



A collection of 1, 2 & 3 bedroom apartments



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# HELLO WEMBLEY

Digital illustration of Wembley Park is indicative only  
BRAG/Quintain Limited





## Welcome to Williamson Heights - an unmistakable collection of 1, 2 & 3-bedroom apartments that offer more than just a living space.

Complete with a convenient concierge service, hireable areas including a fitness suite and cinema room, and ever-useful co-working spaces, Williamson Heights has so much more to offer than you'd realise at first glance.

It's a development that just keeps giving, with stylish apartments and both podium level and roof top gardens with panoramic views across north west London and beyond.

Beyond your doorstep, enjoy world-class entertainment, vibrant nightlife, mouth-watering eateries, the latest high-street brands & labels, unrivalled transport connections and peaceful parks and adventure for when you want to get away from it all.

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# STAY IN WORK OUT



Enjoy access to a private fitness studio, fitted with a projector screen for interactive Yoga, Pilates and fitness classes\*.

\*The meeting room, fitness suite and cinema room can be hired via the concierge and deposits may be required. Projector screen provided only. Online fitness class subscription and membership not included and will need to be provided by the individual. Additional personal equipment may be required to access online classes.

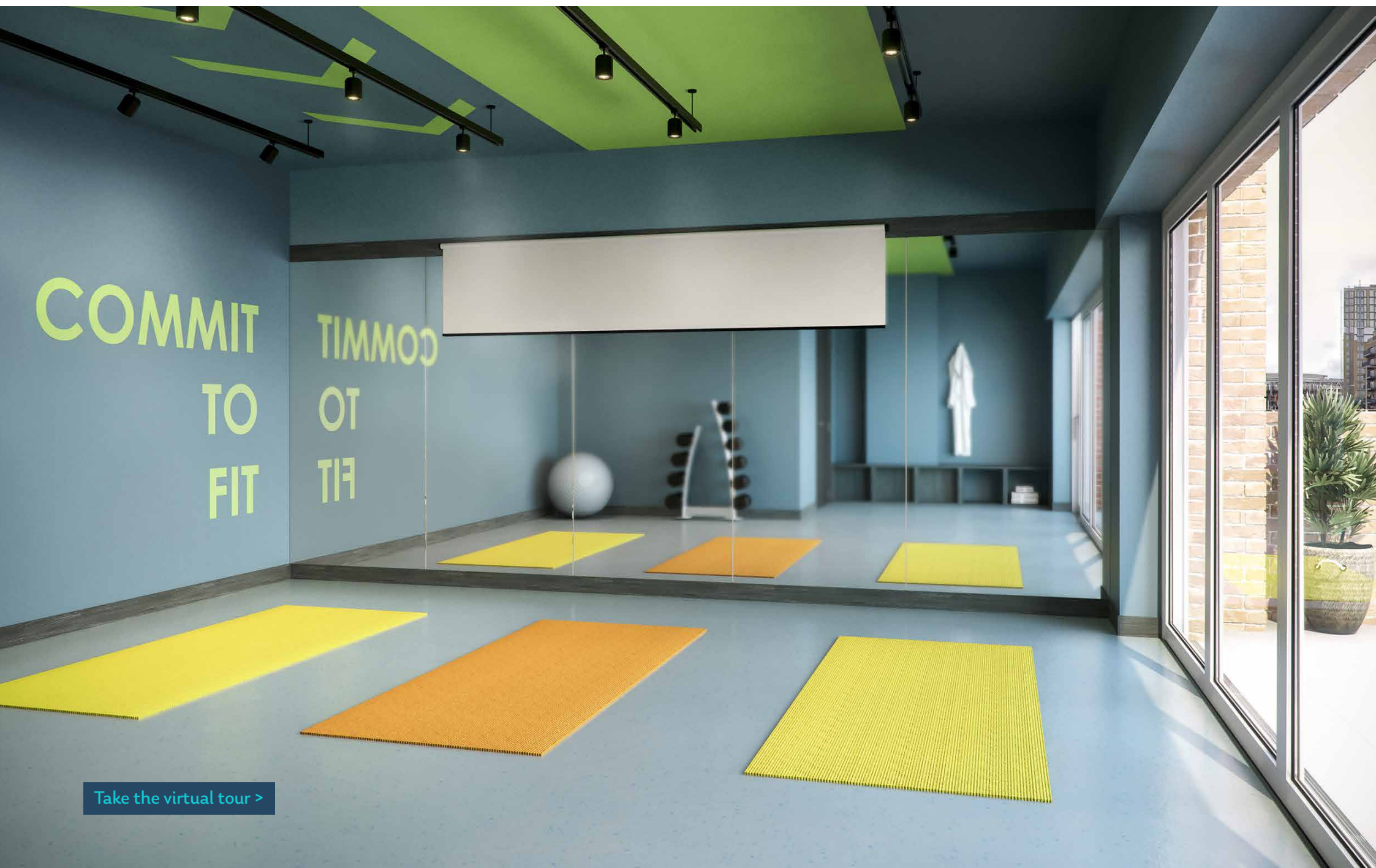
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# EAT SLEEP WORK REPEAT



Working from home but don't want to work in your home? The on-site co-working space is ideal for those days you want to grab your laptop and work in new surroundings.

Residents can also enjoy a soft seating area to lounge and relax and tap into the wi-fi as required. Enjoy nostalgia by bringing your own board games to play with neighbours or go a couple of rounds on the foosball table.

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Indicative computer generated images of communal spaces



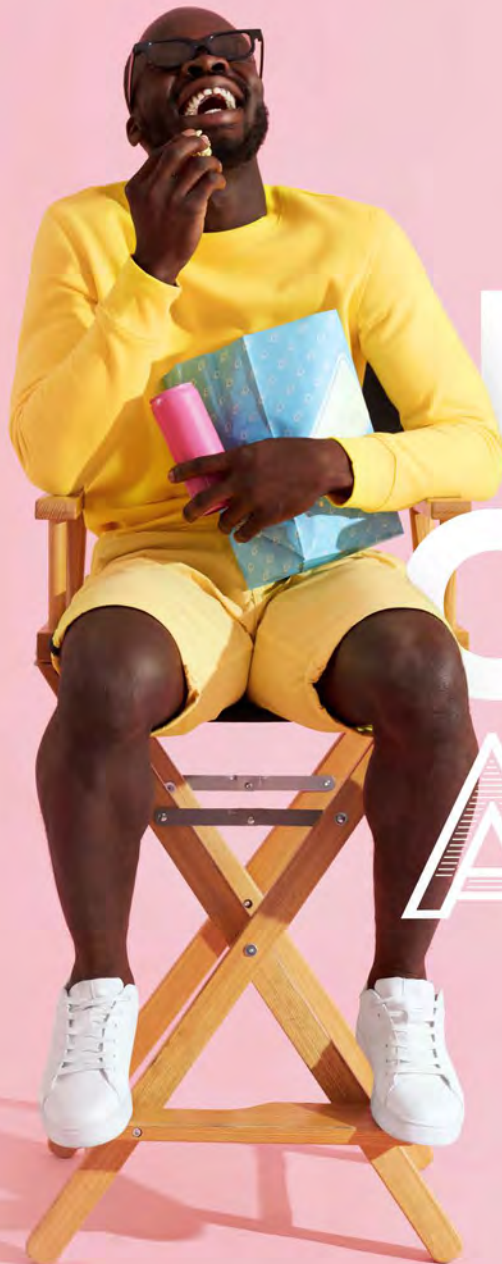
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# LIGHTS CAMERA ACTION!



Your very own cinema room! Exclusive to residents, the room will feature a large flat screen TV and soft seating, making it the perfect place for friends and families to gather and enjoy movie or gaming nights.



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# VIEWS> NETFLIX



Head to the rooftop garden to escape the hustle and bustle of city life. This landscape space sits high above Wembley so you can sit (or stand) and admire the skyline.



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A modern living room with teal walls, a large window with a view of a balcony, and a brown leather armchair. The room is decorated with framed art, a potted plant, and a wooden coffee table. The text 'LOVE WHERE YOU LIVE' is overlaid in the center.

# LOVE WHERE YOU LIVE





Whether you've moved out of the family home, need more space or just ready to settle down in an exciting area, Williamson Heights could be just what you're looking for. Picture yourself in a new, spacious 1-bed apartment, making your décor debut and style the interior of your home exactly how you want it. Or 2-bed homes with en-suites to some and balconies to all, great for cosy nights in and socialising with friends and family over a take-away and game of Dobble.



Sleek integrated appliances come as standard with these homes, and quality can be seen throughout – it's all in the detail. Explore culinary skills in the open-plan kitchen and show off your creations with Wembley Park as your backdrop on Insta., and enjoy some “me-time” with bubbles in a hot bath and a good book, or bubbles in a glass on the balcony with neighbours.

The lifestyle is here for you to enjoy – wake up to it all.



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# ON YOUR DOORSTEP

There's so much within walking distance so you'll never have to travel far. Wembley Stadium and the London Designer Outlet are both just a short stroll away, as are loads of big brands and a state-of-the-art Cineworld. Whether you're into fashion, film, sports, or music - everything you could ever want is right here.

[View local area >](#)



[Google Maps >](#)

#### LEISURE & ENTERTAINMENT

1. Wembley Leisure Centre
2. Wembley International Hotel
3. Second Floor Studios & Arts
4. Cineworld
5. Troubadour Theatre
6. Pure Gym London Wembley
7. Civic Centre
8. SSE Arena
9. Getty Exhibition

#### RESTAURANTS

10. Boypark Wembley
11. Nandos
12. KFC
13. Prezzo
14. TGI Fridays
15. Pizza Express
16. Wagamama
17. Bread Ahead
18. Creams

#### AMENITIES

19. Arena mini mart
20. Post Office
21. HSBC
22. Halifax
23. Tesco Express
24. Sainsbury's
25. Co-op
26. Costco Wembley

#### RETAILERS

27. House of Bilmoria
28. London Designer Outlet
29. Wilko
30. TK Maxx
31. Nike Factory Store



# WORD ON THE STREET



“Food has always been centre of our family, so we jumped at opportunity to introduce our food to the area. Wembley is a big melting pot, you get people from all over the world here and for me, it reminds me of home.”

**Chantal**  
**Mama Jaqs**



“Running in Wembley is perfect, there’s urban free space and even trail. The great thing about the running club is it brings people together. I’ve been in Wembley for ten years. It feels more like a community now”

**Rey**

**Urban runner at Asics Running Club**



“We’ve always been based in Wembley and the area has heavily influenced our music. Being around other creatives is really important to our work, places like Boxpark and Pirate Studios have brought a lot of creatives into the area and now Wembley is a hub for networking.”

**The Shellers**

**Local musicians**



If you're after a bit of retail therapy then look no further than the London Designer Outlet (LDO). From popular fashion brands like Levi's, Converse, and GAP, to beauty stores, there's something for everyone. If small boutiques are more your thing, Wembley Park Market is worth a visit with its great selection of independent fashion, lifestyle, wellness and craft brands.

# RETAIL THERAPY





# STREET FOOD



Boxpark Wembley Park

When it comes to eating out in the local area your taste buds will be spoilt for choice. There are plenty of places to grab a bite to eat, one of the most popular destinations being Boxpark. It's home to almost 30 food vendors, serving up everything from gourmet burgers and wood-fired pizzas to Thai cuisine and Caribbean soul food.

# ICONIC CULTURE

Brent, London's Borough of Culture 2020, has so much more to offer than just the world-class entertainment on offer at the SSE Arena.

At it's heart, Wembley Park and wider Wembley is home to an array of unique talents across different creative industries. From fashion to food, pottery to poetry, theatre productions and more. There's so much to discover, enjoy and love in this humble part of London.







“We are delighted that Troubadour will provide diverse theatre programmes at the heart of this area that has undergone an extraordinary transformation.”

**Oliver & Tristan**  
**Founders at Troubadour Theatres**





# FURTHER AFIELD

Living here means you're within easy reach of some of the city's biggest attractions. Westfield, Covent Garden and Leicester Square are all less than half an hour away. And for those times you want to relax? You've got plenty of green space nearby - King Edward VII and Barham Park are both within walking distance, and Hyde Park is just a short tube ride away.





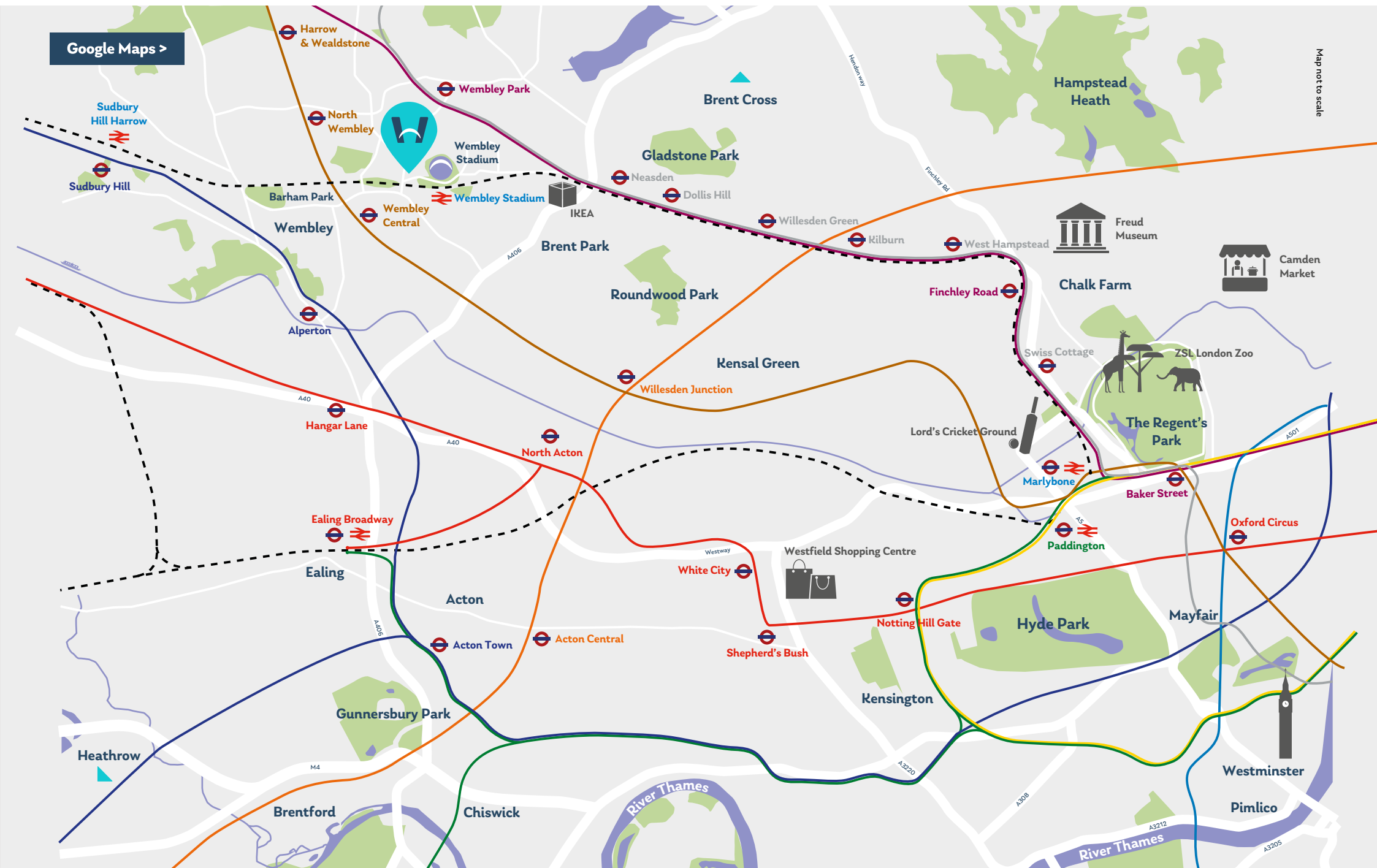
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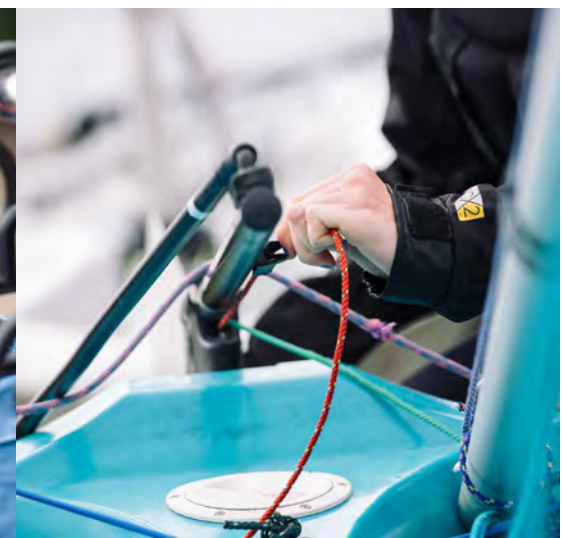
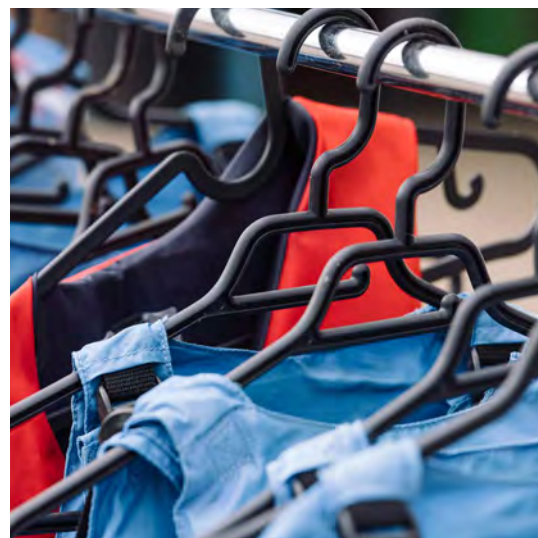




There is nothing like being out on the water. Lots of people have no idea that the Brent Reservoir is here, but it is basically a mini Oasis just 10 minutes from Wembley Park!"

**Charlie**

**Sailor at the Welsh Harp Sailing Club**







“Over the last few years Boxing has really opened up, especially for women. Its really great to be able to combine fitness with pleasure and community.

Coming to Wembley on a weekly basis over the last few years I have seen how much it has changed. All of the new food, leisure and sporting development here is having a really positive effect on the community.”

**Robyn**

**Boxer at Stonebridge Boxing Club**

# SOFA TO STATION IN 3 MINS

(or 15 minutes depending which station you choose)



If by chance you need something that isn't within a stone's throw from your front door at Williamson Heights, then the nearby travel connections have got your back.

Wembley Park and Wembley Central underground stations are within a 15 minute walk, giving you access to the Bakerloo, Jubilee & Metropolitan lines. For overground connections, you have Wembley Stadium station, opening up endless adventures up and down the west of England such as High Wycombe, Bicester Village and Oxford. There are also various bus routes from close by Wembley Stadium bus station, taking you to places like Brent Cross in 34mins.





## Travel zone 4

[Bakerloo](#)[Jubilee](#)[Metropolitan](#)[Overground](#)

### Cycle & Walking

from Williamson Heights



### Tube

From Wembley Park Station



### Train

From Wembley Stadium Station





# ABOUT PEABODY

## Our mission is to help people make the most of their lives.

We focus on those who need our help the most and our ambition is to create communities that are healthier, wealthier and happier. We build great quality places and have ambitious plans to deliver 3,300 new homes each year.

**We have over 150 years of history, experience and expertise.**

**66,000 homes. We are one of the largest housing providers in London and the south-east.**

**We deliver services to 133,000 residents, 18,000 care and support customers and the wider communities in which we work.**



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**[williamsonheights.co.uk](http://williamsonheights.co.uk)**

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