



WEMBLEY PARK GARDENS

BELMOND HOUSE APARTMENTS

A joint partnership



BARRATT
— LONDON —

PARK GARDENS



111

1 & 2-bedroom, high quality apartments

Rising to 16 storeys, Belmond House will provide 111 high quality, energy-efficient one and two-bedroom apartments.

Thoughtful, open-plan layouts deliver spacious, flowing interiors, creating highly flexible living areas, ideal for modern, city living. Adding to the sense of space, a private balcony or terrace to every home provides a great outdoor extension to the living area.

Apartments feature stylish, fitted kitchens with modern, integrated appliances, including a high-quality oven, hob, dishwasher and fridge freezer.

The contemporary bathrooms, with beautifully tiled walls and floors, have a clean and attractive atmosphere, with two-bedroom apartments also offering a separate en suite to the main bedroom for added privacy.



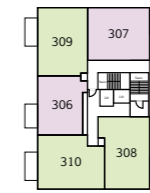
BELMOND HOUSE



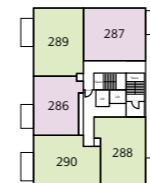
C Concierge



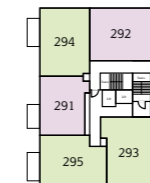
WEMBLEY STADIUM
8-MINUTE WALK



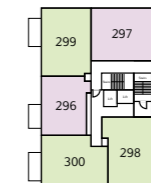
Level 16



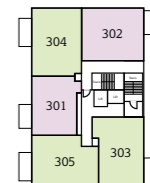
Level 12



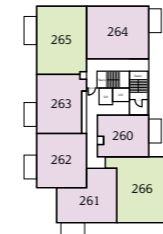
Level 13



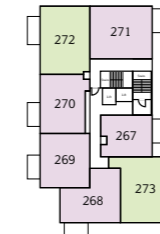
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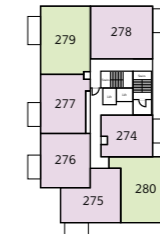
Level 15



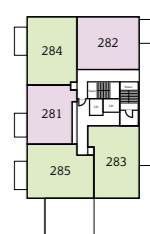
Level 8



Level 9



Level 10



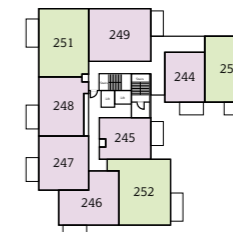
Level 11



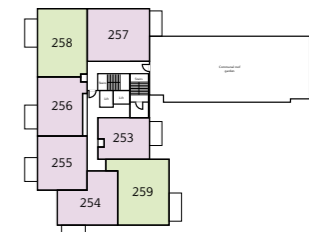
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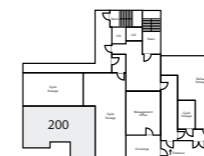
Level 5



Level 6



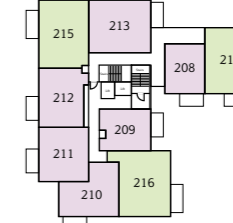
Level 7



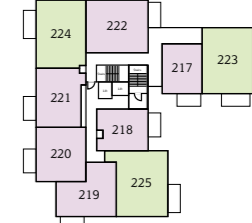
Ground floor



Level 1



Level 2



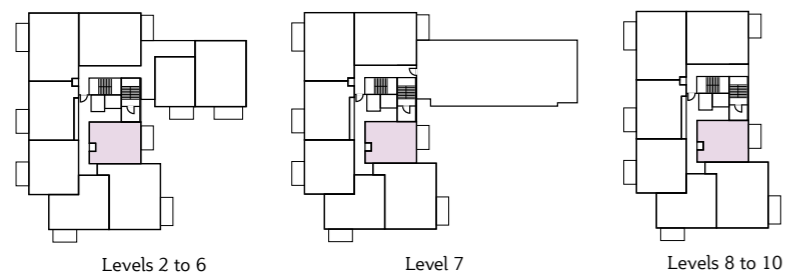
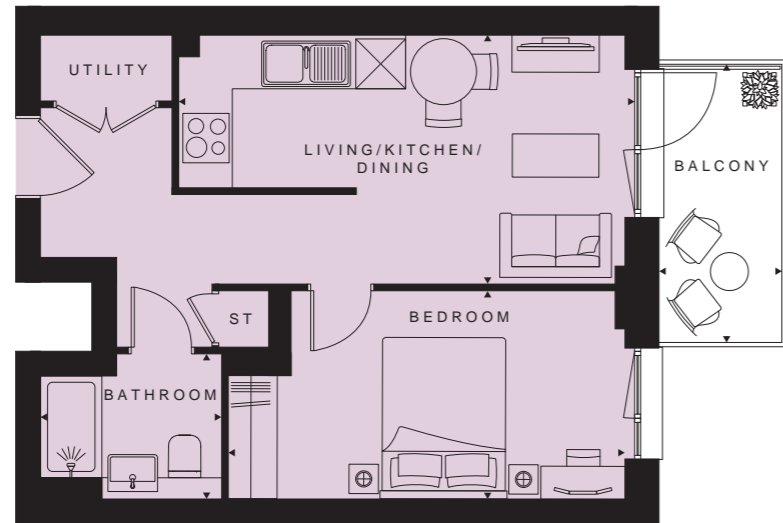
Level 3

Affordable homes
 One-bedroom apartments
 Two-bedroom apartments



BELMOND HOUSE

1 BEDROOM APARTMENT



Living/Kitchen/Dining
18'2" x 9'11" (5525 x 3022mm)

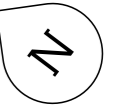
Bedroom
15'10" x 8'4" (4820 x 2530mm)

Bathroom
7'3" x 5'9" (2200 x 1765mm)

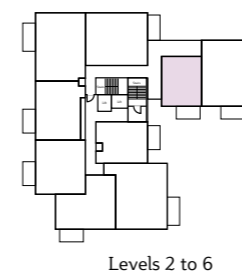
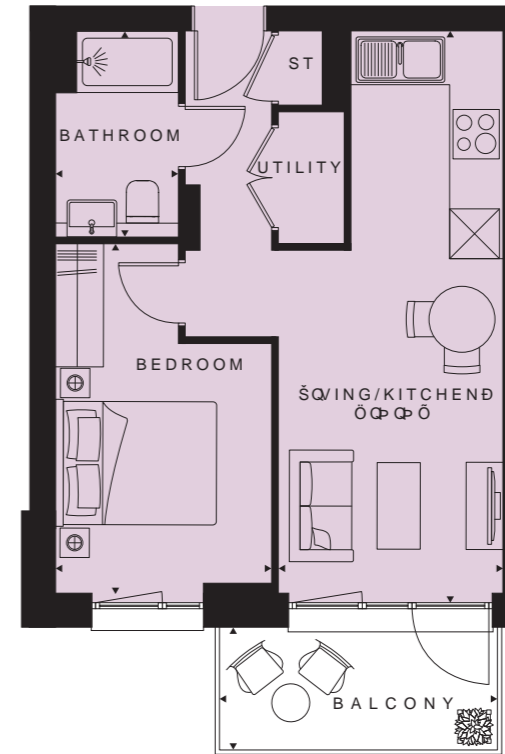
TOTAL AREA
418 sq ft (39 m²)

Balcony
11'5" x 5'1" (3478 x 1550mm)

| Floor | Plot |
|-------|-----------|
| 16 | _____ |
| 15 | _____ |
| 14 | _____ |
| 13 | _____ |
| 12 | _____ |
| 11 | _____ |
| 10 | _____ 274 |
| 9 | _____ 267 |
| 8 | _____ 260 |
| 7 | _____ 253 |
| 6 | _____ 245 |
| 5 | _____ 236 |
| 4 | _____ 227 |
| 3 | _____ 218 |
| 2 | _____ 209 |
| 1 | _____ |
| G | _____ |



1 BEDROOM APARTMENT



Living/Kitchen/Dining
22'9" x 8'11" (6933 x 2728mm)

Bedroom
14'11" x 8'8" (4547 x 2630mm)

Bathroom
8'2" x 4'11" (2500 x 1500mm)

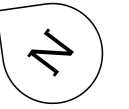
TOTAL AREA
402 ft² (37 m²)

Balcony
11'5" x 5'1" (3478 x 1550mm)

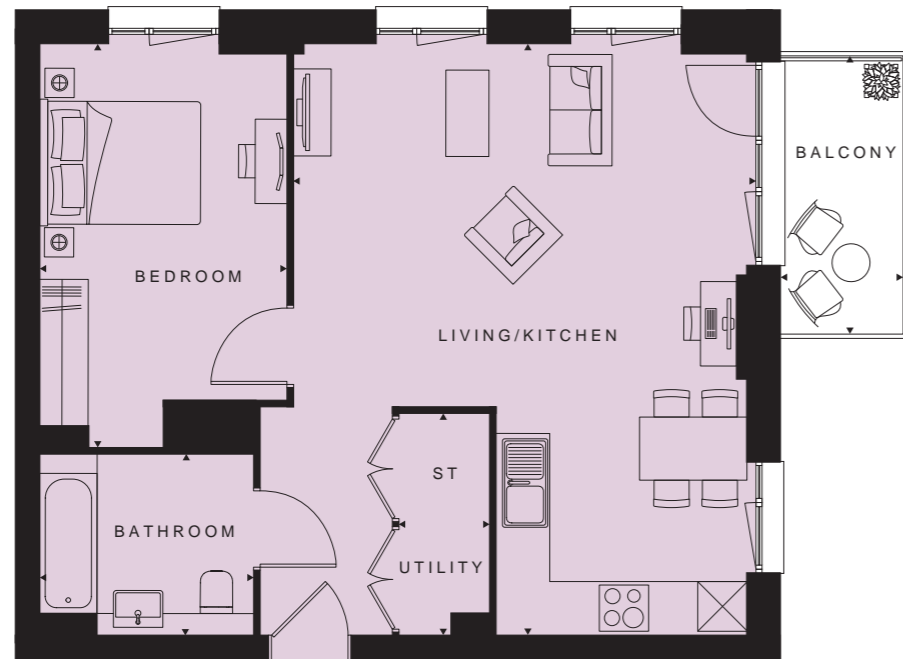
| Floor | Plot |
|-------|-----------|
| 16 | _____ |
| 15 | _____ |
| 14 | _____ |
| 13 | _____ |
| 12 | _____ |
| 11 | _____ |
| 10 | _____ |
| 9 | _____ |
| 8 | _____ |
| 7 | _____ |
| 6 | _____ 244 |
| 5 | _____ 235 |
| 4 | _____ 226 |
| 3 | _____ 217 |
| 2 | _____ 208 |
| 1 | _____ |
| G | _____ |



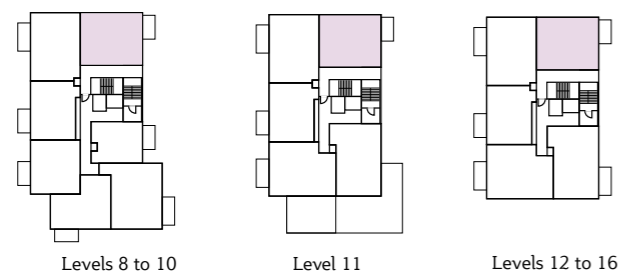
BELMOND HOUSE



1 BEDROOM APARTMENT



1 BEDROOM APARTMENT



Living/Kitchen/Dining
18'5" x 23'7" (5615 x 7193mm)

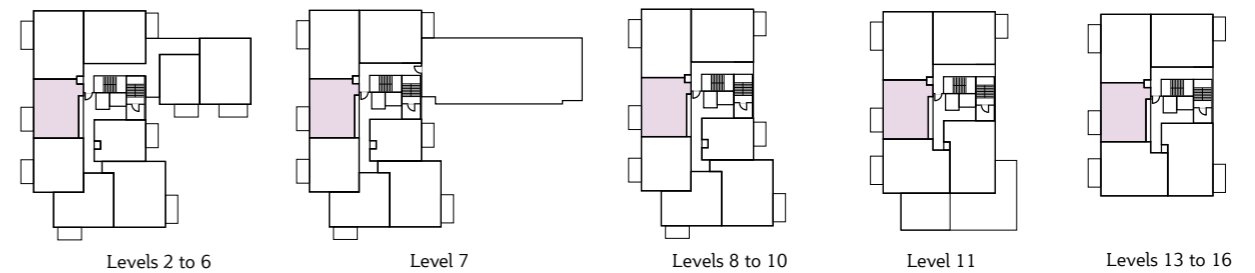
Bedroom
9'11" x 16'1" (3010 x 4913mm)

Bathroom
7'3" x 8'6" (2200 x 2600mm)

TOTAL AREA
665 sq ft (62 m²)

Balcony
11'5" x 5'1" (3478 x 1550mm)

| Floor | Plot |
|-------|------|
| 16 | 307 |
| 15 | 302 |
| 14 | 297 |
| 13 | 292 |
| 12 | 287 |
| 11 | 282 |
| 10 | 278 |
| 9 | 271 |
| 8 | 264 |
| 7 | |
| 6 | |
| 5 | |
| 4 | |
| 3 | |
| 2 | |
| 1 | |
| G | |



Living/Kitchen/Dining
20'7" x 13'4" (6263 x 4076mm)

Bedroom
9'6" x 13'1" (2898 x 4000mm)

Bathroom
7'3" x 6'9" (2200 x 2050mm)

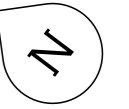
TOTAL AREA
554 ft² (51 m²)

Balcony
11'5" x 5'1" (3478 x 1550mm)

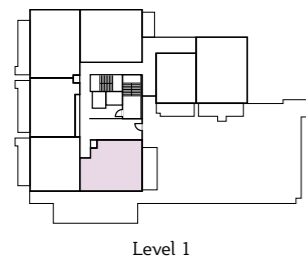
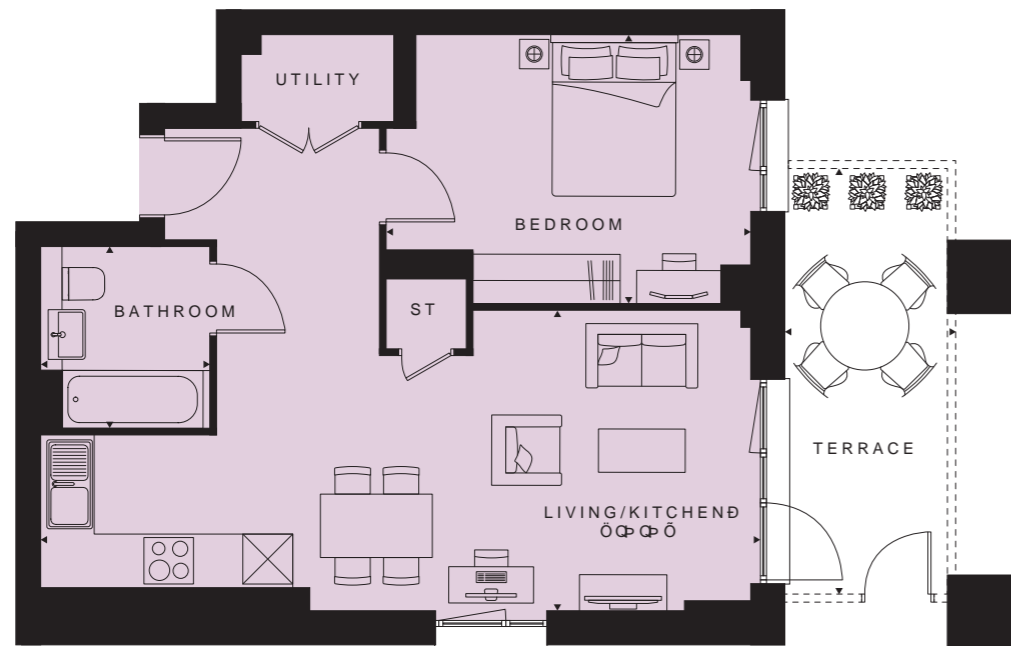
| Floor | Plot |
|-------|------|
| 16 | 306 |
| 15 | 301 |
| 14 | 296 |
| 13 | 291 |
| 12 | |
| 11 | 281 |
| 10 | 277 |
| 9 | 270 |
| 8 | 263 |
| 7 | 256 |
| 6 | 248 |
| 5 | 239 |
| 4 | 230 |
| 3 | 221 |
| 2 | 212 |
| 1 | |
| G | |



BELMOND HOUSE



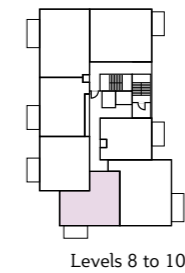
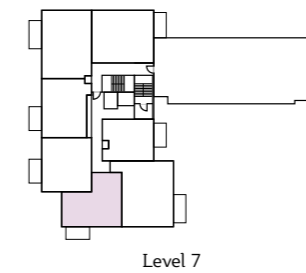
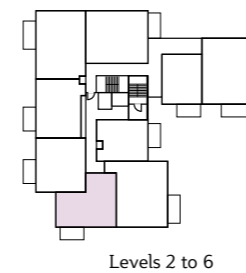
1 BEDROOM APARTMENT



- Living/Kitchen/Dining**
28'7" x 12'0" (8705 x 3649mm)
- Bedroom**
14'6" x 10'8" (4421 x 3253mm)
- Bathroom**
7'3" x 6'9" (2200 x 2050mm)
- TOTAL AREA**
584 sq ft (54 m²)
- Terrace**
6'10" x 16'11" (2072 x 5145mm)

| Floor | Plot |
|-------|------------------|
| 16 | _____ |
| 15 | _____ |
| 14 | _____ |
| 13 | _____ |
| 12 | _____ |
| 11 | _____ |
| 10 | _____ |
| 9 | _____ |
| 8 | _____ |
| 7 | _____ |
| 6 | _____ |
| 5 | _____ |
| 4 | _____ |
| 3 | _____ |
| 2 | _____ |
| 1 | _____ 204 |
| G | _____ |

1 BEDROOM APARTMENT

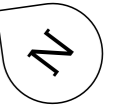


- Living/Kitchen/Dining**
17'11" x 15'8" (5462 x 4763mm)
- Bedroom**
9'0" x 17'0" (2753 x 5183mm)
- Bathroom**
7'3" x 6'9" (2200 x 2050mm)
- TOTAL AREA**
543 ft² (50 m²)
- Balcony**
11'5" x 5'1" (3478 x 1550mm)

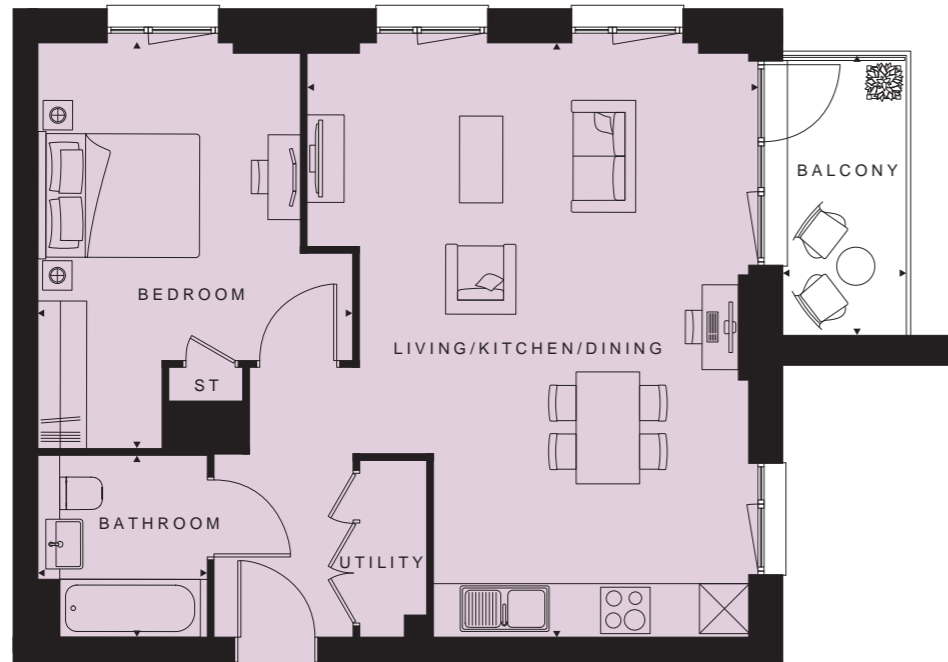
| Floor | Plot |
|-------|------------------|
| 16 | _____ |
| 15 | _____ |
| 14 | _____ |
| 13 | _____ |
| 12 | _____ |
| 11 | _____ |
| 10 | _____ 275 |
| 9 | _____ 268 |
| 8 | _____ 261 |
| 7 | _____ 254 |
| 6 | _____ 246 |
| 5 | _____ 237 |
| 4 | _____ 228 |
| 3 | _____ 219 |
| 2 | _____ 210 |
| 1 | _____ |
| G | _____ |



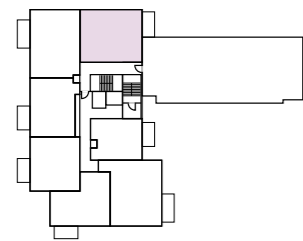
BELMOND HOUSE



1 BEDROOM APARTMENT



1 BEDROOM APARTMENT



Level 7

Living/Kitchen/Dining
23'7" x 15'10" (7193 x 4820mm)

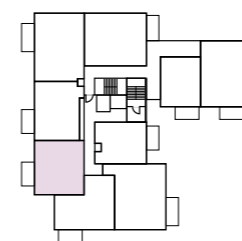
Bedroom
12'6" x 16'1" (3805 x 4913mm)

Bathroom
7'3" x 6'9" (2200 x 2050mm)

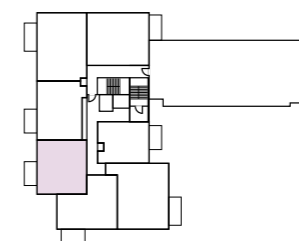
TOTAL AREA
664 sq ft (62 m²)

Balcony
11'5" x 5'1" (3478 x 1550mm)

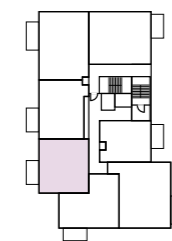
| Floor | Plot |
|-------|------------|
| 16 | _____ |
| 15 | _____ |
| 14 | _____ |
| 13 | _____ |
| 12 | _____ |
| 11 | _____ |
| 10 | _____ |
| 9 | _____ |
| 8 | _____ |
| + | 257 |
| 6 | _____ |
| 5 | _____ |
| 4 | _____ |
| 3 | _____ |
| 2 | _____ |
| 1 | _____ |
| G | _____ |



Levels 2 to 6



Level 7



Levels 8 to 10

Living/Kitchen/Dining
22'10" x 12'9" (6955 x 3898mm)

Bedroom
11'4" x 11'1" (3448 x 3385mm)

Bathroom
7'3" x 6'9" (2200 x 2050mm)

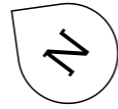
TOTAL AREA
548 ft² (51 m²)

Balcony
11'5" x 5'1" (3478 x 1550mm)

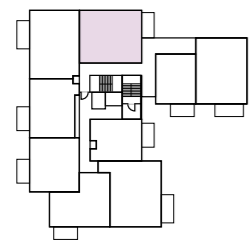
| Floor | Plot |
|-------|------------|
| 16 | _____ |
| 15 | _____ |
| 14 | _____ |
| 13 | _____ |
| 12 | _____ |
| 11 | _____ |
| 10 | 276 |
| 9 | 269 |
| 8 | 262 |
| 7 | 255 |
| 6 | 247 |
| 5 | 238 |
| 4 | 229 |
| 3 | 220 |
| 2 | 211 |
| 1 | _____ |
| G | _____ |



BELMOND HOUSE



1 BEDROOM APARTMENT



Levels 2 to 6

- Living/Kitchen/Dining**
23'7" x 18'5" (7193 x 5615mm)

- Bedroom**
16'1" x 9'11" (4913 x 3010mm)

- Bathroom**
7'3" x 8'6" (2200 x 2600mm)

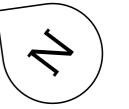
- TOTAL AREA**
669 sq ft (62 m²)

- Balcony**
11'5" x 5'1" (3478 x 1550mm)

| Floor | Plot |
|----------|------------------|
| 16 | _____ |
| 15 | _____ |
| 14 | _____ |
| 13 | _____ |
| 12 | _____ |
| 11 | _____ |
| 10 | _____ |
| 9 | _____ |
| 8 | _____ |
| 7 | _____ |
| 6 | _____ 249 |
| 5 | _____ 240 |
| 4 | _____ |
| 3 | _____ |
| 2 | _____ |
| 1 | _____ |
| G | _____ |



BELMOND HOUSE



2 BEDROOM APARTMENT



Living/Kitchen/Dining
11'0" x 21'8" (3358 x 6614mm)

Bedroom 1
11'2" x 11'6" (3398 x 3517mm)

En-Suite
7'3" x 5'1" (2200 x 1550mm)

Bedroom 2
10'6" x 9'2" (3190 x 2789mm)

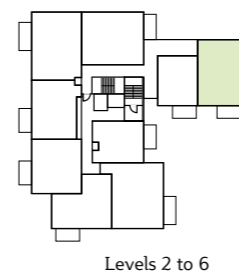
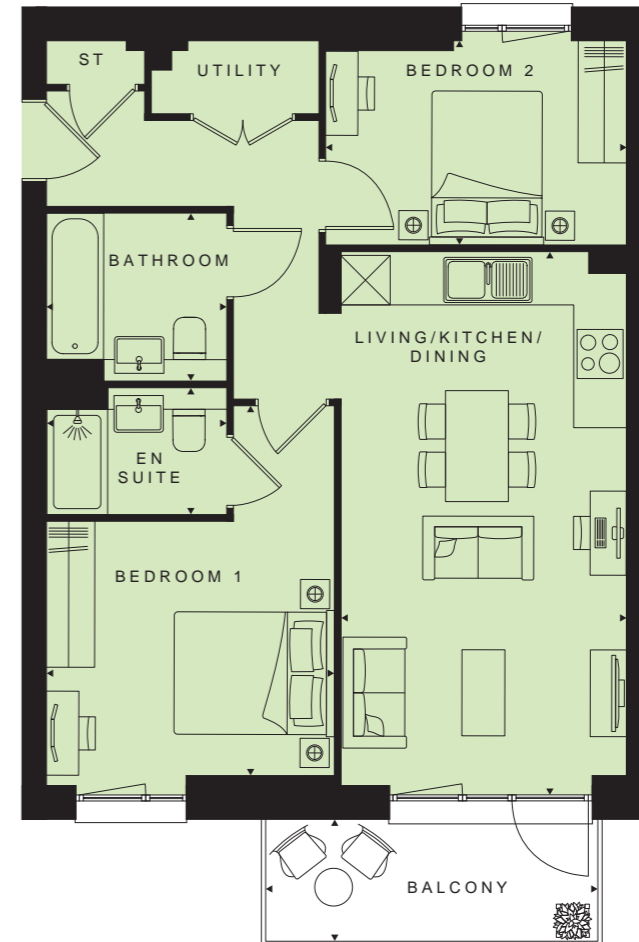
Bathroom
7'3" x 6'9" (2200 x 2050mm)

TOTAL AREA
690 ft² (64 m²)

Balcony
13'8" x 5'1" (4153 x 1550mm)

| Floor | Plot |
|-------|------|
| 16 | 309 |
| 15 | 304 |
| 14 | 299 |
| 13 | 294 |
| 12 | 289 |
| 11 | 284 |
| 10 | 279 |
| 9 | 272 |
| 8 | 265 |
| 7 | 258 |
| 6 | 251 |
| 5 | 242 |
| 4 | 233 |
| 3 | 224 |
| 2 | 215 |
| 1 | |
| G | |

2 BEDROOM APARTMENT



Living/Kitchen/Dining
21'9" x 11'5" (6627 x 3486mm)

Bedroom 1
14'10" x 11'7" (4512 x 3529mm)

En-Suite
7'3" x 5'1" (2200 x 1550mm)

Bedroom 2
8'2" x 12'1" (2501 x 3675mm)

Bathroom
7'3" x 6'9" (2200 x 2050mm)

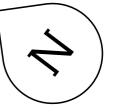
TOTAL AREA
693 ft² (64 m²)

Balcony
13'8" x 5'1" (4153 x 1550mm)

| Floor | Plot |
|-------|------|
| 16 | |
| 15 | |
| 14 | |
| 13 | |
| 12 | |
| 11 | |
| 10 | |
| 9 | |
| 8 | |
| 7 | |
| 6 | 250 |
| 5 | 241 |
| 4 | 232 |
| 3 | 223 |
| 2 | 214 |
| 1 | |
| G | |



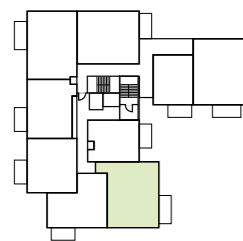
BELMOND HOUSE



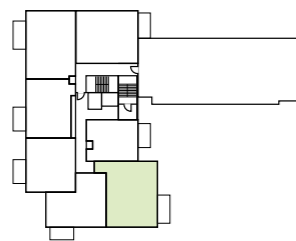
2 BEDROOM APARTMENT



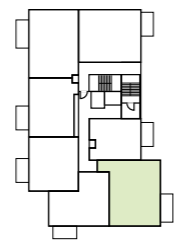
2 BEDROOM APARTMENT



Levels 2 to 6



Level 7

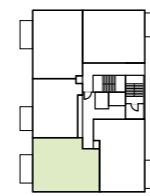


Levels 8 to 10

- Living/Kitchen/Dining**
18'7" x 11'10" (5666 x 3609mm)
- Bedroom 1**
11'0" x 12'11" (3353 x 3933mm)
- En-Suite**
7'3" x 5'1" (2200 x 1550mm)
- Bedroom 2**
8'9" x 11'1" (2668 x 3367mm)
- Bathroom**
7'3" x 6'9" (2200 x 2050mm)

- TOTAL AREA**
710 ft² (66 m²)
- Balcony**
13'8" x 5'0" (4153 x 1526mm)

| Floor | Plot |
|-------|------|
| 16 | |
| 15 | |
| 14 | |
| 13 | |
| 12 | |
| 11 | |
| 10 | 280 |
| 9 | 273 |
| 8 | 266 |
| 7 | 259 |
| 6 | 252 |
| 5 | 243 |
| 4 | 234 |
| 3 | 225 |
| 2 | 216 |
| 1 | |
| G | |



Levels 12 to 16

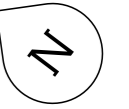
- Living/Kitchen/Dining**
18'9" x 12'9" (5710 x 3896mm)
- Bedroom 1**
11'0" x 13'3" (3354 x 4029mm)
- En-Suite**
7'3" x 5'1" (2200 x 1550mm)
- Bedroom 2**
11'4" x 10'8" (3450 x 3250mm)
- Bathroom**
7'3" x 6'9" (2200 x 2050mm)

- TOTAL AREA**
699 ft² (65 m²)
- Balcony**
13'8" x 5'1" (4153 x 1550mm)

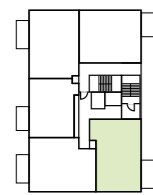
| Floor | Plot |
|-------|------|
| 16 | 310 |
| 15 | 305 |
| 14 | 300 |
| 13 | 295 |
| 12 | 290 |
| 11 | |
| 10 | |
| 9 | |
| 8 | |
| 7 | |
| 6 | |
| 5 | |
| 4 | |
| 3 | |
| 2 | |
| 1 | |
| G | |



BELMOND HOUSE



2 BEDROOM APARTMENT



Levels 12 to 16

Living/Kitchen/Dining
20'7" x 12'4" (6281 x 3751mm)

Bedroom 1
11'7" x 11'10" (3540 x 3595mm)

En-Suite
7'3" x 5'1" (2200 x 1550mm)

Bedroom 2
8'11" x 10'2" (2711 x 3092mm)

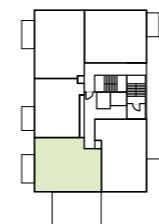
Bathroom
7'3" x 6'9" (2200 x 2050mm)

TOTAL AREA
693 ft² (64 m²)

Balcony
13'8" x 5'1" (4153 x 1550mm)

| Floor | Plot |
|-------|------|
| 16 | 308 |
| 15 | 303 |
| 14 | 298 |
| 13 | 293 |
| 12 | 288 |
| 11 | |
| 10 | |
| 9 | |
| 8 | |
| 7 | |
| 6 | |
| 5 | |
| 4 | |
| 3 | |
| 2 | |
| 1 | |
| G | |

2 BEDROOM APARTMENT



Level 11

Living/Kitchen/Dining
18'9" x 12'11" (5710 x 3936mm)

Bedroom 1
11'0" x 13'3" (3354 x 4029mm)

En-Suite
7'3" x 5'1" (2200 x 1550mm)

Bedroom 2
10'8" x 11'4" (3250 x 3450mm)

Bathroom
7'3" x 6'9" (2200 x 2050mm)

TOTAL AREA
699 ft² (65 m²)

Balcony
13'8" x 5'1" (4153 x 1550mm)

Terrace
20'10" x 15'4" (6361 x 4667mm)

| Floor | Plot |
|-------|------|
| 16 | |
| 15 | |
| 14 | |
| 13 | |
| 12 | |
| 11 | 285 |
| 10 | |
| 9 | |
| 8 | |
| 7 | |
| 6 | |
| 5 | |
| 4 | |
| 3 | |
| 2 | |
| 1 | |
| G | |





APARTMENT SPECIFICATION

KITCHEN

Individually designed handleless-style kitchens with soft-close doors and drawers
Colour choice of wall and base units*
Matching worktops and full-height upstands
Under-cabinet lighting
Stainless steel single bowl sink and chrome tap
Fully integrated appliances including single oven, ceramic hob, dishwasher, fridge freezer and extractor

BATHROOM

White semi-recessed hand basin
Back-to-wall WC with soft-close seat
Concealed cistern and dual flushplate
White acrylic bath
Bath screen and shower above bath
Heated towel rail
Shaver socket
Ceramic floor and wall tiles

EN SUITE

White semi-recessed hand basin
Back-to-wall WC with soft-close seat
Concealed cistern and dual flushplate
White shower tray
Chrome shower doors
Heated towel rail
Shaver socket
Ceramic floor and wall tiles

BEDROOMS

BT TV/FM connectivity to main bedroom

GENERAL

Flooring included throughout
Spotlights in kitchen and bathroom(s)
Pendant lighting in hallway, living area and bedrooms
Video door entry
BT TV/Sky Q/FM connectivity to living area
Fibre broadband connectivity
12-hour concierge service

*Subject to build stage





ADDITIONAL INFORMATION

ADDRESS

Brook Avenue, Wembley, London HA9 8PW

Local authority

London Borough of Brent

ESTIMATED CHARGES

Estimated service charge per annum

1-bedroom: £1,316 - £2,189

2-bedroom: £2,266 - £2,325

MISCELLANEOUS

Building Warranty

2 years fixtures and fittings

10 year NHBC**

Length of lease

999 years

Reservation deposit

£2,000†

Terms of payment

10% of purchase price payable on exchange.

Balance of purchase price to be paid on completion

VENDOR'S SOLICITOR

Winckworth Sherwood

Telephone

020 7593 5054

Email

bdwteam@wslaw.co.uk

Address

5 Montague Close, London SE1 9BB

NEW HOMES QUALITY CODE

Housebuilders and developers who build new homes will be expected to register with the New Homes Quality Board (NHQB). As long as a housebuilder or developer has followed the correct registration process, including completing the necessary training, introducing a complaints procedure, and following other processes and procedures that are needed to meet the requirements of this New Homes Quality Code (the code), they will become a registered developer.

Registered developers agree to follow the code and the New Homes Ombudsman Service, including accepting the decisions of the New Homes Ombudsman in relation to dealings with customers. If a registered developer does not meet the required standards, or fails to accept and act in line with the decisions of the New Homes Ombudsman, they may have action taken against them, including being removed from the register of registered developers.

The code sets out the requirements that registered developers must meet. The code may be updated from time to time to reflect changes to industry best practice as well as the decisions of the New Homes Ombudsman Service.

All homes built by registered developers must meet building-safety and other regulations. All registered developers should aim to make sure there are no snags or defects in their properties before the keys are handed over to a customer. If there are any snags or defects, these should be put right within the agreed timescales.

What the code covers

For the purposes of this code, 'customer' means a person who is buying or intends to buy a new home which they will live in or give to another person. (If a new home is being bought in joint names, 'the customer' includes all the joint customers.) However, the New Homes Quality Board have also started work to consider other groups of customers and what they should be able to expect from a new home. This includes shared owners and people who are buying a new home to let to other people. Any changes the New Homes Quality Board make to the code to reflect the needs of other groups of customers will be developed through consultation, and they will continually assess and review the effectiveness of the code, and any new laws or regulations that apply. Other areas which are not covered by the code are claims for loss of property value or blight (where a property falls in value or becomes difficult to sell because of major public work in the area), personal injury or claims that are not covered by the scheme rules of the New Homes Ombudsman Service.



Nothing in this code affects any other rights the customer has by law and does not replace any legislation that applies to the new home. Customers do not have to make a complaint to the New Homes Ombudsman Service if they are not satisfied with a matter that is covered by the code. They may decide to take other action such as through the civil courts or other ombudsman or regulator. All images used are for illustrative purposes. These and the dimensions given are illustrative for this house type and individual properties may differ. Please check with your Sales Adviser in respect of individual properties. We give maximum dimensions within each room which includes areas of fixtures and fittings including fitted furniture. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. All images, photographs and dimensions are not intended to be relied upon for nor to form part of any contract unless specifically incorporated in writing into the contract. We are on the New Homes Quality Code register of registered developers.

CONTACT US



TO VISIT

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(Formally known as Appraisal Malaysia Sdn Bhd)
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0394/1

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TO FIND OUT MORE

To register your interest or book
a physical or virtual appointment with our friendly sales
team, visit <https://internationalresidential.jll.com.my/>



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