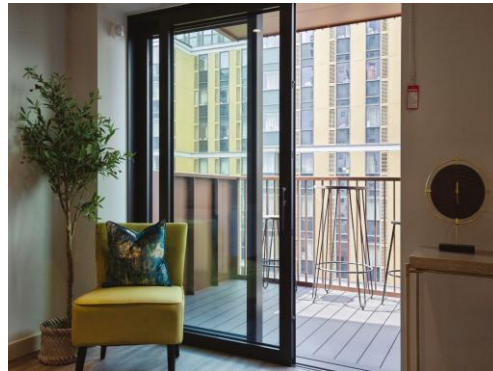




**Connells**

Wembley Way 17 Rutherford Way  
Wembley



### 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.

## 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

## 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?

Household income must not exceed £90,000 per year  
Applicants must be unable to purchase on the open market  
Applicants must afford the required deposit and monthly payments  
All purchasers must pass a financial affordability assessment

## Life At Wembley Park

More than just a home, Wembley Way offers a lifestyle shaped by culture, creativity and connection. From major live events and world class entertainment to green open spaces and excellent transport links, this is a place where modern London living comes together and where you can create your own space in one of the capital's most exciting neighbourhoods.

## Disclaimer

The specification is the anticipated specification but may be subject to change as necessary and without notice. Any photographs or computer generated images are indicative of the quality and style of the specification and may not represent the actual





To view this property please contact Connells on

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182 Station Road  
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EPC Rating:  
Exempt

Service Charge: Ask  
Agent

Ground Rent:  
Ask Agent

Tenure: Leasehold

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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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