



**Connells**

Ochre Place, Northwick Parkside  
Wembley



### Property Description

Discover refined modern living at Northwick Parkside, Ochre Place. This first floor 2 bedroom apartment offers 792 sq ft of beautifully designed interiors complemented by a private balcony.

Every detail has been thoughtfully considered, from Amtico flooring and underfloor heating for comfort and energy efficiency to a sleek contemporary kitchen with integrated appliances and luxurious bathrooms finished with premium Silestone tiles. The open plan kitchen/diner & living space is perfect for entertaining and is flooded with natural light.

Designed for low maintenance and modern convenience, this home is completed to an exceptional specification.

Located in a vibrant new community right next to the beautiful Northwick Park, residents enjoy landscaped communal spaces, secure entry systems, and outstanding connectivity. Northwick Park Underground Station is just moments away, providing fast links to Baker Street and Oxford Circus.

### Development Overview

Welcome to Northwick Parkside, a stylish new development boasting a collection of 1, 2 and 3 bedroom homes set within 100 acres of parkland. Located in Harrow, Northwick Parkside offers the perfect blend of city and suburban life, with outstanding transport links to central London, renowned schools, vibrant cultural attractions and green spaces. Inclusive design takes centre stage, creating thoughtfully designed homes and public spaces that are accessible, welcoming and crafted to enrich the lives of every resident and visitor. Northwick Parkside is a thriving community where convenience, comfort and connection come together harmoniously, a place you will be truly proud to call home.

### Specification

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- Amtico flooring to hallway and living area
- TV points and access for digital TV and Sky Q subject to subscription
- BT connection point
- High speed Hyperoptic broadband connection subject to ongoing subscription
- USB sockets to selected rooms
- Underfloor heating throughout
- Video entry system
- Secure cycle storage and entrance door with audio visual entry system
- Secure by Design certified
- Smoke and heat detection
- White painted internal doors
- White painted skirting and architraves
- Matt emulsion paint finish to walls and ceilings
- Dedicated balcony to apartments on upper floors
- Terrace to ground floor homes
- Mechanical Ventilation Heat Recovery System
- Kitchen
  - Contemporary designed kitchen with feature wall and base units
  - Full height splashback in white
  - Silestone worktop
  - Stainless steel integrated sink and mixer tap
  - Integrated oven
  - Integrated induction hob
  - Integrated fridge freezer
  - Integrated dishwasher
  - LED under cabinet lighting
  - Under plinth feature lighting

### General Finishes

- Amtico flooring to hallway and living area
- TV points and access for digital TV

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BT connection point  
High speed Hyperoptic broadband connection subject to ongoing subscription  
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Underfloor heating throughout  
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## Kitchen

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## Bedrooms

Fitted wardrobe with mirror door to master bedroom  
Fully fitted Abingdon carpet in neutral tones  
TV FM and internet point  
Pendant lighting

## Bathrooms And Ensuites

Satin Silestone tiles to floor and selected walls  
Fitted mirror  
Semi recessed hand basin  
WC pan cover to cistern and dual flush  
Bath  
Shower to main bathroom  
Glass shower screen  
Thermostatic shower mixer  
Chrome mixer taps  
Heated towel rail  
Extractor fan  
Low voltage recessed downlighters  
Shaver socket

## Cloaks Cupboard

Free standing washer dryer

## Communal Areas

Door entry system to main block entrance  
Walls painted brilliant white  
Ground floor lobby decorated in dark Dulux emulsion  
Post boxes located within the core entrance lobbies

## For Peace Of Mind

Countryside Homes provides a 10-year NHBC Buildmark Warranty, a two-year Customer Service Warranty, and 24-hour emergency cover for heating, plumbing and electrical items. A dedicated team supports you from reservation to handover and beyond.

## Sustainable & Energy Efficient

Homes designed for sustainability: Reduced





Total floor area 74.3 m<sup>2</sup> (800 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

**T 020 8427 4321**  
**E [harrow@connells.co.uk](mailto: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/HRW312548](http://connells.co.uk/Property/HRW312548)**

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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