

THE BIG BLUE

SmartRent from



Network
Homes

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Welcome to
SmartRent at

THE BIG BLUE

The smart choice for affordable private rents in London. A collection of 270 stylish new homes in Sudbury Hill, Ealing available at 20% less than market rents.



Computer generated image

Why rent at The Big Blue?

Who made renting so complicated?

Our homes at The Big Blue come with no hidden fees, no surprise rent rises, secure tenancies and on-site management. SmartRent is the smart choice for hassle free renting.

With studios, one and two bedrooms on offer, there's definitely something for you at The Big Blue.

Situated just a three minute walk from Sudbury Hill station on the Piccadilly Line, this spectacular Zone 4 development offers high quality interiors, beautiful views and social space.

Take the gamble out of private sector renting. With over 40 years' experience as a provider of quality homes for rent, Network Homes is a sure bet.

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The perfect package

Homes at The Big Blue are perfect for busy professionals. Work's hard, why make life even harder? Here's how we're making it simple...



20% less than market rents with no hidden fees
and no surprise rent rises



Save money for a deposit...
or a holiday



Homes set up for super fast broadband
so there'll be no wait to stream the next episode



A brand new home of exceptional quality
with on-site management



Trains on the Piccadilly Line and into Marylebone,
plus local buses on your doorstep



Furnished or unfurnished?
you choose what's best for you*



Cycle paths into Paddington
along the Grand Union Canal



New neighbours
ready to meet you at social events



No worries about repairs or maintenance –
we can sort it while you're at work



Peace of mind
we have flexible tenancy arrangements – from six months to three years

*Subject to availability

Designed for you

Don't worry; your new home's going to look great.

Kitchen

The kitchens at The Big Blue offer ample cupboard space in Keller high gloss white units, which sit with beautiful Nero Zimbabwe Granite, Blanco mixer taps and sinks. Matching Capel appliances complete the look with a modern induction hob, hood, oven, fridge freezer and washer dryer as standard, plus a dishwasher in most apartments.

Bathroom

Some of our two bedroom homes have en-suite bathrooms as well as a family bathroom. Bathrooms come with white sanitaryware from leading bathroom brands including Ideal Standard, Twyford and Duravit and our shower-rooms have large shower trays. All have fully tiled floors and walls.

Furnished or unfurnished

If you're a budding interior designer, you have the option to furnish your new home yourself*. If you'd rather leave it to the professionals, our furnished apartments will beautifully complement the internal specification of your home.

Indicative specification and images only. Network Homes reserves the right to change the specification without prior notice. We are unable to accommodate any individual changes, additions or amendments to the specification, layout or plans to any individual apartments. February 2018. *Subject to availability.









Where is The Big Blue?

The Big Blue is in Sudbury Hill; this Zone 4 North West London location means you can get in and out of central London in less than half an hour.







Sudbury Hill Underground Station on the Piccadilly Line is a 3 minute walk away, taking you straight into Soho and Theatreland. Sudbury Hill Harrow mainline station runs into Marylebone in 17 minutes too.

You can also be on the M40 in 11 minutes, with the M25 only 16 minutes away.

If you're more of a cyclist, The Big Blue is round the corner from the Grand Union Canal cycle path which takes you all the way into Paddington. A parking space is available subject to negotiation and availability.

Sudbury Hill Underground  3 mins	Hammersmith  23 mins	King's Cross  47 mins	Covent Garden  42 mins	Leicester Square  41 mins	Harrow Town Centre  11 mins
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Sudbury Hill Harrow station  4 mins	Wembley Stadium  4 mins	London Marylebone  17 mins	M40  11 mins	M25  16 mins	Paddington Station  44 mins
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What's in the local area?

Sudbury Hill is an up and coming area of North West London. Local amenities available include a Tesco Express, Barclays, Iceland, David Lloyd and Post Office close by, plus various cafés and restaurants.

A 20 minute walk or five minute drive down the road takes you to Westway Cross Shopping Park, which boasts high street stores such as M&S Foodhall, New Look, Next, Outfit (stocking Topshop,

Topman, Miss Selfridge, Burton), McDonald's, Costa, EE, Carphone Warehouse and Specsavers.

And whether you like football, shopping, films, gigs or just great views, Harrow and Wembley town centres are only about ten minutes away!

There's lots of green space around too with recreation grounds, wooded areas and playing fields to choose from.



Site plan



- 1 Reception lobby
- 2 Block A
- 3 Block B
- 4 Block C
- 5 Block D
- 6 Bike Storage

A typical home in The Big Blue

Typical studio floorplan



Typical one bedroom floorplan



Typical two bedroom floorplan



About Network Homes

Network Homes is an award-winning housing association. We love to build and we take great pride in the quality of the homes we deliver. We are one of the leading providers of quality homes in London and the South East with a portfolio of over 20,000 homes.

We build houses and apartments for rent and sale, and exist to provide homes our residents can be proud of. We operate commercially but our profits are fed back into our ambitious development programme.

We take pride in delivering an impressive specification which, coupled with sustainable design features, means our homes are ideal for modern living.

We've been dedicated to doing this for over 40 years. So when you move into a Network home, you'll see that we know what we're doing.



Because good homes make everything possible



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