

A STYLISH SELECTION OF 1 & 2 BEDROOM CONTEMPORARY APARTMENTS AND
3 BEDROOM DUPLEXES AND 3 STOREY TOWNHOUSES - IDEALLY LOCATED IN NORTH LONDON



PARKSIDE PLACE

— WEMBLEY —



COUNTRYSIDE
Places People Love

LIVING AT PARKSIDE PLACE, WEMBLEY

Situated in the desirable and well-connected location of Wembley, Parkside Place is now in its final exciting phase of development. Consisting of 1 & 2 bedroom apartments, 3 bedroom duplexes and 3 storey townhouses, Parkside Place is suitable for all types of buyer from first time buyers and families to investors.

Whether it be an apartment, duplex or house, each feature either a private balcony, a terrace or a delightful garden.

Designed to contemporary and environmental standards, and built using modern construction methods, Parkside Place uses an attractive variety of materials throughout the development, including brick rendering in an array of colours and glass and steel features.

Car parking is available to purchase on selected plots only subject to terms and conditions.

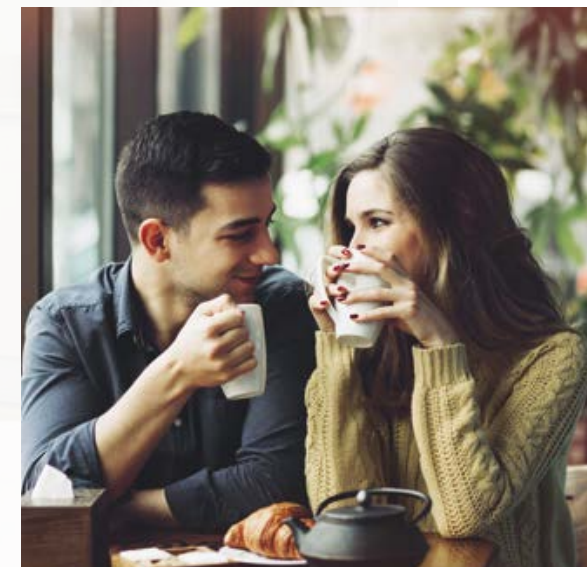
Parkside Place provides contemporary interiors, modern design and flexible light-filled living spaces. It boasts the right mix of style and comfort to create a home that is as beautiful as it is practical.

Each apartment has an open plan living area benefiting from a fully-fitted kitchen with integrated appliances and contemporary gloss units as well as sleek bathrooms and en suites.*

All our homes come with flooring throughout as standard and provide a living space perfect for your individual needs.

INSPIRATIONAL DESIGN FOR CONTEMPORARY SPACES

* Selected plots only



Interior is from another Countryside development



OUR SPECIFICATION



DECORATION

- Timber effect flooring in the kitchen, living areas and hallways (apartments only)
- Timber effect flooring in living areas and hallways. Porcelain floor tiles in the kitchen (houses only)
- Carpets fitted to all bedrooms
- Vinyl matt emulsion to living room walls; vinyl silk emulsion to kitchen walls and anti-fungal vinyl matt emulsion to bathroom walls
- Skirtings and architraves painted satin white

WINDOWS, DOORS AND WOODWORK

- Double glazed timber window frames
- Walnut finished entrance door to individual apartments
- Internal doors satinwood painted with brushed chrome door furniture

ELECTRICAL

- Power points and electrical fittings conveniently positioned throughout
- TV and Sky+ points to living room and master bedroom
- TV points to all other bedrooms
- Telephone points to living area and master bedroom

KITCHEN

- Contemporary stone grey fitted kitchen featuring handleless gloss base and tall units, alongside textured grain wall units
- Reconstituted stone worktops with matching upstand and splashback
- Bowl-and-a-half under-mounted sink with chrome mixer tap
- Brushed steel single electric oven and single microwave oven
- Brushed steel double electric oven and single microwave oven (3 bedroom duplexes and houses only)

- Integrated telescopic extractor hood
- Integrated A+ rated fridge and freezer
- Dishwasher A+ or A-rated depending on size
- Washer/dryer free standing in hall cupboard (apartments only)
- Integrated washer/dryer in houses only
- LED downlighters to ceilings and under-cupboard lighting

BATHROOM AND EN SUITE*

- White sanitaryware with contemporary chrome accessories
- Feature shelf, bath panel, counter top and mirror fronted cabinets in Driftwood
- White back-to-wall soft-close toilet with dual flush concealed cistern
- White bath with chrome shower mixer
- Thermostatic shower mixer with shower tray and shower screen (en suite only)

- White semi-recessed basin with chrome mixer tap
- Ceramic tiles to floor and walls; full height to bath/shower and half height to other walls
- Chrome finish heated towel radiator
- Shaver point

MASTER BEDROOM

- Fitted wardrobes

EXTERIOR

- Ground floor terraces, balconies and terraces at upper levels are paved

COMMUNAL AREAS

- Entrance lobbies have ceramic flooring and heavy-duty slate coloured carpets to stairs, upper floor lobbies and corridors

- Door to entrance lobby is security rated with access control
- Corridors painted neutral with walnut veneered communal doors
- Lifts feature brushed steel doors with a mirrored wall and ceramic tile floor

NHBC 10-YEAR WARRANTY

Our homes are built to National House-Building Council (NHBC) standards, the technical benchmark for all newly-built homes.

The standards provide guidance on every part of the building process from foundations to decoration including tolerances, performance and technical standards. To find out more visit www.nhbc.co.uk/Builders/ProductsandServices/TechnicalStandards. We also carry the NHBC Warranty (Buildmark) against structural defects for a 10-year

period following the date of legal completion.

Further information can be found on www.nhbc.co.uk/Warrantiesandcover/Homeowners/WhatdoesBuildmarkcover.

Your interests are additionally covered by the Consumer Code for Home Builders which we adhere to. The Code ensures all new home buyers are treated fairly at all times, are given reliable information, know what service levels to expect and know how to access the dispute resolution scheme. We also comply with the new legislation when selling to the vulnerable. For more information go to consumercodeforhomebuilders.com



CONSUMER CODE FOR HOME BUILDERS

*On selected plots only. Certain flat windows will be fixed shut due to AOV fire strategy and safety. These particulars should be treated as general guidance only and should not be relied upon as statements or representations of fact. We operate a policy of continuous product development and individual features may vary. We recommend intending purchasers satisfy themselves, by personal inspection or otherwise, as to the correctness of these particulars. Please ask Sales Consultants for detailed information regarding specific properties. Countryside reserves the right to amend specifications as necessary. All images shown are from previous Countryside developments.

Every care has been taken in the preparation of this brochure. The details contained therein are for guidance only and should not be relied upon as exactly describing any of the particular material illustrated or written by any order under the Consumer Protection from Unfair Trading Regulations 2008. This information does not constitute a contract, part of a contract or warranty. Countryside operates a programme of continuous product development. Features, internal and external, may vary from time to time and may differ from those shown in the brochure. October 2016.

THE BIGGER PICTURE

Parkside Place is perfectly located for you to step outside and start discovering all that Wembley and the local area has to offer.



1.5 miles LONDON DESIGNER OUTLET

1.5 miles WEMBLEY STADIUM STATION

1.3 miles WEMBLEY CENTRAL STATION

1.1 miles WEMBLEY HIGH ROAD

1.6 miles WEMBLEY STADIUM

0.5 miles SUDBURY GOLF CENTRE

0.2 miles BARHAM PARK

PARKSIDE PLACE
— WEMBLEY —

0.4 miles SUDBURY TOWN STATION

0.5 miles VALEFARM SPORTS GROUND

0.3 miles SUDBURY TOWN CENTRE

0.2 miles SUDBURY & HARROW ROAD STATION



17 mins LONDON MARYLEBONE VIA SUDBURY AND HARROW ROAD STATION



33 mins GREEN PARK VIA SUDBURY TOWN UNDERGROUND ON THE PICCADILLY LINE



37 mins COVENT GARDEN VIA SUDBURY TOWN UNDERGROUND ON THE PICCADILLY LINE



47 mins LONDON ST PANCRAS VIA SUDBURY AND HARROW ROAD STATION



PARKSIDE PLACE, BARHAM PARK, WEMBLEY

Horse Guards Parade from St. James' Park



11 miles M40 / M25



12 miles HEATHROW AIRPORT

CAPITAL CONNECTIONS ON YOUR DOORSTEP

Parkside Place is well-connected with great access to public transport, and provides the perfect opportunity to explore the local area and beyond.

Located only 0.4 miles from the nearest tube station, Sudbury Town, with links into central London via the Piccadilly line, you can be in Covent Garden in 37 minutes. Couple that with the overground station, Sudbury and Harrow Road, only 0.2 miles from your new home providing links to London Marylebone in just 17 minutes, and you will be spoilt for choice.

Not to be overshadowed by the train links, Parkside Place is also located on a regular bus route, and with many amenities within walking distance, getting around town couldn't be easier.

Distances are taken from www.google.co.uk/maps. Rail journey times are taken from www.nationalrail.com

SCORE BIG ON LEISURE

At Parkside Place you have easy access to a whole host of leisure opportunities that only a location as dynamic and diverse as Wembley can provide.

Modern, eclectic and impressive architecture forms the backdrop under which everything from haute couture to haute cuisine is on offer. There is an abundance of options for every person working in or exploring this exciting and beautiful part of the capital.

But you simply can't mention Wembley without referring to one of our nation's favourite sporting pastimes - football. Wembley is home to our world-famous national stadium and Wembley Arena entertainment venue.

WEMBLEY'S DESIGNER OUTLET VILLAGE

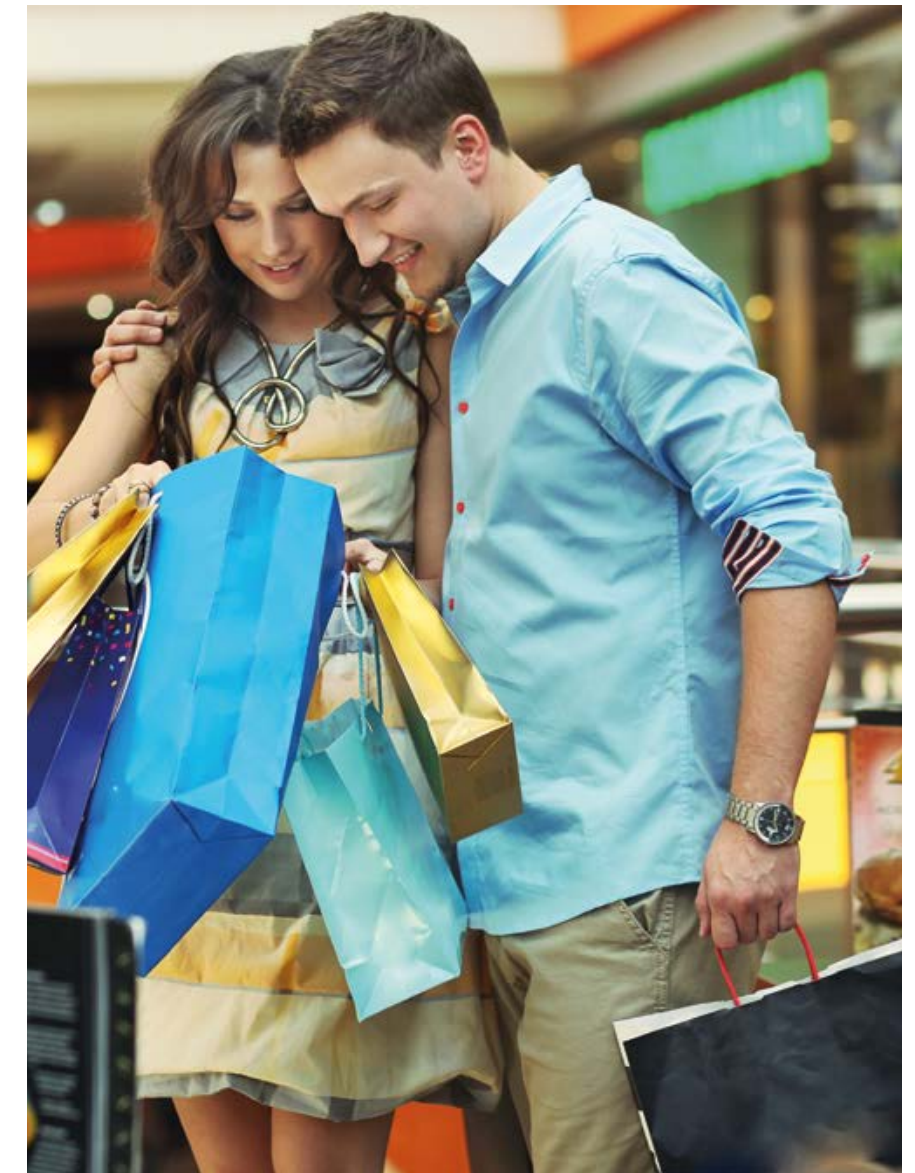
WHERE FASHION MEETS FUN

Boasting 75 outlets, 15 eateries, a nine-screen Cineworld complex, and up to 70% off normal prices at leading high street stores, the Wembley Designer Outlet Village is open every day and attracts around 95,000 people who shop and socialise there every week.

At Parkside Place, you are perfectly placed to explore the 350,000 sq ft centre. Fashion stores such as Guess, Superdry, Kurt Geiger, The North Face, Without Prejudice and Nike will ensure you are spoilt for choice.

Finish the day by socialising with friends over a bite to eat with a superb choice of coffee shops and restaurants including Caffè Nero, Costa, Pizza Express and Wagamama, or catch a film at the state-of-the-art cinema complex. You will always find something to pass your time at this fantastic new complex.

LONDON DESIGNER OUTLET



SHOPPING AS IT SHOULD BE

If fashion is your passion, Wembley is the perfect place to shop! It boasts several shopping centres along with the bustling Wembley High Road, filled with mainstream fashion stores and independent outlets. Ideally located close to Harrow on the Hill and Sudbury, which are packed full of boutiques.

Wembley is also home to the very first Ikea and one of the largest branches of Tesco in England. Shopping haven Brent Cross is based here too, housing over 120 stores including John Lewis and Marks & Spencer – all less than three miles from your front door.





LET'S EAT!

Whether you're catching up with friends or having a romantic meal for two, there is an abundance of eateries to tickle your taste buds in Wembley.

This diverse and multi-cultural part of the capital has many culinary influences from around the world, making it one of the most sought-after places for foodies.

Wembley boasts a large number of Indian restaurants, mostly located around Ealing Road and the High Road, with Masti rated one of the best locally.

There is also a variety of very good value restaurants and cafes serving delicious English, Middle Eastern, Caribbean and African cuisines.

For breakfast or brunch, a visit to Sugar Mill Desserts for their legendary pancakes, waffles and French toast is recommended, and for a leisurely lunch choose one of Wembley's many gastro pubs, such as BurgerFi which offers an unparalleled, up-market fast food experience.

If you're looking for something glitzy, Sky Bar 9 at the top of the Hilton is the perfect spot to enjoy the sun with a glass of Pimms.





Replacing a previous owner's idea of 'interior design' can be a costly and time-consuming process. Move into a brand new home on the other hand, and you have the perfect blank canvas just waiting for you to make your home your own.

No Nasty Surprises

Buy a new home from us and there'll be no nasty surprises or extra maintenance costs waiting for you and you'll have the peace of mind of a 10-year NHBC guarantee. Buy a second-hand home, and who knows what you could be faced with?

Building a Better Future

We create quality, eco-friendly and sustainable homes in the best locations. Our outstanding range of new homes is designed for modern living with lower environmental impact and running costs and low maintenance. These provide compelling reasons to choose a new Countryside home.

WHY BUY NEW?

LONDON HELP TO BUY*



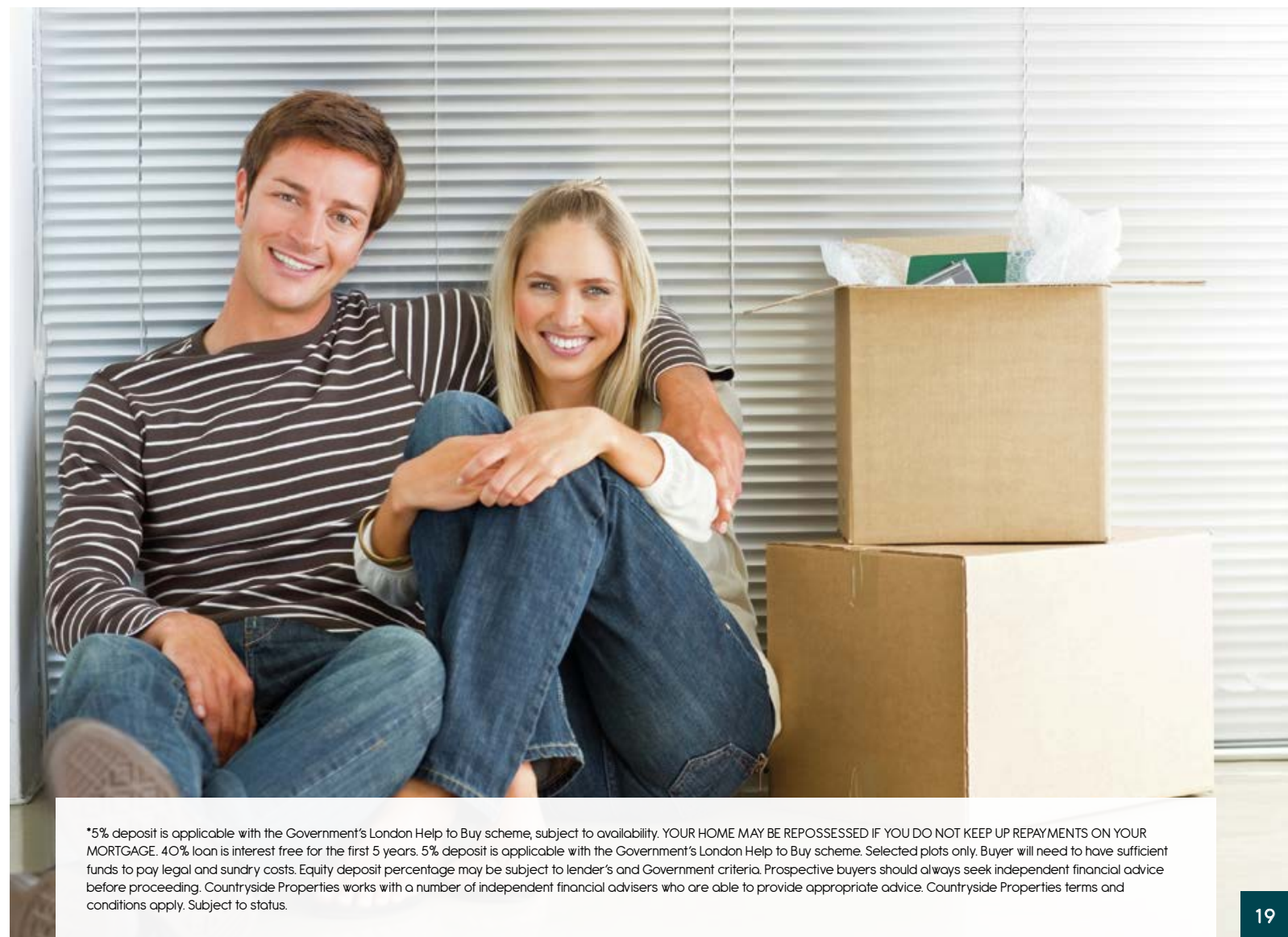
Backed by HM Government

London Help to Buy is the Government-backed scheme by the Homes and Communities Agency (HCA) who are working with selected developers to make it easier for you to buy a new home.

Whether you are a first time buyer or an existing home owner looking for more space, this low deposit scheme can help you get the extra help you need. Moving onto or up the property ladder is now more affordable.

Here is how a one bedroom apartment could be yours!

You	5% Deposit
Help to Buy	40% Government Equity Loan
Mortgage Lender	55% Mortgage
Parkside Place Home	100% Dream Home



*5% deposit is applicable with the Government's London Help to Buy scheme, subject to availability. YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE. 40% loan is interest free for the first 5 years. 5% deposit is applicable with the Government's London Help to Buy scheme. Selected plots only. Buyer will need to have sufficient funds to pay legal and sundry costs. Equity deposit percentage may be subject to lender's and Government criteria. Prospective buyers should always seek independent financial advice before proceeding. Countryside Properties works with a number of independent financial advisers who are able to provide appropriate advice. Countryside Properties terms and conditions apply. Subject to status.

COUNTRYSIDE REGENERATING LONDON

At Countryside we believe that where we live matters. We're passionate about creating places people aspire to live, that deliver enduring value and where people feel a true sense of belonging.

All our developments and homes carry a signature style and character, designed to work for the way people live today with materials that reflect our commitment to quality. Our exacting standards and sustainable credentials combine to create places that will stand the test of time.

From the character of the homes we build to the planning of environments and the unique detailing of the landscape, our creative approach to place making creates places where people feel at home, providing a greater sense of belonging, spirit of neighbourhood and quality of life for everyone who lives in and around our developments.

Countryside has unrivalled expertise in estate regeneration having undertaken more than 35 mixed-tenure and mixed-use schemes with local authorities and housing associations. As a result the Group is able to bring to its partners an unparalleled depth of experience and skill.

We recognise that estate generation is extremely challenging and requires considerable expertise and resources to ensure success.

It also requires a commitment to working with local communities - helping them to create places where people want to live.

We create places people love.



COUNTRYSIDE
Places People Love



Silverpoint, Edmonton



Acton Gardens, Acton



St Paul's Square, Bow

OUR CUSTOMER SERVICE

Countryside is committed to providing you, our customers, with quality homes.

The whole team is working to achieve one common goal: to ensure that you are satisfied and happy with your new Countryside home, from the moment that you make your reservation, to the day you move in and beyond. No matter who you are dealing with, or what queries, questions or complaints you may have, you can be confident that our people and procedures will adhere to the terms of our Charter and the 'Consumer Code for Home Builders'. Copies of the 'Consumer Code for Home Builders' are available from our sales offices and via our website; a copy (also identifying where further guidance can be found) will always be provided to you upon reservation.

Our customer care begins at the outset, with our trained Sales Consultants who offer guidance on the legal process involved in buying a home and help with arranging mortgage finance through independent financial consultants.

Every Countryside home carries our commitment to quality and improvement. You have the added assurance of every Countryside home carrying the NHBC Warranty (Buildmark) against structural defects for a 10-year period following the date of legal completion.

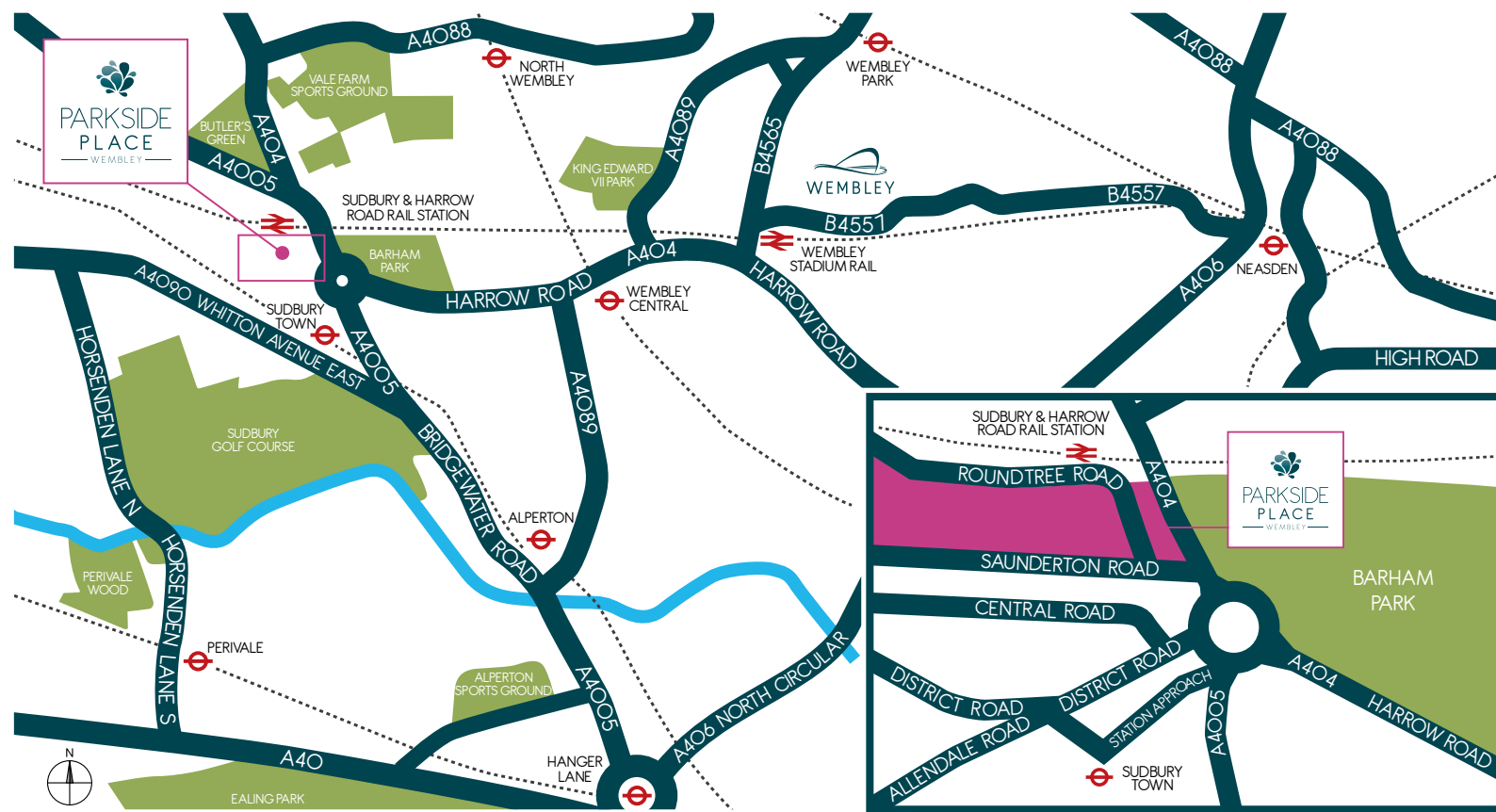
Each property is quality checked and commissioned by our dedicated Customer Care team before handover to its new owner.

Each new owner will be invited to meet the Countryside team prior to occupation to view a practical demonstration of their new home. Countryside offers a dedicated after-sales support team to offer advice on the best way to look after your new home in the future.

www.nhbc.co.uk

www.consumercodeforhomebuilders.com





DIRECTIONS TO PARKSIDE PLACE

BY TUBE

From Sudbury Town station which is 0.2 miles from Parkside Place, walk down Station Approach and turn left onto the A4005. At the roundabout take the second exit onto the A404. Parkside Place is on the left.

BY TRAIN

From Sudbury and Harrow Road Rail Station, which is 0.1 miles from Parkside Place, walk along the Harrow Road underneath the railway bridge. Parkside Place is on the right.

BY CAR

From Hanger Lane which is 2 miles from Parkside Place, take the exit onto the A4005 signposted Sudbury, Alperton. Continue along Bridgewater Road then at the roundabout take the exit signposted Sudbury and Harrow. The development is on the left.

For your Sat Nav HAO 2FU

PARKSIDE PLACE

98 Fishers Way, Wembley
London HA0 2FU

www.parkside-place.net



PARKSIDE
PLACE

— WEMBLEY —



COUNTRYSIDE

Places People Love