

2 ANTHOLOGY WEMBLEY PARADE CONTENTS



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A note from Anthology's David Newey

Welcome to the next chapter from Anthology. We have now ventured into North West London. Here, we focus on Wembley and an exciting development of new homes that will form a key part of the wider regeneration of this area.

Wembley of course is famous for its Stadium, scene to many memorable events and occasions. But more than that, this area is a place where historically people of all nations, ages and beliefs have come together, to congregate and to celebrate.

This rich heritage of celebration and peaceful gatherings has influenced both the name and architecture of our homes, inspiring us to write a new chapter in the lives for those who come here to join this thriving, famous neighbourhood.

David Newey
Project Director



HORSENDEN-WOOD

BUILT FROM LONDON

Our residential developments span across Zones 2-5, from North to South, East to West. At the heart of our approach is enhancing neighbourhoods, celebrating the people, their stories and the culture that makes the city such an exciting place to live.

> GUNNERSBURY PARK



ANTHOLOGY WEMBLEY PARADE









CRICKLEWOOD

BRENT CROSS

SHOPPING CENTRE

BRENT CROSS

GLADSTONE PARK







EAST FINCHLEY



ROUNDHOUSE

REGENT'S PARK

HIGHGATE

KENWOOD HOUSE

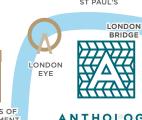
HAMPSTEAD





CROUCH HILL

CENTRAL SAINT MARTINS











TOWER











SHOREDITCH



HARINGAY

FINSBURY PARK

STOKE









STRATFORD

ANTHOLOGY STRATFORD MILL











DEPTFORD









8 ANTHOLOGY WEMBLEY PARADE WELCOME TO LONDON

















WELCOME TO

London is an open place that continues to attract people from around the world and of all backgrounds. It is the contrasts and combinations that make this city the exciting place it is.

The multicultural population leaves its traces all over the ever changing cityscape and its diversity is visible in buildings and landmarks, both old

and new. At Anthology we celebrate

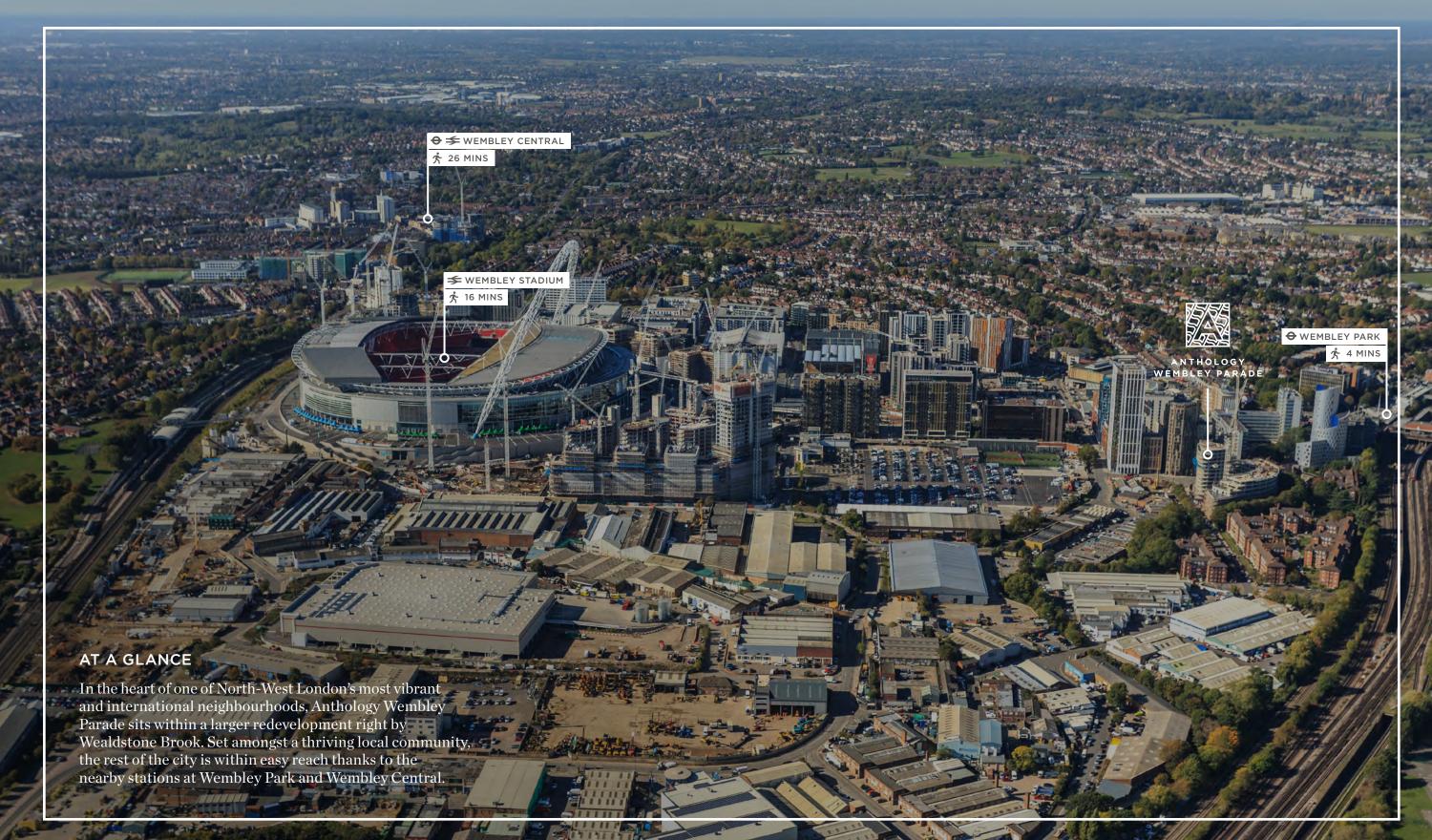
this spirit of change. We value the legacy created in the past and hope to write our own history today for future

generations to carry on.

LONDON

The grand and the quaint, the modern and the traditional, the quiet and the vibrant. London tells tales of past and future at every corner.

10 ANTHOLOGY WEMBLEY PARADE AT A GLANCE



12 ANTHOLOGY WEMBLEY PARADE WELCOME TO WEMBLEY 13

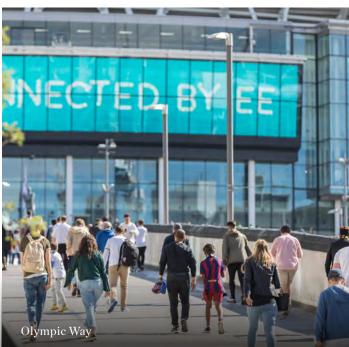












WELCOME TO WEMBLEY

North West of Central London,
Wembley is a place that truly embraces
celebration and diversity. Since 1923
it has been hosting major sporting,
cultural and music events that attract
visitors from all over the world. Over
time the arch of the Wembley stadium,
designed by Foster & Partners architects
and completed in 2007, has become the
main defining landmark of the area.

The multicultural nature of Wembley reaches its peak of visibility at the annual Holi Festival, a Hindu celebration also known as festival of colours, attracting visitors of all ages and backgrounds.

Concerts by internationally recognised acts, world class sport events, premium shopping destinations, historic parks and nature reserves – Wembley offers something for everyone.

14 ANTHOLOGY WEMBLEY PARADE EATING & DRINKING













EATING & DRINKING

15

For food and drink lovers, Wembley has a wealth of options.

At Eccola Pizzeria, Chef Quejmal brings his 5 years spent in Pescara and his enthusiasm for italian food to life. At the weekly foodmarket, Matt and Steve stay true to their venture name, handpicked Shellfish Company, and serve seafood paella and crab noodles using their own catch.

For fans of atmospheric places Wembley has a wide offering. You can enjoy spectacular views of Wembley Stadium in combination with an after work drink at the Sky 9 bar, enjoy the peace of the surrounding greenery in the tucked away Roundwood Park Lodge Café or test out the latest coffee culture trends in the newly opened Boxpark Wembley.

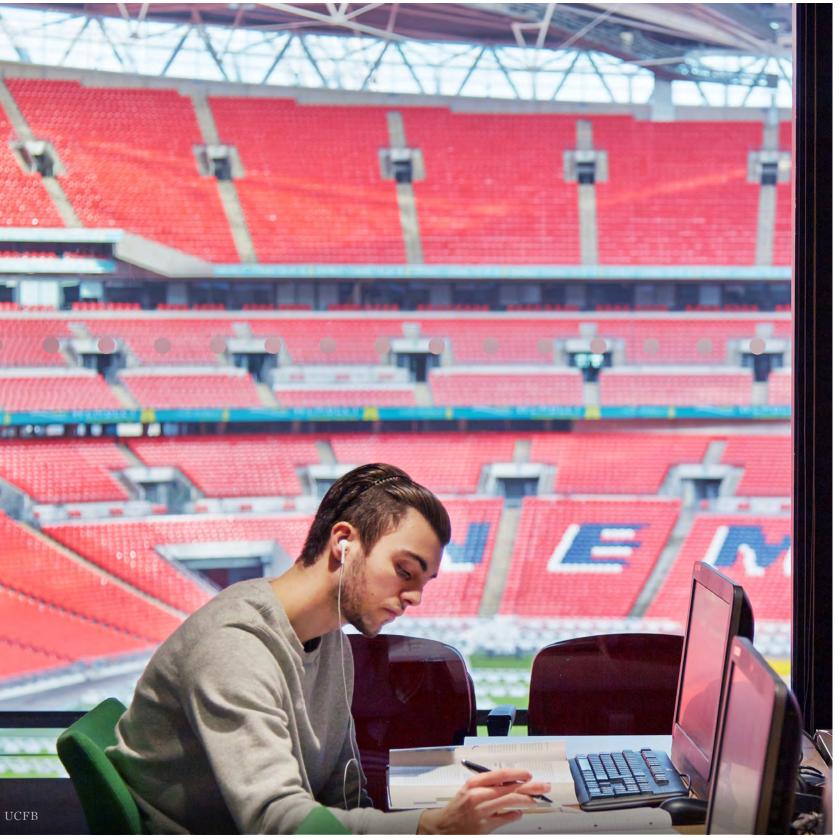
For a full list of local gastronomic venues in the area please visit our interactive map

16 ANTHOLOGY WEMBLEY PARADE SCHOOLS & EDUCATION 17











SCHOOLS & EDUCATION

From nurseries, primary and secondary schools, to sixth form colleges and universities, options for education in the area are plentiful.

For the little ones there are Nurseries such as Bright Horizons and The little Learners.

The nearby Elsley Primary School and Chalkhill Primary School provide education for younger children.

The Lycée International de Londres Winston Churchill opened its doors to its first group of students in September 2015 and is only a 13 minute walk away from Wembley Parade.

Michaela Community school and Ark Academy offer outstanding education for Secondary and Sixth Form students.

The London School of Science and Technology offers a wide range of degrees from Business to Computing and IT to Health and Social Care.

Located in the iconic Wembley Stadium, UCFB offers undergraduate and postgraduate degrees and executive education in the football business, sport and events industries.

For a full list of local educational facilities in the area please visit our interactive map

The classrooms of UCFB are located in Wembley Stadium overlooking the pitch.

18 ANTHOLOGY WEMBLEY PARADE SPORTS & ACTIVITIES









SPORTS & ACTIVITIES

(%)

Even outside the stadium with its iconic arch, sports are at the very heart of Wembley. The area offers a wide range of indoor and outdoor activities.

King Edward VII Park is equipped with Tennis courts and an outdoor gym that is free to use. Horsenden and Sudbury Golf clubs are situated nearby and offer scenic views of central London.

The Brent reservoir is a popular destination for sailors and windsurfers from all over London. The surrounding parks are the perfect setting for a long distance run.

Patidar House is the go to place for everyone interested in movement and dance. You can choose from an impressive selection of international dance styles as well as yoga, capoeira and theatre.



Wembely Sailing club offers classes and hosts races on a regular base.

20 21 ANTHOLOGY WEMBLEY PARADE ENTERTAINMENT & CULTURE











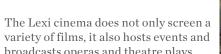
Wembley's legacy as a place of celebration and display of cultures carries on to the present day. Wembley Stadium does not only regularly host sporting events but, similar to the nearby SSE arena, attracts internationally acclaimed acts from the field of entertainment and music.

The newley opened Yellow Pavillion is a social community space at the heart of Wembley, while Boxpark brings 50,000sq ft of retail and leisure space as well as a new multi-purpose events space to the area.

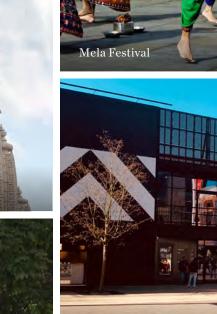
If you prefer events in a smaller setting head to the Lexi or Kiln cinema. Both venues offer an intriguing selection of contemporary Hollywood and independent films.

the impressive Neasden temple.









23 22 ANTHOLOGY WEMBLEY PARADE OUT & ABOUT





As well as providing all the advantages of city life, Wembley has a range of green spaces nearby where you can unwind and enjoy the outdoors. Wander through the historic King Edward VII Park or follow the River Brent on its traverse through Tokyngton Recreation ground.

Venture out to the vast Fryent country park to explore local wildlife and enjoy unending views of central London.

Brent Reservoir and the surrounding green areas are home to a rich variety of wildlife and offer a peaceful escape from the vibrant centre of Wembley.





WATERWAYS

As part of the Wembley regeneration masterplan local natural assets have been rediscovered and improved.

The ongoing River Brent Restoration Project aims to fully restore the natural state of the river to encourage biodiversity and make use of the rivers potential as an educational and recreational local asset.



The historic Roundwood Park is a popular spot for local events such as the annually held Brent Respect Festival.

ANTHOLOGY WEMBLEY PARADE GETTING AROUND

Getting Around

With excellent transport links it's easy to get from Wembley to Central London. Wembley Park station is only a 4 minute walk away from Wembley Parade and has direct connections to Kings Cross, Liverpool Street, Paddington, London Bridge and Canary Wharf via Metropolitan and Jubilee Lines.

> For more information on the local area please visit our <u>website</u>



TRAIN

36 Minutes

City Airport 50 Minutes

WEMBLEY PARK	WEMBLEY CENTR
Baker Street	Euston
12 Minutes	8 Minutes
Bond Street	Paddington
14 Minutes	24 Minutes
Kings Cross	Oxford Circus
24 Minutes	31 Minutes
Farringdon	Charing Cross
24 Minutes	35 Minutes
London Bridge	Waterloo
30 Minutes	38 Minutes
Liverpool Street 29 Minutes	Clapham Junction 40 Minutes
Canary Wharf	Heathrow Airport

45 Minutes



Heathrow Airport 65 minutes

Marylebone

12 Minutes

CENTRAL



WALKING

ANTHOLOGY WEMBLEY PARADE

Wembley Park station 4 Minutes

Wembley Stadium station 16 Minutes

Wembley Central station 26 Minutes



27 26 ANTHOLOGY WEMBLEY PARADE TRANSPORT







TRANSPORT

Wembley Parade has three stations within walking distance.

The closest is Wembley Park. The Jubilee and Metropolitan lines are directly linked to Central London's major stations such as Kings Cross, Baker Street and Stratford.

Nearby Wembley Central station is connected to the Bakerloo line, London Overground and National Rail, providing fast access to a wide variety of rail stations including Euston, Charing Cross and Paddington.

Trains running from Wembley Stadium Station bring you to Marylebone Station in just under 10 minutes.

The North Circular Road is close by if you're driving and TFL buses from Wembley Park provide day and night connections to nearby stations and amenities.

For more information on the local area please visit our interactive map

The Jubilee and Metropolitan line provide fast and frequent access to destinations in Central London.





WEMBLEY'S FINEST

Whether you're looking for perfectly brewed coffee, an outstanding school, independent film, your new friendly local pub, or a freshly prepared treat from a weekly market, our neighbourhood has it, and here's a sample of what the local area has to offer.

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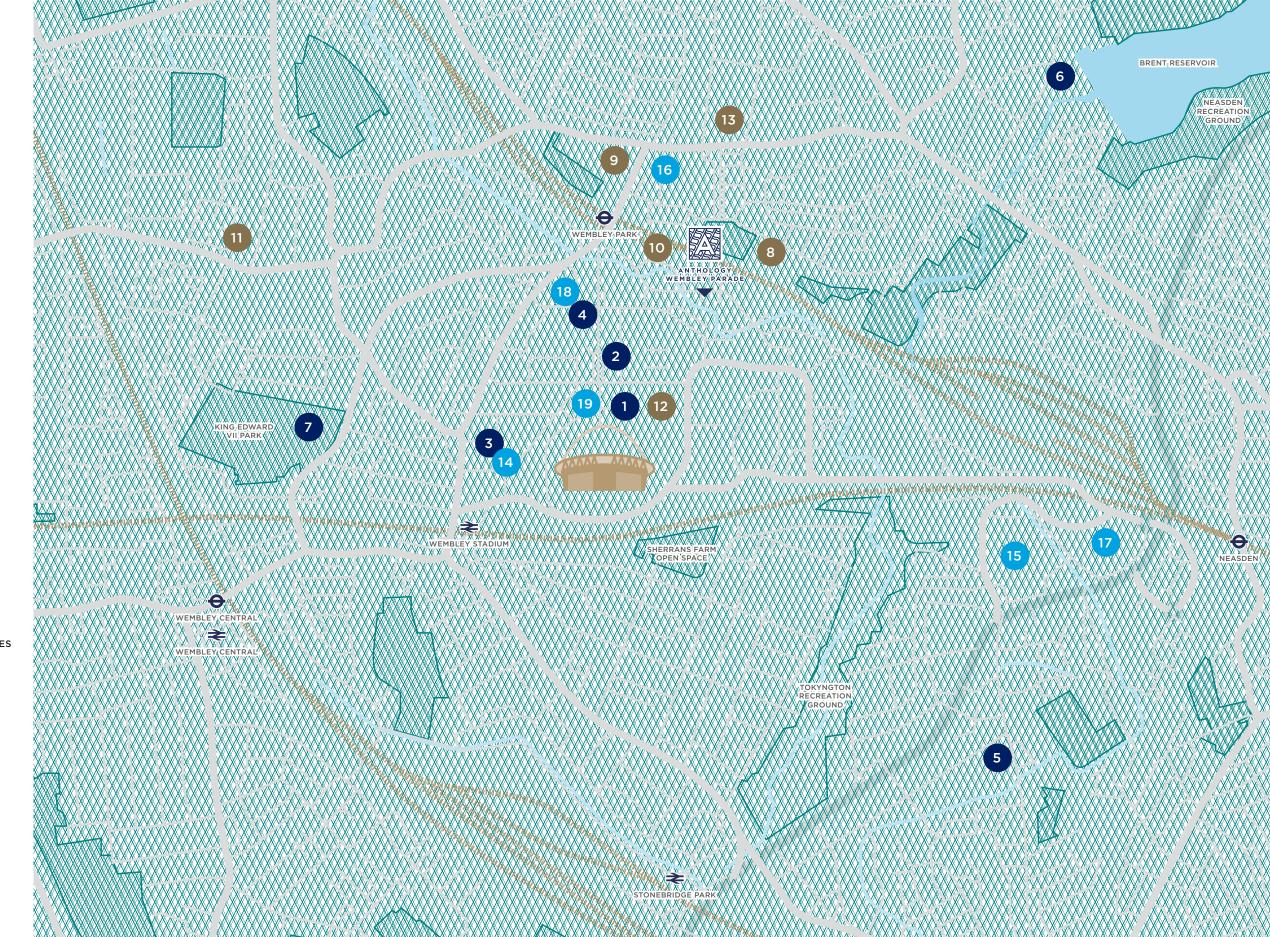
LEISURE & DINING

- 1 WEMBLEY STADIUM
- 2 WEMBLEY FOOD MARKET
- 3 CABANA
- 4 BOXPARK WEMBLEY
- 5 NEASDEN TEMPLE
- (6) WEMBLEY SAILING CLUB
- 7 KING EDWARD VII PARK

S EDUCATION

- 8 CHALKHILL PRIMARY SCHOOL
- 9 ARK ACADEMY
- (10) MICHAELA COMMUNITY SCHOOL
- 11) BRIGHT HORIZONS NURSERY
- (12) UCFB
- LYCEE INTERNATIONAL DE LONDRES WINSTON CHURCHILL
- AMENITIES
- (14) LONDON DESIGNER OUTLET
- (15) IKE
- (16) ASD
- (17) TESCO EXTRA
- (18) THE GYM
- (19) BRENT CIVIC CENTRE

Maps are not to scale and show approximate locations only.



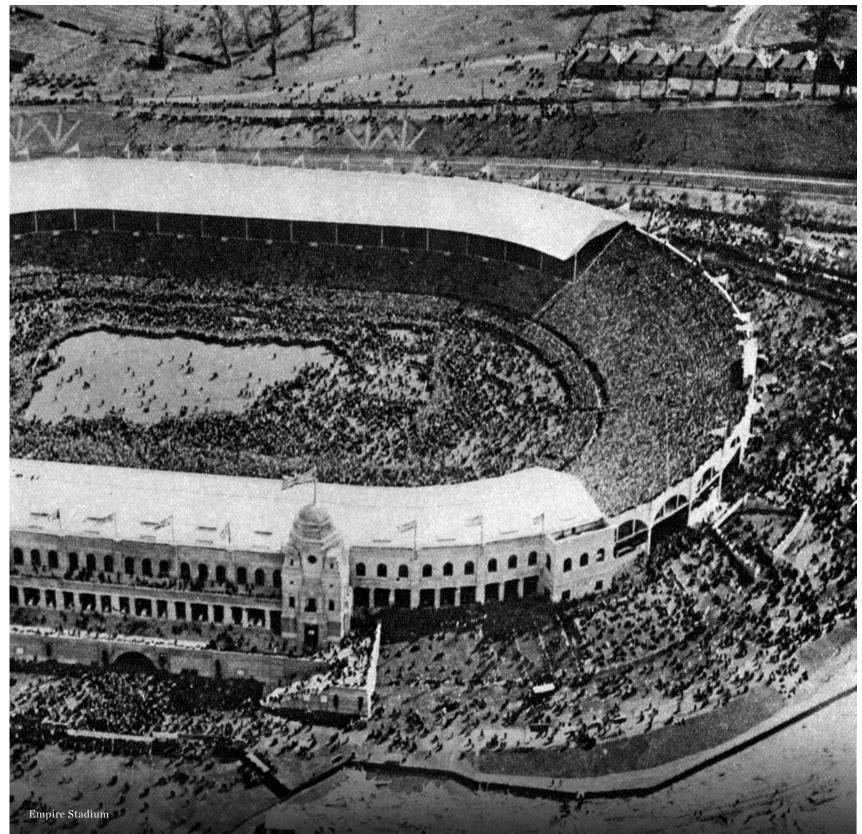
30 ANTHOLOGY WEMBLEY PARADE THE HISTORY OF THE PARADE 31

THE HISTORY OF THE PARADE

Wembley's history as a significant place for gatherings and celebrations commenced in 1923 with the hosting of the FA Cup Final. The games were held in the new build Empire Stadium which was part of a larger master-plan in preparation of the 1924-1925 British Empire Exhibition. The exhibition aimed to showcase international achievements in technology, production and art.

Lasting 10 months, with 56 exhibiting countries, it was the largest exhibition ever in the world, attracting 27 million visitors.

Whilst the original pavilions, the boating lake and other landscape features of the exhibition ground disappeared over time, rudiments of the original structure still exist today. An example is the north south axis stretching from Wembley Park Rail station to Wembley Stadium which is now known as Olympic Way.





The Empire Stadium went on to host the annual FA Cup Finals, the 1948 Summer Olympics, the 1966 World Cup Final and the 1985 Live Aid Concert. It was later replaced by the Wembley stadium which opened in March 2007.

32 ANTHOLOGY WEMBLEY PARADE WEMBLEY REGENERATION MASTERPLAN 33

WEMBLEY REGENERATION MASTERPLAN

The Wembley Park Masterplan is a large scale regeneration project that includes the development of residential, retail and leisure/green spaces covering an area of approximately 69.3 hectares (171.2 acres).

The multiple ownership regeneration site is roughly framed by Empire Way to the west, two congregation rail lines in north and south and Hannah Close in the east.



VISION

The regeneration project aims to provide over 6,000 new full time jobs and around 5,000 new homes by 2020. A total of 10,000 jobs will be created overall including construction by advancing a mix of uses with employment usage and providing training for local residents. The project's vision is to have a positive and long lasting impact through the instalment of sustainable housing and businesses, quality open spaces and a pedestrian focused network.

High quality hotels and office spaces will attract businesses and conferencing, with future businesses being seamlessly and harmoniously integrated into the existing structure. Affordable workspaces will be provided for creative enterprises.

Affordable, high quality housing will cater to a wide audience. Local communities and residents' needs will be prioritised in the leisure, sporting and cultural context, guaranteeing a high quality of life by creating pocket squares, open spaces and new parks to be enjoyed.

Wembley will be established as a major shopping destination with a diverse, complementing offer by both the existing High Road and new shopping streets. Large numbers of visitors will be encouraged and welcomed to the area by additional large scale attractions and accommodation.

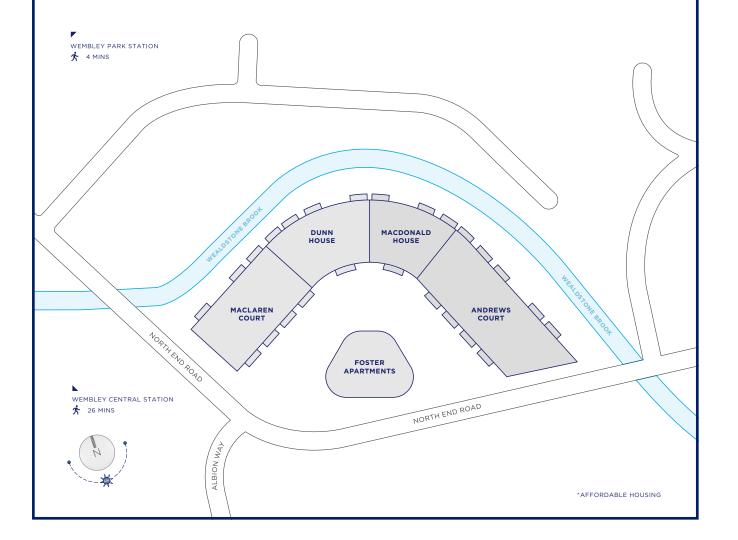
The regeneration is divided into 5 mixed use areas

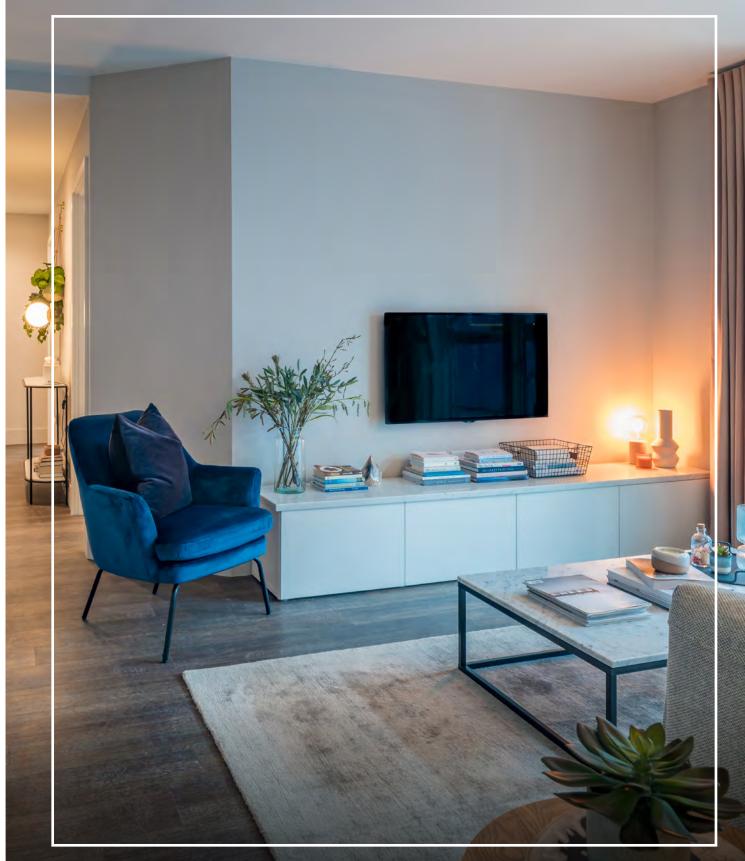
Anthology Wembley Parade

Located on North End Road, Wembley Parade is made up of five buildings including a twelve-floor tower. Comprising of one, two and three bedrooms, there are 195 homes in total, all featuring a private balcony or terrace.

Situated on the ground floor there is a beautiful communal landscaped garden.

To visit the full range of homes please click <u>here</u>





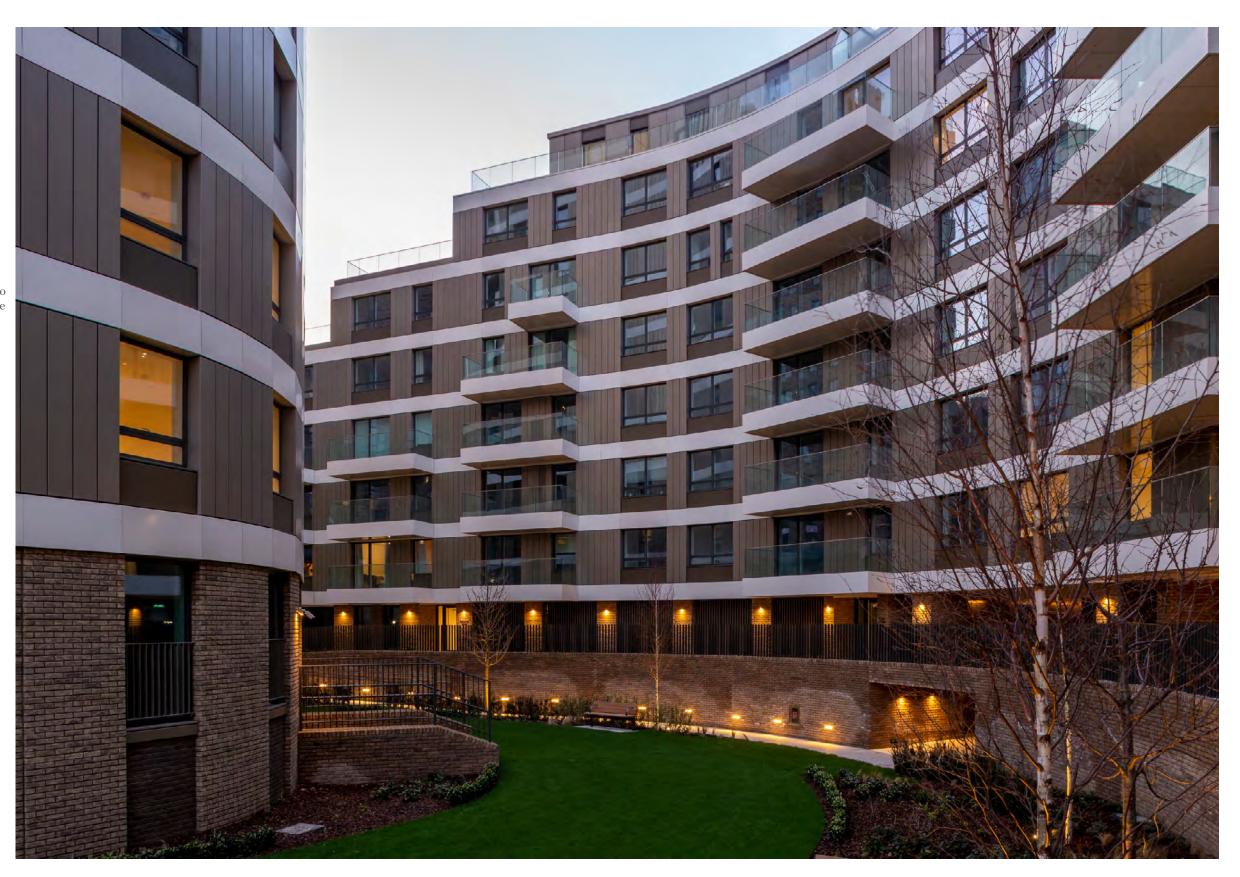


38 ANTHOLOGY WEMBLEY PARADE THE GARDENS 39

THE GARDENS

The gardens and landscaping at Wembley Parade comprise of lush green planting, junior trees, border planters and open spaces suitable for both relaxation and play. The landscaping is at varying levels throughout and has been carefully considered to maximise the usability of the space, with an under-croft area incorporated within the design which links the south gardens to the Wealdstone Brook.

A play area will be developed which is safe and enjoyable for children of varying ages, whilst remaining in keeping with the landscape design at no compromise to the charm bought to the area by landscape architects, Fabrik.



40 ANTHOLOGY WEMBLEY PARADE THE HOMES

THE HOMES

In our homes you'll find generous, well thought out and contemporary spaces designed to take away daily stresses so you can focus on the important things.

Walk into a typical Wembley Parade two-bedroom home, and you'll discover a master bedroom, second bedroom and a spacious, open plan kitchen and living area with full-height windows that lead on to the balcony.

With plenty of integrated storage, clutter can be kept to a minimum.

To visit the full range of homes please click <u>here</u>

DIMENSIONS

TOTAL AREA	79.6 sq m / 857 sq ft
LIVING/DINING/KITCHEN	6910mm x 3960mm
MASTER BEDROOM	3500mm x 3010mm
BEDROOM 2	3310mm x 3010mm
ENSUITE	1800mm x 2200mm
BATHROOM	2100mm x 2200mm
W/D HEC	2100mm x 740mm
BALCONY	7.7 sq m / 82 sq ft



KITCHEN, LOUNGE & HALL Karndean limed cotton oak vinyl flooring 41



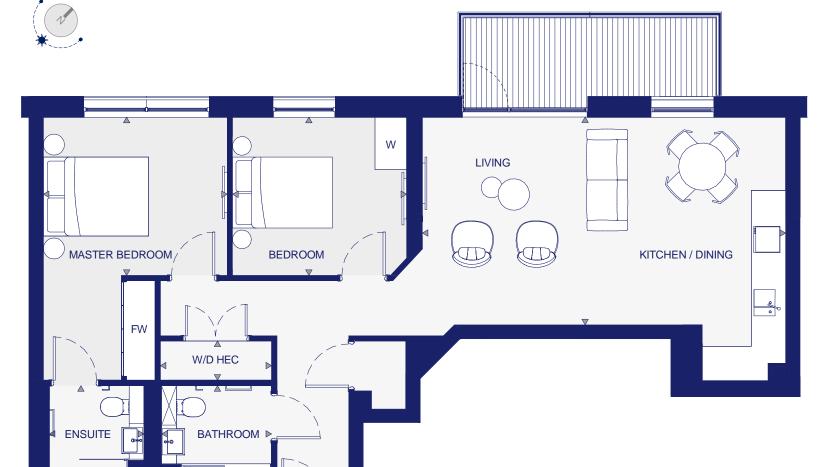
BEDROOMS Fitted broadloom carpets



BATHROOMS
Large format porcelain tiles



BALCONIES
Reconstituted timber boards



KEY

FW FITTED WARDROBE

W/D WASHER/DRYER (INCLUDED)

HEC HEATING, ELECTRICAL COMPONENTS

LOUNGE & BALCONY

The lounge and dining areas are combined to form a fluid space that echoes the trend for open-plan living. The high ceilings at Wembley Parade give a light and airy feel to the space, which is perfect for quiet nights in or having friends and family round.

Outside, the decked balconies and terraces offer views of the local area.

Exact shape and size of the balconies remain subject to planning at this stage.









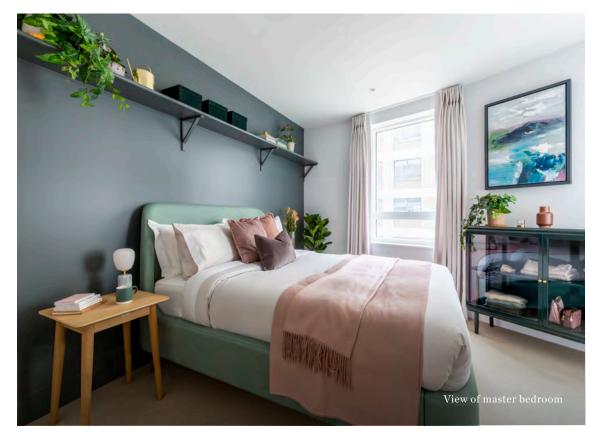






KITCHEN

The contemporary handleless kitchens are tailored to the size of each apartment. Each comes with a composite stone top and is fully-equipped with modern Siemens appliances – an integrated oven, fridge-freezer and dishwasher.







MASTER BEDROOM & EN-SUITE

Bedrooms offer a cosy retreat with fitted carpets, bespoke wardrobes that incorporate full height doors, LED illumination, hanging rail and shelves to provide plenty of storage space.

Inside the en-suites, white sanitary ware, with large format porcelain tiles to floors. The wall-mounted vanity cupboard includes mirrored door and shelving and a heated chrome towel rail.

ANTHONORANDED & HOALD WOUNDRY

SEBEDONO DIMLE

49







ENTRANCE & HALLWAY

A welcoming entrance takes you into the home with Karndean flooring, and large utility cupboards with electrics and a washer-dryer.

Photography of show apartment at Anthology Wembley Parade.

BEDROOM

For our two and three bedroom homes, the additional bedroom(s) offer a welcoming retreat with fitted carpets and large windows.









BATHROOM

The roomy bathrooms have largeformat tiles with a feature wall that is natural in texture. There is a bespoke cabinet that provides both display and closed storage.

Additional features include a composite stone vanity top, chrome furniture and LED down lights which create a relaxing mood.

SPECIFICATION

KITCHEN

- Contemporary matt lacquer handleless kitchen with soft close doors and cupboards
- Composite stone worktop and splash back
- Under cabinet low energy LED feature lighting
- Integrated 4-ring flush induction hob with integrated self-circulating extractor fan by Siemens
- Integrated fan-assisted oven by Siemens
- Integrated dishwasher by Siemens
- Integrated fridge/freezer by Siemens
- Brushed stainless steel finish one and a half bowl sink

BATHROOM

- Enamelled white steel bath with fixed shower head and separate handheld shower
- Dark wood laminate bath panel
- Thermostatic wall mounted chrome bath/shower control
- Contemporary style basin and taps
- Composite stone vanity top
- Soft close dual flush WC
- Mirrored dark wood laminate cabinet and shelving unit
- Chrome plated heated towel rail
- Large format porcelain floor
- and wall tiles
 Shaver socket
- Glass bath screen
- LED down lights

EN-SUITE BATHROOMS - 2/3 bedroom apartments only

- Walk-in shower with glass screen and shower head
- Thermostatic wall mounted chrome shower control
 Contemporary style basin and taps
- Composite stone vanity top

- Soft close dual flush WC
- Mirrored dark wood laminate cabinet and shelving unit
- Chrome plated heated towel rail
- Large format porcelain floor and wall tiles
- Shaver socket
- Illuminated niche within shower

HALLWAYS

- Utility cupboard with heating and electrical components and washer dryer
- Separate cloakroom/cupboard (where applicable)
- Karndean flooring

INTERIOR FINISHES

- Karndean flooring to kitchen and living areas
- Fitted carpets in bedrooms
- Full height fitted wardrobes to master bedroom
- Double glazed composite windows throughout
- Double glazed door to balcony or terrace (where applicable)
- Contemporary brushed stainless steel door ironmongery throughout
- Matt white painted ceiling finishes and walls in neutral ivory
- Skirting and architraves in satin white finish
- White painted interior doors

EXTERNAL FINISHES

- Private balconies and terraces with composite timber decking
- Private roof terraces with privacy screen (where applicable)
- Communal landscaped courtyards and gardens

ELECTRICAL

- Television (Terrestrial & SkyQ) and FM/DAB points in living room and master bedroom (Sky subject to subscription taken by purchaser)
- Pre-wired for BT and superfast broadband
- Telephone points in living room and master bedroom
- Data point in living room
- Centrally provided district heating and hot water with individual metering to each apartment
- Radiators to living rooms and bedrooms
- 5 amp lighting circuit to living room
- Low energy downlights throughout
- LED lighting below kitchen cabinetsWhite electrical sockets throughout
- Brushed steel electrical face plates in kitchen

SECURITY

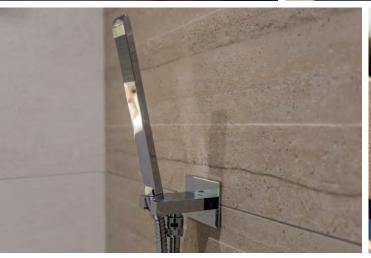
- Designed in consultation with Secured by Design officer
- Electronic access control and CCTV cameras to building entrances
- Audio video entry phone system to each home
- Multi point locking to apartment front door
- Mains powered smoke detectors with battery back-up
- Centralised smoke extract system to all communal corridors
- Sprinkler system

COMMUNAL AREAS

- Large format tiling to ground floor entrance hallways
- Carpet in hallways
- Painted ceilings and walls throughout
- Painted skirting and architraves in satin white finish
- Lift access to all residential floors
- Refuse store on the ground floor













Photography of show apartment at Anthology Wembley Parade.

54 DID YOU KNOW? 55

DID YOU KNOW?

DEVELOPMENT NAME

Anthology Wembley Parade

DEVELOPMENT ADDRESS

North End Road Wembley London

POSTCODE

HA9 OLY

A DEVELOPMENT BY

Anthology

We are a team of people with a wealth of experience delivering residential developments in London, across Zones 2-5. At the heart of our approach is enhancing neighbourhoods, celebrating the people, their stories and the culture that makes the city such an exciting place to live.

We have experience in construction, land acquisition, design, development, contracting and marketing and are committed to innovation and customer service.

Anthology is backed by Oaktree's European Principal Group.

ARCHITECT

GRID

INTERIOR DESIGN

Johnson Ribolla

LANDSCAPE ARCHITECT

Fabrik

ESTATE MANAGEMENT COMPANY

Rendall & Rittner

LOCAL AUTHORITY

London Borough of Brent

TENURE

999 years

BUILDING INSURANCE

Premier Guarantee

GROUND RENT

One bedroom – £450 per annum Two bedroom – £550 per annum Three bedroom – £650 per annum

SERVICE CHARGE

£2.80-£3.00

CAR PARKING

16

RESIDENTIAL

5 buildings providing 195 homes.

Home type – No. of homes

1 bedroom – 79

2 bedroom -90

3 bedroom - 26

JONATHAN NEILAN

020 7908 2525

BRADLEY BERNETT

Curwens

Crossfields House

EN27HT

bradley.bernett@curwens.co.uk

CHARLOTTE ROUND

Simply Conveyancing

Daventry

01327 709073

leads@simplypropertylawyers.co.uk

SPECIFICATION

Fully fitted kitchen with Siemens appliances, lacquered finish, porcelain tiles, Karndean flooring.

Contemporary style bathroom with dark wood accessories, heated towel rail, large porcelain floor and wall tiles and LED down lights.

2 & 3 bedroom apartments all with ensuite bathrooms to master bedrooms. Fitted wardrobes in master bedroom.

Video entry phone system.

(See specification for further detail)

FACILITIES

Landscaped Gardens Cycle Storage Balconies and Terrace to all apartments

ANTHOLOGY SOLICITORS

Quastel Midgen

74 Wimpole Street London

W1G 9RR

jneilan@quastels.com

Gladbeck Wau Enfield, Middlesex

020 8363 4444

3 Claxton Close

NN18RT

OUR PROMISE



OUR PROMISE

GETTING TO KNOW EACH OF OUR **CUSTOMERS PERSONALLY**

We want to treat people as we wish to be treated ourselves. We listen to our customers and are committed to understanding their needs, so we can delight them with our service.

TAKING PERSONAL RESPONSIBILITY FOR OUR **CUSTOMERS' NEEDS**

Every one of us at Anthology is personally responsible for fulfilling the needs of our customers. If a customer contacts Anthology, the person who receives the contact will take responsibility for seeing that their questions are answered.

ACKNOWLEDGING AND REWARDING CUSTOMER LOYALTY

We believe that by understanding our customers and providing outstanding service, they will recommend us to their friends. When they do this, we will reciprocate with genuine appreciation.

CARING ABOUT OUR NEIGHBOURS

We take responsibility to create homes that enhance neighbourhoods for our customers and their neighbours to enjoy. As well as knowing our customers, we are committed to knowing the communities in which we work. We will strive to earn the trust of our neighbours and we want them to be able to openly credit the places we create.

TAKING CARE OF TOMORROW BY BEING SUSTAINABLE TODAY

We are committed to being sustainable and we know our customers want to be too. We will take the time to explain the sustainability features of the new homes we create and help our customers to live there in a sustainable manner.

CARING ABOUT THE LEGACY WE LEAVE BEHIND

When our customers buy an Anthology home, they are contributing to a story that will grow and create lasting value, both for themselves and for the community around them. We are conscious of the legacy we leave behind and we want to be known for creating outstanding places for Londoners to live in.

Managing Director, Anthology

Figures accurate as at April 2019



Built from London

CONTACT OUR TEAM

wembleyparade@anthology.london 020 3308 9814

> North End Road Wembley London HA9 0LY







facebook.com/AnthologyLondon



@AnthologyLondon