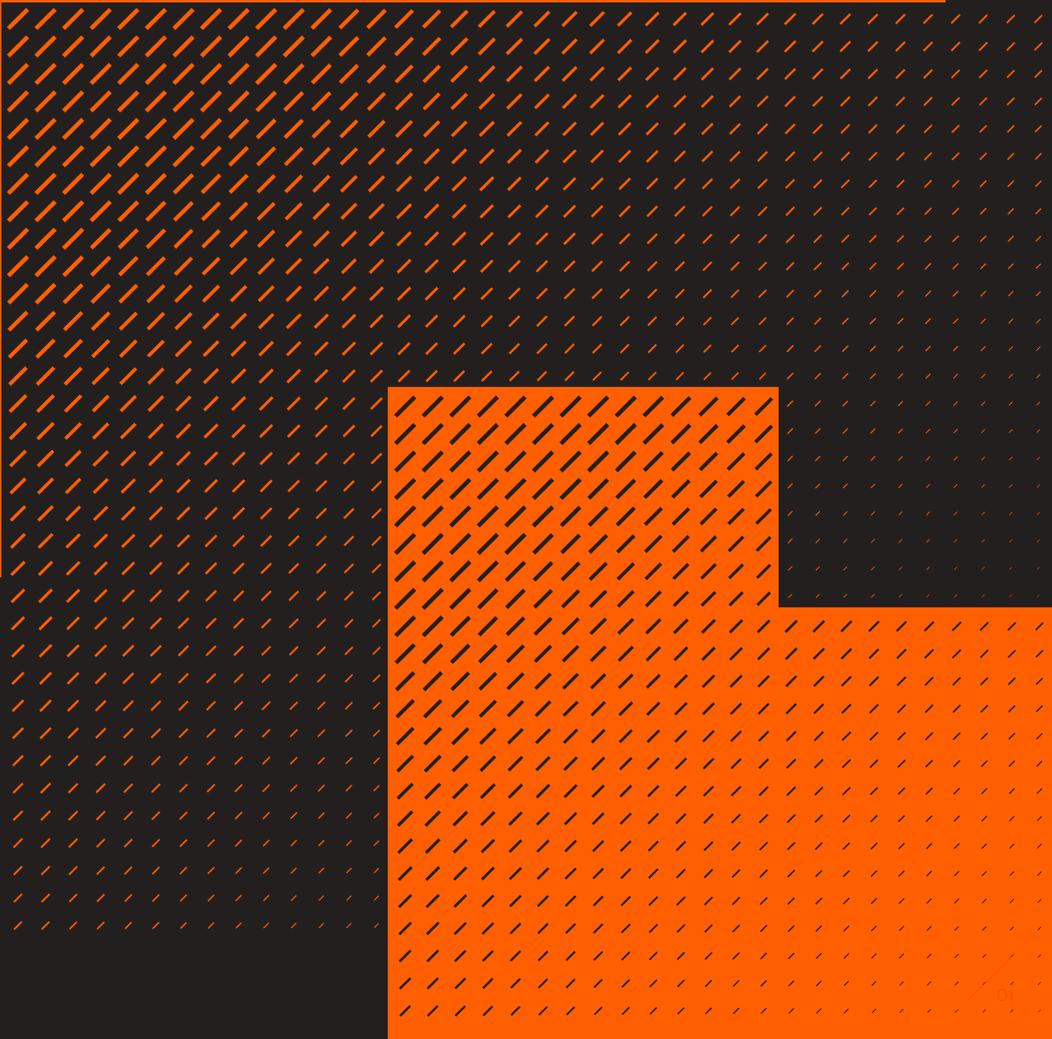


A well
connected
contemporary
urban retreat
in Alperton

The Rise



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A collection of contemporary one, two and three bedroom apartments located close to the revitalised waterside in Alperton, a convenient short walk from the Piccadilly line.

Modern, urban, connected.

The Rise offers a modern urban retreat with the convenience and connectivity of city living. With easy access to central London and the Piccadilly line, this Alperton development presents the best of a contemporary suburban lifestyle for professionals and family focussed couples alike.

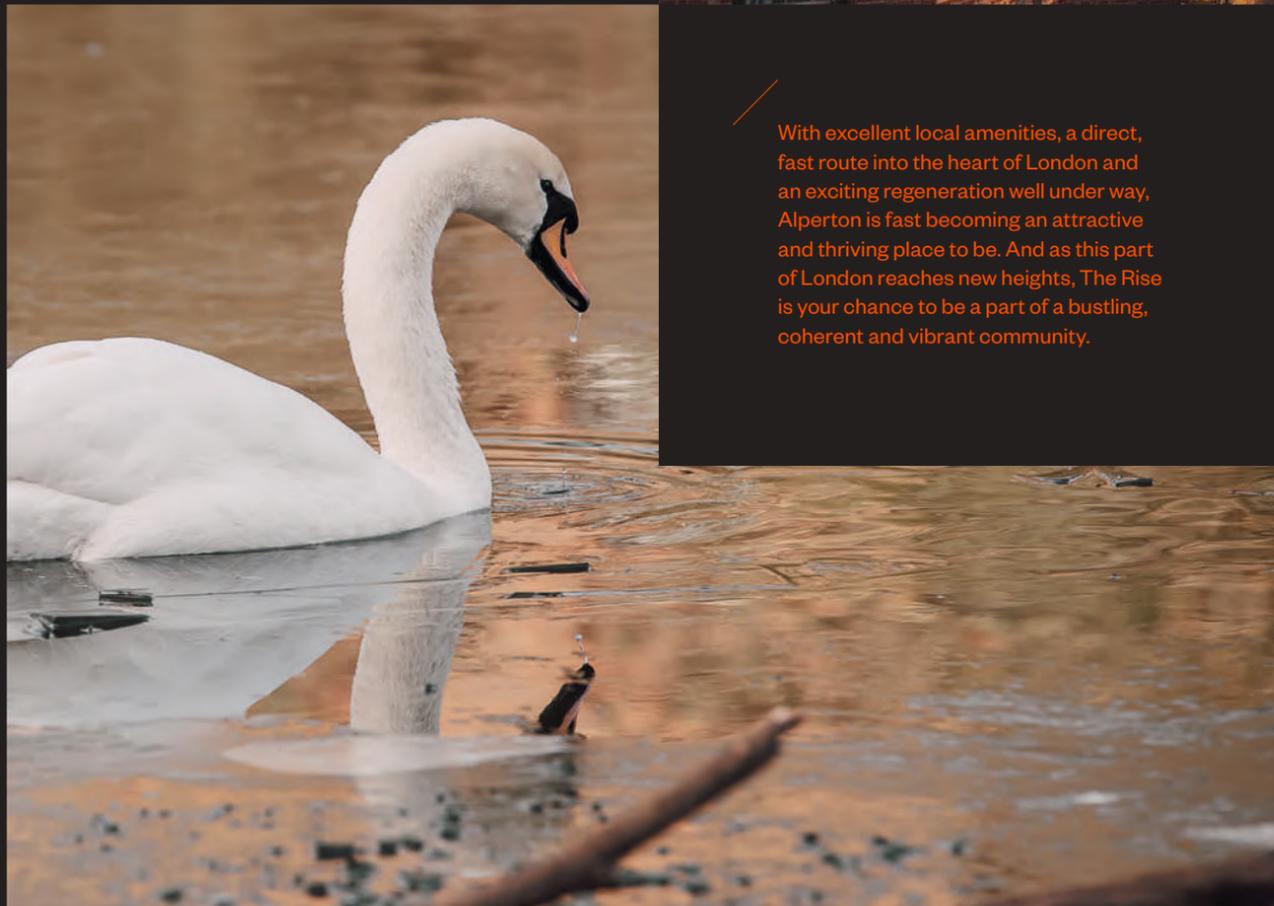
Aspirational living and a bright new day for Alperton

As part of the major regeneration of Alperton, The Rise is set to play a significant role in the growth of one of North West London's most exciting redevelopments.

Dating back to the industrial revolution, the revitalised Grand Union Canal is the perfect symbol of this regeneration. With easy access for pedestrians and cyclists, the open spaces and waterside facilities provide a relaxing gateway to weekend walks, evening strolls and early morning bike rides.



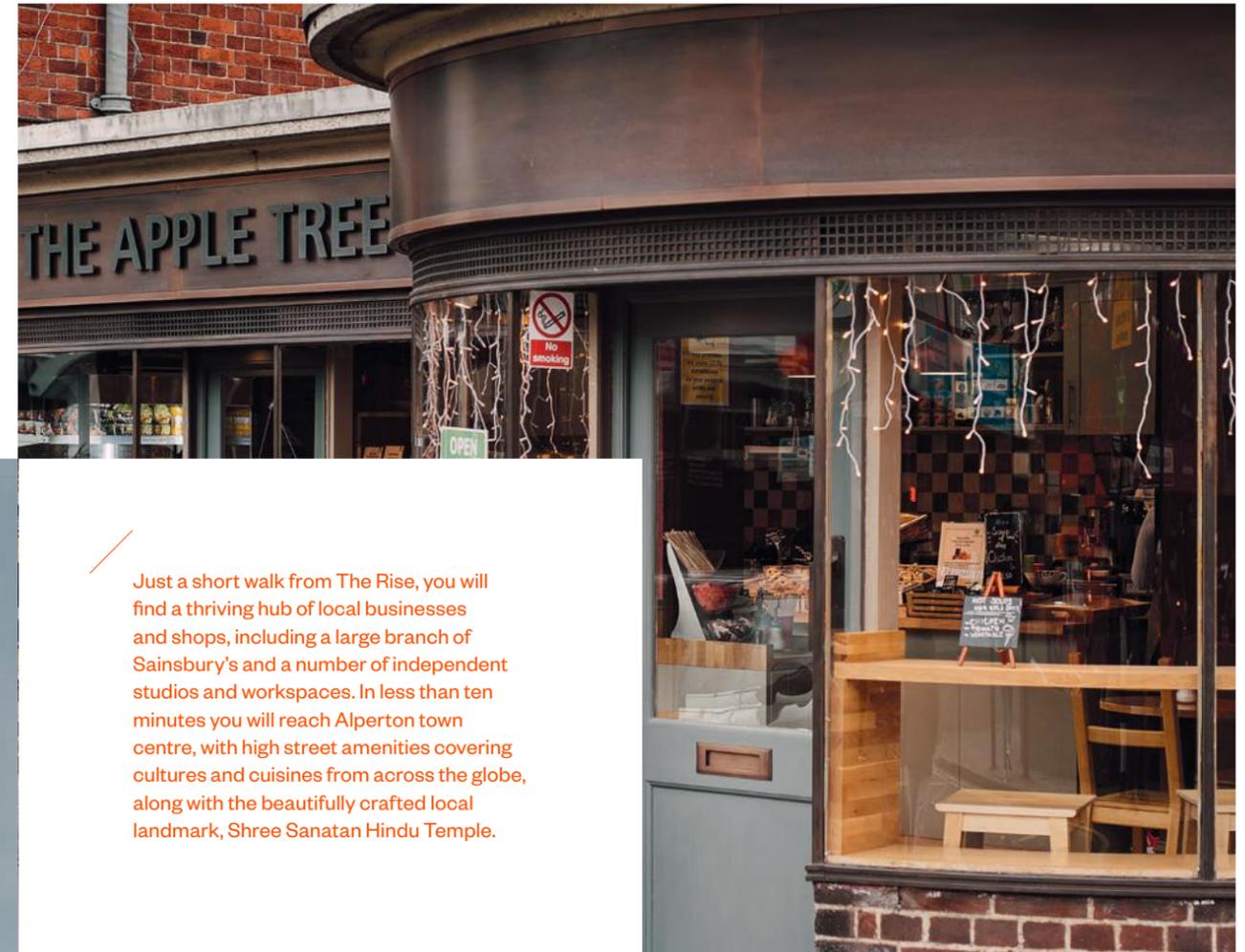
With excellent local amenities, a direct, fast route into the heart of London and an exciting regeneration well under way, Alperton is fast becoming an attractive and thriving place to be. And as this part of London reaches new heights, The Rise is your chance to be a part of a bustling, coherent and vibrant community.



**Alperton, Ealing Road
and Regeneration**

The Rise and its surrounding area
offer contemporary suburban
living close to local amenities and
modern-day necessities.

Rise & Shine



Just a short walk from The Rise, you will find a thriving hub of local businesses and shops, including a large branch of Sainsbury's and a number of independent studios and workspaces. In less than ten minutes you will reach Alperton town centre, with high street amenities covering cultures and cuisines from across the globe, along with the beautifully crafted local landmark, Shree Sanatan Hindu Temple.

With the proposed regeneration by Brent Council already well under way, the area is set to become an exciting and lively centre for cultural activities, community facilities and local shopping. These developments will focus around Alperton Underground Station and the newly constructed residential neighbourhood on the banks of the Grand Union Canal. New pathways are set to build bridges and connect communities with modern facilities such as shops, a doctor's surgery, a learning centre and places to both work and socialise.

Exercising & green spaces

As Britain's longest canal, the main line of the Grand Union Canal stretches over 135 miles from London to Birmingham. The 'Paddington Arm' flows through Alpertons' core before running to central London via Little Venice and Regent's Park, providing a 13^{1/2} mile stretch of pathway along its banks.

Go with the flow



Slightly further afield, but still just a 10 minute cycle or short hop on the tube is Ealing Common - one of West London's largest and most well-known open green spaces. Covering 47 acres, this expansive area dates back to the 1700s, with horse chestnut lined avenues still in place from the Victorian era.



As a hallmark of the industrial revolution, the canal has seen centuries of change and purpose, and now it's seeing a new revitalised chapter thanks to increased pedestrian and cyclist access, new open spaces, modern cafés and sports facilities.

For nature lovers and those looking to get away from the hustle and bustle of city life, One Tree Hill Recreation Ground is little over a five minute walk from your doorstep, providing a wildlife habitat, multi-use games area and breathtaking views across central London and the iconic Wembley Stadium.

To the south east lies Ealing Golf Course and Pitshanger Park, separated only by the meandering and little-known River Brent. This is one of the area's most popular and spacious green areas, with leisurely walks along the riverbank akin to those of neighbouring Berkshire and Buckinghamshire. Perivale Park Golf Course and Sudbury Golf Club can also be found close by, as well as facilities for football, tennis plus a variety of other sports and activities.

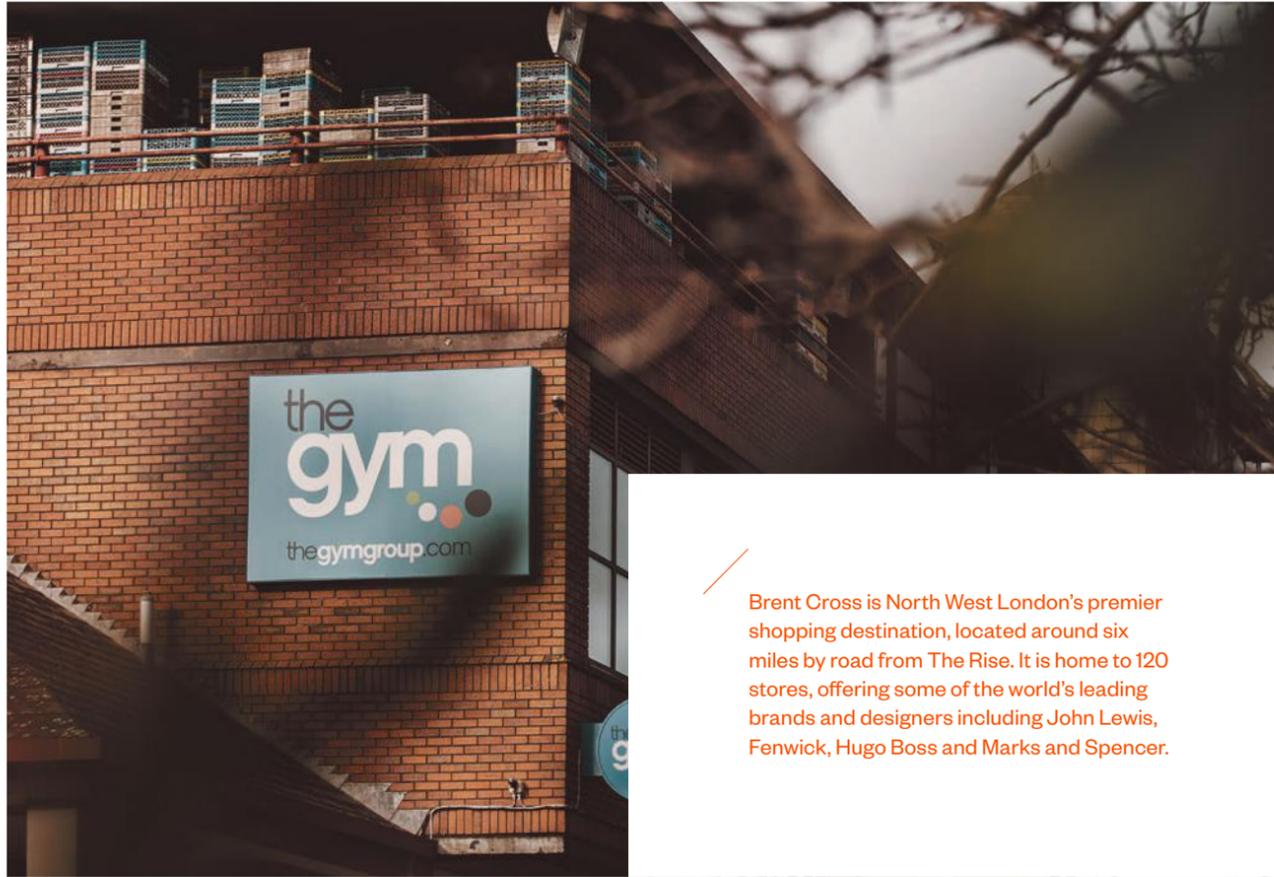




Buy now, play later

Shopping and entertainment

The shopping destination of Ealing Broadway provides all the retailers and outlets you need in a covered and community centric cluster. From international chains and niche independent stores to cafés and cuisines that cater for all tastes, shoppers are spoilt for choice at a location little more than two miles away from your front door.



Brent Cross is North West London's premier shopping destination, located around six miles by road from The Rise. It is home to 120 stores, offering some of the world's leading brands and designers including John Lewis, Fenwick, Hugo Boss and Marks and Spencer.



Further towards central London and situated in White City, Westfield London is the capital's second largest covered shopping centre and consists of over 370 stores. This vast space houses department stores and dedicated brand boutiques from some of the most decorated names in fashion and jewellery. As a modern multi-purpose centre, a wide range of restaurants and eateries are also on offer, as well as a state-of-the-art Vue cinema.

To the north of The Rise and less than a 15 minute drive away is the Wembley Park complex. While the name Wembley is often associated with its iconic football stadium, there's so much more on offer besides. The world's biggest music acts regularly descend on the stadium or the neighbouring Wembley SSE Arena, with a whole host of national sports events also taking place as well as football. The newly built London Designer outlet can also be found here, offering top labels at discounted prices.



Key to the city

Travel

As a London living professional or family, getting around and being on the move is often key. Just a five minute walk from The Rise, Alperton Underground Station offers convenient connectivity directly into central London via the Piccadilly line.



Wherever you need to be or whatever you love most about inspiring and limitless London, you'll find it on your doorstep at The Rise.

From here, the very best of London can be unlocked and experienced without a single change or bus journey. Just three stops away is Ealing Common with its 47 acres of open space and green fields. In 16 minutes you'll find yourself in the culturally historic Hammersmith with its variety of live music, comedy and theatre venues. Four stops on and the museums and luxury shopping of South Kensington await you, while hopping off further down the line will take you to the heart of theatre land and Piccadilly Circus, all in a journey time of just over half an hour.

For anyone looking to travel further afield, national and Eurostar rail services depart from King's Cross St. Pancras, which is directly accessible in 40 minutes from Alpernton via the Piccadilly line. In the opposite direction, heading west via Acton Town will take you to Heathrow, where in just 45 minutes you'll arrive at the gateway to the world.

To the south of The Rise and less than a 15 minute walk away is Hanger Lane Station, which is conveniently served by the Central line. From here, just four stops will take you to Shepherd's Bush with copious cocktail bars and warm, welcoming pubs. Two stops further on will take you to the centre of vibrant and bohemian Notting Hill and its famous Portobello Road. Remaining on the Central line a little longer and the shopping delights of Bond Street and Oxford Circus will soon be upon you, in a mere journey time of just 22 minutes.

Alpernton station isn't just about travelling by rail. It also operates as a major transport hub for bus services in the area, with no fewer than six routes taking you to local destinations such as Ruislip.

Road users can benefit from easy access to the nearby A40 for journeys into and out of central London, with the M25 and A406 North Circular also close by for Brent Cross and the M1.

Later this year, the arrival of Crossrail and the Elizabeth line at Ealing Broadway will cut journey times into central London and Heathrow by over 40%, with up to twelve services an hour arriving in late 2019.

6min*

To Ealing Common
Take a breath of fresh air in 47 acres of open space.

16min*

To Hammersmith
Go live and loud with the biggest names in music.

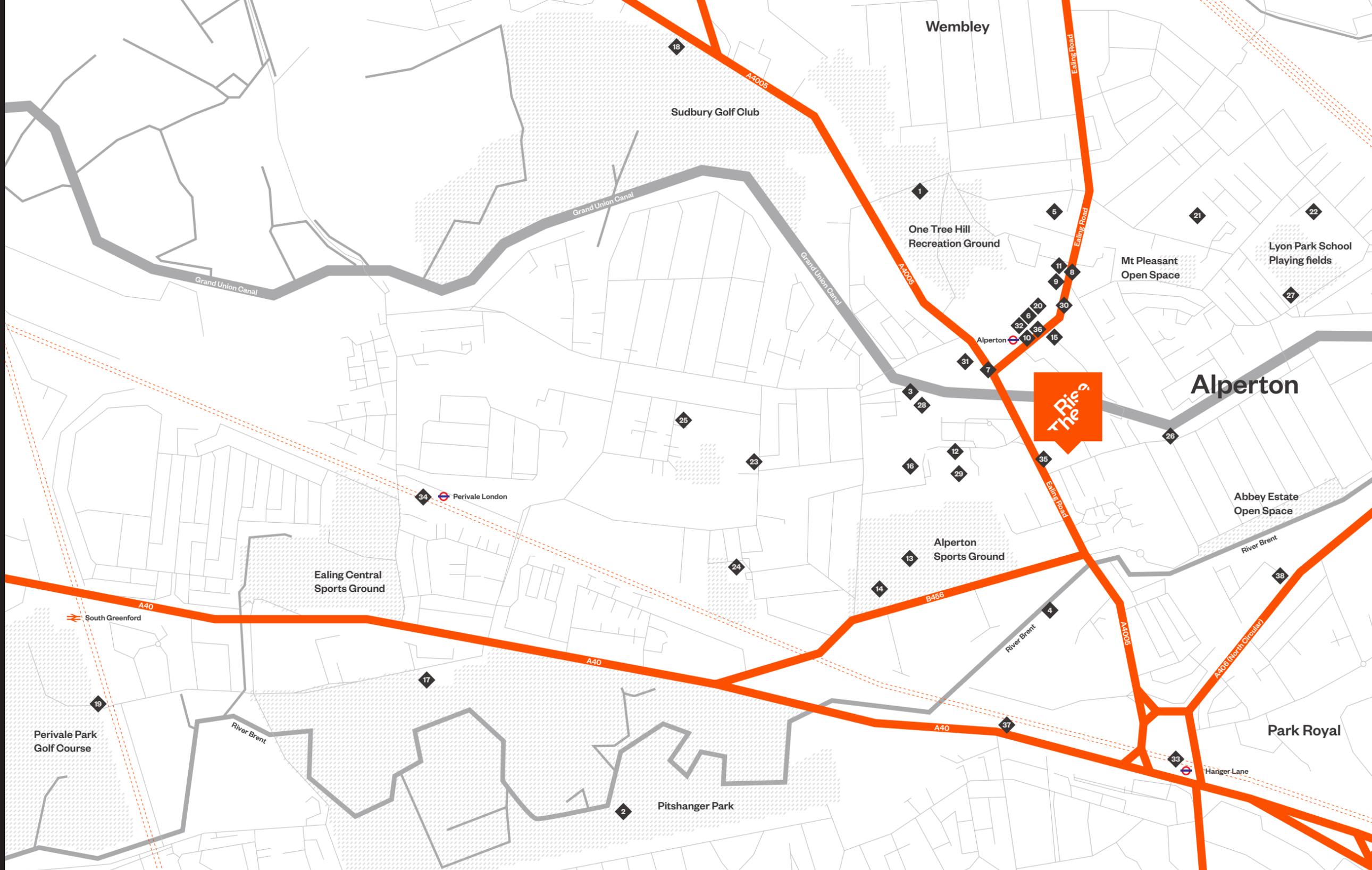
33min*

To Piccadilly Circus
Indulge in some Regent St. retail therapy or see a west end show.

41min*

To King's Cross St. Pancras
Connect to six underground lines or board the Eurostar to Paris.

*Travel times from www.tfl.gov.uk



Landmarks & Sites

- 1 One Tree Hill Recreation Ground
- 2 Pitshanger Park
- 3 Grand Union Canal
- 4 River Brent
- 5 Shree Sanatan Hindu Temple

Bars, Restaurants & Eateries

- 6 The Apple Tree
- 7 The Boat Hotel
- 8 Panthers
- 9 Subway
- 10 Opulence Lounge
- 11 Lazzat Wembley
- 12 East Pan Asian Restaurant

Sports & Fitness Facilities

- 13 Alperton Sports Ground
- 14 Goals
- 15 The Gym London Alperton
- 16 Genesis Gym
- 17 Ealing Golf Club
- 18 Sudbury Golf Club
- 19 Perivale Park Golf Course

Schools

- 20 Alperton Community School (Lower school)
- 21 Alperton Community School (Secondary and Sixth Form)
- 22 Lyon Park Primary School
- 23 Perivale Primary School
- 24 Vicar's Green Primary School
- 25 St. John Fisher Catholic Primary School
- 26 Bluebell Nursery
- 27 Mangotree Day Nursery

Shops

- 28 Sainsbury's
- 29 Loon Fung

Others

- 30 Wembley Pharmacy
- 31 London School of Science & Technology

Railway Stations

- 32 Alperton Station (underground)
- 33 Hanger Lane Station (underground)
- 34 Perivale London (underground)

Bus Stops

- 35 Glacier Way (Outside The Rise)
- 36 Alperton

Roads

- 37 A40
- 38 A406 (North Circular)





London living at its best

Specification

Private Sale

Kitchen

- Commodore Kitchen furniture in Sky Gloss Range with Silestone composite worktops.
- Stainless steel 1½ undermount sink with Grohe tap.
- Siemens brushed steel oven, electric hob and matching splash back in Silestone.
- Siemens WM Spin Speed 1500rpm washer dryer.
- Integrated fridge freezer.
- Integrated dishwasher.
- Recessed low energy downlights.

Bathroom & En Suites

- Contemporary large format tile floor finish by Johnsons.
- Walls and shower enclosure also fully tiled with large format Johnsons tiles.
- Kaldewei Saniform bath with sanitary ware and basin by Roca with Grohe basin taps.
- Low energy downlights.

General

- Tomkinson Twist Deluxe carpet in bedrooms.
- Amtico Spacia Range Dry Cedar flooring in living room, kitchen and hallways.
- Dulux Vinyl Matt White paintwork.

Shared Ownership

Kitchen

- Symphony Kitchen furniture in New York Range with Symphony laminate worktops.
- Stainless steel 1½ sink.
- Bosch brushed steel oven, electric hob and matching splash back in brushed finish.
- Zanussi washer dryer.
- Integrated fridge freezer.
- Integrated dishwasher.
- Recessed low energy downlights.

Bathroom & En Suites

- Large format slip-resistant Harmony RV Grey floor tiles.
- Walls and shower enclosure also fully tiled with large format Harmony tiles.
- Kaldewei Saniform bath with sanitary ware and basin by Ideal Standard with Grohe basin taps.
- Low energy downlights.

General

- Tomkinson Twist Deluxe carpet in bedrooms.
- Engineered Oak Plank in living room, kitchen and hallways.
- Dulux Vinyl Matt White paintwork.

Your Invitation

To find out more about these homes and to book an appointment, contact our sales team or visit our website.

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Disclaimer

All information in this document is correct at time of publication (June 2018). Computer generated images are for illustrative purposes only and dimensions are not intended to form part of any contract or warranty. Furniture and landscaping is shown for illustrative purposes only. Individual features such as windows, brick and other materials' colours may vary, as may heating and electrical layouts. Images provided of the proposed development do not show final details of gradients of land, boundary treatments, local authority street lighting or landscaping. We aim to build according to the layout, but occasionally we do have to change property designs, boundaries, landscaping and the positions of roads, footpaths, street lighting and other features as the development proceeds. All services and facilities may not be available on completion of the property. Should you have any queries please direct them through your legal representative.

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