

# Vantage

Wembley Park

1 & 2 BEDROOM APARTMENTS IN AN ICONIC LOCATION,  
AVAILABLE TO RENT, ZERO DEPOSIT REQUIRED



# Vantage

Wembley Park

Brought to you by Legal & General Affordable Homes,  
Vantage is a brand new collection of stylish apartments in the heart of  
Wembley Park, a world-famous and exciting part of London.  
Available for rent with Zero Deposit.



# Introducing Vantage

Wembley Park

Vantage is a stunning new residential block in the transformed Wembley Park.

Part of a major rejuvenation that is transforming the area into an exciting new residential quarter which offers everything you need for contemporary living.

Properties available from **£293.15 per week with 0 deposit.**



Vantage  
Wembley Park



# About Legal and General



We aim to lead the evolution of the sector for the benefit of the customer and society.

Our ambition is to be the leading private affordable housing provider in the UK, through the fusion of long-term, patient private capital with the management, care and oversight of the highest quality providers. We are funding developments nationwide to deliver the volumes of social housing which society desperately needs, as well as ensuring our homes offer individuals wants. By working closely with our trusted Management Providers, we are ensuring the highest quality experience for our customers and ensuring value comes back into the communities in the short and long term.

Our vision is for everyone to have a great quality, environmentally sustainable, affordable homes from which they can build better futures.

Our mission is to become the leading developer and operator of affordable homes in the UK by investing in long-term capital at scale and significantly increasing the supply, design quality and choice of affordable homes.

Our goal is to become the partner of choice in the delivery of affordable housing.

*“Legal & General is deploying institutional capital at scale into this sector, to manage the full life cycle of affordable housing units. We are delighted to have worked with Quintain and the London Borough of Brent on this exciting scheme which delivers much needed, high quality affordable homes within this landmark development in Wembley Park.”*

Ben Denton, Managing Director at Legal & General Affordable Homes.

*“This new block will provide fantastic homes all with private outdoor space and great access to amenities such as the new public 7-acre park we are creating.”*

James Saunders, Chief Executive at Quintain.



# Reasons to Rent

## TRUSTED MANAGEMENT PROVIDER

LGAH has teamed up with Pinnacle Group, a leading housing management provider, delivering tailored solutions to over 24,000 homes nationwide.



## A VIBRANT NEIGHBOURHOOD

Wembley Park is notable for its open, tree-lined boulevard offering a sense of space unusual for London. In summer, relax in Arena Square, and in winter, lights twinkle in the trees as people explore Wembley Park with its festive markets and street food.

## LOCAL AMENITIES

World-class entertainment, vibrant nightlife, mouth-watering eateries, the latest high-street brands & labels, unrivalled transport connections, street markets and stunning peaceful parks are all within walking distance of Vantage for your utmost convenience and enjoyment.

## ICONIC DESTINATION

Wembley Stadium, with its sweeping arch, is one of the world's most iconic music and sporting venues, and is just a short walk away from Vantage.



## WELLBEING

There's a wealth of healthy and enjoyable exercise venues, classes and events on offer including a swimming pool, dance studio, yoga classes, weekly running club and five-a-side football pitches, all moments from Vantage.



## STYLISH SPECIFICATION

Beautifully designed stylish apartments with high ceilings and large floor to ceiling loft style windows in the heart of Wembley.



## TRANSPORT

Wembley Park is served by three tube lines, an overground line and two overland rail lines. Living at Vantage makes travelling in and out of London commuter friendly and easily accessible day or night.

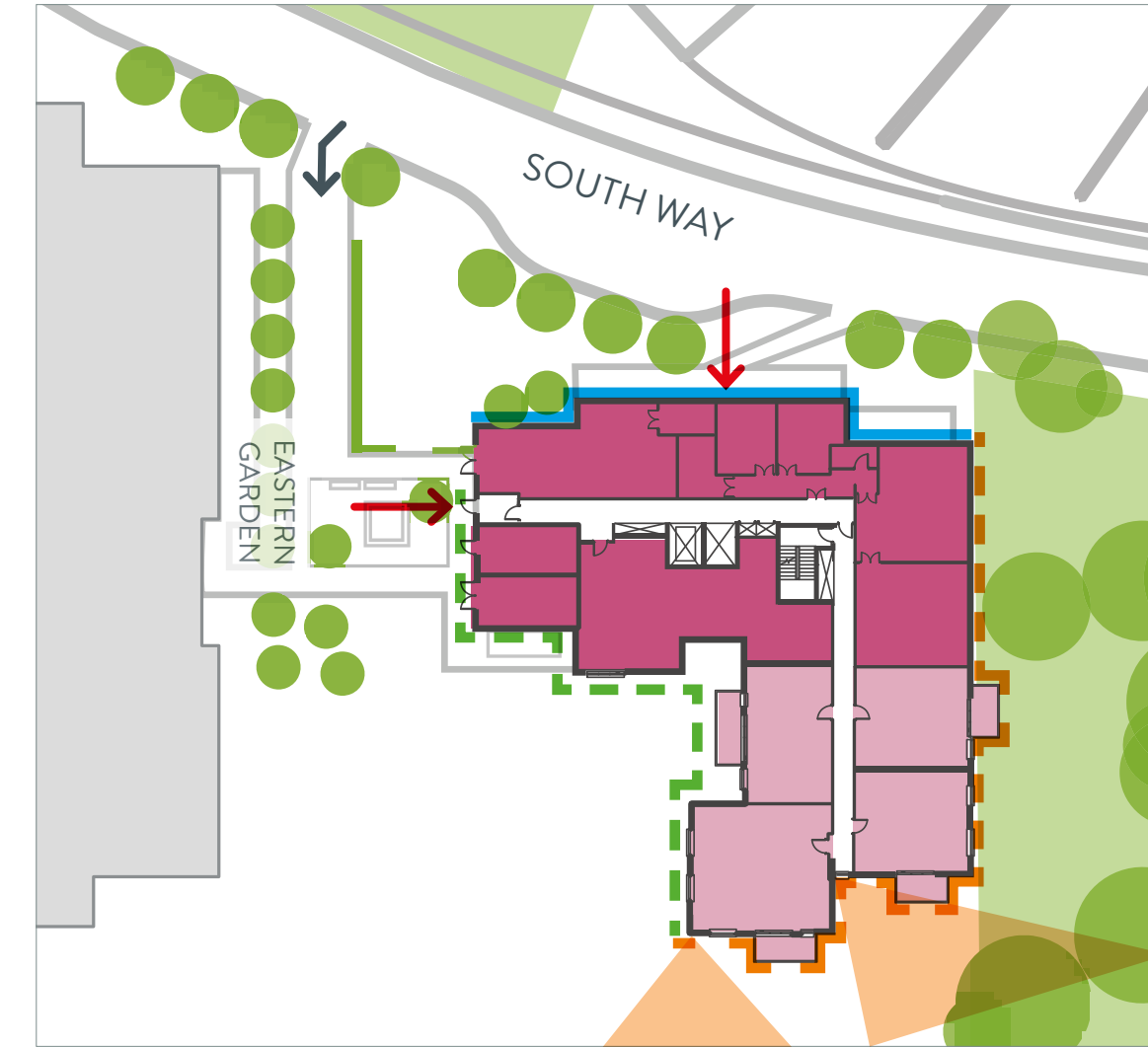


A place like  
no other

# Wembley Park

Right in the heart of an impressive new community, the new quarter offers bold, confident architecture and the local facilities you're looking for.

Vantage is within close proximity to the White Horse Bridge, a key pedestrian gateway at the approach to Wembley town centre, Wembley Stadium, Wembley Stadium station and overlooks the Eastern Gardens.



# Life at the Park

Vantage overlooks the Eastern Garden and south-facing landscaped gardens, offering a variety of opportunities for recreation and relaxation. Naturalistic planting creates an attractive buffer to the railway line and provides shelter to the courtyard gardens behind.



# Vantage

Wembley Park

## THE RANGE OF PROPERTIES ON OFFER TO RENT

1 & 2 bedroom apartments\* available on  
Floors Ground to Seven

FLOORS GROUND - SEVEN

**23** One bedroom  
apartments  
**£293.15** per week

Adaptable Units Available

A collection of 1 & 2  
bedroom apartments

FLOORS GROUND - SEVEN

**34** Two bedroom  
apartments  
**£343.81** per week

1 & 2 bedroom apartments\* available on  
Floors Seven to Fourteen

FLOORS EIGHT - FOURTEEN

**13** One bedroom  
apartments  
**£335.02** per week

FLOORS SEVEN - FOURTEEN

**34** Two bedroom  
apartments  
**£423.15** per week

\*Specification varies



Every property has a  
balcony or private terrace



# Room to Relax

Floor to ceiling windows flood natural light into your spacious apartment with the added luxury of a large balcony to enjoy the views.

## Stylish Specification



### GENERAL

- Video entry phone
- Heating and hot water via District Heating Network with heat meter served via contemporary radiators and digital thermostat
- Open plan layouts with sprinkler system
- LED downlights throughout
- Dark grey aluminium framed double glazed windows and balcony doors
- Grey roller blinds to all windows
- LABC 10 year defects warranty

### KITCHEN\*

- Contemporary grey or cashmere matt kitchen with laminate worktops and white tiling above

### LIVING ROOM

- White with feature wall
- TV and telephone point to Lounge
- Communal satellite dish providing Sky Q capability to Lounge (subject to purchaser subscription)

\*All apartments are unfurnished however, apartments from levels Eight to Fourteen are provided with the following appliances:

- Montpellier electric single oven, induction hob and stainless steel chimney hood
- Montpellier integrated dishwasher
- Hotpoint silver freestanding fridge/freezer
- Montpellier washer dryer located in utility cupboards



## Enjoy the views from the elevated position at the south of Wembley Park



### BEDROOMS

- White with feature wall
- White sockets and switches throughout

### FLOORING

- Amtico vinyl flooring in medium or dark wood effect finish  
OR Manx Contact Carpet and Underlay
- Grey twist carpet to bedrooms

### BATHROOMS

- Contemporary white Ideal Standard bathroom suite with back to wall toilet and semi recessed basin with chrome mixer tap.
- White bath with Kohler concealed thermostatic shower over and glass shower screen and bath panel to match vanity unit
- Mirrored bathroom cabinet with glass shelves
- Full height white wall tiling to bath area and half height tiling above vanity unit
- Chrome heated towel rail and toilet roll holder

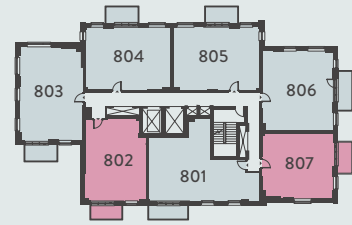
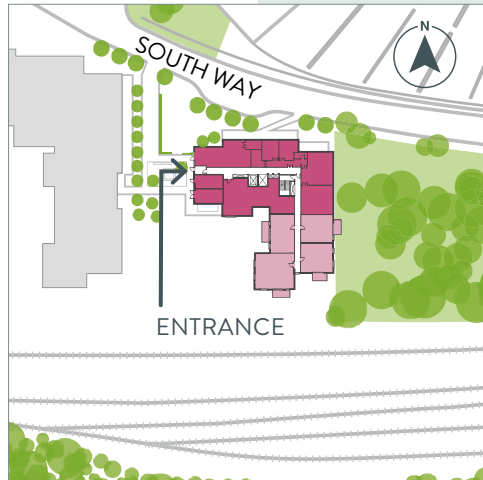
### ELECTRICAL

- Shaver socket to bathroom
- Smoke detector
- USB charging sockets

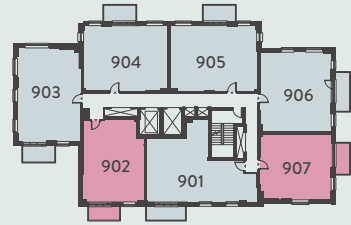




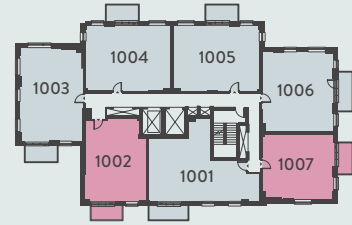
# Plot Finder



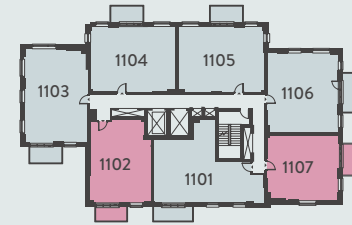
EIGHTH FLOOR



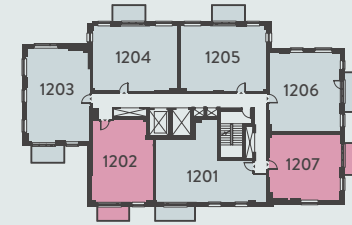
NINTH FLOOR



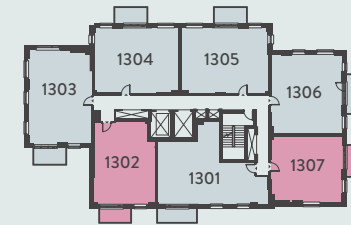
TENTH FLOOR



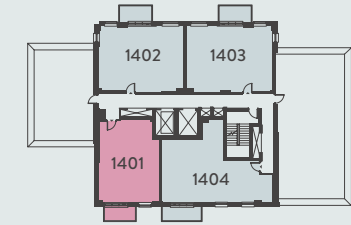
ELEVENTH FLOOR



TWELFTH FLOOR



THIRTEENTH FLOOR

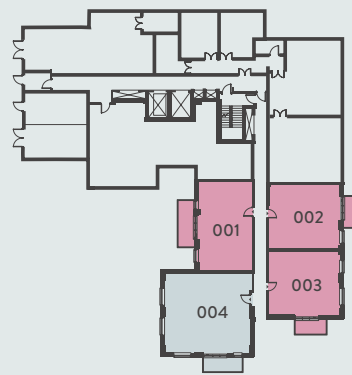


FOURTEENTH FLOOR

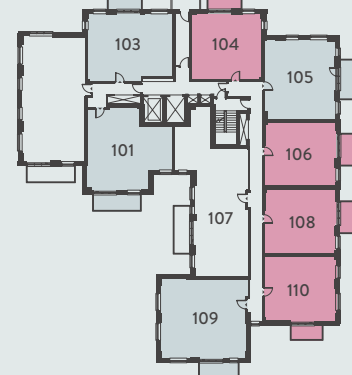


## KEY TO APARTMENTS

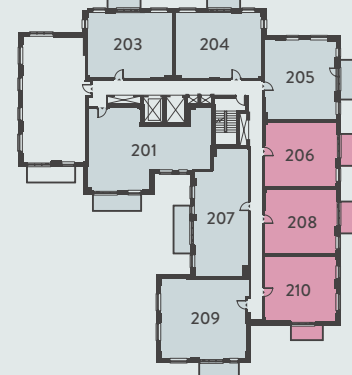
- ONE BEDROOM APARTMENTS
- TWO BEDROOM APARTMENTS



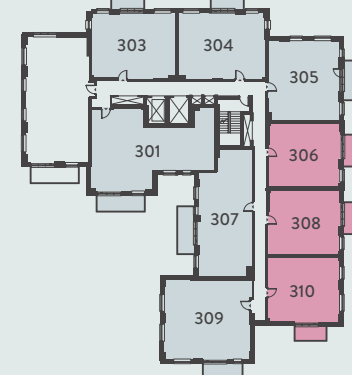
GROUND FLOOR



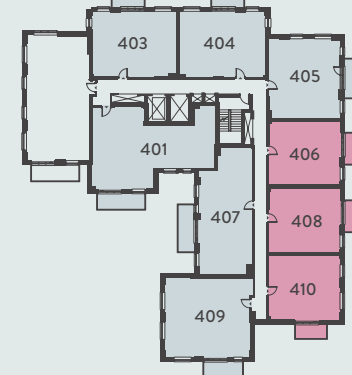
FIRST FLOOR



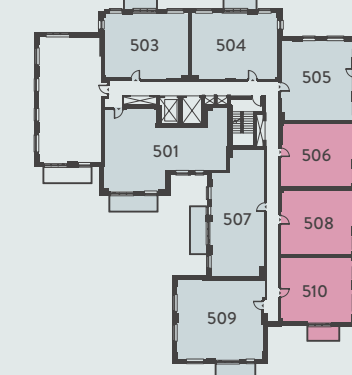
SECOND FLOOR



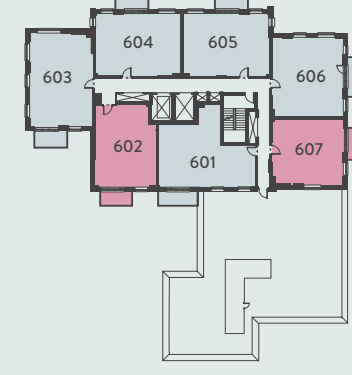
THIRD FLOOR



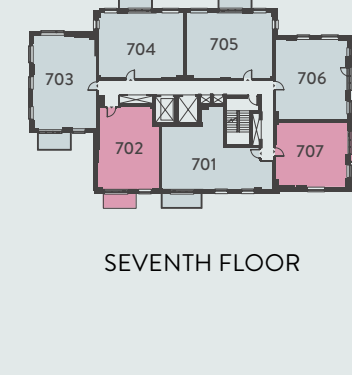
FOURTH FLOOR



FIFTH FLOOR



SIXTH FLOOR



SEVENTH FLOOR



# One Bedroom Apartments

1 bedroom unfurnished  
apartments available

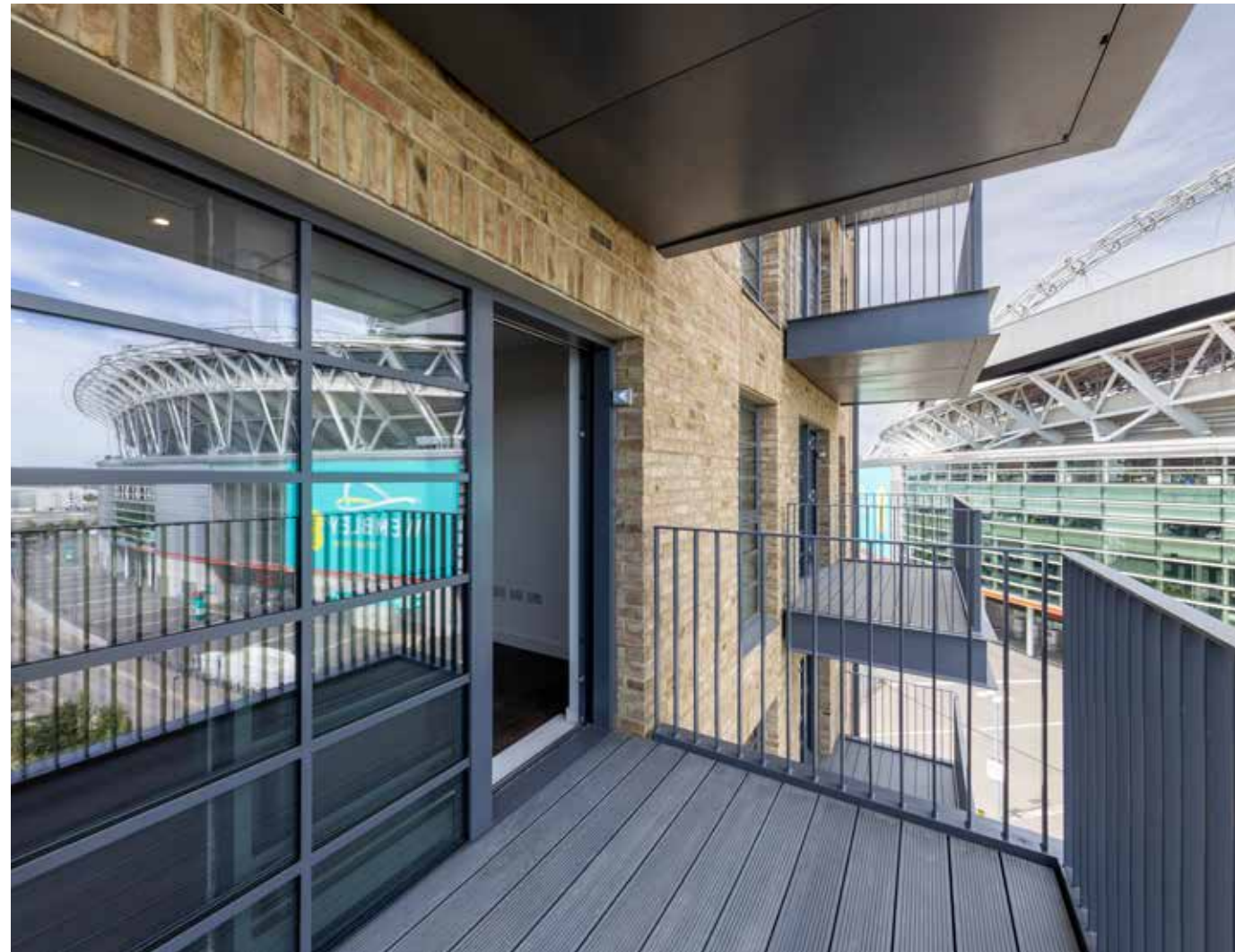
FLOORS SEVEN - FOURTEEN

**£293.15** per week

1 bedroom unfurnished  
apartments with kitchen  
appliances available

FLOORS SEVEN - FOURTEEN

**£335.02** per week



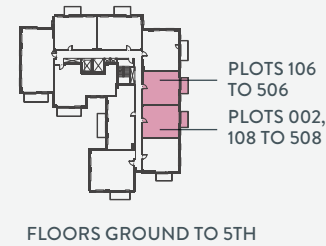


# One Bedroom Floor Plans

**PLOTS 002, 106, 108, 206, 208,  
306, 308, 406, 408, 506 & 508**



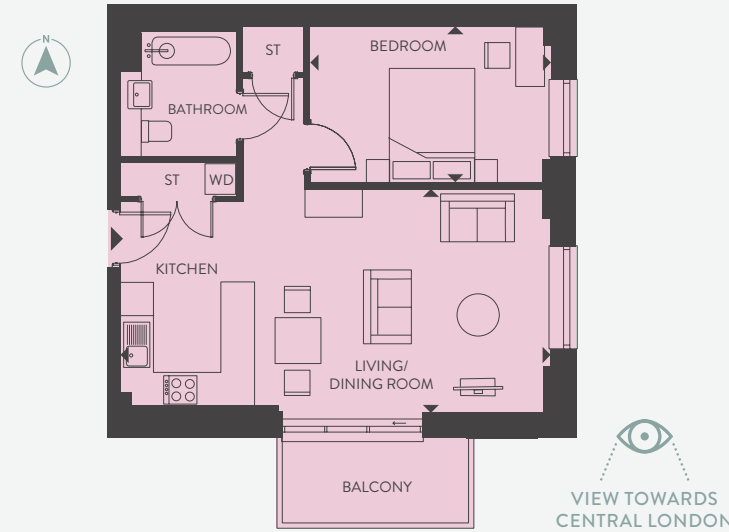
DIMENSIONS		
<b>KITCHEN / LIVING ROOM</b>	7.48m x 3.82m	24' 6" x 12' 7"
<b>BEDROOM</b>	4.15m x 2.81m	13' 8" x 9' 3"
<b>TOTAL</b>	50.2 sq m / 540 sq ft	



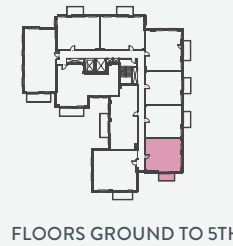
FLOORS GROUND TO 5TH

**KEY** | ST - Store | FF - Fridge Freezer | WD - Washer/Dryer

**PLOTS 003, 110, 210, 310, 410 & 510**



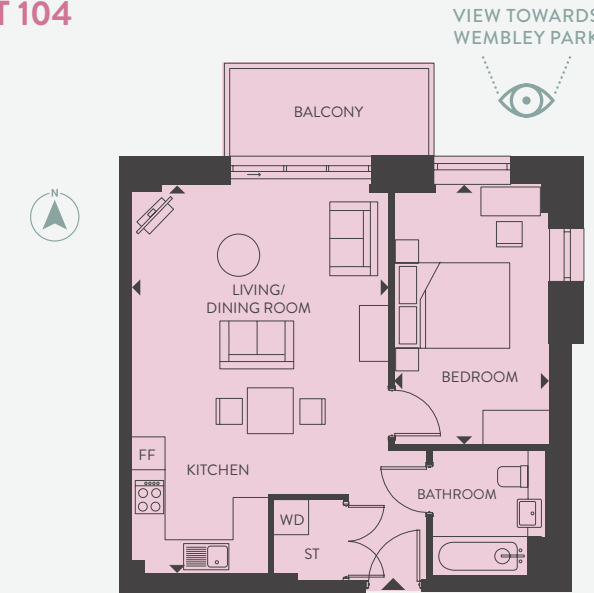
DIMENSIONS		
<b>KITCHEN / LIVING ROOM</b>	7.55m x 3.95m	24' 9" x 12' 11"
<b>BEDROOM</b>	4.21m x 2.75m	13' 10" x 9' 0"
<b>TOTAL</b>	50.2 sq m / 540 sq ft	



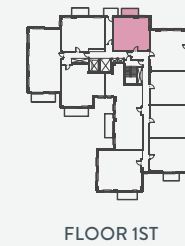
FLOORS GROUND TO 5TH

**KEY** | ST - Store | FF - Fridge Freezer | WD - Washer/Dryer

**PLOT 104**



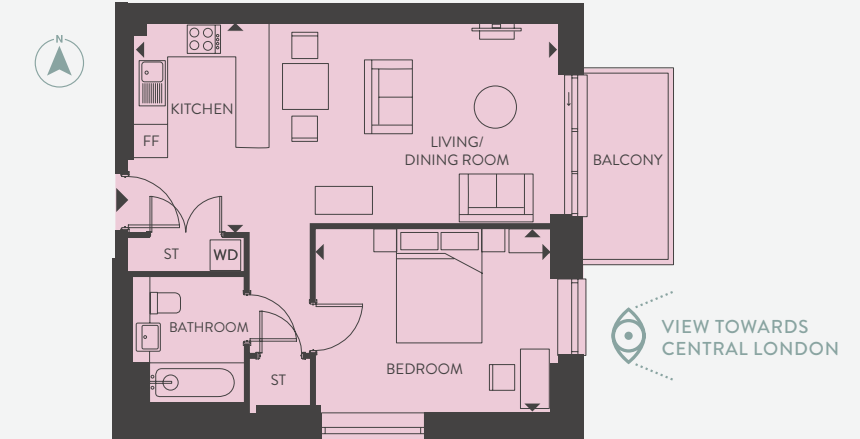
DIMENSIONS		
<b>KITCHEN / LIVING ROOM</b>	6.76m x 4.53m	22' 2" x 14' 10"
<b>BEDROOM</b>	4.59m x 2.64m	15' 1" x 8' 8"
<b>TOTAL</b>	50.3 sq m / 542 sq ft	



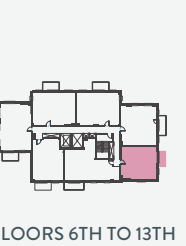
FLOOR 1ST

**KEY** | ST - Store | FF - Fridge Freezer | WD - Washer/Dryer

**PLOTS 607, 707, 807, 907,  
1007, 1107, 1207 & 1307**



DIMENSIONS		
<b>KITCHEN / LIVING / DINING</b>	7.48m x 3.70m	24' 6" x 12' 2"
<b>BEDROOM</b>	4.21m x 3.26m	13' 10" x 10' 8"
<b>TOTAL</b>	50.6 sq m / 544 sq ft	



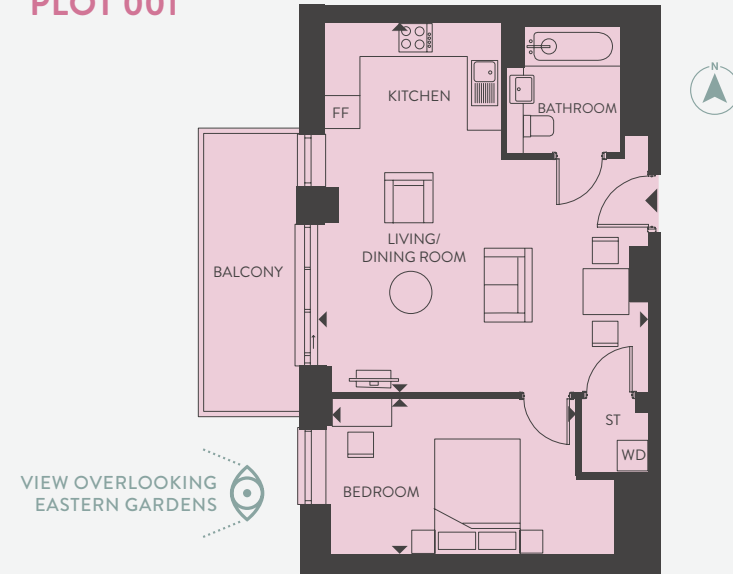
FLOORS 6TH TO 13TH

**KEY** | ST - Store | FF - Fridge Freezer | WD - Washer/Dryer



# One Bedroom Floor Plans

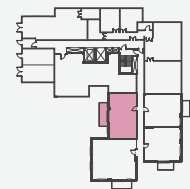
## PLOT 001



### DIMENSIONS

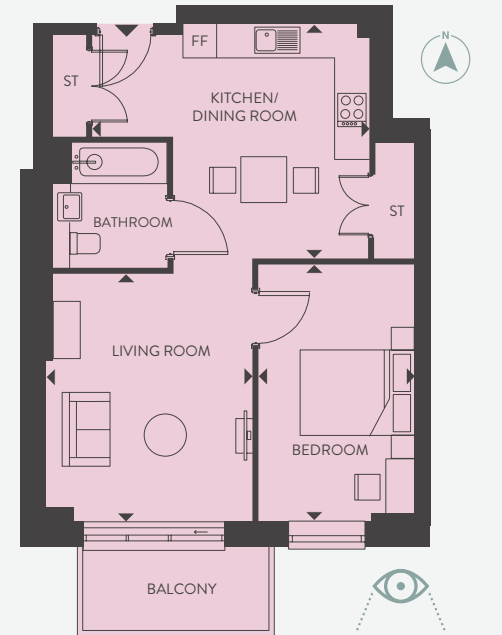
<b>KITCHEN / LIVING ROOM</b>	6.54m x 5.71m	21' 5" x 18' 9"
<b>BEDROOM</b>	4.37m x 2.75m	14' 4" x 9' 0"
<b>TOTAL</b>	51.6 sq m / 556 sq ft	

**KEY** | ST - Store | FF - Fridge Freezer | WD - Washer/Dryer



GROUND FLOOR

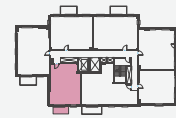
## PLOTS 1002, 1102, 1202, 1302 & 1401



### DIMENSIONS

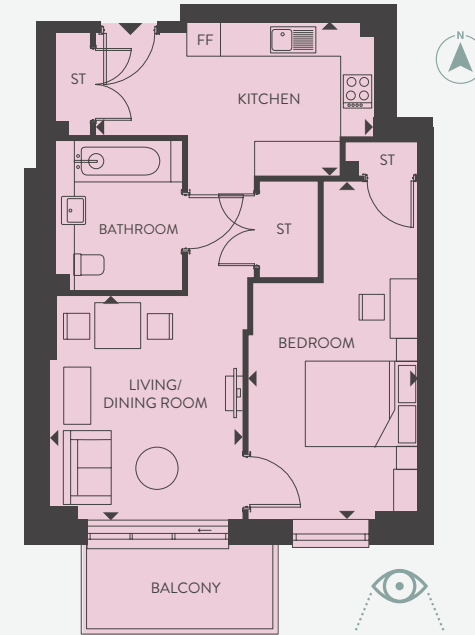
<b>LIVING ROOM</b>	4.39m x 3.66m	14' 5" x 12' 0"
<b>KITCHEN/ DINING ROOM</b>	4.91m x 4.13m	16' 1" x 13' 7"
<b>BEDROOM</b>	4.56m x 2.76m	14' 11" x 9' 1"
<b>TOTAL</b>	53.5 sq m / 576 sq ft	

**KEY** | ST - Store | FF - Fridge Freezer | WD - Washer/Dryer



FLOORS 10TH TO 14TH

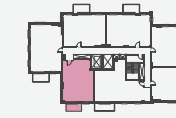
## PLOTS 802 & 902



### DIMENSIONS

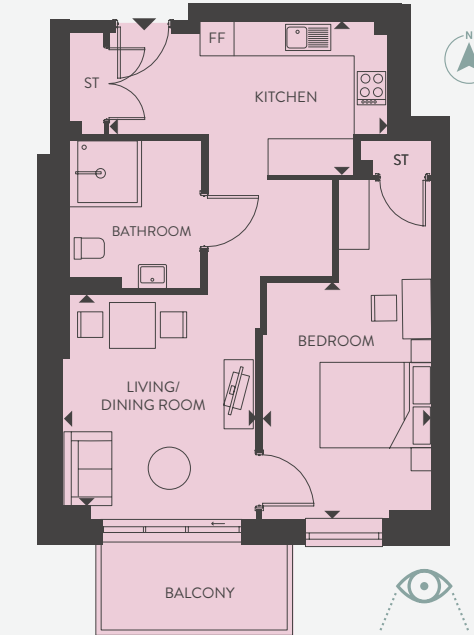
<b>LIVING ROOM</b>	3.95m x 3.41m	13' 0" x 11' 2"
<b>KITCHEN/ DINING ROOM</b>	5.02m x 2.70m	16' 6" x 8' 10"
<b>BEDROOM</b>	5.98m x 3.00m	19' 7" x 9' 10"
<b>TOTAL</b>	53.5 sq m / 576 sq ft	

**KEY** | ST - Store | FF - Fridge Freezer | WD - Washer/Dryer



FLOORS 8TH TO 9TH

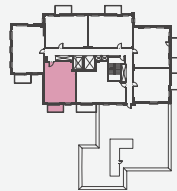
## PLOTS 602 & 702



### DIMENSIONS

<b>LIVING ROOM</b>	3.76m x 3.41m	12' 4" x 11' 2"
<b>KITCHEN/ DINING ROOM</b>	5.02m x 2.70m	16' 6" x 8' 10"
<b>BEDROOM</b>	5.96m x 3.00m	19' 7" x 9' 10"
<b>TOTAL</b>	53.5 sq m / 576 sq ft	

**KEY** | ST - Store | FF - Fridge Freezer | WD - Washer/Dryer



FLOORS 6TH & 7TH



## Two Bedroom Apartments

2 bedroom unfurnished  
apartments available

FLOORS GROUND - SEVEN  
**£343.81 per week**

2 bedroom unfurnished  
apartments with kitchen  
appliances available

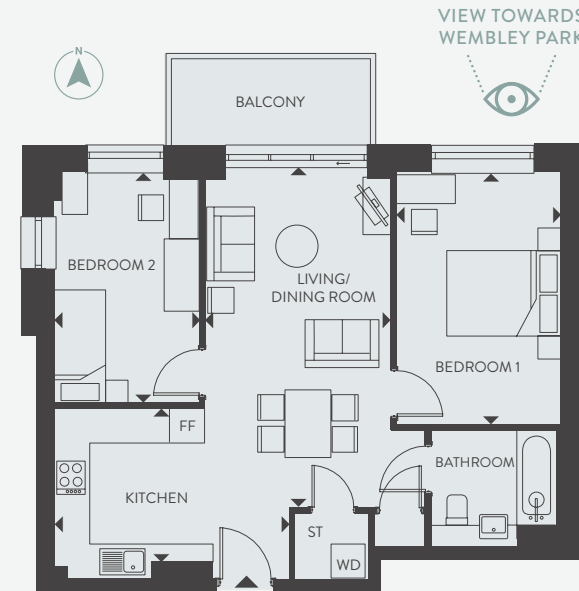
FLOORS SEVEN - FOURTEEN  
**£423.15 per week**





# Two Bedroom Floor Plans

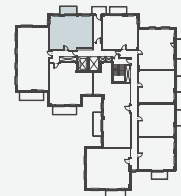
## PLOT 103



### DIMENSIONS

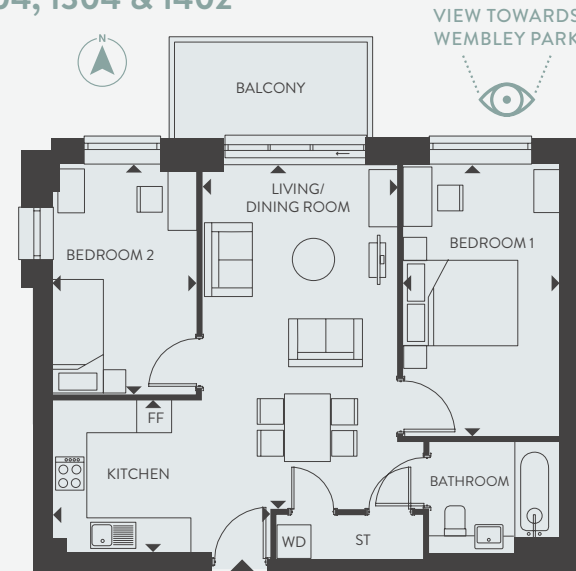
<b>LIVING / DINING ROOM</b>	5.91m x 3.28m	19' 5" x 10' 9"
<b>KITCHEN</b>	4.14m x 3.02m	13' 7" x 9' 11"
<b>BEDROOM 1</b>	4.45m x 2.90m	14' 7" x 9' 6"
<b>BEDROOM 2</b>	4.06m x 2.55m	13' 4" x 8' 4"
<b>TOTAL</b>	60.9 sq m / 655 sq ft	

KEY | ST - Store | FF - Fridge Freezer | WD - Washer/Dryer



FLOOR 1ST

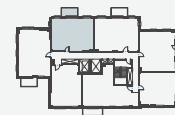
## PLOTS 203, 303, 403, 503, 604, 704, 804, 904, 1004, 1104, 1204, 1304 & 1402



### DIMENSIONS

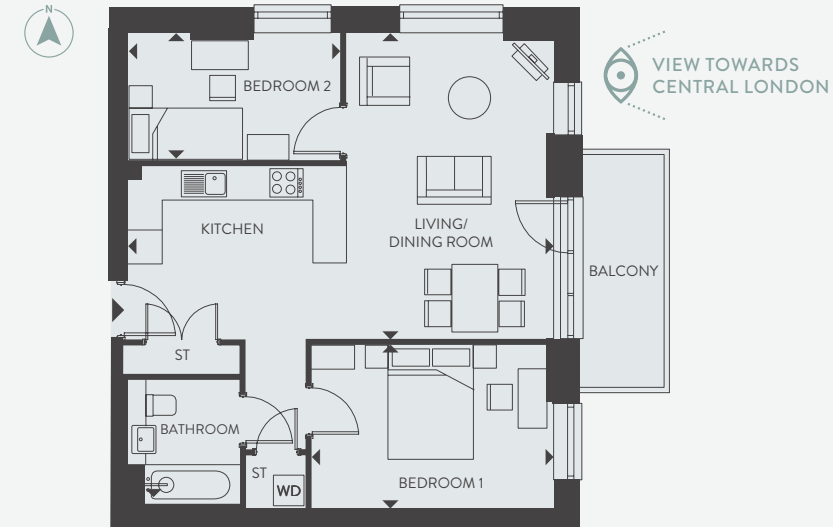
<b>LIVING / DINING ROOM</b>	6.04m x 3.43m	19' 10" x 11' 3"
<b>KITCHEN</b>	3.85m x 2.70m	12' 8" x 8' 10"
<b>BEDROOM 1</b>	4.81m x 2.75m	15' 9" x 9' 0"
<b>BEDROOM 2</b>	4.06m x 2.44m	13' 4" x 8' 0"
<b>TOTAL</b>	61.0 sq m / 657 sq ft	

KEY | ST - Store | FF - Fridge Freezer | WD - Washer/Dryer



FLOORS 2ND TO 14TH

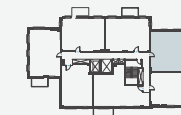
## PLOTS 105, 205, 305, 405, 505, 606, 706, 806, 906, 1006, 1106, 1206 & 1306



### DIMENSIONS

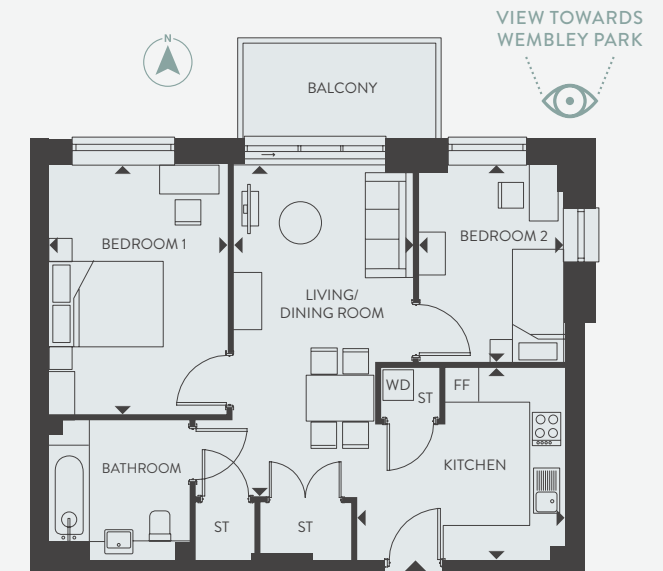
<b>KITCHEN / LIVING / DINING</b>	7.51m x 5.33m	24' 8" x 17' 6"
<b>BEDROOM 1</b>	4.28m x 2.90m	14' 1" x 9' 6"
<b>BEDROOM 2</b>	3.75m x 2.26m	12' 4" x 7' 5"
<b>TOTAL</b>	61.8 sq m / 665 sq ft	

KEY | ST - Store | FF - Fridge Freezer | WD - Washer/Dryer



FLOORS 1ST TO 13TH

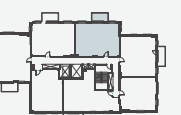
## PLOTS 805, 905 & 1005



### DIMENSIONS

<b>LIVING / DINING ROOM</b>	5.85m x 3.18m	19' 2" x 10' 5"
<b>KITCHEN</b>	3.66m x 3.40m	12' 0" x 11' 2"
<b>BEDROOM 1</b>	4.41m x 3.15m	14' 6" x 10' 4"
<b>BEDROOM 2</b>	3.48m x 2.55m	11' 5" x 8' 4"
<b>TOTAL</b>	62.3 sq m / 671 sq ft	

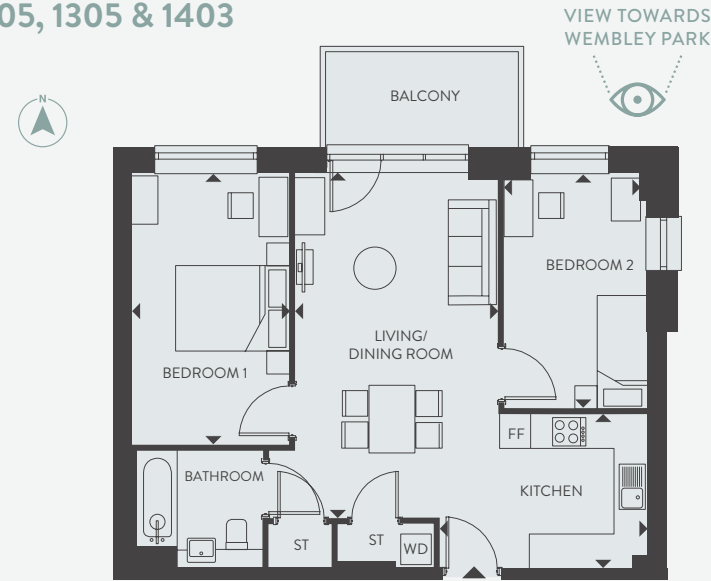
KEY | ST - Store | FF - Fridge Freezer | WD - Washer/Dryer



FLOORS 8TH TO 10TH

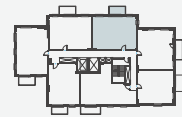
# Two Bedroom Floor Plans

PLOTS 204, 304, 404, 504, 605, 705, 1105,  
1205, 1305 & 1403



## DIMENSIONS

LIVING / DINING ROOM	6.11m x 3.58m	20' 1" x 11' 9"
KITCHEN	3.68m x 2.70m	12' 1" x 8' 10"
BEDROOM 1	4.81m x 2.75m	15' 9" x 9' 0"
BEDROOM 2	4.18m x 2.44m	13' 9" x 8' 0"
TOTAL	62.3 sq m / 671 sq ft	



FLOORS 2ND TO 7TH & 11TH TO 14TH

KEY | ST - Store | FF - Fridge Freezer | WD - Washer/Dryer

PLOTS 603,  
703, 803, 903,  
1003, 1103,  
1203 & 1303



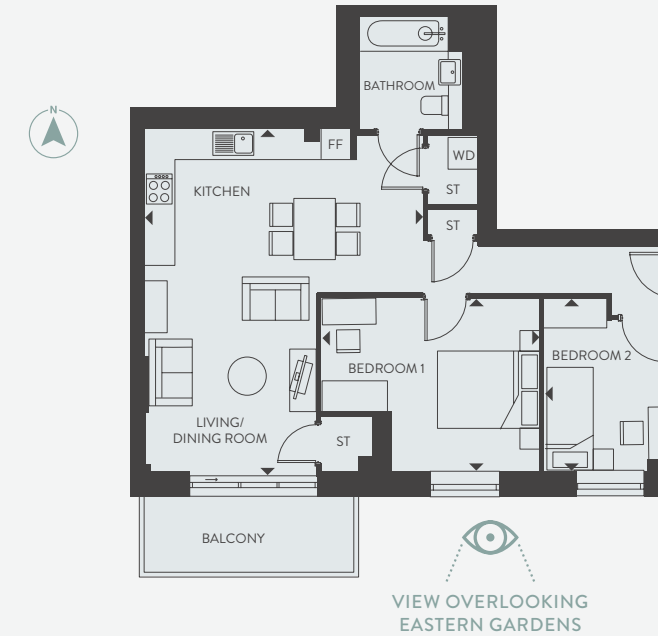
FLOORS 6TH TO 13TH

## DIMENSIONS

KITCHEN / LIVING / DINING	6.64m x 3.87m	21' 10" x 12' 8"
BEDROOM 1	4.25m x 3.27m	13' 11" x 10' 9"
BEDROOM 2	4.33m x 2.56m	14' 2" x 8' 5"
TOTAL	63.4 sq m / 683 sq ft	

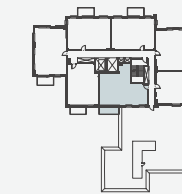
KEY | ST - Store | FF - Fridge Freezer | WD - Washer/Dryer

PLOT 601



## DIMENSIONS

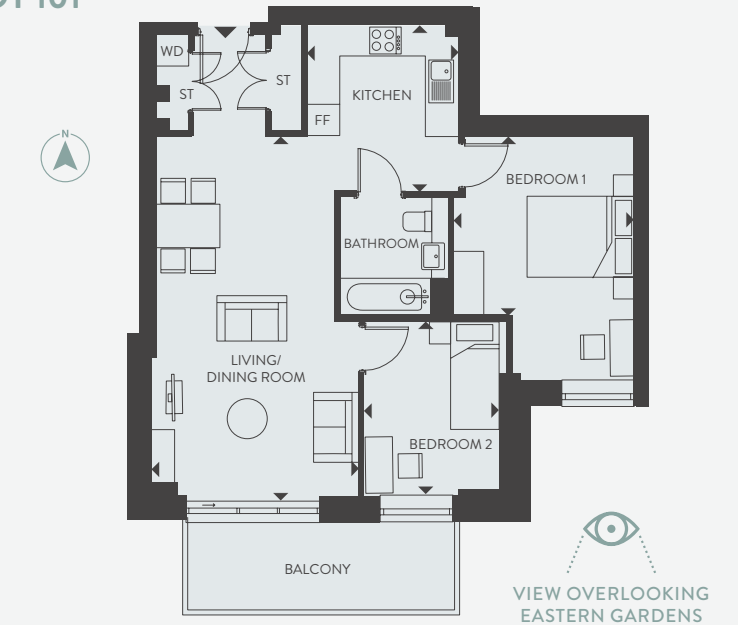
LIVING / DINING / KITCHEN	6.80m x 5.44m	22' 4" x 17' 10"
BEDROOM 1	4.24m x 3.49m	13' 11" x 11' 5"
BEDROOM 2	3.49m x 2.50m	11' 5" x 8' 2"
TOTAL	64 sq m / 688 sq ft	



FLOOR 6TH

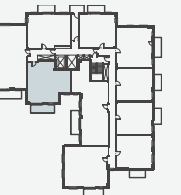
KEY | ST - Store | FF - Fridge Freezer | WD - Washer/Dryer

PLOT 101



## DIMENSIONS

LIVING / DINING/ROOM	6.77m x 3.88m	22' 2" x 12' 9"
KITCHEN	3.12m x 2.81m	10' 3" x 9' 3"
BEDROOM 1	3.44m x 3.37m	11' 4" x 11' 1"
BEDROOM 2	3.25m x 2.69m	10' 8" x 8' 10"
TOTAL	64.6 sq m / 695 sq ft	



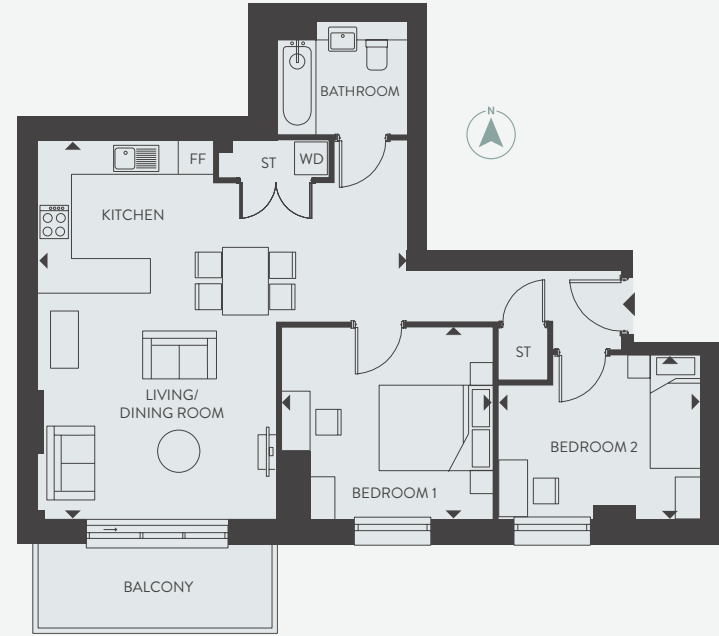
FLOOR 1ST

KEY | ST - Store | FF - Fridge Freezer | WD - Washer/Dryer



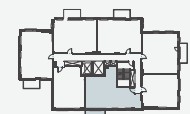
# Two Bedroom Floor Plans

## PLOTS 701, 801, 901, 1001, 1101, 1201, 1301 & 1404



### DIMENSIONS

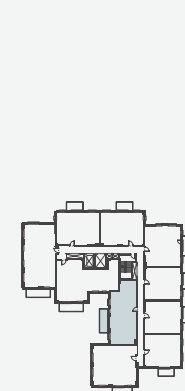
<b>KITCHEN / LIVING / DINING</b>	6.78m x 6.53m	22' 3" x 21' 5"
<b>BEDROOM 1</b>	3.72m x 3.39m	12' 3" x 11' 1"
<b>BEDROOM 2</b>	3.54m x 2.90m	11' 8" x 9' 6"
<b>TOTAL</b>	67.7 sq m / 729 sq ft	



FLOORS 7TH TO 14TH

**KEY** | ST - Store | FF - Fridge Freezer | WD - Washer/Dryer

## PLOTS 207, 307, 407 & 507

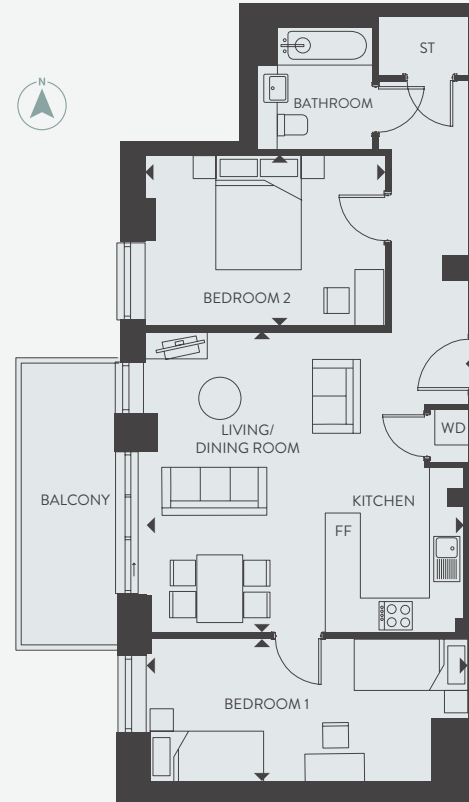


FLOORS 2ND TO 5TH

### DIMENSIONS

<b>LIVING / DINING / KITCHEN</b>	5.71m x 5.31m	18' 9" x 17' 5"
<b>BEDROOM 1</b>	5.09m x 2.55m	16' 9" x 8' 4"
<b>BEDROOM 2</b>	4.24m x 3.01m	13' 11" x 9' 10"
<b>TOTAL</b>	70 sq m / 754 sq ft	

**KEY** | ST - Store | FF - Fridge Freezer | WD - Washer/Dryer



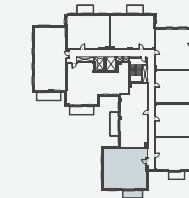
## PLOTS 004, 109, 209 & 309



### DIMENSIONS

<b>LIVING / DINING/KITCHEN</b>	8.30m x 4.97m	27' 3" x 16' 4"
<b>BEDROOM 1</b>	4.64m x 3.14m	15' 3" x 10' 4"
<b>BEDROOM 2</b>	3.70m x 2.64m	12' 2" x 8' 8"
<b>TOTAL</b>	73.4 sq m / 791 sq ft	

**KEY** | ST - Store | FF - Fridge Freezer | WD - Washer/Dryer



FLOORS GROUND TO 3RD

## PLOTS 409 & 509



### DIMENSIONS

<b>LIVING / DINING /KITCHEN</b>	8.30m x 5.64m	27' 3" x 18' 6"
<b>BEDROOM 1</b>	4.34m x 3.32m	14' 3" x 10' 11"
<b>BEDROOM 2</b>	4.03m x 3.30m	13' 3" x 10' 10"
<b>TOTAL</b>	74 sq m / 796 sq ft	

**KEY** | ST - Store | FF - Fridge Freezer | WD - Washer/Dryer



FLOORS 4TH TO 5TH



# South Way Landscape



- Residential Gardens
- Wilderness (Visual Amenity)

The South Way Landscape provides filtered views of the activity within the buildings' ground floor levels, whilst providing direct routes to the bike stores and main entrances of the buildings.

Residential garden spaces are provided between quarters; Feram and Vantage. These provide the key amenity spaces for the residents of each block and consist of a variety of spaces.



# Wilderness Gardens

The Wilderness Gardens forms visual amenity for the land between the new residential quarter and the railway line.

This Wilderness Gardens are an ecological area which extends and complements the existing woodland located to the east. Pathways are provided for maintenance access only.





# Communal Gardens

There are two Communal Gardens at Vantage, catering for a range of residents of all ages.

## SHARED GARDEN (GROUND LEVEL)

Located on the ground floor between Vantage and its neighbouring block Feram, the main garden offers a diverse range of spaces and functions;

- Open lawn areas for quiet relaxation
- Pavilion structure providing sheltered seating
- Formal gardens featuring sensory planting and seating areas
- Informal woodland trail with seating areas



Shared Garden, Ground Level

These areas are connected by a series of pathways which create looped routes through each space.

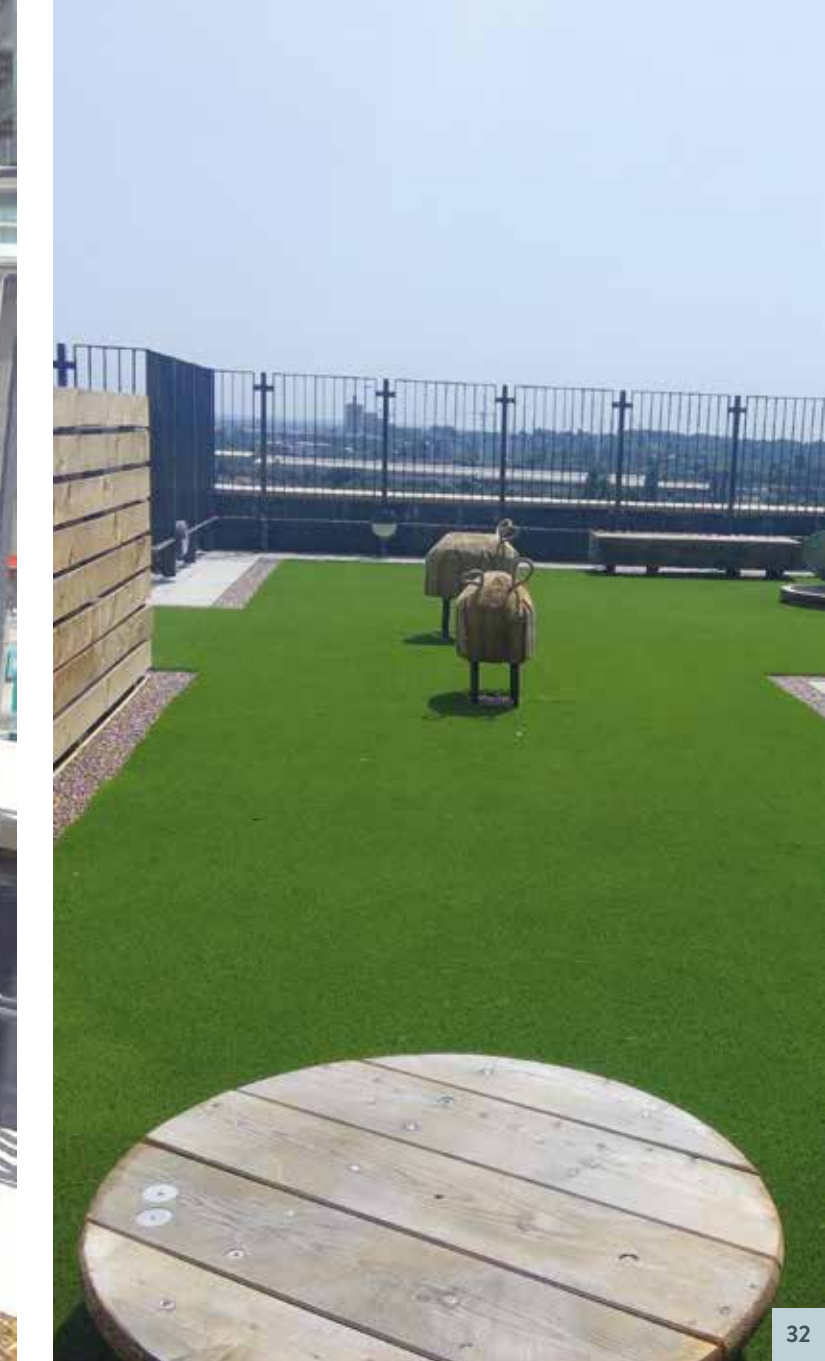
A secure cycle shelter is also provided for secure, covered cycle parking.

## ROOF GARDEN (LEVEL 6)

A formal children's play area with equipment and a rubber crumb surface will provide access for all and a safe 'landing' area.

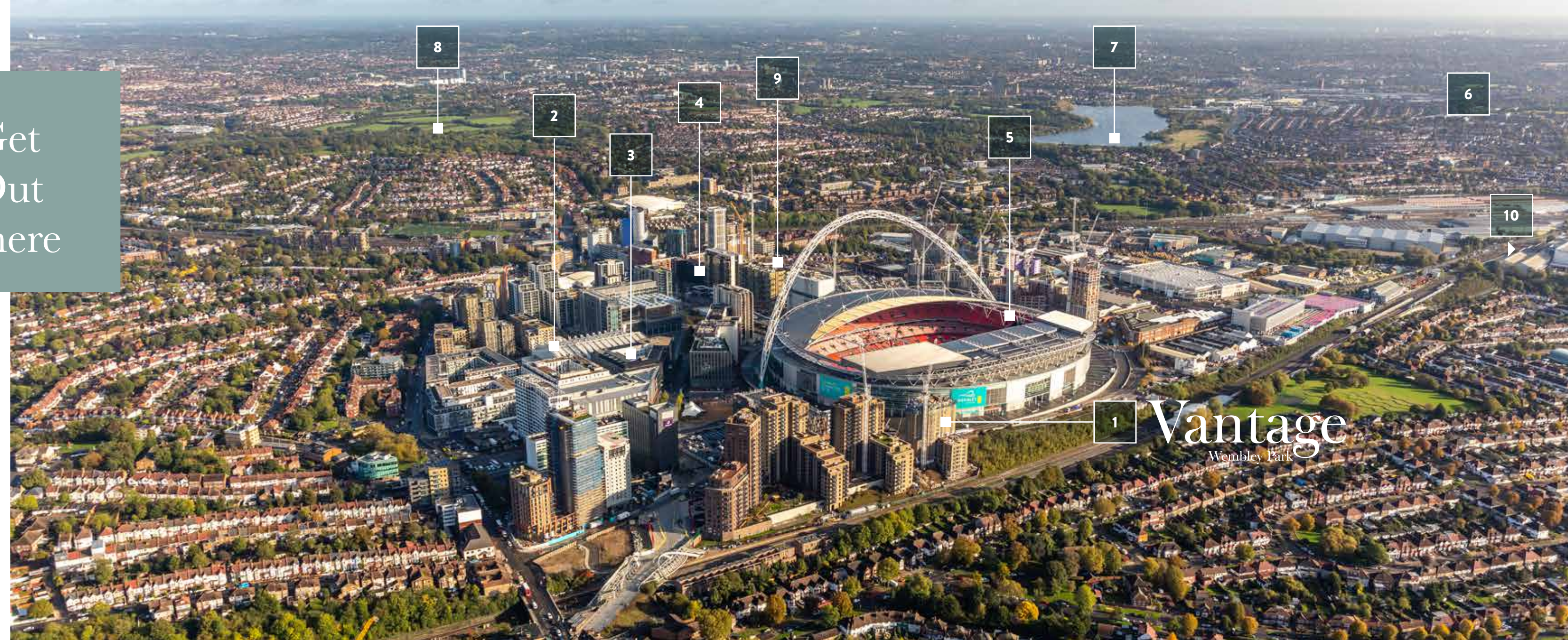


Roof Garden, Level 6





Get  
Out  
There



- 1 VANTAGE
- 2 WEMBLEY ARENA
- 3 LONDON DESIGNER OUTLET
- 4 FOOD & RESTAURANTS
- 5 WEMBLEY STADIUM
- 6 SHOPPING CENTRE
- 7 WELSH HARP RESERVOIR
- 8 FRYENT COUNTRY PARK
- 9 POWERLEAGUE WEMBLEY
- 10 SUPERTORE





# Transforming Communities, Changing Lives

Pinnacle Group is a leading housing management provider, delivering tailored solutions to over 24,000 homes nationwide. We pride ourselves on delivering high-quality tenure-blind housing management solutions, which support the communities they serve.

We're delighted to be working with Legal & General Affordable Homes to bring affordable rental homes to the market. We believe Vantage, Wembley Park represents a fantastic opportunity to find a stylish and affordable new home in the heart of a vibrant new community.

Our focus is to ensure residents receive the highest quality customer experience. In addition to our experienced and

proactive management team, residents at Vantage will also benefit from their own online portal enabling them to log requests, make payments, keep up to date with local news and events, and interact with Pinnacle's services at a time that suits them.

Our lettings process makes registering, viewing and securing your apartment at Vantage as flexible and easy as possible. We're pleased to also offer virtual tours and a fully digital lettings system, meaning you can secure your home while minimising face-to-face contact.



**NO HASSLE**  
When moving from one rental property to another, finding a second deposit can be hard. With Nil Deposit the freedom is yours.



**PAY LESS**  
Your upfront fee of 1 week's rent plus VAT means you don't have to worry about finding a costly deposit when moving to a new home.



**SAVE MORE**  
Nil Deposit is the perfect alternative to a traditional deposit. By paying the equivalent of just one week's rent plus VAT compared to the traditional cash deposit charge of four to six weeks rent, Nil Deposit means more savings in your pocket.

## Nil Deposit

Finding a deposit when you're moving into a new rental home can be tough, you're paying your first months rent and the costs associated with moving. Our Nil Deposit Scheme, through Let Alliance provides an alternative to the traditional deposit, as well as peace of mind for you.

All applicants will need a UK credit file to be accepted for Nil Deposit and the scheme is not available to tenants with sole benefit income.

\*Please speak to sales consultant for further details



# A Step-by-Step Guide to Nil Deposit

To ensure your move to Wembley Park is hassle-free, we're pleased to offer the Zero Deposit Scheme which allows you to pay just 1 week's rent as a deposit. Further details can be found on the following page.

To find out more, or to register your interest, contact Pinnacle by email at: [landgah@pinnaclegroup.co.uk](mailto:landgah@pinnaclegroup.co.uk) or by telephone 24/7 on **0203 701 3514**.

All applicants will need a UK credit file to be accepted for Nil Deposit and the scheme is not available to tenants with sole benefit income.

1

Your letting agent will introduce you to Let Alliance and from there we'll complete your reference(s) for you hassle free.

2

Once Your reference is confirmed as acceptable you'll simply sign the Terms and Conditions and make payment of the equivalent of 1 week's rent plus VAT – the paperwork is all done for you.

3

You'll need to ensure that Tenant Liability Insurance is in place for the Nil Deposit to be valid, this can be done directly through Let Alliance in no more than a few minutes.

4

Both you and your letting agent will receive certificates to confirm that the Nil Deposit is in place on your new home.

5

Once in place you can continue with your Nil Deposit scheme by paying an extension fee of £15 including VAT every 6 months, or revert back to a traditional cash deposit by paying the equivalent of 5 week's rent to your letting agent or landlord.

6

At the end of the tenancy, all check outs will be completed. If the property has been left in good condition, and there are no rent arrears, there's nothing more you'll need to do.

7

The liability for any damage or rent arrears lies with you as the tenant at the end of the tenancy. Any disputes will be handled by an Independent Adjudicator

8

In the event the Independent Adjudicator finds in favour of your letting agent, we will seek reimbursement from you directly.

## It's important to remember...

★ The cost you pay at the start of your tenancy for Nil Deposit is not returned to you at the end of the tenancy or offset against entitlement request.

★ Throughout your tenancy you must have Tenant's Liability Insurance in place - this will protect you against accidental damage to the landlord's fixtures and fittings and can be purchased directly from Let Alliance for a small fee each month. Providing total peace of mind for both you and your landlord.

★ The Let Alliance Nil Deposit scheme is fair for everyone; upon the end of the tenancy you pay any damage or rent arrears. Any dispute will be handled by an independent adjudicator.

★ The Nil Deposit scheme is only available through letting agents, so speak to yours about how you can take advantage of Nil deposit from Let Alliance.

We know finding a deposit when you move into a new home can be difficult, that's why Let Alliance now offer Nil Deposit to over 2,000 tenants across the UK.

It's that simple! Ask your letting agent today for more information





## Zone In & Zone Out

Vantage is located within an 85-acre neighbourhood. There are 4 zones, each with its own distinct personality so you can enjoy the different vibes of the area; The Boulevard, The Park, The Village and White Horse Square – all within walking distance of your front door.

Just as the area around the Stratford stadium in East London has grown into an exciting area of shops, restaurants, bars and apartments, the same is happening in West London at Wembley. In fact the rejuvenation of its surroundings started soon after the new Wembley Stadium was created.

Today you can see the benefits of this huge investment, creating a quarter that's about far more than the venue itself. Vantage is an important part of this, created to ensure that this part of London is thriving right round the year – not just on event days.

The massive billion-pound development around the stadium offers everything you need for contemporary living right on your doorstep. From street food pop-ups to a gourmet night out, from trendy boutiques to smart hotel bars, from movies to nightclubs, there will be everything at hand.



Computer generated image.



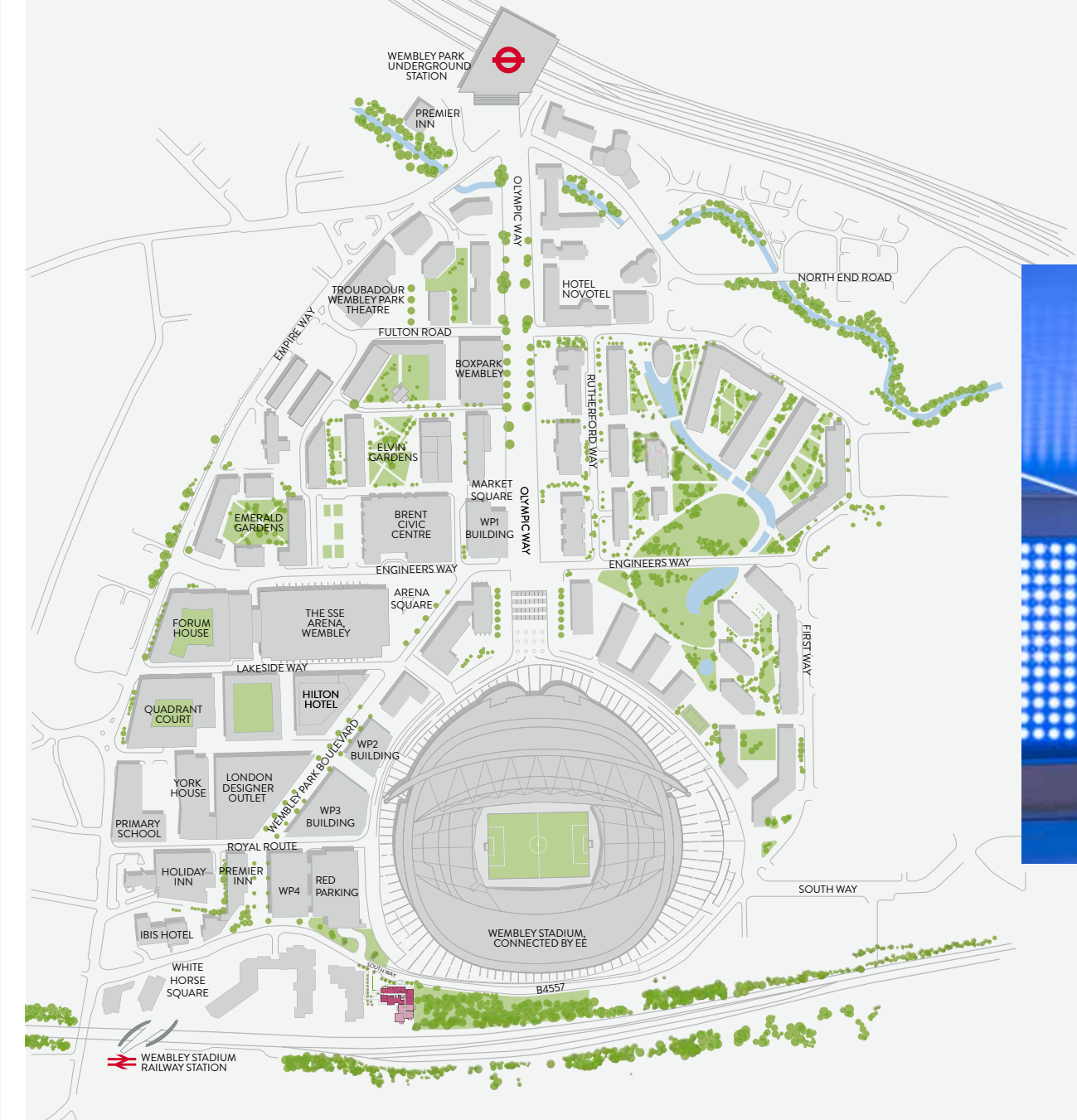
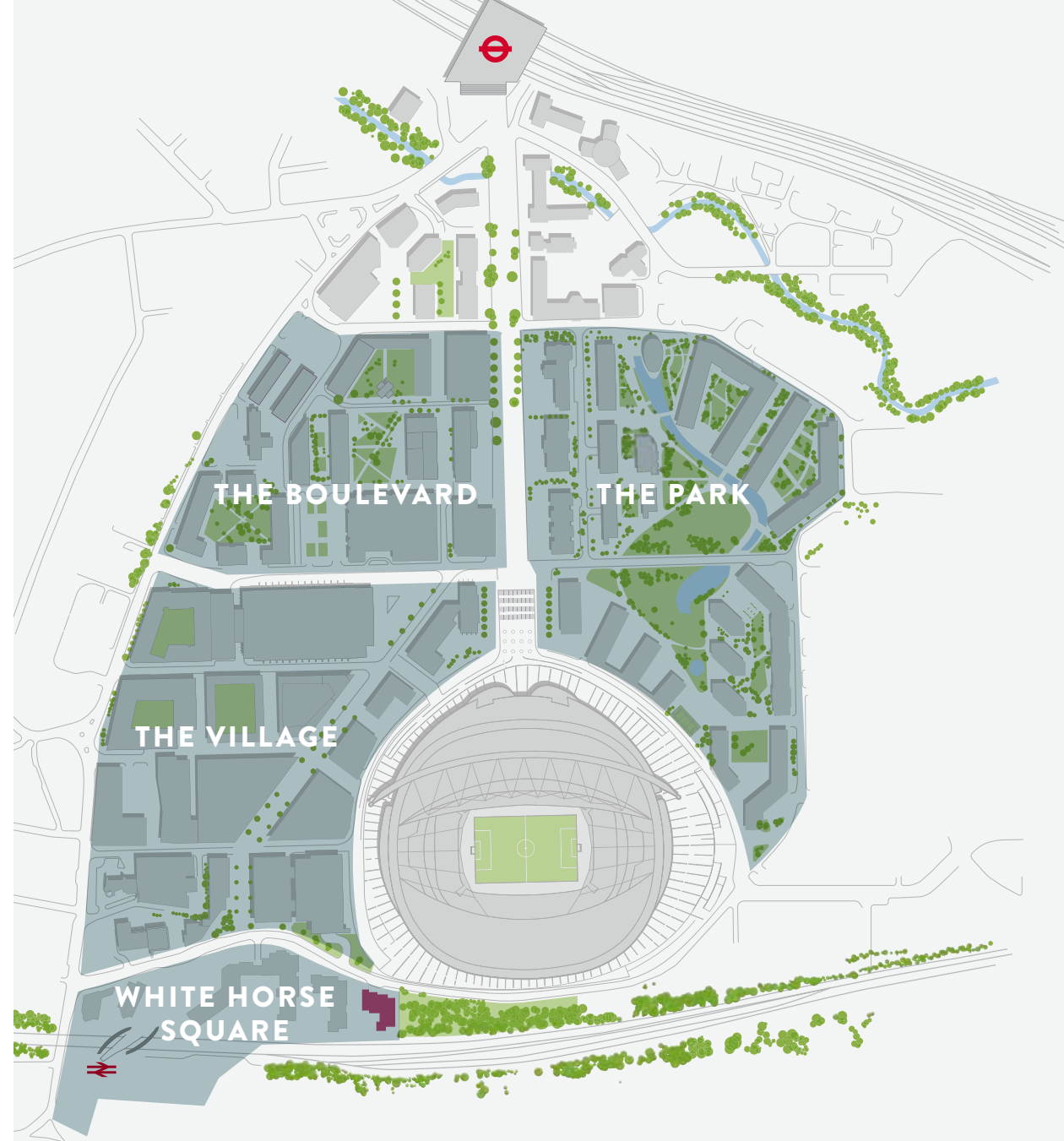
Spacious public open walkways and cycle routes.



Zone In

# Vantage

Wembley Park



London Designer Outlet  
The SSE Arena, Wembley  
Wembley Stadium  
Brent Civic Centre  
Boxpark Wembley  
Wembley Park Theatre



# White Horse Square



White Horse Bridge



Local Street Food



Wembley Stadium



SSE Arena



Bread Ahead

# The Boulevard

White Horse Square is home to cafés, convenience stores, banks, a farmers' market, greengrocers, pharmacies and a complete NHS centre. It is the gateway into Wembley Park across White Horse Bridge from Wembley Stadium station. It will be home to all your day-to-day needs.

Wembley is of course great for sports lovers and it's not only big football finals that are hosted in the arena. The stadium is home to rugby league and American football events while the indoor Arena next door is a venue for international netball.

Both stadium and arena are also famous music venues attracting some of the biggest names in the world to play concerts that range from rock to classical.

There are great bars and clubs to choose from and you will also have a nine-screen cinema on your doorstep, with a new 1,300 seat theatre planned to open in 2021.



Wembley Stadium



London Designer Outlet

The Boulevard is the events destination in Wembley Park, home to Wembley Stadium, The SSE Arena and amazing restaurants. Enjoy a day of retail therapy without ever leaving the area, thanks to the London Designer Outlet.

Bread Ahead is opening a stunning new restaurant and bakery school, creating a immersive baking experience and a place to meet and discover your bread making skills.

You'll find great shopping right on your doorstep. Right beside the stadium, London Designer Outlet offers fifty retail outlets offering designer names at discount prices. Famous brands include Superdry, Kurt Geiger and Gap, Nike, Adidas and Villeroy & Boch.



# The Village

The Village is the creative heart of Wembley Park. Home to a library, a new theatre and 25 art studios, plus cafés, restaurants, butcher and baker.

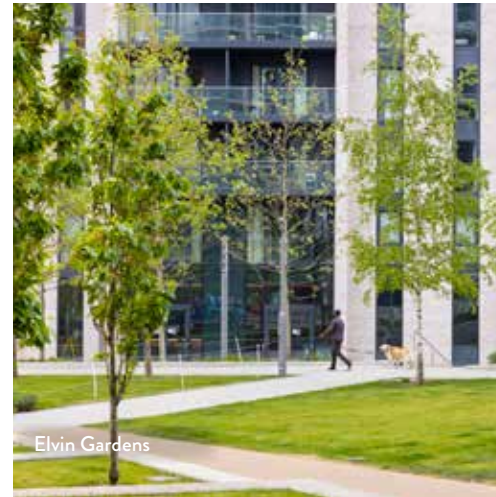
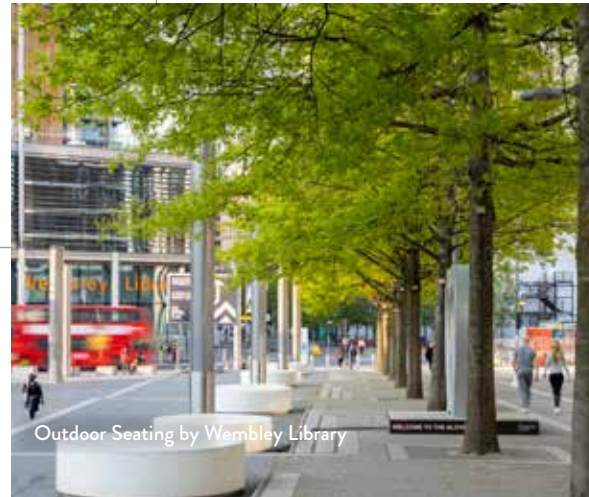
Home to Wembley Park market, The Yellow Community Centre and outdoor areas like Elvin Gardens, the Village is also the community hub of Wembley Park.



# The Park

The Park is a stunning 7-acre urban haven. Featuring running routes, freshwater children's paddling area, a multi-use games area, equipment for exercise classes, a state-of-the-art gym and two outdoor performance areas, this is a space to relax, unwind and meet up.

For such an urban location, Wembley offers a breath-taking choice of open spaces nearby. There are riverside walks in Brent River Park, a charming walled garden in Barham Park and Fryent Country Park is an area of open countryside with a designated nature reserve.





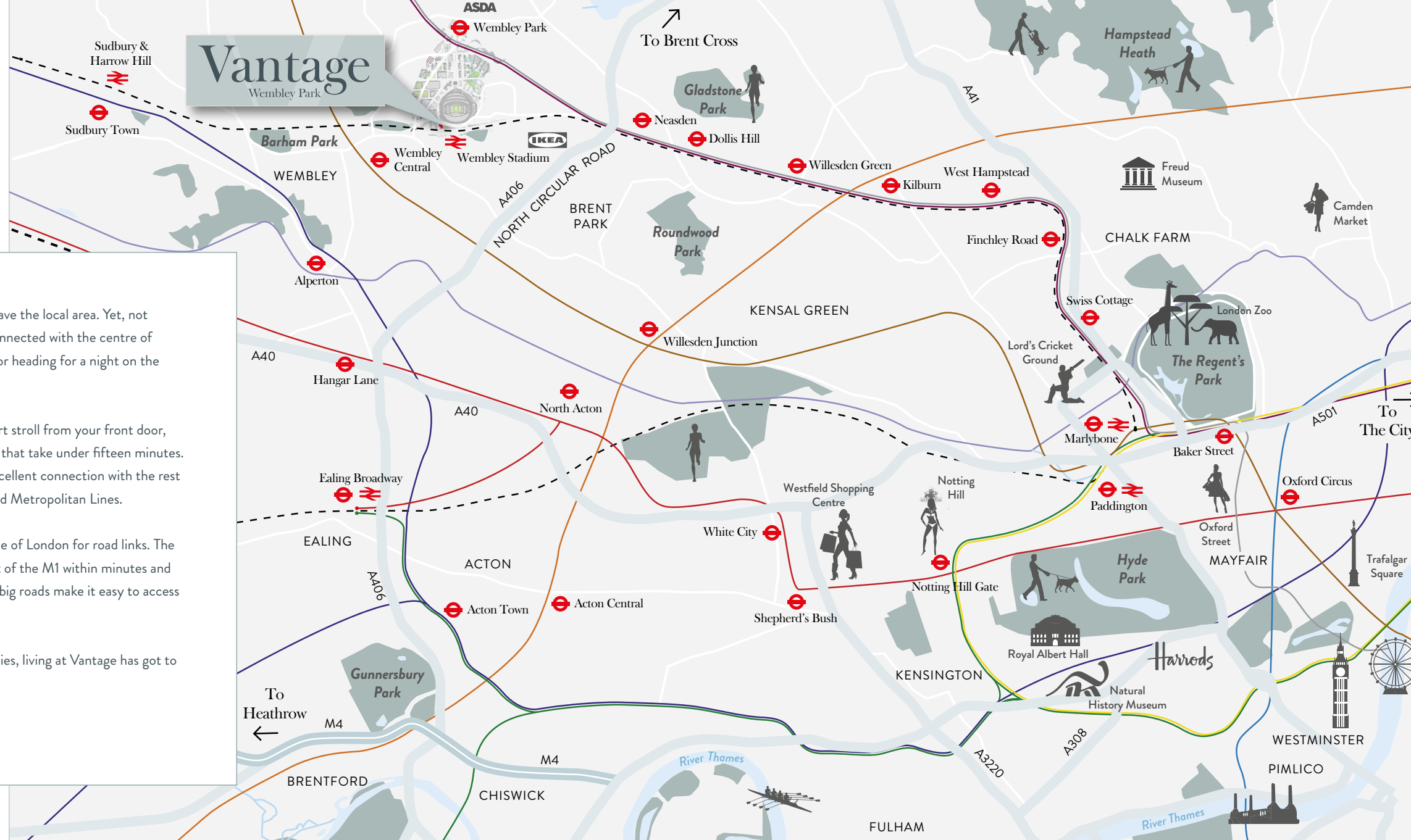
# Zone Out

With so much going on you'll never want to leave the local area. Yet, not surprisingly, Wembley Park is uniquely well connected with the centre of London. Whether you're on a daily commute or heading for a night on the town, Vantage is a great starting point.

Wembley Stadium overground station is a short stroll from your front door, with regular services into London Marylebone that take under fifteen minutes. Wembley Park is the nearest tube, offering excellent connection with the rest of the underground network via the Jubilee and Metropolitan Lines.

Wembley is perhaps the best place in the whole of London for road links. The nearby North Circular will get you to the start of the M1 within minutes and the M11 and M4 are also easy to reach. These big roads make it easy to access London Heathrow, City Airport and Stansted.

With its great connections and fantastic facilities, living at Vantage has got to be a winner.



Wembley Park is served by three tube lines and an overland line. The Jubilee Line runs from Wembley Park Station. The Bakerloo Line is accessed from Wembley Central Station. The Metropolitan Line has fewer stops to reach Wembley Park Station and many people swap onto it at Baker Street or Finchley Road

Wembley Park is served by two overland lines. Chiltern Railways, from Wembley Stadium Station and Southern Railways from Wembley Central Station

	JUBILEE		METROPOLITAN
	BAKERLOO		OVERGROUND

JOURNEY TIMES		TRAVEL MAP KEY	
	MARYLEBONE	9 mins	
	BAKER STREET	12 mins	
	WATFORD JUNCTION	14 mins	
	BOND STREET	19 mins	
	PADDINGTON	22 mins	
	CLAPHAM JUNCTION	23 mins	
	MILTON KEYNES	55 mins	
	BIRMINGHAM	120 mins	

Travel times [www.tfl.gov.uk](http://www.tfl.gov.uk)



For further information call or visit:

020 3701 3514

[www.lgahwembley.com](http://www.lgahwembley.com)

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