

An aerial photograph of a forest. A light-colored path or clearing runs diagonally from the top left towards the bottom right. The surrounding trees are mostly green, but there are patches of yellow and orange, indicating autumn. The top left corner shows a clear blue sky.

SHARED OWNERSHIP AT
NORTHWICK
PARKSIDE

WELCOME HOME

WHERE CITY LIVING MEETS GREEN SERENITY

Welcome to Northwick Parkside, a vibrant mixed-use development where contemporary homes combine with beautiful landscaped communal areas to create a welcoming neighbourhood in the heart of North West London.

Brought to life through a partnership between Sovereign Network Group and Countryside Homes, this exciting new community is part of a major regeneration project delivering 654 new homes for a selection of housing options, including Shared Ownership.

C O M E

H O M E

H E R E

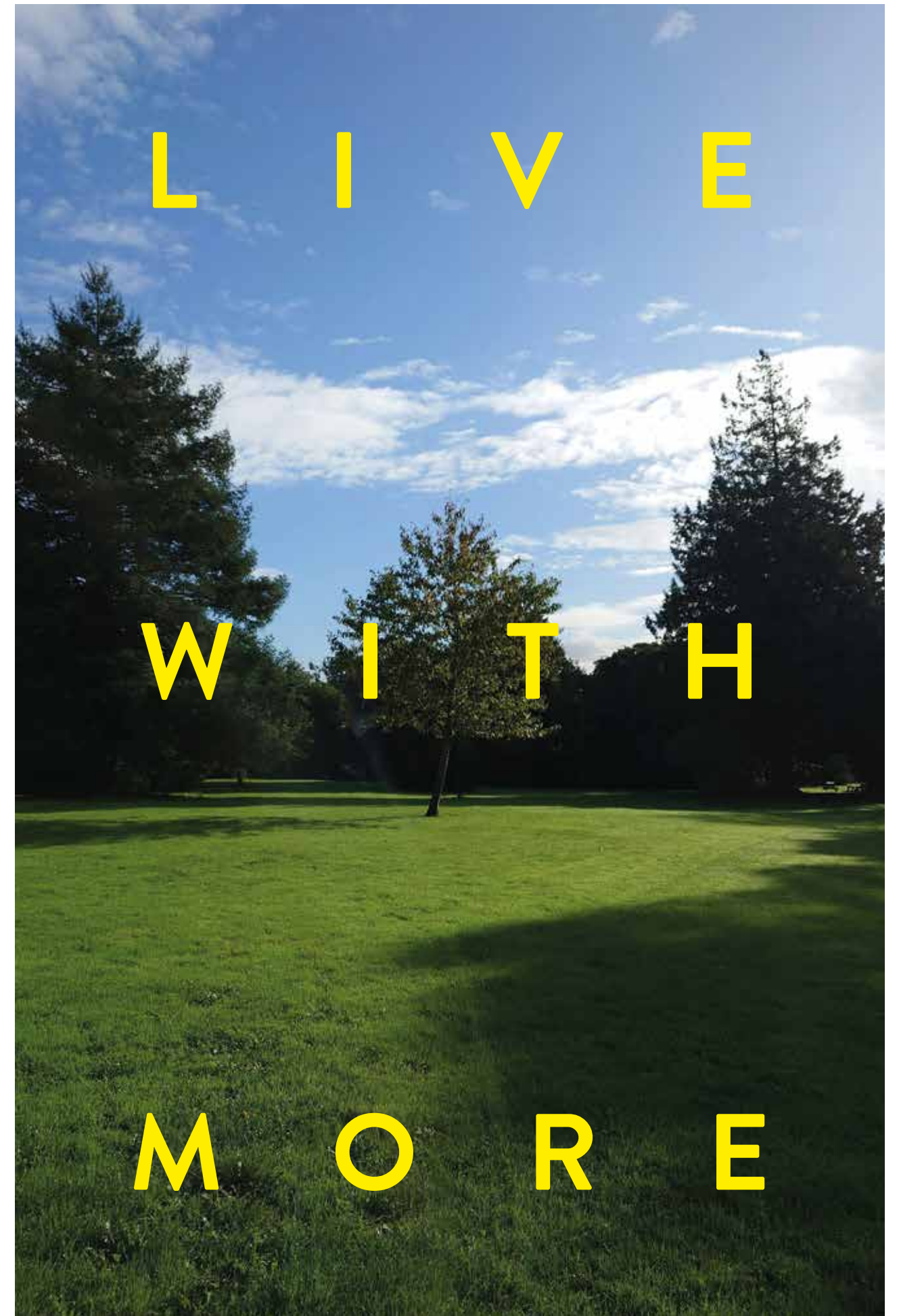
LIVE LOCAL. LOVE LIFE

Whether you want the calmness of the suburbs, or the buzz of the city is calling, Northwick Parkside has something for buyers at all stages of life. This well-connected community is just five minutes' walk from Northwick Park Station (Metropolitan Line) and ten from Kenton (Bakerloo & Overground), so you'll have great access to everything that London has to offer.



When it's time to relax, leafy Northwick Park, and the quaint cobbled streets of Harrow-on-the-Hill are nearby, placing your home in a community-focused neighbourhood where everything you need is within easy reach.

As part of the wider regeneration plan, the development's design also includes a fantastic community hub that will provide a range of local amenities, including a nursery, making Northwick Parkside a place to grow, connect and thrive.





NORTHWICK PARKSIDE LIVE THE DAY YOUR WAY

FROM MORNING RUNS TO EVENING MEET UPS, LIFE AT NORTHWICK PARKSIDE FLOWS WITH EASE, ENERGY, AND CONNECTION.



Whether you're catching the tube to the city for work, a first-time buyer working from your stylish new space, or a family making memories in the park, every day here is shaped by possibility.

Discover how Northwick Parkside fits seamlessly into your rhythm. Whatever your pace, whatever your path.

"It's the kind of day where everything flows; coffee, connection, movement, and moments of calm. Northwick Parkside gives me the space to live life on my terms."



YOUR HOME AS A FIRST TIME BUYER

6:00 am

The day starts slow and sweet. Coffee in hand, phone in the other, catching up on socials.

7:00 am

A gentle Yoga Vinyasa flow with Sally Talal sets the tone. It's the perfect energy boost before switching into work mode.

8:30 am

Time to head to work. No rush for me, the hospital is just across the road. The commute? Practically non-existent.

3:30 pm

Quick break between shifts. I grab a coffee from the café and catch up with a few colleagues in the staff garden before heading back in.

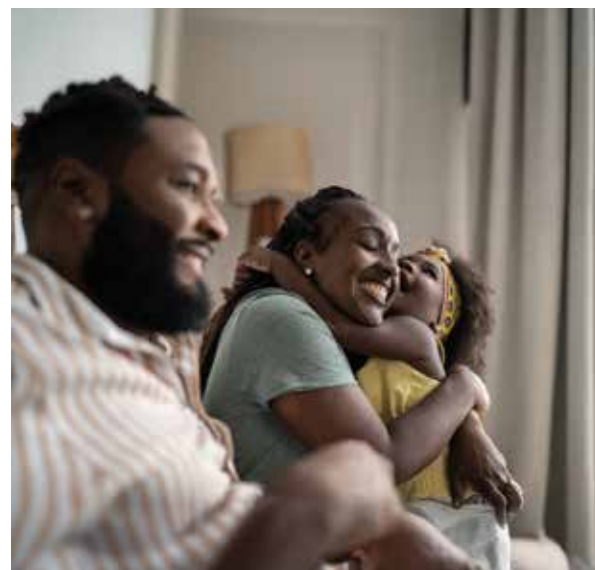
7:30 pm

A quick shop stop, then it's straight to Northwick Park for marathon training with a friend. Easy, energising, and relieved it's right on the doorstep.

9:00 pm

Dinner's done and my frenchie Rocco's curled up beside me on the sofa. This is what home feels like.

"From school runs to scooter rides, Northwick Parkside gives our family space to grow, play, and just be together. It's everything we need, right on our doorstep."



ROOM TO GROW, SPACE TO BREATHE

7:30 am

Family breakfast, then it's time for school drop off at the nearby primary school. Quick, easy, and just around the corner.

10:00 am

Working from home today so it's a chance to throw in a load of laundry and make time for a cuppa.

1:00 pm

Lunch in Harrow town centre, plenty of family-friendly spots and a quick stop at the shops to grab a few essentials.

3:30 pm

It's time for scooters and swings. The local park and open spaces make it easy for everyone to unwind.

6:00 pm

Homework followed by dinner and then bath time and bed. Everyone's tucked in and cosy just how we like it at Northwick Parkside.

"From park runs to city nights, Northwick Parkside gives me the best of both worlds, calm when I need it, connection when I want it."

CITY ENERGY WITH HOME COMFORT

7:30 am

Laced up and ready, I start the day with a refreshing run through the Northwick Park listening to my favourite podcast.

10:00 am

Back home and logged in. My dedicated work from home space makes remote working feel anything but routine.

1:00 pm

Time to head into the city. I grab a flat white from the station café and hop on the train at Metropolitan line heading to King's Cross for a client meeting.

6:30 pm

After a busy day, I meet friends at the local spot for dinner.

9:00 pm

As the city lights fade away behind me I return to the calm of Northwick Parkside. After a few chapters of my book in bed, I fall soundly asleep, right where I want to be.

T A K E

A D E E P

B R E A T H

BIG THINGS ARE HAPPENING AT NORTHWICK PARKSIDE

A total of 1,600 new homes are set to be built at Northwick Parkside. Expect modern apartments, green courtyards, and a vibrant community hub with amenities, a nursery and public spaces designed for connection and calm.

The scheme champions sustainability, accessibility, and inclusivity with homes available through Private Sale, Shared Ownership, London Affordable Rent, London Living Rent, Social Rent, and Key Worker Accommodation. Plus, pedestrian and cycle routes, plus ecological and energy efficiency upgrades make this a development built for the future.

O P E N

On your doorstep, Northwick Parkside offers plenty of green space connected by a network of footpaths and cycleways, providing a green, leafy community.

From weekend cricket and seasonal dog shows to scenic walks and casual rounds at Playgolf London, Northwick Park is always in action. For those with a passion for gardening, the Northwick Community Garden, set on a generous plot within the park, offers a welcoming space to connect and grow.



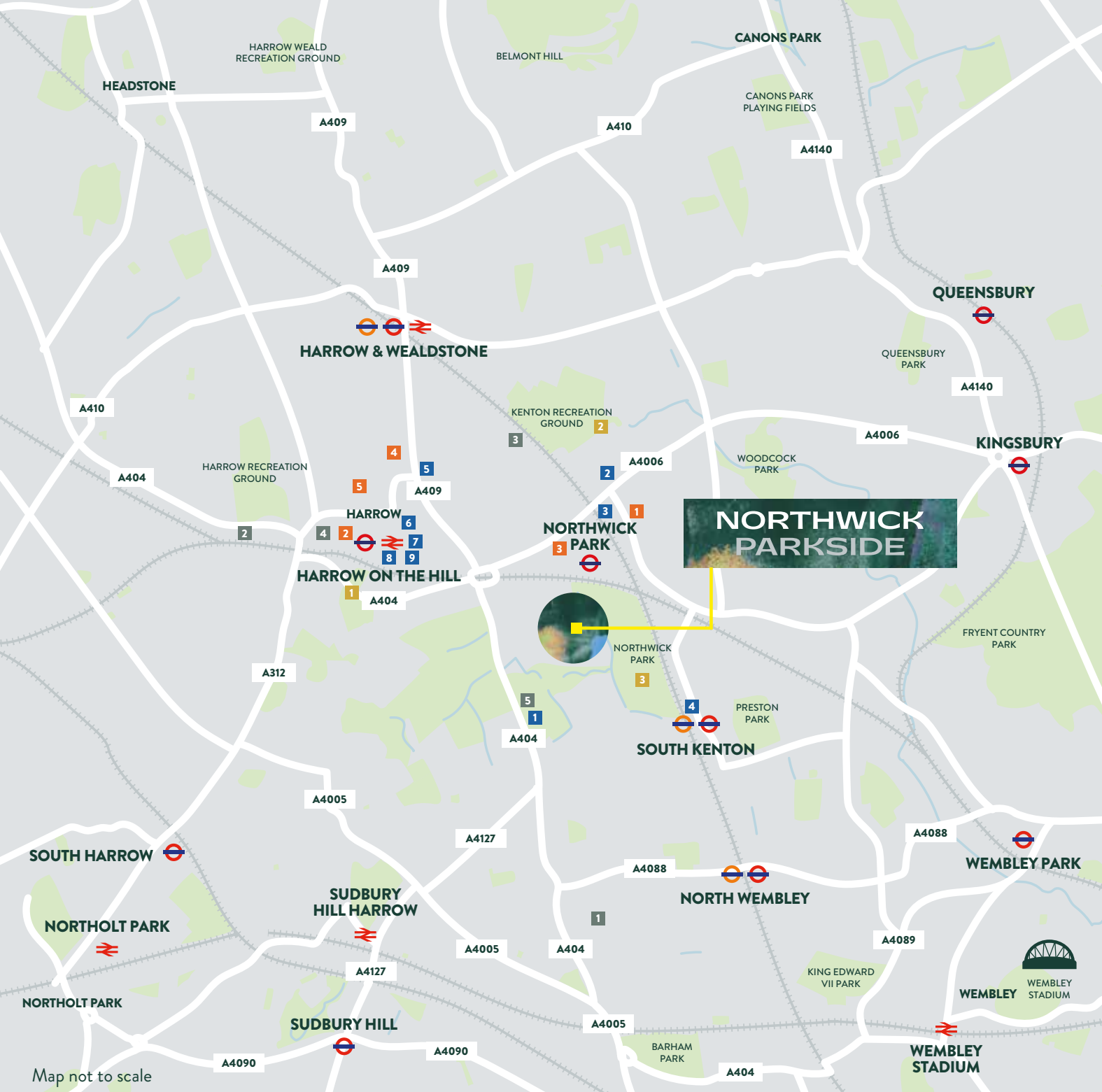
G R E E N



Just a short stroll away, Kenton Recreation Ground offers plenty of open space and features an allotment, tennis courts, an outdoor gym, cycle track and running loop, ideal for all ages and abilities. Whether it's a peaceful morning jog or a family game in the sun, these open spaces make active living feel effortless and enriching. It's one of the many privileges of calling this neighbourhood home.

S P A C E S





Map not to scale

KEY



STAYING ACTIVE

- 1 Vale Farm Sports Centre
- 2 HarroWall Climbing Centre
- 3 Cross Fit Harrow
- 4 The Gym Group
- 5 Playgolf



SHOP ESSENTIALS

- 1 Sainsbury's (& Argos)
- 2 Lidl
- 3 Green Valley Harrow
- 4 Tesco Superstore
- 5 St Ann's and St Georges Shopping Centre



EAT OUT

- 1 Blue Zenzar (Indo-Italian)
- 2 Vaghaar (Indian)
- 3 Balkh (Afghan)
- 4 The Windermere (Pub)
- 5 Panda's Kitchen (Chinese)
- 6 Steakout Harrow (Steakhouse)
- 7 Serenity (Ukrainian)
- 8 Almaz (Middle eastern)
- 9 Coco Corner Café



EXPLORE MORE

- 1 Arc House
- 2 Kenton Grounds Allotments
- 3 Northwick Park Community Garden

NORTHWICK PARKSIDE

CLOSE TO EVERYTHING

Stay well connected from Northwick Parkside. With Northwick Park Station just a 5-minute stroll through the park and Kenton Station only 10 minutes away, you're effortlessly linked to the Metropolitan, Bakerloo and Overground lines.

Buses right outside the station take you to Harrow or Wembley, and major roads like the A40, A406, and M1 are close by. Whether you're commuting, exploring or heading into Central London, Northwick Parkside is close to everything.



BY TUBE

04

Minutes by tube from Northwick Parkside

WEMBLEY PARK
METROPOLITAN LINE

17

Minutes by tube from Northwick Parkside

BAKER STREET
METROPOLITAN LINE

21

Minutes by tube from Northwick Parkside

EUSTON
LIONESS LINE

23

Minutes by tube from Northwick Parkside

KING'S CROSS
METROPOLITAN LINE



BY BUS

10

Minutes by bus from Northwick Parkside

HARROW
ROUTE 140

15

Minutes by bus from Northwick Parkside

WEMBLEY
ROUTE 182

20

Minutes by bus from Northwick Parkside

EDGWARE
ROUTE 292

25

Minutes by bus from Northwick Parkside

BRENT CROSS SHOPPING CENTRE
ROUTE 186

TOP CLASS EDUCATION

From early years, the convenience of nearby outstanding-rated schools in Kenton and Harrow ensures children can thrive from the beginning. The development itself will include a brand-new nursery just steps from your front door, perfect for busy parents. For older students and lifelong learners, the University of Westminster's Harrow Campus is just minutes away.

NURSERIES

Harmony Montessori
13 min walk

Windermere
14 min walk

Bright Horizons Kenton Day Nursery
15 min walk

Happy Days
21 min bus via Route 186

Bright Little Stars
24 min walk

Little Angels Childcare
27 min walk

PRIMARY SCHOOLS

Harmony Primary School
16 min walk

Preston Park Primary School
19 min walk

East Lane Primary School
24 min walk

Sudbury Primary School
26 min walk

Roxeth Primary School
31 min bus via Route H10

St George's Catholic Primary School
32 min walk

SECONDARY SCHOOLS

Wembley High Technology College
20 min walk

Preston Manor High School
26 min via Metropolitan line

Claremont High School
27 min bus via Route 183

John Lyon School
29 min bus via Route H10

Whitmore High School
30 min bus via Route 114

Heathland School
37 min bus via Route H10

COLLEGES

Wembley High Technology College
20 min walk

Harrow High School Sixth Form College
20 min walk

St Dominic's Sixth Form College
35 min bus via Route H17

UNIVERSITIES

University of Westminster
40 min via Metropolitan line

Middlesex University London
49 min via Route 183

Brunel University
53 min tube via Metropolitan line

London Metropolitan University
54 min tube via Metropolitan/Piccadilly line



G R O W

E V E R Y

D A Y



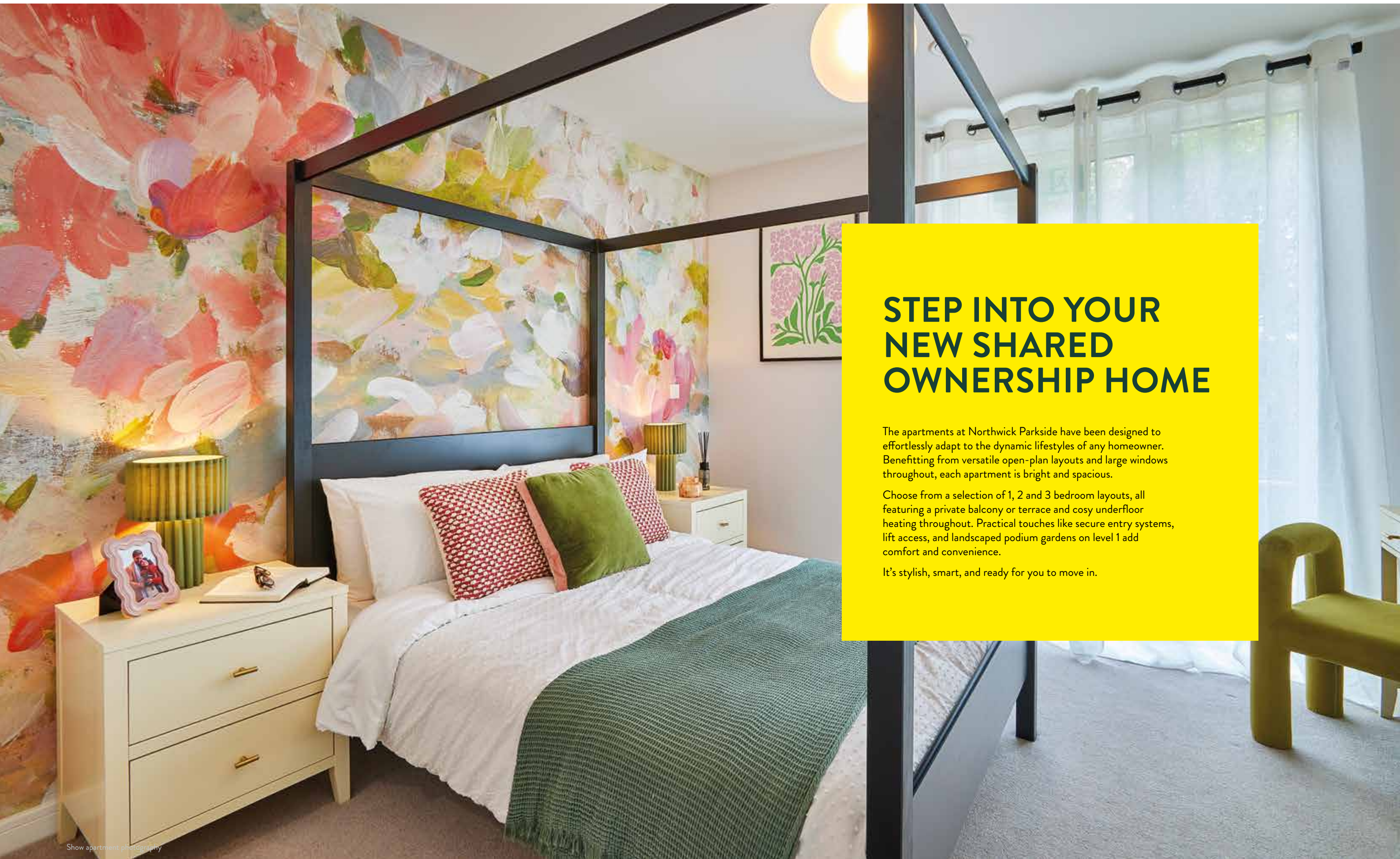
SHARED OWNERSHIP AT

NORTHWICK PARKSIDE

SITE MAP

Across 4 distinct blocks, the Shared Ownership offer at Northwick Parkside has been carefully considered. Each block has a range of apartments to chose from, all benefiting from the lush green spaces and open public realm.





STEP INTO YOUR NEW SHARED OWNERSHIP HOME

The apartments at Northwick Parkside have been designed to effortlessly adapt to the dynamic lifestyles of any homeowner. Benefitting from versatile open-plan layouts and large windows throughout, each apartment is bright and spacious.

Choose from a selection of 1, 2 and 3 bedroom layouts, all featuring a private balcony or terrace and cosy underfloor heating throughout. Practical touches like secure entry systems, lift access, and landscaped podium gardens on level 1 add comfort and convenience.

It's stylish, smart, and ready for you to move in.



ELEVATE YOUR INTERIOR

Beautiful fitted kitchens feature Pearl Granite laminate worktops, two-tone units with soft-close drawers and integrated Bosch and Indesit appliances. Plus, a choice of two stylish kitchen colour schemes is available on alternating floors, allowing you to tailor your home to your preference. Well-proportioned dining/living areas provide access to a balcony or terrace, creating the perfect space to enjoy a quiet night in or entertain guests.

Main bedrooms come equipped with built-in wardrobes featuring sliding glass doors and a soft, neutral coloured carpet, with select apartments also benefitting from a shower en-suite. Bathrooms are finished with ceramic tiling, chrome fittings and cabinets.

OWN

At Northwick Parkside every home is designed to adapt to the way you live, whether you're raising a family, working from home or hosting friends for the weekend. From spacious open-plan spaces to private balconies or terraces these homes are equipped to flex with your needs.

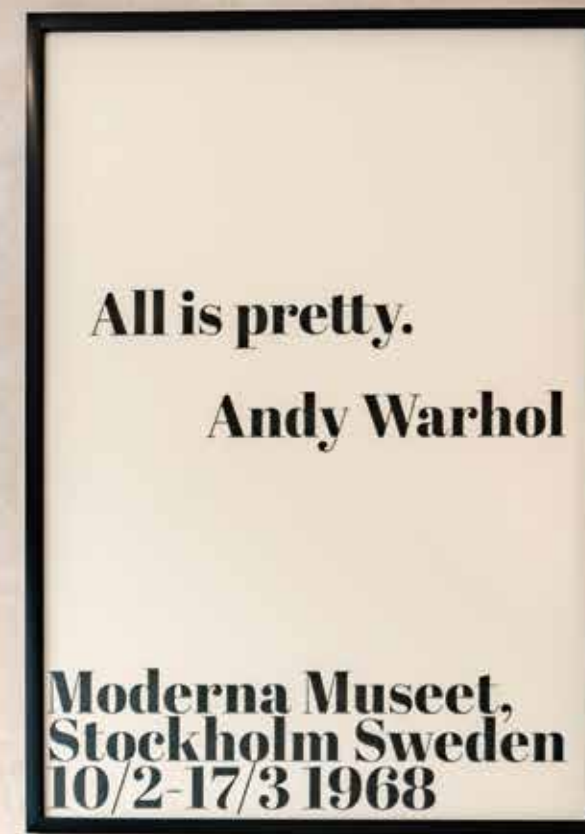


YOUR



Need a quiet corner for Zoom calls, a bright space for playtime or room to entertain? With a choice of thoughtfully designed 1, 2 and 3 bedroom layouts to pick from, you can find the home that's perfect for you.

SPACE



[Show apartment photography](#)



CRAFTED WITH CARE

LIVING/DINING AREA

Amtico Spacia luxury vinyl flooring in Urban Salvaged Timber.
TV socket set to living room (BT Master). All TV socket sets to include digital radio and terrestrial sockets.

KITCHENS

Amtico Spacia luxury vinyl flooring in Urban Salvaged Timber.
Pearl Granite laminate worktop with upstand and stainless steel splash back.
Two tone designer kitchen units with alternating palettes, all with soft close doors and drawers and square-edged chrome trim handles in Gun Metal grey.

Ground floor & alternating floors palette 1 units includes Dark Stone base and tall unit level finish, Matt Smooth Pebble finish to wall units, all with soft close doors and concealed handles.

First floor & alternating floors palette 2 units includes Matt Smooth Indigo base and tall unit level finish, Matt Smooth Pebble finish to wall units.

Equipped with a premium cutlery tray, pan drawer, waste separation system, and a tall unit for optimal storage solutions.

Fully integrated Indesit electrical appliances to include:

- Stainless steel electric fan oven.
- Electric 4 ring hob and Hotpoint cooker hood.
- Fridge/Freezer.

Bosch integrated appliances to include:

- Dishwasher.
- Washer/Dryer.

1.5 bowl composite sink with drainer;
Franke Titan Graphite colour.

LED flexi strip under top cabinets



Show apartment photography



Show apartment photography

BEDROOM

Oakdale Supreme carpet in Tundra Frost finish.

Main bedroom double socket includes USB.

Portico aluminium framed glass sliding door wardrobe with shelf and hanging rail and white frame in arctic white gloss.

White pendant lighting set.

BATHROOMS

Large format slip-resistant ceramic wall tiles installed full height around baths and showers.

Ceramic tiled flooring.

Chrome plated heated towel radiators.

Ideal Standard W/C with a soft close seat cover and flush plate.

Ideal Standard semi counter top basin with a sleek mixer tap.

GENERAL SPECIFICATION

Walls and ceilings finished in white.

Square edge architraves and skirting.

Internal flush doors.

Brushed steel lever door handles.

Audio/ visual security entry phone system to main entrance and all apartments.

Underfloor heating throughout (excluding bathrooms).

Thermostatically controlled central heating with programmer.

White double sockets throughout and plastic slimline switches.

Main BT Master in the CCU with TV sockets to all bedrooms.
Sky Q wired to the main lounge plate and bedrooms via a wireless minibox. (Subject to subscription).

Sky Broadband, BT Fiber or Hyperoptics all offering high speed fibre connections. (Subject to subscription).

Double glazing throughout.

Individual lockable mailboxes.

All apartments have access to a balcony or patio.



Show apartment photography

10 REASONS TO BUY WITH SHARED OWNERSHIP

Whether you are looking for your first home, need more space for your growing family or simply want to downsize, Shared Ownership could give you an affordable route to purchase your dream home at Northwick Parkside. Here are ten reasons to consider Shared Ownership.

- 01** Accessible route into home ownership
- 02** Lower monthly costs than full ownership
- 03** Shares starting from 25%
- 04** Deposits starting from 5%
- 05** Grow your share overtime with staircasing
- 06** High-quality new-build home
- 07** Lower maintenance
- 08** Energy efficient
- 09** Build up equity
- 10** Investment for your future

HOW SHARED OWNERSHIP WORKS

Shared Ownership is an opportunity to buy the home that's right for you without needing a large mortgage or the deposit that goes with it. Simply buy a share in the home that's affordable for you (typically 25-40%) and pay a reduced rent on the share we own.

Importantly, deposits usually start from just 5% of your share value, offering an achievable savings goal that helps you get moving sooner.

Shared Ownership could be for you if:

- You are over the age of 18
- Your household income is less than £90,000 per annum
- You don't already own a home at the time of buying your Shared Ownership property*



Once you've settled into your new home and made it your own, you may want to consider buying more shares – this is known as staircasing. There are no fixed timescales, so you can increase your share as and when your finances allow. Plus, the amount you pay us in rent will go down as the amount of the property you own goes up.

Priority will be given to people living or working in the London Borough of Brent.

Service charges apply to cover the cost of communal maintenance and building insurance.

*SNG may consider applications from customers who own a home that is sold subject to contract.

WORKING IN PARTNERSHIP



A Partnership with purpose

Northwick Parkside is being brought to life through a joint venture between SNG and Countryside Partnerships (part of Vistry Group); a landmark regeneration scheme in Brent.

As SNG's largest project to date, the scheme tackles the local housing shortage while setting a benchmark for council-led placemaking. Together, the partners are creating a vibrant, inclusive neighbourhood with 654 new homes,

of which, over 50% are affordable. Supported by the Mayor of London's Affordable Homes Programme, these homes are offered across Social Rent, London Living Rent, Intermediate Rent, and Shared Ownership.

By working together on this large-scale site, the partnership will deliver a broader mix of homes to a wider range of buyers, and ensure that every detail, from design to delivery, is shaped with residents in mind.



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HOW TO GET HERE

Via tube:

Exit Northwick Park tube station and turn left out of the station. Continue walking towards the park, following the directional stickers, then after a few minutes turn right at the bridge, away from the park and into Northwick Parkside.

Via car:

Head towards The Fairway, just south of Northwick Park, and continue straight onto Capital Ring. You'll reach Northwick Car Park, where signs will guide you on foot to the development.



Visit our marketing suite:

[///belong.become.shows](http://belong.become.shows)

Northwick Park, Harrow, HA1 3UJ



WORKING IN PARTNERSHIP

