



#ITSALLHERE

ONE EMPIRE WAY
WEMBLEY
LONDON
ONE EMPIRE WAY
WEMBLEY
LONDON
ONE EMPIRE WAY
WEMBLEY
LONDON
EMPIRE ONE
ONE EMPIRE WAY
WEMBLEY
LONDON
ONE EMPIRE WAY
WEMBLEY
LONDON
ONE EMPIRE WAY
WEMBLEY
LONDON



M

R

U

E

R

N

EMPIRE ONE

#ITSALLHERE

ONE EMPIRE WAY



LIVING THAT BEST LIFE



Comprising 38 brand new studio, one, two and three bedroom apartments, each uniquely infused with natural textures and an unwavering attention to detail, Empire One offers homes built for personality, individuality and comfort, carefully balancing an urban style with a smart use of space. The perfect home for the eclectic Wembley Park.

**38 BRAND NEW STUDIO, ONE, TWO
& THREE BEDROOM APARTMENTS**



EMERALD
PREMIUM

AT THE TOP OF
EMPIRE ONE SITS THE
COMMUNAL ROOF
TERRACE, OFFERING
PERSPECTIVES OF
LONDON'S CLASSIC
SKYLINE. PERFECT
FOR ENJOYING LONG
SUMMER EVENINGS
WITH FRIENDS OR A
MORNING MEDITATION.



At the top of Empire One sits the communal roof terrace, offering perspectives of London's classic skyline. Shielded by a glazed balustrade that extends around the rooftop's perimeter, the terrace is a welcoming and relaxing environment, perfect for enjoying long summer evenings with friends or a morning meditation.

AT THE T
N
M
R
J
V
S
K
SHIELDED
GLAZED B



N
R
E
|
S

WEMBLEY PARK STATION
5 min walk

LIDL
3 min walk

BOXPARK
3 min walk

COSTCO
14 min walk

SAINSBURY'S
6 min walk

WEMBLEY ARENA
9 min walk

WEMBLEY STADIUM
8 min walk

LONDON DESIGN OUTLET
9 min walk

TESCO METRO
8 min walk

EMPIRE ONE

ON THE MAP



WEMBLEY PARK STATION
5 min walk

LIDL
3 min walk

BOXPARK
3 min walk

COSTCO
14 min walk

SAINSBURY'S
6 min walk

EMPIRE ONE

EMPIRE ONE

REPEATING PATTERN OF 'NOW ALL HERE, RIGHT NOW' in various orientations and colors (pink, white, black) on a pink background.

ON THE MAP

VIBRANT, ECLECTIC AND CULTURALLY DIVERSE,

Vibrant, eclectic and culturally diverse, Wembley is one of London's most vivacious and distinct neighbourhoods and the meeting place of an unparalleled shopping selection, a wealth of food and drink spots, plentiful nature, world class sport events and internationally renowned concerts.

Whether it's grabbing a bite to eat at Boxpark, watching a match at Wembley Stadium or enjoying the still waters of the Welsh Harp, this evolving corner of the Capital gets more exciting day by day.



CON THE MAP

HERE TO THERE AND BACK AGAIN

Less than a 5 minute walk from Empire One, Wembley Park station is well serviced by the Jubilee and Metropolitan lines, and with Wembley Central and Wembley Stadium also just a short walk away, the bustle of London is reachable in less than 15 minutes.

JOURNEY TIMES

BY CAR

| | |
|------------------|------------|
| M1 Motorway | 10 mins |
| Heathrow Airport | 44 mins |
| Luton Airport | 45 mins |
| Gatwick Airport | 1h 18 mins |

BY BUS

| | |
|-----------------|---------|
| Welsh Harp | 15 mins |
| Wembley Central | 20 mins |
| Neasden Temple | 24 mins |
| Brent Cross | 24 mins |

BY FOOT

| | |
|----------------------|---------|
| Lidl | 3 mins |
| BoxPark | 3 mins |
| Wembley Park Station | 5 mins |
| Sainsbury's Local | 6 mins |
| Wembley Stadium | 8 mins |
| Tesco Metro | 8 mins |
| London Design Outlet | 9 mins |
| Costco Wembley | 14 mins |

*Times are approximate, taken from Google Maps. Tube times are based on a departure from Wembley Park Station (Jubilee & Metropolitan), a 5 minute walk from Empire One.

WEMBLEY PARK

Jubilee

| | |
|------------|---------|
| Stanmore | 10 mins |
| Queensbury | 5 mins |
| Kingsbury | 4 mins |

| | |
|--------------------|---------|
| Northwood | 21 mins |
| Watford | 10 mins |
| Harrow-on-the-Hill | 8 mins |

WEMBLEY PARK

| | |
|----------------|---------|
| West Hampstead | 10 mins |
| Bond Street | 19 mins |
| London Bridge | 28 mins |
| Canary Wharf | 35 mins |
| Stratford | 46 mins |

WEMBLEY PARK

| | |
|-------------------------|---------|
| Baker Street | 12 mins |
| King's Cross St Pancras | 21 mins |
| Moorgate | 28 mins |
| Liverpool St | 32 mins |
| Aldgate | 34 mins |

Metropolitan

BOND STREET
15 MINS

HAMPSTEAD HEATH
20 MINS

UCL
25 MINS

SOHO
30 MINS

WESTFIELD LONDON
30 MINS

KING'S COLLEGE
35 MINS

CAMDEN TOWN
35 MINS

LSE
40 MINS

HEATHROW AIRPORT
45 MINS

BRICK LANE
45 MINS

EDGWARE

BARNET

WOODFORD

WALTHAMSTOW

HAMPSTEAD

HAMPSTEAD HEATH

EPPING FOREST

BRENT CROSS

HOLLOWAY

WEMBLEY

WILLESDEN

KILBURN

CHALK FARM

VICTORIA PARK

STRATFORD

REGENTS PARK

SHOREDITCH

EALING

WHITE CITY

MARBLE ARCH

MAYFAIR

THE CITY

WHITE CHAPEL

BOW

HYDE PARK

CANARY WHARF

HAMMERSMITH

KENSINGTON

WESTMINSTER

FULHAM

GREENWICH

BRIXTON

RICHMOND

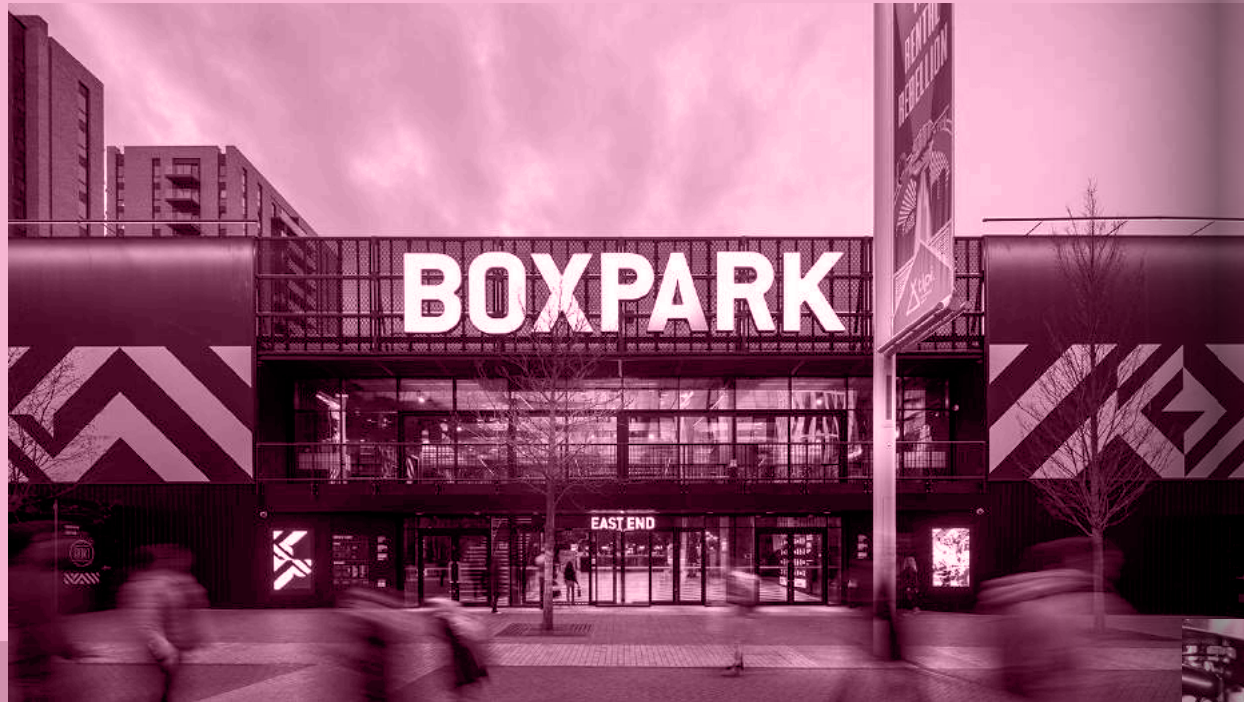
CLAPHAM COMMON

ON THE MAP

AAAHH A SIP OF COFFEE, A CHEWY CROISSANT, A BITE TO EAT, A SPACE TO RELAX, THAT FIRST SIP OF BEER, THE BUBBLES THE BITE TO NOSH ON, A SANDWICH AND CHIPS, PIZZA FOR TWO FOR ONE, A CRISP GLASS OF BOTTLE OF RED, SOME NIBBLE A BAS D, FANCY A CURRY, LET'S GET TOGETHER AND FINE DINING, PASTA AL DENT, DELIGHTFUL, ICE CREAM AND PIE, CANNAPES, YOUR ROUND OF MINE, JAMAICAN, ARGENTINIAN OR GREEK, ITALIAN OR BRITISH, BUBBLE & SQUEAK DOWN TO THE PUB, SETTling IN HUMMUS, BABA GANUSH, S CHOCOLATE MOUSSE, SPICY, SW STICKY, FRIED, DICED, SAUTÉED, B PRETTY, A BITE OF THIS, A TA ROMANTIC FOR TWO. OR OUT WITH CREW



ON THE MAP



BOXPARK
Over twenty different food
and drink options under
one roof
3 min walk



**BREAD
AHEAD**

BREAD AHEAD
Baking Shop & School
5 min walk



PASTA REMOLI
Authentic Handmade Pasta
5 min walk



ON THE MAP



WEMBLEY PARK THEATRE

A brand new 1,000-2,000, state-of-the-art cultural destination and flexible theatre space with a large bar and 'Studio Five', a modern British restaurant with simple, bold dishes using great quality produce

1 min walk



WEMBLEY STADIUM

World famous, Wembley Stadium sits just 8 minutes away from Empire One. Steeped in history this 90,000 seat stadium is the largest in the UK and second-largest in Europe, and hosts not only the FA Cup Final, but a selection of other sporting events as well as sell-out music concerts on a regular basis

8 min walk



ON THE MAP

ADIDAS, ASICS, BHAVI, BUJOR
BORGG, CALVIN KLEIN, CHAMPION
CHAPELLE, CLAIRE'S, CLARK
CONVERSE, DUNE, FIORELL
GAP, GUESS, HARRIBO, HOLLAN
& BARRETT, HUAWEI, JAC
WILLS, KURT GEIGER, LEE, LEVI'S
LINDT, M&S, MOSS BROSS, NEY
BALANCE, NEXT, NIKE, PROCOOI
PUMA, REPLAY, SKECHER
SKOPES, SONY, SUPERDR
SUNGLASS HUT, TEMPUR, TEMP
THE BODY SHOP, THE FRAGRANC



LONDON DESIGNER OUTLET

A world-class destination for designer shopping, boutique eating and drinking including names such as Calvin Klein, Nike, Converse, Adidas, Guess, Kurt Geiger, PUMA, Lindt, GAP and Superdry
9 min walk



ONLINE MARKET



THE GYM
Fully equipped, low-cost gym
7 min walk



WELSH HARP
Learn to sail, wind surf or canoe with one of the many clubs on the Harp
28 min walk



KING EDWARD VII PARK
13 min walk



PRESS UP,
PUSH DOWN,
STRETCH,
BREATHE,
SWEAT,
DANCE,
CLIMB,
SQUAT,
BEND, JU
JAB, HOOK,
BLOCK,
PUNCH,

CONSOLE THE ENVIRONMENT

WEMBLEY PARK



WEMBLEY ARENA
WEMBLEY TRIANGLE

CONCEPT MAP

ROOM FOR THE BOSS
ROOM FOR THE BOSS
ROOM FOR THE BOSS





IT'S A
WEIRD
TRIP
FOR
OO
SS



WHAT'S COOKING
WHAT'S COOKING
WHAT'S COOKING



THE REVIVAL
NOW THE REVIVA
IS NOW T H
REVIVAL IS NOW
THE REVIVAL IS
NOW THE REVIVAL
IS NOW THE
REVIVAL IS NOW
THE REVIVAL IS NOW

A vibrant night scene of a modern urban walkway. The walkway is illuminated with warm, yellow lights and is flanked by glass-fronted buildings. A large, illuminated geometric structure, resembling a cube or a series of interconnected planes, is suspended over the walkway. The structure is lit with bright pink and purple lights. In the background, a large stadium with a distinctive white, lattice-like roof is visible. The overall atmosphere is one of a modern, creative, and lively urban environment.

THE REVEAL IS NOW

The continued investment in innovation and invention in the last decade has seen Wembley Park transform itself into London's newest creative home, with endless new and exciting opportunities. The Wembley Park Masterplan is one of the country's largest regeneration projects, securing over £1.7 billion of investment, promising the delivery of over 7,500 new homes and 8,000 new jobs by 2027.

LONDON'S BOROUGH OF CULTURE 2020

15 YEARS OF DELIVERY

£2.5BN + OF INVESTMENT

3.5M SQ FT + OF CONSTRUCTION

7 ACRES OF NEW PARKLAND

7,500 NEW HOMES

10,000 NEW JOBS

1,690 PARKING SPACES

150 TREES PLANTED

YOU LIVE, YOU LEARN

EARLY

The Little Learners Nursery - 14 mins walk
United Reformed Church, East Lane, Wembley HA9 7NN

Bright Horizons Nursery - 17 mins walk
95 Hirst Cres, Wembley HA9 7HH

PRIMARY

Chalkhill Primary School - 13 mins walk
Barnhill Rd, Wembley HA9 9YP

Elsey Primary School - 20 mins walk
Tokyngton Ave, Wembley HA9 6HT

SECONDARY

Michaela Community School - 5 mins walk
North End Road, Wembley HA9 0UU

Ark Academy - 6 mins walk
Bridge Rd, Wembley HA9 9JP

Lycée International de Londres - 12 mins walk
54 Forty Ln, Wembley HA9 9LY

FURTHER

University Campus of Football Business - 11 mins walk
Stadium, Wembley Park, Wembley HA9 0WS

London School of Science & Technology - 20 mins walk
401- 403 High Rd, London, Wembley HA9 7AB



KITTED OUT

SPECIFICATION

Apartment Interiors

- Enhanced security flat entrance door PAS 24 compliant, with 3D Grey finish
- Moulded internal doors painted smooth white
- Engineered oak flooring throughout living spaces, halls and some bedrooms
- Walls painted in contemporary colours
- Joinery with eggshell finish
- Stainless steel switches and sockets
- Built-in wardrobes
- Double glazed windows and balcony doors

Kitchen

- Super matt dark grey handleless kitchen units
- Undercabinet lighting to kitchen wall units
- Silestone white Quartz worktop
- White Quartz splashback
- Stainless steel kitchen sink with polished chrome mixer tap
- Fully integrated Bosch appliances:
- Integrated electric oven
- Integrated fridge freezer
- Washer dryer
- Induction hob
- Extractor
- Integrated Bosch dishwasher to flats on 3rd and 4th floors

Shower Room / Bathroom

- Saloni tiled floors and walls with feature Saloni textured wall tiles
- Luxury stone resin basins
- White wall-hung Starck wc with chrome fittings
- Stainless steel flat panel heated electric towel rail
- Chrome wall mounted shower fittings
- Glass shower screen
- Shaver socket
- Underfloor heating in bathrooms / shower rooms to flats on 3rd and 4th floors

Communal Areas

- Enhanced security front door PAS 24 compliant
- Anti-fishing letter boxes in main lobby
- High-quality ware resilient carpet
- Anti-slip nosings to stairs
- Smoke detection, ventilation system and fire alarm system
- Emergency lighting
- Lift servicing all floors
- Secure bike store
- Secure bin store
- Communal roof terrace

Electrics

- Colour video entryphone system
- Data / Telephone / TV / USB points
- Smoke detection and sounder
- LED energy efficient downlights and pendants within all areas / rooms

Heating

- Electric heating and electric hot water cylinders with MVHR system to Ground, 1st and 2nd floor apartments
- Radiator space heating and comfort cooling air-source heat pumps and MVHR system to 3rd and 4th floor apartments

General

- Flat sprinkler system
- 10 year structural warranty

CAMROSE

LONDON



About the Developer

At CAMROSE we see and build differently. Fusing decades of property development experience with an ever-innovative outlook, our passion is to deliver distinct, modern and well-built living spaces which change the way people experience home.

Every space we build tells its own story and offers its own feeling, driven by both our appetite for individuality and dynamically shaping environments. With each new project, we apply a fresh understanding of the places where we build and the people that live there, crafting beautiful and inspiring living spaces with their own unique personality.

#ITSALLHERE

Design by **WEARECAPRI.COM**

These particulars are intended only as a guide and are not to be taken as forming any part of a resulting contract, nor to be relied upon as statements or representations of fact. Whilst every care has been taken in their preparation for accuracy, this cannot be guaranteed and precise details may vary. All information and elements within are indicative, not to scale and for guidance only, including: descriptions, travel times, photographs, layouts, illustrative maps, plans, measurements and dimensions. Images of the property are computer generated and some elements portrayed are subject to planning.

