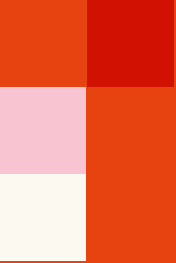




The Restorey NW10

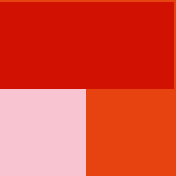


RE

IMAGINE

YOUR

Story





Think you can't afford a home in london?

Think again!



A collection of 1 & 2 bedroom Shared Ownership apartments, available now and ready to view in one of London's fastest growing areas.

Whether you're local to North West London or looking for better value in the capital, The Restorey offers a realistic route into London home ownership. Through Shared Ownership, you can buy a share of your home and keep monthly payments manageable – often costing less than renting.

The Restorey places you at the heart of one of West London's most exciting new neighbourhoods. With a rich industrial heritage, excellent transport connections and ambitious plans for the future, this thriving new district is quickly becoming a sought-after place to call home.

Space to breathe *and relax*

The Restorey is positioned around a large central square with trees and landscaping, next to a historic Edwardian refectory, forming a unique space for residents to enjoy.



Computer generated image

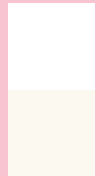
Own a share in a place on the rise

Designed for modern living, The Restorey is a car-free development with ample cycle storage and contemporary Shared Ownership apartments in Armour Court, a striking building inspired by the area's industrial heritage.

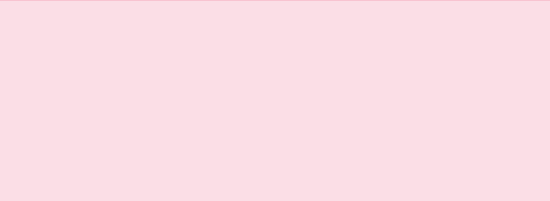
At its perimeter, the restored Refectory frames a landscaped courtyard, creating valuable green space for residents. With excellent transport links, local amenities and major regeneration underway, this is a place with real momentum.

KEY

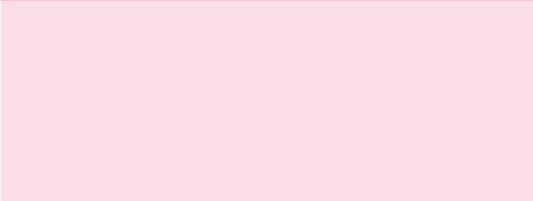
- 1 AMOUR COURT**
Contemporary apartments
- 2 COURTYARD**
Beautifully landscaped gardens
- 3 THE REFECTORY**
A dedicated affordable workspace for rent. To the benefit of the local community



SHORTCUTS



TO

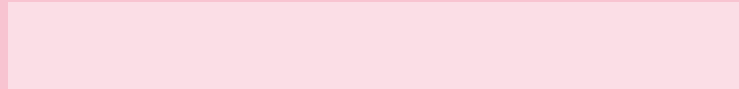


Places

WORTH



GOING



YOUR LOCAL NEIGHBOURHOOD GUIDE

A creative and global-experience- lifestyle is on your doorstep. Join those in-the-know, to be part of a tight-knit community that value their local hidden gems.



Beit El Zaytoun: @beitelzaytoun

FOOD & DRINK

Anyone who loves really authentic world food and quality, prepare to be delighted with surprising finds at exclusive hush hush prices in Park Royal. Whatever your tastes, there are restaurants and food outlets offering everything from fast lunch grabs (try out Kamil Bakery), to really stylish and top-notch middle eastern restaurants such as nearby Beit El Zaytoun, or Maroush (5 mins walk).

Pick up delicacies, pastries and ingredients from artisan

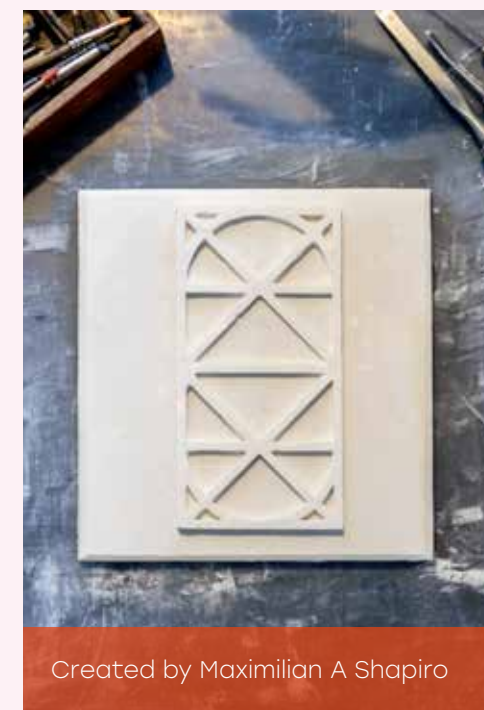
bakeries, and specialist supermarkets such as Hoo Hing. Levant Book Café is a local favourite to meet with friends. Take a stroll (10 mins walk) to the canalside Grand Junction Arms for a pint, or make your own speakeasy cocktails with Maison Miles at the Standard Bar on a Thursday or Friday night. Where else would you find a local brewery set up by a local medic (The Roundhouse Project), or a furniture designer doubling as a coffee shop (Nirvana Café)?

PARK ROYAL

& OLD OAK COMMON

ART & CULTURE

Park Royal Design District, is well known as a dynamic creative hub in London, fostering innovation with its vibrant mix of artists, designers, and start-ups. This thriving creative community offers collaborative spaces, cultural events, and cutting-edge facilities, driving the area's artistic and entrepreneurial growth. Join in the eclectic pop-up activities and learn a new skill, or peruse and purchase locally crafted goods. As a multicultural neighbourhood, you will also find a spirit of inclusivity and interfaith harmony in the area, with places of worship including churches, mosques, and temples.



Created by Maximilian A Shapiro



Rare Kind Studios



Union Canal

MARKETS & FAIRS

Watch out for Park Royal markets and pop-up events where local makers, creatives and entrepreneurs have you covered for gifts or home décor. Everything from vintage fashion and upcycled goods to independent food, crafts and contemporary design is showcased throughout the year.

Hubs such as Standard Market, Minerva Works, The Foundry and North Acton Square come alive with events, especially during London Craft Week and the London Design Festival.

GET SOCIAL

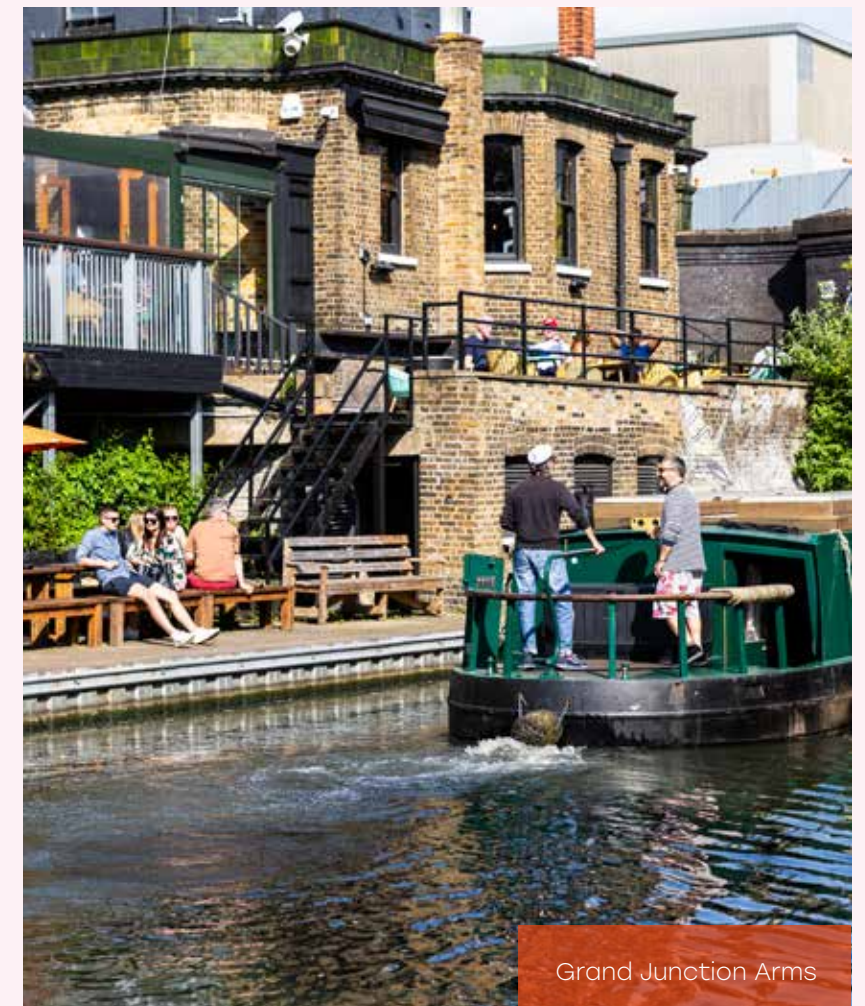
You can cycle to The Royale Leisure Park in just 10 mins, where there is an Odeon cinema and a ten pin bowling alley. There is a local Pure Gym for motivational group classes, or you can join either a contemporary dance class or learn ballroom from the best.

Did you know Strictly's Oti Mabuse has a studio here providing classes to the public? The industrial nature of the area means that pop-up events like independent film screenings in a random courtyard are also on the cards.

NATURE & WELLBEING FIXES

Across the Old Oak and Park Royal regeneration area, pockets of nature are transforming the urban landscape, from tree-lined streets to bug hotels. For established green spaces, Roundwood Park and Wormwood Scrubs are both within easy reach, while the Grand Union Canal offers scenic cycling and waterside walks.

Park Royal Children's Playground 1 is just 15 minutes by bus, while Wesley Playing Fields is a 10-minute walk away. Nuffield Health Park Royal Fitness & Wellbeing Gym and Virgin Active Acton offer swimming pools, fitness classes and wellness facilities.



Grand Junction Arms

THE WEST

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Notting Hill

WEST LONDON HAS EVERYTHING ...AND THEN SOME

PORTOBELLO & NOTTING HILL

Explore the vibrant Portobello Road Market, famous for antiques and unique finds. Stroll through charming Notting Hill streets, admiring colourful houses and boutique shops. Enjoy a film at the historic Electric Cinema. Relax in beautiful Kensington Gardens or sample diverse cuisines at local eateries. Experience the lively atmosphere of the Notting Hill Carnival in August.

WHITE CITY & WESTFIELD

Whatever you want, whatever you need, just head to White City's Westfield for 300 shops covering high-street brands to luxury boutiques. Hunt for your next on trend look, then refuel after a shopping spree at the wide variety of restaurants or stylish café's.

WEMBLEY

In the other direction Wembley Outlet Centre offers incredible discounts on top brands, diverse dining options, and entertainment, all near the iconic Wembley Stadium. Furnishing or finishing touches for your new home can also be acquired at Ikea, Wembley.

IS BEST

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Wembley Way



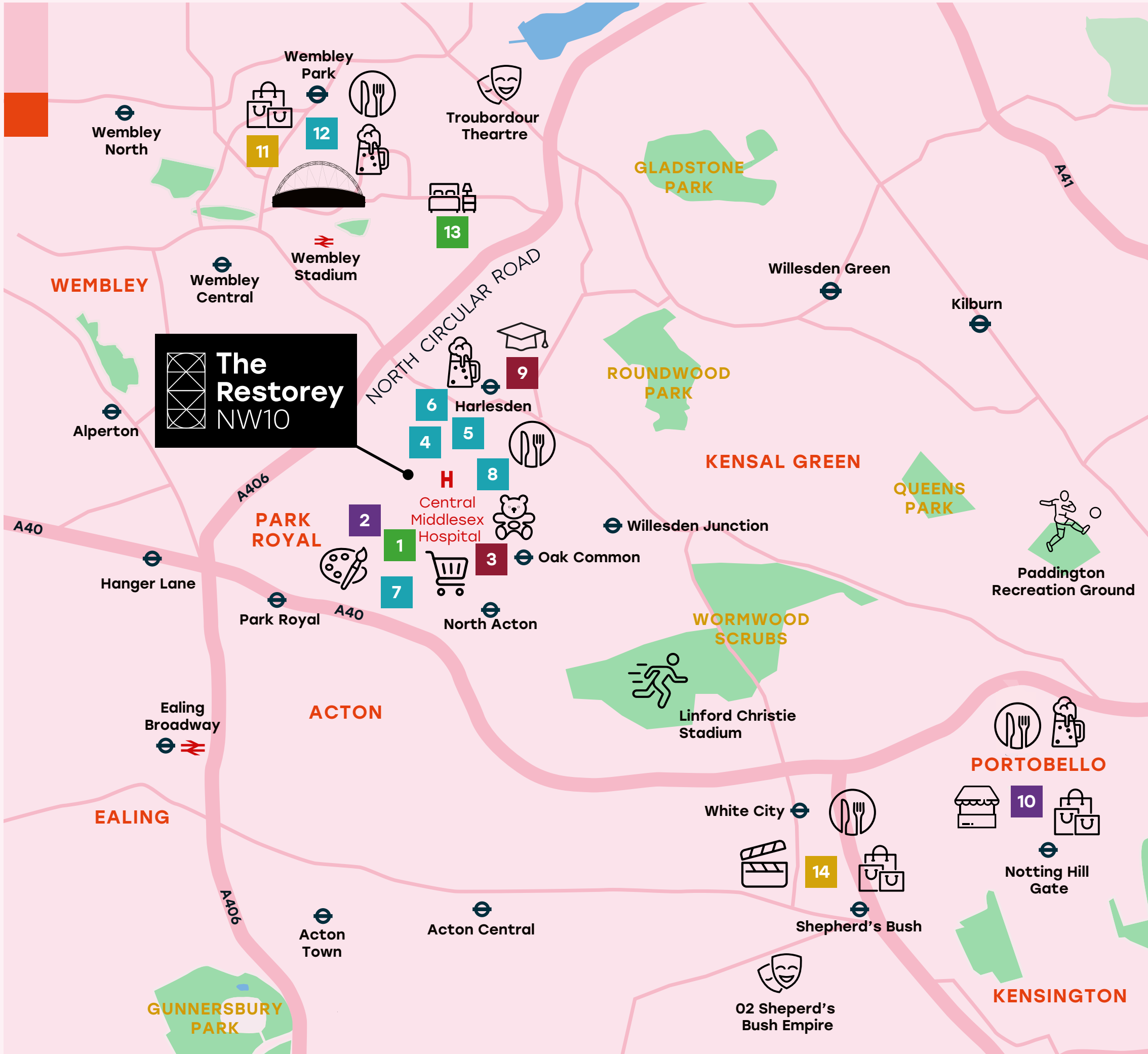
Chiswick House grounds

EALING

On summer days head to Ealing, to picnic on Ealing Common or Walpole Park, and attend the annual Ealing Jazz Festival. Rainier months call for a visit to the historic Pitzhanger Manor & Gallery, or catch a show at the Ealing Playhouse.

WEST HAMPSTEAD & CHISWICK

For a weekend treat, get to the weekly West Hampstead Farmers' Market, and meet with friends in one of the many beautiful tucked away pubs. Chiswick House and Gardens grounds are the perfect setting for a picnic date or stroll.



NAVIGATE YOUR NEW AREA

The Restorey is located just north of Central Middlesex Hospital in the London Borough of Brent. A large local Asda superstore, bank and bakeries are a few minutes' walk away, providing for your everyday needs, and this part of Park Royal is set to become the epicentre of a new residential neighbourhood. It is also near to a bus hub, Park Royal Design District, and the monthly Standard Market. Heading towards Harlesden you can reach the canal for waterside walks, and enjoy some beautiful spots for dining or meeting friends.

Zones within the Old Oak and Park Royal regeneration area are rapidly transforming, with plans for shopping, entertainment, and community enriching new facilities and amenities, all easily reached from your doorstep.

- 1 Asda
- 2 Park Royal Design District
- 3 Faith Child Nursey
- 4 Maroush
- 5 Beit el Zaytoun
- 6 Grand Union Pub
- 7 Royale Leisure Park
- 8 Levant Café
- 9 Harlesden Primary School
- 10 Portobello Market
- 11 London Designer Outlet
- 12 Boxpark
- 13 IKEA Wembley
- 14 Westfield Shopping Centre

HARLESDEN

Harlesden station
Bakerloo line
12 min walk

PARK ROYAL

Park Royal station
Piccadilly line
9 min cycle

NORTH ACTON

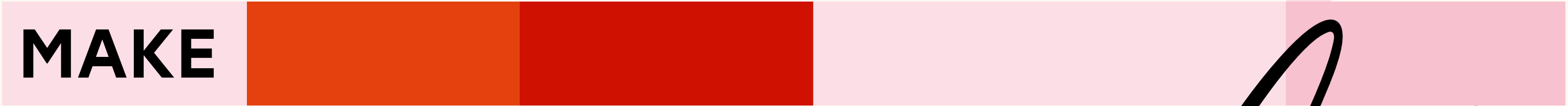
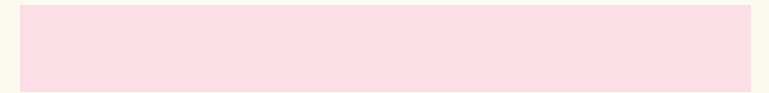
North Acton station
Central line
7 min cycle, 11 min bus



The Restorey's convenient location in zone 3, has excellent connectivity. With access to cycle paths along the canal into London, a nearby bus stop and bus hub, and plenty of London underground station options, you can get around quickly, easily, and sustainably.

Within the Old Oak and Park Royal boundary there are six train and tube stations covering zones 2 and 3. Future plans for the regeneration area, include a new super hub rail station at Old Oak Common, which will make the area the most accessible place in London, enabling access to eight major UK cities once HS2 has been completed.

Park Royal Station is on the Piccadilly Line, North Acton is on the Central Line, and Harlesden is on the Bakerloo Line. This neighbourhood is well served by local buses, with good road links, including the A40 and the North Circular.



Spacious interiors designed for *real life!*

From Integrated appliances and built-in wardrobes, floor-to-ceiling windows and private balconies, The Restorey has it all!



Choose how you want *To live*

At The Restorey, a variety of apartment layouts have been thoughtfully designed to fit your lifestyle.



Elegant and comfortable apartments, complete with designer kitchens, light-filled living spaces, and beautiful finishes to bathrooms and bedrooms.

Bedrooms include plush grey wool-mix carpets, and stylish sliding wardrobes. Bathrooms are also designed to ensure every element of your new pad in The Restorey is perfect. Spacious open-plan

living and dining areas feature premium flooring and kitchens in on-trend indigo and white. Chic floor-to-ceiling French windows onto balconies, terraces or winter gardens, provide plenty of light.



Contemporary designs with *you in mind*

KITCHEN

- Amtico luxury vinyl flooring
- Designer kitchen units in shades indigo and white with soft close doors and drawers
- High quality laminate worktops in Marble Bianco colour and matching upstands
- Zanussi Integrated electrical appliances to include:
 - Single fan oven/grill
 - Ceramic Hob
- Cooker extractor with lights
- Integrated dishwasher
- Integrated fridge/freezer
- Free standing washer/dryer (located in utility cupboard)
- LED lighting located under wall units
- Monobloc mixer tap
- Stainless steel splashback behind cooker
- Blanco 1.5 Bowl Inset Black composite Silgranit sink

LIVING AND DINING AREA

- Luxury vinyl flooring (Amtico)
- Freeview and interactive satellite socket
- Data points for wireless broadband connection (subject to subscription).

BEDROOM(S)

- Grey 80/20 wool-mix carpet
- LED recessed down lights
- Arctic white glass sliding door wardrobe in main bedroom
- To main bedrooms only, Freeview and interactive satellite, and telephone point

BATHROOM(S)

- Large format slip resistant ceramic tiled floor
- Ceramic tiles to walls, full height around bath and shower enclosures and half height behind WC and basin
- LED Mirror Cabinet with Shaver Socket above sink.
- Roca bath, shower base, sink and WC
- Toughened glass shower screen to select plots
- Chrome bath and basin brassware, including shower mixer, shower head and fixed slider rail over the bath
- Heated chrome towel rail
- Polished chrome toilet roll holder

GENERAL

- Sprinklers, smoke and heat detectors
- LED Recessed downlighters
- Matt white emulsion to internal walls and ceilings
- Satin white finish to internal windows, architraves and skirting
- Brushed stainless steel door handles
- Balcony, terrace, garden and or winter garden to all apartments
- Heating and Hot water provided via Air Source Heat Pump (ASHP).
- Mechanical ventilation with heat recovery (MVHR) systems

Whilst every effort has been taken to ensure the accuracy of the above specification, it is for general guidance only and is subject to change and should not be relied upon as true or accurate. SNG reserves the right to amend the specification as necessary and without notice. Please speak to our sales advisor for more details.



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Top reasons to buy at The Restorey

1

Buy smart now. Thank yourself later.

Early settlers in Park Royal will be able to achieve a home at an attractive price point before values rise with the increasing regeneration, shops and facilities coming soon to Old Oak and Park Royal boundary area.

2

Where industry meets nature.

The industrial backdrop is slowly evolving with new development and public realm landscaping plans, meaning more gardens and greenspaces to enjoy!

3

Underground and rail connections within reach.

Reach Paddington in just 17 minutes, with rail, tube, bus and canal-side cycle routes all within easy reach. The future HS2 hub at Old Oak Common will connect you to major cities across the UK.

4

Superstore and international food markets nearby.

With an ASDA superstore, international food markets and everyday essentials nearby, convenience comes built in. Plans for a new town centre will add even more to this growing neighbourhood.

5

Get ahead of the curve in Park Royal.

Many places claim to have a creative quarter, but Park Royal is the real thing. Home to a thriving community of makers, innovators and independent businesses, it's a vibrant and inspiring place to live.

6

With SNG you're In safe hands.

SNG is here to support you on your Shared Ownership journey, every step of the way.

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7

Shared Ownership. Less renting, more owning!

With rents on the rise, Shared Ownership currently offers better affordability and stability.

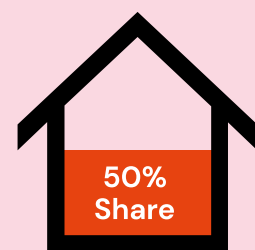
8

What's inside might surprise you.

Spacious, modern interiors featuring designer kitchens, bright living areas, and beautifully finished bathrooms and bedrooms.

Unlock your home buying potential with Shared Ownership

Whether you're stepping onto the property ladder for the first time or taking the next step in your home ownership journey, Shared Ownership allows you to buy with a deposit from as little as 5% of the share of the home you purchase. It means you could be opening the door to your new home sooner than you thought, without the pressure of having to save a large deposit or cover expensive mortgage payments.



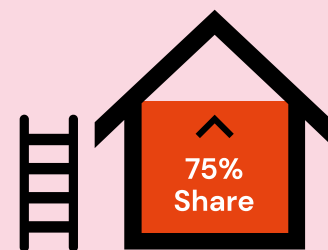
1. Buy a share

Purchase between 25% and 75% of your property's full market value. Your exact share will be based on what you can afford.



2. Rent the rest

Pay a reduced rent on the remaining share.



3. Staircase

You can buy additional shares in your home as and when your circumstances allow, reducing the rent you pay in the process.

Eligibility

You must be over 18, have a household income of less than £80,000 (or £90,000 in London), and do not already own a home.



Scan to find out more

[sales.sng.org.uk/
shared-ownership](https://sales.sng.org.uk/shared-ownership)



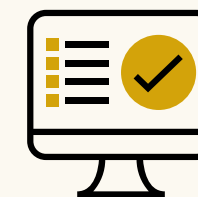
Your Shared Ownership journey made simple

↓ 1



Search for the home that's right for you

↓ 2



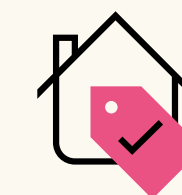
Start your application in just two steps

- Complete our online application form
- Arrange an affordability assessment with the assigned broker

↓ 4



Apply for your mortgage



Reserve your new home



Appoint a solicitor

→ 5

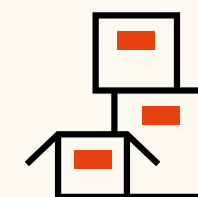
→

6 ↓



Exchange contracts when everything is in place

7 ↓



Move in, put the kettle on and put your feet up!

A warm welcome

We're delighted you're exploring the possibility of buying your new home with us. We'd like to tell you a little more about SNG (Sovereign Network Group), our homes and the communities we create.

Who we are

One of the UK's leading housing associations, we're passionate about giving everyone an opportunity to own a home of their own. We've been building and managing homes across the South of England since 1974, working closely with local authorities to deliver high-quality, affordable homes in desirable places for our customers. We currently provide over 85,000 homes across a range of tenures:

- Affordable and social rent
- London Living Rent
- Shared Ownership
- Open Market Sale

Building stronger communities

At SNG, we do far more than build homes. We also invest significant money into supporting local people, strengthening neighbourhoods and creating change that makes a lasting impact. We're proud to partner with local organisations and initiatives across the South to deliver projects that improve wellbeing, tackle isolation and homelessness, and give people the tools to thrive.



A home builder with a difference

Every pound of profit from your purchase will be reinvested into our new and existing homes and services, enabling us to provide the highest standards of living and environment for our customers and communities. We're here to help everyone find a place of their own, and we know the more houses we can build, the more homeowners we can support. To date, we've helped thousands of customers take their first or next step on the property ladder with Shared Ownership, and our social purpose of providing the foundation for a better life ensures we will help thousands more.

First time buyer falls in love with her perfect West London home thanks to Shared Ownership!



5 years after moving into her new Shared Ownership apartment, renting feels like a distant memory. Domnita is still in love with where she lives and her new husband!

Domnita explains: "I initially purchased a 25% share, and I haven't increased the share since I moved in. As I was slightly older getting onto the property ladder, my plan isn't to staircase to 100%. Instead, I am planning to stay on a 25% share until I retire in 10 years. I have always wanted to retire to Spain, so Shared Ownership has allowed me to get onto the property ladder until the time is right to relocate."

Although she moved into her home single, Domnita got more than she initially bargained for with her new home. She comments: "A year after moving in to my apartment, I met my now husband outside the building. I had never seen him before, but it turned out he was my neighbour and had been living on another floor in the building the whole time. We have just had a beautiful wedding day at the Grade II

listed Pitzhanger Manor in Ealing. We wouldn't have even met if I hadn't bought my home... it was definitely fate for us to meet here!"



We wouldn't have even met if I hadn't bought my home

Scan to read more of Domnita's story





Scan to find out more
sales.sng.org.uk

