



**Connells**

Wembley Way 17 Rutherford Way, Wembley Park, Ha9  
Wembley

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Wembley HA9 0EB

for sale shared ownership  
**£136,250**



### Property Description

Stylish 2-bedroom Shared Ownership apartment in the heart of Wembley. Offering modern open-plan living, a master bedroom with en-suite, private balcony, contemporary interiors and excellent transport links. Ideal for first-time buyers looking for extra space. 5% deposit contribution available.

Wembley Way offers a stylish collection of beautifully designed studio, one, two and three bedroom Shared Ownership apartments set within a sophisticated new building in the heart of Wembley Park.

These contemporary, energy efficient homes provide light filled living spaces with private outdoor space to every apartment and eye catching views across one of North West London's most exciting cultural destinations. Designed with modern living in mind, the apartments combine high quality interiors with well considered layouts, making them ideal for first time buyers and those seeking excellent local amenities.

Residents benefit from landscaped public spaces, communal roof terraces and secure cycle storage, while Wembley Park offers world class entertainment, dining, shopping and green open spaces. Wembley Park Station is just a short walk away, providing fast and convenient access into Central London.

### Specification

#### General

Private balconies to all homes  
SunVue white roller blinds to living rooms  
Origin blackout roller blinds to bedrooms  
Egger Fjord Green wardrobe doors and architraves  
Manx Tomkinson Classic Berber Juliet Slate carpet  
Built in wardrobes to master bedroom

Full height windows to selected apartments

### Kitchens, Living & Dining

Under cabinet LED lighting  
Brushed stainless steel door handles  
Dulux off white walls and ceilings  
Echo natural Kendal Oak cabinet doors  
White Sparkle Grain laminate worktops  
Stainless steel sink with Kohler mixer tap  
Samsung extractor fan, induction hob and integrated 70L oven  
Samsung platinum silver freestanding fridge/freezer  
Samsung integrated dishwasher  
Samsung washer/dryer

### Bathrooms & Ensuites

Marazzi Grafite floor tiles  
Villeroy & Boch white wall tiles  
FAP Ceramiche vanity tiled panels  
Marmoarredo vanity top in Cloudy Black  
Kohler sanitaryware and fittings  
Kohler chrome slow close mirror cabinet  
Kaldewei bath with Mira bath and shower fittings  
Roman Haven bath screen  
Irsap chrome towel rail

### External & Communal Areas

Communal roof terraces at Levels 10 & 17  
Landscaped public spaces  
Communal play space  
Secure cycle storage Bin store

## For Peace Of Mind

250 year lease  
10 year new build structural warranty provided by Thomas Miller (formerly Lifeplan Ltd)  
Audio-visual entry intercom system  
Fob-activated door entry system to building  
180-degree viewer to front door of all units

## The Area - Wembley Park

Wembley Way is located in the heart of Wembley Park, one of North West London's most dynamic and well established neighbourhoods. The area is renowned for its mix of world class entertainment, modern amenities and excellent transport connections, creating a vibrant and convenient place to live.

Residents are within easy reach of Wembley Stadium, the OVO Arena and BOXPARK Wembley, which host major sporting events, concerts and a wide variety of dining options throughout the year. The nearby London Designer Outlet offers an extensive selection of high street and designer brands, restaurants, cafés and leisure facilities, all within walking distance.

For those seeking balance, the area also benefits from access to green open spaces including Union Park, Fryent Country Park and the Welsh Harp Reservoir, providing opportunities for walking, cycling and outdoor recreation.

Wembley Park continues to evolve as a popular residential destination, combining lifestyle, leisure and connectivity, making it an ideal location for first time buyers and commuters alike

## Wembley Way Is Located In The

Wembley Park Station is approximately a 6 minute walk from Wembley Way and is served by the Jubilee and Metropolitan lines, providing fast and frequent rail services into Central London, making it an ideal location for commuters.

## Train Times

Baker Street - approx. 14 minutes  
Bond Street - approx. 16 minutes  
King's Cross - approx. 21 minutes  
Farringdon - approx. 24 minutes  
Liverpool Street - approx. 25 minutes

## Wembley Way Details

Studio apartments - full market values starting from £350,000

1 bedroom apartments - full market values starting from £397,000

2 bedroom apartments - full market values starting from £546,000

3 bedroom apartments - full market values starting from £585,000

## Example - 1 Bedroom Apartment

Full market value: £397,000

25% share value: £99,250 | Rent: £682.34 pcm

50% share value: £198,500 | Rent: £454.89 pcm

75% share value: £297,750 | Rent: £227.45 pcm

The full market value of this home is £397,000. With Shared Ownership, you could purchase an initial 25% share for £99,250 and pay rent on the remaining share. Mortgage buyers may only require a deposit of 5% of the share purchased, meaning deposits could start from £4,962.50, subject to lender criteria and affordability.

## Shared Ownership Explained

Shared Ownership enables buyers to purchase between 25% and 75% of a home and pay rent on the remaining share, with the option to increase ownership over time. A service charge is payable in addition to mortgage and rent, covering maintenance and management of the building and communal areas.

## Do I Qualify?





To view this property please contact Connells on

**T 020 8427 4321**  
**E harrow@connells.co.uk**

182 Station Road  
 HARROW HA1 2RH

EPC Rating:  
 Exempt

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/HRW312980](https://www.connells.co.uk/Property/HRW312980)**

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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