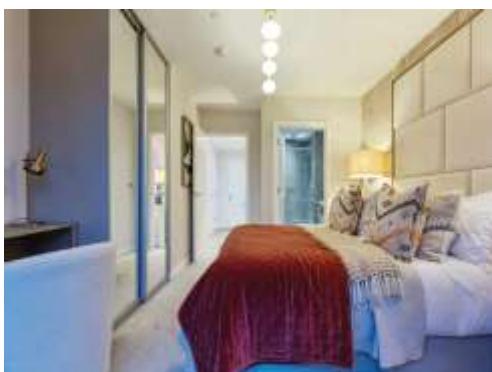




**Connells**

Ochre Place, Northwick Parkside  
Wembley



## Property Description

Discover refined modern living at Northwick Parkside, Ochre Place. This second floor 2 bedroom apartment offers 792 sq ft of beautifully designed interiors complemented by a large private balcony.

Enjoy east facing park views from your generous private outside space, perfect for relaxing or alfresco dining.

Every detail has been thoughtfully considered, from Amtico flooring and underfloor heating for comfort and energy efficiency to a sleek contemporary kitchen with integrated appliances and luxurious bathrooms finished with premium Silestone tiles. The open plan kitchen/diner & living space is perfect for entertaining and is flooded with natural light. Designed for low maintenance and modern convenience, this home is completed to an exceptional specification.

Located in a vibrant new community right next to the beautiful Northwick Park, residents enjoy landscaped communal spaces, secure entry systems, and outstanding connectivity. Northwick Park Underground Station is just moments away, providing fast links to Baker Street and Oxford Circus

## Development Overview

Welcome to Northwick Parkside, a stylish new development boasting a collection of 1, 2 and 3 bedroom homes set within 100 acres of parkland. Located in Harrow, Northwick Parkside offers the perfect blend of city and suburban life, with outstanding transport links to central London, renowned schools, vibrant cultural attractions and green spaces. Inclusive design takes centre stage, creating thoughtfully designed homes and public spaces that are accessible, welcoming and crafted to enrich the lives of every resident and visitor. Northwick Parkside is a thriving community where convenience, comfort and connection come together harmoniously, a

place you will be truly proud to call home.

## Specification

### General Finishes

Amtico flooring to hallway and living area  
TV points and access for digital TV and Sky Q subject to subscription  
BT connection point  
High speed Hyperoptic broadband connection subject to ongoing subscription  
USB sockets to selected rooms  
Underfloor heating throughout  
Video entry system  
Secure cycle storage and entrance door with audio visual entry system  
Secure by Design certified  
Smoke and heat detection  
White painted internal doors  
White painted skirting and architraves  
Matt emulsion paint finish to walls and ceilings  
Dedicated balcony to apartments on upper floors  
Terrace to ground floor homes  
Mechanical Ventilation Heat Recovery System

## Kitchen

Contemporary designed kitchen with feature wall and base units  
Full height splashback in white  
Silestone worktop  
Stainless steel integrated sink and mixer tap  
Integrated oven  
Integrated induction hob  
Integrated fridge freezer  
Integrated dishwasher  
LED under cabinet lighting

Under plinth feature lighting

## Bedrooms

Fitted wardrobe with mirror door to master bedroom  
Fully fitted Abingdon carpet in neutral tones  
TV FM and internet point  
Pendant lighting

## Bathrooms And Ensuits

Satin Silestone tiles to floor and selected walls  
Fitted mirror  
Semi recessed hand basin  
WC pan cover to cistern and dual flush  
Bath  
Shower to main bathroom  
Glass shower screen  
Thermostatic shower mixer  
Chrome mixer taps  
Heated towel rail  
Extractor fan  
Low voltage recessed downlighters  
Shaver socket

## Cloaks Cupboard

Free standing washer dryer

## Communal Areas

Door entry system to main block entrance  
Walls painted brilliant white  
Ground floor lobby decorated in dark Dulux emulsion  
Post boxes located within the core entrance lobbies

## For Peace Of Mind

Countryside Homes provides a 10-year NHBC Buildmark Warranty, a two-year Customer Service Warranty, and 24-hour emergency cover for heating, plumbing and electrical items. A dedicated team supports

you from reservation to handover and beyond.

## Sustainable & Energy Efficient

Homes designed for sustainability: Reduced heat loss, Air Source Heat Pump district heating, Heat recovery ventilation, Tested for air tightness, Energy efficient appliances, Multi zone thermostats

## About The Area & Community

### A Community Designed for Living Well

Northwick Parkside offers the perfect blend of convenience, recreation and modern living. With state-of-the-art homes, thoughtfully designed spaces and a host of local amenities close at hand, everything you need is just moments away.

The area is rich in leisure opportunities, from teeing off at Harrow Hill Golf Course to the tranquil beauty of Duckers Pond and days out in nearby Wembley or the historic charm of Harrow on the Hill.

Everyday convenience is a cornerstone here, with Wembley only a 4-minute tube journey away-perfect for shopping, dining and entertainment. Excellent public transport links and cycling-friendly amenities make getting around simple and stress-free.

Local Highlights: Northwick Park Hospital, Sainsburys, Waitrose, Wembley Stadium, Harrow Wall Climbing Centre, Fryent Country Park, Boxpark.

## Road Connections

Excellent road links via A40 and M1  
Easy access to North Circular Road A406  
Convenient routes to Heathrow Airport and Central London

## Train Connections

Northwick Park Underground Station - 2 minutes walk  
Baker Street - approx 20 minutes by tube  
Oxford Circus - approx 25 minutes by tube





Total floor area 74.3 m<sup>2</sup> (800 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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182 Station Road  
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EPC Rating:  
Exempt

Service Charge: Ask  
Agent

Ground Rent:  
Ask Agent

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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