



NEXUS

WEMBLEY

LIVE
EAT
PLAY
MEET

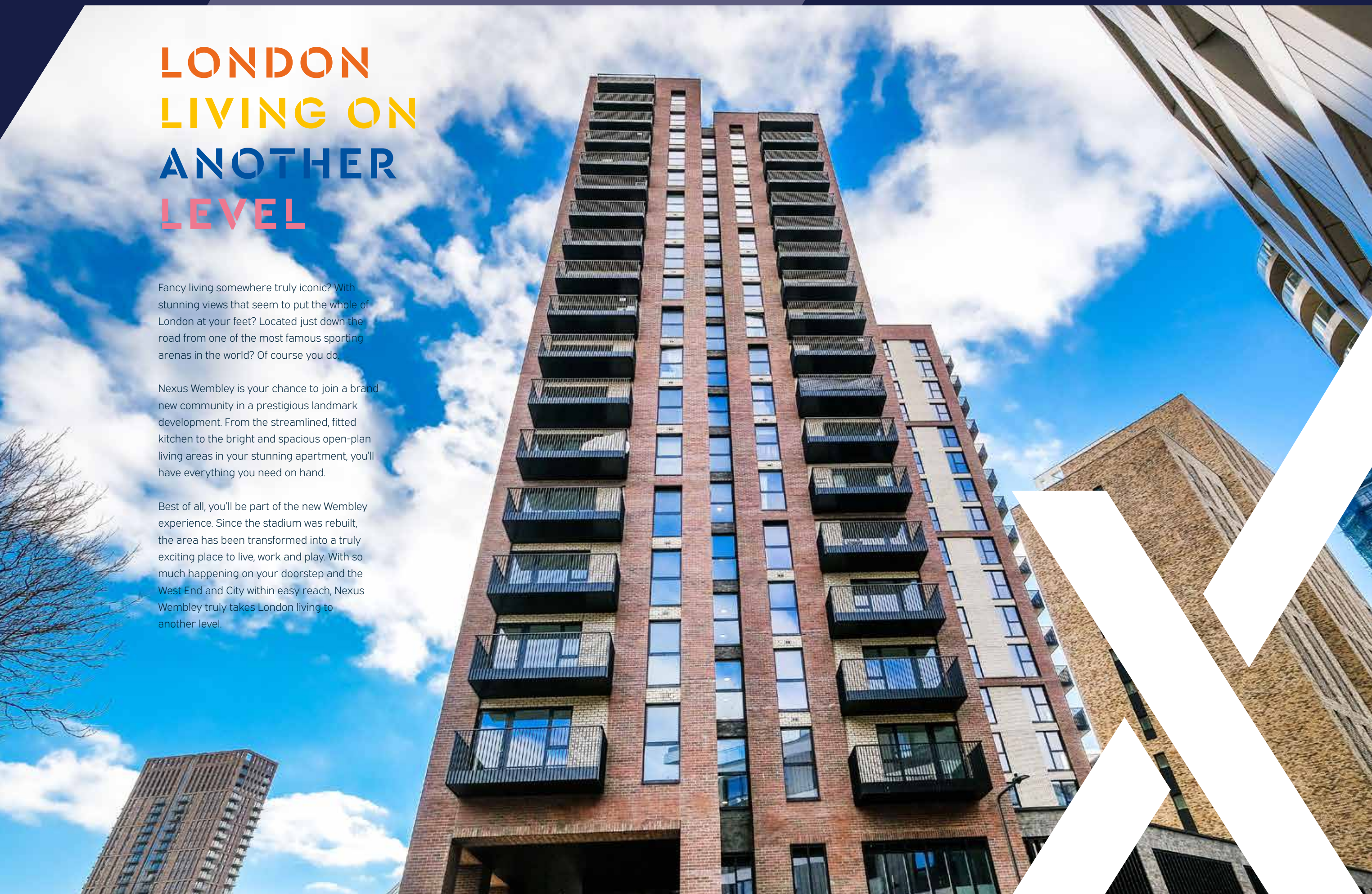
ONE, TWO BEDROOM AND
AN EXCLUSIVE THREE BEDROOM,
SHARED OWNERSHIP APARTMENTS
IN ICONIC WEMBLEY

LONDON LIVING ON ANOTHER LEVEL

Fancy living somewhere truly iconic? With stunning views that seem to put the whole of London at your feet? Located just down the road from one of the most famous sporting arenas in the world? Of course you do.

Nexus Wembley is your chance to join a brand new community in a prestigious landmark development. From the streamlined, fitted kitchen to the bright and spacious open-plan living areas in your stunning apartment, you'll have everything you need on hand.

Best of all, you'll be part of the new Wembley experience. Since the stadium was rebuilt, the area has been transformed into a truly exciting place to live, work and play. With so much happening on your doorstep and the West End and City within easy reach, Nexus Wembley truly takes London living to another level.



ICONIC WEMBLEY

Wembley Way is just a short walk from your front door and it takes you directly to two of London's most famous venues. Match day or not, there's always a buzz about living in this part of Wembley

Glance up and you'll see the bold sweep of that famous arch. Listen out on Cup Final day and you might even hear the cheers for the winning goal. Wembley stadium is unique. It's the place where legends are made and everyone has a favourite memory – whether it's being there for the football, listening to their favourite band or simply watching the big match on TV. This is the place where that winning goal was scored when England became champions of the world and you'll be strolling past it every day.

The Wembley Stadium tour includes the chance to see the England dressing room and walk through the players' tunnel.

With 12,500 seats, the OVO Wembley attracts top names in music and entertainment from around the world.

The historic Olympic Way, often known as Wembley Way, is one of the most recognisable streets in the country.

Yet the stadium isn't the only famous neighbour. Wembley Arena is one of the country's best loved venues for live music, comedy, entertainment and sport, and it's within walking distance of your front door. Living at Nexus, the world's biggest names in show business come to you.





POPCORN FASHION FOOD



These days Wembley Park has a constant buzz about it and you'll never run out of things to do and see.

The Cineworld Cinema offers no less than nine screens, including a 4DX auditorium that immerses you in the action. On the site of the old TV studios that hosted Britain's Got Talent, the new Troubadour Wembley Park Theatre has grown and flourished. It hosts live drama, dance and music and is an exciting new cultural hub for the area that attracts West End shows and touring companies.

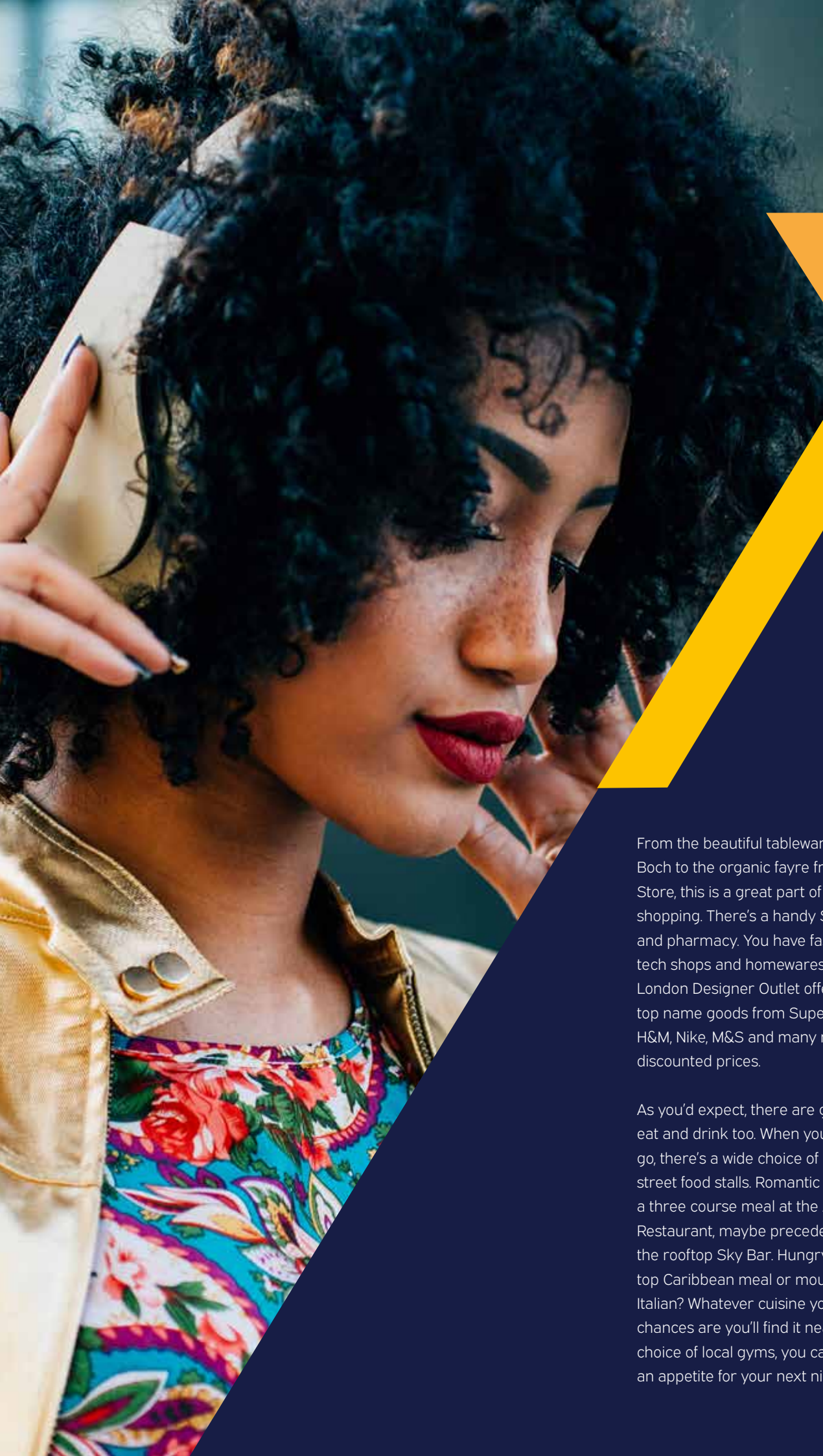
In fact, Wembley Park is a truly creative space where there's always something going on. One day you might join in a free art trail or watch an open-air movie. The next you can relax and soak up the sun in one of the specially designated green spaces, before dancing the night away at the roller disco. Or head to Boxpark with your mates and have fun at the world's biggest urban axe-throwing club.

As well as axe-throwing, Boxpark offers crazy golf, virtual reality experiences and a fun-filled, neon-themed games room.

With its breathtaking marble floor and intricate carvings, Wembley's Shri Sanatan Hindu temple is a great place to visit.

A choice of imaginatively designed play parks ensures there's plenty of fun for families. Kids love the fountains in summer.





MUSIC FOOTBALL FASHION THEATRE ICE CREAM COFFEE GYM

From the beautiful tableware at Villeroy and Boch to the organic fayre from the Grocery Store, this is a great part of the world for shopping. There's a handy Sainsbury's, bakery and pharmacy. You have fashion boutiques, tech shops and homewares stores. And the London Designer Outlet offers your favourite top name goods from Superdry, Trespass, H&M, Nike, M&S and many more at massively discounted prices.

As you'd expect, there are great places to eat and drink too. When you're eating on the go, there's a wide choice of a takeaways and street food stalls. Romantic occasions demand a three course meal at the Association Restaurant, maybe preceded by an aperitif at the rooftop Sky Bar. Hungry for a posh burger, top Caribbean meal or mouth-watering Italian? Whatever cuisine you're after, the chances are you'll find it nearby. And with a choice of local gyms, you can quickly work up an appetite for your next night out.

This is a great area for pubs and bars. Most famous is the White Horse, named after the 1923 cup final police horse.

The London Designer Outlet not only offers year round savings on designer brands, it has an excellent choice of restaurants.

Just beyond the park you'll find a huge Ikea store, with more great shopping at Brent Cross – a quick drive round the North Circular.



TUBE TRAIN CAR PLANE HIKE BIKE BUS

All roads lead to Wembley. Because it's such an important sporting and music destination, it has great connections to central London and everywhere in the country.

Wembley Park tube station is a short walk from your front door, connecting you to Baker Street in only two stops down the Metropolitan Line. There is also a handy Jubilee Line service and overground from Wembley Central.

Wembley Stadium has its own railway station with regular services to London Marylebone and out to High Wycombe and Birmingham.

There's a regular bus service to destinations across North and Central London, with coaches to dozens of places across the UK.

By car, you're handy for the North Circular which will link you with the start of the M1, M4 and M40.

As an international destination, Wembley is well connected to airports too. You can take a train or coach to Heathrow or opt for tube and DLR to London City Airport. Living in Wembley, you're connected.



TUBE

Baker Street - 13 mins
Bond Street - 16 mins
King's Cross & St Pancras - 21 mins
Waterloo - 22 mins
Paddington - 24 mins
Knightsbridge - 27 mins



TRAIN

Marylebone station - 12 mins
Euston Rail station - 30 mins
Clapham station - 45 mins



CAR

M1 - 10 mins
M4 - 28 mins
Heathrow - 30 mins



PLANE

Heathrow - 18.2 miles



HIKE BIKE

Wembley Park Underground station - 0.3 miles
London Designer Shopping Outlet - 4 mins
Wembley Stadium station - 5 mins



BUS

Kenton - 30 mins
Brent Cross - 31 mins

Source travel times: www.tfl.gov.uk, www.google.co.uk/map





Fryent Country Park

To Brent Cross,
Hendon & J1 M1

A406

Brent
Reservoir

Forty Lane

WEMBLEY
PARK

ASDA

Lidl

North End
Road



Albion Way

Watkin Road

Wembley
Leisure Centre

Fulton
Road

Fifth Way

WEMBLEY PARK

Wembley
Stadium

Fourth Way

Great Central Way

B4557

South Way

WEMBLEY
STADIUM

High Road

To Sudbury
A404

NEASDEN

Gladstone
Park

NEASDEN

Iceland's Food

Tesco
Express

Neasden
Junction

A4088

Neasden Lane

NEASDEN



Tesco
Express

Drury Way

A406

North Circular Road

Brentfield Road

Harrow Road A404

TOKYNGTON

STONEBRIDGE
PARK

To Ealing, A406

STONEBRIDGE

A404



581 NORTH END ROAD, HA9 0US

AT HOME IN STYLE

GENERAL

- Amtico flooring to hallway and kitchen, living/ dining room
- Wool twist carpet in bedrooms
- Painted internal doors with brushed chrome handles
- Washer/dryer located in hallway cupboard
- Private balconies to all apartments
- Access to Podium Gardens
- Zip Car membership available*
- 12 Year NHBC warranty
- 990 Year Lease
- A service charge will be payable for the maintenance of the shared facilities and communal areas

KITCHEN

- Contemporary, handleless gloss grey Symphony kitchen units
- Laminate worktop with matching upstands
- LED lighting under wall units
- Soft close doors and drawers
- Stainless steel splashback behind hob
- Stainless steel sink
- Contemporary chrome mixer tap
- Fully integrated Zanussi appliances including;
- Four zone ceramic hob
- Single oven

- Dishwasher
- Fridge/freezer
- Extractor

BATHROOM

- Semi recessed hand basin with countertop and matching upstand
- Contemporary white sanitaryware with chrome fittings
- Bath screen and shower above bath
- Bespoke wall mirror to main bathroom
- Ceramic wall and floor tiles
- Back to wall WC pan with soft close WC seat
- Concealed cistern with dual flush plate
- Recessed bathroom shelf
- Chrome ladder style heated towel rail
- Shaver Point
- Ventilation system

ENSUITE

- Ensuite bathrooms to 2 & 3 bedroom apartments
- Sliding glass door to shower enclosure
- Ceramic wall and floor tiles
- Shaver Point

HEATING & ELECTRICAL

- Heating and hot water provided by a combined heat and power (CHP) system
- Wall radiators
- Low energy downlights to open plan kitchen, living room, bathroom, ensembles and hallway
- Pendant light to bedrooms
- Video door entry system in apartments
- BT/ TV/ Sky Q/ FM connectivity to living area (subject to subscription)
- Pre -wired for superfast Broadband (subject to subscription)
- Smoke and heat detectors

COMMUNAL AREAS

- Fob controlled access system to entrance lobby
- Lift to floors
- Cycle & bin storage space
- Letterboxes provided for all apartments within communal entrance lobbies

* T & C's apply, please speak to a sales consultant for further details

Brent Council will not issue new or transfer existing Parking Permits for surrounding streets to this development. Octavia has no authority on local parking restrictions that already exist or may be introduced in the future.

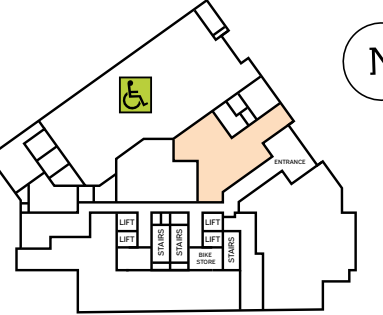
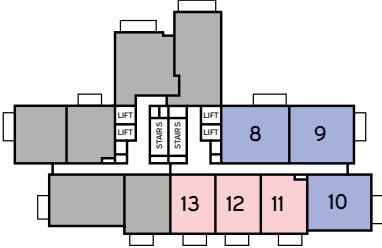
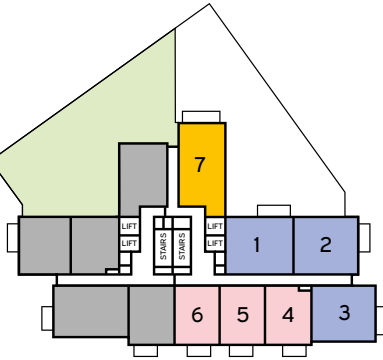
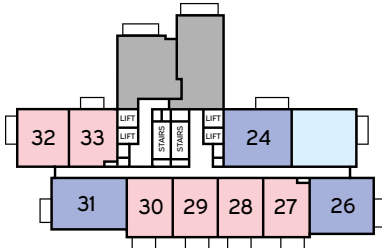
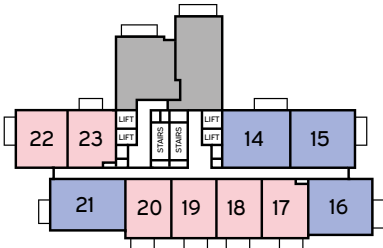
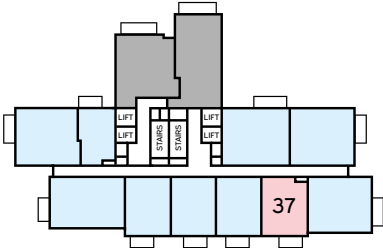


LIVE
EAT
PLAY
MEET



PLOT LOCATOR

SITE PLAN



KEY TO APARTMENTS

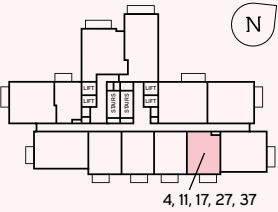
- One Bedroom Apartments
- Two Bedroom Apartments
- Three Bedroom Apartments
- Private Sale
- Podium Garden
- Energy Centre
- Refuse Store
- Bike Store
- Affordable Rent



ONE BEDROOM APARTMENT

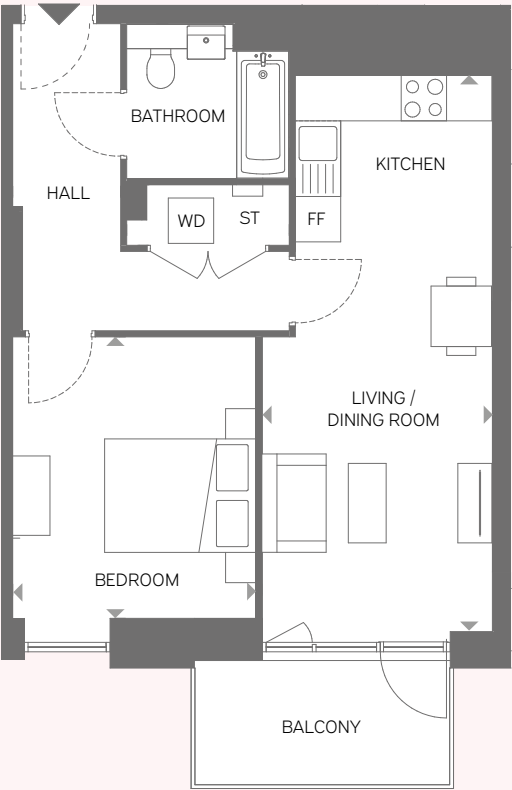
APARTMENTS 4, 11, 17, 27 & 37

TOTAL AREA 50 SQ.M. 538 SQ.FT.



LEVEL

Sixth floor	Apt 37
Fifth floor	Apt 27
Fourth floor	Apt 17
Third floor	Apt 11
Second floor	Apt 4



DIMENSIONS

Living / Kitchen / Dining room	7.35m x 3.08m	24' 1" x 10' 1"
Bedroom 1	3.72m x 3.22m	12' 2" x 10' 6"

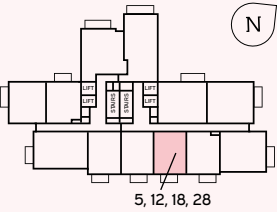
KEY

FF - Fridge/Freezer
ST - Store
WD - Washer/Dryer

ONE BEDROOM APARTMENT

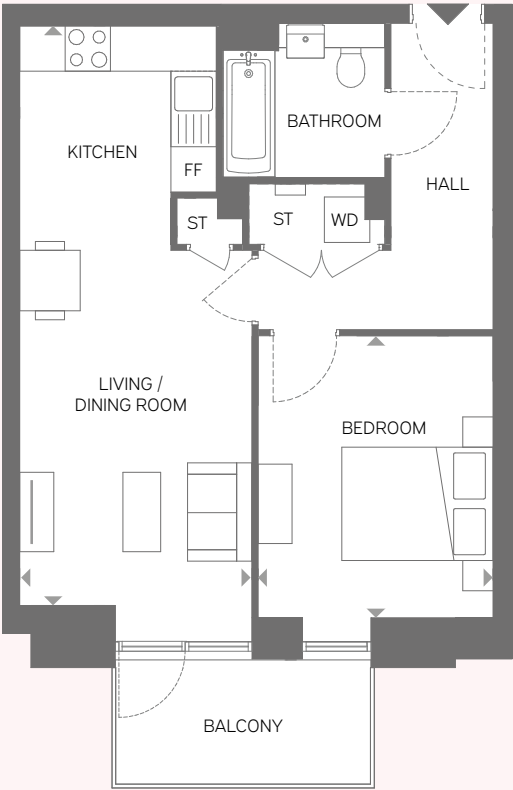
APARTMENTS 5, 12, 18 & 28

TOTAL AREA 50 SQ.M. 538 SQ.FT.



LEVEL

Fifth floor	Apt 28
Fourth floor	Apt 18
Third floor	Apt 12
Second floor	Apt 5



DIMENSIONS

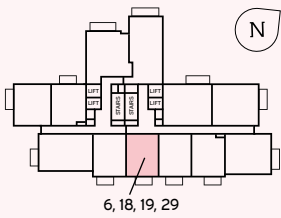
Living / Kitchen / Dining room	7.67m x 3.07m	25' 2" x 10' 1"
Bedroom 1	3.72m x 3.11m	12' 2" x 10' 2"

The floor plans provided are intended to only give a general indication of the proposed floor layout and are not drawn to scale. Measurements are given to the widest point, are approximate and are given as a guide only. All measures and areas may vary within a tolerance of 5%. We provide carpet but do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts may differ to build. For further clarification regarding the treatment of individual plots, please ask our Sales Consultant. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any contract or warranty.

ONE BEDROOM APARTMENT

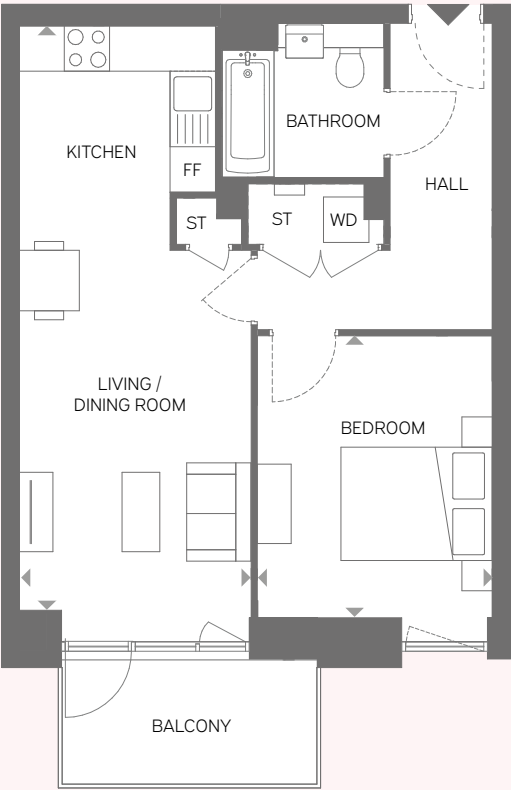
APARTMENTS 6, 13, 19 & 29

TOTAL AREA 50 SQ.M. 538 SQ.FT.



LEVEL

Fifth floor	Apt 29
Fourth floor	Apt 19
Third floor	Apt 13
Second floor	Apt 6



DIMENSIONS

Living / Kitchen / Dining room	7.67m x 3.07m	25' 2" x 10' 1"
Bedroom 1	3.72m x 3.11m	12' 2" x 10' 2"

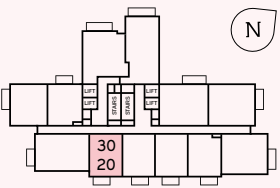
KEY

FF - Fridge/Freezer
ST - Store
WD - Washer/Dryer

ONE BEDROOM APARTMENT

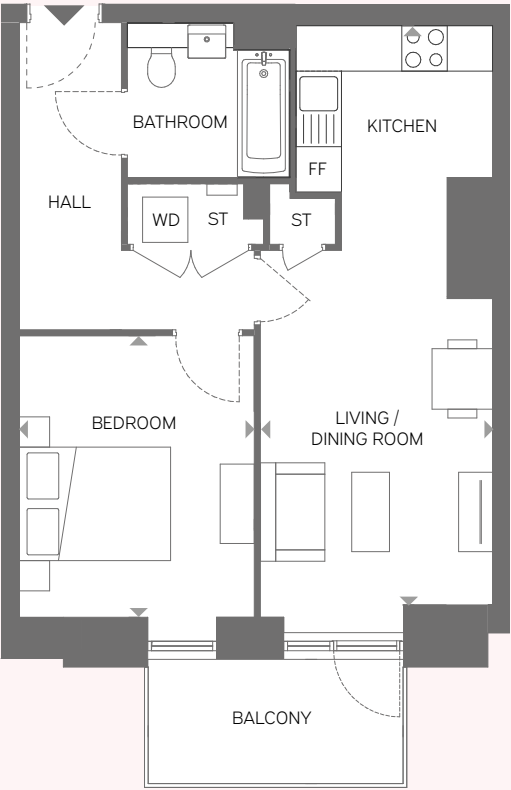
APARTMENTS 20 & 30

TOTAL AREA 50 SQ.M. 538 SQ.FT.



LEVEL

Fifth floor	Apt 30
Fourth floor	Apt 20



DIMENSIONS

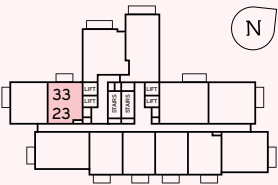
Living / Kitchen / Dining room	7.66m x 3.07m	25' 2" x 10' 1"
Bedroom 1	3.72m x 3.11m	12' 2" x 10' 2"

The floor plans provided are intended to only give a general indication of the proposed floor layout and are not drawn to scale. Measurements are given to the widest point, are approximate and are given as a guide only. All measures and areas may vary within a tolerance of 5%. We provide carpet but do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts may differ to build. For further clarification regarding the treatment of individual plots, please ask our Sales Consultant. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any contract or warranty.

ONE BEDROOM APARTMENT

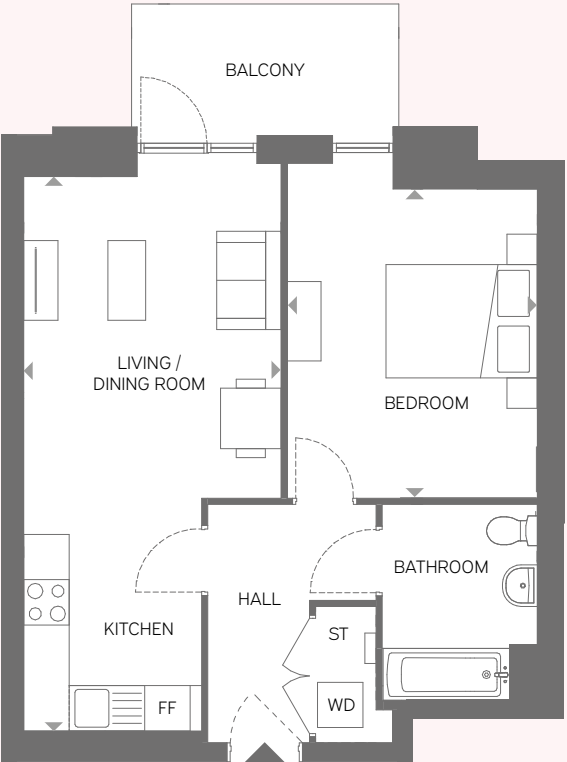
APARTMENTS 23 & 33

TOTAL AREA 50 SQ.M. 539 SQ.FT.



LEVEL

Fifth floor	Apt 33
Fourth floor	Apt 23



DIMENSIONS

Living / Kitchen / Dining room	7.36m x 3.40m	24' 1" x 11' 2"
Bedroom 1	4.09m x 3.31m	13' 1" x 10' 10"

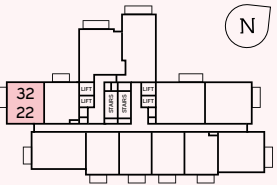
KEY

FF - Fridge/Freezer
ST - Store
WD - Washer/Dryer

ONE BEDROOM APARTMENT

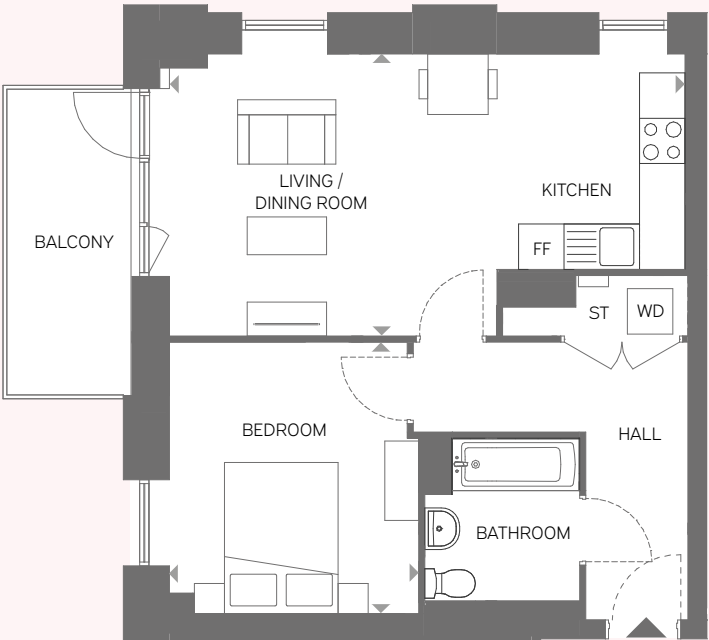
APARTMENTS 22 & 32

TOTAL AREA 52 SQ.M. 559 SQ.FT.



LEVEL

Fifth floor	Apt 32
Fourth floor	Apt 22



DIMENSIONS

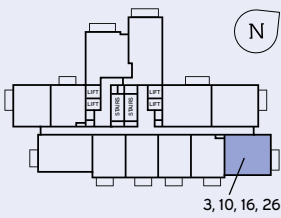
Living / Kitchen / Dining room	6.82m x 3.73m	22' 4" x 12' 2"
Bedroom 1	3.59m x 3.30m	11' 9" x 10' 10"

The floor plans provided are intended to only give a general indication of the proposed floor layout and are not drawn to scale. Measurements are given to the widest point, are approximate and are given as a guide only. All measures and areas may vary within a tolerance of 5%. We provide carpet but do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts may differ to build. For further clarification regarding the treatment of individual plots, please ask our Sales Consultant. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any contract or warranty.

TWO BEDROOM APARTMENT

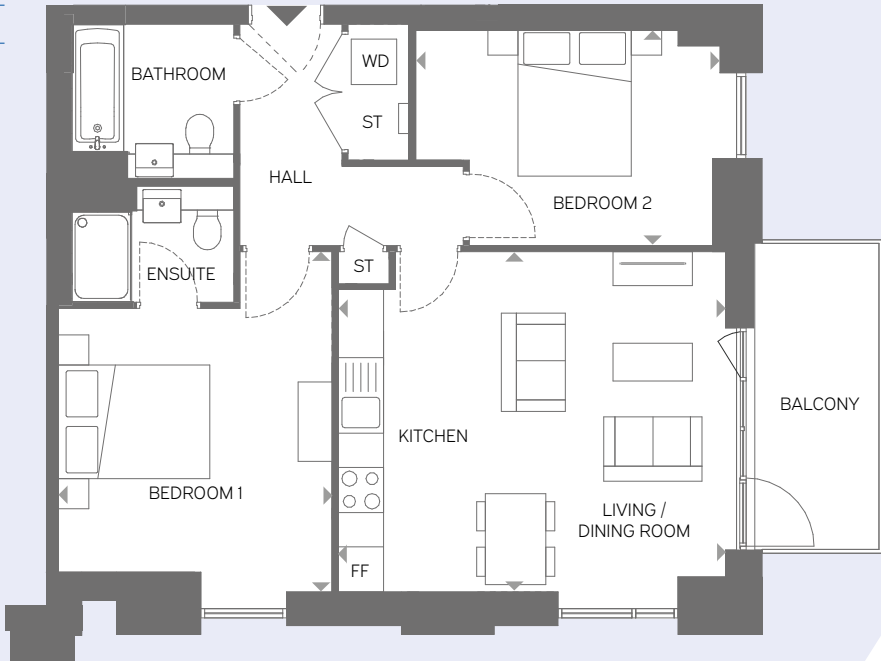
APARTMENTS 3, 10, 16 & 26

TOTAL AREA 66 SQ.M. 705 SQ.FT.



LEVEL

Fifth floor	Apt 26
Fourth floor	Apt 16
Third floor	Apt 10
Second floor	Apt 3



DIMENSIONS

Living / Kitchen / Dining room	5.13m x 4.50m	16' 10" x 14' 9"
Bedroom 1	4.55m x 3.62m	14' 11" x 11' 10"
Bedroom 2	3.32m x 2.92m	10' 10" x 9' 7"

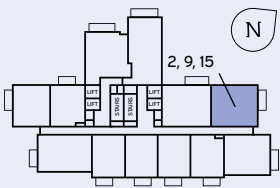
KEY

FF - Fridge/Freezer
ST - Store
WD - Washer/Dryer

TWO BEDROOM APARTMENT

APARTMENTS 2, 9 & 15

TOTAL AREA 67 SQ.M. 723 SQ.FT.



LEVEL

Fourth floor	Apt 15
Third floor	Apt 9
Second floor	Apt 2



DIMENSIONS

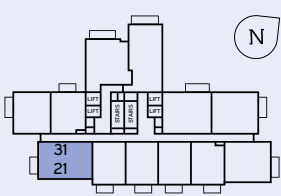
Living / Kitchen / Dining room	5.33m x 4.34m	17' 6" x 14' 2"
Bedroom 1	3.59m x 3.56m	11' 9" x 11' 8"
Bedroom 2	3.24m x 3.01m	10' 7" x 9' 10"

The floor plans provided are intended to only give a general indication of the proposed floor layout and are not drawn to scale. Measurements are given to the widest point, are approximate and are given as a guide only. All measures and areas may vary within a tolerance of 5%. We provide carpet but do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts may differ to build. For further clarification regarding the treatment of individual plots, please ask our Sales Consultant. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any contract or warranty.

TWO BEDROOM APARTMENT

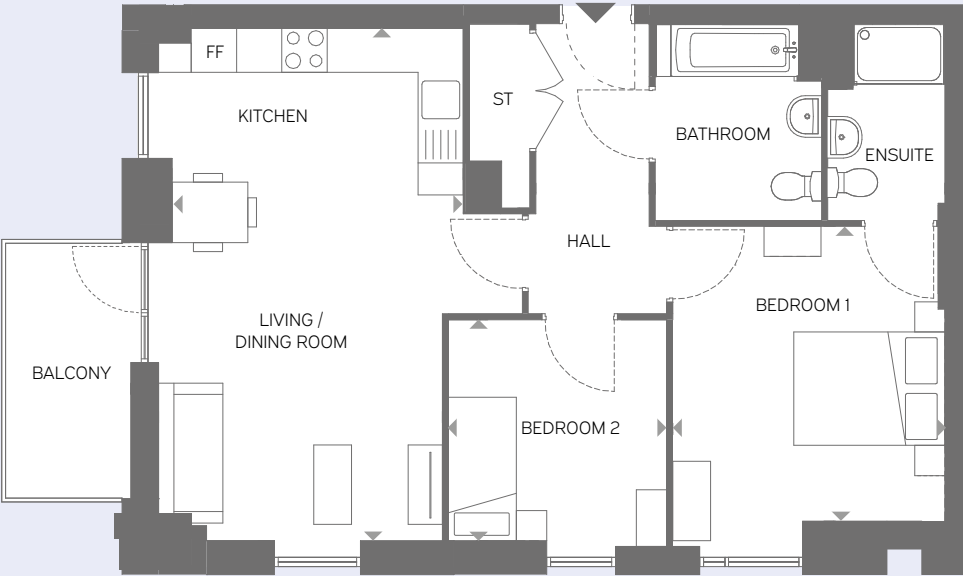
APARTMENTS 21 & 31

TOTAL AREA 71 SQ.M. 767 SQ.FT.



LEVEL

Fifth floor	Apt 31
Fourth floor	Apt 21



DIMENSIONS

Living / Kitchen / Dining room	6.80m x 3.85m	22' 3" x 12' 7"
Bedroom 1	3.90m x 3.60m	12' 9" x 11' 9"
Bedroom 2	2.93m x 2.89m	9' 7" x 9' 5"

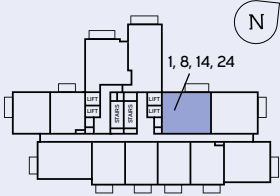
KEY

- FF - Fridge/Freezer
- ST - Store
- WD - Washer/Dryer

TWO BEDROOM APARTMENT

APARTMENTS 1, 8, 14 & 24

TOTAL AREA 73 SQ.M. 788 SQ.FT.



LEVEL

Fifth floor	Apt 24
Fourth floor	Apt 14
Third floor	Apt 8
Second floor	Apt 1



DIMENSIONS

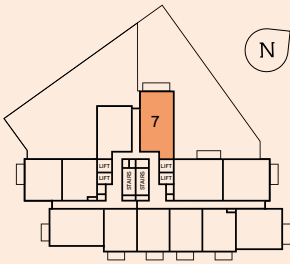
Living / Kitchen / Dining room	7.76m x 3.20m	25' 0" x 10' 6"
Bedroom 1	3.59m x 3.47m	11' 8" x 11' 4"
Bedroom 2	3.90m x 2.77m	12' 9" x 9' 1"

The floor plans provided are intended to only give a general indication of the proposed floor layout and are not drawn to scale. Measurements are given to the widest point, are approximate and are given as a guide only. All measures and areas may vary within a tolerance of 5%. We provide carpet but do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts may differ to build. For further clarification regarding the treatment of individual plots, please ask our Sales Consultant. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any contract or warranty.

THREE BEDROOM APARTMENT

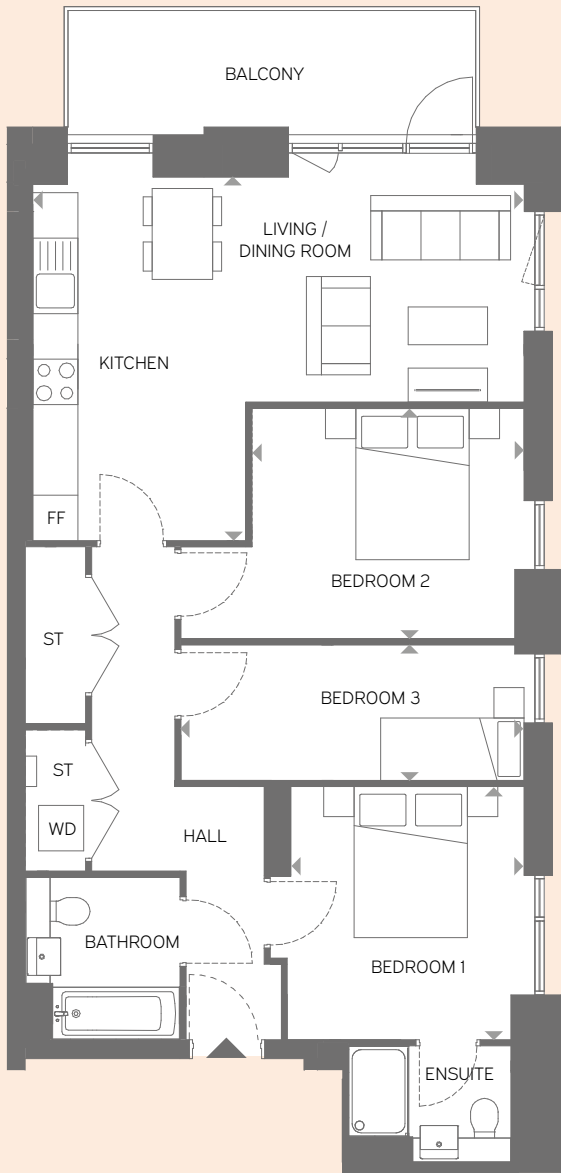
APARTMENT 7

TOTAL AREA 81 SQ.M. 872 SQ.FT.



LEVEL

Second floor Apt 7



DIMENSIONS

Living / Kitchen / Dining room	6.50m x 4.84m	21' 4" x 15' 10"
Bedroom 1	3.36m x 3.35m	11' 0" x 10' 11"
Bedroom 2	3.6m x 3.05m	11' 9" x 10' 0"
Bedroom 3	4.54m x 1.80m	14' 10" x 5' 10"

KEY

FF - Fridge/Freezer
ST - Store
WD - Washer/Dryer



ABOUT OCTAVIA

We are Octavia. Founded by the Victorian philanthropist Octavia Hill in the 1860s, our work today covers three areas: homes, support and care. We provide Londoners with quality, affordable housing, allowing many people to remain in the city who otherwise would have been priced out. We empower people, connecting them with opportunities for a better life. And we look after the elderly and vulnerable, with tailored and personalised care. We are for hope, for communities and connections. For the common good.

SHARED OWNERSHIP

HOW IT WORKS

Shared ownership is a government-funded scheme to help first-time buyers. It allows you to buy between 25% and 75% of a home using a mortgage, and pay rent on the remaining share. You can choose to buy further shares in the property later, when you can afford it. You can eventually own 100% of the property.

The best way to find out if Shared Ownership is affordable for you is to speak to an independent mortgage advisor about your finances. They will help you determine what is affordable and help you make the right decision. You will need a desposit and will also need to cover the costs of buying a home. These costs include things like the reservation fee, mortgage valuation fee, removal costs and utility connection charges.

ELIGIBILITY CRITERIA



You are a first time buyer or in the process of selling your home.



Your annual household income if buying in London must be less than £90,000.



You must be able to demonstrate that you have a good credit history and can afford the costs and regular payments involved in buying a home.



Able to obtain a repayment mortgage with an approved lender.



You are buying a home to live in and not to rent out.

RESERVE YOUR HOME IN 3 EASY STEPS

STEP 1

CONFIRM YOUR ELIGIBILITY

Check that you meet any eligibility requirements of the development. Please contact our sales team who will be able to help you.

STEP 2

FIND A HOME

Browse our website and find a home that's right for you. We will put you in touch with one of the recommended Independent Financial advisors who will assess your finances for free. Once you pass the affordability requirements we'll book you in for a viewing to visit the show apartment and talk you through plans of the homes you are interested in. Once you've chosen the home you'd like to reserve, send us your application form.

STEP 3

RESERVE YOUR HOME

We'll look at your form and check that the affordability and eligibility points for the development have been met. Then we'll contact you to let you know if you've been successful. If you want to go ahead, you can reserve your home with a reservation payment.



Email: sales@octavia.org.uk

Call: 020 8354 5500

Visit: octavia.org.uk

OCTAVIA 