



Connells

Ochre Place, Northwick Parkside
Wembley

Ochre Place, Northwick Parkside Wembley HA0 3TQ

for sale
£510,000



Property Description

This beautifully appointed first floor apartment offers 792 sq ft of stylish living and is designed for comfort and convenience. Located next to the beautiful Northwick Park, this home provides a serene outlook and exceptional specification throughout.

Enjoy east facing park views from your large private balcony, perfect for morning coffee or alfresco dining. Inside, the apartment features Amtico flooring and underfloor heating for warmth and energy efficiency.

The open plan kitchen/diner and living space is ideal for entertaining and is flooded with natural light. A sleek contemporary kitchen with integrated appliances complements the design, while the master bedroom includes a luxury en suite and fitted wardrobe. A further double bedroom and a beautifully finished main bathroom complete this stunning home.

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

General Finishes

- 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

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 heat loss, Air Source Heat Pump district heating, Heat recovery ventilation, Tested for air tightness, Energy efficient appliances, Multi zone thermostats

About The Area & Community

A Community Designed for Living Well

Northwick Parkside offers the perfect blend of convenience, recreation and modern living. With state-of-the-art homes, thoughtfully designed spaces and a host of local amenities close at hand, everything you need is just moments away.

The area is rich in leisure opportunities, from teeing off at Harrow Hill Golf Course to the tranquil beauty of Duckers Pond and days out in nearby Wembley or the historic charm of Harrow on the Hill.

Everyday convenience is a cornerstone here, with Wembley only a 4-minute tube journey away-perfect for shopping, dining and entertainment. Excellent public transport links and cycling-friendly amenities make getting around simple and stress-free.

Local Highlights: Northwick Park Hospital, Sainsburys, Waitrose, Wembley Stadium, Harrow Wall Climbing Centre, Fryent Country Park, Boxpark.

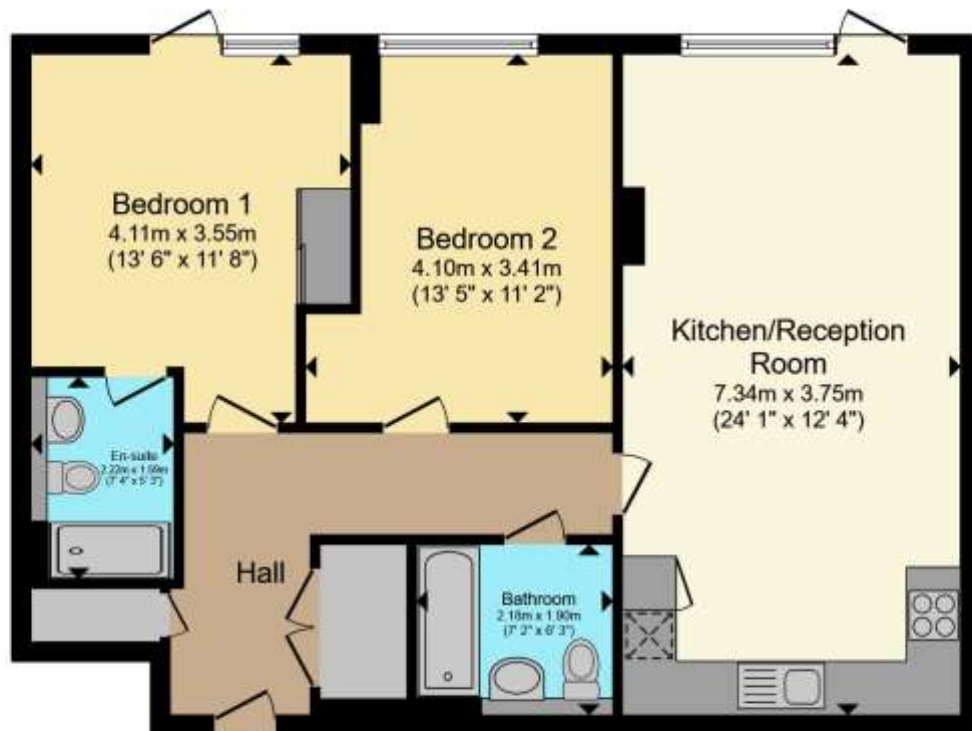
Road Connections

Excellent road links via A40 and M1
Easy access to North Circular Road A406
Convenient routes to Heathrow Airport and Central London

Train Connections

Northwick Park Underground Station - 2 minutes walk
Baker Street - approx 20 minutes by tube
Oxford Circus - approx 25 minutes by tube





Total floor area 74.3 m² (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

Connells



To view this property please contact Connells on

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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/HRW312550

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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