



OAKLANDS

R I S E



Welcome to Oaklands Rise, an exciting new development in North West London offering a wide range of two-bedroom apartments to buy with Shared Ownership from Notting Hill Genesis.

This striking development features unique architecture and a breadth of outside space, including a green streetscape, generous balconies and select roof terraces. You can also look forward to a dedicated concierge service, plus future commercial spaces, a café and community 'hangout' space, together with zones for work and relaxation.

Within easy reach of this walkable and cycle-friendly location is a wealth of popular destinations in which to shop, dine and relax. Soon there will be even more to experience too – Oaklands Rise is at the centre of the £26 billion Old Oak and Park Royal development to create a thriving new area across West London to rival Canary Wharf to the east.

Work has already started on a major new station at Old Oak Common, just steps away. This will be the only location where the new Elizabeth line and HS2 will meet, making it one of the most connected places in the UK. It means Heathrow will be only 8 minutes away, the West End just 10 minutes, and Birmingham reachable in as little as 38 minutes.

AN AREA THAT'S GOING PLACES

Estimated travel times taken from
www.hs2.org.uk.

BE ON THE RISE

IT'S YOUR CHOICE



Computer generated image

As well as so much to see and do close by, there'll be lots to choose from right on your doorstep.

Discover the Hangout, a collaborative hub that will offer plenty for everyone, including a welcoming café. There'll also be opportunities to enjoy group activities such as yoga, lectures and film screenings, as well as special events.

Take advantage of the designated concierge service, along with the convenience of 24-hour reception and security. You'll also enjoy access to a residents-only lounge space ideal for co-working or socialising. Planned future additions to the overall development include a nursery, medical centre and convenience store.*

Your building will also offer exclusive access to an elevated podium plus landscaped roof gardens, both offering far-reaching views. Back at ground level, a generous green boulevard includes several welcoming areas for strolling and socialising in.

OAKLANDS RISE

*Proposed use for commercial facilities are subject to agreement.

CLEAN, GREEN AND A WHOLE NEW SCENE

A lot of thought has gone into making both Oaklands Rise and its surroundings a pleasant, environmentally friendly place to live in.

Easy cycling and walking are both prioritised, and as such there are over 1,000 secure cycle parking spaces. We provide up-to-date information on the many local cycle and pedestrian routes, and support regular events to encourage these eco-friendly means of getting around. There's also a residents-only car club, with Zipcar vehicles available to hire at your convenience.

Stretching across 650 hectares, the wider development is on target to be the UK's most connected space, with a planned green grid of secondary routes connecting old and new neighbourhoods. With its unparalleled investment in local infrastructure, housing and jobs, this is also one of the UK's largest regeneration projects.

All of which means that the choices – and opportunities to come – for living, working and relaxing locally are almost endless.



- GREEN SPACES
- CYCLE-FRIENDLY
- THE HANGOUT
- CONCIERGE

OLD OAK, NW10

BE IN AT THE BEGINNING OF ONE OF THE UK'S LARGEST REGENERATION PROJECTS



LOCATION OR LIFESTYLE WHY NOT CHOOSE BOTH?

A wonderful way to start the weekend could be by taking a stroll along the Grand Union Canal, while Wormwood Scrubs is a perfect place in which to walk and unwind.

In and around Willesden there are many options with regards to eating out and evenings out. Whether it's a quick afternoon coffee, dining at a restaurant or just wanting a pub with live music, you will find an abundance of choice of quirky independent cafes, eateries and public houses. All with a huge variety of culture.

Pick up groceries at Sainsbury's Local and Tesco Express, both within a few minutes' walk. Independent shops abound in nearby Harlesden, Willesden Green and Acton. Several big name shopping centres are just a short ride away too, including Westfield London.

Stay in shape with a choice of gyms on your doorstep. Nearby Willesden Sports Centre has a 110-station gym, as well as a 25-metre pool, sports halls, running tracks, and steam and sauna rooms. Golf fans are spoilt for choice too, with three 18-hole golf courses within 15 minutes by road.

OAKLANDS RISE

Computer generated image.

WORMWOOD SCRUBS

200 acres of open space, including a designated nature reserve, the Linford Christie Stadium, pony centre and 20 full-size football pitches.

1.4 MILES  6 MIN



WESTFIELD LONDON

Indulge in retail therapy at a choice of around 320 stores spread across an incredible 1,600,000 sq. ft, making it Europe's largest shopping centre. You can also catch a film at one of 17 Vue screens.

2.3 MILES  12 MIN



PORTOBELLO ROAD

Visitors flock from all over the world to visit the world's largest antiques market, with over 1,000 dealers selling every type of antique and collectible. One of London's best-loved landmarks, the market takes place on Fridays and Saturdays, with many shops open every weekday too.

2.6 MILES  15 MIN



WEMBLEY PARK

Take in world-class designer shopping, gourmet dining, local market goods and a movie at a nine-screen Cineworld, all located in London's latest cultural hotspot.

3.3 MILES  21 MIN





OLD OAK, NW10

Distances and travel times taken from google.co.uk/maps and are approximate only.

WALK, CYCLE TRAVEL BY RAIL

			
WILLESDEN JUNCTION STATION	11 MIN	ASDA	22 MIN
NORTH ACTON UNDERGROUND STATION	12 MIN	HARLESDEN STATION	21 MIN
TESCO METRO	17 MIN	ACTON MAIN LINE STATION	23 MIN

			
WORMWOOD SCRUBS	6 MIN	EALING	19 MIN
WHITE CITY	7 MIN	HOLLAND PARK	21 MIN
WILLESDEN	11 MIN	WEMBLEY	22 MIN
SHEPHERD'S BUSH	12 MIN	HYDE PARK	28 MIN
ACTON	13 MIN	REGENT'S PARK	29 MIN
NOTTING HILL	17 MIN		

OVERGROUND UNDERGROUND


WILLESDEN JUNCTION OVERGROUND/UNDERGROUND
 12 MIN WALK 0.4 MILES


WEMBLEY CENTRAL
 7 MIN


KEW GARDENS
 16 MIN



EUSTON
 17 MIN


CLAPHAM JUNCTION
 19 MIN


CAMDEN ROAD
 19 MIN


HIGHBURY & ISLINGTON
 27 MIN


HACKNEY CENTRAL
 34 MIN


STRATFORD
 43 MIN


NORTH ACTON UNDERGROUND
 12 MIN WALK 0.5 MILES


EALING BROADWAY
 5 MIN


SHEPHERD'S BUSH
 8 MIN


LANCASTER GATE
 14 MIN


BOND STREET
 18 MIN


OXFORD CIRCUS
 19 MIN


TOTTENHAM COURT ROAD
 21 MIN


ST PAUL'S
 26 MIN


LONDON LIVERPOOL ST
 30 MIN


COMING SOON
OLD OAK COMMON CROSSRAIL & HS2*
 3 MIN WALK 0.1 MILES


HEATHROW AIRPORT
 8 MIN*


WEST END
 10 MIN*


BIRMINGHAM
 38 MIN*

OAKLANDS RISE

OLD OAK, NW10

Distances and travel times taken from tfl.gov.uk and google.co.uk/maps and are approximate only. *Projected for completion 2028. As this station is currently being built, these timings are estimations.

NEAR OR FAR



Map is not to scale.

OAKLANDS RISE

OLD OAK, NW10

CHOOSE A STUNNING SPECIFICATION



Photography of a show home at Oaklands Rise

OAKLANDS RISE

Specifications are correct at time of going to print, but are subject to change without notice. Please contact the Sales Executive for further information.



Computer generated image.

GENERAL

- Amtico strip flooring in Eden Oak to hall, living area and kitchen
- Communal gas-fired heating system serving white radiators with individual thermostat controls
- Smooth finished ceilings emulsioned in white to complement the emulsioned finish of the interior walls
- Flush internal doors painted white with polished stainless steel ironmongery
- TV and data points in all bedrooms and living areas
- Cream coloured roller blinds to all windows and balcony doors
- Low energy LED white downlighters throughout

KITCHENS

- Fitted modular kitchen units in gloss platinum with brushed nickel handles
- Woodstone-effect laminate worktops fitted with upstand
- Stainless steel one-and-a-half bowl sink and drainer with Blanco monobloc chrome mixer tap
- Zanussi single stainless steel built-in electric oven
- Zanussi black ceramic electric hob
- Zanussi integrated 50/50 fridge/freezer
- Zanussi integrated dishwasher
- Stainless steel splashback behind hob
- Electrolux stainless steel cooker hood
- AEG freestanding washer dryer machine located in separate utility cupboard
- Under cupboard LED lighting

BATHROOMS

- Large format light grey floor and white wall tiles to bathrooms and en suites
- Ideal Standard white ceramic wall-mounted WC with concealed cistern
- Ideal Standard white ceramic wash hand basin, with Methven chrome lever mixer tap
- Chrome finish heated towel rail with thermostatic valve
- Bath with shower head to main bathrooms and roman sliding glass shower door
- Bespoke wall mounted mirror with Silestone vanity unit
- Low energy LED white downlighters

BEDROOMS

- Integrated wardrobes fitted in main bedroom with sliding doors (where shown on the plan)
- 80/20 wool mix carpet to bedrooms in cool grey



Computer generated image.

BALCONY

- T-Deck composite decking in grey
- Green PPC coated galvanised steel balustrade

LIFTS & COMMUNAL AREAS

- Cycle storage
- Landscaped communal gardens and terrace with lawn, play and seating areas
- 2 lifts located within inner entrance lobby

SECURITY & PEACE OF MIND

- Audio entry system to individual apartments
- 24-hour concierge service

WARRANTY

- 10-year NHBC build warranty

OLD OAK, NW10



Photography of a show home at Oaklands Rise

BRINGING YOUR HOME TO LIFE

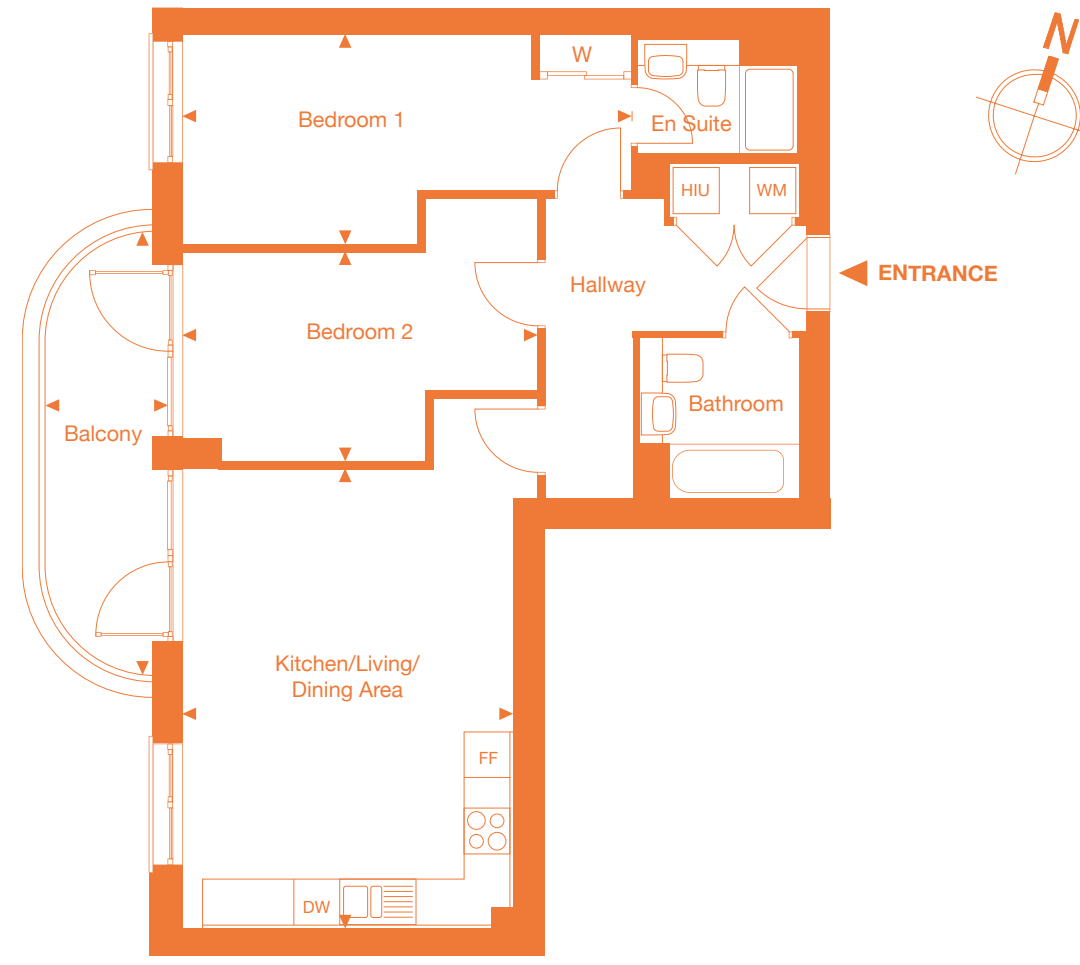
A HOME WITH AN IMPRESSIVE SPECIFICATION OFFERING MODERN LIVING AT ITS FINEST, COMPLEMENTED WITH PLENTY OF NATURAL LIGHT FROM THE FULL-LENGTH WINDOWS. PLUS, ENJOY VALUABLE OUTSIDE SPACE IN THE FORM OF YOUR OWN BALCONY OR TERRACE.

DISCOVER THE RANGE OF STYLES AND SIZES OUR HOMES OFFER AT YOUR NEW ADDRESS, LYSANDER HOUSE.



The development layout shown at roof level does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please check the details of your chosen property with a member of the Sales Team prior to reservation. *Proposed use of commercial facilities are subject to agreement.

LEVEL:



APARTMENTS 8, 15, 22, 29, 35, 41, 47, 53 & 57

FLOORS: 3-11

KITCHEN/LIVING/DINING AREA

6.03m x 4.34m 19'10" x 14'3"

BEDROOM 1

5.89m x 2.76m 19'4" x 9'0"

BEDROOM 2

4.66m x 2.75m 15'3" x 9'0"

TOTAL INTERNAL AREA

74.5 m² 802 ft²

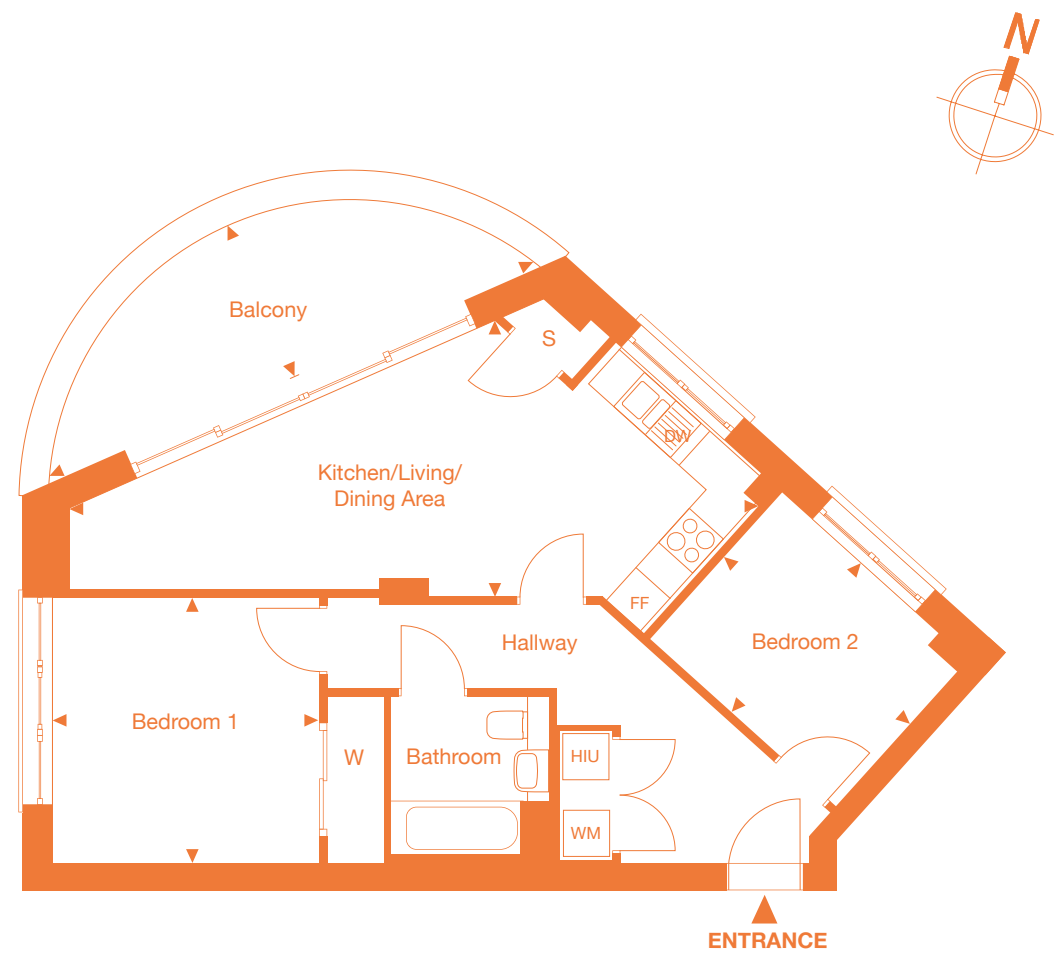
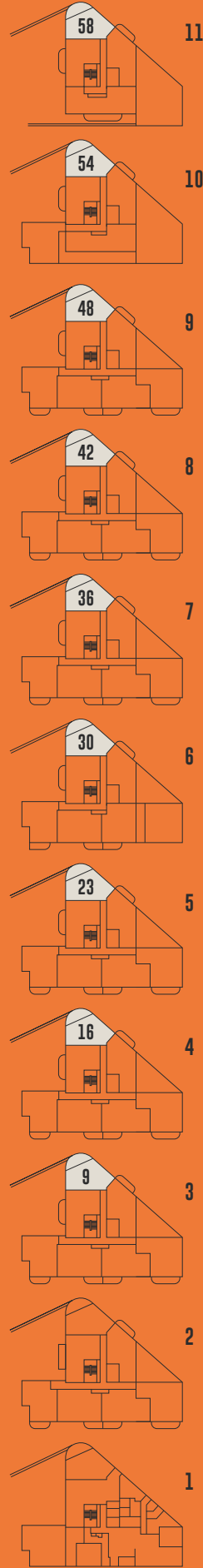
BALCONY AREA

8.9 m² 96 ft²

KEY:
 DW = DISHWASHER FF = FRIDGE FREEZER
 HIU = HEATING INTERFACE UNIT
 W = WARDROBE WM = WASHING MACHINE

The floorplans depict a typical layout of this housetype. The kitchen layouts are for indicative purposes only. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult your Sales Executive. All dimensions are + or - 50mm and floorplans are not shown to scale.

LEVEL:



APARTMENTS 9, 16, 23, 30, 36, 42, 48, 54 & 58

FLOORS: 3-11

KITCHEN/LIVING/DINING AREA

9.05m x 3.64m 29'8" x 11'11"

BEDROOM 1

3.50m x 3.49m 11'6" x 11'6"

BEDROOM 2

3.29m x 2.60m 10'10" x 8'6"

TOTAL INTERNAL AREA

63.8 m² 687 ft²

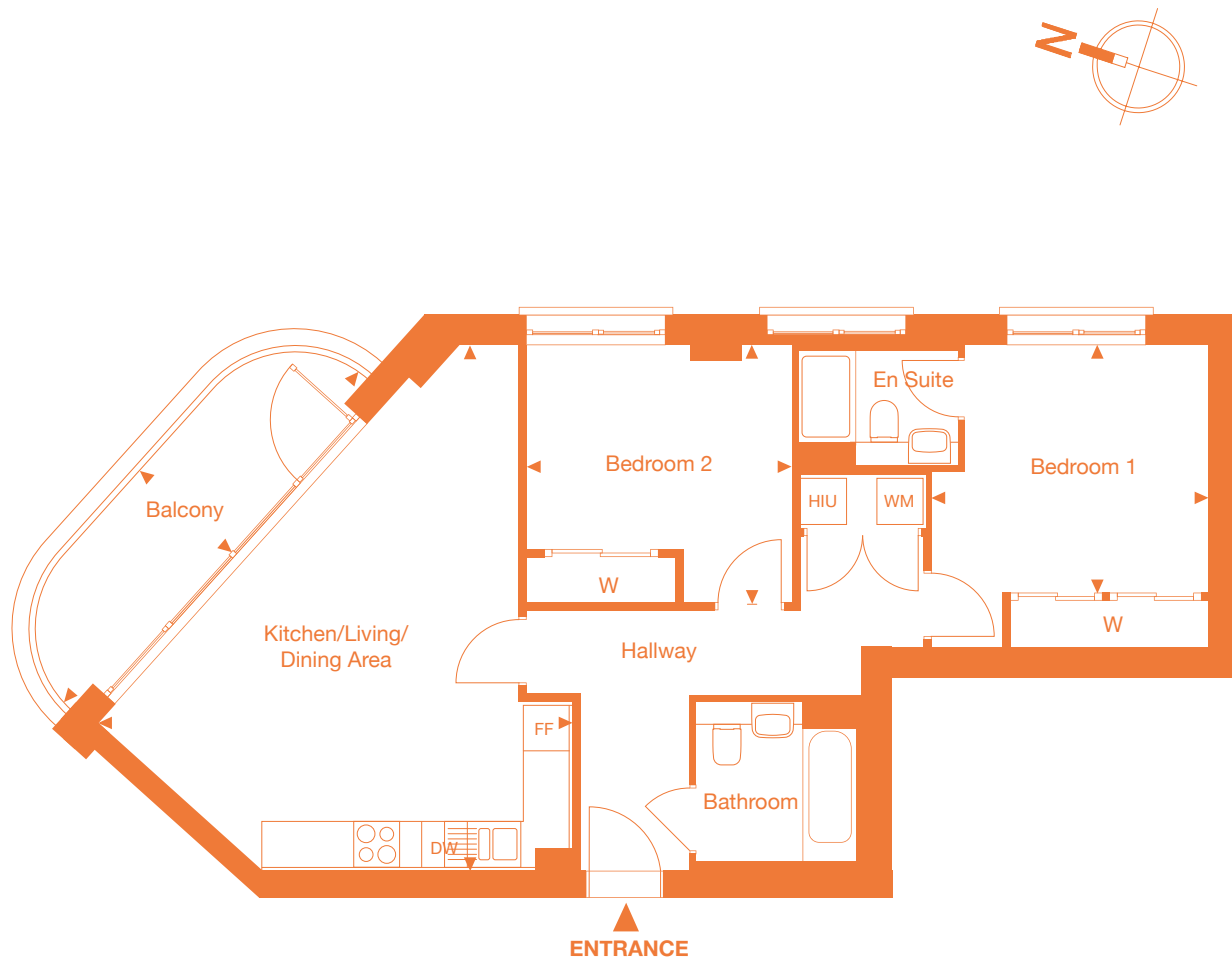
BALCONY AREA

10.8 m² 116 ft²

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LEVEL:



APARTMENTS 3, 10, 17, 24, 31, 37, 43, 49, 55 & 59

FLOORS: 3-11

KITCHEN/LIVING/DINING AREA

6.91m x 6.23m 22'8" x 20'5"

BEDROOM 1

3.64m x 3.26m 11'11" x 10'8"

BEDROOM 2

3.48m x 3.38m 11'5" x 11'1"

TOTAL INTERNAL AREA

73.7 m² 793 ft²

BALCONY AREA

8.2 m² 88 ft²

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LEVEL:



APARTMENTS 4, 11, 18 & 25

FLOORS: 2-5

KITCHEN/LIVING/DINING AREA

7.62m x 3.89m 25'0" x 12'9"

BEDROOM 1

5.33m x 3.31m 17'6" x 10'10"

BEDROOM 2

3.92m x 3.06m 12'11" x 10'1"

TOTAL INTERNAL AREA

82.4 m² 887 ft²

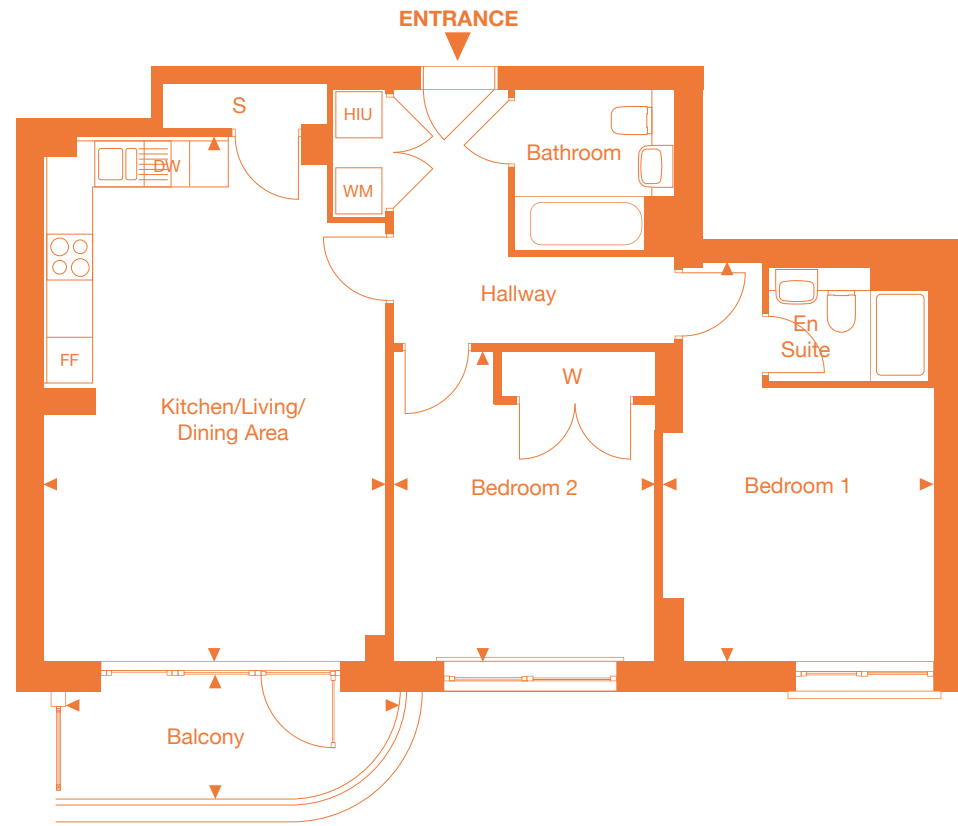
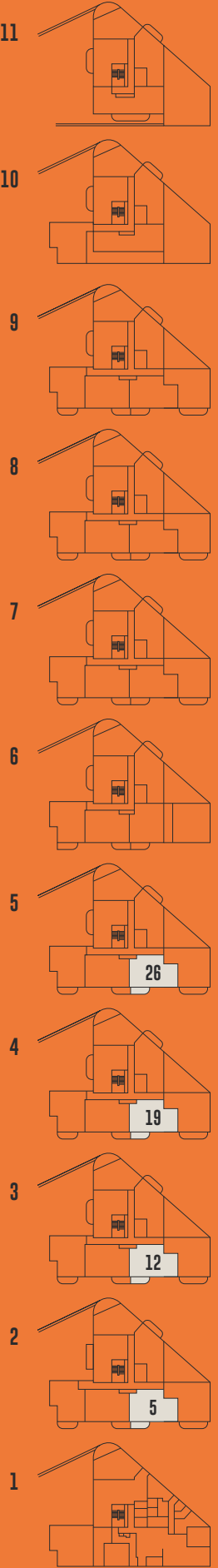
BALCONY AREA

8.4 m² 90 ft²

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LEVEL:



APARTMENTS 5, 12, 19 & 26

FLOORS: 2-5

KITCHEN/LIVING/DINING AREA

6.88m x 4.51m 22'7" x 14'9"

BEDROOM 1

5.24m x 3.56m 17'2" x 11'8"

BEDROOM 2

4.06m x 3.47m 13'4" x 11'5"

TOTAL INTERNAL AREA

79.1 m² **851 ft²**

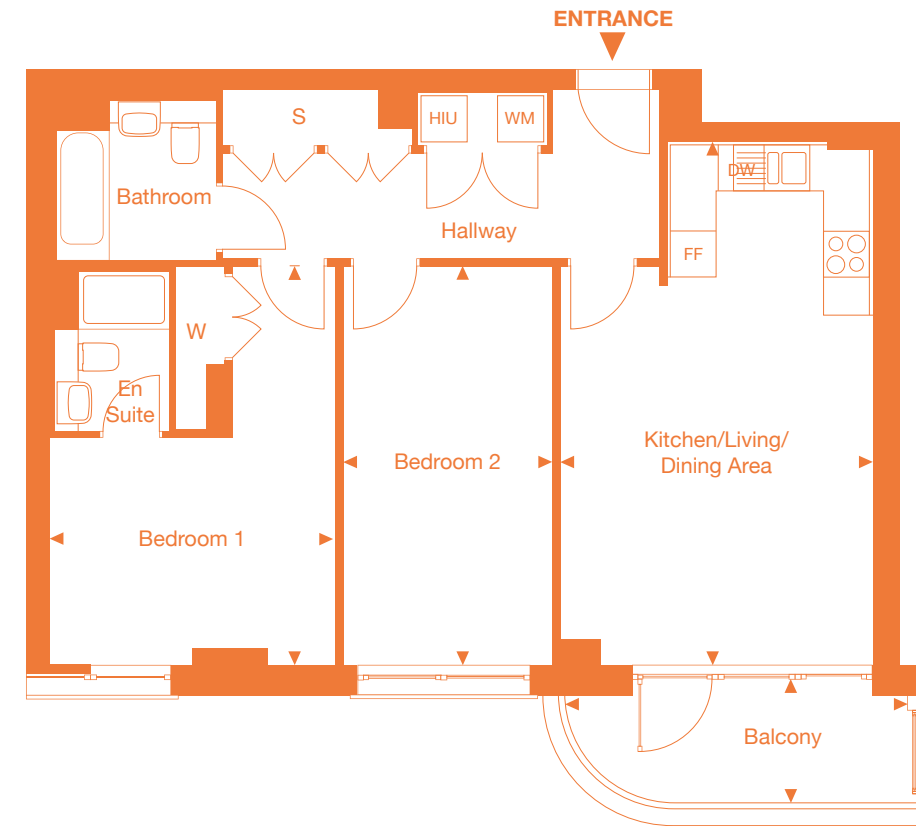
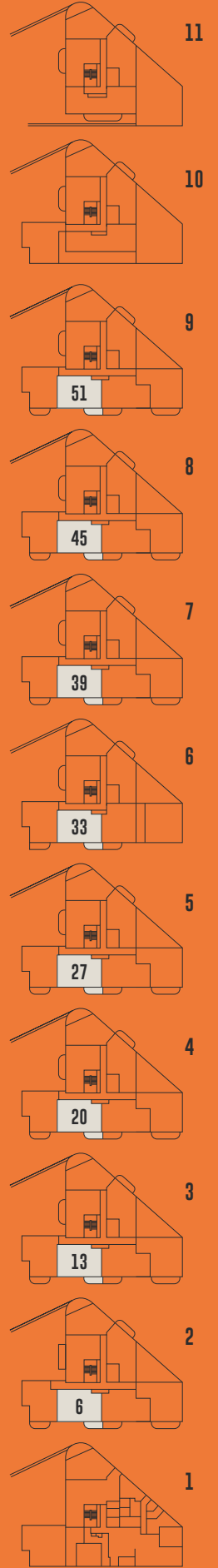
BALCONY AREA

6.5 m² **70 ft²**

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LEVEL:



APARTMENTS 6, 13, 20, 27, 33, 39, 45 & 51

FLOORS: 2-9

KITCHEN/LIVING/DINING AREA

6.88m x 4.11m 22'7" x 13'6"

BEDROOM 1

5.24m x 3.75m 17'2" x 12'4"

BEDROOM 2

5.24m x 2.75m 17'2" x 9'0"

TOTAL INTERNAL AREA

79.6 m² **857 ft²**

BALCONY AREA

6.6 m² **71 ft²**

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LEVEL:



APARTMENT 7

FLOOR: 2

KITCHEN/LIVING/DINING AREA

6.63m x 3.96m 21'9" x 13'0"

BEDROOM 1

3.69m x 3.33m 12'1" x 10'11"

BEDROOM 2

3.97m x 3.48m 13'0" x 11'5"

TOTAL INTERNAL AREA

75.1 m² 808 ft²

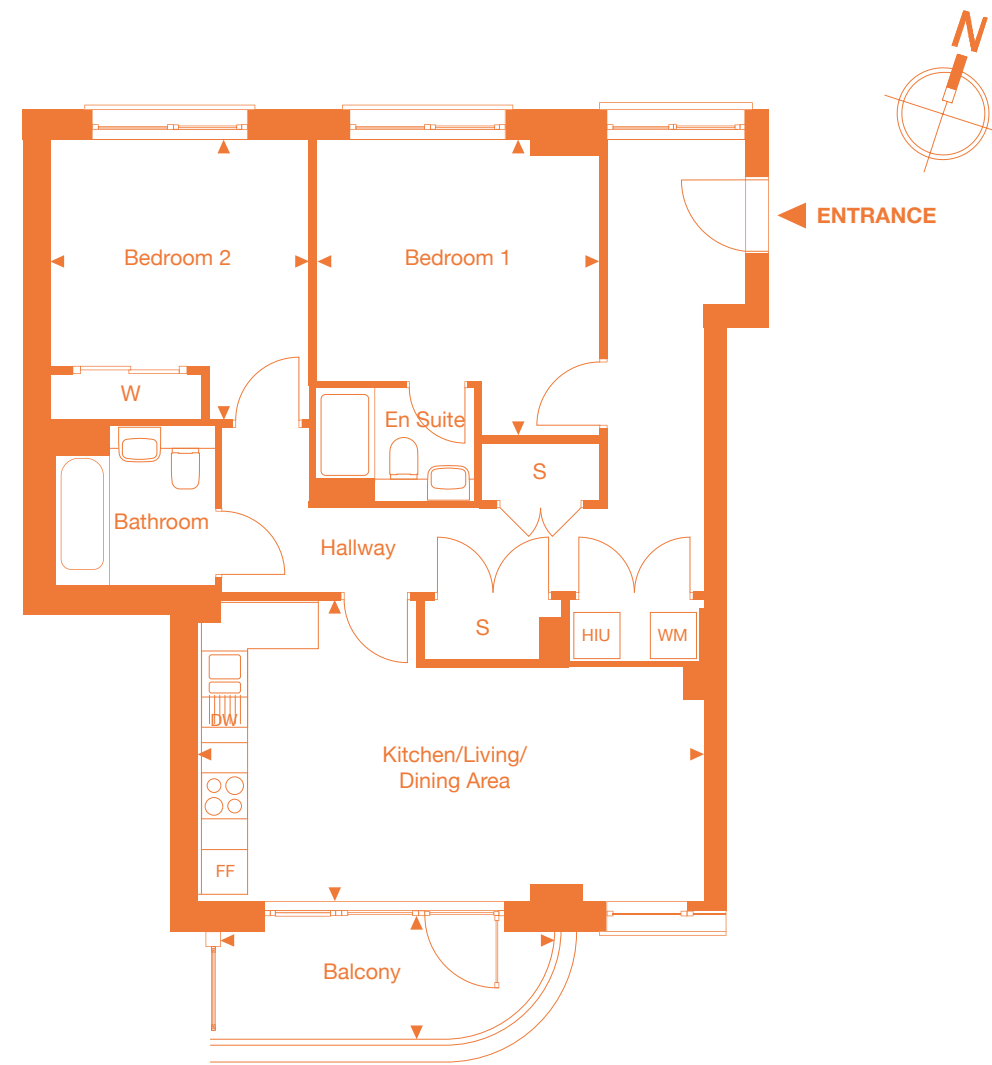
BALCONY AREA

6.2 m² 67 ft²

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LEVEL:



APARTMENTS 14, 21, 28, 34, 40, 46 & 52

FLOORS: 3-9

KITCHEN/LIVING/DINING AREA

6.65m x 3.96m 21'10" x 13'0"

BEDROOM 1

3.89m x 3.71m 12'9" x 12'2"

BEDROOM 2

3.68m x 3.40m 12'1" x 11'2"

TOTAL INTERNAL AREA

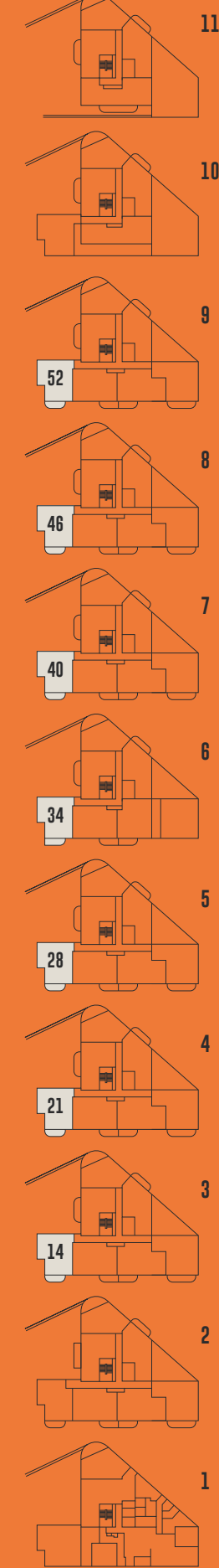
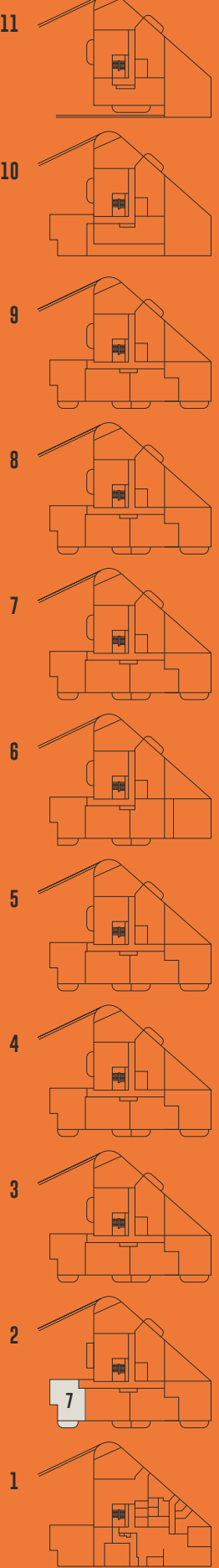
78.6 m² 846 ft²

BALCONY AREA

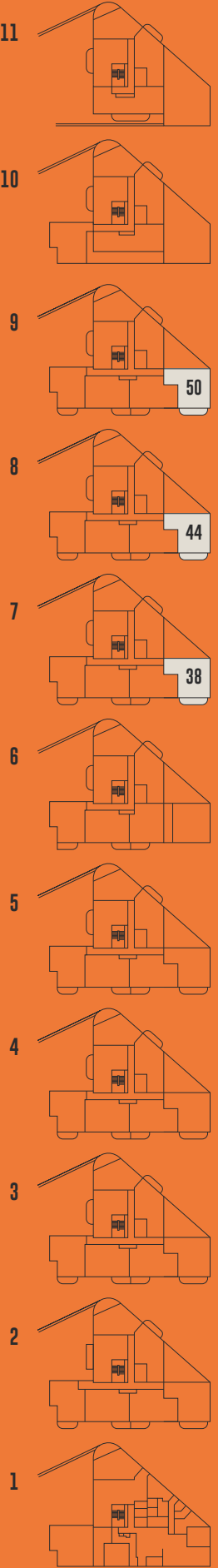
6.5 m² 70 ft²

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LEVEL:



APARTMENTS 38, 44 & 50

FLOORS: 7-9

KITCHEN/LIVING/DINING AREA

5.08m x 4.58m 16'8" x 15'0"

BEDROOM 1

5.11m x 3.07m 16'9" x 10'1"

BEDROOM 2

3.43m x 3.07m 11'3" x 10'1"

TOTAL INTERNAL AREA

72.9 m² 785 ft²

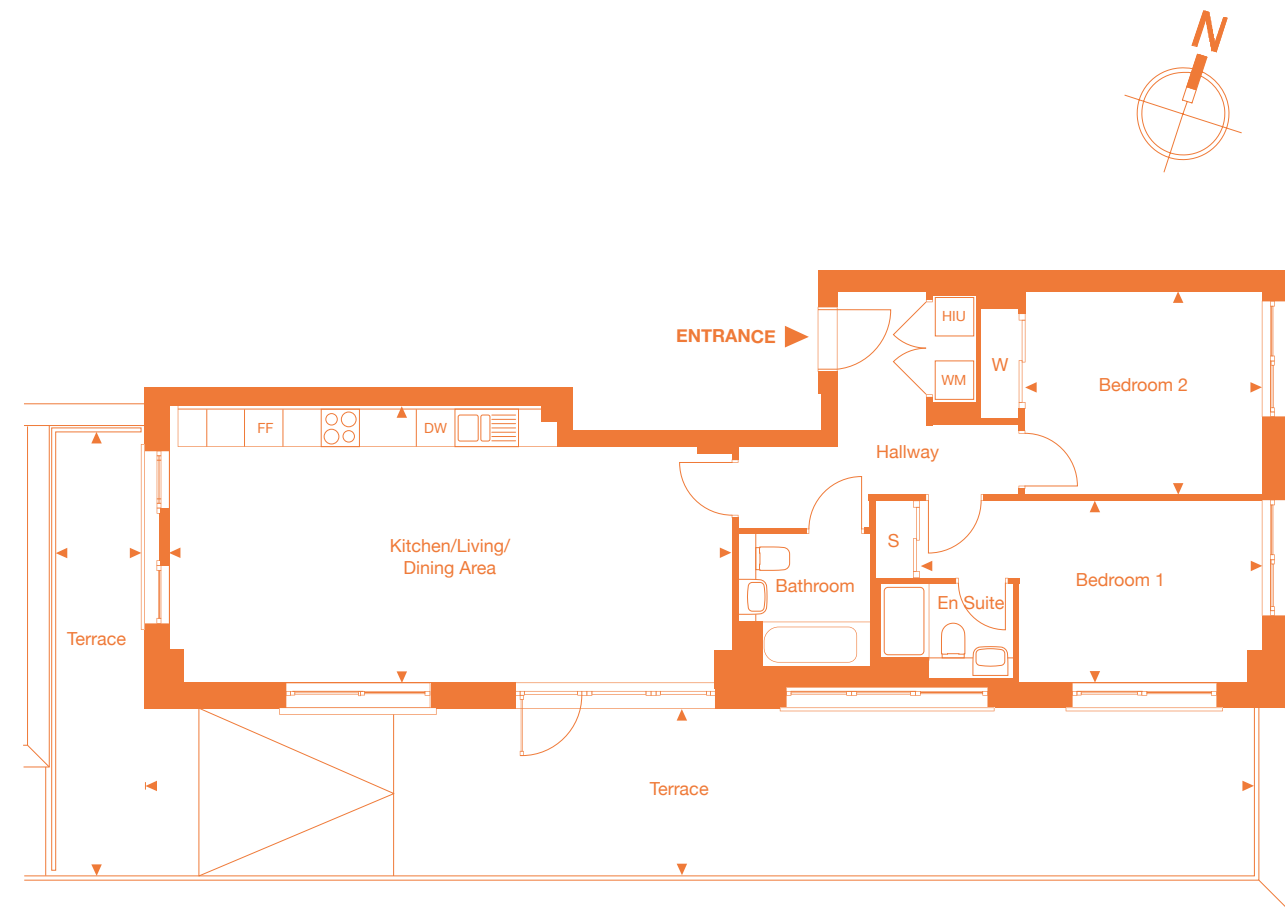
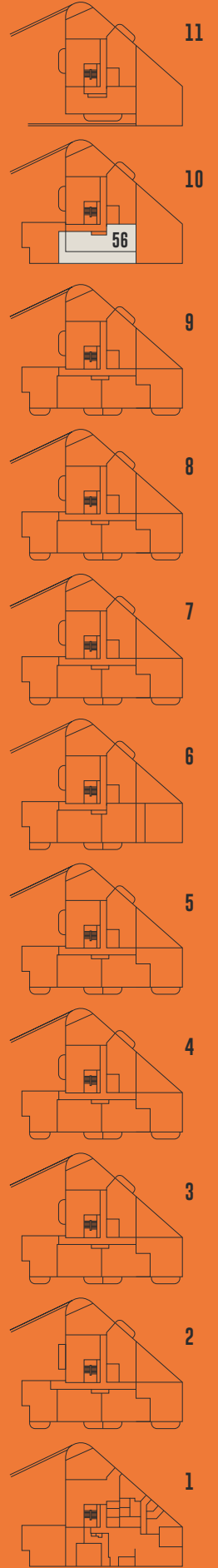
BALCONY AREA

6.4 m² 69 ft²

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LEVEL:



APARTMENT 56

FLOOR: 10

KITCHEN/LIVING/DINING AREA

8.85m x 4.37m 29'0" x 14'4"

BEDROOM 1

5.39m x 2.87m 17'8" x 9'5"

BEDROOM 2

3.73m x 3.20m 12'3" x 10'6"

TOTAL INTERNAL AREA

84 m² 904 ft²

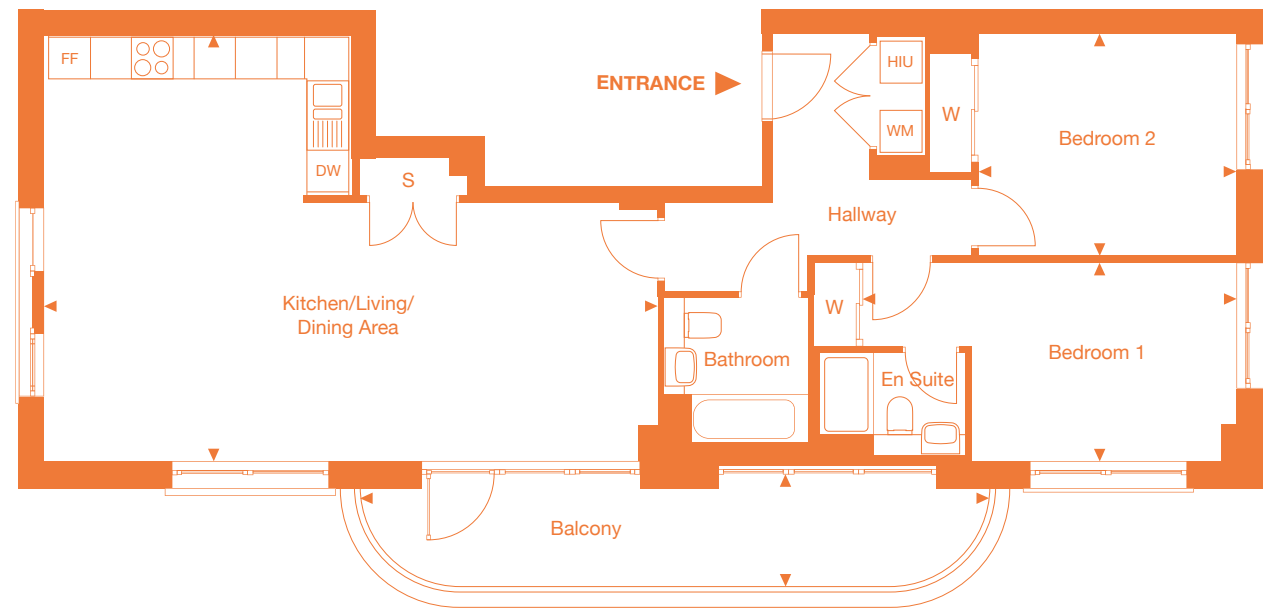
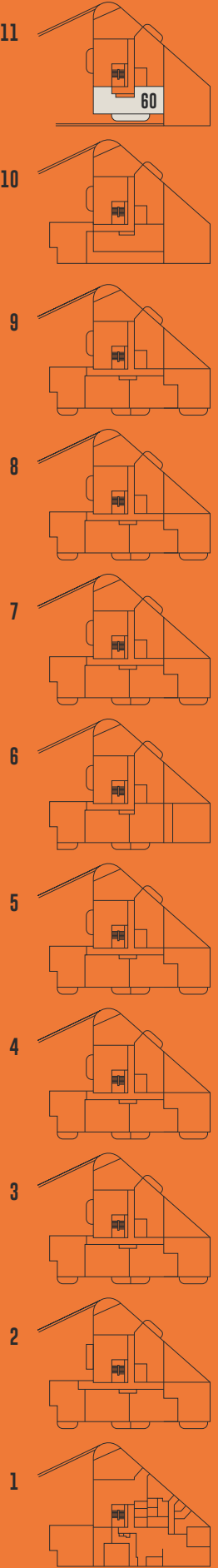
TERRACE AREA

57.7 m² 621 ft²

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LEVEL:



APARTMENT 60

FLOOR: 11

KITCHEN/LIVING/DINING AREA

8.85m x 6.17m 29'0" x 20'3"

BEDROOM 1

5.39m x 2.87m 17'8" x 9'5"

BEDROOM 2

3.73m x 3.20m 12'3" x 10'6"

TOTAL INTERNAL AREA

92 m² 990 ft²

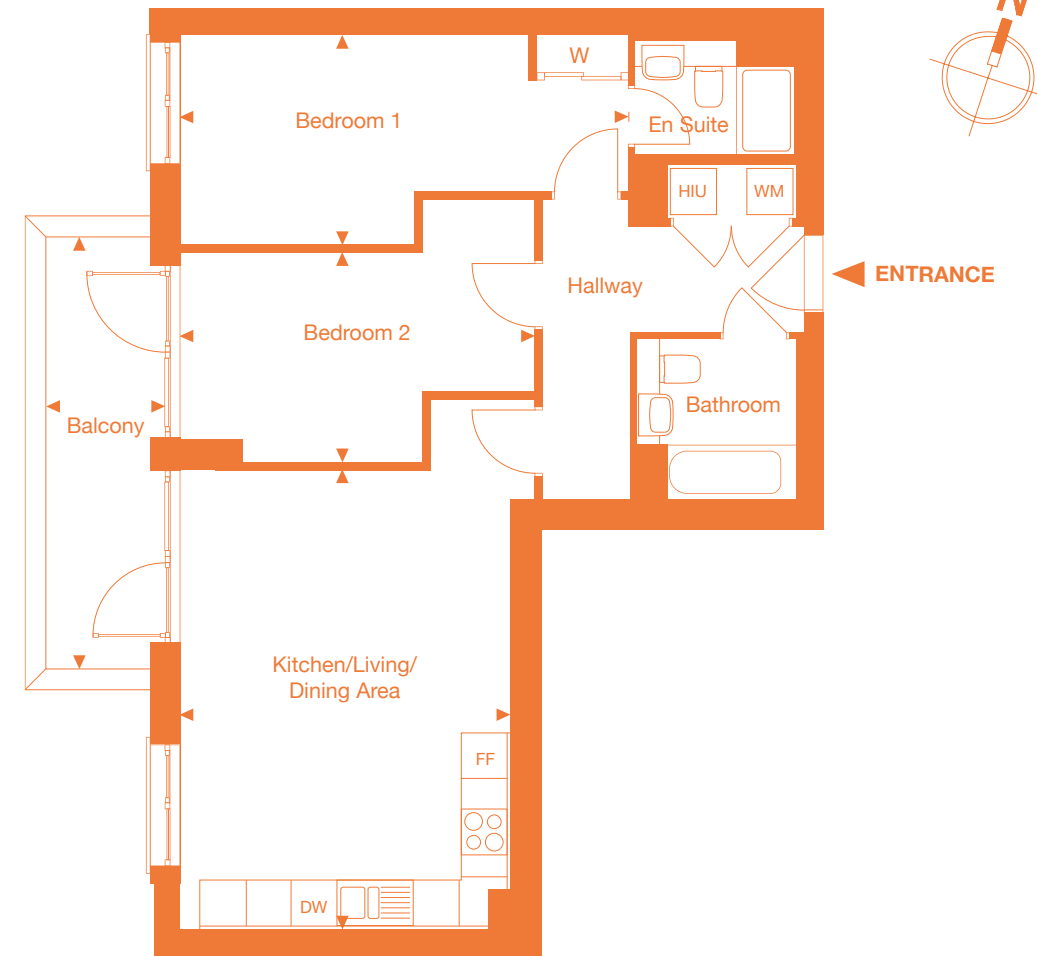
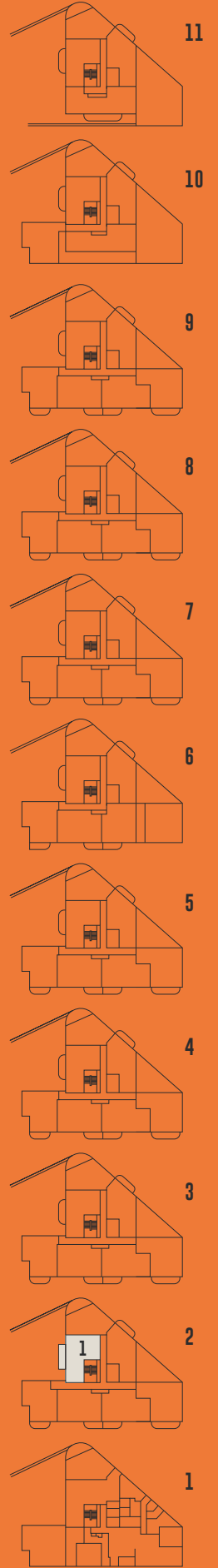
BALCONY AREA

13 m² 140 ft²

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LEVEL:



APARTMENT 1

FLOOR: 2

KITCHEN/LIVING/DINING AREA

6.05m x 4.34m 19'10" x 14'3"

BEDROOM 1

4.63m x 2.75m 15'2" x 9'0"

BEDROOM 2

5.89m x 2.75m 19'4" x 9'0"

TOTAL INTERNAL AREA

74.4 m² 801 ft²

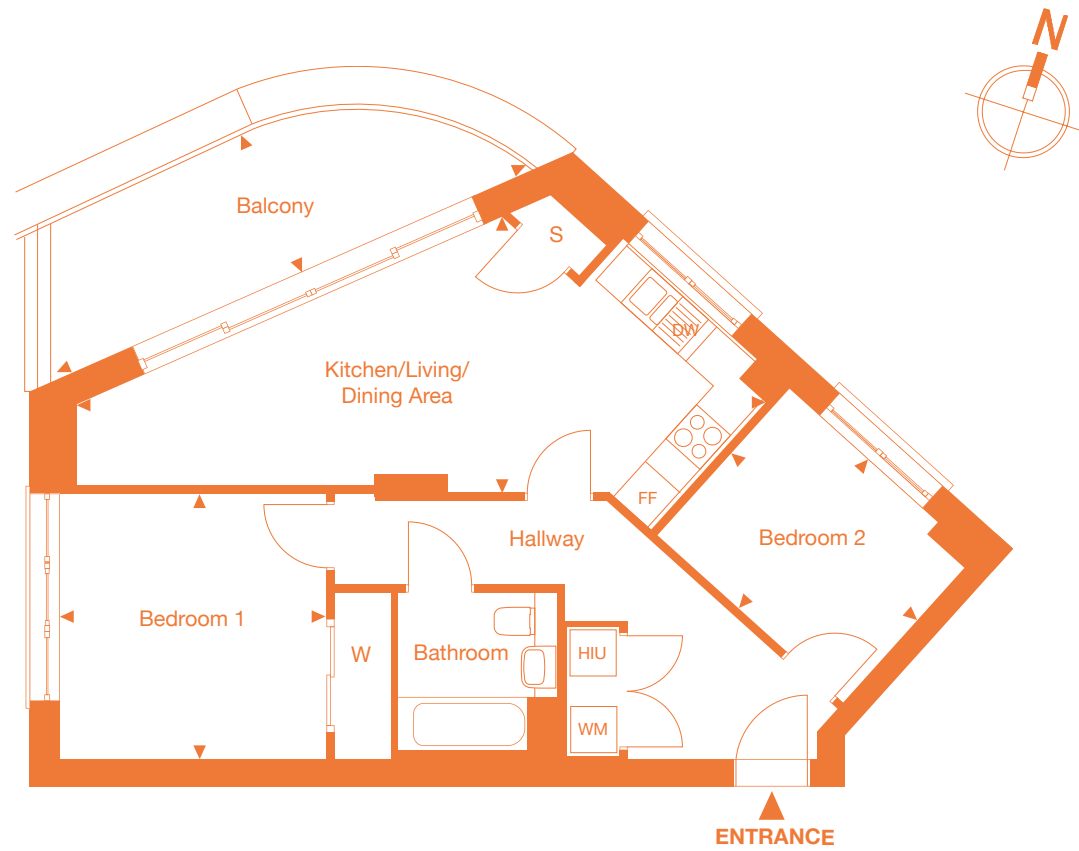
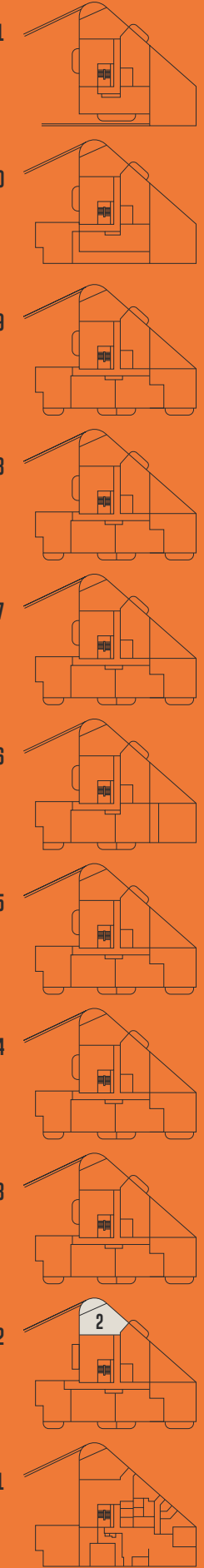
BALCONY AREA

8.6 m² 93 ft²

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LEVEL:



APARTMENT 2

FLOOR: 2

KITCHEN/LIVING/DINING AREA

9.06m x 3.64m 29'9" x 11'11"

BEDROOM 1

3.50m x 3.50m 11'6" x 11'6"

BEDROOM 2

3.29m x 2.60m 10'10" x 8'6"

TOTAL INTERNAL AREA

63.8 m² **687 ft²**

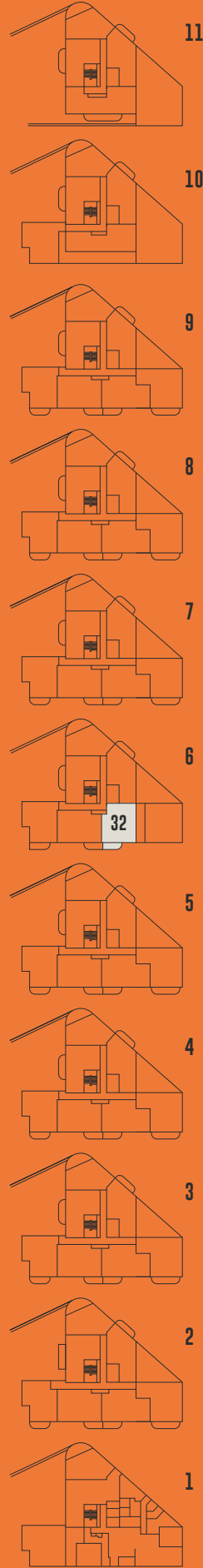
BALCONY AREA

10.7 m² **155 ft²**

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LEVEL:



APARTMENT 32

FLOOR: 6

KITCHEN/LIVING/DINING AREA

5.08m x 4.56m 16'8" x 14'11"

BEDROOM 1

5.11m x 3.07m 16'9" x 10'1"

BEDROOM 2

3.41m x 3.07m 11'2" x 10'1"

TOTAL INTERNAL AREA

72.8 m² **784 ft²**

BALCONY AREA

6.5 m² **70 ft²**

TERRACE AREA

17.9 m² **193 ft²**

KEY:
 DW = DISHWASHER FF = FRIDGE FREEZER
 HIU = HEATING INTERFACE UNIT S = STORAGE
 W = WARDROBE WM = WASHING MACHINE

The floorplans depict a typical layout of this housetype. The kitchen layouts are for indicative purposes only. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult your Sales Executive. All dimensions are + or - 50mm and floorplans are not shown to scale.

SHARED OWNERSHIP

Shared Ownership is a Government-funded part-buy, part-rent scheme designed to help people buy a home of their own.

You buy a share of between 25% and 75% of the home's full market value and pay a subsidised rent on the remainder, with the option to increase the share you own when you can afford to (known as 'staircasing').

FIND

- 1. Start your journey** Choose the right home for you by visiting our website or giving us a call. Tell us what you are looking for and we will answer any questions you have.
- 2. Are you eligible?** Complete the online application form. We'll check your form to see if you've met the overall criteria for Shared Ownership and whether it is affordable for you.
- 3. Check out the development** Book your viewing at Oaklands Rise with our Sales Team.

APPLY

- 4. Select your preferred home** Have you seen something you like? Tell us which apartment is your preferred one.
- 5. We offer you a home** We'll try to offer you your preferred home. If we can't, we'll look to offer you a similar home at Oaklands Rise or at another development of ours.
- 6. Purchasing interview** You'll supply evidence of your income, savings and other required information to one of our Specialist Financial Advisors. They will review whether buying the home is affordable for you in more detail and will look to find the right mortgage deal available to you. A Sales Executive will then contact you (usually by phone) to discuss the outcome of the review and explain the buying process in more detail.

BUY

- 7. Instruct your solicitor** When you instruct a solicitor you will also need to pay your reservation fee and apply for a mortgage.
- 8. Exchange of contracts** You're nearly there – exchanging contracts means that everything is tied up. We've legally agreed to sell you the home and you've agreed to buy it.
- 9. Home demonstration** When the building is ready, we'll invite you to see your home before you move in. We'll give you a resident's manual and make sure you are familiar with key features such as kitchen appliances, heating and security systems.
- 10. Legal completion** Reaching legal completion means you have bought your home and can move in. Congratulations, you are now a homeowner at Oaklands Rise!

Shares available to buy at Oaklands Rise may vary. Please speak to a Sales Executive for the latest eligibility criteria. Shared Ownership – Shared Ownership affordability and eligibility criteria apply. Please see a Sales Executive for further details.

OAKLANDS RISE



Computer generated image

Notting Hill Genesis

Notting Hill Genesis is one of the largest housing associations in the country, with around 64,000 homes across London and the South East.

Formed in April 2018 when Notting Hill Housing amalgamated with Genesis Housing Association, it is a social enterprise committed to creating thriving

communities and providing homes for lower-income households.

Notting Hill Genesis owns and manages homes across a range of tenures including social, affordable and private rent, leasehold, care and support, temporary housing and Shared Ownership, of which we are the largest provider in the country.

Notting Hill Genesis terms and conditions apply. Notting Hill Genesis has a policy of continuous improvement and reserves the right to change specifications, designs, floorplans and siteplans at any time. Room dimensions are subject to change and should not be used when ordering floorcoverings or furnishings. Computer generated images depict typical views within Oaklands Rise development. Features, internal and external, may vary from time to time and may differ from those shown within the brochure. All lifestyle and location imagery used within this brochure is indicative only and may not be taken in the local area itself. Please ask the Sales Executive for up-to-date information when reserving your new home. 45406/February 2021.

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