

Wembley Park

Making home ownership possible





Experts in Shared Ownership

SO Resi is a new way of making home ownership possible for more people. You buy a share of your home, with a lower deposit, smaller mortgage and monthly payment on the rest.

SO Resi redefines Shared Ownership by making everything clear and uncomplicated, so you understand how it all works at every stage, before and after you buy. Our SO Resi homeowners are important to us and we aim to build strong, lasting relationships by being here to answer your questions in language that makes sense.

SO Resi by Metropolitan Thames Valley is a not-for-profit housing association. For over fifty years we've been building good quality, affordable new homes and managing them well. By doing that, we've been helping to create communities where people are proud and happy to live.

Cosmopolitan living

Discover a desirable new collection of 79 high-quality one, two and three bedroom homes in two landmark new buildings, offering stunning views and an inspiring lifestyle.

With private outdoor space for every home, the stylish, energy efficient apartments at SO Resi Wembley Park set a new high in contemporary living at the heart of north-west London's cultural hotspot. Enjoy living life to the full with world-class entertainment, restaurants, shopping, sport, culture and over 1,000 acres of nature close by.

Central London is just a 12-minute connection from nearby Wembley Park station, with fast links to the Elizabeth Line. Perfectly placed, these homes are ideal for those looking for the warm embrace of a local neighbourhood with all the advantages of the city life at hand.

Find peace and pace at SO Resi Wembley Park.

A new collection of 1, 2 and 3 bedroom Shared Ownership apartments



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Outstanding views across the Wembley skyline

A world-class location

Vibrant, diverse Wembley Park has been transformed into a world-class destination, offering a booming cultural and leisure scene, great shopping choices, international fine dining and a rich nightlife, all set among peaceful, reenergising open green spaces and gardens.

With Wembley Stadium, the OVO Arena and Boxpark Wembley just minutes from home, making memories at unmissable entertainment and sporting events is a breeze. Shopping is sorted too, with Wembley Park retail centre and the London Designer Outlet only minutes away for fashion hits – not to mention the lively Wembley Park food market and great local shops offering gourmet ingredients. For families, schools in the area have strong Ofsted ratings and Wembley leisure centre is perfect for fun and fitness.

Super-fast connections to Central London from Wembley Park underground station make both commuting and exploring central London a breeze, while new green transport and cycling routes locally enhance modern flexible lifestyles. Perfect for exploring the gorgeous green space, calming water and fresh air all around. Try Wembley Park, Union Park and the natural havens of nearby Fryent Country Park and the Welsh Harp Reservoir whenever outdoor activities and restorative leisure time call.

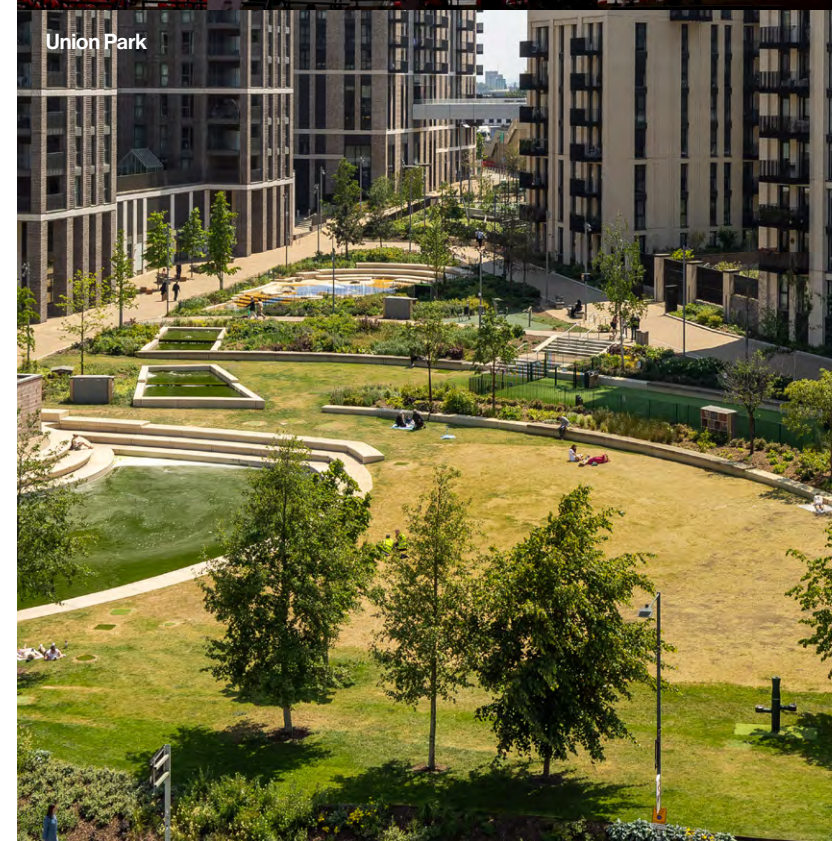
 Victorian Wembley Park was originally developed into a pleasure and events destination for urban Londoners in the 1890s



Wembley Stadium



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.

12 minutes

2

London Designer Outlet

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

4 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.

7 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.

14 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.

22 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

This contemporary collection of 79 high-quality 1, 2 and 3-bedroom apartments is part of the remarkable regeneration transforming this legendary neighbourhood into one of north-west London's most desirable destinations.

Comprising of two landmark buildings, the development's elegant lines are complemented by light-filled interiors with access to private outdoor space for every apartment. Energy efficiency has been considered a priority, as has security and privacy.

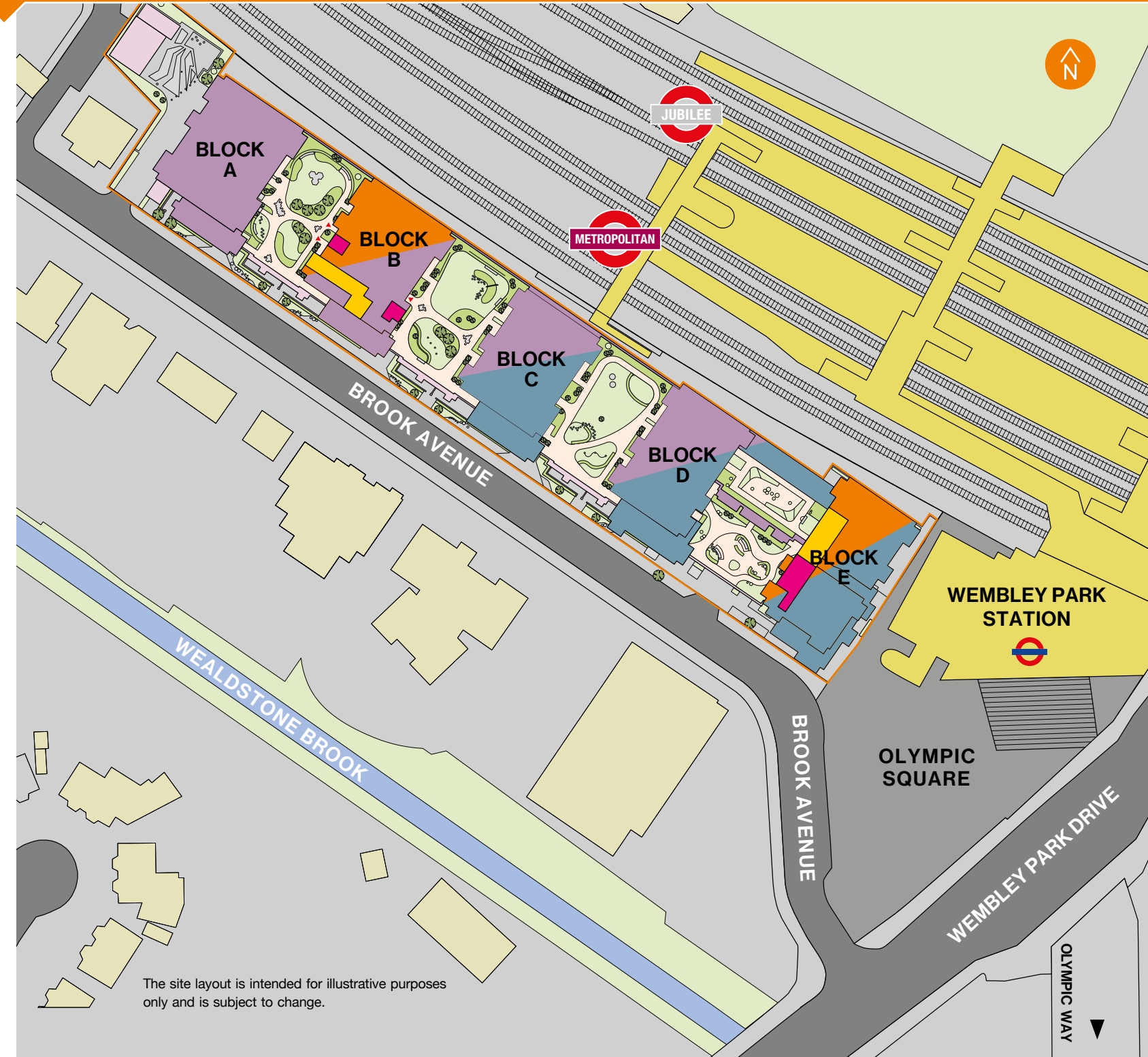
Residents benefit from secure cycle parking, a growing cycling and pedestrian network, plus direct access to Wembley Park's many amenities, opportunities and experiences.

Set between beautifully landscaped gardens, the development offers residents stunning views over Wembley and its famous arch, together with distant views over Central London and beyond.



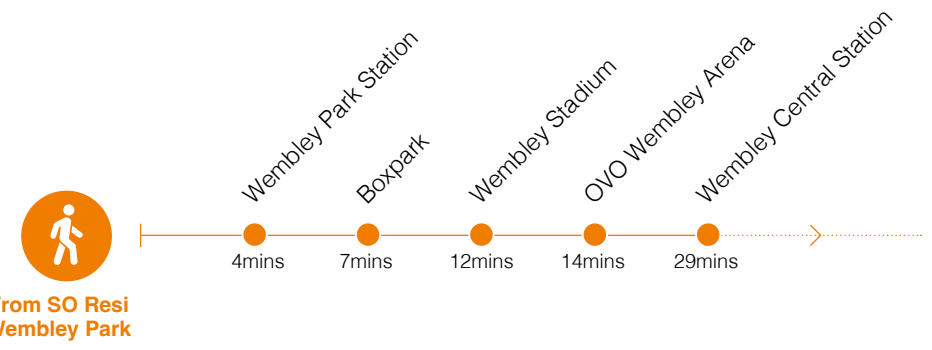
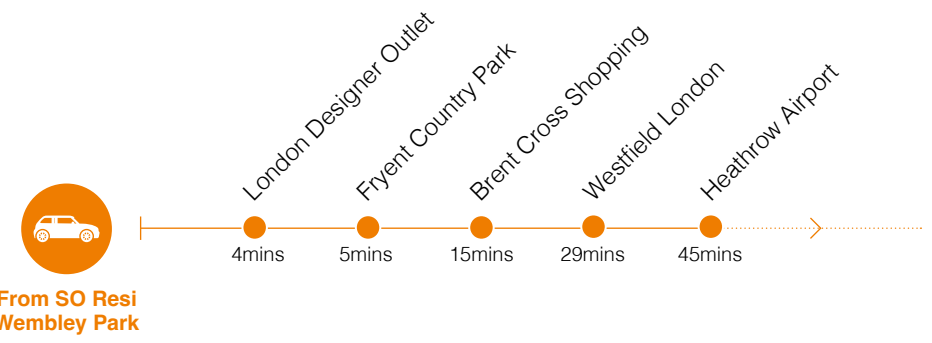
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- SO Resi Shared Ownership
- Affordable rent
- Private sale
- Bin store
- Bike store

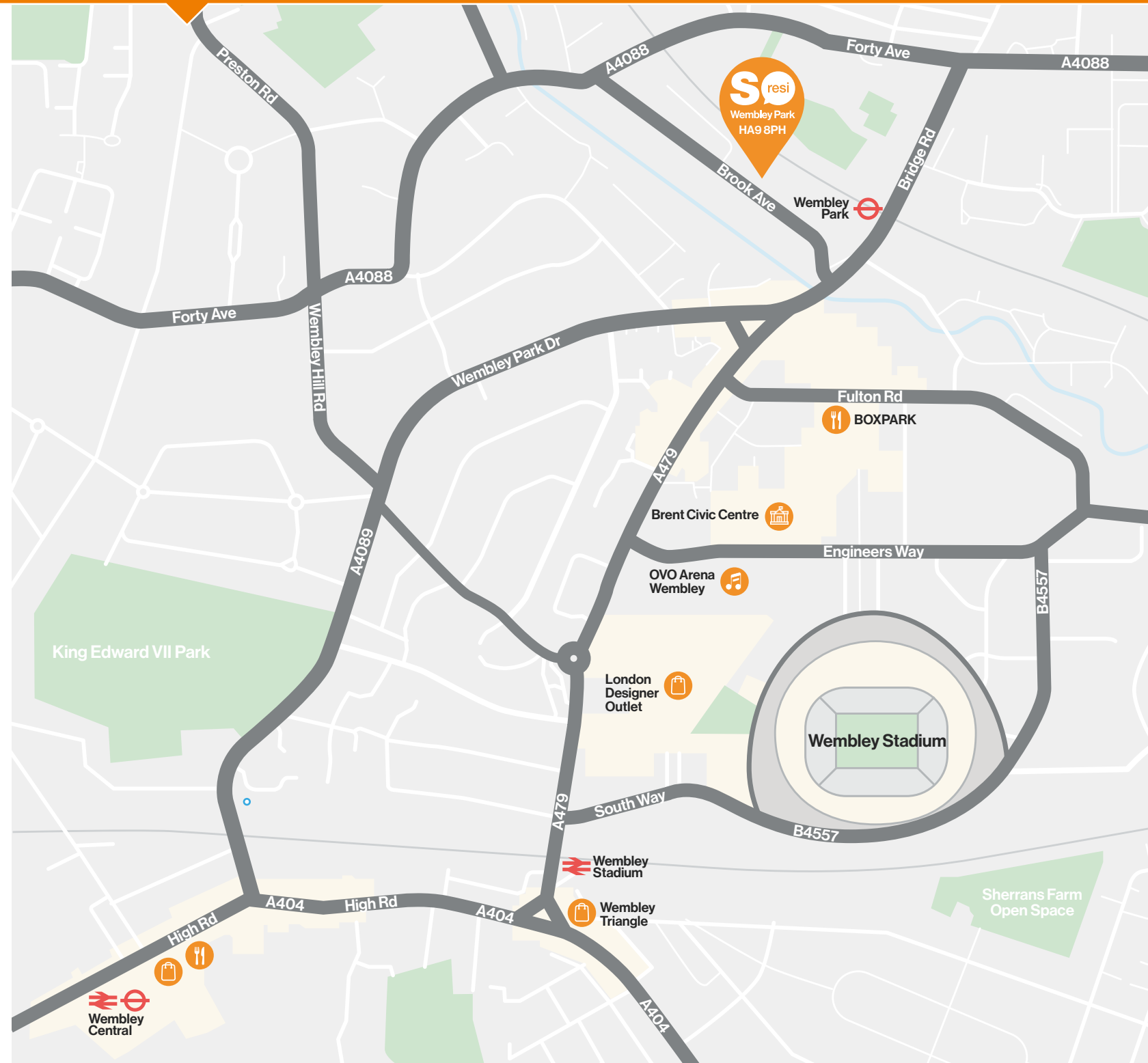


The site layout is intended for illustrative purposes only and is subject to change.

Connectivity

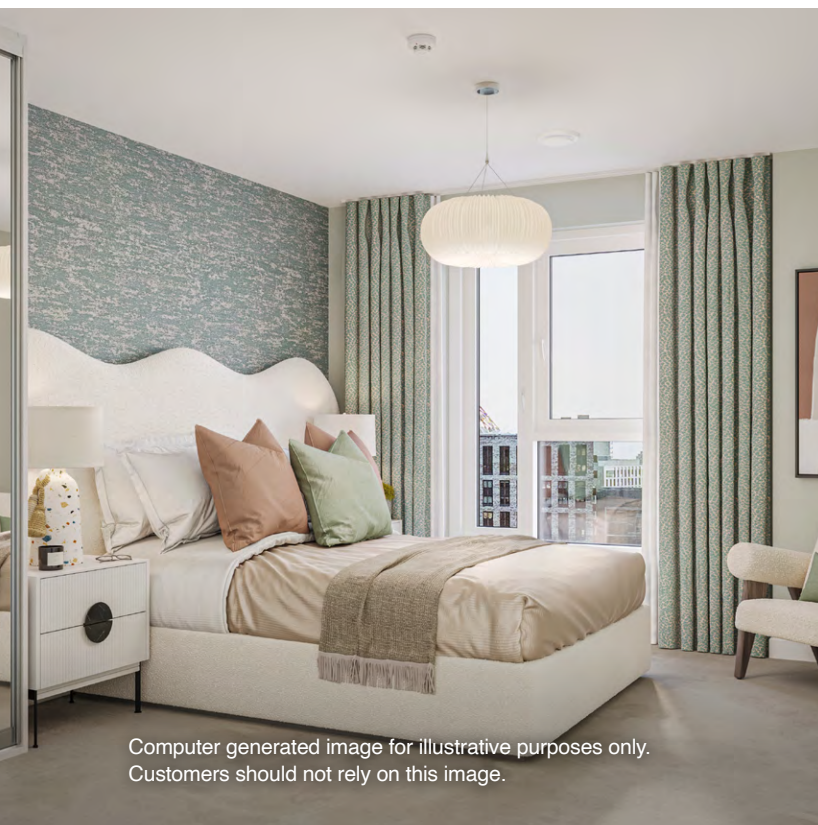


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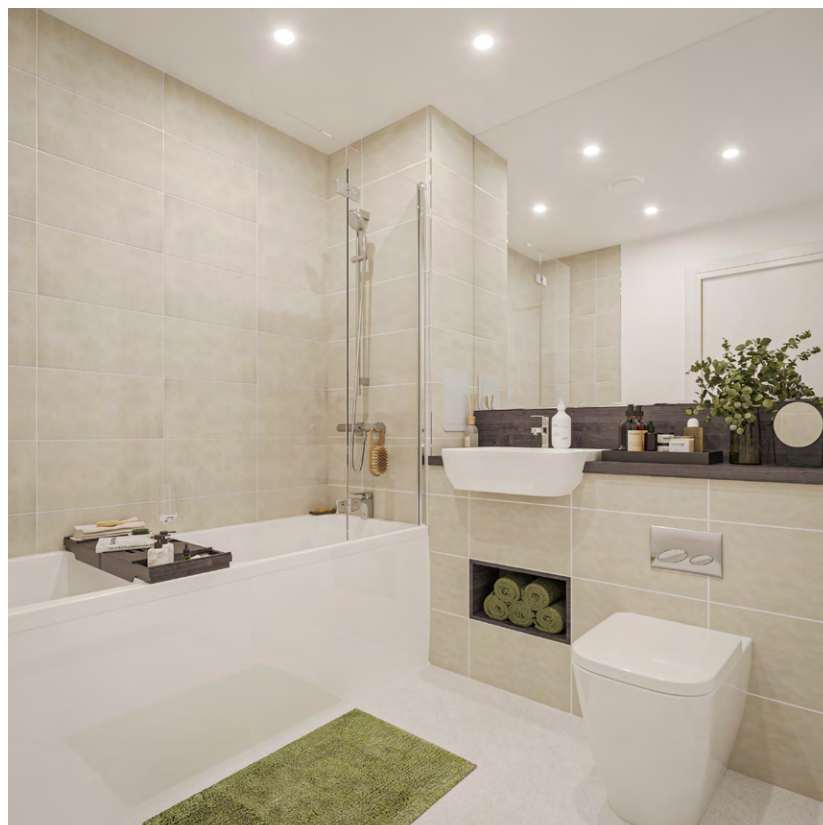




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Specification

General

- Private balconies to all homes
- Sliding Mirror/Glass Fronted Wardrobes with Soft Closers to Master Bedroom
- White Stelrad Elite radiators
- Honeywell room thermostat
- Kingpin Environmental boiler
- Deta White pendant light with low energy bulb to selected rooms
- Cloud 14 coloured Affinity Carpets to bedrooms
- Walnut finish Dekordoor or Alpine Visual Sensations Dekordoor entrance door
- Dulux Supermatt White walls and ceilings

Kitchen, Living & Dining

- Symphony Plaza Porcelain base and wall units
- LED strip lights
- Laminate Symphony Dark Ash worktops
- Soft close drawers with cutlery insert
- Caron Phoenix sink and mixer tap
- Stainless steel hob splashback
- Zanussi integrated appliances
- Electric hob
- Zanussi fridge/freezer
- Electrolux integrated hood
- Moduleo Roots flooring in Classic Oak

Bathroom & Ensuites

- Matte finish Egger Soft Black vanity top
- White Geberit sanitaryware
- Laminate countertop and upstand
- Merlyn shower panel & bath screen
- Sottini chrome finished mixer tap
- Aqualisa shower head
- Pisa White Plumbed towel radiator
- Deta Slimline shaver point
- Danfoss heating & hot water controls thermostat
- LED dimmable fire rated downlights
- Darwin Clay Rockfall Matt wall tiles
- Darwin Putty Matt floor tiles

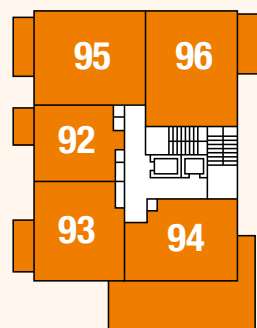
Security and Peace of Mind

- Video entry intercom system
- Cycle storage
- Fob-activated door entry system
- 180-degree viewer to front door of all units

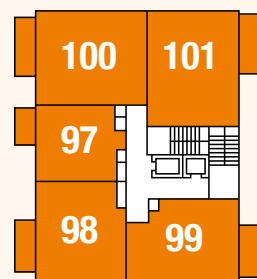


Every property at SO Resi Wembley Park is made to the highest standard.

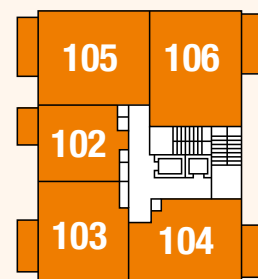
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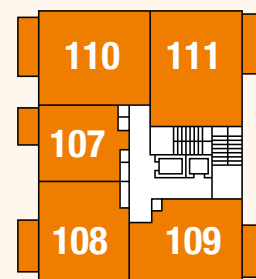
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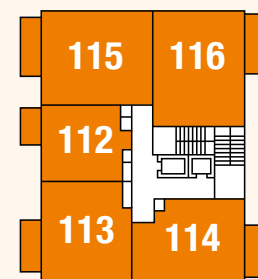
Seventh



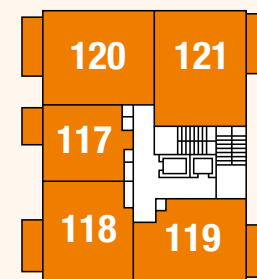
Eighth



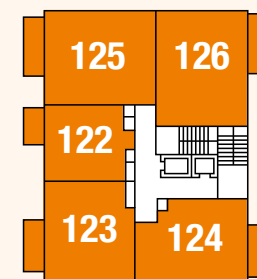
Ninth



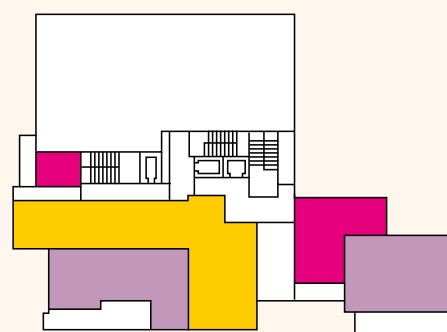
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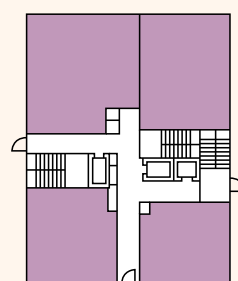
Eleventh



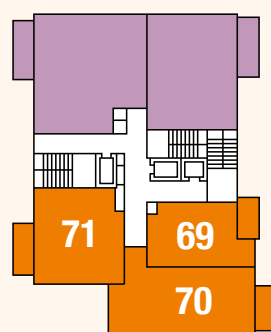
Twelfth



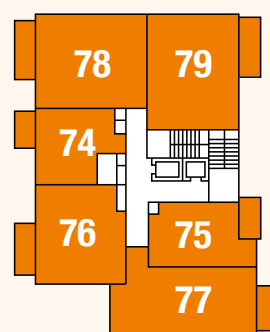
Ground



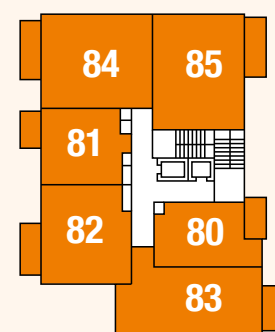
First



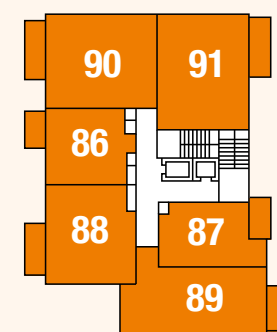
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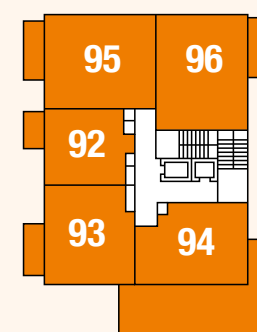
Third



Fourth



Fifth



Sixth

- SO Resi Shared Ownership
- Affordable rent
- Bin store
- Bike store

Block B

Plot
74 **Floor**
3

Type 04

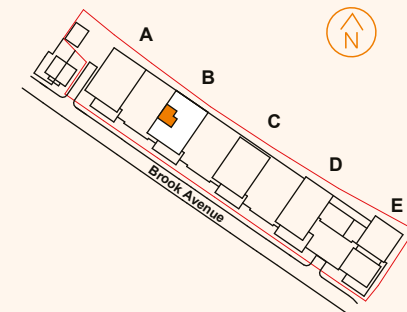
1 bedroom apartment

- Type 04 > 1 bedroom apartment
- Type 28 > 1 bedroom apartment
- Type 29 > 1 bedroom apartment
- Type 58 > 2 bedroom apartment
- Type 59 > 2 bedroom apartment
- Type 63 > 3 bedroom apartment
- Type 64 > 3 bedroom apartment
- Type 65 > 2 bedroom apartment
- Type 76 > 1 bedroom apartment



| Room | Metric | Imperial |
|-----------------------|----------------|------------------|
| Living/Kitchen/Dining | 3.4m x 7.3m | 11' 1" x 24' 1" |
| Bedroom 1 | 3.1m x 3.2m | 10' 4" x 10' 6" |
| GIA | 44 sq m | 471 sq ft |

- D** Dishwasher
- F** Fridge/Freezer
- W** Washer/Dryer



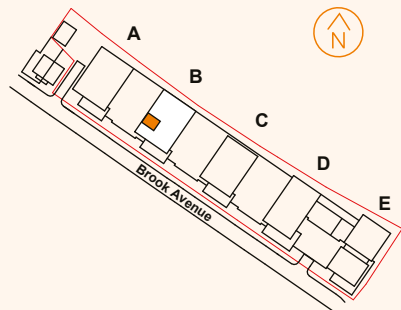
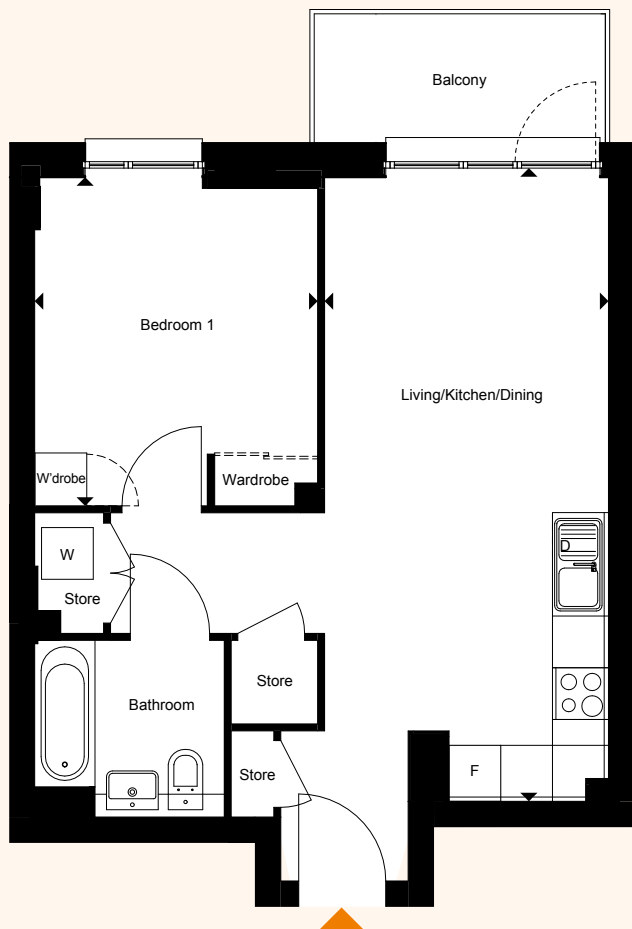
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Block B

Type 28

| Plot | Floor |
|------|-------|
| 86 | 5 |
| 92 | 6 |
| 97 | 7 |
| 102 | 8 |
| 107 | 9 |
| 112 | 10 |
| 117 | 11 |
| 122 | 12 |

1 bedroom apartment



| Room | Metric | Imperial | |
|-----------------------|----------------|------------------|----------------|
| Living/Kitchen/Dining | 7.4m x 3.3m | 24' 1" x 10' 10" | Dishwasher |
| Bedroom 1 | 3.3m x 3.8m | 10' 9" x 12' 6" | Fridge/Freezer |
| GIA | 50 sq m | 542 sq ft | Washer/Dryer |

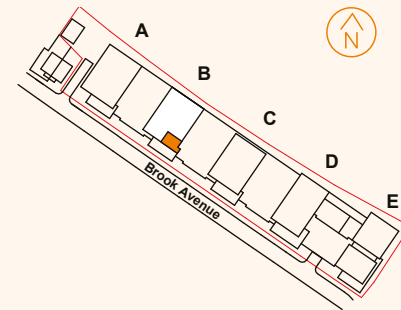
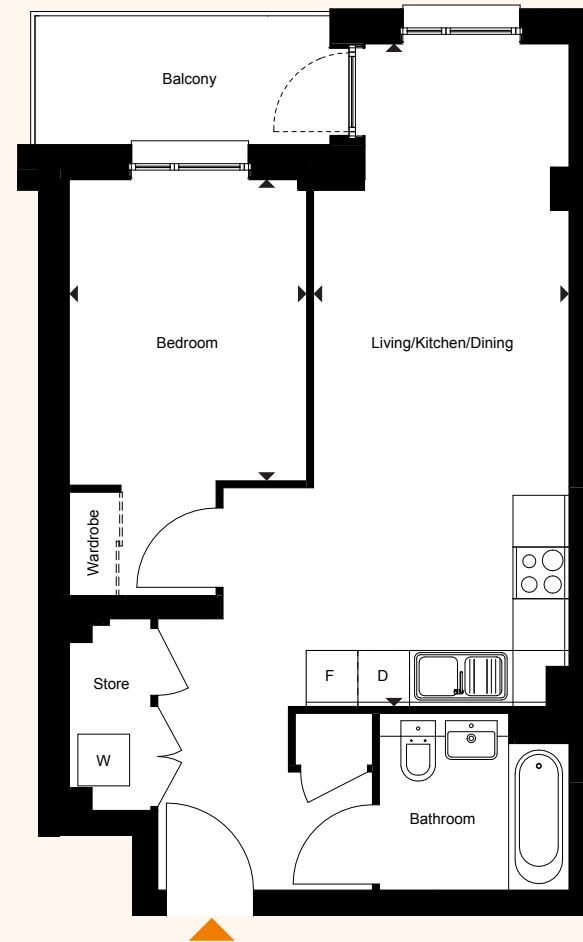
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Block B

Type 29

| Plot | Floor |
|------|-------|
| 69 | 2 |
| 75 | 3 |
| 81 | 4 |
| 87 | 5 |

1 bedroom apartment



| Room | Metric | Imperial | |
|-----------------------|----------------|------------------|----------------|
| Living/Kitchen/Dining | 7.7m x 3.0m | 25' 3" x 9' 9" | Dishwasher |
| Bedroom 1 | 3.5m x 2.8m | 11' 6" x 9' 0" | Fridge/Freezer |
| GIA | 51 sq m | 545 sq ft | Washer/Dryer |

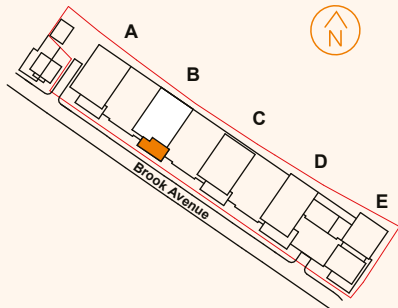
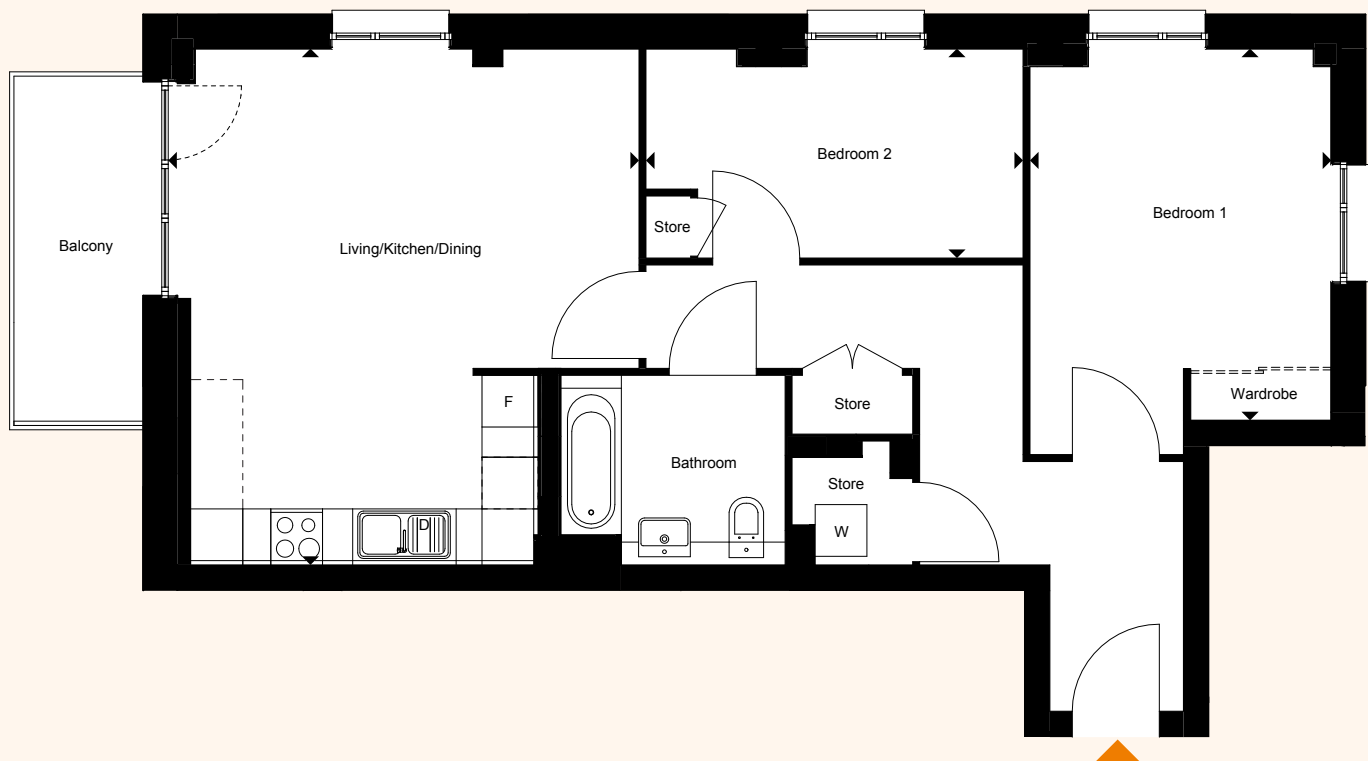
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Block B

Type 58

| Plot | Floor |
|------|-------|
| 71 | 2 |
| 77 | 3 |
| 83 | 4 |
| 89 | 5 |

2 bedroom apartment



| Room | Metric | Imperial |
|-----------------------|----------------|------------------|
| Living/Kitchen/Dining | 5.5m x 6.0m | 17' 11" x 19' 8" |
| Bedroom 1 | 3.5m x 4.3m | 11' 6" x 14' 2" |
| Bedroom 2 | 4.4m x 2.4m | 14' 4" x 8' 0" |
| GIA | 78 sq m | 845 sq ft |

- D Dishwasher
- F Fridge/Freezer
- W Washer/Dryer

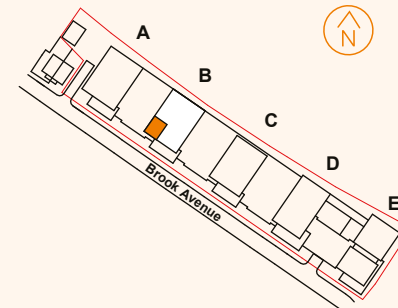
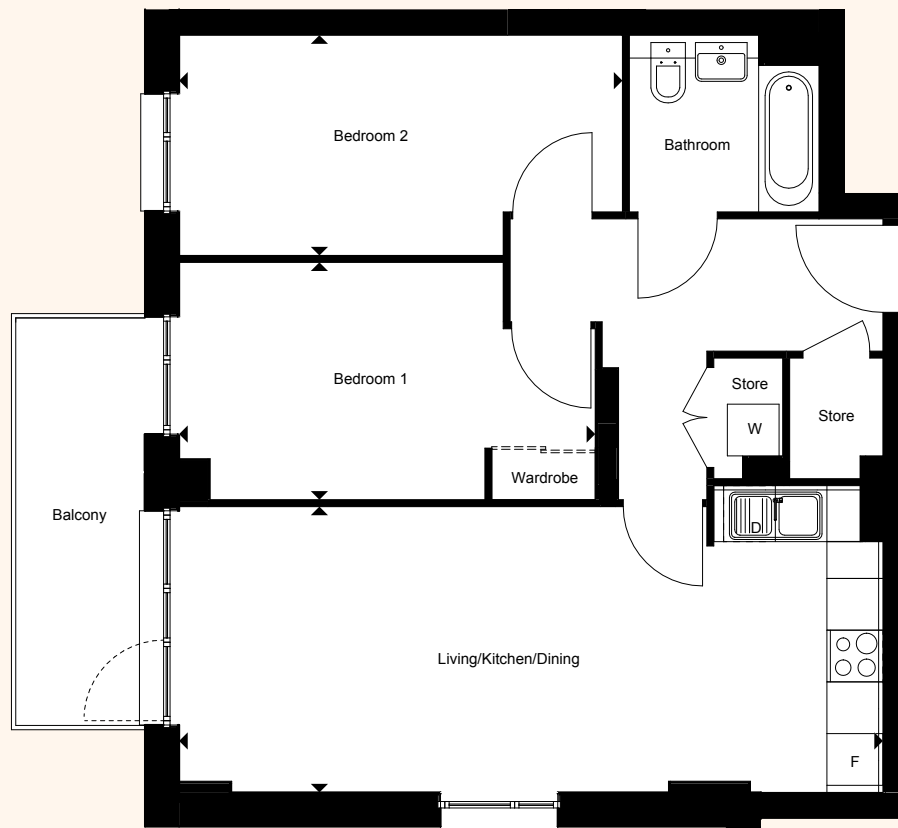
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Block B

Type 59

| Plot | Floor |
|------|-------|
| 70 | 2 |
| 76 | 3 |
| 82 | 4 |
| 88 | 5 |
| 94 | 6 |
| 99 | 7 |
| 104 | 8 |
| 109 | 9 |
| 114 | 10 |
| 119 | 11 |
| 124 | 12 |

2 bedroom apartment



| Room | Metric | Imperial |
|-----------------------|----------------|------------------|
| Living/Kitchen/Dining | 8.3m x 3.3m | 27' 2" x 10' 11" |
| Bedroom 1 | 2.8m x 3.8m | 9' 0" x 12' 4" |
| Bedroom 2 | 2.6m x 5.1m | 8' 5" x 16' 10" |
| GIA | 70 sq m | 754 sq ft |

- D Dishwasher
- F Fridge/Freezer
- W Washer/Dryer

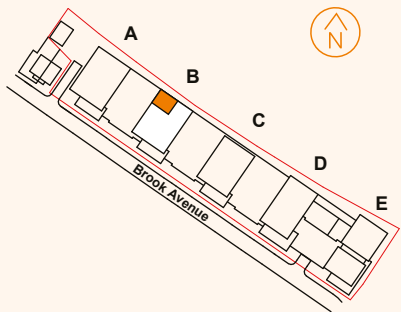
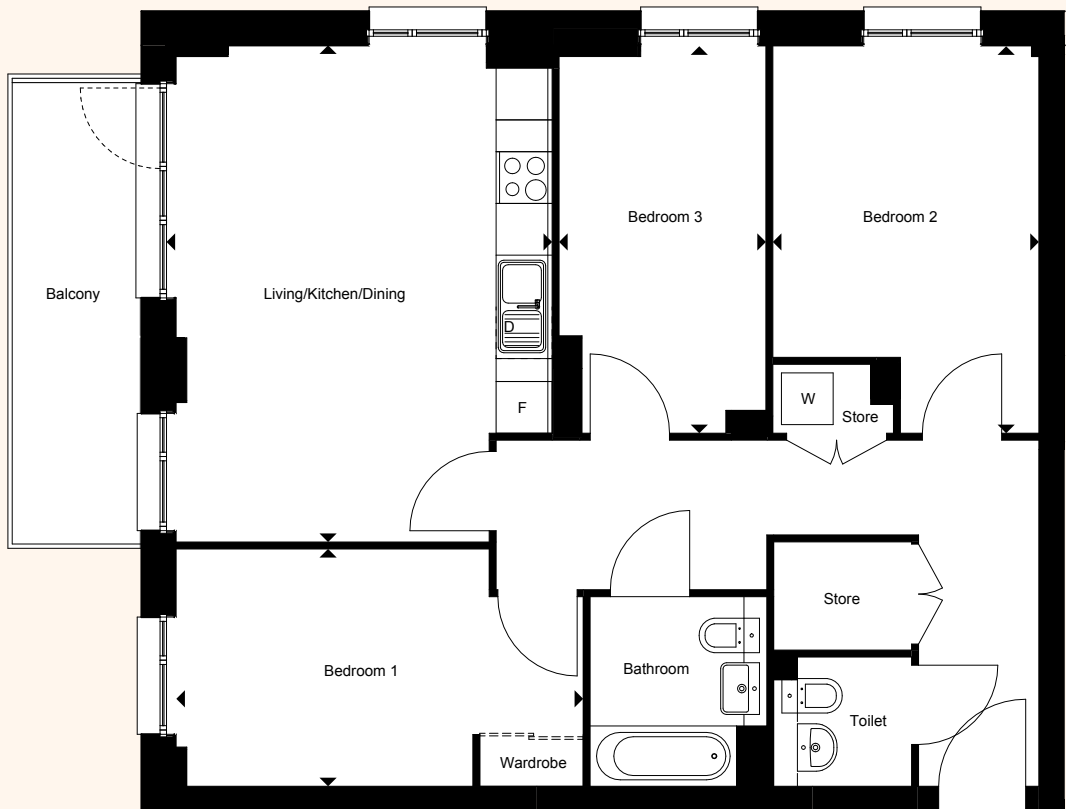
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Block B

Type 63

| Plot | Floor |
|------|-------|
| 78 | 3 |
| 84 | 4 |
| 90 | 5 |
| 95 | 6 |
| 100 | 7 |
| 105 | 8 |
| 110 | 9 |
| 115 | 10 |
| 120 | 11 |
| 125 | 12 |

3 bedroom apartment



| Room | Metric | Imperial | |
|-----------------------|----------------|------------------|--------------------|
| Living/Kitchen/Dining | 4.5m x 5.8m | 14' 8" x 18' 11" | [D] Dishwasher |
| Bedroom 1 | 4.7m x 2.8m | 15' 6" x 9' 0" | [F] Fridge/Freezer |
| Bedroom 2 | 3.6m x 3.1m | 11' 11" x 10' 1" | [W] Washer/Dryer |
| Bedroom 2 | 2.4m x 4.5m | 7' 10" x 14' 9" | |
| GIA | 86 sq m | 926 sq ft | |

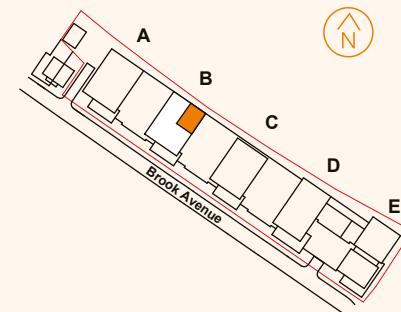
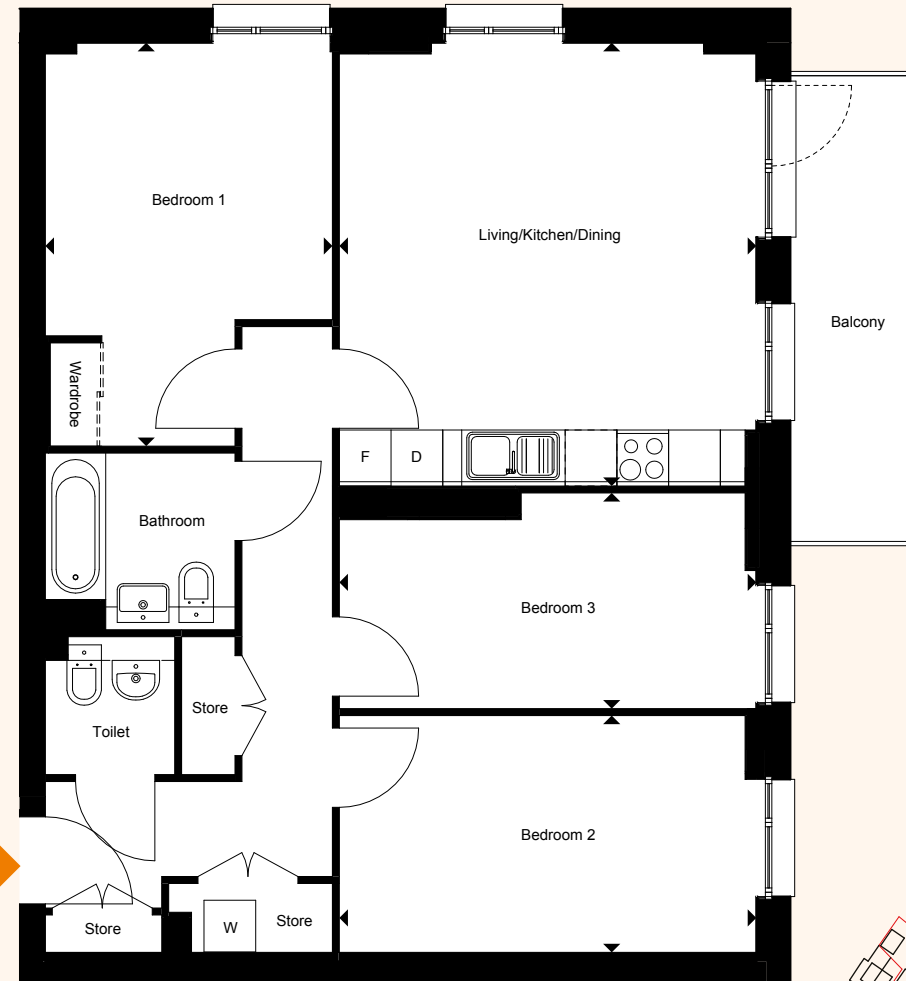
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Block B

Type 64

| Plot | Floor |
|------|-------|
| 79 | 3 |
| 85 | 4 |
| 91 | 5 |
| 96 | 6 |
| 101 | 7 |
| 106 | 8 |
| 111 | 9 |
| 116 | 10 |
| 121 | 11 |
| 126 | 12 |

3 bedroom apartment



| Room | Metric | Imperial | |
|-----------------------|----------------|------------------|--------------------|
| Living/Kitchen/Dining | 4.7m x 5.1m | 15' 5" x 16' 10" | [D] Dishwasher |
| Bedroom 1 | 3.2m x 3.3m | 10' 6" x 10' 10" | [F] Fridge/Freezer |
| Bedroom 2 | 2.7m x 4.8m | 9' 0" x 15' 10" | [W] Washer/Dryer |
| Bedroom 3 | 2.5m x 4.8m | 8' 3" x 15' 10" | |
| GIA | 87 sq m | 938 sq ft | |

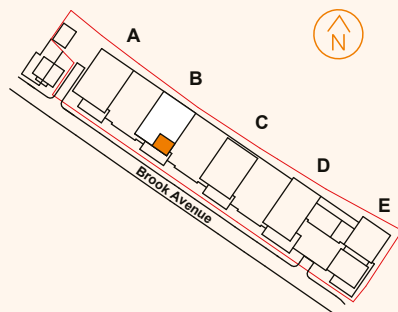
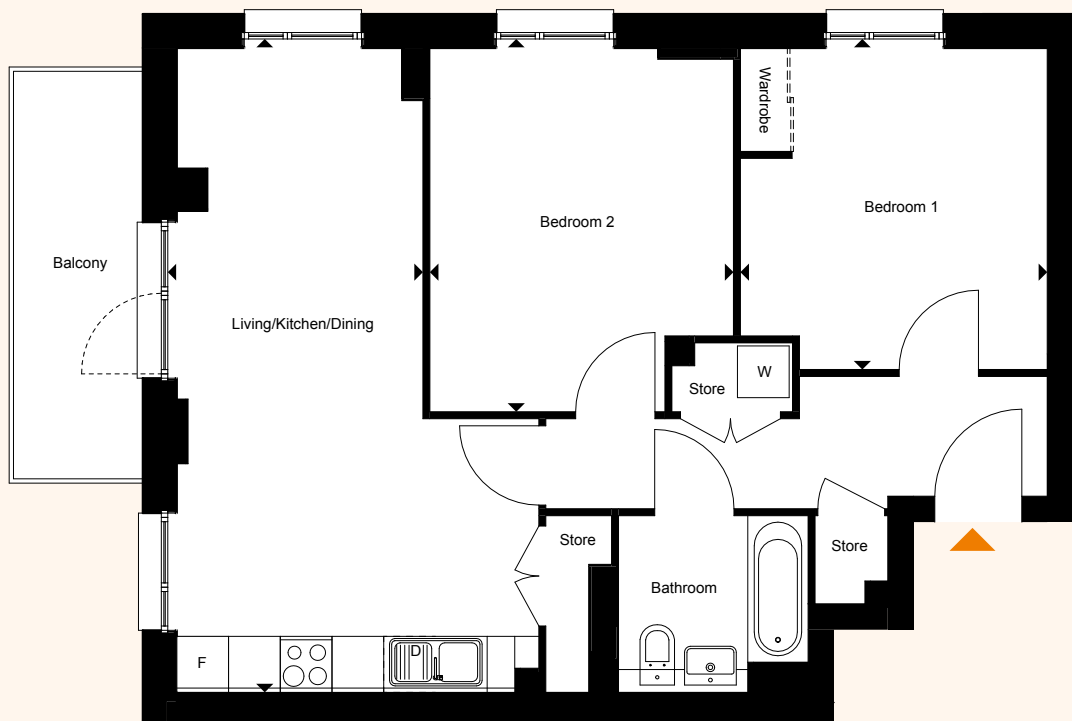
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Block B

Type 65

| Plot | Floor |
|------|-------|
| 93 | 6 |
| 98 | 7 |
| 103 | 8 |
| 108 | 9 |
| 113 | 10 |
| 118 | 11 |
| 123 | 12 |

2 bedroom apartment



| Room | Metric | Imperial |
|-----------------------|----------------|------------------|
| Living/Kitchen/Dining | 3.0m x 7.6m | 9' 9" x 24' 10" |
| Bedroom 1 | 3.6m x 3.7m | 11' 8" x 12' 3" |
| Bedroom 2 | 4.2m x 3.5m | 13' 10" x 11' 7" |
| GIA | 70 sq m | 753 sq ft |

- D Dishwasher
- F Fridge/Freezer
- W Washer/Dryer

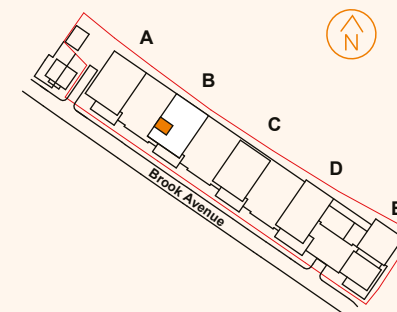
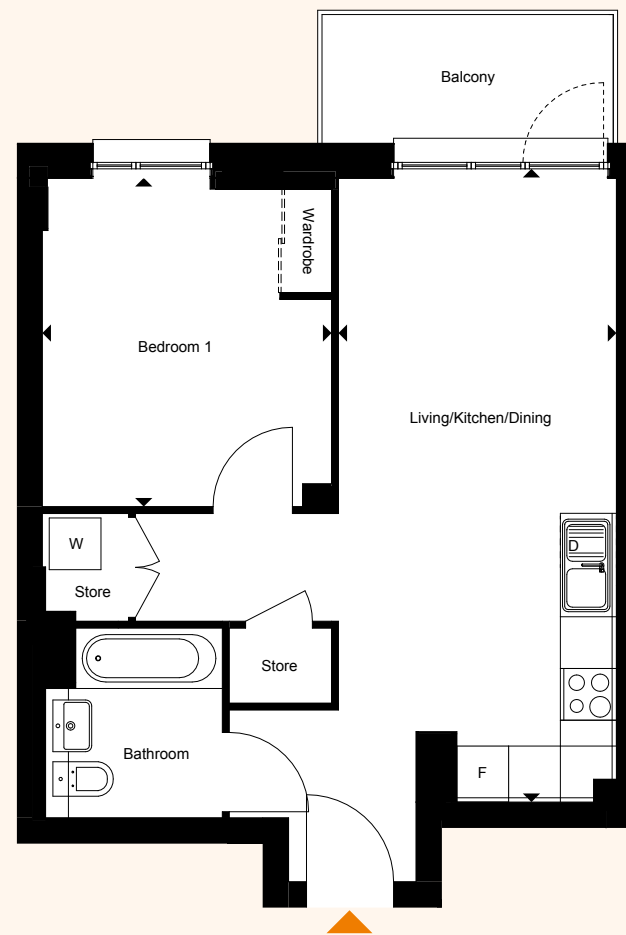
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Block B

Type 76

| Plot | Floor |
|------|-------|
| 80 | 4 |

1 bedroom apartment



| Room | Metric | Imperial |
|-----------------------|----------------|------------------|
| Living/Kitchen/Dining | 4.0m x 3.2m | 13' 1" x 10' 7" |
| Bedroom 1 | 3.4m x 3.8m | 11' 0" x 12' 6" |
| GIA | 50 sq m | 542 sq ft |

- D Dishwasher
- F Fridge/Freezer
- W Washer/Dryer

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.



With SO Resi, you buy your own home in your own way. You start with a share that's right for you, then you can buy extra shares over time, so it's all manageable and suits your income.

You start by buying between 10% and 75% of your SO Resi home. That means your monthly mortgage payments and deposits are smaller than they would be if you bought your home outright. There are two other monthly payments for your SO Resi home. One is the rental payment for the share of your home that Metropolitan Thames Valley owns. The other is the service charge, which pays to look after the building you live in. There are also the usual other costs, like household utility bills. You can choose to buy a bigger share of your SO Resi home in the future and even own 100%. The bigger the share you own, the lower your SO Resi payment will be.

You can sell your share at any time if you decide to move on.

We're here to help

Whatever your needs, we're on hand to help at every stage. First, we'll help you understand all the costs and work out what's affordable for you. If you decide to go ahead, we'll be there to answer your questions. And in the future, we can help you with buying a bigger share of your home, or with selling up if it's time for a change.

Tel 020 8607 0550

Email sales@soresi.co.uk

or visit sharedownership.co.uk



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