



FULTON & FIFTH
WEMBLEY



A NEW COMMUNITY BURSTING WITH LIFE

Set alongside the meandering Wealdstone Brook in Wembley Park, Fulton & Fifth is a neighbourhood like no other.

Over 800 new homes spread over five apartment blocks, that sit amongst landscaped gardens, paved walkways and a new green corridor, while a series of retail units, shopfronts and workspaces will be home to local creatives, artisans and independent businesses.

THIS IS FULTON & FIFTH

SERVICE CHARGES

Est. £3.25-£3.75 per sq ft

GROUND RENT

Not Applicable

ADDRESS

Fulton Road, Wembley,
HA9 0TF

DEVELOPMENT

Regal London

ARCHITECT

Ryder Architects

LOCAL AUTHORITY

Brent Council

BUILDING WARRANTY

10 years

TENURE

999 Year Leasehold

ANTICIPATED COMPLETION

The Brookline Q1 / Q2 2025
Parkside Q4 2025 / Q1 2026
Full Development Q3 2026

LIFE AT FULTON & FIFTH



Resident gym facilities



Games room

Fulton & Fifth houses a variety of amenities, all of the highest quality, providing a range of spaces for the residents to enjoy at any point throughout the day.

OUR FACILITIES

- Residents' lobby
- 24hr concierge
- Swimming pool
- Gym
- Yoga studio
- Cinema
- Golf simulator
- Café
- Flexible workspace
- Games room
- Treatment room
- Cycle storage



Swimming pool



Residents' lobby



Two bed living room
with private balcony

LIVE & BREATHE

Parkside is home to 250 Manhattan, one bedroom and two bedroom apartments. The Manhattans bring a new way of living and showcase a home which fills the gap between traditional studio flats and one bedroom apartments.

Surrounded by beautifully landscaped spaces, each apartment welcomes plenty of natural light and views across the city. They are designed with quality fittings and finishes to foster simple, effortless living.



One bed apartment



Family bathroom

SPECIFICATION

KITCHENS

- Outstanding contemporary designed kitchens with Shaker style detailing
- The worktops are high-quality composite stone with a polished white mineral finish
- Contemporary ceramic tiled splashback, in a herringbone style
- Satin stainless steel kitchen tap and under-mounted sink
- All drawers and cupboards are finished in a midnight blue satin matt lacquer with contemporary knurled handles in a stainless-steel finish
- Wall cabinets have feature open display shelves
- White sockets, switches and electrical accessories
- Appliances are by Smeg and include:
 - Multi-function oven
 - Induction hob
 - Recirculating extract hood
 - Integrated fridge freezer
 - Integrated dishwasher
 - Washer dryer in built-in utility cupboard

2 BEDROOM APARTMENTS

- Wine cooler (30cm)
- Built-in microwave oven

LIVING/DINING

- High-quality engineered oak flooring
- Ceiling recessed LED light fittings
- Soft white eggshell paint finish to architraves and skirtings (including hallway)
- Living rooms feature a media plate to the main wall
- Bang & Olufsen portable Bluetooth speaker

BEDROOMS

- All bedroom floors are laid with high-quality fitted carpets and luxury underlay
- Media plate to all master bedrooms
- Master bedrooms have fitted wardrobes with custom-made satin lacquered doors, split height hanging and drawers

BATHROOMS & ENSUITES

- The bathrooms incorporate high-quality white sanitaryware complemented by contemporary satin brassware
- The floors/bath/shower/vanity walls are finished with a honed limestone-effect porcelain tile
- Bathrooms have a classic dark blue metro tile to the vanity wall
- Ensuite bathrooms have the dark blue metro tile to the shower enclosure
- High-quality soft white paint finish to all other walls
- All bathrooms and ensuites have a wall-mounted mirrored wall cabinet with integral LED vanity lighting
- Each bathroom has a heated towel rail in a satin brass finish

GARDENS AND BALCONIES

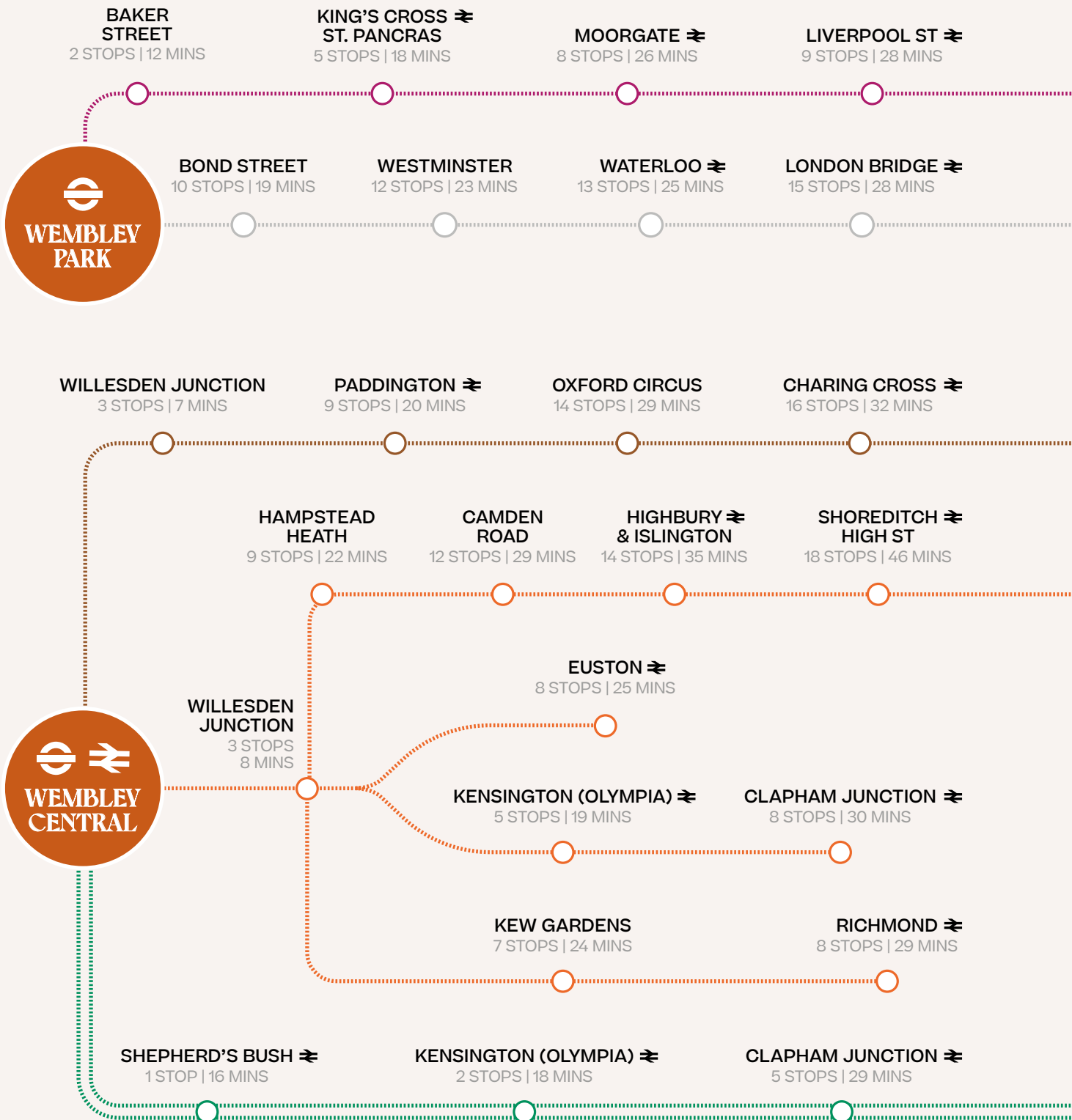
- A grand sense of arrival is created by the beautifully landscaped gardens and amenity spaces around the base of the building and the brook-side walk, featuring high-quality paving and planting
- Three large podium gardens on levels 1, 2 and 3
- Additional residents' roof terraces at the top of each building, with planting and bespoke seating areas, to maximise the views across Wembley Park and beyond
- All apartments have access to private balconies/terraces, featuring a bespoke design balustrade, paving and/or metal decking



The details are intended to give a general indication of the proposed specification. Regal London operates a policy of continuous product development and reserves the right to alter any part of the development specification at any time. Where brands are specified, Regal London reserves the right to replace the brand with another of equal quality or better.

GETTING AROUND

Wembley Park Underground and Wembley Central give you easy access to London via the Jubilee, Metropolitan, London Overground, Bakerloo and National Rail. From Wembley Stadium, the Chiltern Railways also gets you into Marylebone in 14 minutes.



● Metropolitan Line ● Jubilee Line ● Bakerloo Line ● Overground ● Southern Rail

Travel times are estimated by the Citymapper App



A hidden gem in North West London, Wembley is a hive of activity for buyers, renters, businesses and fun seekers with something for everyone. With green spaces, big-brands and art trails to name a few, Wembley Park is the place to explore.

ON YOUR DOORSTEP

FOOD & BEVERAGE

- 01 BOXPARK
- 02 Pasta Remoli
- 03 Sky Bar 9, Hilton
- 04 Bread Ahead Bakery
- 05 Haute Dolci
- 06 Masalchi by Atul Kochhar

ENTERTAINMENT

- 07 Troubadour Wembley Park Theatre
- 08 Wembley Park
- 09 OVO Arena Wembley

LEISURE

- 10 Union Park
- 11 River Brent Walking Trail
- 12 Olympic Way

SHOPPING

- 13 Costco
- 14 Amazon Fresh
- 15 London Designer Outlet
- 16 Co-op
- 17 Lidl
- 18 Wembley Stadium Store
- 19 Tian Tian Market



CONTACT

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Fulton & Fifth - North

TERMS OF PAYMENT

- £2,500 non-refundable deposit is paid on reservation
- Valid ID and proof of address required
- 10% of agreed purchase price on exchange of contracts
- 10% | 12 months after exchange
- 80% | on completion
- Completion of Parkside Q4 2025 / Q1 2026

VENDOR'S SOLICITOR INFORMATION

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All information correct at time of printing.
Images are indicative only.