

ORIGIN AT

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# Middle Yard

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LONDON NW10



# Live your life at Middle Yard

*A collection of modern 1, 2 & 3 bedroom apartments at Dudden Hill, London perfectly designed for modern living and available on shared ownership.*



*Computer generated imagery is indicative only.*

# So close to everything you need

*A vibrant location surrounded by green spaces and where you're never short choices for work, rest or play*



Take advantage of being close to Brent Cross Shopping Centre and London Designer Outlet at Wembley Park for some retail therapy. Wembley is also home to the national stadium, arena and BOXPARK so you'll never be short of something to do.

The area has a choice of plentiful parks, well-regarded schools and leisure facilities, plus with swift tube connections from Dollis Hill into central London, the best of the capital is at your fingertips.



## *In easy reach...*

- |                               |   |                                  |
|-------------------------------|---|----------------------------------|
| 1 Wembley Stadium             | 6 Sainsbury's                           | 10 Staples Corner Retail Park    |
| 2 London Designer Outlet      | 7 Northview Primary School              | 11 Swaminarayan School           |
| 3 BOXPARK Wembley             | 8 Willesden Sports Centre               | 12 Gladstone Park Primary School |
| 4 Tesco Extra                 | 9 Welsh Harp Sailing & Windsurfing Club |                                  |
| 5 Brent Cross Shopping Centre |   |                                  |



# Specification

## Kitchen

- Contemporary handleless kitchen units
- Stainless steel sink
- Stainless steel single lever mixer tap
- Integrated Zanussi appliances including ceramic hob, oven, hood, fridge/freezer, washing machine and slimline dishwasher
- White glass splashback
- Laminated timber flooring
- Under cabinet lighting

## Bathrooms

- Quality white sanitaryware
- Ceramic dark grey tiles

## Interior finishes

- Laminated wood engineered flooring to hallway, lounge and kitchens
- Quality carpets to bedrooms
- Walls finished in Brilliant White matt paint
- LED downlights
- White sockets with USB charging points
- Rounded handles to internal doors

## Communal areas

- Lifts to all floors
- Residents only swimming pool and gym
- Landscaped gardens

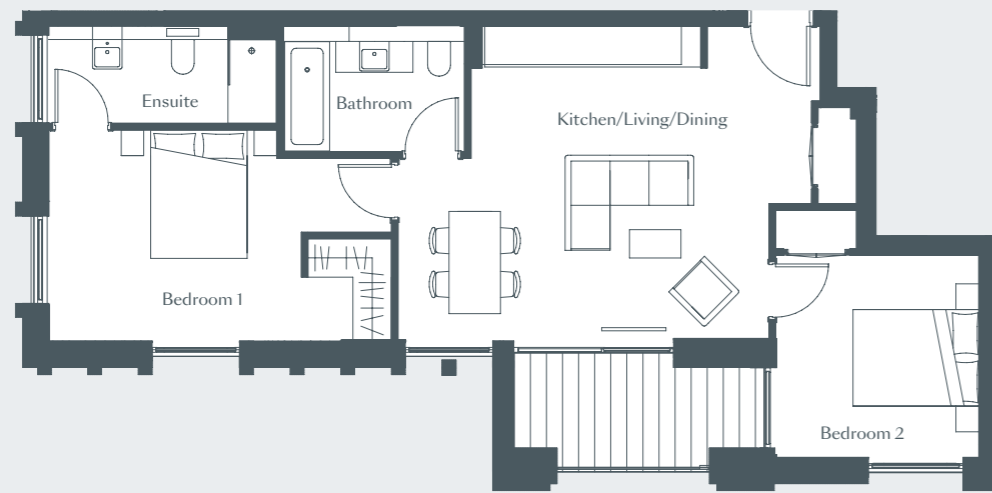


Computer generated imagery is indicative only.

Floor plans

Plot A16

68.71 m<sup>2</sup>



Middle Yard



2 bedroom apartment

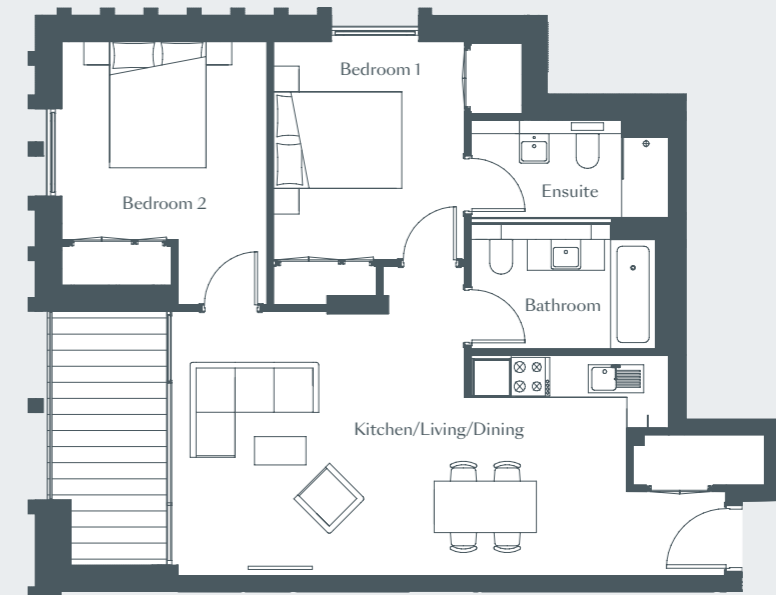
4th floor

Kitchen / Living	5.77m x 4.88m	18'11" x 16'0"
Bedroom 1	5.33m x 3.28m	17'5" x 10'9"
Bedroom 2	3.14m x 3.14m	10'3" x 10'3"
Balcony	3.91m x 1.50m	12'9" x 4'11"

Floor plans

Plot A17

73.11 m<sup>2</sup>



Middle Yard



2 bedroom apartment

4th floor

Kitchen / Living	7.03m x 4.11m	23'0" x 13'5"
Bedroom 1	3.39m x 2.97m	11'1" x 9'8"
Bedroom 2	3.68m x 3.19m	12'0" x 10'5"
Balcony	3.85m x 1.77m	12'7" x 5'9"

Floor plans

Plot A18

48.60 m<sup>2</sup>



Middle Yard



1 bedroom apartment

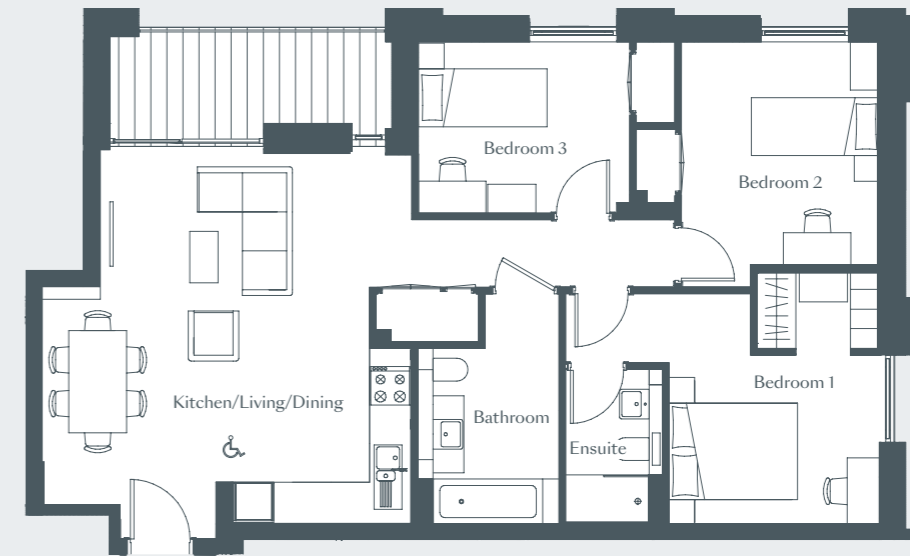
4th floor

Kitchen / Living	6.03m x 4.27m	19'9" x 14'0"
Bedroom	2.97m x 2.87m	9'8" x 9'4"
Balcony	2.31m x 1.77m	7'6" x 5'9"

Floor plans

Plot A19

84.94 m<sup>2</sup>



Middle Yard



3 bedroom apartment

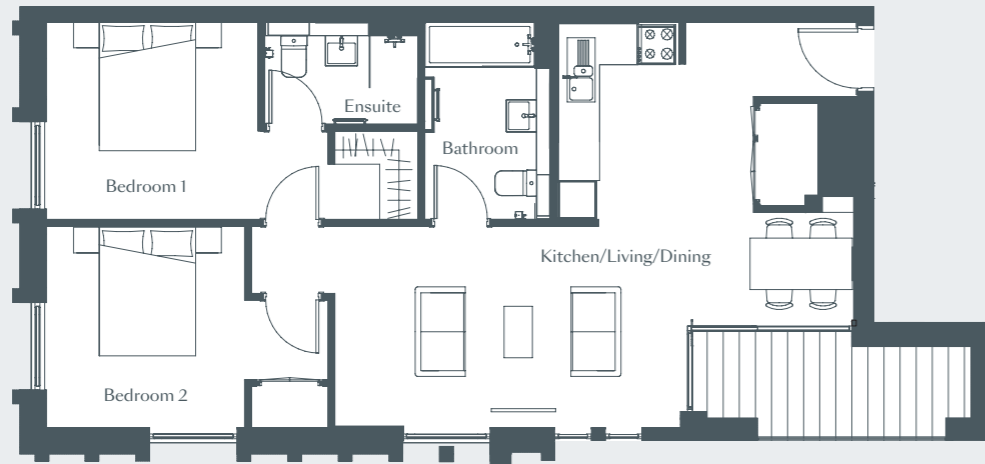
4th floor

Kitchen / Living	5.99m x 5.74m	19'7" x 18'9"
Bedroom 1	4.78m x 3.56m	15'8" x 11'8"
Bedroom 2	3.46m x 3.07m	11'4" x 10'0"
Bedroom 3	3.29m x 2.66m	10'9" x 8'8"

Floor plans

Plot A21

76.46 m<sup>2</sup>

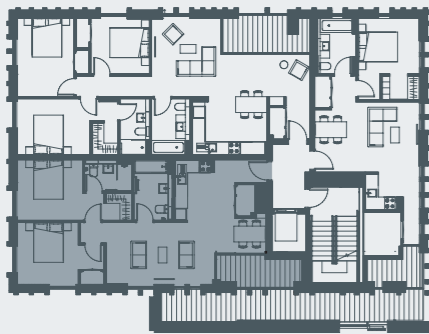


Middle Yard



2 bedroom apartment

5th floor

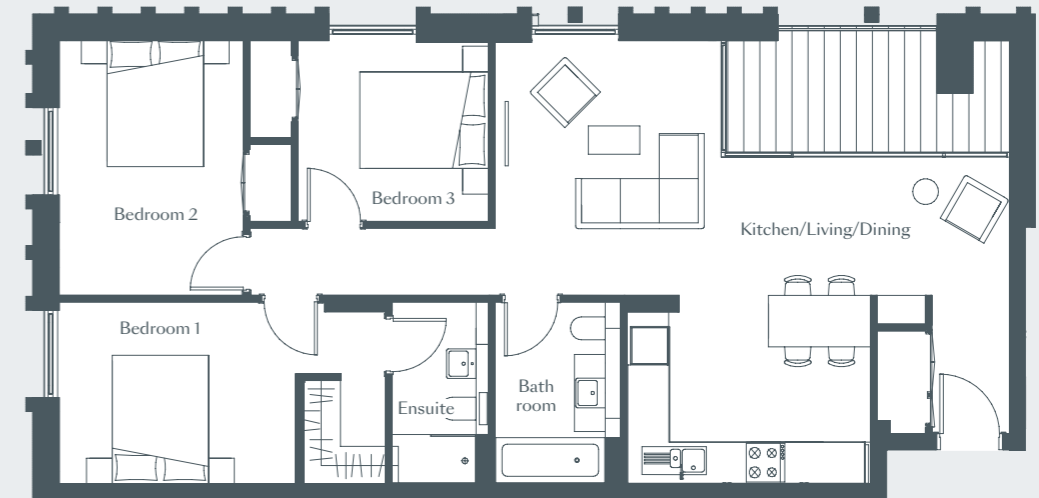


Kitchen / Living	8.07m x 6.18m	26'5" x 20'3"
Bedroom 1	4.38m x 3.07m	14'4" x 10'0"
Bedroom 2	4.38m x 3.13m	14'4" x 10'3"
Balcony	4.35m x 1.06m	14'3" x 3'5"

Floor plans

Plot A22

92.49 m<sup>2</sup>



Middle Yard



3 bedroom apartment

5th floor

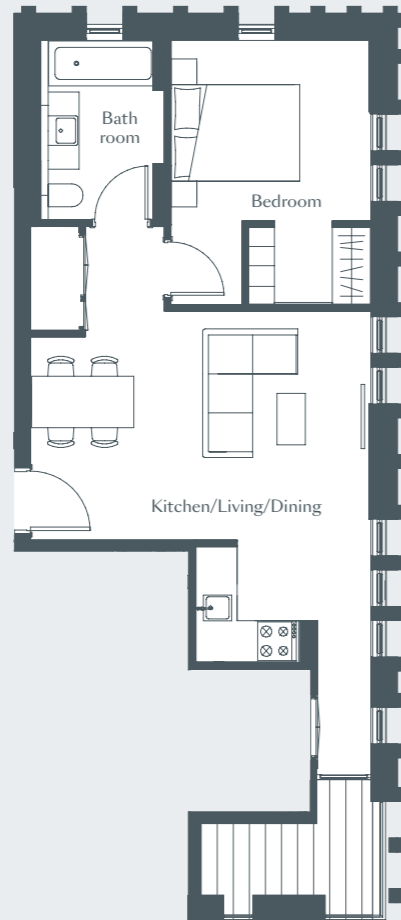


Kitchen / Living	7.99m x 6.64m	26'2" x 21'9"
Bedroom 1	3.67m x 2.83m	12'0" x 9'3"
Bedroom 2	3.96m x 2.86m	12'11" x 9'4"
Bedroom 3	2.96m x 2.78m	9'8" x 9'1"
Balcony	4.35m x 1.97m	14'3" x 6'5"

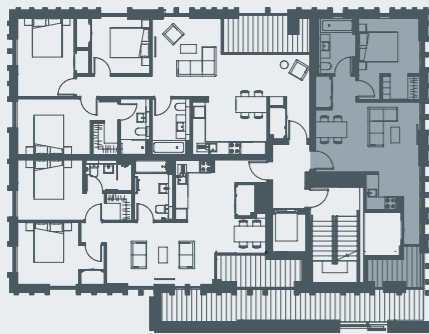
Floor plans

Plot A23

47.75 m<sup>2</sup> + 4.21 m<sup>2</sup>



Middle Yard



1 bedroom apartment

5th floor

Kitchen / Living

5.24m x 4.81m 17'2" x 15'9"

Bedroom

4.12m x 3.08m 13'6" x 10'1"

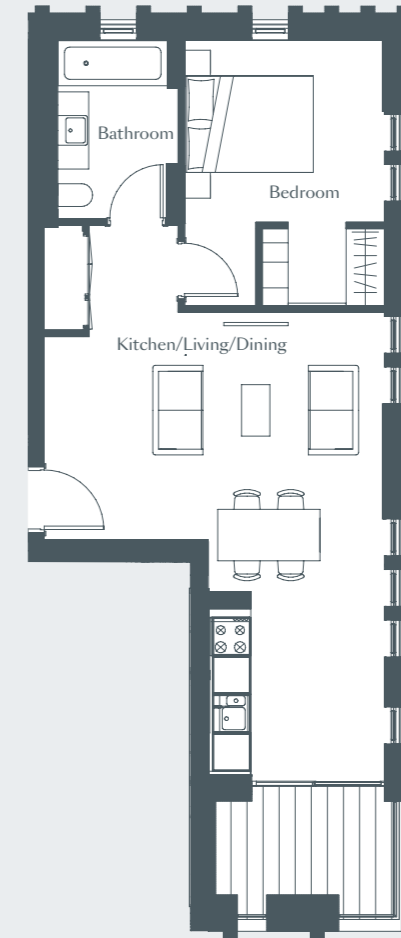
Balcony

2.82m x 1.06m 9'3" x 3'5"

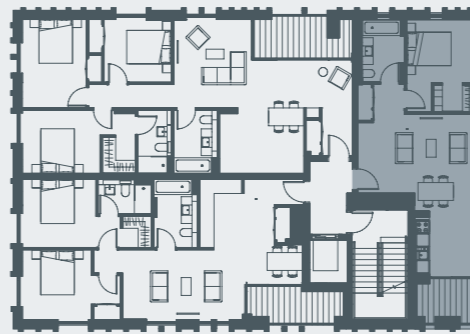
Floor plans

Plot A26

50.98 m<sup>2</sup>



Middle Yard



1 bedroom apartment

6th floor

Kitchen / Living

7.25m x 5.29m 23'9" x 17'4"

Bedroom

4.05m x 3.08m 13'3" x 10'1"

Balcony

2.73m x 1.36m 8'11" x 4'5"



# Buying guide

*You've found your dream home, here's what happens next:*

## Step 1. Get things moving?

We're delighted that you've chosen to enquire about an Origin development. In the first instance, contact us and we will happily talk you through this process and arrange you're viewing. Please phone or call into the sales office to arrange a convenient time.

## Step 2. A little more about you

Before you can reserve your new home, there are some simple forms that you need to complete. These are just a formality, but they're important as they help us tailor our expertise to your requirements. If you require any assistance or help filling them in, your Sales Advisor will be on hand to help.

## Step 3. Arrange your finances

If you need a mortgage to purchase your new home, you'll need to obtain an Agreement in Principle (AIP) from your preferred bank or building society. Many people use the services of an Independent Financial Advisor (IFA) to help them select the right mortgage product and assist with the application process. Origin can put you in touch with a trusted IFA who will help you select a product that is a good fit for your requirements.

## Step 4. Reserve your home

To secure your home, you need to pay a £250 if shared ownership of which is refundable\*. This reservation fee takes your home off the market for 28 days, (unless otherwise stated) giving you time to ensure you're ready for your move.

## Step 5. Make it legal

Having paid your reservation fee, you need to instruct a solicitor. Your solicitor handles all the legal aspects of your purchase, from reservation to completion. Once you've appointed a solicitor, our legal team will send them a detailed information pack containing all the information they need to assist you with your purchase. If you need help finding a solicitor, your Sales Advisor will be happy to recommend some.

## Step 6. Exchange contracts

Good news, if you're at this stage, your home is reserved. During, or by the end of this 28 day reservation period, you should be in a position to pay your deposit and exchange contracts. Once contracts are exchanged, we are both legally committed to complete on the purchase and you are one step closer to moving in to your new home.

## Step 7. The keys to your new home

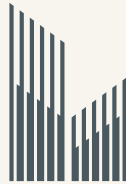
Completion normally takes place within 10 working days of exchanging contracts, or as soon as the property is ready to move into. Upon completion, you get the keys and take ownership of your new home. The Sales Advisor will also provide you extra information about your new home.

## Step 8. You're in!

Congratulations and welcome to your new home.

## Step 9. With you ALL the way





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Development by



Tel: 0300 323 0325

[sales@originhousing.co.uk](mailto:sales@originhousing.co.uk)

[www.originsales.co.uk](http://www.originsales.co.uk)

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