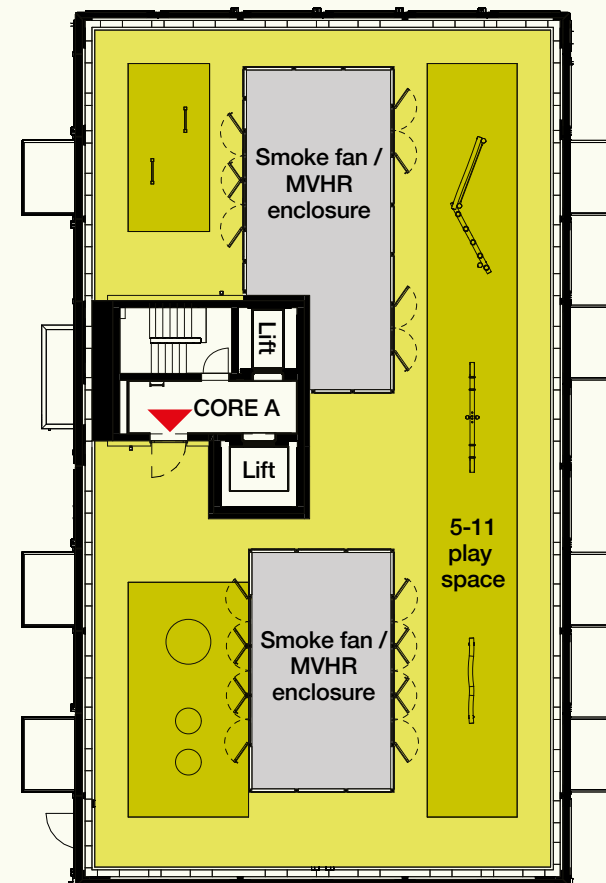
# Roof terraces

## FLOOR 10

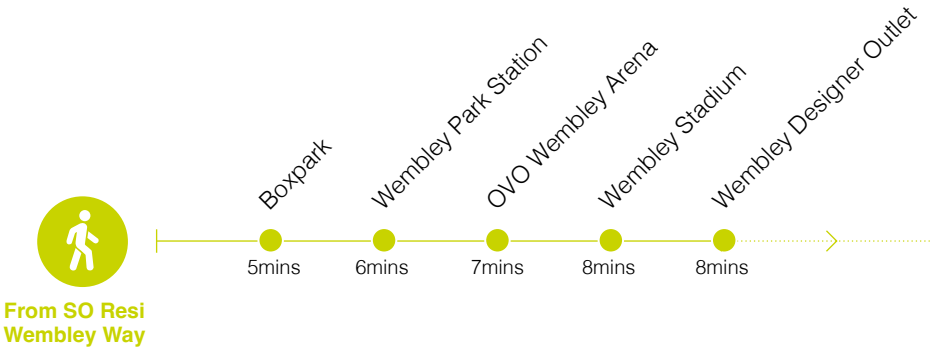
SO Resi Wembley Way residents will enjoy access to the communal roof terrace with a play area on the 10th and 17th floor.



## FLOOR 17



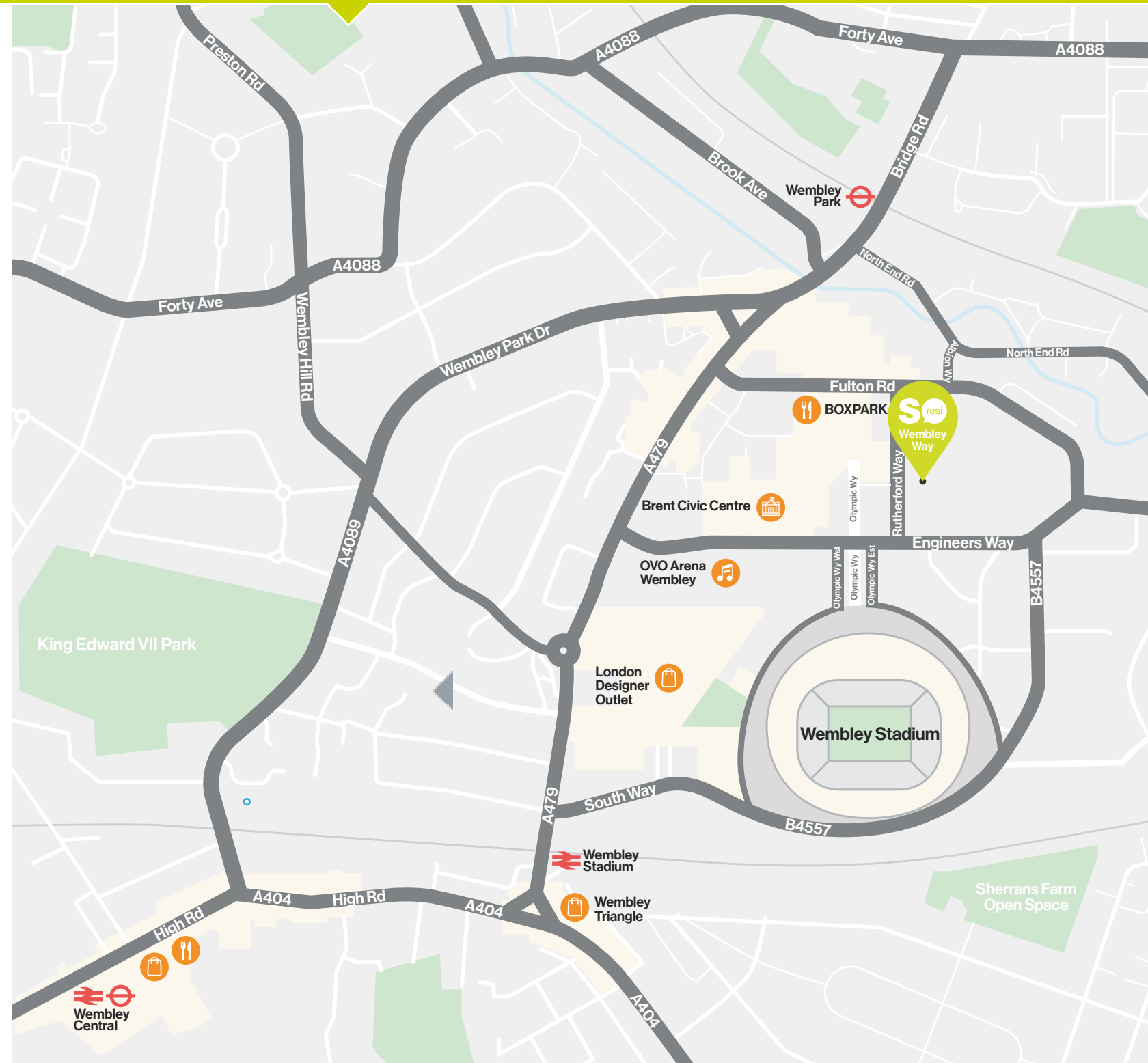
# Connectivity



Travel times are taken from Google and can vary depending on the time of day.

SatNav Location

HA9 0TF





# Specification

## General

- Private balconies to all homes
- SunVue white roller blind to living rooms and Origin black out roller blinds to bedrooms
- Egger Fjord Green wardrobe doors and architraves
- Manx Tomkinson Romeo Desert carpet
- Built in wardrobes to master bedroom
- Full height windows to selected apartments

## Kitchens, Living and Dining

- Amtico Spacia Coastal Pine Barnwood flooring.
- Under wall cabinet LED lighting
- Brushed stainless steel door handles
- Dulux off white walls and ceilings
- Echo natural Kendal Oak cabinet doors
- White Sparkle Grain laminate worktop
- Stainless steel sink
- Kohler polished chrome mixer tap
- Brushed aluminium Samsung extractor fan
- Samsung 4 burner induction hob
- Samsung integrated 70l oven
- Samsung platinum silver freestanding fridge/freezer
- Samsung full-size/slimline integrated dishwasher
- White Samsung washer/dryer

## Bathrooms and Ensuites

- Marazzi 300x600mm floor tile in Grafite
- Villeroy & Boch 150x150mm wall tile in white
- FAP Ceramiche Roma 600x600mm vanity tiled frontal panel in Travertino matte
- Marmoarredo Extreme Night vanity top in Cloudy Black
- Kohler white basin
- Kohler chrome basin mixer
- Kohler chrome slow close mirror cabinet
- Kaldewei 1700x700mm white bath
- Mira chrome bath taps and shower
- Roman Haven 6 Power bath screen
- Kohler white wall hung toilet and seat
- Irsap chrome towel rail with thermostat

## Security

- Audio-visual entry intercom system
- Communal cycle storage
- Fob-activated door entry system to building
- 180-degree viewer to front door of all units



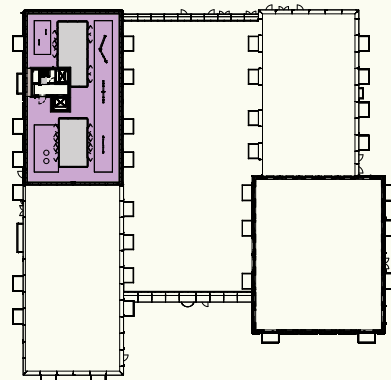
Every property at SO Resi Wembley Way is made to the highest standard.

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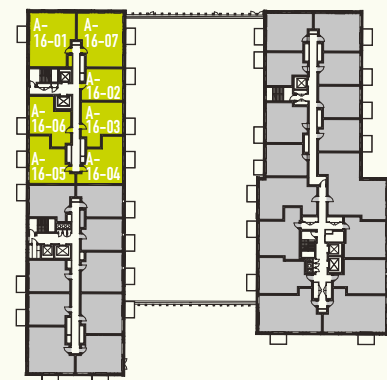
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# Plot locator

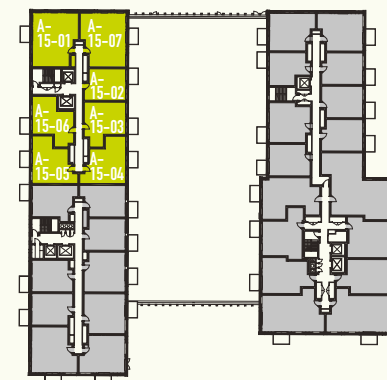
- SO Resi
- Private and affordable rent
- Communal roof terrace



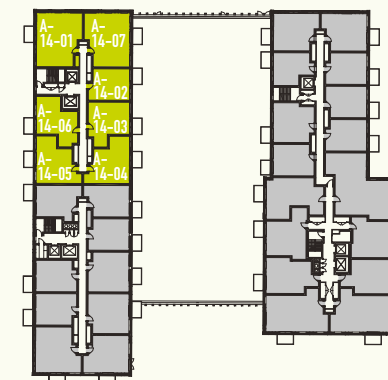
17th Floor



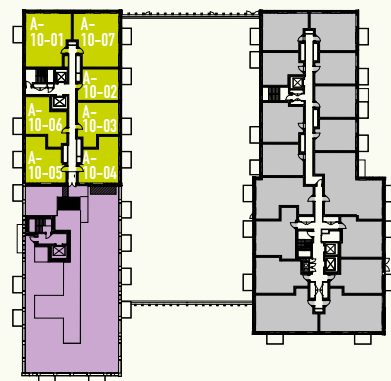
16th Floor



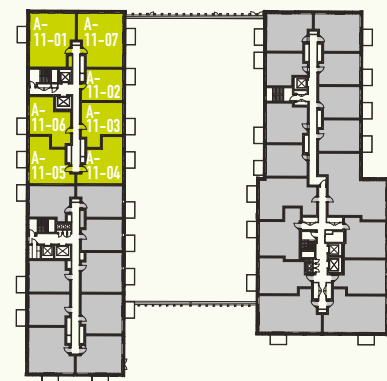
15th Floor



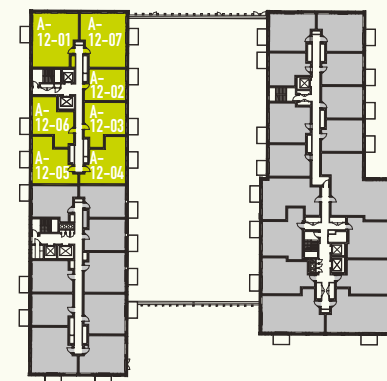
14th Floor



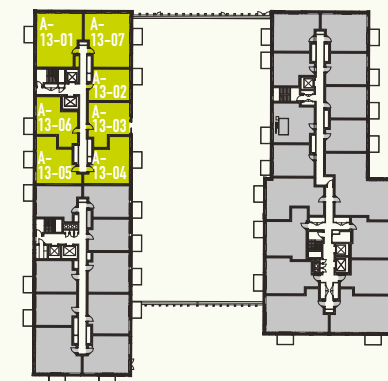
10th Floor



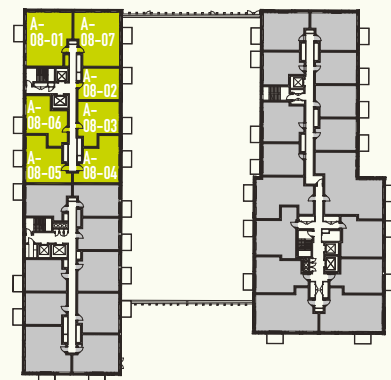
11th Floor



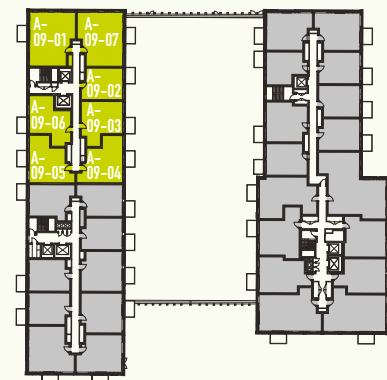
12th Floor



13th Floor



8th Floor



9th Floor

Type SB > Studio apartment

Type E > 1 bedroom apartment

Type I > 1 bedroom apartment

Type IB > 1 bedroom apartment

Type B > 2 bedroom apartment

Type AA > 1 bedroom apartment

Type AB > 2 bedroom apartment

Type CB > 1 bedroom apartment

Type F > 1 bedroom apartment

Type B > 3 bedroom apartment

Type WCAA > 2 bedroom apartment

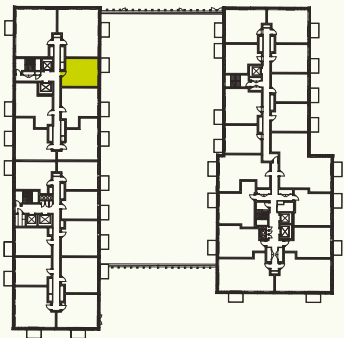
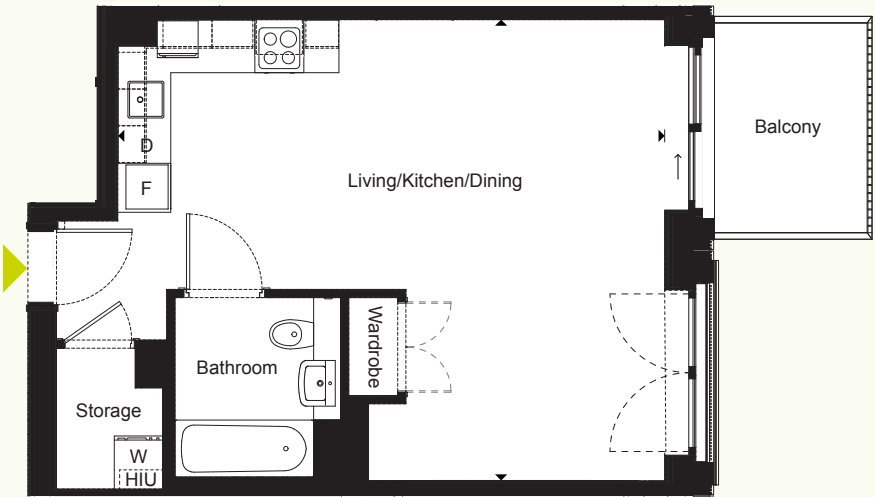
Type FB > 1 bedroom apartment

Type SB

CORE A

Plot	Floor
A-08-02	8
A-09-02	9
A-10-02	10
A-11-02	11
A-12-02	12
A-13-02	13
A-14-02	14
A-15-02	15
A-16-02	16

Studio apartment



Room	Metric	Imperial	
Living/Kitchen/Bedroom	5.65m x 6.72m	18' 6" x 22' 1"	D Dishwasher
GIA	41 sq m	441 sq ft	F Fridge/Freezer
			W Washer/Dryer
			HIU Heating Interface Unit

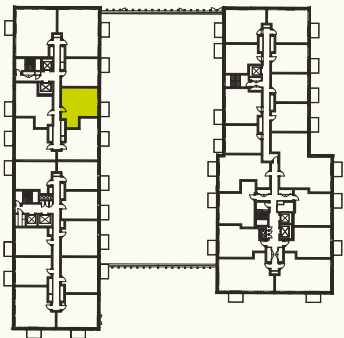
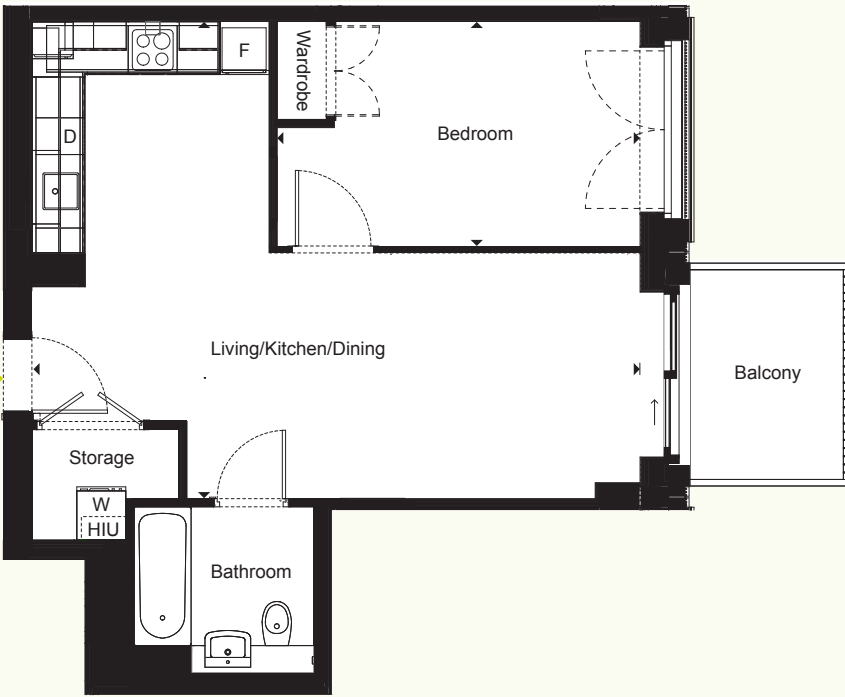
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Type E 1B2P

CORE A

Plot	Floor
A-08-03	8
A-09-03	9
A-10-03	10
A-11-03	11
A-12-03	12
A-13-03	13
A-14-03	14
A-15-03	15
A-16-03	16

1 bedroom apartment



Room	Metric	Imperial	
Living/Kithchen/Dining	5.85m x 7.47m	19' 2" x 24' 6"	D Dishwasher
Bedroom	2.75m x 4.47m	9' 0" x 14' 8"	F Fridge/Freezer
GIA	51 sq m	549 sq ft	W Washer/Dryer
			HIU Heating Interface Unit

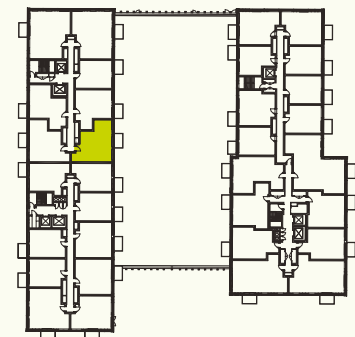
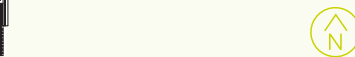
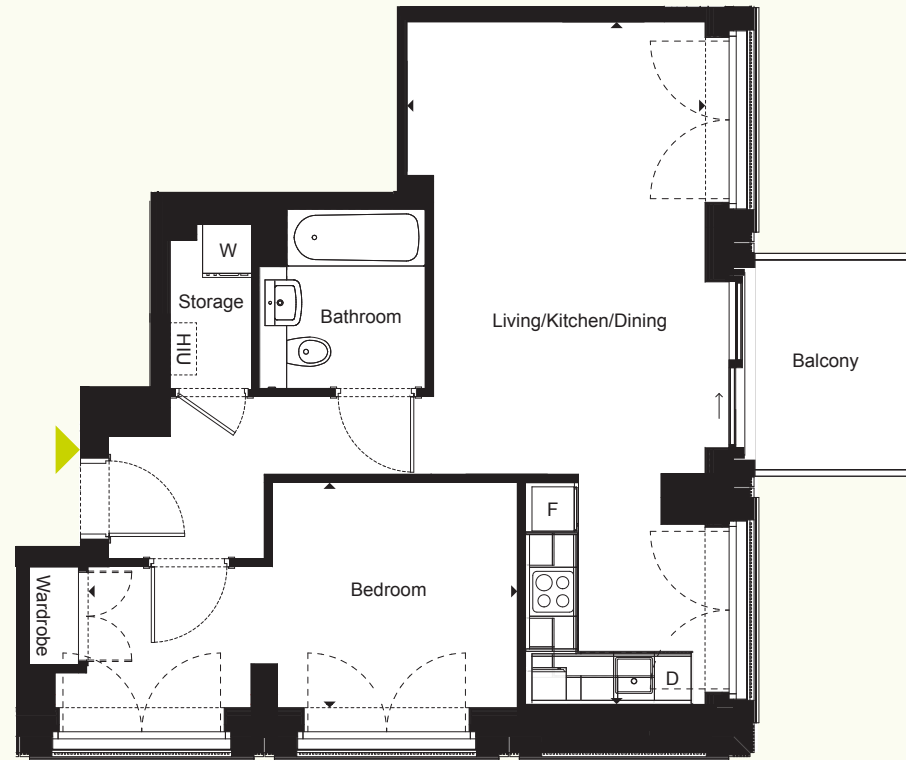
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Type I 1B2P

CORE A

Plot	Floor
A-11-04	11
A-12-04	12
A-13-04	13
A-14-04	14
A-15-04	15
A-16-04	16

1 bedroom apartment



Room	Metric	Imperial	
Living/Kitchen/Dining	3.67m x 8.36m	12' 0" x 27' 5"	[D] Dishwasher
Bedroom	2.78m x 5.28m	9' 1" x 17' 3"	[F] Fridge/Freezer
<b>GIA</b>	<b>53 sq m</b>	<b>570 sq ft</b>	[W] Washer/Dryer
			[HIU] Heating Interface Unit

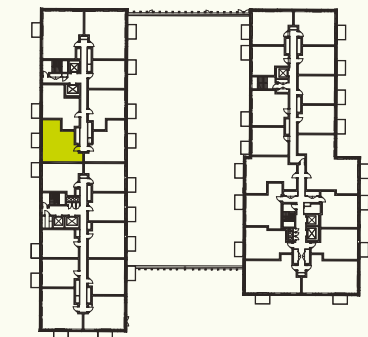
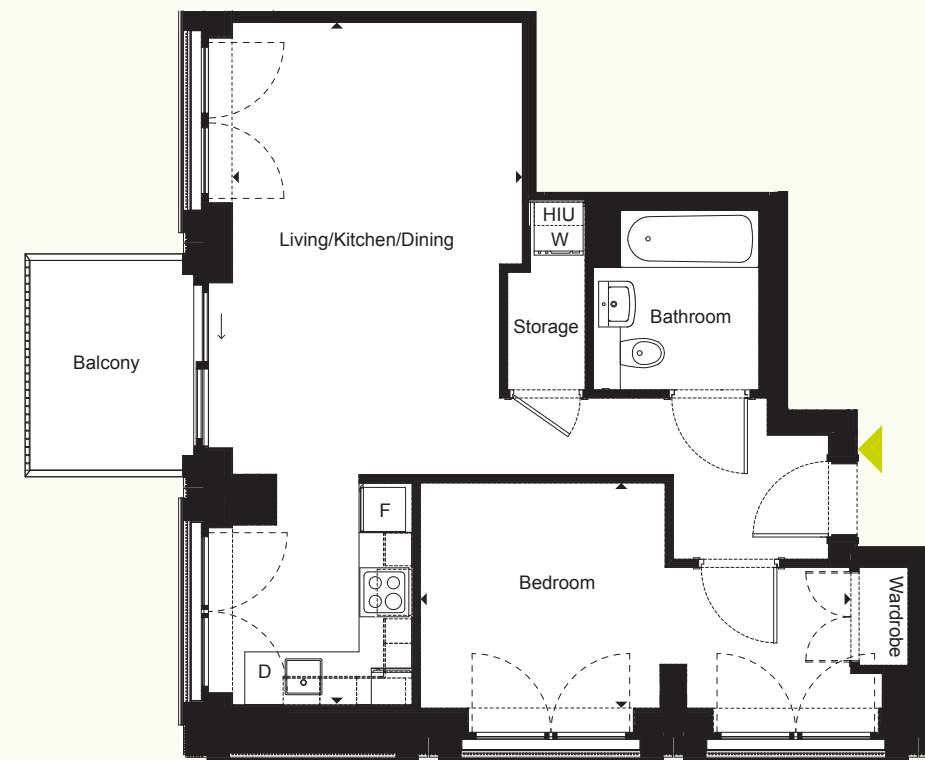
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Type IB 1B2P

CORE A

Plot	Floor
A-11-05	11
A-12-05	12
A-13-05	13
A-14-05	14
A-15-05	15
A-16-05	16

1 bedroom apartment



Room	Metric	Imperial	
Living/Kitchen/Dining	3.57m x 8.63m	11' 9" x 27' 5"	[D] Dishwasher
Bedroom	2.78m x 5.26m	9' 1" x 17' 3"	[F] Fridge/Freezer
<b>GIA</b>	<b>53 sq m</b>	<b>570 sq ft</b>	[W] Washer/Dryer
			[HIU] Heating Interface Unit

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Type B 2B4P

CORE A

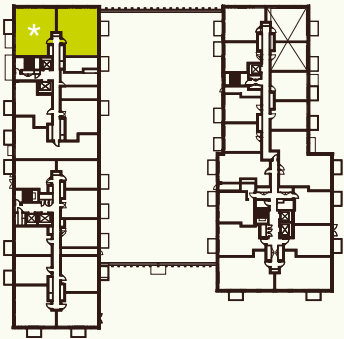
Plot	Floor
A-10-07	10
A-11-07	11
A-11-01*	11
A-12-07	12
A-12-01*	12
A-13-07	13
A-13-01*	13
A-14-07	14
A-14-01*	14
A-15-07	15
A-15-01*	15
A-16-07	16
A-16-01*	16

2 bedroom apartment



Room	Metric	Imperial
Living/Kitchen/Dining	3.09m x 6.72m	10' 2" x 22' 1"
Bedroom 1	2.85m x 5.25m	9' 4" x 17' 2"
Bedroom 2	2.38m x 3.95m	7' 10" x 13' 0"
GIA	76 sq m	818 sq ft

D	Dishwasher
F	Fridge/Freezer
W	Washer/Dryer
HIU	Heating Interface Unit



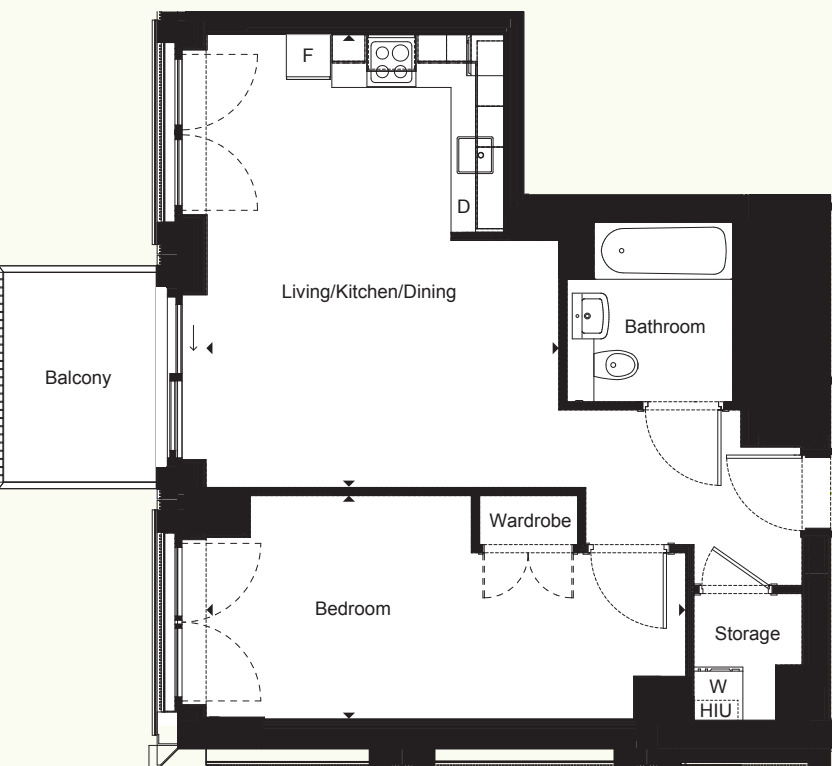
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Type AA 1B2P

CORE A

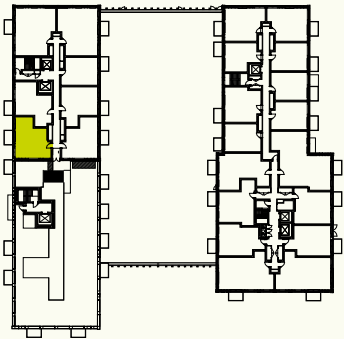
Plot	Floor
A-10-05	10

1 bedroom apartment



Room	Metric	Imperial
Living/Kitchen/Dining	4.34m x 5.55m	14' 3" x 18' 3"
Bedroom	2.77m x 5.89m	9' 1" x 19' 4"
GIA	52 sq m	560 sq ft

D	Dishwasher
F	Fridge/Freezer
W	Washer/Dryer
HIU	Heating Interface Unit



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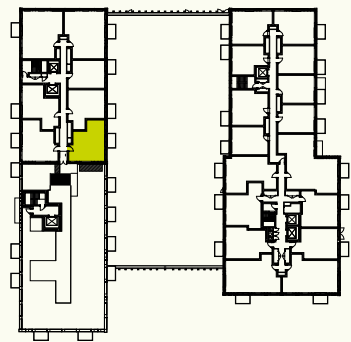
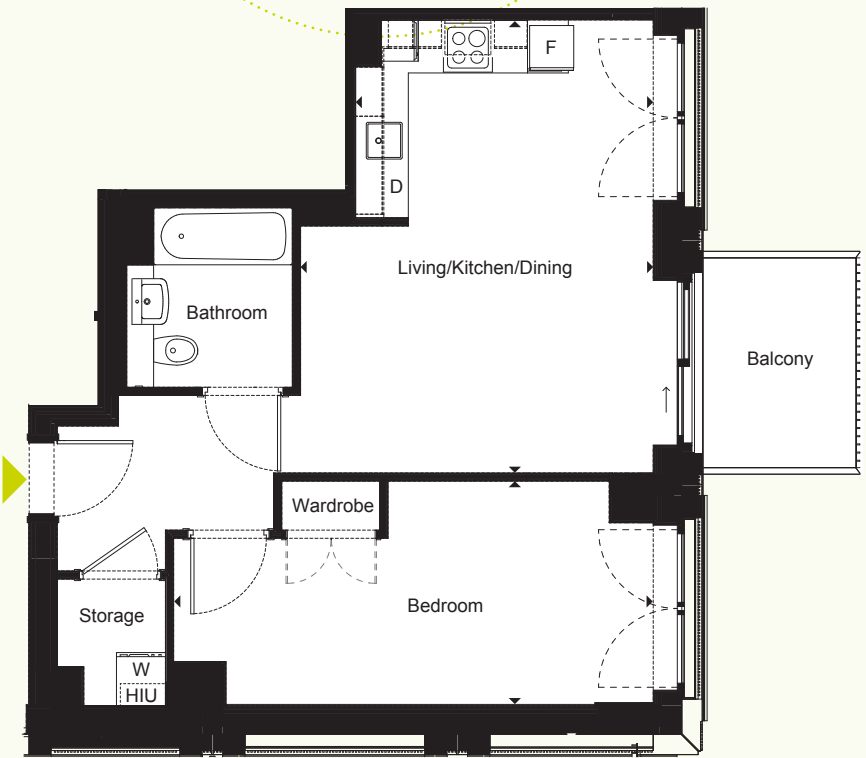
CORE A

Plot  
A-10-04

Floor  
10

Type AB 1B2P

1 bedroom apartment



Room	Metric	Imperial	
Living/Kitchen/Dining	4.34m x 5.55m	14' 3" x 18' 3"	D Dishwasher
Bedroom	2.77m x 5.89m	9' 1" x 19' 4"	F Fridge/Freezer
GIA	51 sq m	549 sq ft	W Washer/Dryer
			HIU Heating Interface Unit

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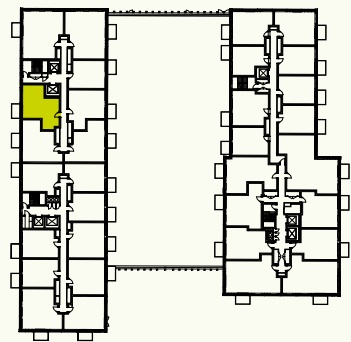
CORE A

Plot  
A-08-06  
A-09-06  
A-10-06  
A-11-06  
A-12-06  
A-13-06  
A-14-06  
A-15-06  
A-16-06

Floor  
8  
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11  
12  
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15  
16

Type CB 1B2P

1 bedroom apartment

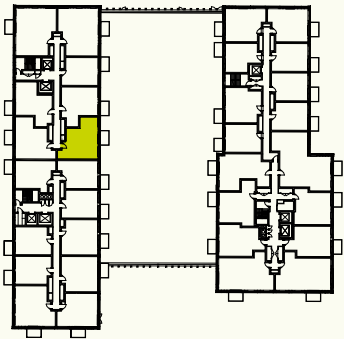
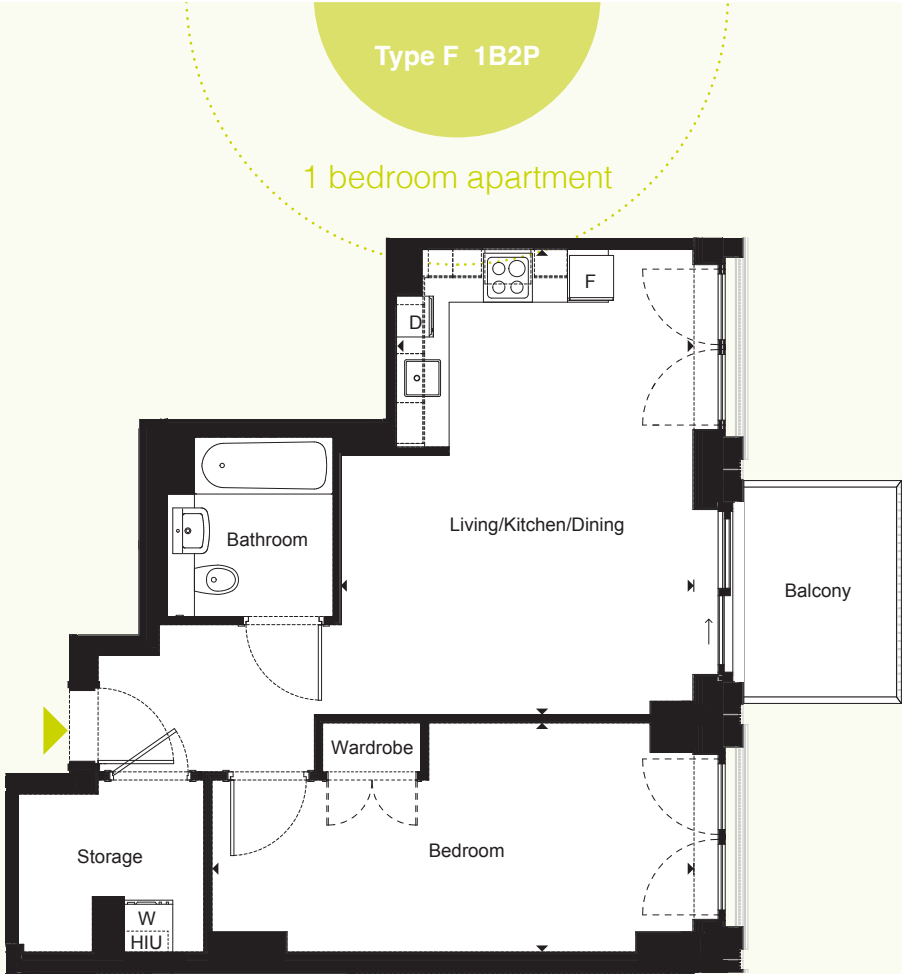


Room	Metric	Imperial	
Living/Kitchen/Dining	3.29m x 7.47m	10' 10" x 24' 6"	D Dishwasher
Bedroom	3.41m x 4.31m	11' 2" x 14' 2"	F Fridge/Freezer
GIA	50 sq m	538 sq ft	W Washer/Dryer
			HIU Heating Interface Unit

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CORE A

Plot	Floor
A-08-04	8
A-09-04	9

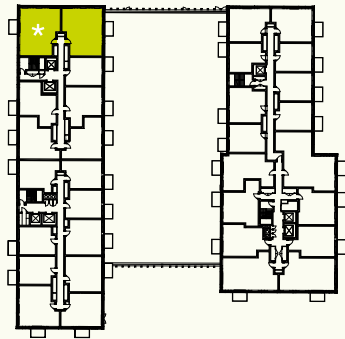
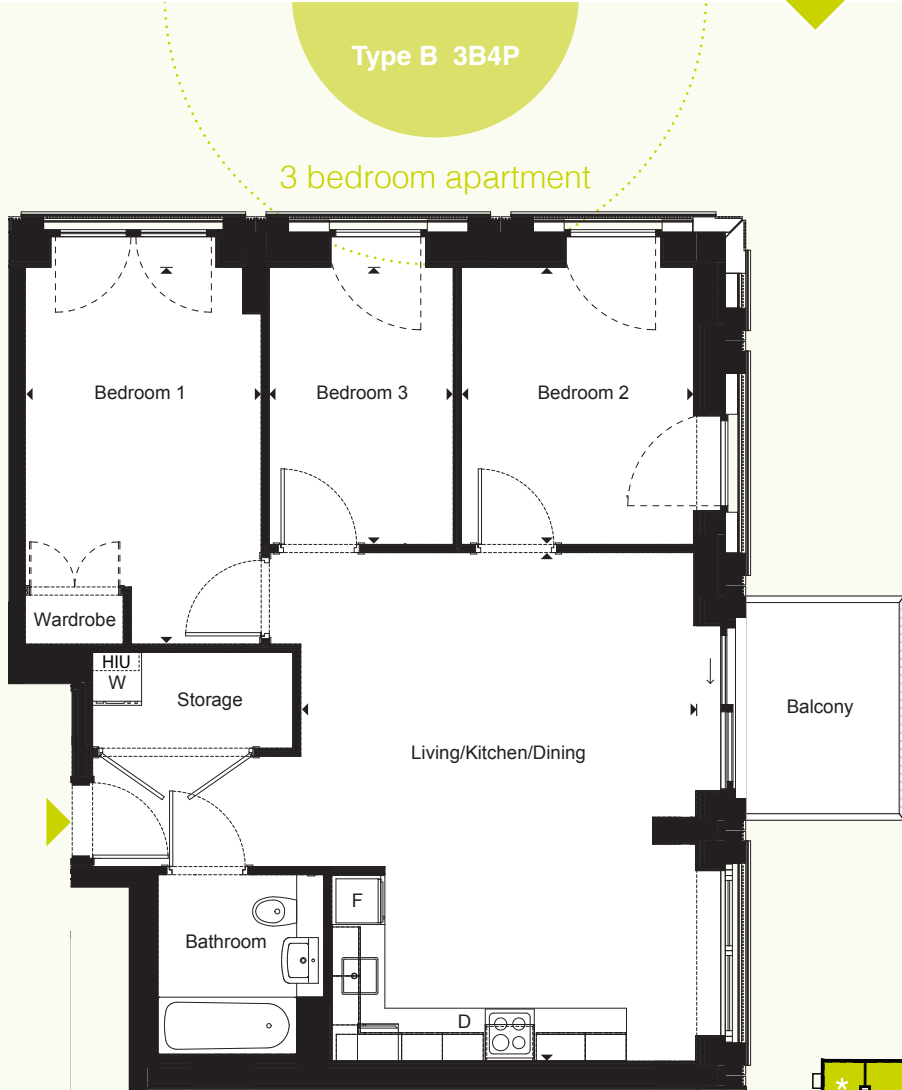


Room	Metric	Imperial	
Living/Kitchen/Dining	4.34m x 5.70m	14' 3" x 18' 9"	[D] Dishwasher
Bedroom	2.81m x 5.93m	9' 3" x 19' 5"	[F] Fridge/Freezer
GIA	55 sq m	592 sq ft	[W] Washer/Dryer
			[HIU] Heating Interface Unit

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CORE A

Plot	Floor
A-08-07	8
A-08-01*	8
A-09-07	9
A-09-01*	9



Room	Metric	Imperial	
Living/Kitchen/Dining	4.81m x 6.23m	15' 9" x 20' 5"	[D] Dishwasher
Bedroom 1	2.89m x 4.64m	9' 6" x 15' 2"	[F] Fridge/Freezer
Bedroom 2	2.85m x 3.41m	9' 4" x 11' 2"	[W] Washer/Dryer
Bedroom 3	2.25m x 3.41m	7' 5" x 11' 2"	[HIU] Heating Interface Unit
GIA	76 sq m	818 sq ft	

All floor plans in this brochure are for general guidance only. All room dimensions are subject to a plus/minus 5% tolerance. Measures are from plans and "as built" represent the largest cross section of each room and may vary. Size of balconies vary between apartments of the same type. Any dimensions shown are not intended to be used for carpet sizes, appliances, spaces or items of furniture. These particulars do not constitute any part of an offer or contract with regard to the specifications.

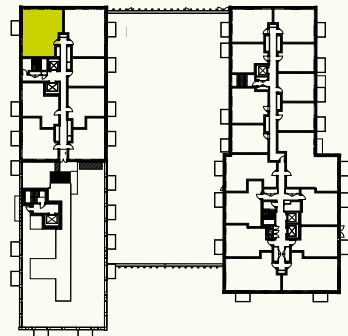
CORE A

Plot  
A-10-01

Floor  
10



Room	Metric	Imperial	
Living/Kitchen/Dining	6.07m x 6.53m	19' 11" x 21' 5"	D Dishwasher
Bedroom 1	3.11m x 3.81m	10' 2" x 12' 6"	F Fridge/Freezer
Bedroom 2	3.11m x 4.74m	10' 2" x 15' 7"	W Washer/Dryer
GIA	76.5 sq m	823 sq ft	HIU Heating Interface Unit



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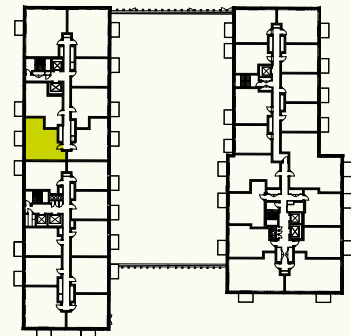
CORE A

Plot  
A-08-05  
A-09-05

Floor  
8  
9



Room	Metric	Imperial	
Living/Kitchen/Dining	4.34m x 5.70m	14' 3" x 18' 9"	D Dishwasher
Bedroom 1	2.81m x 5.93m	9' 3" x 19' 5"	F Fridge/Freezer
GIA	55sq m	592 sq ft	W Washer/Dryer
			HIU Heating Interface Unit



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SO Resi is the Shared Ownership brand of Metropolitan Thames Valley, and is an agent for Pinnacle Spaces in association with Zen Housing.

SO Resi can help you own one of the 63 Ownership homes at Wembley Way. We will work with you to see what's affordable for you, then be there to guide you through the whole process step-by-step, explaining everything in a clear and straightforward way and answering all your questions along the way to your own front door.

#### Shared Ownership made simple

With Shared Ownership, you buy a home in your own way – starting with a share that's right for you – between 25% and 75%. You can choose to buy more later, when it suits your income. Starting with a share means your mortgage deposit and monthly mortgage payments are smaller than if you bought your home outright.

There are two other monthly payments. One is for the share of your home owned by the landlord. At Wembley Way, this is Pinnacle Spaces. The other is the service charge, which pays to look after the building you live in. There are also the other usual costs, like household utility bills.

In the future you can buy more of your home, and even own 100%. The more you own, the lower your landlord payment will be.

#### Interested in living at Wembley Way?

**Email:** [sales@soresi.co.uk](mailto:sales@soresi.co.uk)

**Visit:** [sharedownership.co.uk](http://sharedownership.co.uk)



#### Disclaimer

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