



KAMAL COURT

W E M B L E Y , L O N D O N

WEMBLEY | LONDON | HA9 9EB

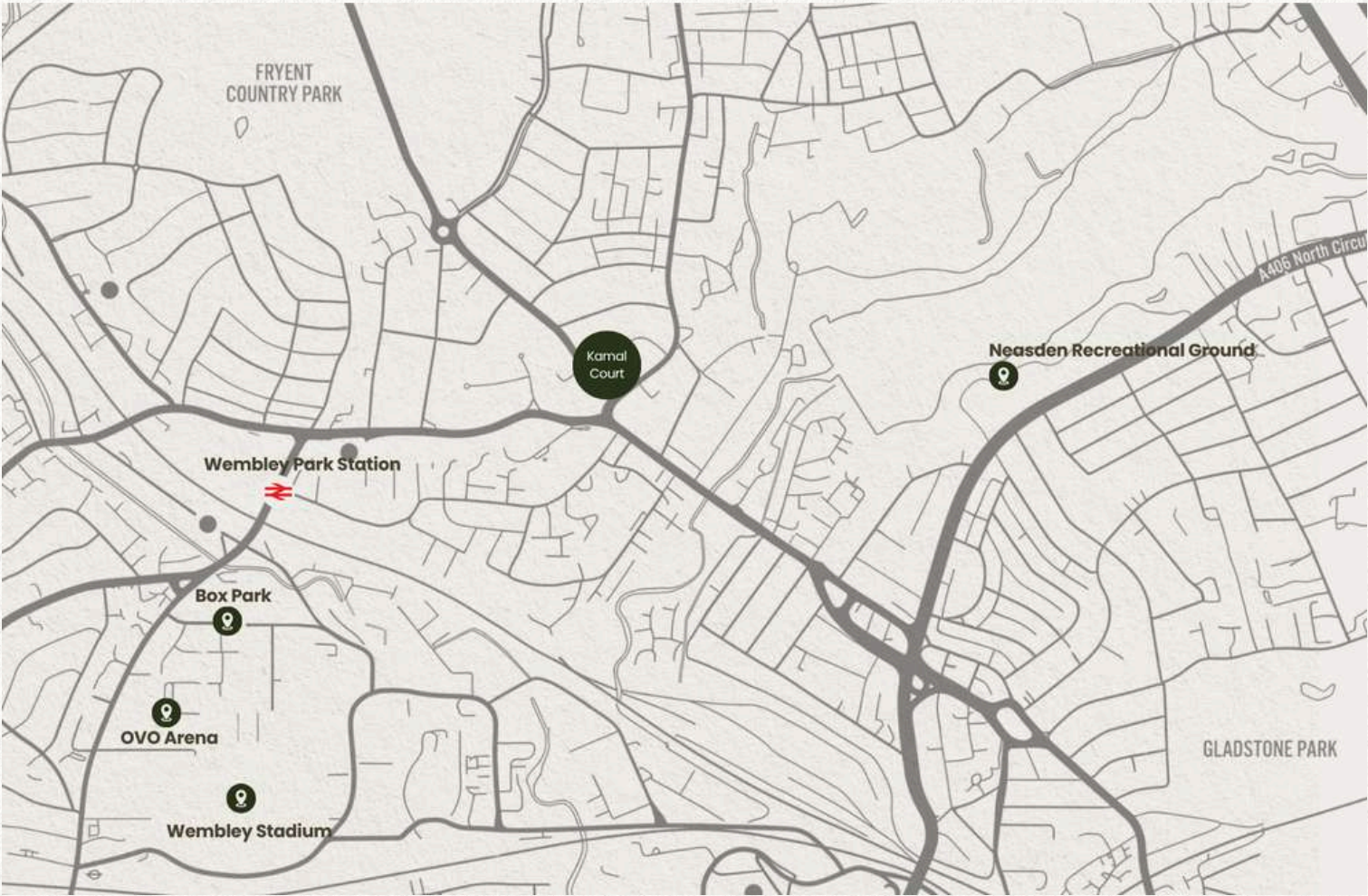
INVESTMENT SUMMARY



KEY FEATURES

STRATEGIC LOCATION

Perfectly Connected for Modern Living



WELL
CONNECTED

Named the London Borough of Culture for 2020

Wembley Park is London’s newest creative home, benefiting from major investment and excellent connectivity into central London. Vibrant, eclectic and culturally diverse, Wembley is one of London’s most vivacious and distinct neighbourhoods and the meeting place of an unparalleled shopping selection, a wealth of food and drink spots, plentiful nature, world class sport events and internationally renowned concerts. Whether it’s grabbing a bite to eat at Boxpark, watching a match at Wembley Stadium or enjoying the still waters of the Welsh Harp, this evolving corner of the Capital gets more exciting day by day.



CAR:

M1 Motorway	14 mins
Heathrow Airport	55 mins
Luton Airport	60 mins
Gatwick Airport	1h 18 mins



BUS:

Welsh Harp	20 mins
Neasden	24 mins
Wembley Central	35 mins
Brent Cross	35 mins



ON FOOT:

Lidl	4 mins
Welsh Harp National Park	6 mins
Wembley Park Station	15 mins
Box Park	20 mins
Fryent County Park	22 mins

FINANCIAL SUMMARY

MARKET ANALYSIS

Maximizing yield starts with location.

Wembley is one of North West London’s most significant regeneration retail and leisure investment locations, benefiting from substantial residential, commercial and infrastructure investment. Designated as a London Growth and Opportunity Area, the wider Wembley regeneration programme is expected to deliver more than 15,000 new homes and 10,000 new jobs, supported by over £2.5 billion of private investment to date.



£2.8bn+

Invested in Wembley Park to date

16m+

Annual visitors to Wembley Park

3.7M+

Wembley Stadium visitors in 2025

10,000+

New jobs through wider regeneration programmeannual contribution

15,000+

New homes planned across the Wembley Growth Area

51

Wembley Stadium events in 2025

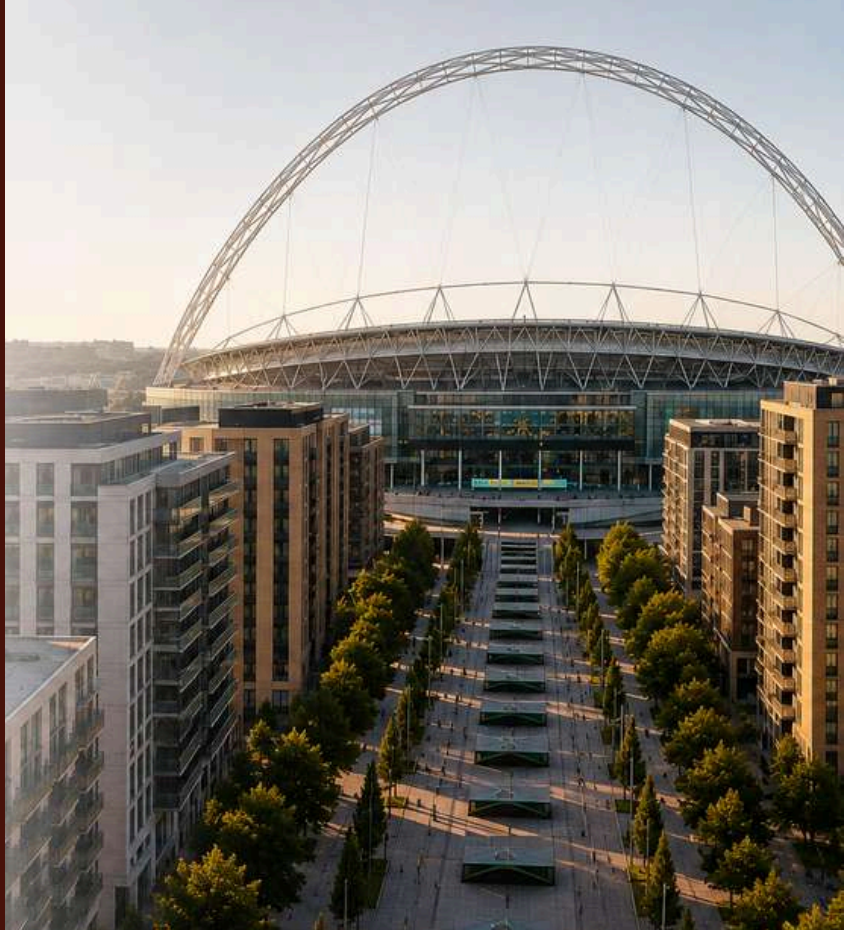
Wembley benefits from a diverse and increasingly established economic base, anchored by Wembley Stadium, Wembley Park and a growing concentration of retail, leisure, hospitality and commercial activity. In 2025, Wembley Stadium welcomed more than 3.7 million visitors across 51 events, while Wembley Park continues to attract millions of visitors each year.



FINANCIAL SUMMARY

MARKET ANALYSIS

10 KEY REASONS WEMBLEY WORKS



+79%

HOUSE PRICES

House prices in the HA9 postcode have risen 79% since the new Stadium opened, clear regeneration premium.



+163%

LONG-TERM GROWTH

Long-term growth since 2003 stands at 163%. Structural, not speculative.



-33%

MORE AFFORDABLE

Still roughly one-third cheaper than the Greater London average, meaningful headroom left.



5.4%

RENTAL YIELDS

Gross rental yields in Wembley Park (HA9) currently sit at around 5.4% well ahead of typical Zone 1-2 returns



+20-25%

FUTURE GROWTH

Independent forecasts expect Wembley to outperform wider London, with 20-25% growth by 2030.



19

ONLY 19 MINUTES

Direct Jubilee line from Wembley Park to Bond Street. West End access that tenants and owner-occupiers value.



4

MULTIPLE LINES, ZERO FRICTION

Jubilee, Metropolitan and Bakerloo serve the area, exceptional connectivity for a Zone 4 location.



6000 +

6000+ HOMES DELIVERED

Quintain's Wembley Park masterplan has already completed over 6,000 high-quality homes, creating real critical mass.



-35

YOUNG PROFESSIONAL CORE

Resident profile heavily weighted toward under-35 professionals, the exact demographic that drives low voids and strong rental demand.



Q1 2027

MORE AFFORDABLE

Perfect timing to catch the next phase of both capital growth and rental growth.

ENQUIRIES & VIEWINGS

For availability, pricing and to arrange a viewing of the show apartment at Kamal Court, please contact Lee directly.

Lee Monk

NEW HOMES POWERED BY eXp

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12

Apartments in total, one, two and three bedroom

999 years

Lease with share of freehold

Zero

Ground rent

10 years

Build Zone structural warranty

Q1 2027

Estimated completion

IMPORTANT NOTICE

Source of information. The information in this brochure, including descriptions, specifications, market data, statistics, forecasts and travel times, has been taken from the developer's brochure and marketing materials. It has not been independently verified by the agent, and no warranty is given as to its accuracy or completeness.

Not an offer or contract. These particulars are a general guide only and do not form part of any offer or contract. Prices, availability and incentives may change without notice.

Images. Exterior and interior images are computer generated and for illustrative purposes only. Show apartment photography shows furniture, styling and accessories that are not included in the sale.

Plans and specification. Floor areas and dimensions are approximate. Layouts, specification, finishes and appliances may vary between apartments and may change during construction at the developer's discretion.

Market and investment information. Statistics, rental yields, price growth figures and forecasts are provided by the developer for illustration only. Past performance is not a guide to future performance. Property values and rents can fall as well as rise. Nothing in this brochure is financial, investment, tax or legal advice.

Costs and tenure. Service charges are estimates. Council tax bands will be confirmed on completion. Tenure, lease terms and all other details should be verified by your solicitor before exchange of contracts.

Your own enquiries. Buyers and investors should carry out their own due diligence and take independent professional advice before making any decision to purchase.

Completion. The completion date is an estimate and is subject to construction progress.