



PARKSIDE PLACE

— W E M B L E Y —

A STYLISH SELECTION OF
1 & 2 BEDROOM APARTMENTS

THE AYRTON BUILDING – PRELIMINARY



COUNTRYSIDE
Places People Love

Job Number

24480

Client

TWSE

JOB INFORMATION

Parkside Place PRELIM Brochure

JOB SIZE

210 x 297

ORIGINATED BY / DATE

VS 28 – 08 – 2014 (V1)

LAST AMENDED / PROOF NO

VS 29 – 08 – 2014 v12

STUDIO POC

Vicki



Barnham Park

TRANQUIL LIVING IN NORTH LONDON

Parkside Place delivers all the hubbub of London living alongside the glorious green space of one of the capital's loveliest parks, Barnham Park.

Offering a stylish mix of contemporary 1, 2 and 3 bedroom apartments and duplex apartments in the heart of a lively and exciting borough of London, these new homes bustle with character whilst benefitting from a fantastic specification and all the benefits of buying new.

Situated next to both main line and tube stations as well as being located on popular bus routes, discover world-class sporting venues, one of the UK's most famous events arena and a plethora of eateries, bars and shopping destinations.

You couldn't ask for a better location to call home.

DEVELOPMENT
LAYOUT

PRELIMINARY



- The Watkin Building - 1, 2 & 3 bedroom apartments and 3 bedroom duplex apartments
- The Ayrton Building - 1 & 2 bedroom apartments
- The Elvin Building - 2 & 3 bedroom apartments

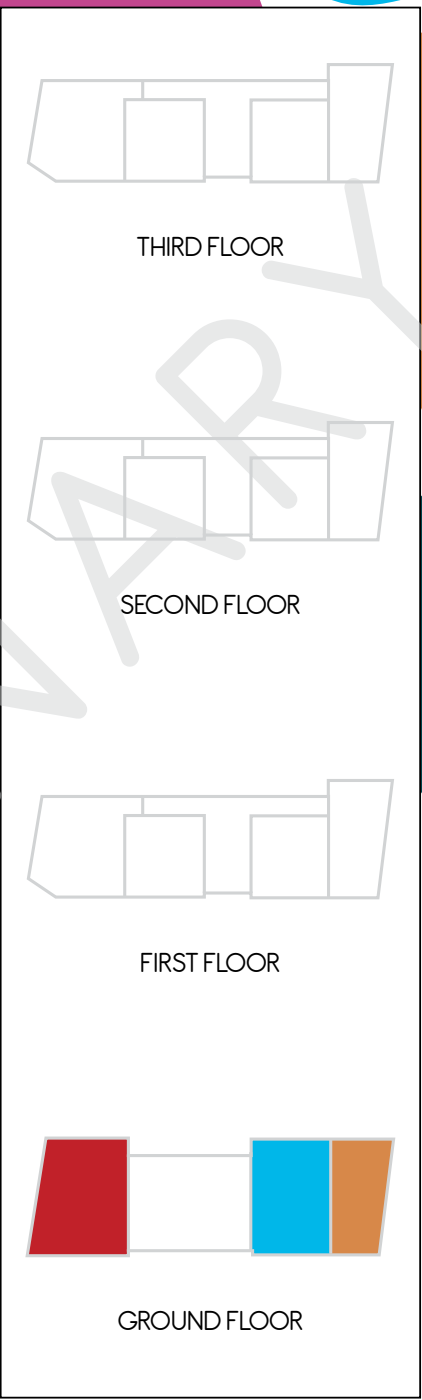
These particulars should be treated as general guidance and for illustrative purposes only and should not be relied upon as statements or representations of fact. All landscaping, road and paving shown are indicative. Roof finishes may vary from the illustrations. We operate a policy of continual product development and individual features may vary. We recommend intending purchasers satisfy themselves by personal inspection or otherwise, as to the correctness of these particulars. Areas of future residential deployment are shown for illustration only and are subject to planning. The site plan is not to scale.

THE WATKIN BUILDING & THE AYRTON BUILDING

PRELIMINARY

Computer generated image. All elevations, architectural detailing and landscaping are indicative only and may vary from the illustration.

THE AYRTON BUILDING GROUND FLOOR



PLOT 144

Kitchen*	4709mm x 3535mm	15'5" x 11'7"
Living / Dining	4762mm x 4397mm	15'7" x 14'5"
Master Bedroom	4093mm x 3157mm	13'5" x 10'4"
Bedroom 2*	4045mm x 3645mm	13'3" x 11'11"
Total Area	89.02m ²	960sq ft

PLOT 143

Kitchen	3837mm x 2369mm	12'7" x 7'9"
Living / Dining	4790mm x 4205mm	15'8" x 13'9"
Master Bedroom*	4627mm x 2749mm	15'2" x 9'0"
Bedroom 2	3700mm x 3255mm	12'1" x 10'8"
Total Area	77.48m ²	834sq ft

PLOT 142

Kitchen/Living / Dining*	5380mm x 4510mm	17'8" x 14'9"
Master Bedroom*	3685mm x 3405mm	12'1" x 11'2"
Total Area	53.04m ²	571sq ft

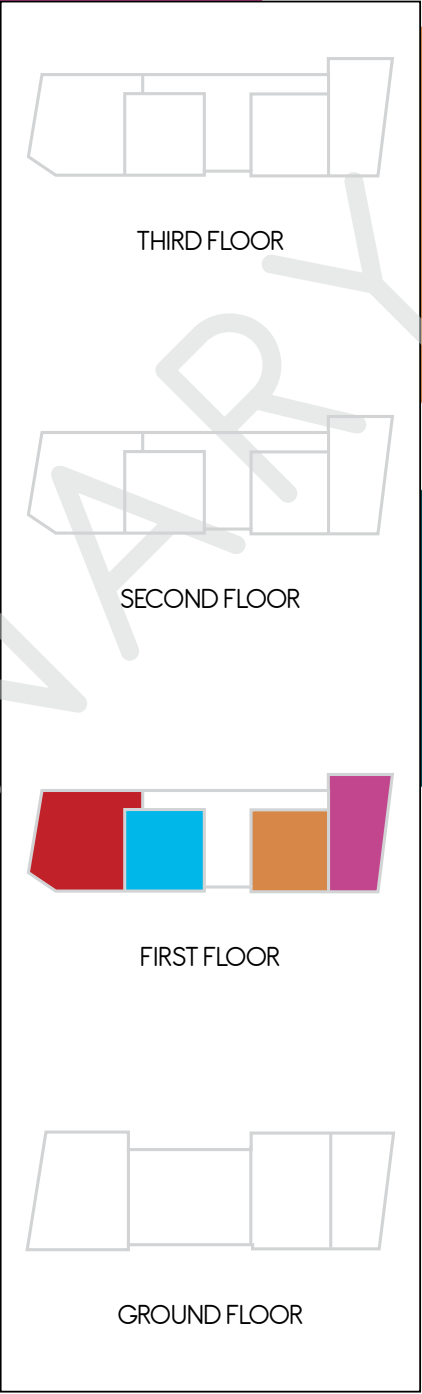
KEY CUP'D - Cupboard W/C - Cloakroom

*Maximum measurements. Some cupboards contain heating, ventilation units and washer/dryers, please speak to a Sales Consultant for details to specific plots.

All room sizes are approximate with maximum dimensions of finished measurements. Measurements have been taken into the kitchen units and are not intended for carpet sizes or items of furniture. Countryside operates a policy of continuous product development and all room layouts may be subject to minor modifications. Kitchen and furniture layouts shown are indicative. Please ask Sales Consultants for detailed information regarding specific properties.

THE AYRTON BUILDING

FIRST FLOOR



PLOT 148

Kitchen*	5150mm x 3295mm	16'10" x 10'9"
Living / Dining	4268mm x 3775mm	14'0" x 12'4"
Master Bedroom	3547mm x 2723mm	11'7" x 8'11"
Bedroom 2*	3547mm x 2725mm	11'7" x 8'11"
Total Area	77.23m ²	831sq ft

PLOT 147

Kitchen	3428mm x 2400mm	11'3" x 7'10"
Living / Dining	4990mm x 3503mm	16'4" x 11'6"
Master Bedroom	3590mm x 3509mm	11'9" x 11'6"
Total Area	54.5m ²	564.9sq ft

PLOT 146

Kitchen	3655mm x 2400mm	12'0" x 7'10"
Living / Dining	4990mm x 3655mm	16'4" x 12'0"
Master Bedroom	3590mm x 3500mm	11'9" x 11'6"
Total Area	53.5m ²	564.9sq ft

PLOT 145

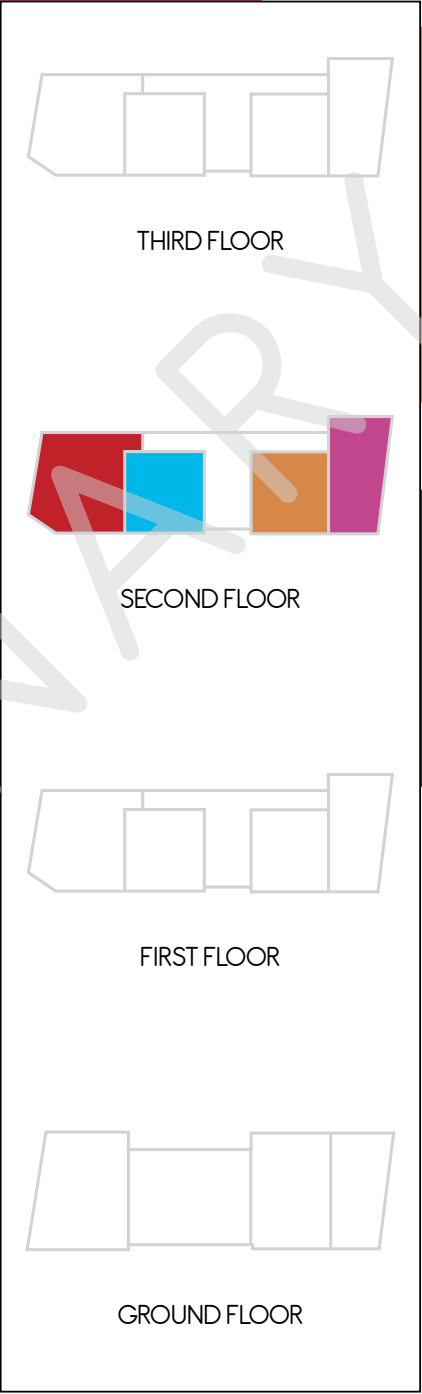
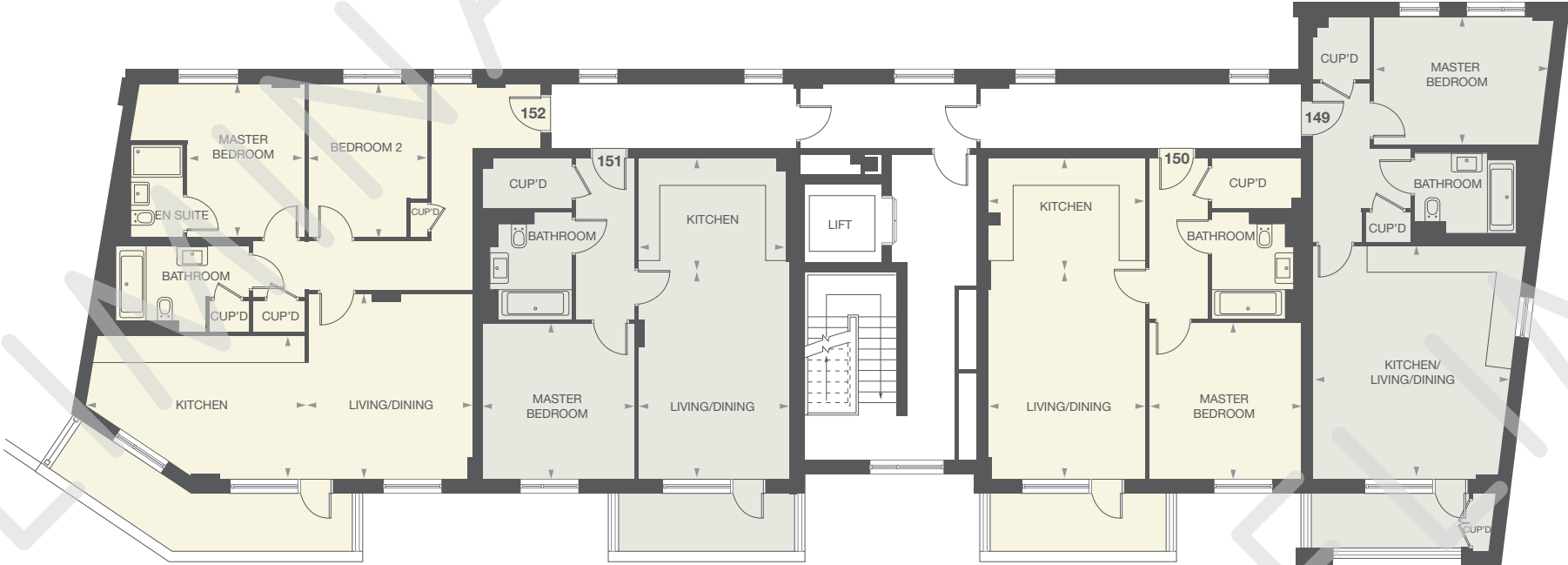
Kitchen / Living / Dining*	5387mm x 4639mm	17'8" x 15'2"
Master Bedroom	3987mm x 2970mm	13'1" x 9'9"
Total Area	53m ²	570.05sq ft

KEY CUP'D - Cupboard W/C - Cloakroom
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THE AYRTON BUILDING

SECOND FLOOR



PLOT 152

Kitchen*	5150mm x 3295mm	16'10" x 10'9"
Living / Dining	4268mm x 3775mm	14'0" x 12'4"
Master Bedroom	3547mm x 2723mm	11'7" x 8'11"
Bedroom 2*	3547mm x 2725mm	11'7" x 8'11"
Total Area	77.23m ²	831sq ft

PLOT 151

Kitchen	3428mm x 2400mm	11'3" x 7'10"
Living / Dining	4990mm x 3503mm	16'4" x 11'6"
Master Bedroom	3590mm x 3509mm	11'9" x 11'6"
Total Area	54.5m ²	564.9sq ft

PLOT 150

Kitchen	3655mm x 2400mm	12'0" x 7'10"
Living / Dining	4990mm x 3655mm	16'4" x 12'0"
Master Bedroom	3590mm x 3500mm	11'9" x 11'6"
Total Area	53.5m ²	564.9sq ft

PLOT 149

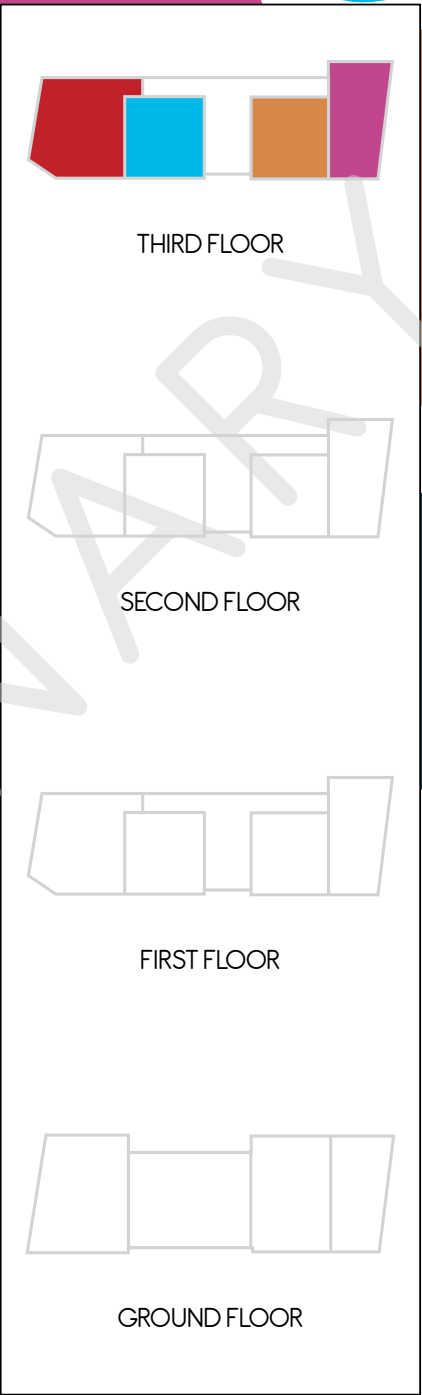
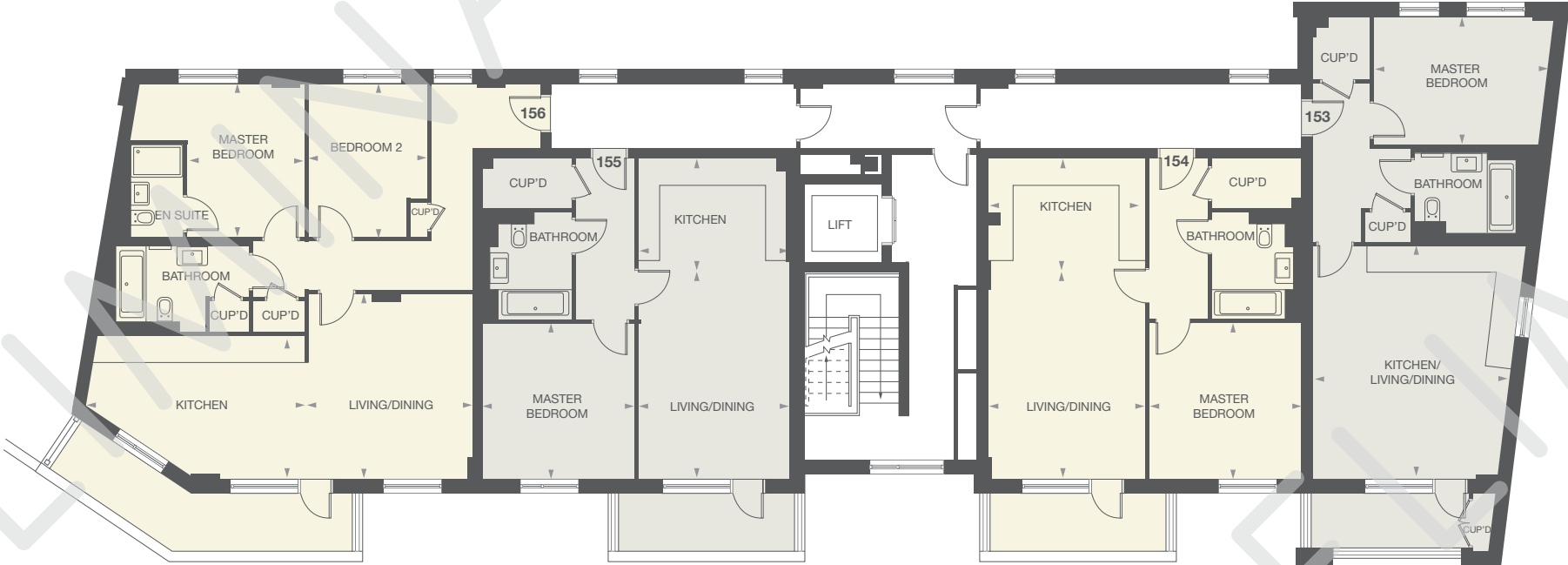
Kitchen/ Living / Dining	5387mm x 4639mm	17'8" x 15'2"
Master Bedroom	33987mm x 2970mm	13'1" x 9'9"
Total Area	52.87m ²	569.1sq ft

KEY CUP'D - Cupboard W.C - Cloakroom
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THE AYRTON BUILDING

THIRD FLOOR



PLOT 156

Kitchen*	5150mm x 3295mm	16'10" x 10'9"
Living / Dining	4268mm x 3775mm	14'0" x 12'4"
Master Bedroom	3547mm x 2723mm	11'7" x 8'11"
Bedroom 2*	3547mm x 2725mm	11'7" x 8'11"
Total Area	77.23m ²	831sq ft

PLOT 155

Kitchen	3428mm x 2400mm	11'3" x 7'10"
Living / Dining	4990mm x 3503mm	16'4" x 11'6"
Master Bedroom	3590mm x 3509mm	11'9" x 11'6"
Total Area	54.5m ²	564.9sq ft

PLOT 154

Kitchen	3655mm x 2400mm	12'0" x 7'10"
Living / Dining	4990mm x 3655mm	16'4" x 12'0"
Master Bedroom	3590mm x 3500mm	11'9" x 11'6"
Total Area	53.5m ²	564.9sq ft

PLOT 153

Kitchen/ Living / Dining	5387mm x 4639mm	17'8" x 15'2"
Master Bedroom	33987mm x 2970mm	13'1" x 9'9"
Total Area	52.87m ²	569.1sq ft

KEY CUP'D - Cupboard W/C - Cloakroom
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OUR SPECIFICATION IT'S ALL IN THE DETAIL

KITCHEN

- Contemporary fitted kitchen with handleless gloss base and tall units, matt wall units and contrasting solid Composite worktop with matching upstand
- One and a half bowl under-mounted stainless sink and chrome mixer tap
- Ceramic electric four-zone hob with solid Composite splashback
- Integrated telescopic extractor hood
- Two integrated combined oven/microwaves.*
- Fully integrated fridge and separate integrated freezer
- Fully integrated dishwasher
- Washer/dryer**
- Porcelain beige floor tiles
- Energy efficient recessed downlighters and flush downlights under some wall units

BATHROOM

- White double ended bath with gloss white bath panel and shower screen where over bath shower is provided†
- Wall mounted bath/shower controls with sliding shower rail or low level hose set†
- White wash basin set within wall hung two-drawer white gloss vanity unit with chrome mixer tap
- White WC with concealed dual-flush cistern
- Porcelain floor tiles
- Full height and width mirror above basin
- Full height porcelain tiles to bath area and half height on remaining area***
- Energy efficient recessed downlighters
- Heated chrome towel rail
- Shaver socket

EN-SUITE (WHERE APPLICABLE)

- White wall hung basin with chrome mixer tap
- White WC with concealed dual-flush cistern
- White shower tray with semi-frameless sliding door
- Chrome thermostatic shower mixer with sliding shower rail
- Full height and width inset mirror above basin
- Full height porcelain tiles to shower enclosure
- Porcelain floor tiles
- Low energy recessed downlighters
- Heated chrome towel rail
- Shaver socket



GENERAL FINISHES

- Frosted Birch Karndean flooring to hallway and lounge / dining areas
- Neutral carpet to all bedrooms
- Smooth finish ceilings painted with white emulsion
- Walls painted neutral matt emulsion to all areas except kitchen and bathroom where vinyl silk emulsion will be used.
- Skirtings and architraves painted satin white
- Internal doors painted satin white
- Sound Secure veneered front entrance door in Walnut
- Chrome finish internal door furniture throughout
- Aluminium clad timber windows with double glazing
- Smoke alarms and heat detectors positioned where required throughout
- Entryphone audio/visual control panel in hallway

COMMUNAL AREAS

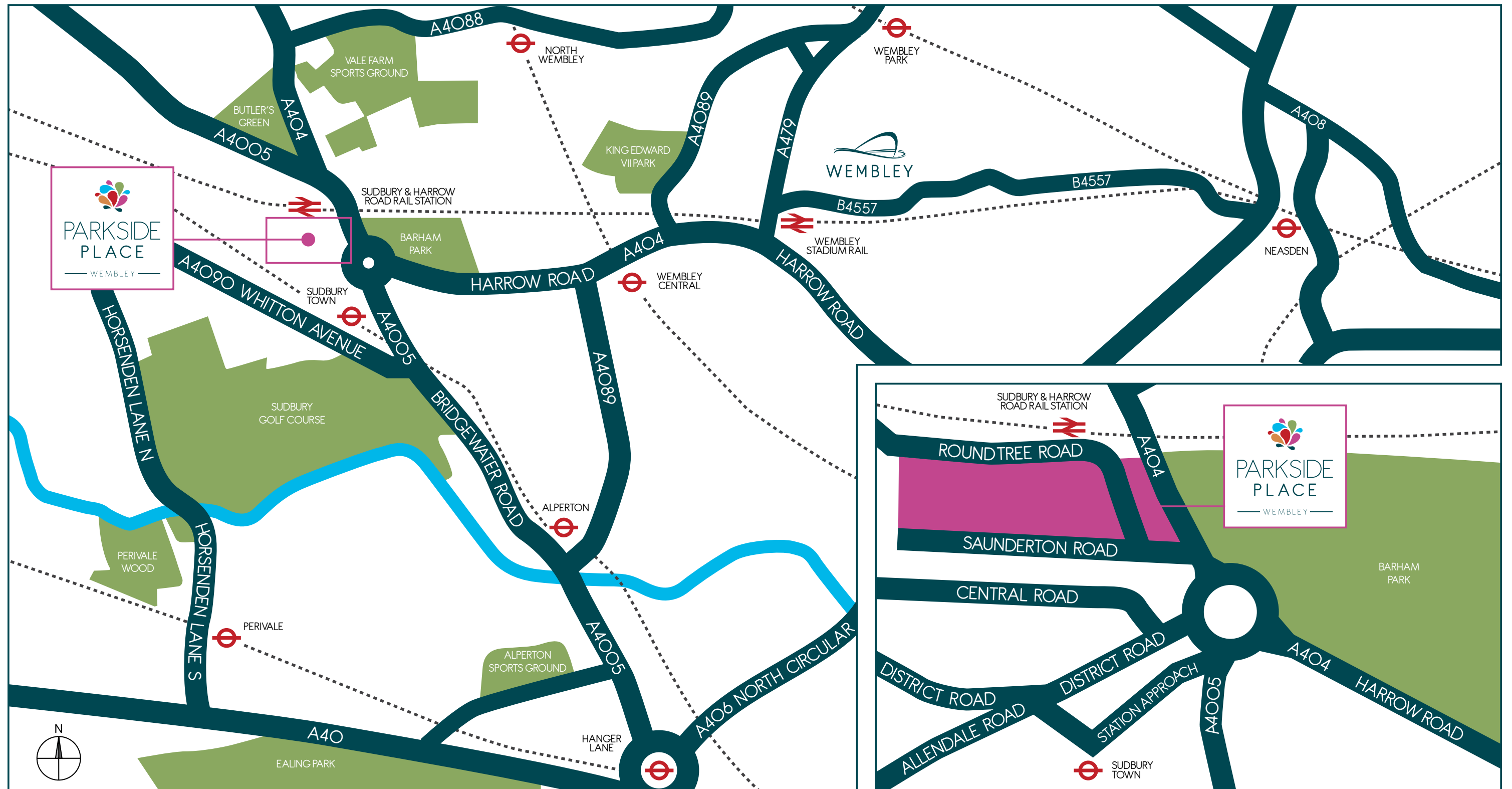
- Heavy duty slate coloured carpet to stairs, upper floor lobbies and corridors
- Ceramic floor tiles to main entrance lobbies
- Corridors painted in neutral matt emulsion
- Walnut veneer doors with brushed chrome door furniture
- Lifts with brushed steel doors
- Audio/visual entry system
- Slim line radiators with thermostatic valve
- Communal post boxes located in ground floor main entrance lobby
- Bicycle storage

ELECTRICAL, HEATING AND LIGHTING

- Power points and electrical fittings conveniently positioned throughout
- Slimline radiators with thermostatic valves. Heat and hot water is provided via a HIU (Heat Interface Unit) from Energy Centre
- Communal digital satellite and terrestrial TV with Sky and Sky+ points provided
- Digitally compatible TV/FM aerial points to lounge / dining areas and all bedrooms
- BT points to lounge / dining area and all bedrooms
- White recessed downlighters to hall within apartment, lounge / dining areas
- Pendant lighting to bedrooms
- External lighting to balconies and terraces



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HOW TO FIND US

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 two 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.

SAT NAV: HAO 2NB

The information in this document should be treated as general guidance only and should not be relied upon as statements or representations of fact. We operate a policy of continual product improvement and any individual features may vary as described by any order under the Consumer Protection from Unfair Trading Regulations 2008(CPR). Photography used throughout this brochure is indicative only. Internal imagery taken from previous Countryside showhomes. All times and distances quoted are approximate only and taken from both maps.google.co.uk and nationalrail.co.uk. Map not to scale. September 2014.

PARKSIDE PLACE
HARROW ROAD
WEMBLEY
LONDON HA0 2NB



COUNTRYSIDE
Places People Love