



# FABER GREEN

NORTHOLT



**Network  
Homes**



## A NEW LEAF

A selection of apartments and houses surrounded by Ealing's vibrant and evolving neighbourhoods, with easy access to open green spaces and great connections to central London and beyond, Faber Green brings a new dimension to Northolt. Let it bring a new dimension to your life too.

At Faber Green, Shared Ownership through leading housing association Network Homes means it's easier than ever to get the keys to your own place, and start making it a home.



Computer generated image is indicative only

## WELCOME TO FABER GREEN

### HOMES THAT MAKE YOU FEEL ALIVE

Offering a variety of homes to suit everyone's needs, all of the apartments and houses at Faber Green are available through Shared Ownership.

All homes are pet friendly and each property comes with private outside spaces, bright and modern interiors, and is surrounded by landscaped gardens with access to the local park, designed with the aim of building a community, not simply somewhere to live.

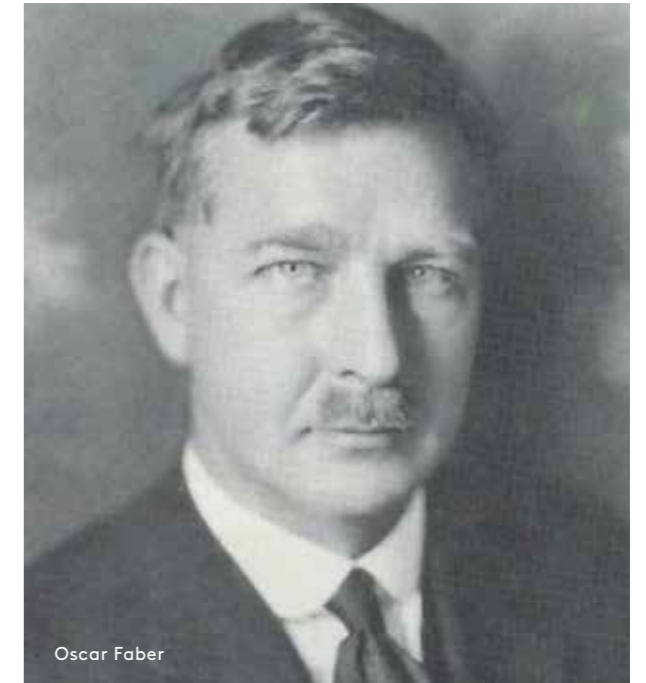
Discover a developing area with an interesting past that is now moving forward to shape the lives of the next generation.

Faber Green is a new development that combines the vibrant, cosmopolitan character of London living with the reassuring pace of suburban life.

Providing quality homes for individuals, couples and families at all stages of life.



Illustration of Northolt Park racecourse in 1929



Oscar Faber

## OFF TO THE RACES

Once an area rich in farming and agriculture, Northolt made a name for itself in the 1930s with its nationally renowned pony racing. Acclaimed British engineer Oscar Faber was chosen to design the modernist grandstands for Northolt Park Racecourse in 1927, following his work at Lord's Cricket Ground.

Faber Green sits just north of where the stands once stood and was created from a desire to honour his work and a commitment to preserve the abundance of green spaces in the area.



## BE PART OF NORTHOLT'S NEXT CHAPTER



Faber Green is the latest project in the ambitious renewal of the homes and neighbourhoods throughout the London Borough of Ealing. Northolt, West London is being supported by Network Homes' commitment to providing good homes for everyone. With a substantial amount invested on the rejuvenation of nearby Rectory Park and other local developments, these contemporary homes are part of Ealing's new era of good-quality and community-focused housing.

The site of these benefit through Network Homes' investment. This creates a special connection between your home and the wider Northolt community.

The wider community is also set to benefit from the creation of Middlesex Football's new home in Rectory Park, bringing with them superb all weather sports and community facilities, open to the public, offering fun events and football matches.

Now's the time to be part of Northolt's next chapter.





Faber Green aerial image with CGI enhancement.

# THAT EALING FEELING

## EDUCATION

- 1. Petts Hill Primary School
- 2. Northolt High School

## ENTERTAINMENT & LEISURE

- 3. Harrow Borough Football Club
- 4. Northolt High Sports Centre
- 5. Northolt Leisure Centre
- 6. Northolt Library

## SHOPPING

- 7. Lidl
- 8. Victoria Retail Park (Halfords, Wickes, Currys, Homebase)
- 9. Shops (Boots, newsagent, laundrette, cafe)
- 10. M&S food
- 11. Asda

## PARKS

- 12. Northolt Play Park Centre
- 13. Northolt recreation grounds playground
- 14. Mandeville Parkway



A NEW COMMUNITY TO BE PART OF



# GO WILD IN YOUR NEW NEIGHBOURHOOD



St Marys Church



## FRESH AND GREEN

You're in one of the rare pockets of London within easy reach of open, lush and green spaces. Choose to explore unspoilt nature with furry friends at Islip Manor Meadows, an almost 60-acre protected nature reserve full of bird and animal life. Or for younger members of the clan, head to the exciting playgrounds at Northala Fields. Surrounded by undulating manmade hills, fishing lakes and wildlife ponds, this is one of London's most iconic leisure spaces.

## RUN AND PLAY

Northolt offers access to great cycling and running routes, but if you're more into keeping fit under cover, Northolt Leisure Centre offers a well-equipped gym, two swimming pools and a raft of classes and activities offering something for everyone. There's also a boxing gym in the area and a nearby sports medicine clinic.

For more relaxing Sunday afternoon activities, visit the beautiful St Mary's Church only 12 minutes away by bus, or pop to Northolt Village Community Centre to enjoy a picnic or barbecue.

## TREAT YOURSELF

The area offers a variety of local shops and eateries reflecting its diverse and eclectic make-up. Major supermarkets and the delights of Westfield London or Ealing High Street are all under half an hour by Tube.

Explore the Grand Union Canal, with its traditional pubs, trendy bars and unique, independent restaurants. There's everything from classic pub dishes and live music to Caribbean-influenced cuisine with an incredible waterside setting or award-winning aromatic Asian flavours - find the perfect escape from everyday life just a few moments from home.



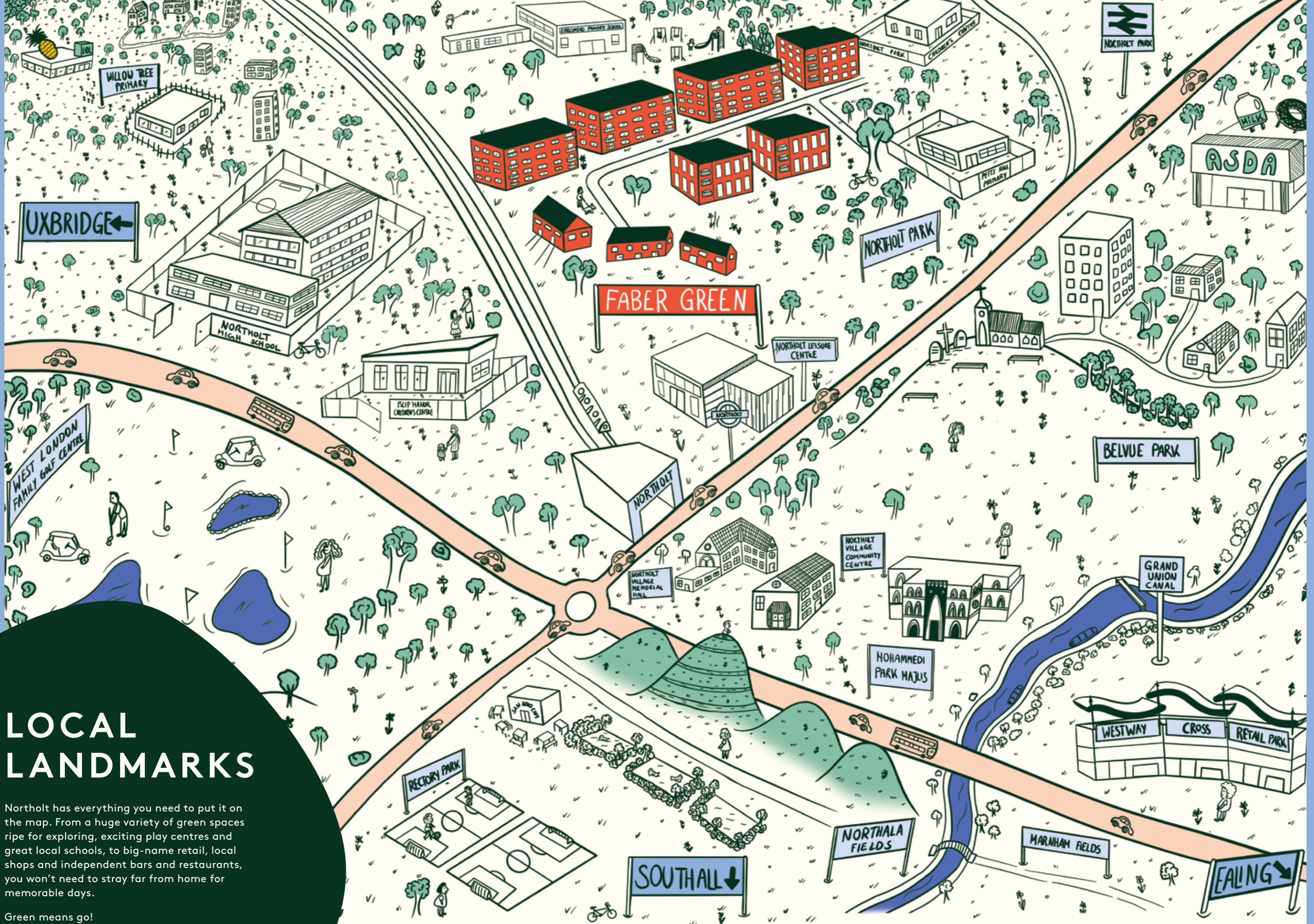
## LEARNING LOCALLY

Network Homes' investment covers not only the site of the new homes, but also the neighbouring Northolt High School. This will benefit the institution and support an even stronger sense of community.

Other good schools in the area include Queensmead School, Alec Reed Academy and Uxbridge College for older students as well as a host of excellent primary schools.

A variety of schools are available in the area, please review the latest Ofsted reports and each school's website for further information.





# LOCAL LANDMARKS

Northolt has everything you need to put it on the map. From a huge variety of green spaces ripe for exploring, exciting play centres and great local schools, to big-name retail, local shops and independent bars and restaurants, you won't need to stray far from home for memorable days.

Green means go!

# NORTHOLT, COMMUNITY NEAR VIBRANT BUSTLING EALING



## NORTHOLT LEISURE CENTRE

State of the art community gym with pool, fitness studio and classes



## LOCAL AREA

With its iconic earth mounds, this is one of London's most exciting parks

## LOCAL SCHOOLS

Northolt High School is only five minutes walk away from Faber Green making the school run stress free



## QUESTORS THEATRE

Ealing's local playhouse shows everything from panto to cutting-edge drama

## NORTHOLT VILLAGE

Old heart of Northolt with historic church, clock tower, pub and village green



## SHOPS IN EALING

From H&M to M&S, Pandora to Primark, Waterstones to Wagamama, it's all here



# FULLY CONNECTED

Where are you headed? Faber Green has local access to the capital's great transport network, so it's easy to get to wherever you're going.

Several bus routes pass close by, and a short walk away there's Northolt Tube station with direct links to central London on the Central Line – you can be in Notting Hill in 20 minutes and Oxford Circus in half an hour. Head a little further and you can jump on the mainline from Northolt Park which takes you into Marylebone in 20 minutes. Benefit from a home with selected parking to some homes and head off by road to easily join the A40, M4 and M25.

For cyclists, head out for adventure along the towpaths of the Grand Union Canal. If jetting off on holiday, Heathrow is less than half an hour's drive and Luton about 50 minutes.



## UNDERGROUND (ZONE 5)

10 minute walk to Northolt station

- Northolt to Ealing Broadway: **16 mins**
- Northolt to Shepherd's Bush: **18 mins**
- Northolt to Oxford Circus: **29 mins**
- Northolt to Heathrow airport: **40 mins**



## TRAIN

- 12 minute walk to Northolt Park station
- Northolt to Wembley: **6 mins**



## BUS

- Northolt Park (395): **5 mins**
- Ruislip Retail Park (282): **10 mins**
- Greenford (395): **13 mins**
- Northolt – Southall (120): **25 mins**

Journey times are approximate.



Journey times are approximate. Map not to scale.



**FLOURISH IN  
A HOME YOU CAN  
BE PROUD OF**





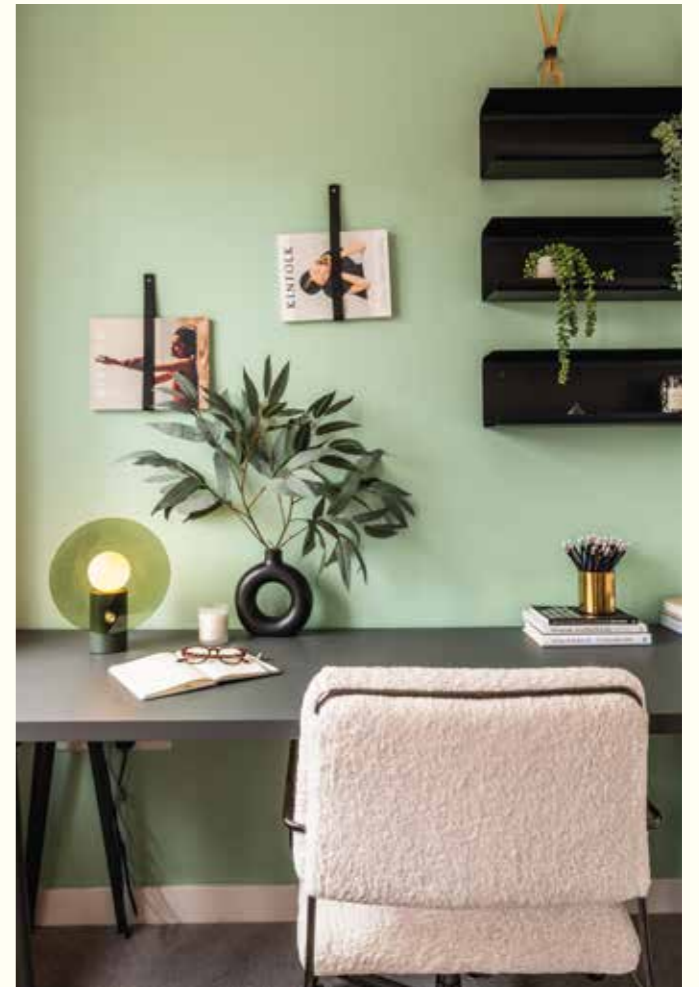
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## WHAT HOME LOOKS LIKE

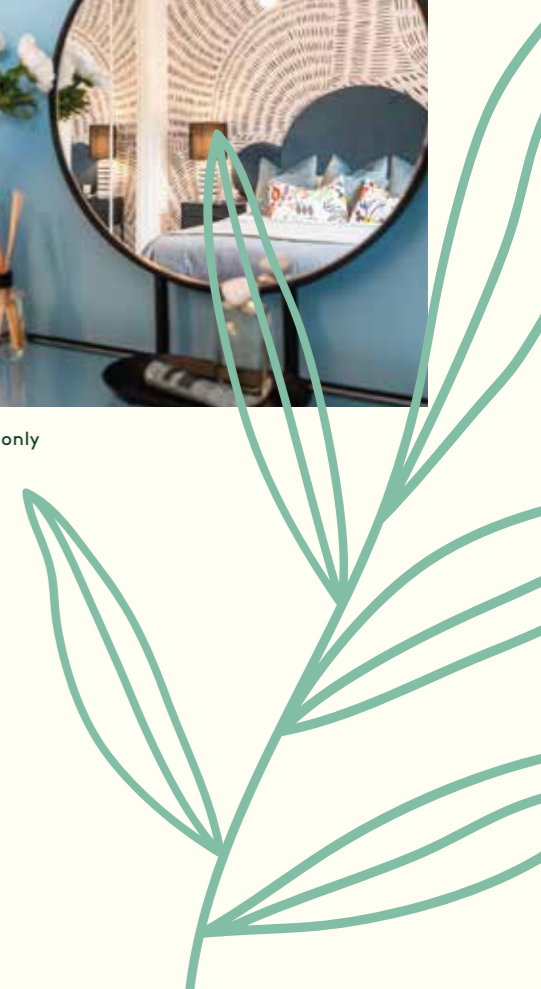
We know one size doesn't fit all, so our 126 units Shared Ownership homes for local people are being built with a range you're looking for.

First-time buyers and young families will fit right in to our one or two bedroom apartments. Bigger broods will have room to breathe in houses with up to four bedrooms, some with private car parking. New green spaces and easier access to local amenities, plus wide and well-lit cycle routes and pathways, all help give Faber Green an exciting neighbourhood feel.

Every home has its own private oasis too, whether that's a secluded apartment balcony or grassy back garden to the houses. All the properties feel modern and bright with quality fixtures throughout, giving you the green light to create a home you can feel proud of.



Photography is indicative only



# SITE PLAN







## ROOM TO BLOOM

Homes at Faber Green are all about soft tones, clean finishes and good quality fixtures and fittings. Contemporary and light, rooms are left neutral for you to put your own stamp on things and create that dream scheme. Walls and woodwork throughout are finished in shades of fresh white, setting off dark-grey washed oak flooring in hallways and living/dining areas, with mid-grey wool-mix carpeting in bedrooms and on stairs. Lighting is a blend of energy-efficient Aurora LED downlights and soft pendant lamps.

Kitchens units are sleek and platinum-grey with darker, carbon-steel effect worktops contrasting with stone-effect porcelain Madagascar floor tiles. Stainless-steel sinks feature chic Hansgrohe mixer taps. Fully integrated Zanussi appliances include a fan oven, ceramic touch-control hob, a tall fridge-freezer and a dishwasher, as well as a washer-dryer – everything you need to move straight in.

Main bedrooms feature built-in wardrobes with sliding doors to maximise storage space. Through in bath and shower rooms, you'll find soothing spaces well-equipped with stone-effect porcelain tiles on walls and floors, gloss-white enamel baths, basins and WCs.

Central heating throughout each home comes in the form Stelrad compact radiators in each room powered by thermostatically controlled, energy-efficient Ideal Logic combi boilers. Finally, we all need a place to unwind, so every Faber Green residence boasts its own outdoor sanctuary – whether that's a private balcony or patio to each apartment, or a full-size family garden to each of our houses.



Photography is indicative only



# SPEC

## Kitchen Area

- Platinum Symphony Inline Trend fitted kitchen units with carbon steel effect laminate worktops with upstand
- Blanco Lantos 1.5 bowl Stainless steel sink with Hansgrohe single lever mixer tap
- Zanussi integrated appliances include:
  - Single fan oven
  - Ceramic touch control hob
  - Tall integrated fridge/ freezer
  - Dishwasher
  - Washer/ dryer\*
- Elica Era standard integrated extractor hood
- Aurora LED fixed downlights
- Under pelmet LED strip lights to top units
- Telephone point
- Contemporary in dark grey wash oak wood slip resistant flooring to open plan kitchens in apartments
- Madagascar Blanco Porcelain floor tiling to kitchens in houses

## Bath & Shower Rooms

- Gloss white Roca bathroom suite featuring anti-slip bath with square bath screen or shower tray as appropriate, wall hung WC, concealed dual flush cistern and semi-recessed basin
- Chrome Hansgrohe shower head over bath with adjustable slider rail
- Chrome Hansgrohe monobloc mixer tap thermostatic bath filler/shower mixer diverter
- Shelving and mirror above the sink
- Shaver socket
- Shaving light
- Chrome toilet roll holder
- Chrome towel rail and holder
- En-suite shower room to larger units
- Madagascar Blanco Porcelain wall and floor tiling
- Aurora LED fixed downlights

## General Specifications

- Matte soft white painted walls and brilliant white finish smooth ceilings
- White satinwood finish to entrance and internal doors, architraves, and skirting
- Brushed stainless steel door furniture
- Brushed metal switch and socket plates
- Recessed LED downlighting
- Laminated casement windows with easy clean hinges and childproof opening restrictors
- Smoke and heat alarms and CO2 detector
- Ideal logic combi boilers to house types 1b and 2b, Ideal logic system boilers to house type 3b

\*Free standing to some homes

- Thermostatically controlled central heating via Stelrad compact radiators
- Pressurised hot and cold water supplies
- Audio/visual security entry phone system to apartments
- Independent doorbell for front door of houses
- Double glazing throughout
- Balcony, terrace or patio to each apartment
- Houses with turf to rear garden and garden shed
- Full width patio to the rear of the houses
- Electric car charging to selected plots

## Living / Dining Area

- Dark grey wash oak coloured wood effect vinyl flooring
- Aurora pendant lights
- TV socket set to living room (Sky Q) subject to subscription. All TV socket sets to include digital radio and terrestrial sockets

## Bedrooms

- Neutral carpet
- Aurora pendant lights
- Built in wardrobes with sliding doors to main bedroom
- Telephone points wired using BT compliant cable

## Hallways & Stairs (in houses)

- Dark 'grey wash oak' coloured wood effect vinyl flooring to hallways
- Neutral carpet to stairs
- Aurora pendant lights
- Telephone point adjacent to door in hallway

## Communal Areas

- Neutral carpet to entrance areas, inner lobby and staircase
- Magnetic locks with fob reader and push button for exit to lobby doors
- Wall mounted sensor lights
- Car parking to selected homes with EV charging points to a select number of bays
- Cycle storage
- Refuse stores
- Lifts to all apartment levels
- Independent entrance foyers serving each core with stair and lift access





## TOP 10 REASONS TO BUY



1

### Beautiful homes

Every home at Faber Green is bright and airy, comes with well thought out interiors, kitchens and bathrooms and everything's brand new. You just need to move in and make it your own!



2

### Your own haven

Knowing that when you arrive home and close the door on the outside world, that you have your own private outside space is priceless. Space to sit, to play, to recharge, to entertain, to live.



3

### For every family

Families come in all shapes and sizes and the homes at Faber Green are designed to reflect that. From singles to couples, growing families to downsizers, you'll find one that's right for you.

4

### Go green

With so many beautiful open green spaces near Faber Green you'll be spoiled for choice. There's Northala Fields with its fishing lakes, Greenford Countryside Park and many more – perfect to let off steam whatever your age.



5

### Great connections

Whether you're staying local and heading to the shops on Church Road or commuting into Central London, Faber Green has you covered with pedestrian routes, bus, road and rail links to get you to where you need to be.



6

### Reuse and renew

Faber Green is being built on space that has sat unused for over 10 years. By developing the site Network Homes is creating a new community in the heart of Northolt.



9

### A step up

Shared Ownership schemes mean you can get assistance with making the leap into home ownership. With a share from as little as 25% you can start putting your mark on a brand new home at Faber Green.

7

### At the heart of the community

Northolt's brilliantly diverse community is well served by great health, education and community services perfect for putting down roots. It's time to flourish.

8

### Educating for the future

Neighbouring Northolt High School directly benefits from the funds generated from the sale of the land that the Faber Green development sits on, allowing them to invest back in to the school.



10

### A name you can trust

Network Homes has built an established, award-winning reputation for providing quality, affordable housing across London and the Home Counties so you know your home will be built to the highest of standards.

# HOW SHARED OWNERSHIP WORKS



The new homes at Faber Green are available to purchase on a Shared Ownership basis, offering a perfect opportunity for local people to get a step on the property ladder.

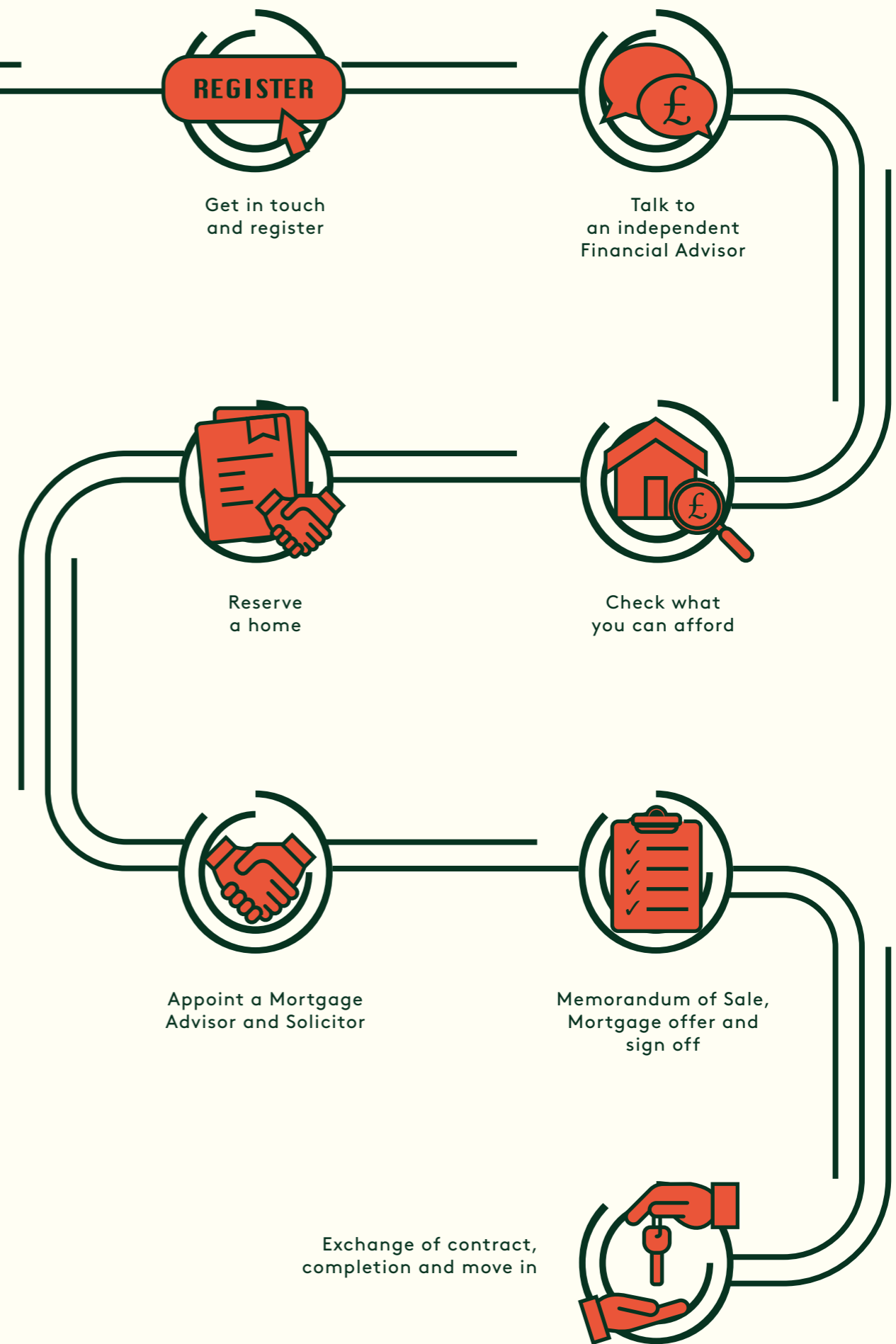
The Shared Ownership scheme aims to help those who might not otherwise be able to buy a home of their own.

At Faber Green, Shared Ownership gives you the opportunity to buy a share of your new home, starting at 25% or more if you can afford it. The rest is owned by Network Homes and you pay a subsidised rent on this portion in addition to your own mortgage. You will also need to have savings to cover any deposit required by your mortgage lender and the costs involved in moving.

Following the initial purchase, you have the option of increasing your share when you can afford to do so. This is called staircasing which means you could eventually own all of the property. The more you own, the less rent you pay.

There will also be a service charge payable to cover the cost of the communal maintenance and this includes the buildings insurance.

Shared Ownership is subject to availability and qualifying criteria. Priority will be given to people living or working in the London Borough of Ealing. Every application is assessed individually.



# NETWORK HOMES

Network Homes is one of England's leading housing association builders, owning and managing over 20,000 homes for 38,000 people across London, Hertfordshire and the South East.

We build prestigious homes for market sale and Shared Ownership (part rent, part buy). We operate commercially but our profits are reinvested back into building more homes and offering a first class service to our customers.

We take pride in providing an impressive specification which, coupled with sustainable design features, means our homes are ideal for modern living. We've been dedicated to doing this since we were formed in 1974. Without a good home it is difficult for anyone to feel comfortable, happy or secure in their life. **We believe everyone needs a good home, because good homes make everything possible.**



# SITE LOCATION

## CONTACT US

020 7126 7297  
fabergreen@site-sales.co.uk



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Because good homes make everything possible

