

Liberty Wharf

· ALPERTON ·

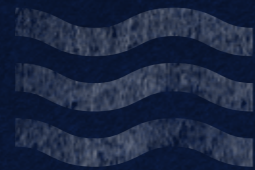


CLARION
HOUSING

GRAND UNION CANAL

Liberty Wharf

ALPERTON



• PAGE •

05

THE DEVELOPMENT

• PAGE •

10

LOCAL AREA

• PAGE •

12

CANALSIDE LIVING

• PAGE •

14

GREEN SPACE

• PAGE •

18

LOCAL AMENITIES

• PAGE •

26

EDUCATION

• PAGE •

28

CONNECTIONS

• PAGE •

30

LONDON

• PAGE •

36

SITE PLAN & INTERIOR

• PAGE •

42

SPECIFICATION

• PAGE •

44

SHARED OWNERSHIP

• PAGE •

46

ABOUT CLARION

your perfect new home *Awaits*

Introducing a collection of contemporary 1, 2 and 3 bedroom canalside apartments, in beautifully landscaped grounds, all available through Shared Ownership.

Located in Alperton, an established residential suburb undergoing a major programme of regeneration, Liberty Wharf presents a superb opportunity to live in a home you'll love, in an area filled with amenities and exciting plans for the future.

Designed for the way your life is flowing.

**Liberty
Wharf**
ALPERTON

Discover canalside living

Situated beside the historic Grand Union Canal, Liberty Wharf offers a stunning modern home with high-specification interiors, floor-to-ceiling windows and secluded communal gardens.

Enjoy walking, running or cycling on the Grand Union towpath, and make the most of living in Alpertown – an incredibly diverse, friendly and thriving area.

LIBERTY WHARF | ALPERTON

THE DEVELOPMENT





clean and contemporary *Style*

Discover stylish urban living with pockets of green.

Liberty Wharf sits within semi-private communal landscaped grounds, where the striking architecture encompasses clean straight lines finished in brick and bronze detailing on the balconies.

Harrow

LIBERTY WHARF | ALPERTON

WEMBLEY CENTRAL

Wembley

Liberty Wharf

ALPERTON

Alperton

STONEBRIDGE PARK

Willesden Green

HANGER LANE

OLD OAK COMMON

Acton

EALING BROADWAY

Ealing

WHITE CITY

Shepherd's Bush

PADDINGTON

Kensington

your journey starts Here

Located just 8 minutes* walk from Alperton's Ealing Road, with its bustling range of everyday amenities and a 10 minute* walk to Alperton station, where the Piccadilly line speeds you into Central London and beyond.

Liberty Wharf also offers fast road connections to the North Circular and A40. Revitalised Wembley is just one mile north, with the ever-growing attractions of Wembley Park just a little further on.

- 1 Boxpark Wembley
- 2 O2 Academy Shepherd's Bush
- 3 Westfield White City

*Travel times taken from Google Maps and are dependent on time of day.

LOCAL AREA



Explore the Grand Union Canal

sights to Explore

A home at Liberty Wharf gives you direct access to one of London's best-kept secrets.

The Paddington Arm of the Grand Union Canal winds through 14 miles of West London, creating a fascinating outdoor space that's both tranquil and rich with exciting history.

From the evocative sights of old factories and warehouses, to the inviting menus of modern pubs and cafés, a stroll along the towpath is the perfect weekend escape.



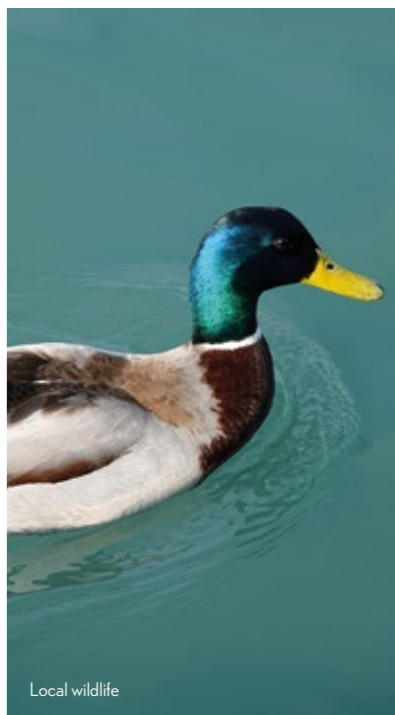
Canalside walks



Picturesque views



Canalside living



Local wildlife



Explore by bike



An industrial heritage



Waterside pubs & cafés



a breath of fresh *Air*

London is one the world's greenest cities, and your new home in Liberty Wharf is close to an array of popular local parks and open spaces.

From Sunday morning strolls to tennis games and 5-a-side football, you're never too far from the great outdoors.

green space at your *Pace*



An array of tranquil parks, sports facilities and urban oasis can be found within a short stroll, jog, or cycle.

One Tree Hill, with its wide stretches of grass, wildlife area and views towards Harrow on the Hill and Central London, is popular with runners, dog-walkers and families alike.

For football games and tennis matches, book a slot at Alperton Sports Ground.

But if it's a real taste of countryside you're after, take a quick 15-minute* drive north to Fryent Country Park, where you'll find 254 acres of rolling fields, towering woodland and picturesque ponds.

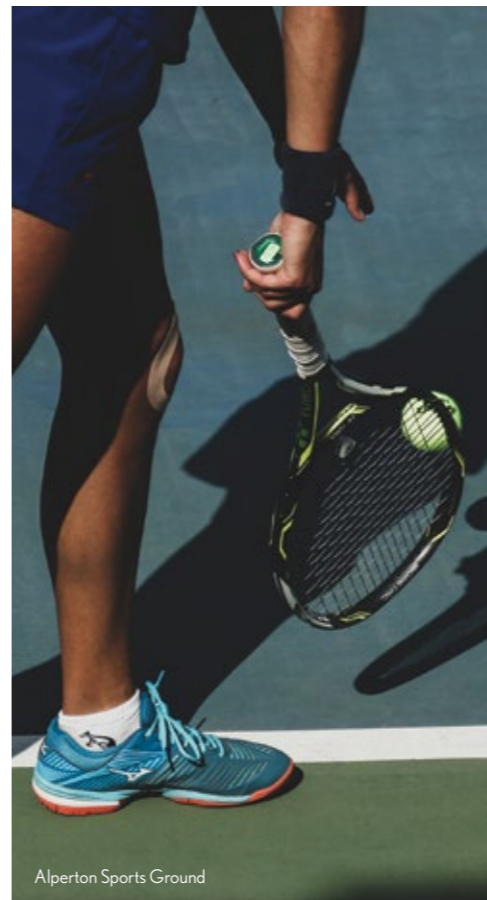
*Travel times taken from Google Maps & TFL and are dependent on time of day.



One Tree Hill



Local parks



Alperton Sports Ground



Fryent Country Park

A Place for making memories

Diverse, welcoming and buzzing with community-minded regeneration plans, Alperton is a great place to get your foot on the property ladder.

From neighbourhood cafés and chic penthouse bars to quirky boutiques, huge arenas and much-loved culinary hotspots, a home at Liberty Wharf brings the best of North-West London into easy reach.



Classic cocktails



Fine dining



Eclectic street food



Local bars

Indulge in local flavours

If you're after variety, then Alperton offers a spectrum of exciting cuisines served by proud independents to familiar chains, all within a short walk.

Pop into Biblos Lebanese Bakery for mouthwatering, freshly cooked food. Regulars rave about the mixed grill. Best of all, it's just moments from your front door.

For something a little different, stroll up to the Ace Café on the North Circular, beloved pit-stop of bikers and rockers since 1938. Everyone's welcome, so drop in for a burger or enjoy the music at one of the regular events.



Modern Caribbean cuisine



Summer drinks



Pan-Asian cuisine



Local pubs



Italian cuisine



Local coffee shops



Local beer gardens

an eclectic treat for the Senses

Head to Ealing – half an hour* by tube or bus – for a wide and ever-changing range of places to eat and drink, including everything from sushi and Caribbean to Italian and Pan-Asian.

Afterwards, head to local landmark The North Star for a craft ale or zinging cocktail or enjoy a game of table tennis in The Drayton Court, a family-friendly pub with London's largest beer garden.

*Travel times taken from Google Maps & TFL and are dependent on time of day.



Local dining

retail therapy for all *Occasions*

From high street staples to beautifully bespoke boutiques, Alperton is surrounded with more options than you could ever need.

While nearby Ealing Road and Wembley Central are perfect for everyday purchases, Liberty Wharf is right in the centre of four of London's best shopping spots.

Browse a spectacular range of high street favourites and luxury designers at London Designer Outlet in Wembley or Westfield London in Shepherd's Bush, featuring everything from John Lewis and Apple to Mulberry and Jimmy Choo.

For independent boutiques nestled in a charming village atmosphere, take a trip to Harrow on the Hill. Last but not least, it's an easy journey from Liberty Wharf to the shops of Ealing Broadway and Brent Cross (passing IKEA on the way).



High street browsing



Westfield Shepherd's Bush



Harrow boutiques



Charming high street shops

Thinking of a brighter future

ALL THEY NEED TO THRIVE

Lyon Park Primary School, just five minutes* walk from Liberty Wharf, offers a strong focus on reading, writing and maths, while priding itself on a warm and nurturing atmosphere.



Primary school students during Science lesson



Secondary school students during extra-curricular activities

At secondary level, Alperton Community School - located at two sites, both within easy walking distance - was shortlisted for the TES Secondary School of the Year in 2018 and won Maths Team of the Year in 2017**.

Private options include Maple Walk Prep School, a 15-minute* drive, and Notting Hill & Ealing High School, 30 minutes* away by bus.

*Travel times taken from Google Maps & TFL and are dependent on time of day.
** www.alperton.brent.sch.uk

the capital Calling

CONVENIENCE COULDN'T BE ANY CLOSER

A home at Liberty Wharf means all of London's many attractions are just a short trip away on the tube.

From day trips filled with shopping and art, to nights out at the hottest restaurants and shows, you'll have the city's many wonders on your doorstep.

With Alperton tube station just a 10-minute walk away, Liberty Wharf offers fast, direct journeys to Central London via the Piccadilly line.

Going further afield? Change at Acton Town for Heathrow or travel directly to King's Cross St Pancras for the Eurostar and connections to Luton Airport.

LIBERTY WHARF | ALPERTON

CONNECTIONS

SOUTH KENSINGTON

24

• MINS •

Arts, culture and history galore. Explore the V&A, Natural History Museum and wonder-filled Science Museum.

GREEN PARK

31

• MINS •

Shop the world's best designer brands along Old and New Bond Street, before strolling through leafy Green Park.

PICCADILLY CIRCUS

33

• MINS •

The heart of theatre-land with Shaftesbury Avenue & Haymarket and easy access to shopping on Regent Street.

LEICESTER SQUARE

34

• MINS •

Gaze at the National Gallery's Old Masters, catch a film at the Empire Cinema or soak up the English National Opera.

COVENT GARDEN

35

• MINS •

Fantastic shopping and a dazzling range of bars and restaurants, and the fun, interactive London Transport Museum.

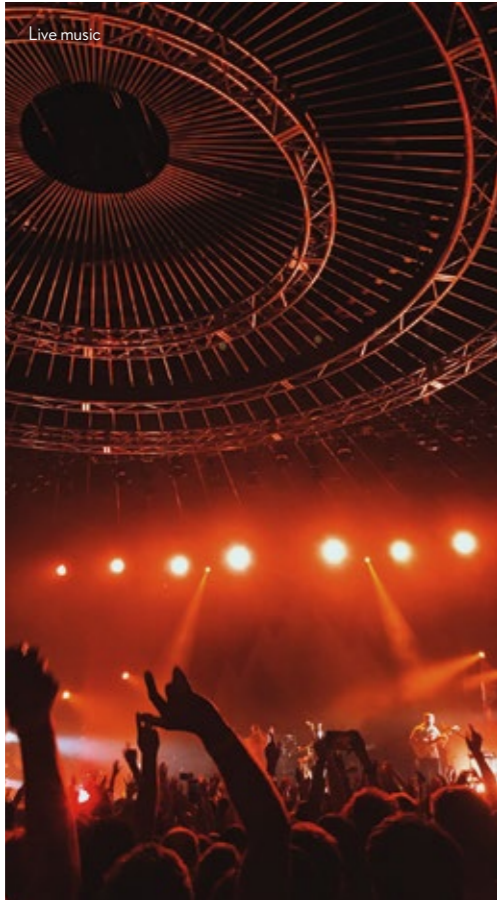
ST PANCRAS INTERNATIONAL

41

• MINS •

Board the Eurostar for direct rail journeys to Brussels, Paris and Amsterdam, plus connections across Europe.

Travel times taken from Google Maps & TFL and are dependent on time of day.



Live music



Michelin-star dining



Theatre district



Victoria & Albert Museum

the west end *And Beyond*

Whether it's musicals or Michelin stars that interest you, in just 30 minutes you can access world-class culture and cuisine.

Head to Piccadilly Circus to browse the enticing stores of Regent Street, including Anthropologie, Cos, Zara and Space NK.

Book a table at Pollen Street Social for a Michelin-star experience, or treat yourself to a lavish afternoon tea at Fortnum & Mason.

In the mood for a cultural hit? Stroll down to the ICA and explore a cutting-edge art show, or make a beeline for the National Portrait Gallery and come face-to-face with Henry VIII, The Beatles and many more.

the road to *Wembley*

Long famous for its thrilling stadium events, today Wembley is undergoing an incredible programme of investment and redevelopment.

Head to Wembley Park, London's newest creative hub, for the SSE Arena, a 9-screen Cineworld and the London Designer Outlet, with stores including Adidas, Gap, M&S and H&M. Wembley Stadium is right next door.

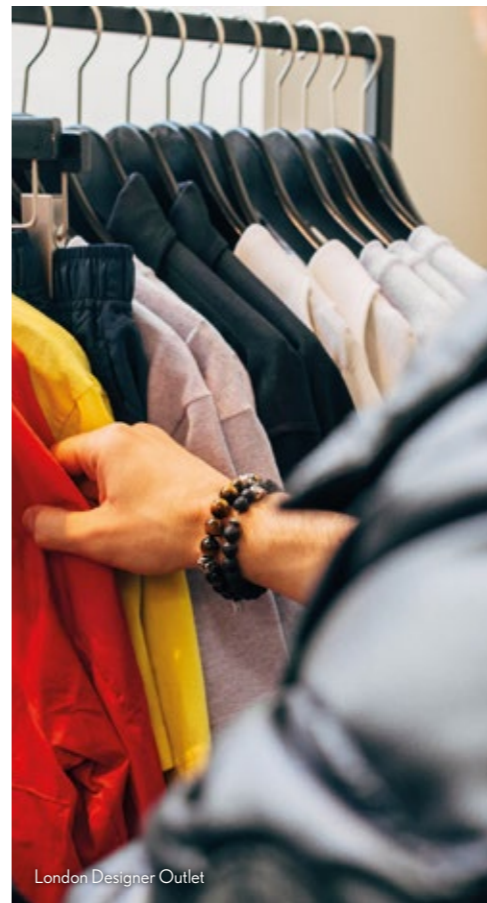
It's also home to London's largest Boxpark, with 20 street-food vendors and 3 bars, and the new Troubadour theatre, showcasing world-class productions such as War Horse.



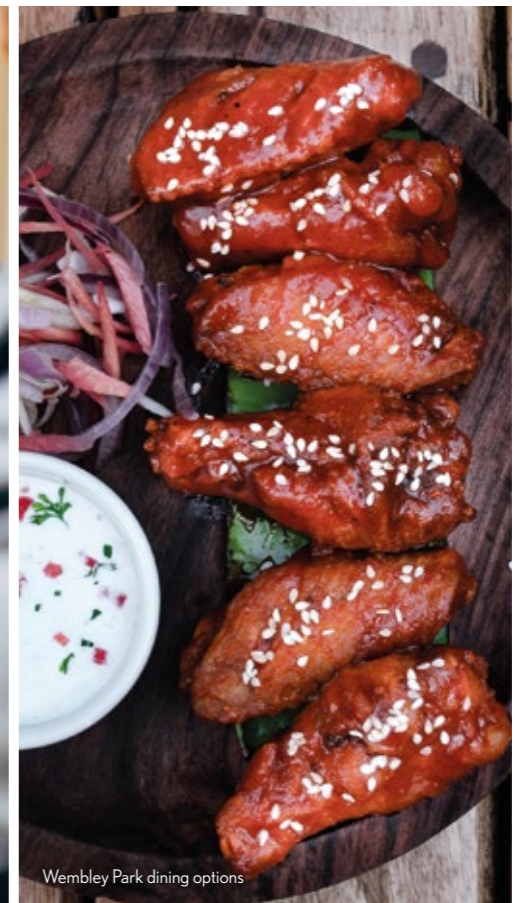
Wembley Stadium



Boxpark Wembley



London Designer Outlet



Wembley Park dining options

• DISCOVER LIVING •

canalside *Alperton*



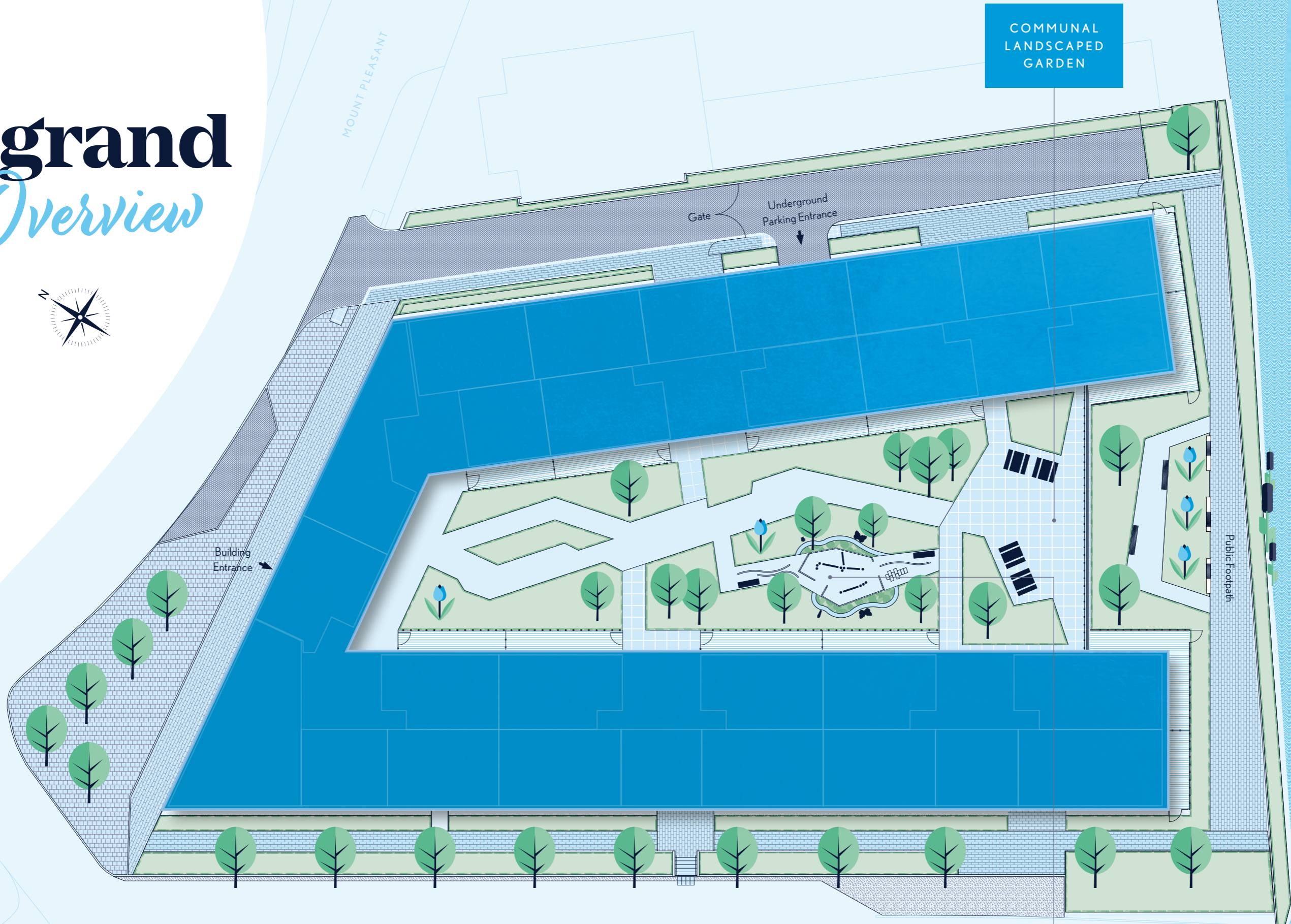
An opportunity to own a stunning modern home with high-specification interiors. Located along a peaceful stretch of the Grand Union Canal and surrounded by all you might need to live your life to the fullest.

Designed for the way your life is flowing.

a grand *Overview*



LIBERTY WHARF | ALPERTON



GRAND UNION CANAL

SITE PLAN





LIBERTY WHARF | ALPERTON

INTERIOR

only the finest *Finishes*

GENERAL

- Amtico Spacia flooring in kitchen, living room, hall and general area
- Carpeted bedrooms
- Floor tiles in bathroom
- Washer/dryer in hallway cupboard
- Recessed chrome downlights to kitchens, bathrooms and en-suites
- Communal integrated reception system, Sky Q compatible
- Polished chrome internal ironmongery
- Video entry system
- High security metal doorsets in main entrance

KITCHEN

- Symphony Alta Range fitted kitchen
- Modern laminate worktop
- Stainless steel splashback and extractor hood
- Electric hob with anti-fingerprint, stainless steel single oven
- Integrated 50:50 fridge freezer
- Symphony by Blanco stainless steel 1.5 bowl sink
- Symphony by Blanco kitchen taps
- Under pelmet lighting

Whilst every effort has been taken to ensure the accuracy of the information provided, it has been supplied as a guide and Clarion Housing reserves the right to amend the specification as necessary and without notice.

BEDROOM

- Mirrored fitted wardrobe
- Pendant lighting

BATHROOM

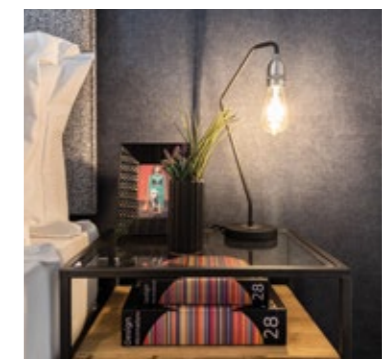
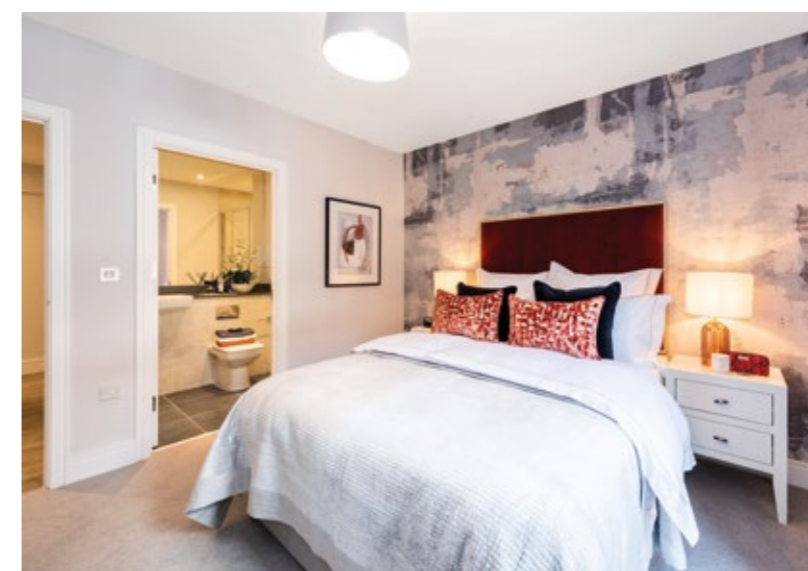
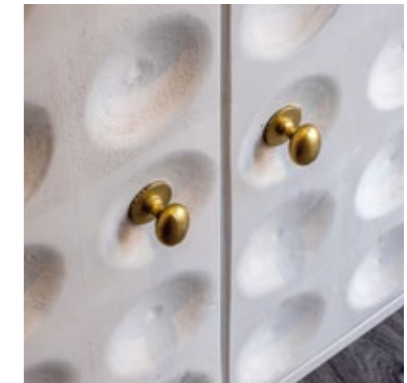
- White bathroom suite
- Bristan Assure Bath/Shower Mixer
- Wash basin with chrome mixer tap and push waste
- Concealed w/c cistern
- Full height wall tiling to perimeter of shower enclosures, shower and bath areas
- Feature tiling to bath wall
- Single bath shower screen
- Chrome heated ladder towel rail
- Thermostatic Cool Touch Bar Shower to en-suite, where applicable
- Full size mirror above sanitary ware to bathroom and en-suite, where applicable

ELECTRICAL

- Multigrad appliance switch plates in kitchen
- Mains powered smoke detector

HEATING & HOT WATER

- Dimplex PLXE electric panel heaters
- Dimplex Edel Individual Air Source Heat Pump (electric)





LIBERTY WHARF | ALPERTON

shared ownership

With

CLARION HOUSING

WHAT IS SHARED OWNERSHIP?

Shared Ownership is an excellent way for people to take their first step onto the property ladder. You buy a share of between 25% and 75% of the property's value and pay a subsidised rent on the remaining share.

A key advantage is that, as part-owner, you have a security of tenure that renting cannot offer. Over time, you can buy more of the property until you own 100%.

You will need a small deposit at the outset – generally a minimum of 5% of your share, subject to conditions – and you will need to raise a mortgage on the rest of the sum required.

In line with government regulation, priority for Shared Ownership homes is awarded to serving military personnel and former members of the British Armed Forces honourably discharged in the last two years. People who live or work in the local area also receive priority. We welcome applications from everyone and will try and help if we can.

AM I ELIGIBLE?

There are certain conditions to be eligible for a Shared Ownership property:

- You must be at least 18 years old.
- You cannot afford to buy a home suitable for your needs on the open market. You will need sufficient savings for a mortgage deposit and a clean credit history to qualify for a mortgage.
- Your annual household income must be less than £90,000.
- You must be a first time buyer or existing shared owner*. If you already own a home, you need to move but you cannot afford to, then please discuss your situation with us. There are some circumstances under which you could be eligible.

*If you have a property to sell, we are happy to accept your reservation provided that you have a complete and secure chain and are in a position to purchase a home within our required deadlines. We will ask you for a memorandum of sale confirming details of your buyer, their solicitors and the estate agent handling the sale.



**CLARION
HOUSING**

ABOUT CLARION HOUSING GROUP

Building homes. Developing futures.

With over 100 years' experience of developing and selling new homes, we combine award-winning, well-designed properties with excellent pre-sale and aftercare services. Developing new Shared Ownership homes, we provide options for a range of customers at varying price points.

Clarion Housing Group comprises the largest housing association in the country, with 125,000 homes across more than 170 local authorities. It also includes a charitable foundation, Clarion Futures, and is one of the country's leading housebuilders.

shared.ownership@myclarionhousing.com
0300 100 0309

All floor plans in this brochure are for general guidance only. Measures are from plans and 'as built' dimensions may vary slightly. Any dimensions shown are not intended to be used for carpet sizes, appliances, spaces or items of furniture. These particulars do not constitute any part of an offer or contract. Clarion has taken all reasonable care in the preparation of the information given in this brochure. However, this information is subject to change and has been prepared solely for the purpose of providing general guidance. Therefore, Clarion does not warrant the accuracy or completeness of this information. Show home photography is indicative only. Particulars are given for illustrative purposes only. Clarion undertakes continuous product development and any information given relating to our products may vary from time to time. As a result, information on such products is given for general guidance only and does not constitute any form of warranty or contract on our part. The information and particulars set out within this brochure do not constitute, nor constitute part of, a formal offer, invitation or contract (whether from Clarion or any of its related subsidiaries or affiliates) to acquire the relevant property. For the reasons mentioned above, no information contained in this brochure is to be relied upon. In particular, all plans, perspectives, descriptions, dimensions and measurements are approximate and provided for guidance only. Such information is given without responsibility on the part of Clarion. Clarion supports the development of mixed tenure developments and is proud to provide homes for affordable rent and Shared Ownership at Liberty Wharf. We may change the tenure of some homes subject to demand.



CLARION
HOUSING

liberty-wharf.co.uk