

# Freya House Wembley HA9

Winkworth

Development & Commercial Investment

HIGH YIELDING  
MIXED USE INVESTMENT





# FREYA HOUSE



Unique Freehold Block of 16 Residential Apartments & Commercial Space



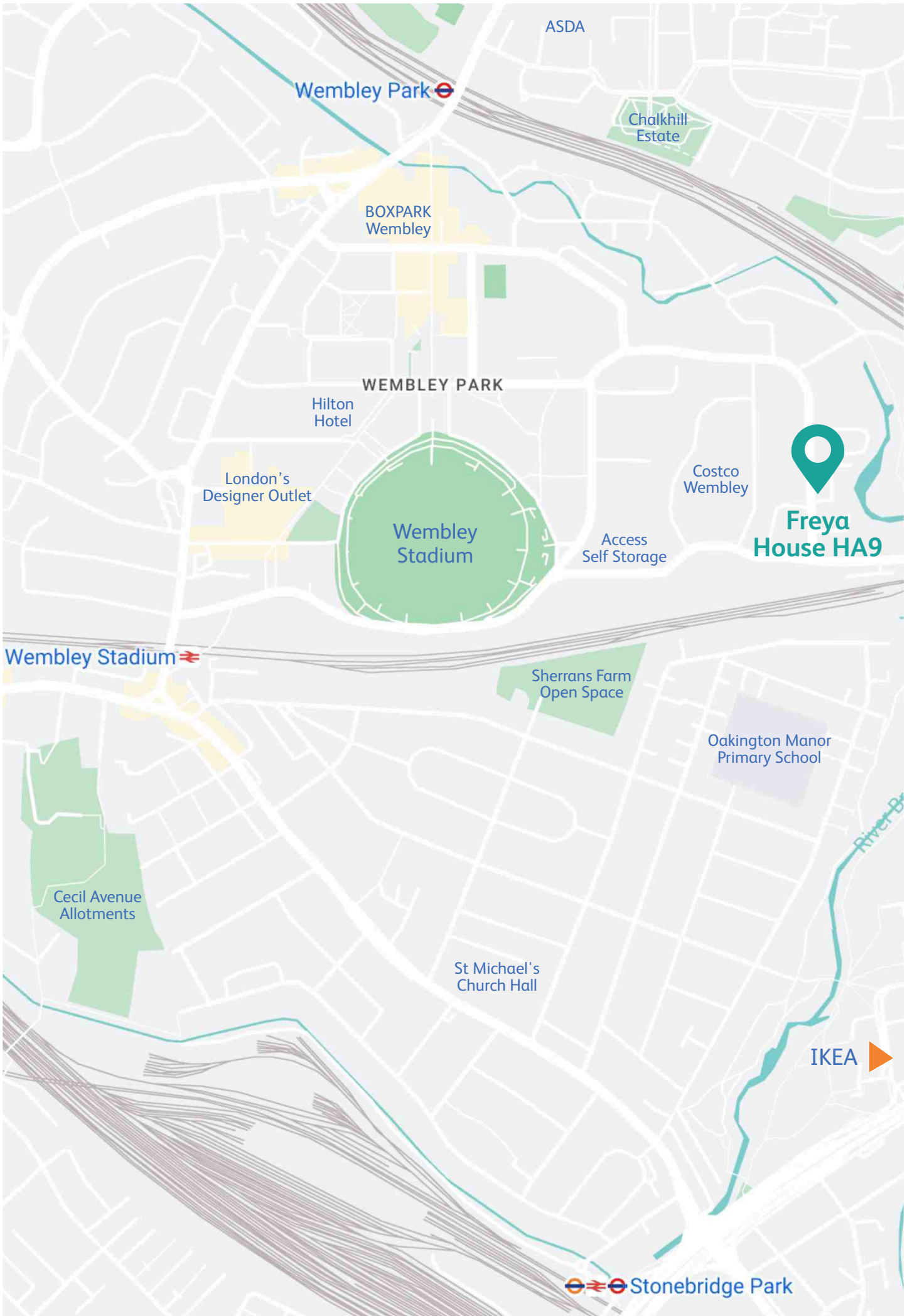


# Executive Summary

Freya House is a new, superbly designed residential-led development in the heart of Wembley. Comprising 16 luxury self-contained apartments with numerous private terraces across four floors and a well-ordered commercial unit the rear with dedicated parking. We are now instructed to dispose of the Freehold.

The striking architecture of the building is a worthy precursor to set of fantastic common parts, uniquely presented with a range of contemporary original artwork and a lift to all floors. The apartments are the epitome of modern comfort and style with loft-style entrance doors, brushed oak flooring, underfloor heating, high-gloss kitchen and a set of super aluminium framed windows that allow light to flood in.

- Recently completed Mixed Use Freehold of with an GIA of c.12,261 sq.ft. (129.5 sq.m.).
- 16 x 1, 2 & 3 bed (C3) Residential Apartments.
- A fully let Commercial Unit to the rear.
- Multiple apartments enjoy private roof terraces.
- A combined income of £330,000 per annum generating a Gross Initial Yield of 6.3 %.
- High levels of continued occupancy providing testament to these fabulous living spaces.
- An outstanding Wembley location close to both the Stadium, London Designer Outlet and excellent transport links to and from Central London.



Wembley Park

ASDA

Chalkhill Estate

BOXPARK Wembley

WEMBLEY PARK

Hilton Hotel

London's Designer Outlet

Wembley Stadium

Costco Wembley

Access Self Storage



Freya House HA9

Wembley Stadium

Sherrans Farm Open Space

Oakington Manor Primary School

Cecil Avenue Allotments

St Michael's Church Hall

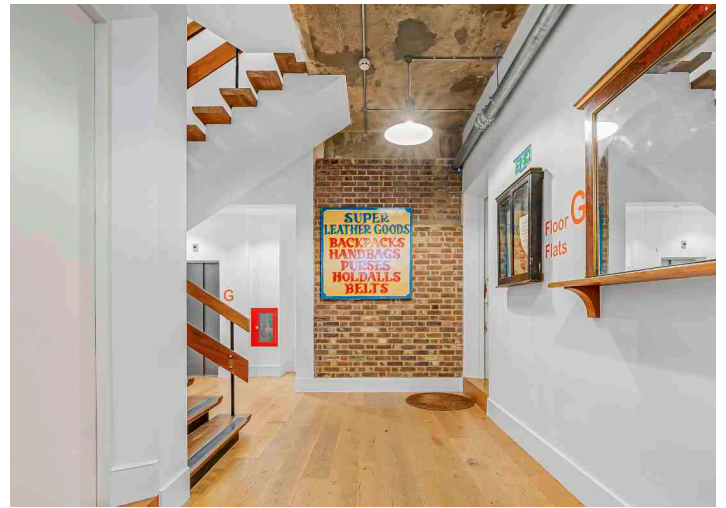
IKEA

Stonebridge Park



## INTRODUCTION

Freya House is a unique opportunity to acquire a self-contained Mixed Use Investment Freehold in the heart of this evolving Central London residential and entertainment district. The building is surrounded by a number of development projects which are either underway or in the development pipeline and the broader region is under-pinned by the significant investment being made by Quintain Living as they create a vast set of private rental sector homes with rising rents and ever-improving amenities.



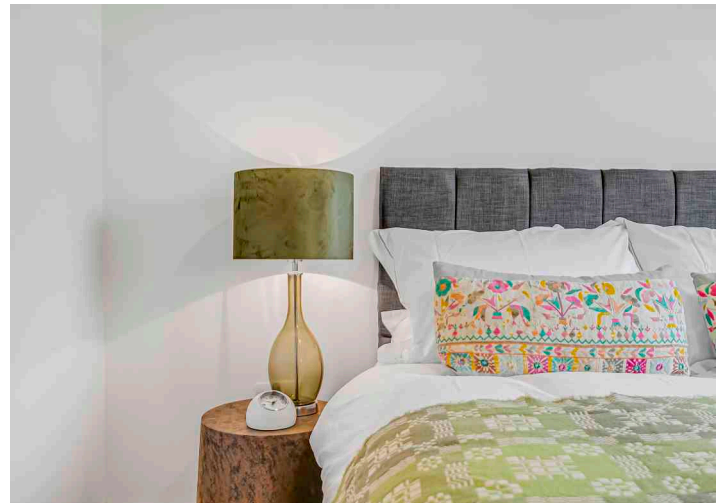
## HISTORY

The name "Wembley" originates from 'Wemba lea,' first recorded in 825, meaning 'Wemba's clearing.' Over time, this area evolved into Wembley Green, with Wembley village developing atop a hill near the future Harrow Road. Tokyngton, southeast of Wembley, derives its name from 'the farm of the sons of Toca,' and was noted for its population density in the 1086 Domesday Book survey. By 1240, a chapel dedicated to St Michael was established, offering a closer alternative to the distant Harrow Church for local worship.



## APARTMENTS

Freya House apartments feature loft-style entrance doors and brushed, oiled oak flooring with underfloor heating. Kitchens are equipped with high-gloss units, hardwood worktops, Bosch appliances, and metro-tiled splashbacks. Safety features include mains-operated smoke and heat detectors with battery backup. Other amenities include double-glazed windows, an electronic door entry system, LED lighting, and individual gas-fired boilers.

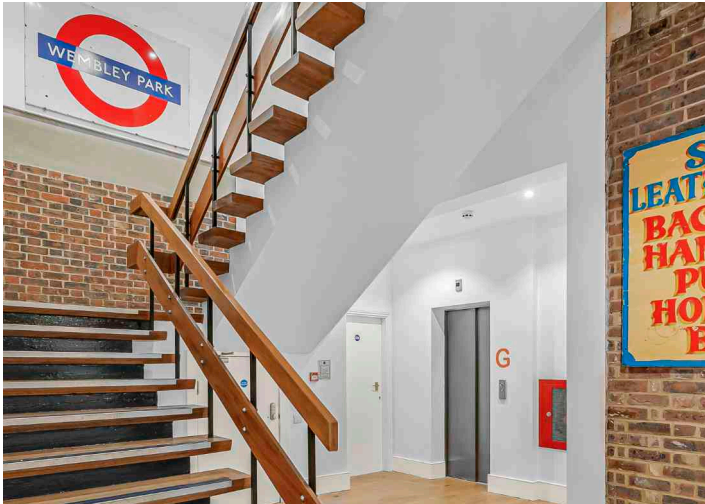






## TRANSPORT

Located in northwest London, Freya House benefits from excellent transport links. Wembley Park Underground Station (Jubilee and Metropolitan lines) offers quick access to central London, while Wembley Stadium Railway Station connects to the Chiltern Railways network, reaching destinations like Marylebone. Numerous bus routes and convenient road access further enhance connectivity.

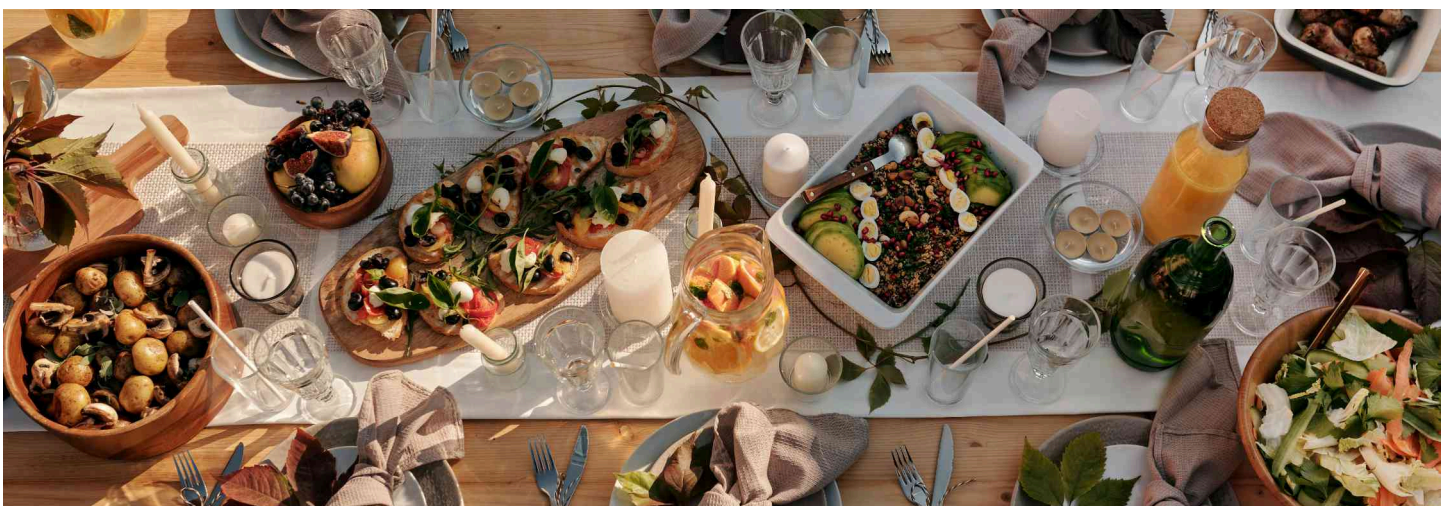


## SPECIFICATION

- Reclaimed Hardwood Front Door
- Spacious Entrance Lobby
- Brushed and Oiled Engineered Oak Flooring
- Designer Oak Handrails
- Lift Access to All Floors
- Transport-Themed Artwork

## LOCATION

Wembley offers a dynamic lifestyle with various local amenities. The iconic Wembley Stadium hosts world-class events, contributing to the area's vibrant atmosphere. The London Designer Outlet provides excellent shopping options, and the diverse culinary scene offers numerous dining choices. With superb transport links, commuting to Central London is easy, ensuring access to cultural and business opportunities. Living in Wembley blends modern convenience with a vibrant community atmosphere.





# WEMBLEY

Wembley is a dynamic and bustling area in northwest London, renowned for its iconic Wembley Stadium, which hosts world-class sporting and entertainment events. The London Designer Outlet offers a premier shopping experience with a variety of high-end and high-street brands. Residents enjoy a diverse culinary scene with numerous restaurants, cafes, and eateries catering to all tastes. Excellent transport links, including the Wembley Park Underground and Wembley Stadium Railway stations, ensure easy access to Central London and beyond.

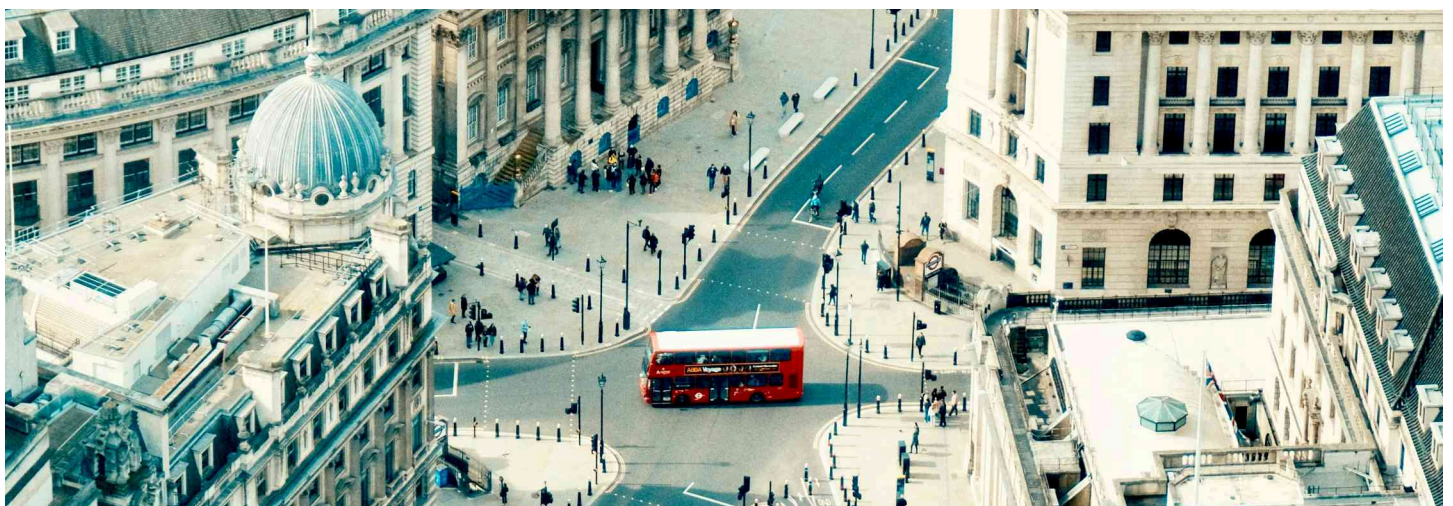
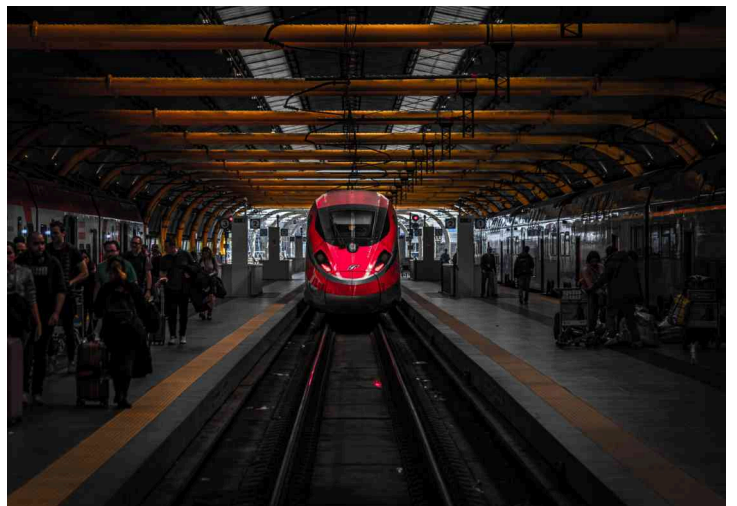
## Transport Links

### Wembley Park station

Jubilee **Metropolitan** lines, Zone: 4

### Wembley Stadium station

**Overground** line, Zone: 4







## FLOOR OVERVIEW

Every apartment is unique in this landmark building with innovative layouts, an abundance of natural light, plentiful private roof terraces and views across this sprawling urban landscape.

From the moment you enter the building, the contemporary common parts and art installations set the tone for a special residential building borne out by high level of continued occupancy.

## RAISED GROUND FLOOR

### Apartment 1

83 sq.m. / 893 sq.ft.

Entrance Hall, Three Bedrooms, Two Bathrooms, Open-plan Kitchen/Reception Room.

### Apartment 2

55 sq.m. / 592 sq.ft.

Entrance Hall, One Bedroom, Bathroom, Open-plan Kitchen/Reception Room.





## FIRST FLOOR

### Apartment 3

63 sq.m. / 678 sq.ft.  
Entrance Hall, Two Bedrooms, Bathroom, Open-plan  
Kitchen/Reception Room.

### Apartment 4

80 sq.m. / 861 sq.ft.  
Entrance Hall, Two Bedrooms, Bathroom, Vast  
open-plan Kitchen/Reception Room.

### Apartment 5

55 sq.m. / 592 sq.ft.  
Entrance Hall, One Bedroom, Bathroom, Open-plan  
Kitchen/Reception Room.

### Apartment 6

64 sq.m. / 689 sq.ft.  
Entrance Hall, One Bedroom, Bathroom, Vast open-plan  
Kitchen/Reception Room.

### Apartment 7

64 sq.m. / 689 sq.ft.  
Entrance Hall, One Bedroom, Bathroom, Vast open-plan  
Kitchen/Reception Room.





## SECOND FLOOR

### Apartment 8

50 sq.m. / 538 sq.ft.  
Entrance Hall, One Bedroom, Bathroom, Open-plan Kitchen/Reception Room, Terrace.

### Apartment 9

65 sq.m. / 699 sq.ft.  
Entrance Hall, Two Bedrooms, Two Bathrooms, Open-plan Kitchen/Reception Room, Terrace.

### Apartment 10

50 sq.m. / 538 sq.ft.  
Entrance Hall, One Bedroom, Bathroom, Open-plan Kitchen/Reception Room, Terrace.

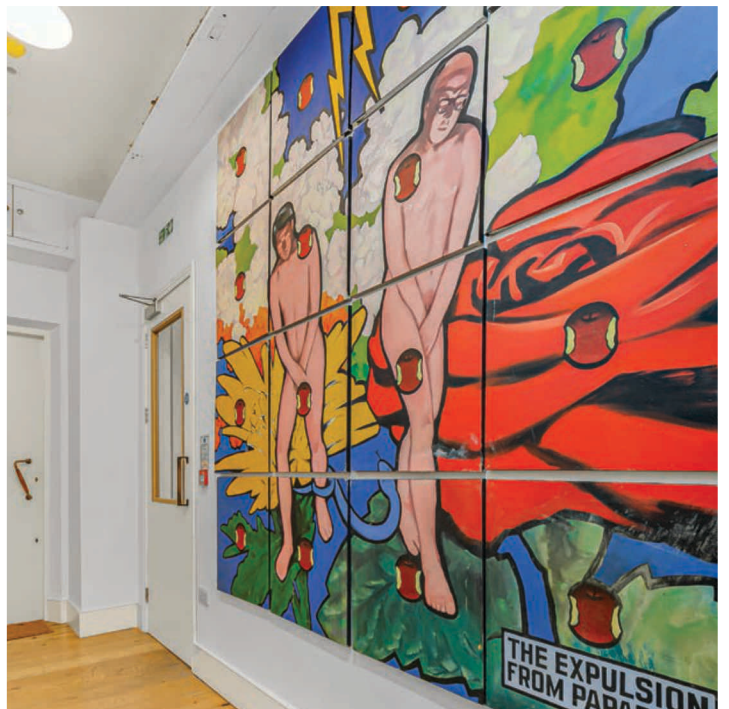
### Apartment 11

57 sq.m. / 613 sq.ft.  
Entrance Hall, One Bedroom, Bathroom, Open-plan Kitchen/Reception Room, Terrace.

### Apartment 12

52 sq.m. / 560 sq.ft.  
Entrance Hall, One Bedroom, Bathroom, Open-plan Kitchen/Reception Room, Terrace.





## THIRD FLOOR

### Apartment 13

77 sq.m. / 829 sq.ft.  
 Entrance Hall, Two Bedrooms, Two Bathrooms,  
 Open-plan Kitchen/Reception Room, Terrace.

### Apartment 14

70 sq.m. / 753 sq.ft.  
 Entrance Hall, Two Bedrooms, Two Bathrooms,  
 Open-plan Kitchen/Reception Room, Vast Terrace.

### Apartment 15

50 sq.m. / 538 sq.ft.  
 Entrance Hall, One Bedroom, Bathroom,  
 Open-plan Kitchen/Reception Room, Vast Terrace.

### Apartment 16

52 sq.m. / 560 sq.ft.  
 Entrance Hall, One Bedroom, Bathro





# SPECIFICATION

## COMMUNAL AREAS

- Striking Reclaimed Hardwood Front Door
- Sprawling Entrance Lobby
- Brushed and oiled engineered oak flooring
- Designer oak hand rails
- Lift providing access to all floors
- Transport-themed artwork

## BATHROOMS

- Large format ceramic tiles to walls and floors
- Clear glass shower or bath screen
- Electric underfloor heating
- Heated towel rail
- Mirror or mirrored cabinet
- Steel baths
- Ceramic hand basins
- Energy saving recessed LED lights

## AMENITIES

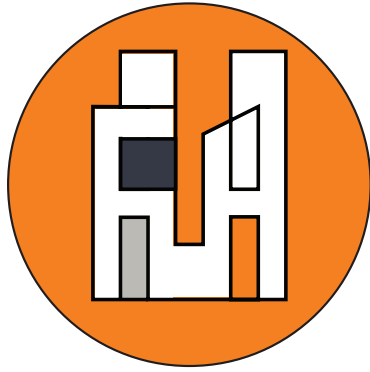
- Private Terraces fitted with ceramic floor tiles & outdoor lighting
- Bicycle Storage
- Bin Store

## APARTMENTS

- Loft-style Entrance Doors to all apartments
- Brushed and oiled engineered oak flooring
- Underfloor heating
- High specification contemporary High-gloss kitchen units
- Hardwood worktops in either teak or oak
- Double glazed powder-coated aluminium windows and sliding doors
- Hardwood window cills and sliding door thresholds
- Mains supply operated smoke/heat detectors with battery back up
- Metro bevel tiled splashbacks
- Bosch, or similar, appliances to include: Integrated electric oven, gas hob & extractor hoods
- Bosch or similar dishwasher
- Free-standing Bosch or Haier fridge/freezers & Bosch or AEG washing machines
- Electronic door entry system
- Energy saving LED lights
- Heating & hot water provided by individual gas fired boilers
- Smooth finish to all walls and ceilings, painted in white or subtle off-white emulsion
- White eggshell finish to internal doors

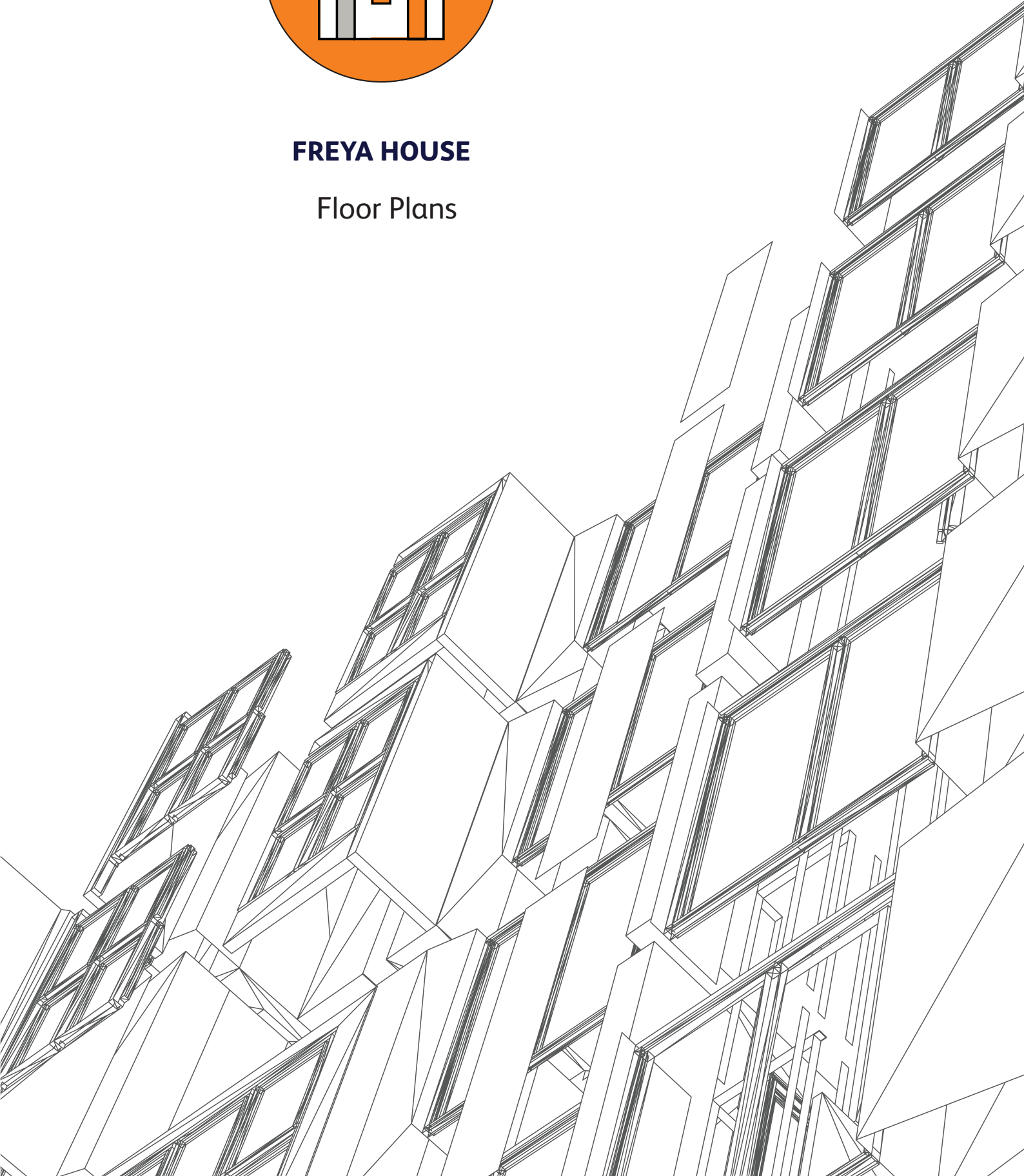
\*To most apartments





# **FREYA HOUSE**

Floor Plans







COMMERCIAL

BIKE STORE

BATH

BEDROOM  
14 SQ.M

BEDROOM  
14 SQ.M

BEDROOM  
12 SQ.M

BATH

BATH

BEDROOM  
12 SQ.M

KITCHEN  
LIVING ROOM  
23 SQ.M

KITCHEN  
LIVING ROOM  
23 SQ.M

FLAT 2  
1 BED  
55SQ.M

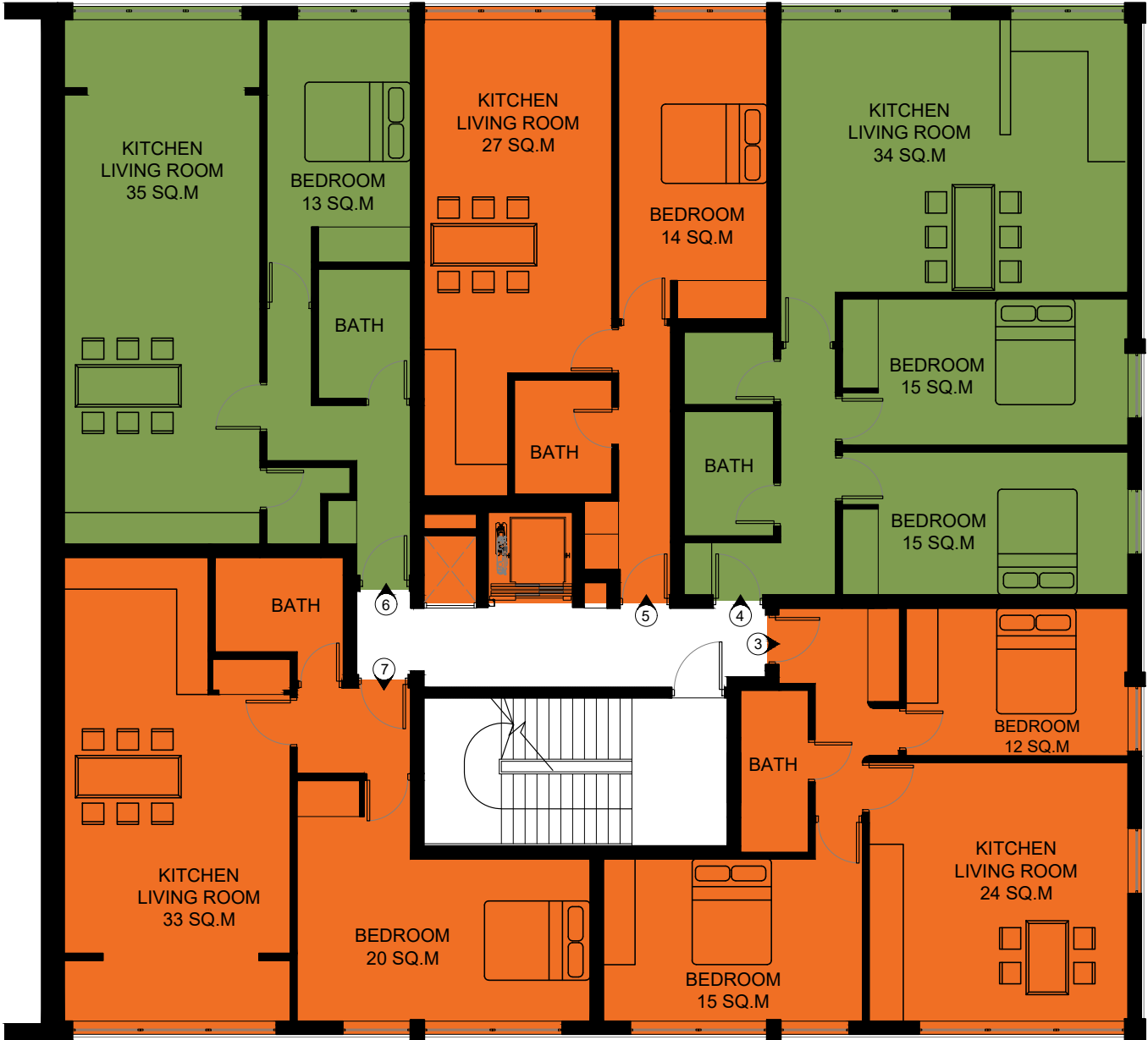
FLAT 1  
3 BED  
83SQ.M



FLAT 6  
1 BED  
64SQ.M

FLAT 5  
1 BED  
55SQ.M

FLAT 4  
2 BED  
80SQ.M



FLAT 7  
1 BED  
64SQ.M

FLAT 3  
2 BED  
63SQ.M



FLAT 11  
1 BED  
57SQ.M

FLAT 10  
1 BED  
50SQ.M

FLAT 9  
2 BED  
65SQ.M



FLAT 12  
1 BED  
52SQ.M

FLAT 8  
1 BED  
50SQ.M



FLAT 15  
1 BED  
50SQ.M

FLAT 14  
2 BED  
70SQ.M



FLAT 16  
1 BED  
52SQ.M

FLAT 13  
2 BED  
77SQ.M





## TENURE

Freehold

## SERVICES

It is our understanding that mains water, electricity, gas and drainage are provided. However, it is the responsibility of the purchaser to ensure that services are available and adequate for any proposed development.

## AML

The purchaser will be required to provide the necessary information to satisfy AML requirements.

## VIEWINGS

The properties may be inspected internally strictly through prior appointment. Prospective purchasers should be aware that inspections are made entirely at their own risk and no liability is accepted by the vendor or their agent.

## EPC

These are available to view upon request

## VAT

We understand the Property is not elected for VAT.

## METHOD OF SALE

Guide Price: £5,500,000

See attached Schedule for further information.

## ADDITIONAL INFORMATION

The Freehold is owned by U.K. resident individuals and may therefore qualify for either Multiple Dwelling Relief and/or Non-Residential Stamp Duty rates



Unit	Layout	Floor	Beds	Baths	O/A	Sq Mtrs (Apprx.)	Sq Ft (Apprx.)	Price	£/p/sq/ft	Annual Rent	Comments
Commercial	Lateral	Ground Floor	n/a	n/a	n/a	152.5	1,641	£300,000	n/a	£22,000	6 months' mutual break
Apartment 1	Lateral	Ground	3	2	n/a	83.0	893	£465,000	£521	£24,000	Periodic Tenancy
Apartment 2	Lateral	Ground	1	1	n/a	55.0	592	£325,000	£549	£18,600	Periodic Tenancy
Apartment 3	Lateral	First	1	1	n/a	63.0	678	£355,000	£524	£22,200	Periodic Tenancy
Apartment 4	Lateral	First	2	1	n/a	80.0	861	£455,000	£529	£19,800	Periodic Tenancy
Apartment 5	Lateral	First	1	1	n/a	55.0	592	£335,000	£566	£16,800	Periodic Tenancy
Apartment 6	Lateral	First	1	1	n/a	64.0	689	£365,000	£530	£16,800	Periodic Tenancy
Apartment 7	Lateral	First	1	1	n/a	64.0	689	£365,000	£530	£16,800	Periodic Tenancy
Apartment 8	Lateral	Second	1	1	Roof Terrace	50.0	538	£325,000	£604	£18,600	Periodic Tenancy
Apartment 9	Lateral	Second	2	2	Roof Terrace	65.0	699	£425,000	£608	£24,000	Periodic Tenancy
Apartment 10	Lateral	Second	1	1	Roof Terrace	50.0	538	£325,000	£604	£18,000	Periodic Tenancy
Apartment 11	Lateral	Second	1	1	Roof Terrace	57.0	613	£360,000	£587	£18,000	Periodic Tenancy
Apartment 12	Lateral	Second	1	1	Roof Terrace	52.0	560	£350,000	£626	£19,200	Periodic Tenancy
Apartment 13	Lateral	Penthouse	2	2	Roof Terrace	77.0	829	£485,000	£585	£24,000	Periodic Tenancy
Apartment 14	Lateral	Penthouse	2	2	Roof Terrace	70.0	753	£465,000	£617	£24,000	Periodic Tenancy
Apartment 15	Lateral	Penthouse	1	1	Roof Terrace	50.0	538	£355,000	£660	£16,200	Periodic Tenancy
Apartment 16	Lateral	Penthouse	1	1	Roof Terrace	52.0	560	£355,000	£634	£15,000	Periodic Tenancy
					<b>TOTALS</b>	<b>1,139.5</b>	<b>12,261</b>	<b>£6,410,000</b>		<b>£330,000</b>	<b>COMBINED YIELD 5.15%</b>
							<b>BLOCK DEAL</b>	<b>£5,250,000</b>		<b>£330,000</b>	<b>6.30%</b>





# Contact Details

**Winkworth**

Development & Commercial Investment

## FURTHER DETAILS

Should you wish to arrange an inspection or require further information, please contact the sole selling agents:

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