



Connells

Wembley Way 17 Rutherford Way, Wembley Park, Ha9
Wembley



Property Description

IDEAL FIRST HOME. Well-designed STUDIO Shared Ownership apartment in the heart of Wembley. Offering modern open-plan living with fitted wardrobes to the living / bedroom area, a private balcony, contemporary interiors and integrated kitchen appliances. Excellent transport links for commuters.

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

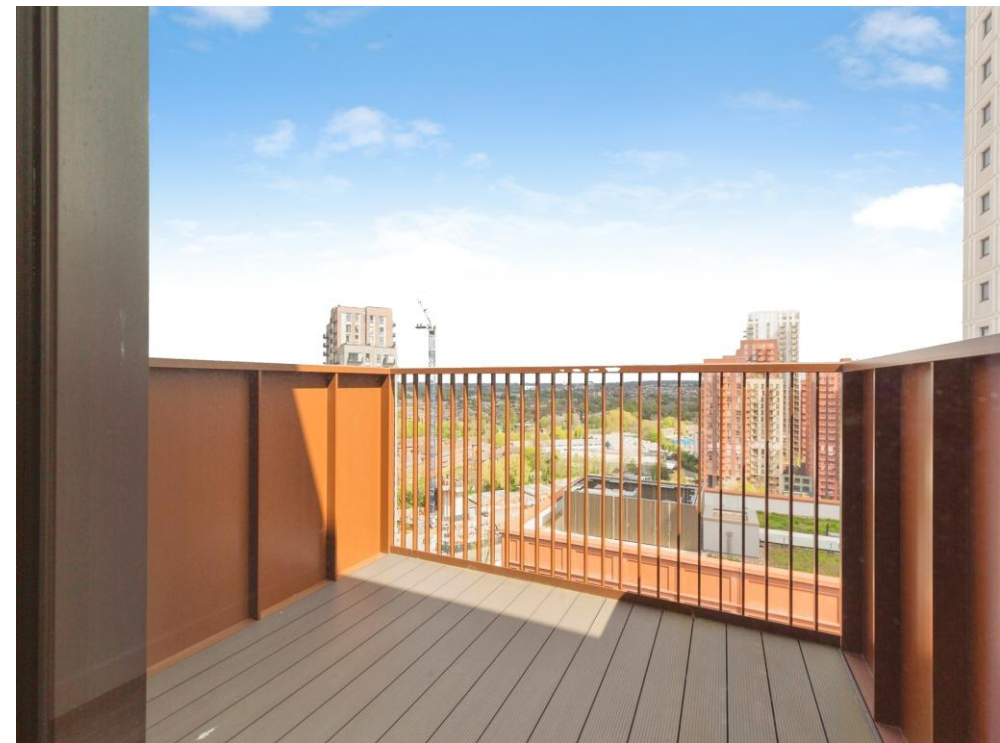
75% share value: £297,750 | Rent: £227.45 pcm

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?



CORE A

Plot	Floor
A-08-02	8
A-09-02	9
A-10-02	10
A-11-02	11
A-12-02	12
A-13-02	13
A-14-02	14
A-15-02	15
A-16-02	16

Type 8B
Studio apartment

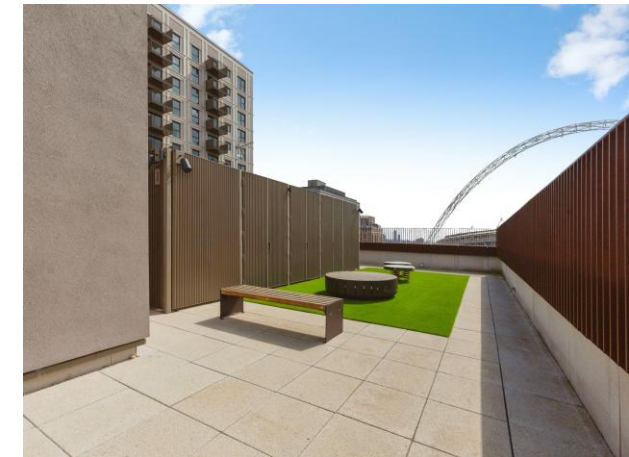
Room
Living/Kitchen/Bedroom
GIA

Metric
5.66m x 6.72m
41 sq m

Imperial
18' 6" x 22' 1"
441 sq ft

Dishwasher
 Fridge/Freezer
 Washer/Dryer
 Heating Interface Unit

All floor plans in this brochure are for general guidance only. All room dimensions are subject to a plus/minus 5% tolerance. Measures are from plans and "as built" represent the largest cross section of each room and may vary. Size of balconies vary between apartments of the same type. Any dimensions shown are not intended to be used for carpet sizes, appliances, spaces or items of furniture. These particulars do not constitute any part of an offer or contract with regard to the specifications.



To view this property please contact Connells on

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view this property online [connells.co.uk/Property/HRW312978](https://www.connells.co.uk/Property/HRW312978)

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.

EPC Rating:
Exempt

Service Charge: Ask
Agent

Ground Rent:
Ask Agent

Tenure: Leasehold



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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