

HEYBOURNE PARK

1 & 2 BEDROOM SHARED OWNERSHIP APARTMENTS



NW9

WELCOME TO HEYBOURNE PARK

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Welcome to...

HEYBOURNE PARK

Nestled in the heart of North West London, where urban living meets suburban charm, lies Heybourne Park. A new development as ambitious as the people currently living there.

In partnership with Barnet Council, and together with the local community, Notting Hill Genesis is delivering a revitalised neighbourhood for Colindale.

The 15 year transformation will build modern homes and commercial spaces. While also providing leisure facilities and on-site amenities, including an outdoor gym, library, supermarket and café.

The first phase of Heybourne Park – a collection of 149 high-quality one and two bedroom apartments will be available through Shared Ownership.

Where life is spirited,
diverse and full of possibilities...



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A ONCE ICONIC LANDMARK...

Grahame Park is proud of where it has come from but it is excited about where it is going next.

The culture and community feel of Grahame Park has been encapsulated and will be reflected in Heybourne Park, the new, revitalised neighbourhood being created.

The next chapter will feature brand-new homes designed for modern living, emphasising sustainability, comfort, and flexibility. Our vision for Heybourne Park is to provide residents with a greener, lighter, and cosier living experience.



...TRANSFORMED

Heybourne Park—a vibrant and inclusive community designed for everyone, from children to adults, from families to individuals. A place to put down roots, a place to make new friends, a place to grow up or grow old.

Between 2011 and 2017, significant milestones have been achieved, including 685 new homes, a new Library, the relocation of Barnet and Southgate College, a Centre for Independent Living, and a new Sainsbury's supermarket and Pharmacy were already delivered. Join this united community and become a proud member of Heybourne Park.

A NEW BEGINNING THAT WILL DELIVER...

FREEDOM

Discover life in a place where the sky's the limit. Experience the liberating freedom of living at Heybourne Park, where every day offers the exciting opportunity to embrace life on your own terms. In this community, you have the space and support to express yourself authentically, explore new passions and chase your dreams. Whether you're a first-time buyer, young professional, growing family, or downsizer, there's truly something for all.



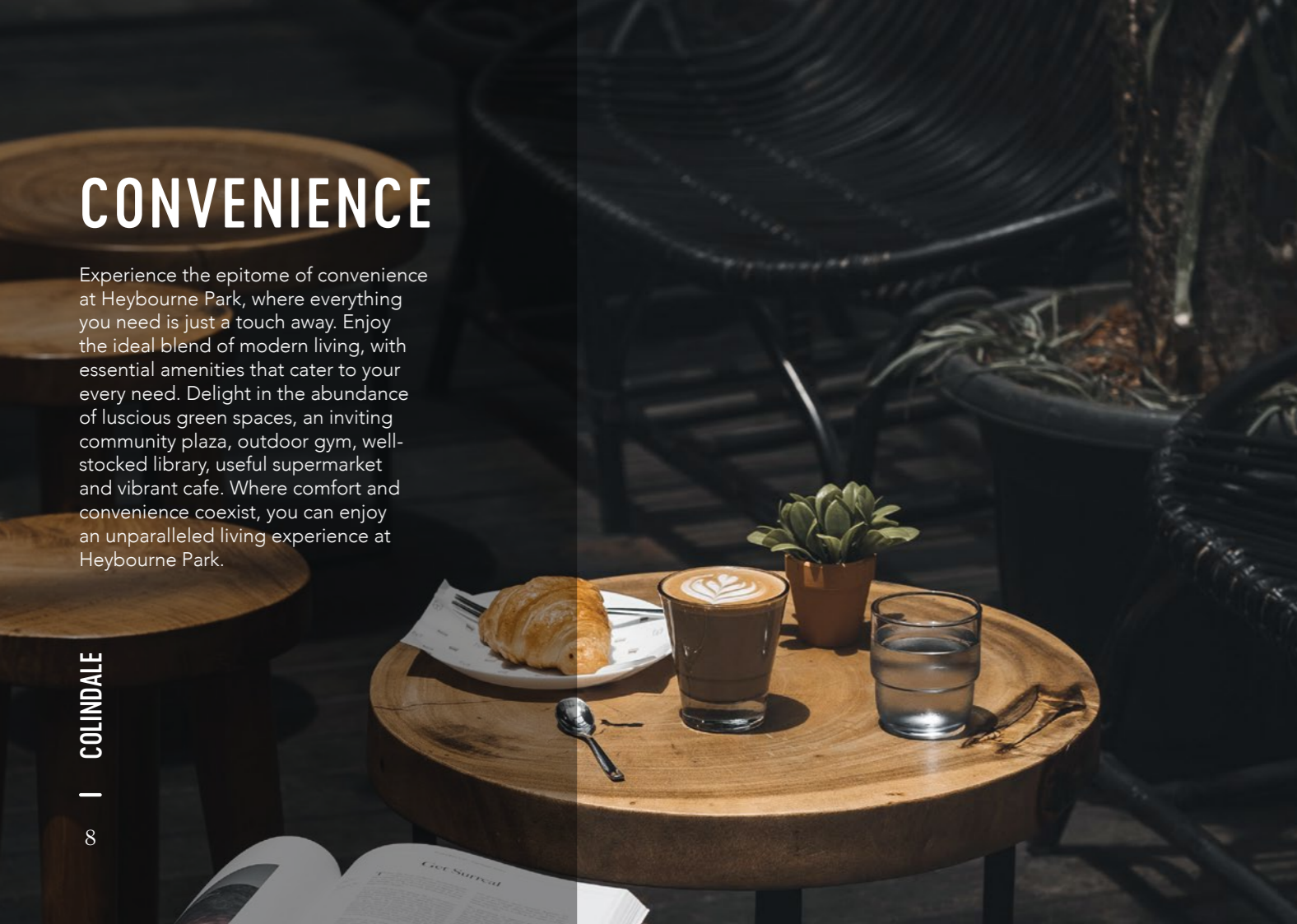
COMMUNITY

With a long-standing history of being a vibrant community with a strong sense of spirit, Heybourne Park boasts its own distinct identity where diversity is not only embraced, but also celebrated. A welcoming, supportive and inclusive community. The delivery of Heybourne Park will mean the area continues to flourish, growing from strength to strength, offering residents the opportunity to come together and be a part of a better future for all.



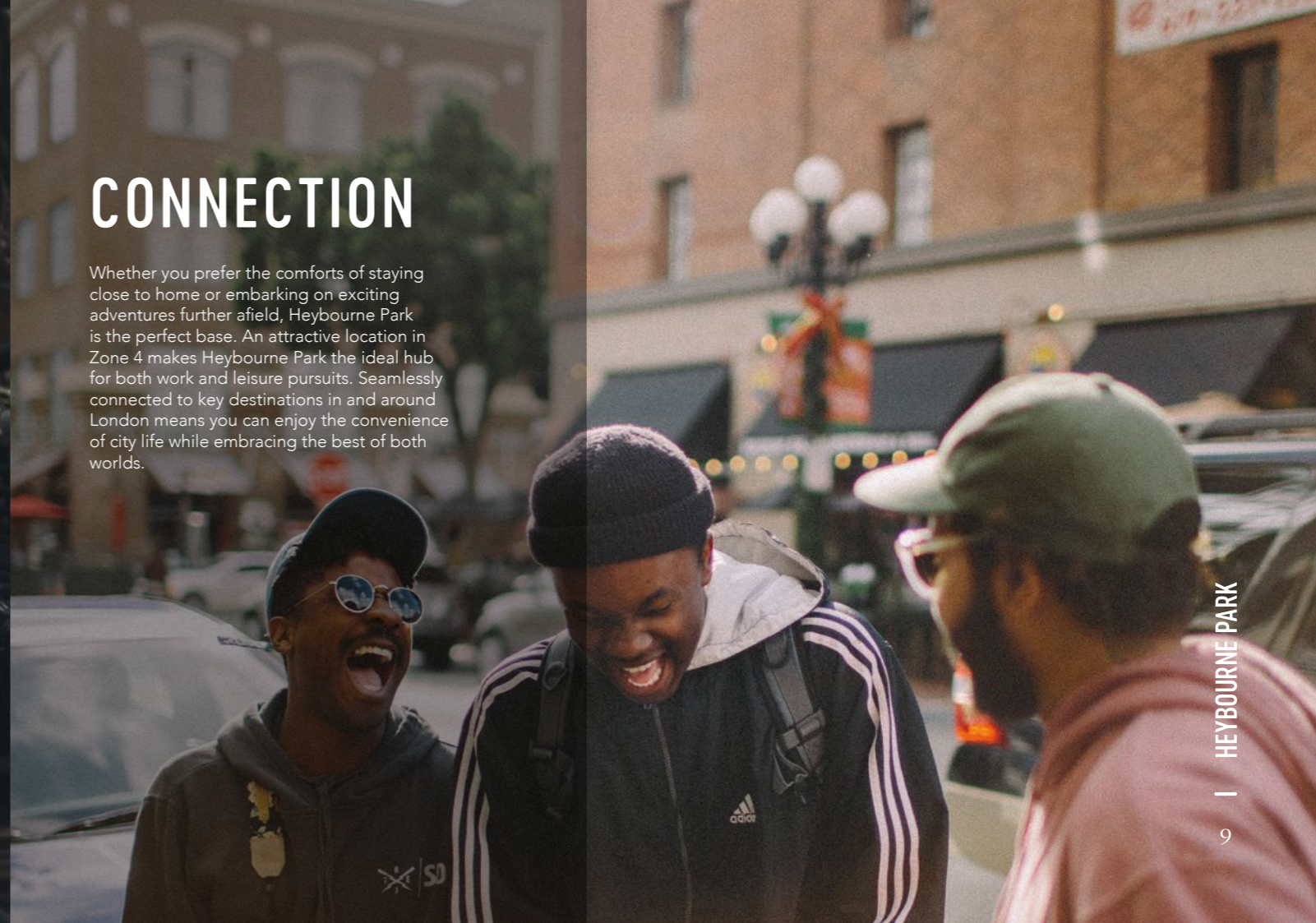
CONVENIENCE

Experience the epitome of convenience at Heybourne Park, where everything you need is just a touch away. Enjoy the ideal blend of modern living, with essential amenities that cater to your every need. Delight in the abundance of luscious green spaces, an inviting community plaza, outdoor gym, well-stocked library, useful supermarket and vibrant cafe. Where comfort and convenience coexist, you can enjoy an unparalleled living experience at Heybourne Park.



CONNECTION

Whether you prefer the comforts of staying close to home or embarking on exciting adventures further afield, Heybourne Park is the perfect base. An attractive location in Zone 4 makes Heybourne Park the ideal hub for both work and leisure pursuits. Seamlessly connected to key destinations in and around London means you can enjoy the convenience of city life while embracing the best of both worlds.





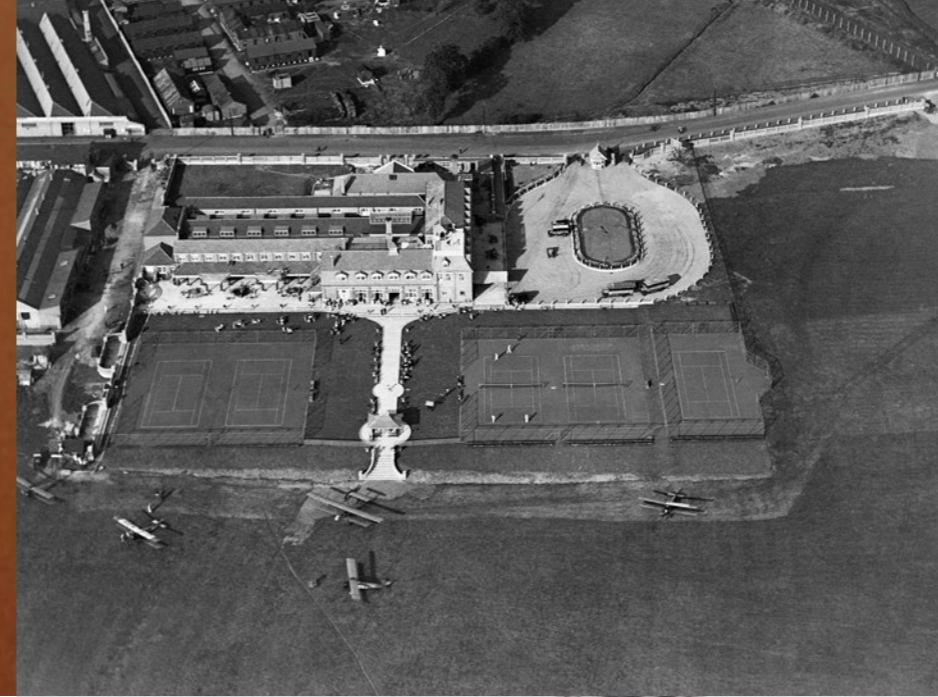
NO LIMITS

Call Heybourne Park home, with neighbours, green spaces and public spaces that spark ideas, spark collaboration and spark success.

HISTORY OF GRAHAME PARK

Residing on the infamous Hendon Aerodrome, Grahame Park, known for its rich aviation history, was an integral part of pioneering activity during the early days of aviation.

The hands of time have taught us much, Grahame Park has done us proud, a rich history will help to inspire a new future. And the time for new is now.



1909

Hendon Aerodrome boasted a rich aviation history and played a pivotal role in pioneering activity during the early years of aviation.

It all started with Claude Grahame-White, a motor engineer whose passion for aircraft and the possibilities it offered taught himself how to fly in 1909 while on a trip to France.



1910

Grahame-White became a renowned air-race contestant and, on his return to Britain, he established an aircraft factory and founded the first British flying club. In 1910, Grahame-White created Hendon Aerodrome, which quickly became a hub for aviation activity.



1914

In 1914, the government took control of Hendon Aerodrome before it was later declared property of the Royal Air Force in 1925. Locally, the airfield became known as Grahame Park, and aircraft was manufactured and flown from Hendon.



1957

During World War II, Hendon was an important base for the RAF. Hendon acted as a fighter station during the Battle of Britain and served as a training and logistics base before ceasing operations in 1957.

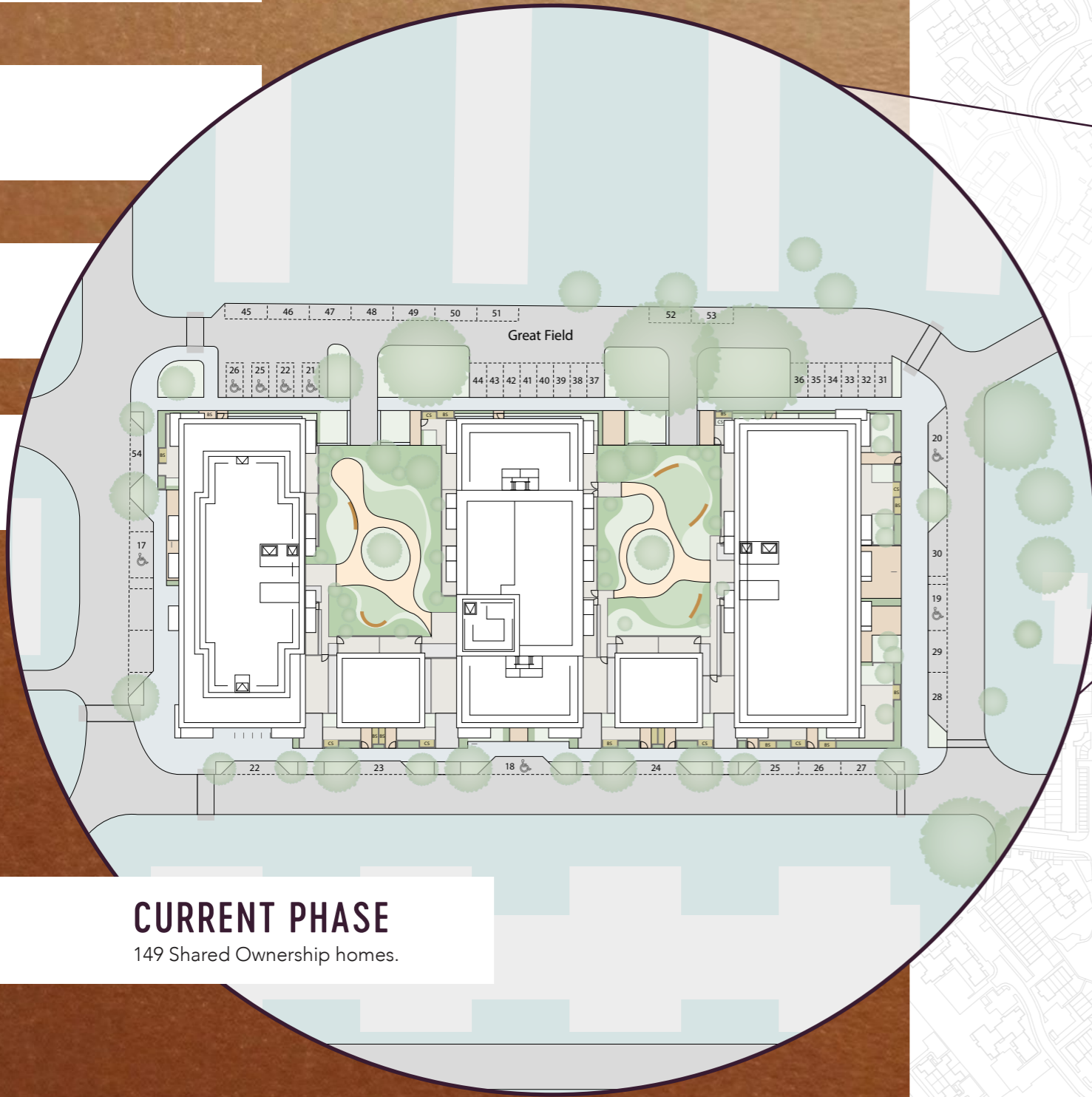


TODAY

Today, part of the former airfield is known as the Grahame Park estate, and the Royal Air Force Museum London is located on another section of the land. The museum houses one of the largest collections of aircraft and aviation-related artefacts in the world, with more than 100 planes from around the world on display.



THE FULL MASTERPLAN
COMPRISES 2,088 HOMES
PLUS COMMERCIAL AND
COMMUNITY SPACES.



CURRENT PHASE

149 Shared Ownership homes.

THE MASTERPLAN

We've always said it was ambitious, and now, we're thrilled to offer you a glimpse into your future. We can't wait for you to join us in this exciting new beginning.



COLINDALE 

This way 

The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the building designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please check the details of your chosen property with your Sales Executive prior to reservation.

DESIGNED FOR MODERN LIVING

What does modern living look like? It's versatile spaces in which you can relax throughout the week and then entertain at the weekend.

It's having a space to work from home if you need to, it's having private outdoor space for when you just need some fresh air, it's well thought-out designs that maximise space, it's clever storage solutions.

It's high-quality, modern appliances that can cater for quick meals or enable you to work on your culinary speciality. It's energy efficiency, contributing to a greener planet while saving you some money to spend on the things you love.

Heybourne Park, it's designed for modern living.

https://www.hbf.co.uk/documents/12662/Watt_Energy_Efficiency_New_Homes_finalv2.pdf



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A PLACE YOU ARE
PROUD TO CALL

HOME

Indulge in the comforts of home in our exquisite 1 and 2 bedroom Shared Ownership apartments. With premium finishing touches and thoughtfully designed private outdoor spaces, our apartments offer the perfect sanctuary where you can unwind and create memories with loved ones, whether that's socialising with friends or watching a beautiful sunset with family. Discover a place that has been meticulously crafted to enhance every aspect of your living space.



SPECIFICATION

Discover contemporary design and sophisticated finishes that transform a house into a home.

Our homes are crafted with a focus on energy efficiency in mind and incorporate features fit for modern lifestyles. The only thing left to add is your unique personal flair.

KITCHEN

- Black Indesit built-in single oven, wall-mounted extractor hood and induction hob
- Integrated Indesit fridge/freezer
- Indesit integrated dishwasher
- Free-standing Indesit washer/dryer
- Moores two-tone country oak and matt dark grey kitchen furniture with tiled upstands.
- 22mm grey concrete worktops
- Stainless steel, Caple 45 single-bowl sink, with chrome tap and tiled splashback
- Under-cabinet lighting

BATHROOM

- Over bath shower with chrome mixer taps
- Glass shower screen
- White ceramic semi-countertop basin with chrome mixer tap
- Mirrored vanity with integrated LED strip lighting and shaver socket.
- White ceramic tiled walls

EN SUITE

- Walk-in shower with sliding door
- White ceramic semi-countertop basin with chrome mixer tap
- White ceramic tiled wall
- Mirrored vanity with integrated LED strip lighting and shaver socket

FLOORING

- Amtico Honey Oak flooring throughout
- Matte natural look Tarkett carpet to bedrooms

GENERAL

- Underfloor heating throughout
- Resident fob entry system
- Audio and visual visitor entry system
- Hard-wired smoke detectors and sprinkler system throughout

DISCLAIMER

Although we believe the information within this document to be correct at the time of print, Heybourne Park is currently under construction and subject to change due to construction requirements. If at any time your property is affected by any potential changes made, the vendor will inform you with immediate effect.





PARKSIDE LIVING WITH THE CITY ON YOUR DOORSTEP



Perching proudly on the historic grounds of the previous Grahame Park, Heybourne Park, now home to a bustling new community, has held onto the beauty of the landscape that once was.

Plant your roots in an area that benefits from the very best of both worlds. With luscious, green landscaping, nearby parkland and the vibrant hustle of cities surrounding street life to play with. Heybourne Park is a tranquil oasis, in the midst of all of the opportunities the city has to offer.

Just minutes from your front door, you can find a new community plaza, library, outdoor gym, café and a Sainsbury's Local. Or, if you're looking to venture a little further afield, you can stroll into Colindale town centre or to Mill Hill Broadway where you can find an eclectic mix of smaller boutiques, authentic artisan coffee and restaurants galore!

This up-and-coming urban hub is extremely well-connected, with easy links around the city. Just a short walk away and you will find Colindale tube station on the Northern line, providing direct links to Central London's key destinations such as the City and West End.

Or, you can take the overground from Mill Hill Broadway station, connecting you to both St Pancras Eurostar terminus and Luton Airport for international travel.

A NEW CHAPTER AWAITS AT HEYBOURNE PARK



IS WHERE TO BE

Looking for places to unwind, socialise with friends and family or focus on your health and fitness? Immerse yourself in the beauty of your natural surroundings.

Amongst the hubbub of the buzzing town, there's no shortage of tranquil open spaces and verdant landscapes to explore in Colindale, making it the perfect place to escape the hustle and bustle and reconnect with nature.

HEYBOURNE PARK

On your doorstep

A beautiful green open space is on your very doorstep at Heybourne Park. A place to get to know your neighbours in green surroundings, the park has a picturesque bridge spanning a small lake for idyllic for an evening stroll.

WATLING PARK

1.0 mile / 20 min walk

Boasting open grassland with a children's playground, a football pitch, basketball pitch and rose garden, perfect for the whole family to enjoy.

HENDON PARK

2.2 miles / 9 min drive / 13 min cycle

Hendon Park, which was originally part of a medieval estate, is a 12 hectare suburban park. The park provides plenty of opportunities to stay active, offering basketball courts, tennis courts, a multi-sports court, play areas for children and an outdoor gym. Enjoy a leisurely stroll around the lawns or take a rejuvenating jog around the park's expansive grounds.

WELSH HARP OPEN SPACE

3.2 miles / 13 min drive

If you're a lover of the outdoors, Welsh Harp Open Space is the place for you. Offering a plethora of water sports, bird watching, and scenic walking trails, this beautiful sanctuary is an outdoor enthusiast's paradise.

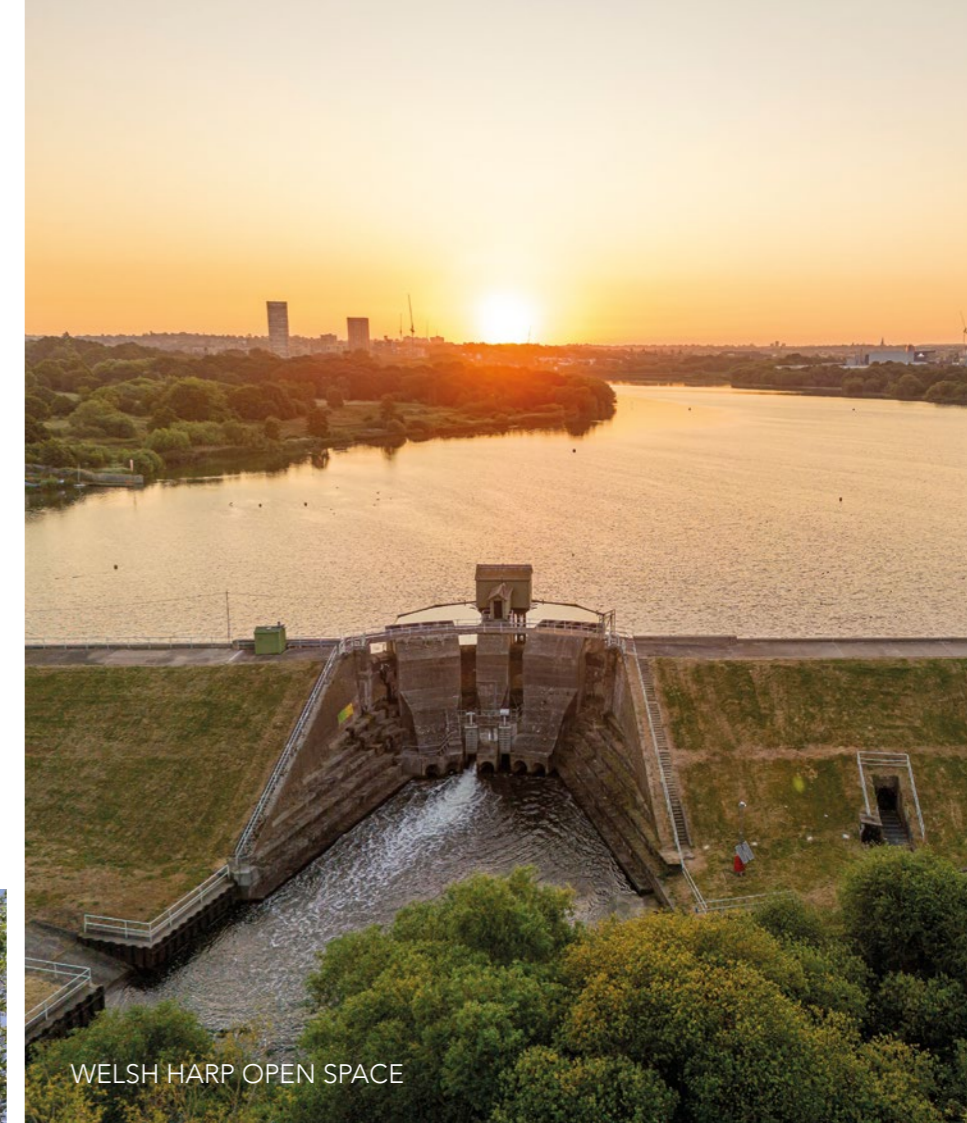
HAMPSTEAD HEATH

5.8 miles / 37 min tube

For over 200 years, Hampstead Heath has been a popular escape from the bustling city. With over 320 hectares of woodland and meadow, and spectacular views of the city, it's easy to see why the Heath has inspired artists, writers and poets alike. Hampstead Heath is perfect for summertime picnics or lazy Sunday rambles.



HEYBOURNE PARK



WELSH HARP OPEN SPACE



WATLING PARK

HEYBOURNE PARK

STAY CONNECTED

With Colindale as your base, you can unlock the full potential of London, creating unforgettable memories as you go.










Located in Zone 4 and served by the Northern Line, you can easily experience the vibrant buzz of the city and all it has to offer, from world-class entertainment and cultural attractions to renowned restaurants and shopping destinations.



COLINDALE UNDERGROUND STATION

0.6 miles / 13 min 
3 min 

Colindale underground station is on the Edgware branch of the Northern line, offering convenient links into central London.

-  **BRENT CROSS**
8 min
-  **CAMDEN TOWN**
20 min
-  **KING'S CROSS ST PANCRAS**
23 min
-  **EUSTON**
25 min
-  **TOTTENHAM COURT ROAD**
27 min
-  **LEICESTER SQUARE**
27 min
-  **CHARING CROSS**
29 min
-  **BANK**
32 min
-  **LONDON BRIDGE**
36 min



WALK, CYCLE AND DRIVE

There's no shortage of things to see and do in and around Colindale, from its beautiful parks, historic landmarks and lively streets.

From leisurely strolls through one of the local parks to the bustling energy of Edgware Road, there's always something new to discover. Cycling through this neighbourhood is a breeze due to its well-maintained bike paths and dedicated cycle lanes, so hop on your bike and get exploring.

Colindale is well-connected to several major road networks, ideal for those who commute regularly. Surrounded by the A5, A41, M1 and A406 connecting to the M35, Colindale provides easy access to other areas of London and the rest of the country.

Times and distances taken from google.co.uk/maps, tfl.gov.uk and nationalrail.co.uk and are approximate only.

MILL HILL BROADWAY TRAIN STATION

1.0 mile / 20 min 
6 min 

Nearby Mill Hill Broadway offers Thameslink services, giving easy options for international travel via St Pancras and Luton Airport.

-  **ST ALBANS**
14 min
-  **ST PANCRAS INTERNATIONAL**
21 min
-  **LUTON AIRPORT**
27 min
-  **LUTON STATION INTERCHANGE**
39 min
-  **SUTTON**
1 hr 11 min



A taste of LOCAL LIFE

A celebration of community and culture, Colindale's food scene boasts a diverse range of culinary cuisine to tempt every palate. Regardless of whether you're a seasoned foodie or keen to try something new, there's a wealth of options to enjoy.

01/ THE BEAUFORT PUB

0.4 miles / 8 min walk

The Beaufort pub offers the perfect blend of heritage and contemporary style. You can choose to sit in the large patio garden or the restaurant area and enjoy a range of dishes that include locally sourced, seasonal ingredients. There are also plenty of refreshing beverages available, including Young's famous cask ales, cocktails, craft beer, and wine.

02/ BOGA STEAKHOUSE

0.8 miles / 14 min walk

Relish in authentic Mediterranean cuisine at Boga Steakhouse. Enjoy an elegant dining experience where dishes are bursting with flavour and prepared using fresh ingredients. Its mouthwatering food, fantastic service and welcoming atmosphere make Boga Steakhouse the perfect place to celebrate a special occasion or enjoy a romantic date night.



03/ SPACCANAPOLI

0.9 miles / 15 min walk

Experience a taste of Italy right on your doorstep, as you transport your taste buds to the streets of Naples and delight in traditional Neapolitan flavours. From homemade pasta to wood-fired pizzas, every dish is crafted with care. The warm and welcoming atmosphere will make you feel at home, while the delicious food will keep you coming back for more.



04/ BANG BANG ORIENTAL FOODHALL

1.3 miles / 23 min walk

A feast for the senses, Bang Bang Oriental is London's newest food market. The dynamic sounds and vibrant colours will transport you to the bustling streets of Asia. Indulge in a range of authentic Asian cuisine, from steaming bowls of noodles to tantalising dumplings. It's the ideal place to pick up your favourite dishes or experiment with new flavours.



UNCOVER COLINDALE

FOOD & DRINK

- 1 The Beaufort Pub
- 2 BOGA Steakhouse
- 3 Spaccanapoli
- 4 Bang Bang Oriental Foodhall
- 5 Costa Coffee

RETAIL & LEISURE

- 1 Barnet Burnt Oak Leisure Centre
- 2 Asda Superstore
- 3 Sainsbury's Local
- 4 Park View Health Clubs Colindale
- 5 The Laboratory Spa & Health Club – Mill Hill

PARKS

- 1 Watling Park
- 2 Montrose Park
- 3 Colindale Park
- 4 Rushgrove Park
- 5 Sunny Hill Park

TRANSPORT

- 1 Colindale tube station
- 2 Burnt Oak tube station
- 3 Mill Hill Broadway train station
- 4 Edgware tube station
- 5 Hendon train station

EDUCATION

- 1 Learn and Play Childcare
- 2 Helena's Nursery
- 3 Blessed Dominic Catholic Primary School
- 4 The Orion Primary School
- 5 Goldbeaters Primary School
- 6 St James' Catholic High School
- 7 Saracens High School
- 8 Copthall School
- 9 Middlesex University London
- 10 Brampton College

Colindale Station opened its doors in 1924 in an original classical-style design crafted by Underground Architect Stanley Heaps. The station's original building was destroyed during a 1940 bombing, replaced with a temporary timber frame, being replaced again in 1962. In light of Colindale's promising regeneration, Colindale Station will be redeveloped to include a new station building with enlarged ticket hall and ground floor commercial space. This redevelopment will help increase passenger capacity.

BUYING YOUR NEW HOME WITH SHARED OWNERSHIP

Shared Ownership is a government-funded scheme designed to help people buy a home of their own. You buy a share of between 25% and 75% of the home's full market value and pay a subsidised rent on the remainder, with the option to increase the share you own when you can afford to (known as 'staircasing').

FIND

1. **Start your journey.** Choose the right home for you by visiting our website or giving us a call. Tell us what you are looking for and we will answer any questions you have.
2. **Are you eligible?** Complete the online application form. We'll check your form to see if you've met the overall criteria for Shared Ownership and whether it is affordable for you.
3. **Check out the development.** Book your viewing with our Sales Team.

APPLY

4. **Select your preferred home.** Have you seen something you like? Tell us which apartment is your preferred one.
5. **We offer you a home.** We'll try to offer you your preferred home. If we can't, we'll look to offer you a similar home at Heybourne Park or at another development of ours.
6. **Purchasing interview.** You'll supply evidence of your income, savings and other required information to one of our Specialist Financial Advisors. They will review whether buying the home is affordable for you in more detail and will look to find the right mortgage deal available to you. A member of the Sales Team will then contact you (usually by phone) to discuss the outcome of the review and explain the buying process in more detail.

BUY

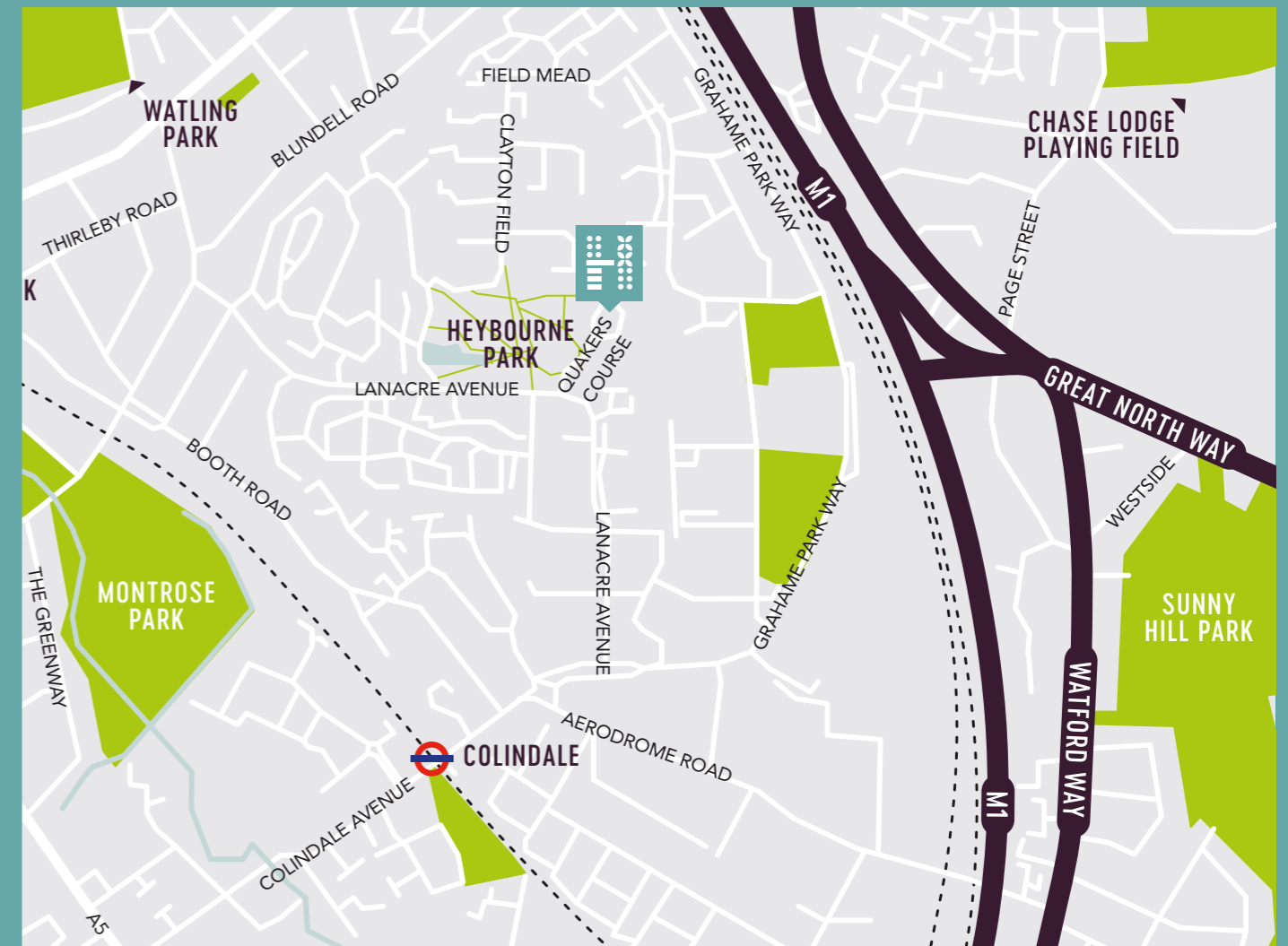
7. **Instruct your solicitor.** When you instruct a solicitor you will also need to pay your reservation fee and apply for a mortgage.
8. **Exchange of contracts.** You're nearly there – exchanging contracts means that everything is tied up. We've legally agreed to sell you the home and you've agreed to buy it.
9. **Home demonstration.** When the building is ready, we'll invite you to see your home before you move in. We'll give you a resident's manual and make sure you are familiar with key features such as kitchen appliances, heating and security systems.
10. **Legal completion.** Reaching legal completion means you have bought your home and can move in. Congratulations, you are now a homeowner at Heybourne Park!

Shared Ownership is subject to affordability and eligibility criteria. Terms and conditions apply. Please ask the Sales Team about any of these details at the time of purchase and they will advise you of any changes. Shares available to buy at Heybourne Park may vary.





Computer generated images for illustrative purposes only.



Map not to scale.

OUR VISION IS TO PROVIDE HOMES THAT BUILD A BETTER PLACE FOR ALL

Notting Hill Genesis is one of the largest housing associations in London and the South-East, owning and managing more than 66,000 homes. We provide homes across a range of tenures and are dedicated to continuing to deliver housing that is affordable for all.

Our focus is on our customers. We put their needs at the heart of our structures, processes and systems, and they drive our decisions each and every day.

We want them to be proud of the place they call home and from where they can begin to build lives, communities and futures.

We are committed to respecting and promoting equality, diversity and inclusion for residents, employees, stakeholders and volunteers. We are positive about diversity and are proud to be part of a range of initiatives that make us a stronger organisation and more able to help the wide range of residents we serve.

HOW TO FIND US

DIRECTIONS FROM THE M1

Exit the M1 at Junction 2, taking the A1 exit to Central London (The City)/Holloway/A406/East (North Circular). Merge onto Barnet By-Pass/Great N Way/A1 and continue straight for approximately 0.7 miles. Turn left onto Westside, then after 0.2 miles, turn left again onto Watford Way/A41. Continue for approximately 0.4 miles before turning right towards Aerodrome Road. At the roundabout, take the third exit onto Grahame Park Way. Continue for approximately 0.3 miles before turning left onto Great Strand. Continue on Great Strand for another 0.3 miles before turning left onto Everglade Strand. Heybourne Park will be on your right.

DIRECTIONS FROM COLINDALE TRAIN STATION

Exit Colindale Station and walk south-east on Charcot Road, turning left onto Colindale Avenue. When you approach the roundabout, take the second exit onto Grahame Park Way. Continue on Grahame Park Way before turning left onto Bristol Avenue. Continue on Bristol Avenue before turning right onto Percival Avenue, continuing on before turning right onto Everglade Strand. Then turn left onto Ruby Way and Heybourne Park will be on your left.

Notting Hill Genesis terms and conditions apply. Notting Hill Genesis has a policy of continuous improvement and reserves the right to change specifications, designs, floorplans and siteplans at any time. Images used for illustrative purposes only. Computer generated images depict typical views and homes within the Heybourne Park development and may contain upgrades at additional cost. Features, internal and external, may vary from time to time and may differ from those shown within the brochure. Please ask the Sales Team for up-to-date information when reserving your new home. The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the building designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please check the details of your chosen property with your Sales Executive prior to reservation. Times and distances taken from google.co.uk/maps, tfl.gov.uk and nationalrail.co.uk and are approximate only. September 2023.

WORKING IN PARTNERSHIP



For further information visit
nhgsales.com/heybournepark

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