

NORTH WEST VILLAGE



WEMBLEY PARK
LONDON

The background of the entire image is a repeating teal zigzag pattern. A central white rectangular area contains the text.

NW NORTH WEST VILLAGE

WEMBLEY PARK
LONDON



MW
NORTH
WEST
VILLAGE
WEMBLEY PARK
LONDON

North West Village is contemporary London living at its best. Super connected, great value, with secluded gardens and fantastic shopping and leisure, right next to historic Wembley Stadium.

This new village is part of Wembley Park, a dynamic development of more than 80 acres that celebrates the big spirit of Wembley; world-famous as the home of English football and the stage for legendary concerts by the world's best rock and pop stars.

The complete transformation of this area is underway creating a new neighbourhood for London with fast transport links across the capital. With beautiful gardens and public spaces, modern architecture, fantastic shops and leisure amenities and thousands of new homes, Wembley Park is rapidly becoming one of London's most sought-after destinations.



Bond Street

Soho

The Shard

Tate Modern

Tower Bridge

BT Tower

Wembley Stadium

Regent's Park

St Paul's Cathedral

The City

**NORTH
WEST
VILLAGE**

WEMBLEY PARK
LONDON

SUPER CONNECTED

BY TUBE from Wembley Park/Wembley Central

| | |
|--------------------------|--------|
| Baker Street | 13 min |
| Bond Street | 19 min |
| King's Cross St. Pancras | 20 min |
| Paddington | 21 min |
| Oxford Circus | 21 min |
| Waterloo | 25 min |
| Euston | 27 min |
| London Bridge | 28 min |
| Liverpool Street | 30 min |
| Aldgate | 31 min |
| Canary Wharf | 34 min |

Source www.tfl.gov.uk

BY RAIL from Wembley Station

| | |
|------------|--------|
| Marylebone | 12 min |
|------------|--------|

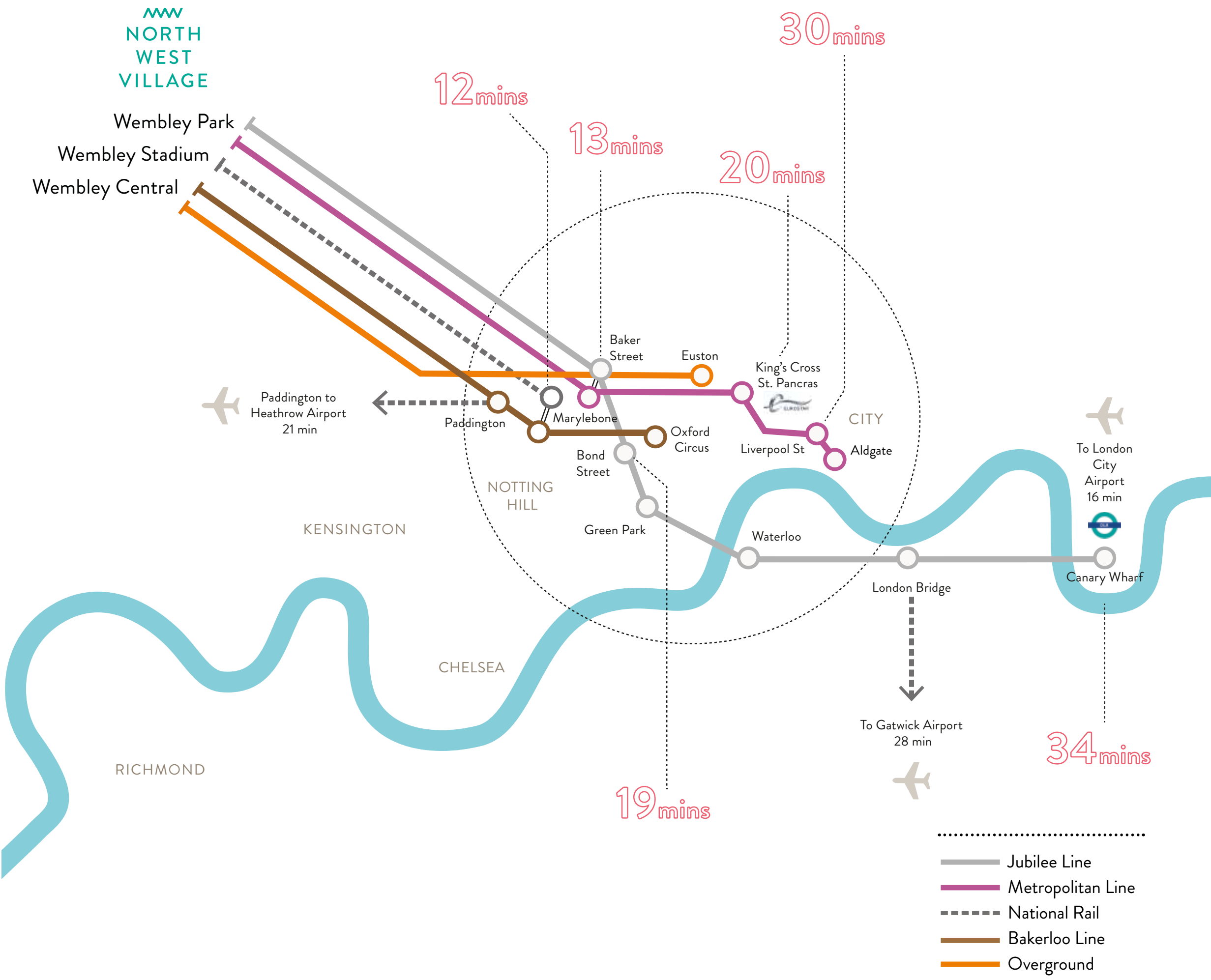
BY ROAD

| | |
|------------------|---------|
| Heathrow Airport | 30 min |
| Oxford | 1h 7min |

Source www.maps.google.co.uk

Wembley is ideally located for people who are going places. With impressively fast tube and train services across London it's just 19 minutes to the shops of fashionable Bond Street, and for professionals it is 30 minutes to Liverpool Street and 34 minutes to Canary Wharf.

It's also easy to reach the national highways network. Just 12 minutes to the M1 which connects London with the North of England, and 25 minutes to the M40 connecting London to the M25, Midlands and the West Country.



The background is a collage of four images, each partially covered by a large, light green, chevron-shaped overlay. The top-left image shows a crowd of people at a concert with their hands raised in the air. The top-right image shows a burst of green and yellow fireworks exploding in the night sky. The bottom-left image shows the white, lattice-like structure of a stadium tower against a clear blue sky. The bottom-right image shows a person's hand holding a large, ornate trophy.

*There's an
unmistakable sense
of excitement and
a rich heritage of
sporting and music
events*

WEMBLEY ON THE WORLD STAGE

Wembley the home of legends



Wembley is the heart and home of English football and host to some of the most memorable concerts in history. Here stands the stadium of dreams whose graceful arch reaching into the sky is as much a part of the cityscape as Big Ben and the London Eye.

From the minute you arrive there is an unmistakable sense of excitement in the air. On this spot, thousands have achieved their dreams and millions of great memories have been forged. Instantly recognisable around the world, the new state-of-the-art stadium opened in 2007 and is the second biggest in Europe. On this hallowed ground football's greatest heroes and biggest names in music have thrilled the crowds and secured their places in history.



SUPERSTARS. Wembley has been host to the biggest names in entertainment and hosted events at the London 2012 Olympic games.



WHITE HERO. David Beckham, in his England football strip. Always a favourite at Wembley Stadium.



A place for achieving dreams and making memories. Wembley is world famous for its national stadium and iconic arch which can be seen for miles around the capital.




THE ARENA. One of the UK's leading entertainment venues, the Art Deco Wembley Arena, above, is host to music, comedy, sports and more.

WORLD STAGE. Wembley Park is home to national and international events including the Color Run when the streets come alive with runners raising money for charity. Held in Wembley Stadium, the 1984 Live Aid concert featured many of the world's greatest rock and pop stars raising money for famine relief in Africa.

The home of legends, this place is so steeped in its high-energy heritage, it's become a part of the fabric, embedded in its DNA. With the revitalisation of the area, history continues to be made and there's the opportunity now to become a part of the story at this growing new community.

Minutes away from the stadium, Wembley Arena is another of Wembley Park's historic landmarks and one of the UK's top performance spaces. The glamorous Art Deco building dates from the 1930s and was built for the Empire Games. Recently refurbished and brought right up to date, it's an impressive venue for audiences of up to 12,000 people, and provides the setting for some of the world's top acts in music and comedy, along with family shows and indoor sporting events. Managing the venue is world-leading live entertainment and sporting provider AEG, which adds the arena to its portfolio of venues that include the O₂.





*Fall in love with its
convenience, its
warm welcome and
its powerful sense
of place*

WEMBLEY PARK

A catalyst for change



Wembley Park epitomises the dynamism of London today. A heady mix of vision, energy and great individuality is combining to establish this place as a vibrant new community. It has all the advantages of quick and easy access to central London, and there's so much going on here it's already a destination in its own right. Newcomers to the area fall in love with its convenience, its warm welcome and its powerful sense of place.

At the heart of Wembley Park is a vision for a total transformation of a landscape to create a thriving neighbourhood and destination. The success is already impressive with new outdoor public spaces and the tree-lined Wembley Park Boulevard, along

with the shopping and leisure amenities that have already opened. Along with London Designer Outlet centre, you'll find new restaurants, bars and coffee shops, the Hilton hotel, the landmark civic centre and a state-of-the-art library. The work continues with plans for much, much more... more green spaces, more workplaces and thousands of high-quality homes.

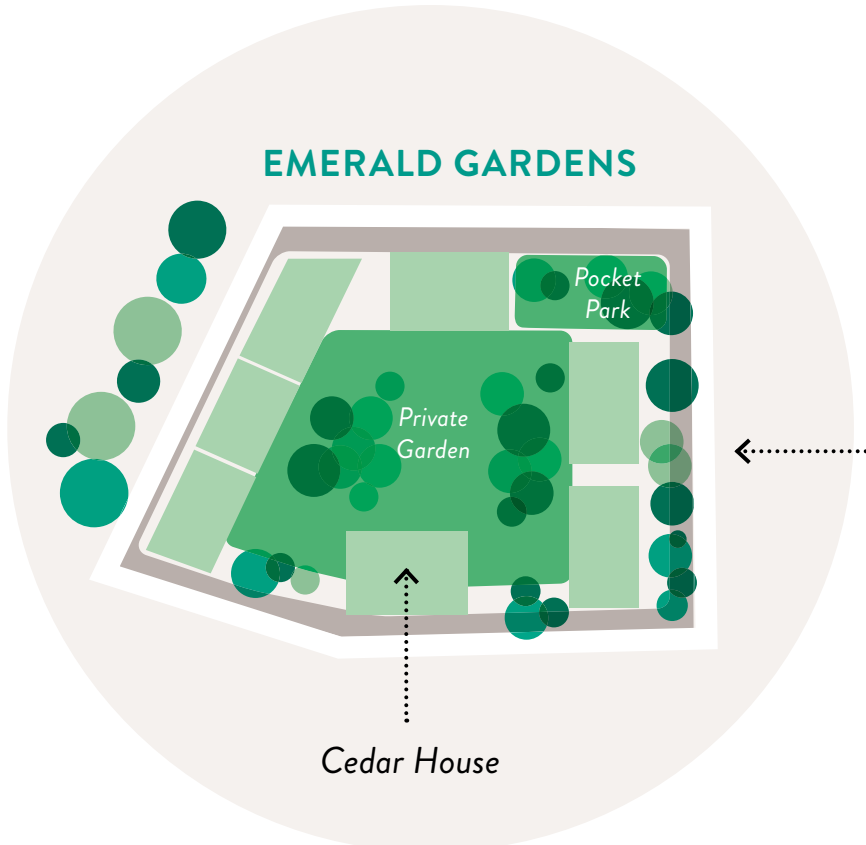
North West Village is playing a starring role in this burgeoning new community, and tree-lined streets, tranquil gardens and smart, contemporary homes will make this one of London's most sought-after new neighbourhoods.

CLOSE TO HOME.

Wembley Park's growing community benefits from a well-designed environment and a broad range of amenities on the doorstep.



The vision for Wembley Park

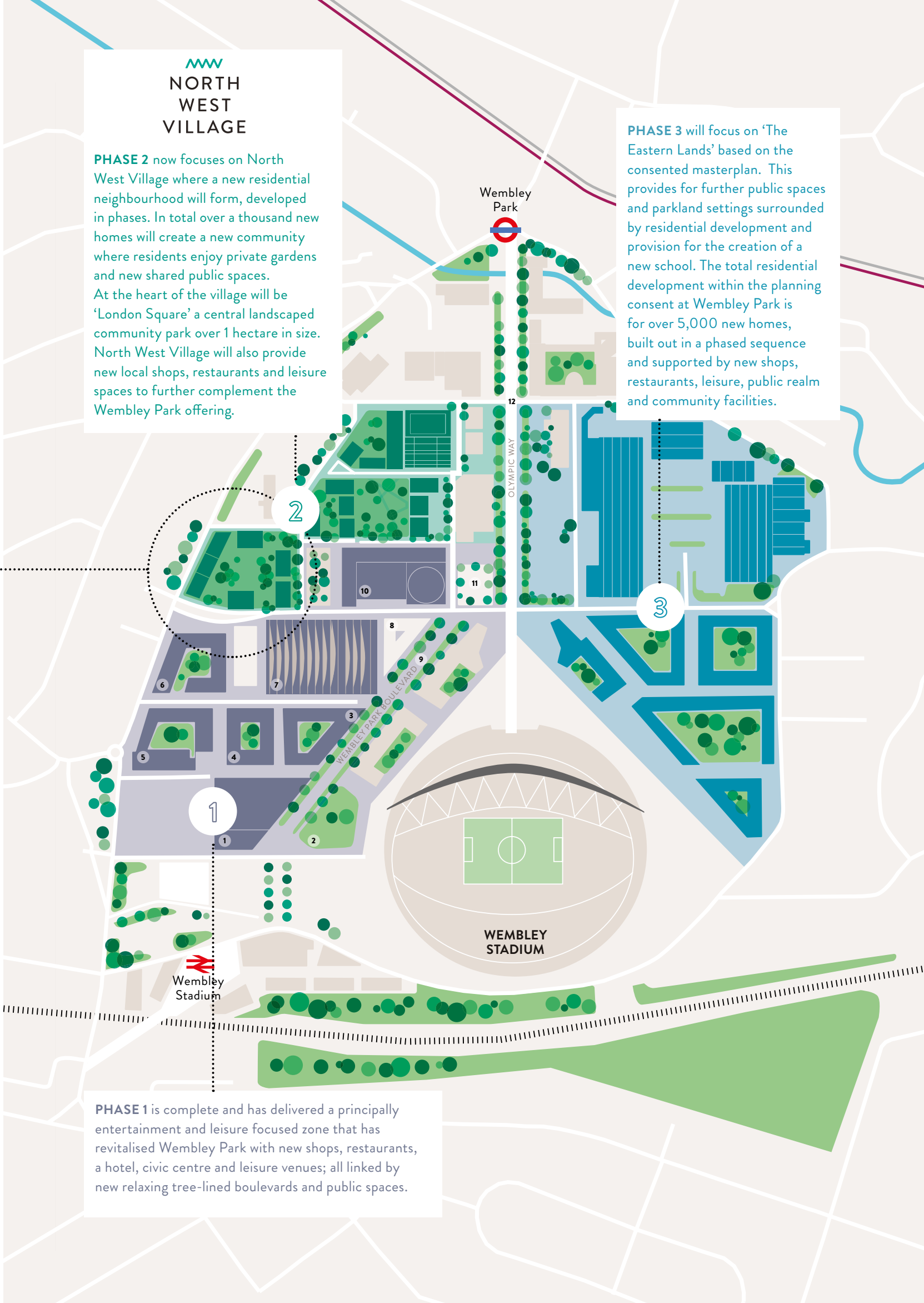


1. London Designer Outlet
2. Children's play area and lawns
3. Hilton London Wembley
4. Student Court @ Wembley
5. Quadrant Court
6. Forum House
7. Wembley Arena
8. Arena Square
9. Wembley Park Boulevard
10. Brent Civic Centre & Library
11. Market Square
12. Olympic Way

NORTH WEST VILLAGE

PHASE 2 now focuses on North West Village where a new residential neighbourhood will form, developed in phases. In total over a thousand new homes will create a new community where residents enjoy private gardens and new shared public spaces. At the heart of the village will be 'London Square' a central landscaped community park over 1 hectare in size. North West Village will also provide new local shops, restaurants and leisure spaces to further complement the Wembley Park offering.

PHASE 3 will focus on 'The Eastern Lands' based on the consented masterplan. This provides for further public spaces and parkland settings surrounded by residential development and provision for the creation of a new school. The total residential development within the planning consent at Wembley Park is for over 5,000 new homes, built out in a phased sequence and supported by new shops, restaurants, leisure, public realm and community facilities.



PHASE 1 is complete and has delivered a principally entertainment and leisure focused zone that has revitalised Wembley Park with new shops, restaurants, a hotel, civic centre and leisure venues; all linked by new relaxing tree-lined boulevards and public spaces.

Super convenient



A dynamic new
neighbourhood
with a great
sense of place
and energy

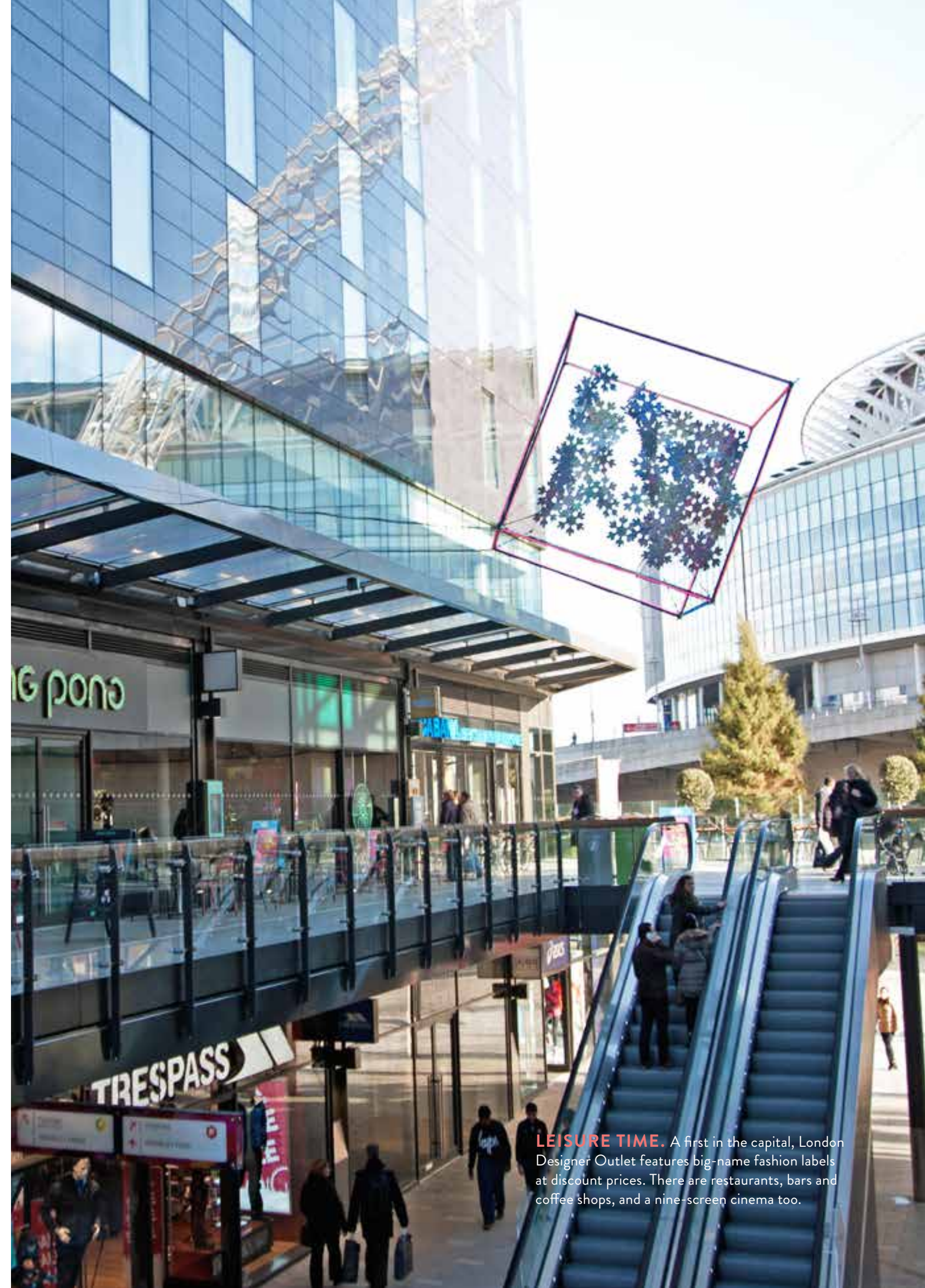


Wembley Park is an exciting and enjoyable area to spend time exploring. There's a fantastic sense of place created by its well-designed and well-served environment. It's also well cared for and safe and provides an ideal setting for a growing, modern community.

Savvy shoppers head straight for retail heaven at the capital's unique shopping destination – London Designer Outlet. Featuring many of the best names in fashion and homewares, you don't have to look far to find a bargain. With its sleek

modern architecture, this smart new shopping centre is home to more than 70 stores offering great prices with discounts of up to 70%. Household names include Marks & Spencer, Nike, Gap, Clarks, Superdry, LK Bennett, Guess and Adidas.

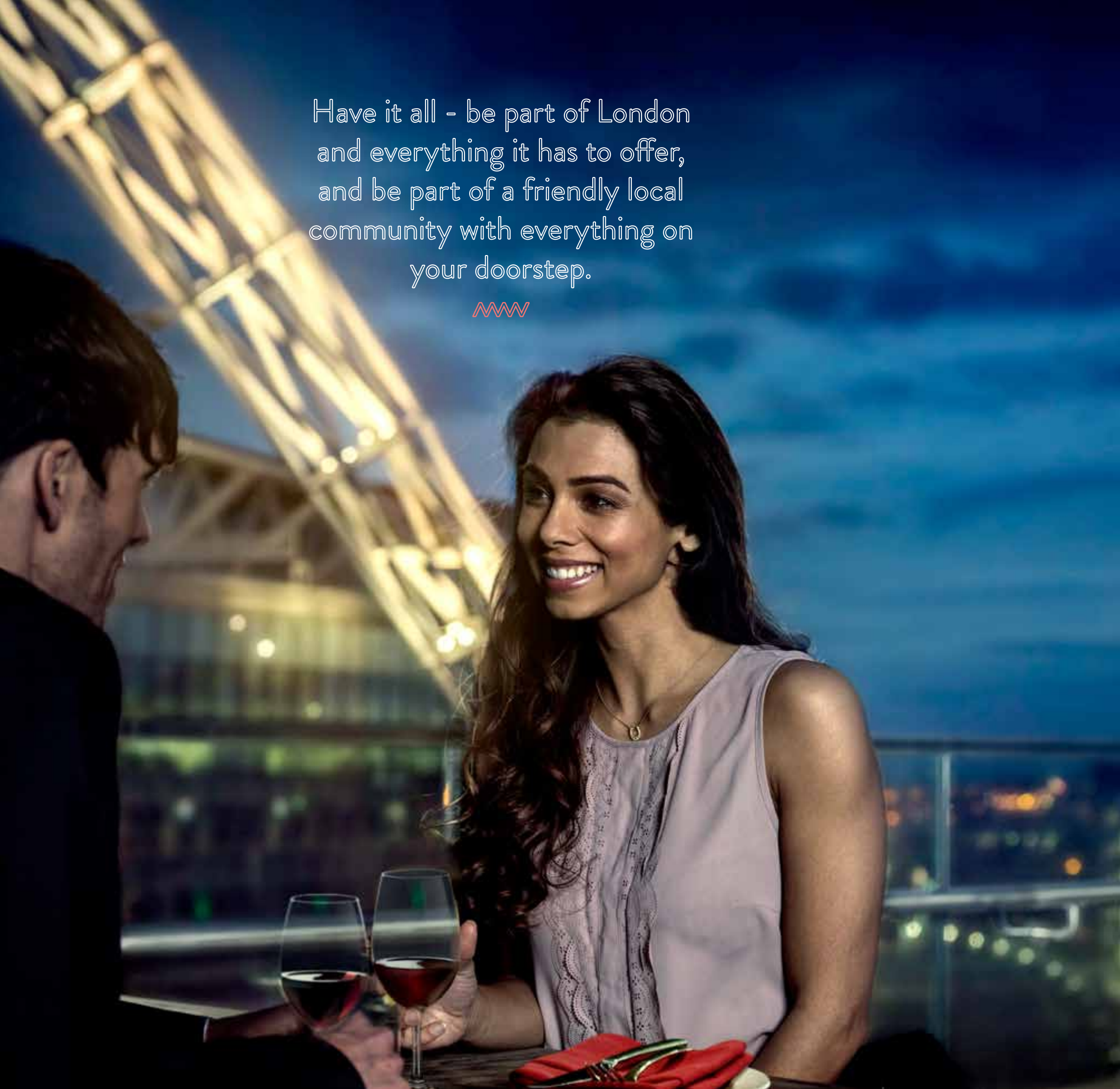
For everyday convenience and life's necessities, the choice of Wembley Park's other neighbourhood shops means you'll never have to travel more than a few minutes from home for supermarkets, a bakery, a pharmacy and more.



LEISURE TIME. A first in the capital, London Designer Outlet features big-name fashion labels at discount prices. There are restaurants, bars and coffee shops, and a nine-screen cinema too.



BIG NAMES. All now open at Wembley Park, the best names in shopping and leisure.



Have it all - be part of London
and everything it has to offer,
and be part of a friendly local
community with everything on
your doorstep.



When you're in the mood for good food, meeting friends for lunch or going out for supper after work, there's a cosmopolitan selection of restaurants, bars and coffee shops here. All within a short walk, the choice of restaurants includes Ping Pong for modern Chinese food, the Brazilian barbecue specialist Cabana, American restaurant and bar Coast to Coast and Las Iguanas for Latin American classics. Find your favourite coffee shops too from Cafe Nero to Starbucks. The entertainment doesn't stop there as there is the nine-screen Cineworld making it easy to catch up on all the latest blockbusters and you'll be home before the film credits stop rolling.

Best of all, the Wembley Park resident privilege card will be a big bonus, providing early access to buying tickets for big events and a range of exclusive discounts across Wembley Park's amenities.

Along with the shops, restaurants, arena and stadium, the area comes alive with a year-round diverse programme of outdoor events. Artisan street markets, food festivals, community activities and big, public events such as the high-energy charity Color Run bring Londoners together and confirm Wembley Park's status as a major leisure and entertainment destination in the capital.



FREETIME. For every occasion there's a choice of restaurants and the nine-screen cinema is so close you'll be home before the credits finish rolling.



*A great new village
community for
London*

NORTH WEST VILLAGE



Living in London's best new village



There's always plenty
happening when
you feel like going
out, and it's cosy
and quiet when you
choose to stay in.



A brilliant London community in the making, North West Village will be a place to put down roots, make new friends and enjoy all the best that Wembley Park has to offer right on your doorstep. Combining smart planning with modern architecture and design, this new London village will be home to thousands of high-quality apartments set around secluded green spaces.

From the minute you wake up, you'll know you're living in a neighbourhood that puts quality of life at the top of the agenda. Every day you'll walk along tree-lined streets and through the landscaped gardens, pass the specially commissioned artworks on the way to the tube, and always have plenty to do locally from shopping and eating out, to catching up on the latest films and enjoying the artisan markets.

It's a neighbourhood to be proud of. Everything has been carefully thought through making this a place you'll love your friends and family to share and visit.



Emerald Gardens



Take life at your own
pace and enjoy the
sense of wellbeing.



The first phase of North West Village, Emerald Gardens, has been inspired by London's famous garden squares and comprises 475 well-designed homes set around an acre of green space.

From the moment you leave the streets outside and enter the secluded garden, you are entering a calming space with its great sense of wellbeing. It's a place where you can choose to take life at your own pace - relaxing under a shady tree or walking to work.

The homes have a full range of services from a concierge and residents' club to dedicated, high-speed broadband, and there's even wi-fi in the gardens.



A new green oasis in the city



Whether you are into yoga or running,
taking a stroll or relaxing on a bench,
attractive landscapes with plenty of green
space lift the spirits.



Among the many stand-out features of Emerald Gardens is the design of homes set around a beautiful landscaped garden which changes with the seasons. With its shady trees, pretty flower beds, large lawns and tranquil water feature, the acre of central garden is not just good to look at, it's a great place to meet up with neighbours, enjoy a picnic with friends or simply chill out with a book.

Care for the environment has been given a high priority too and makes the best use of natural resources to keep the cost of living here efficient. To reduce your energy bills, homes incorporate high levels of insulation, AAA eco rated appliances and low-lighting, while smart meters enable you to keep a watch on levels of electricity consumption. Bathrooms feature low-water use WCs and rainwater is collected to provide irrigation for the gardens.



Where the living is easy



Taking the stress out of modern living, services and amenities on site give you the freedom to get on with life. In the hotel-style lobby, a concierge takes care of deliveries, messages and security. Meanwhile, the 16-seat cinema and residents' club room are great places to make new friends and relax. The club is ideal for informal

business meetings too, and our dedicated, high-speed broadband means you always stay connected. Then for toning up or winding down, the well-equipped gym includes a full suite of cardio, resistance and weight machines to help with your health regime.




AMENITIES

- 24-hour concierge and security service
- Residents' club room
- 16-seat private cinema
- Fully equipped gym
- Fibreoptic superfast dedicated broadband
- Secure underground car parking, subject to availability
- Secure underground bicycle storage
- Wembley Park resident privilege card



THE LOBBY. In the hotel-style lobby and reception the concierge takes in deliveries and provides security.



*Designed for the
way that busy
people want to live*

CEDAR
HOUSE

Cedar House



This landmark building at Emerald Gardens has commanding views across Wembley Park to the stadium. An elegant addition to the landscape, Cedar House with its sleek, modern lines rises to 13 storeys and offers outside space for most apartments with balconies or timber-decked terraces.

Completing the building's distinguished look, the external finish is traditional brick, the handsome material that's been integral to London's architectural fabric for centuries. The richly textured dark brown brick contrasts with the pale gold aluminium window surrounds. The top three floors are clad entirely in the pale gold to finish the building with a distinctive crown.

Apartment interiors have been designed with impressive care down to the last detail. Reflecting how busy people want to live, there's open-plan living space and thoughtful touches including built-in storage space, contemporary lighting including downlights throughout, fiberoptic superfast broadband, smart meters to help keep energy bills low, and state-of-the-art security with CCTV and key-fob controls for main entrances.





Imagine living in a place where every detail has been thoughtfully considered to make life as easy, comfortable and convenient as possible. Big floor-to-ceiling windows bring in lots of natural light and open to outdoor balconies and terraces in

most apartments. The neutral colour scheme and wood flooring make the perfect backdrop to your furniture and belongings so it's easy to add your own stamp of personality.



The open-plan living area layout makes entertaining easy and cooking sociable. Because it's the little details that make all the difference, kitchens are planned to make cooking effortless. Features

include high-quality, integral Bosch appliances, recycling facilities, hardwearing Silestone worktops and sleek, handleless kitchen cabinets.



Bedrooms are designed as a sanctuary away from the pressures of the day. The subtle colour palette and luxurious wool carpet calm the mood, and rooms include high-quality, designer fitted-

wardrobes. Two-bedroom apartments feature well-specified ensuite shower rooms with walk-in showers, heated towel rails, stone vanity tops and full floor to wall tiling.

Attention to every detail makes life as easy and convenient as possible.



Whether you are winding down at the end of the day or need an invigorating shower to kick start the morning, the great design makes this a wonderful place for bathing. Details include full tiling to walls and floors including glazed feature wall tiles, heated towel rails and mirrored cabinets with inbuilt LED lighting.



Creating London



Quintain

Quintain is a London property investment and development company, committed to creating great places where people can enjoy their busy lives. The company listed on the London Stock Exchange in 1996 and has a current market capitalisation in excess of £0.5 billion with gross property assets of approximately £0.9 billion. Our investments are in London commercial and residential property and an award winning student accommodation portfolio.



Residents will get amazing views at Quintains Wembley Park.



HILTON HOTEL. The new 4* Hilton London Wembley opened in summer 2012.



DEVONSHIRE HOUSE, opposite the Ritz Hotel on Piccadilly, W1. Refurbished and let by Quintain for record rents in 2012.

At Quintain, we have built a great team to deliver the very best experience at North West Village and Wembley Park; whether as a visitor to the iconic Wembley Stadium or Wembley Arena, a guest at the 4* Hilton Hotel or, now, a resident at the exciting North West Village. With its iconic history, great transport links and proximity to central London, Wembley Park is emerging as a new London district.

Recent additions to Wembley Park include the opening of the new London Designer Outlet with its popular high street brands, nine screen cinema, and a great choice of coffee shops and restaurants, that complement the 660 student rooms and the 4* Hilton London Wembley, opened in 2012.

Quintain's commitment is to providing great quality and value, so you know your investment is

secure. At North West Village our designers include GRID Architects who have created highly desirable modern apartments, The Manser Practice – specialists in interior design, and Fabrik landscape architects who have designed inspiring gardens and public spaces.

Our lettings team have been active in the Wembley market since 2008 and currently operate at 98% occupancy rates for the apartments we manage on behalf of 150 private landlords. And our experienced estate management team has facilitated every major event at Wembley Park for the last 10 years and now manages the daily demands of the new outlet centre.

The combination of dedicated teams and great talent ensures that North West Village will be a great place to live for generations to come.



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Disclaimer:

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IMPORTANT NOTICE

The developer gives notice that:
1. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or

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regulation or other consents. Purchasers must satisfy themselves by inspection or otherwise. 3. These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes

could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

Wembley Stadium, the arch and the England team are all properties of The FA Group.

