



RECTORY
PARK

WELCOME TO RECTORY PARK

Network Homes is proud to present Rectory Park, the regeneration project in Northolt.

An exciting redevelopment of new homes surrounded by green open space. Residents will enjoy beautifully finished homes with a high quality specification throughout, all apartments include either a balcony or terrace.

WHERE COMFORT
AND NATURE
SIT SIDE BY SIDE

Following the successful launch of the first phase, Network Homes are releasing the next part of Rectory Park. Once complete this mixed use development will offer a range of homes to people in the local area, enabling them to have the opportunity to get onto the housing ladder. Rectory Park places a strong focus on the design of landscaping and open spaces to complement the developments close proximity to the neighbouring Northolt & Greenford Countryside Park.

There is an outstanding collection of one, two and three bedroom Shared Ownership apartments. Each new built apartment has been designed to make use of light and space with the added benefit of a balcony or terrace. All apartments have been built to the highest specification ensuring these impressive homes offer you the very best in modern living.



Photograph of Rectory Park

COMMUNITY LEAD LIVING

Network Homes have been able to provide great new homes, facilities and outside spaces.

Situated within the development will be the brand new, community centre. The centre will be used for a variety of different events and functions. This will be a flexible community space which may be used for a children's nursery and office space.

Along with the community centre, a multi million pound football pitch will be heading to Rectory Park. Soon to be the home of Middlesex FC, these all-weather pitches, sports and community facilities will bring excellent facilities to Northolt and Ealing borough. Perfect for commuters, our car club facility can aid in easing the strain on your daily trip to work. Or, if you

are feeling more active, cycle to work or in and around the park and store your bike safely in your own private cycle storage.

With all of this regeneration in motion, Rectory Park really does cater for all aspects of modern life.





Drone photography to show the redevelopment of the Rectory Park Estate

GET TO KNOW YOUR NEW AREA



Rectory Park has undergone a spectacular regeneration and there is so much to enjoy, not only in your new apartment, but in the surrounding area.

Each apartment has external private space with some apartments offering views of the fantastic green space Rectory Park has to offer.

When you feel like indulging in the outdoors, you can always take a stroll through the Northolt and Greenford Countryside Park that stretches for miles until reaching the idyllic Grand Union Canal.

The canal, whilst being a rich piece of British history, is also the home of traditional pubs along it's towpath where you can enjoy fine dining, trendy cafes and buzzing bars.

AN EXCITING TIME
TO SETTLE DOWN

THE PERFECT BALANCE

Rectory Park provides the perfect balance between town and country living...

A short walk away is Northala Fields, with fishing lakes, a park cafe, adventure playground, and a recently completed 2.5 mile perimeter path around Northolt and Greenford Countryside Park. This destination has become one of North London's favourite locations for the whole family to get some time out together.

For something a little quieter, why not explore the Grand Union Canal. The canal provides an idyllic setting linking you to Little Venice, Lords Cricket Ground and Camden Market. You can also reach nearby towns, such as Hayes in as little as 30 minutes and grab a bite to eat at the Lock and Quay Restaurant before returning back!

If you prefer indoor leisure activities, Northolt Leisure Centre is a 10 minute drive away or 15 minutes on the bus. Within their facility is a state-of-the-art gym with the latest equipment and two swimming pools. They also host a variety of group exercise classes, including group cycling sessions and dance classes. Whatever your fitness goals, you're sure to be able to achieve them here.

Or if you simply need to stock up on supplies, Greenford town is just under a mile away, making everything you need for you and your family perfectly easy to access.

TOWN, COUNTRY AND MUCH, MUCH MORE



Northolt Leisure Centre



Grand Union Canal



Northala Fields

THE WIDER PERSPECTIVE



Clock Tower, Northolt Village



Westfield Shopping Centre

Not only can you soak up the impressive places in your local area, but visiting places further afield is completely trouble-free.

The vibrant west London town of Southall is only a short distance away. Home to a diverse community with strong Indian and Pakistani roots you will find fantastic cuisine, bustling streets and an unforgettable cultural experience.

If you prefer shopping, you can head to Ealing or Westfield Shopping Centre, approx 17 minutes away by tube, and indulge in a day of retail therapy at many of your favourite high street stores, and end the day with dinner and drinks with family and friends.

There are also more local sites to be seen along 'Health Walks' where you can take in all the beauty and scenery Northolt village has to offer.

SERIOUS ABOUT YOUR CONNECTIONS

Rectory Park offers great links into central London, providing the perfect balance between green open spaces and the heart of the city.

With bus stops right outside of Rectory Park, as well as Northolt Underground Station, Northolt Park Rail Station and the A40, M4 and M25 moments away, there's nothing you'll miss out on living here.

The addition of the Elizabeth line running from nearby Southall, will cut journey times to central London when it launches later this year.

GREAT LINKS TO CENTRAL LONDON



Bus
Ruislip Road

Northolt Station	12mins
Greenford High Street	16mins
Ealing Broadway	24mins



Tube
Northolt

Shepherds Bush	20mins
Bond Street	29mins
Liverpool Street	49mins



Train
Northolt Park

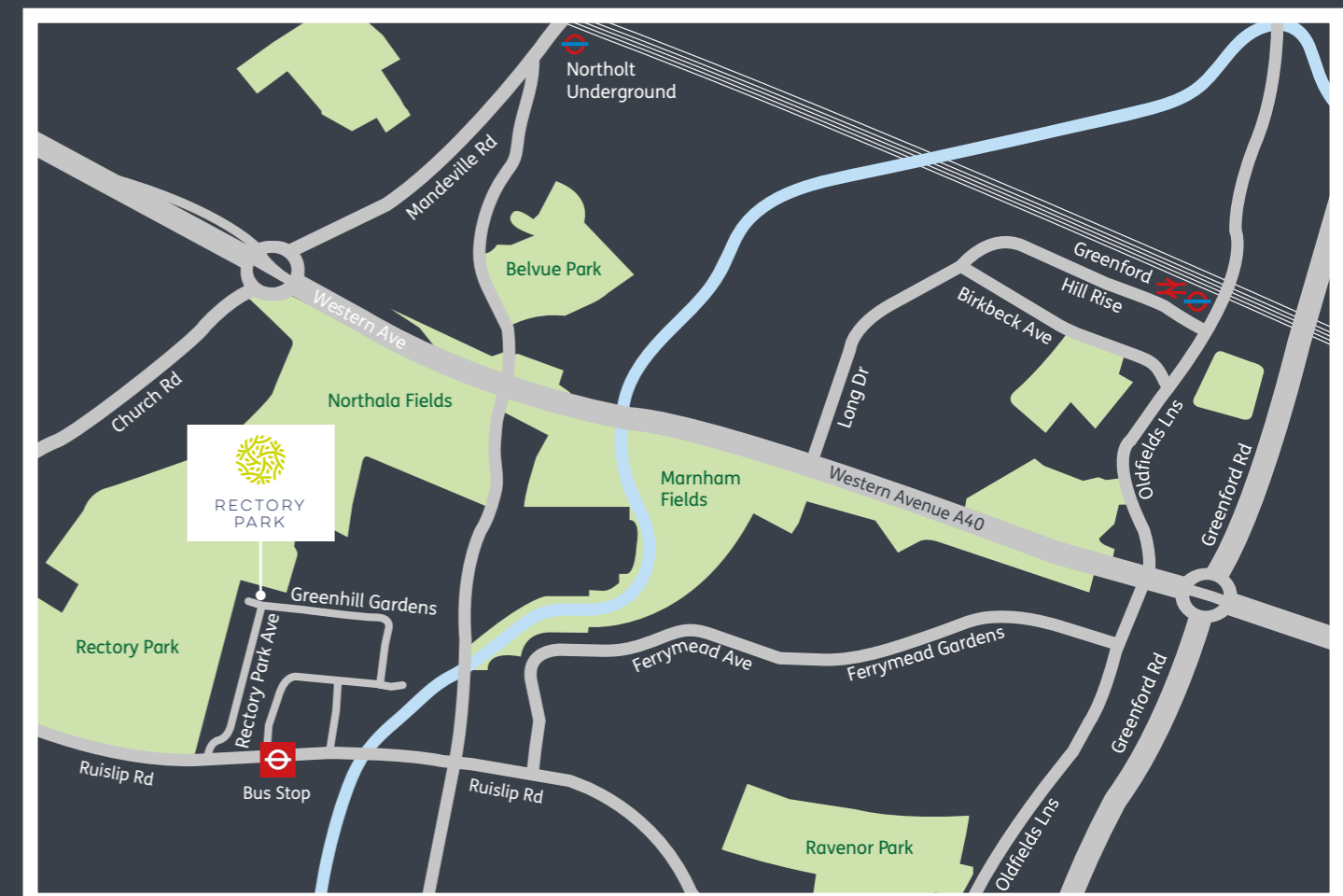
Sudbury Hill	3mins
Marylebone	16mins
West Ruislip	26mins



Car
Rectory Park

Greenford	12mins
Heathrow Airport	16mins
Wembley	24mins

Travel times taken from Google Maps and tfl.gov.uk



Map not to scale

10 REASONS TO BUY



Rectory Park show apartment.

1

Style, substance...

From the amount of natural light, a choice of fitted kitchens, everything about your new home at Rectory Park shows we have created a special space for you to love and live in.



2

...and scenes

Each apartment has it's own balcony or terrace, with some beautiful views of Rectory Park and the surrounding areas, every single day.

3

Family friendly

Enjoy a walk or cycle by the canal, or if you are feeling more energetic, get down to the brand new football pitches or join the weekly 5km fun run around the Northolt & Greenford Countryside Parks.

4

Your own spot

Become a member of our car club, each resident gets 3 years free membership, and a car bay is being provided at Rectory Park.

5

Fresh new places

With its fantastic connectivity to London, and its picturesque surroundings there is plenty of choice in how to spend your free time.

6

Quality education

In Northolt you have a great choice of schools. With 'Outstanding' and 'Good' Ofsted rated schools that are close enough to walk to.



7

Capital connections

Served by buses, tubes and rail into central London, not to mention the new Elizabeth line, there's nothing to miss out on living here in Northolt.

8

Work hard, play hard

Add ease to your commute via Northolt tube, and at the weekends enjoy all the leisure facilities and open space that Northolt and Greenford have to offer.

9

For all the family

Our apartments are built with modern family lifestyles in mind, with plenty of space for the whole family.

10

Shop till you drop

Indulge in some serious retail therapy at the boutiques along Park Greenford Road or head to the Westway Cross Shopping centre for some of the best fashion around.



Kitchen

- Fitted kitchens by Symphony New York range. Two colour schemes Cashmere or White
- Indesit integrated oven, hood and hob with stainless steel splashback
- Indesit integrated fridge / freezer
- Indesit integrated dishwasher
- Indesit washer / dryer
- LED Chrome downlighters

General

- Grey carpet to bedrooms
- Laminate flooring colour Chestnut Natural to hallway and living room
- Fitted wardrobe to master bedrooms with sliding opaque glass doors
- Entry phone system
- Secure cycle store
- CCTV installed
- Smoke alarms and Carbon monoxide detectors
- 12 year NHBC new home warranty

Outside area

- Garden, balcony or terrace to all apartments
- Cycle storage

Bathroom

- Contemporary sanitary ware in white finished with matching floor and wall tiles
- Mirrored wall cabinet with integral shaver socket and LED feature lighting
- Chrome heated towel rail
- Shower and glass screen over bath
- Waterproof brushed chrome downlighters

Windows & Doors

- White Oak Veneered doors to entrance and internal doors
- UPVC Grey windows
- UPVC Grey external doors

Home Entertainment & Communication

- Combination sockets for TV in living room and master bedroom
- Sky Q available







KEEP
IT ON
STYLE



CGI's from Rectory Park. We are unable to accommodate any individual changes, additions or amendments to the specification, layout or plans to any individual apartments. Your attention is drawn to the fact that it may not be possible to obtain the products as referred to in the specification. In such cases similar alternatives will be provided. Network Homes reserve the right to make these changes as required. March 2018.



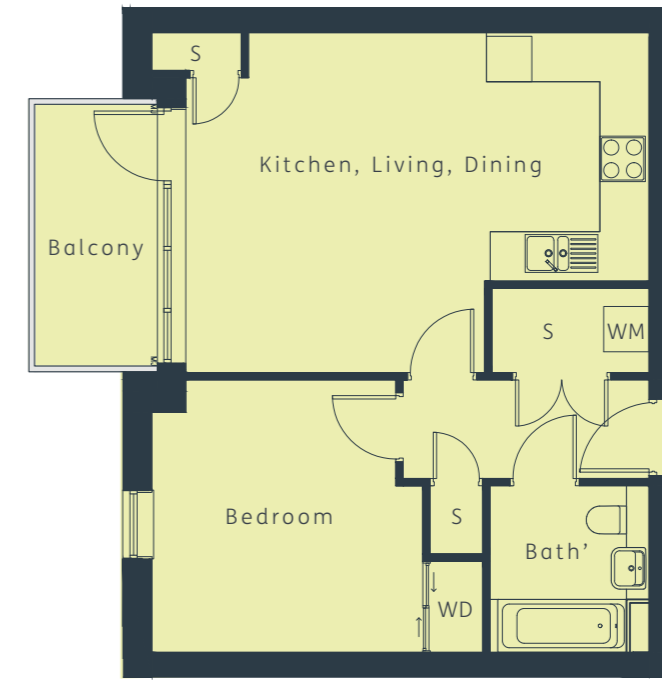
SITE PLAN  RECTORY PARK

-  Rented
-  Phase 4 under construction
-  Shared Ownership
-  Ground floor community centre



Development layout not to scale.

ONE BEDROOM APARTMENT



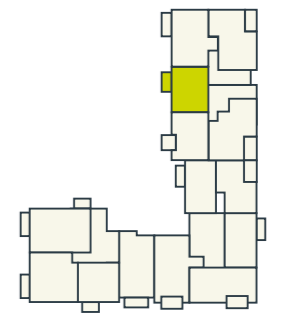
FLOORPLANS

- Bath' - Bathroom
- S - Store
- WD - Wardrobe
- WM - Washing Machine



APARTMENTS 54, 59, 64, & 69

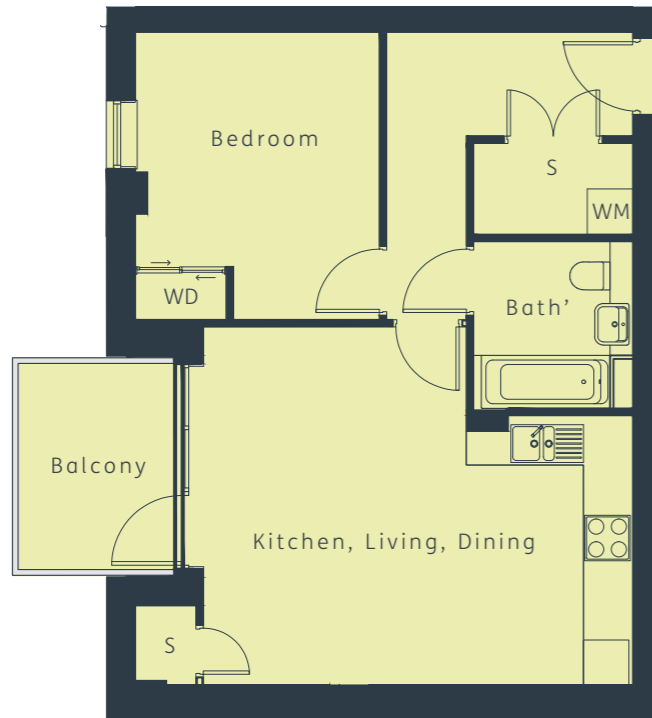
Kitchen, Living, Dining	6.2 x 4.5	20'3" x 14'7"
Bedroom	3.6 x 3.6	11'8" x 11'8"
Bathroom	2.1 x 2.2	6'8" x 7'2"
TOTAL	51.5m²	554'3"ft²



Floors 1, 2, 3 & 4

Point from which maximum dimensions are measured. Dimensions are intended for guidance only and may not form part of any contract, the developer reserves the right to vary as necessary to complete works. All measurements and areas may vary by approximately 5%. We operate a policy of continuous product development and features may, therefore, vary from time to time. This information does not constitute a contract, part of a contract or warranty. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. All details correct as above at time of going to press March 2018.

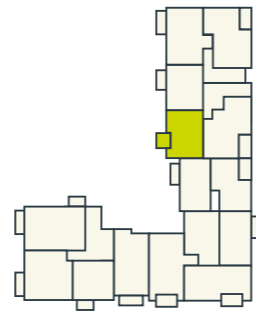
ONE BEDROOM APARTMENT



Bath' - Bathroom
 S - Store
 WD - Wardrobe
 WM - Washing Machine

APARTMENTS 53, 58, 63 & 68

Kitchen, Living, Dining	5.7 x 4.7	18'7" x 15'5"
Bedroom	3.8 x 3.2	15'5" x 10'5"
Bathroom	2.1 x 2.2	6'8" x 7'2"
TOTAL	53.5m²	575'8"ft²



Floors 1, 2, 3 & 4

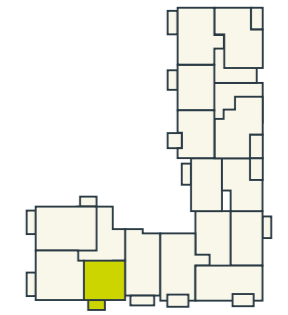
ONE BEDROOM APARTMENT



Bath' - Bathroom
 S - Store
 WD - Wardrobe
 WM - Washing Machine

APARTMENTS 4, 8, 12 & 16

Kitchen, Living, Dining	6.2 x 3.6	20'3" x 11'8"
Bedroom	3.3 x 3.7	10'8" x 12'1"
Bathroom	2.1 x 2.2	6'8" x 7'2"
TOTAL	52.0m²	559'7"ft²

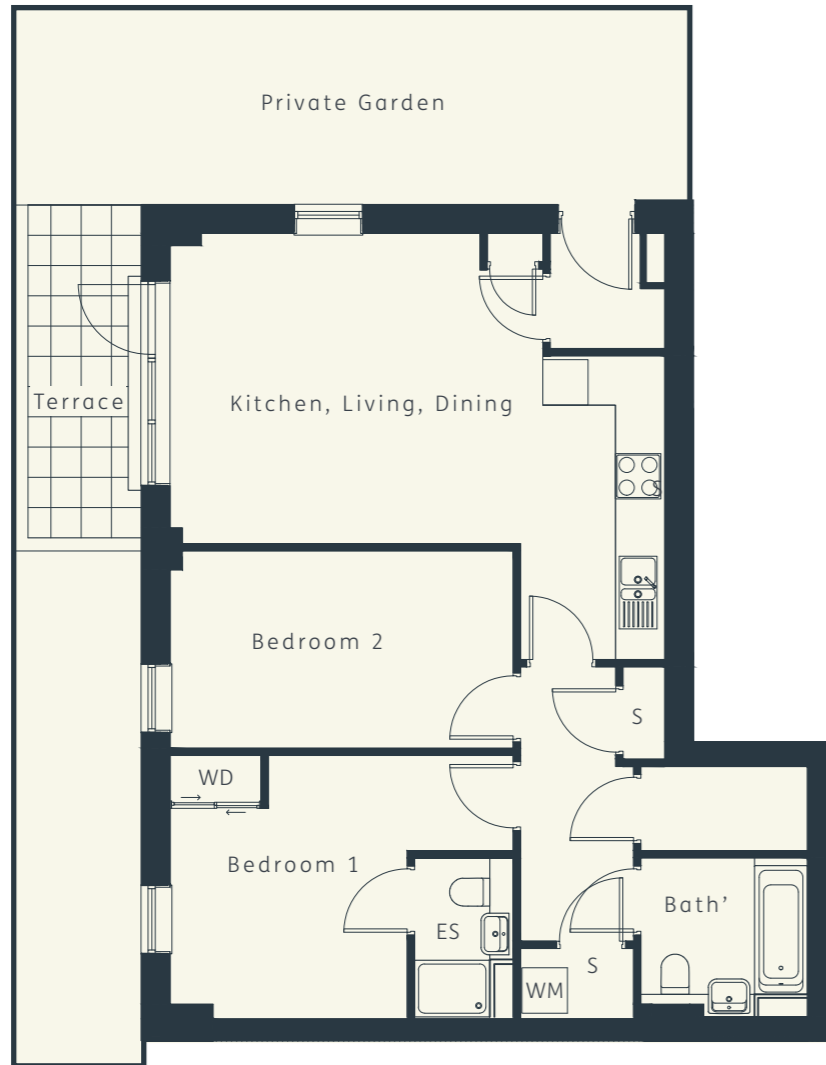


Floors 1, 2, 3 & 4

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TWO BEDROOM APARTMENT

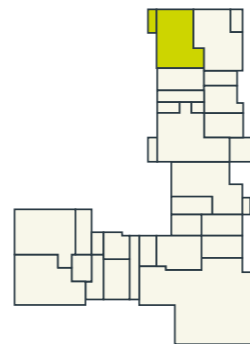


Bath' – Bathroom
 ES – En-suite
 S – Store
 WD – Wardrobe
 WM – Washing Machine



APARTMENT 51

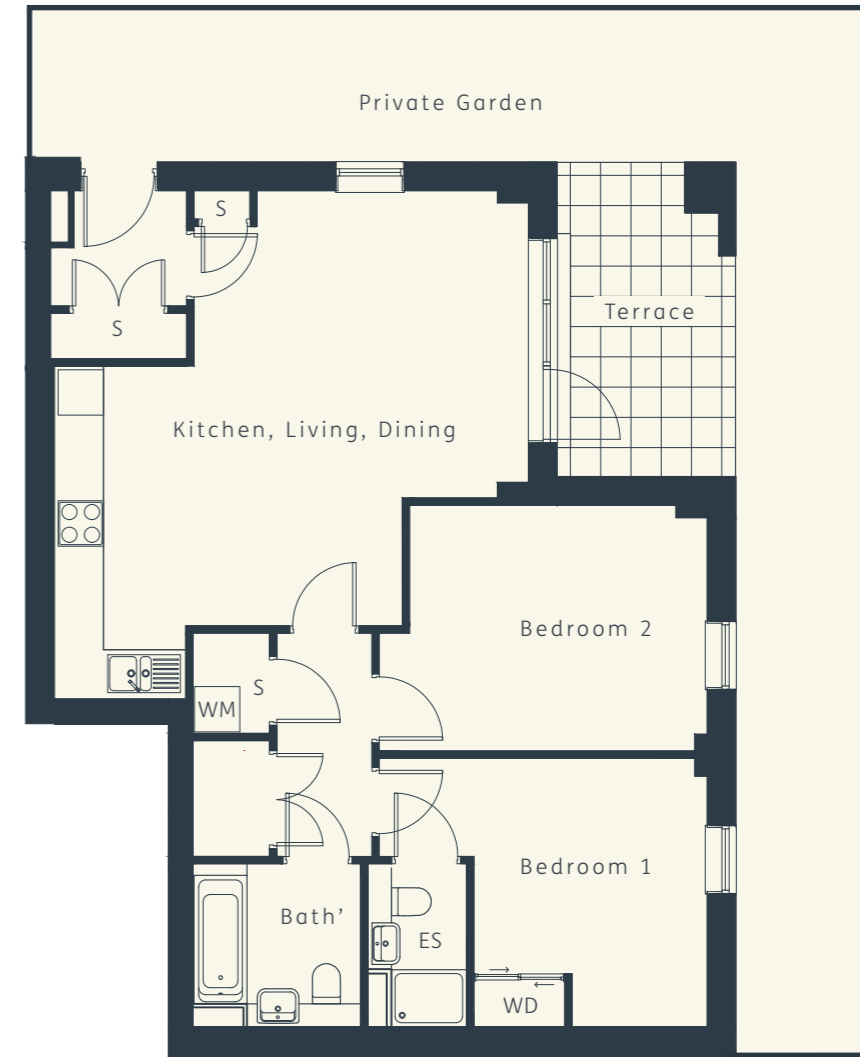
Kitchen, Living, Dining	4.1 x 4.9	13'5" x 16'0"
Bedroom 1	3.8 x 3.5	12'4" x 11'5"
Bedroom 2	4.5 x 2.6	14'7" x 8'5"
Bathroom	2.1 x 2.2	6'8" x 7'2"
En-suite	2.1 x 1.3	6'8" x 4'2"
TOTAL	74.0m²	796'5"ft²



Floor Ground

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TWO BEDROOM APARTMENT

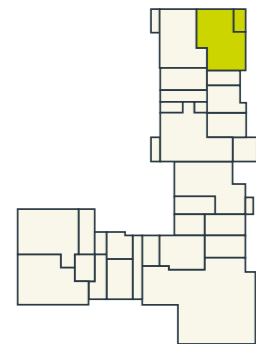


Bath' – Bathroom
 ES – En-suite
 S – Store
 WD – Wardrobe
 WM – Washing Machine



APARTMENT 50

Kitchen, Living, Dining	6.2 x 5.7	20'3" x 18'7"
Bedroom 1	3.0 x 3.5	9'8" x 11'5"
Bedroom 2	3.2 x 4.0	10'5" x 13'1"
Bathroom	2.1 x 2.2	6'8" x 7'2"
En-suite	2.1 x 1.3	6'8" x 4'2"
TOTAL	77.9m²	838'5"ft²



Floor Ground

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TWO BEDROOM APARTMENT

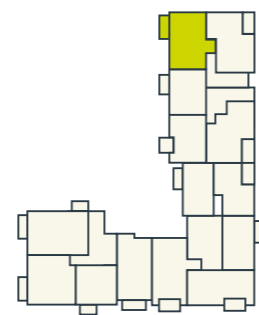


- Bath' – Bathroom
- ES – En-suite
- S – Store
- WD – Wardrobe
- WM – Washing Machine



APARTMENTS 55, 60, 65 & 70

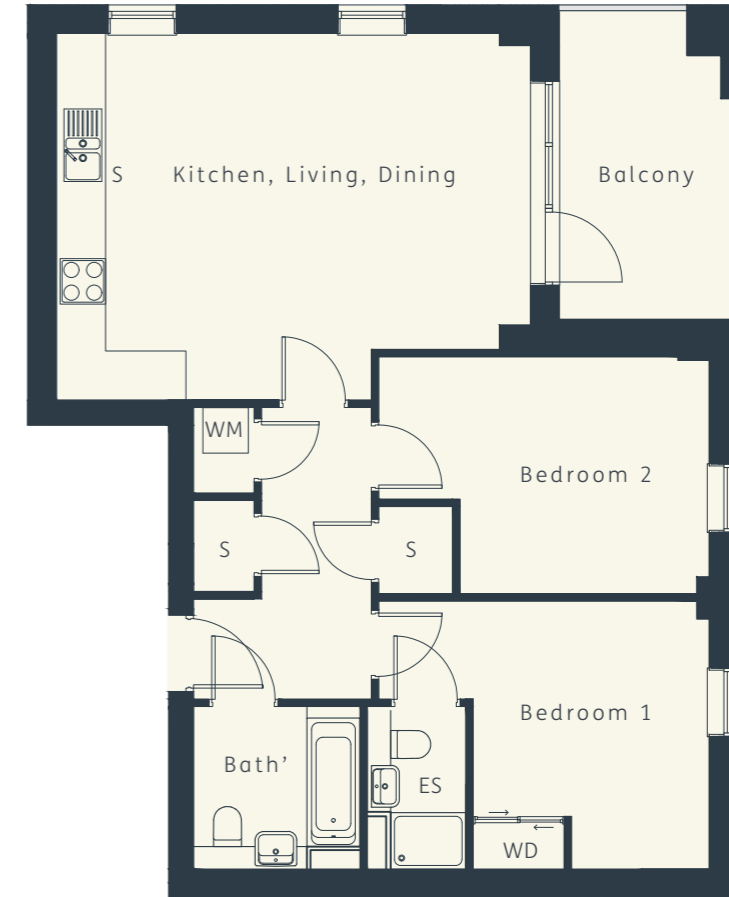
Kitchen, Living, Dining	6.6 x 4.0	21'6" x 13'1"
Bedroom 1	3.5 x 3.1	11'5" x 10'1"
Bedroom 2	4.3 x 2.8	14'1" x 9'1"
Bathroom	2.1 x 2.2	6'8" x 7'2"
En-suite	2.1 x 1.3	6'8" x 4'2"
TOTAL	72.0m²	775'0"ft²



Floors 1, 2, 3 & 4

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TWO BEDROOM APARTMENT

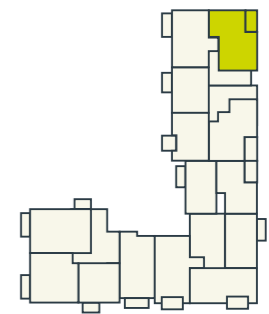


- Bath' – Bathroom
- ES – En-suite
- S – Store
- WD – Wardrobe
- WM – Washing Machine



APARTMENTS 56, 61, 66 & 71

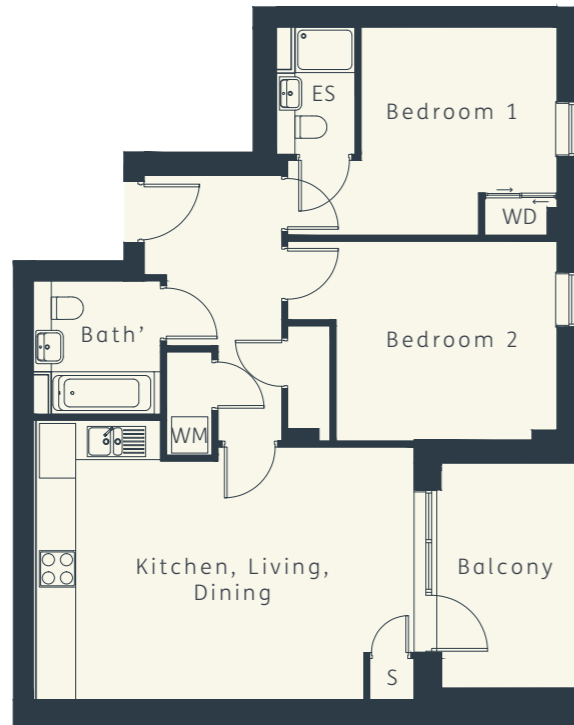
Kitchen, Living, Dining	6.3 x 4.2	20'6" x 13'7"
Bedroom 1	3.5 x 3.0	11'5" x 9'8"
Bedroom 2	3.2 x 4.4	10'5" x 14'4"
Bathroom	2.1 x 2.2	6'8" x 7'2"
En-suite	2.1 x 1.3	6'8" x 4'2"
TOTAL	74.5m²	801'9"ft²



Floors 1, 2, 3 & 4

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TWO BEDROOM APARTMENT

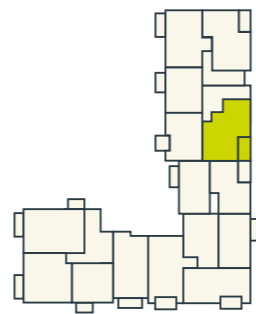


- Bath' – Bathroom
- ES – En-suite
- S – Store
- WD – Wardrobe
- WM – Washing Machine



APARTMENTS 52, 57, 62 & 67

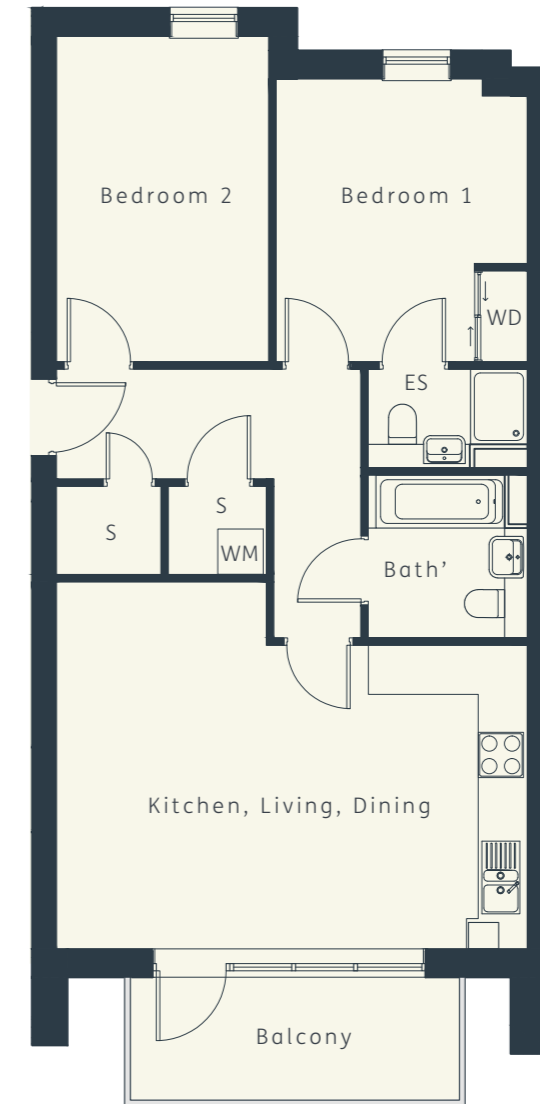
Kitchen, Living, Dining	6.2 x 4.6	20'3" x 15'0"
Bedroom 1	3.4 x 3.2	11'2" x 10'5"
Bedroom 2	3.3 x 3.7	10'8" x 12'1"
Bathroom	2.1 x 2.2	6'8" x 7'2"
En-suite	2.1 x 1.3	6'8" x 4'2"
TOTAL	73.0m²	785'7"ft²



Floors 1, 2 & 3 & 4

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TWO BEDROOM APARTMENT

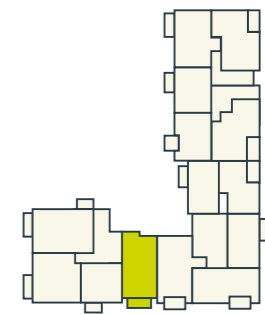


- Bath' – Bathroom
- ES – En-suite
- S – Store
- WD – Wardrobe
- WM – Washing Machine



APARTMENTS 3, 7, 11 & 15

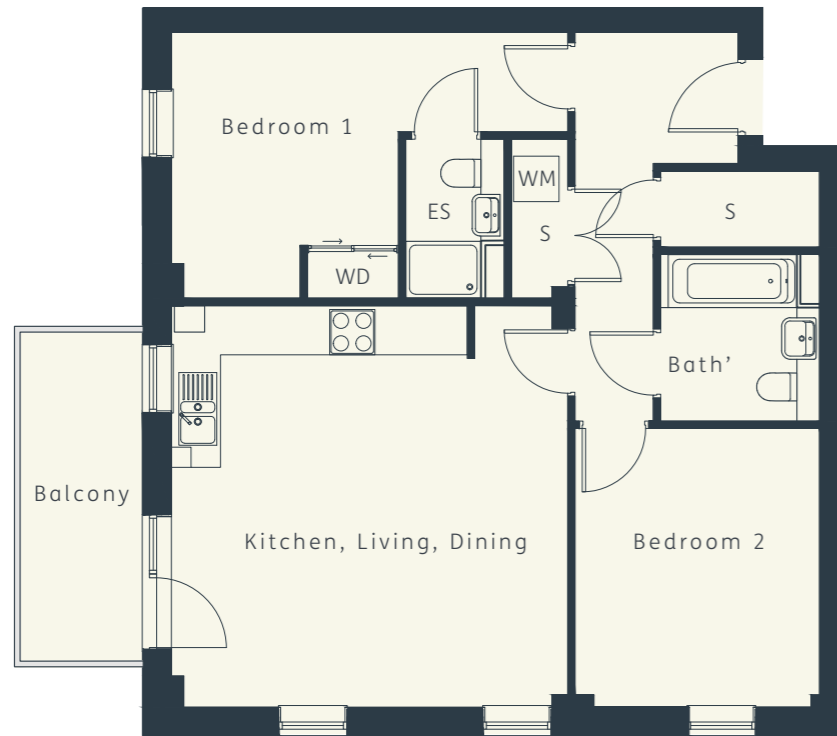
Kitchen, Living, Dining	6.2 x 4.8	20'3" x 15'7"
Bedroom 1	3.3 x 3.7	10'8" x 12'1"
Bedroom 2	2.8 x 4.3	9'1" x 14'1"
Bathroom	2.1 x 2.2	6'8" x 7'2"
En-suite	2.1 x 1.3	6'8" x 4'2"
TOTAL	73.5m²	791'1"ft²



Floors 1, 2, 3 & 4

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TWO BEDROOM APARTMENT

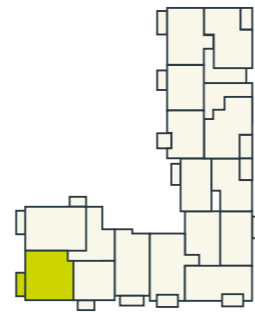


- Bath' – Bathroom
- ES – En-suite
- S – Store
- WD – Wardrobe
- WM – Washing Machine



APARTMENTS 5, 9 & 13

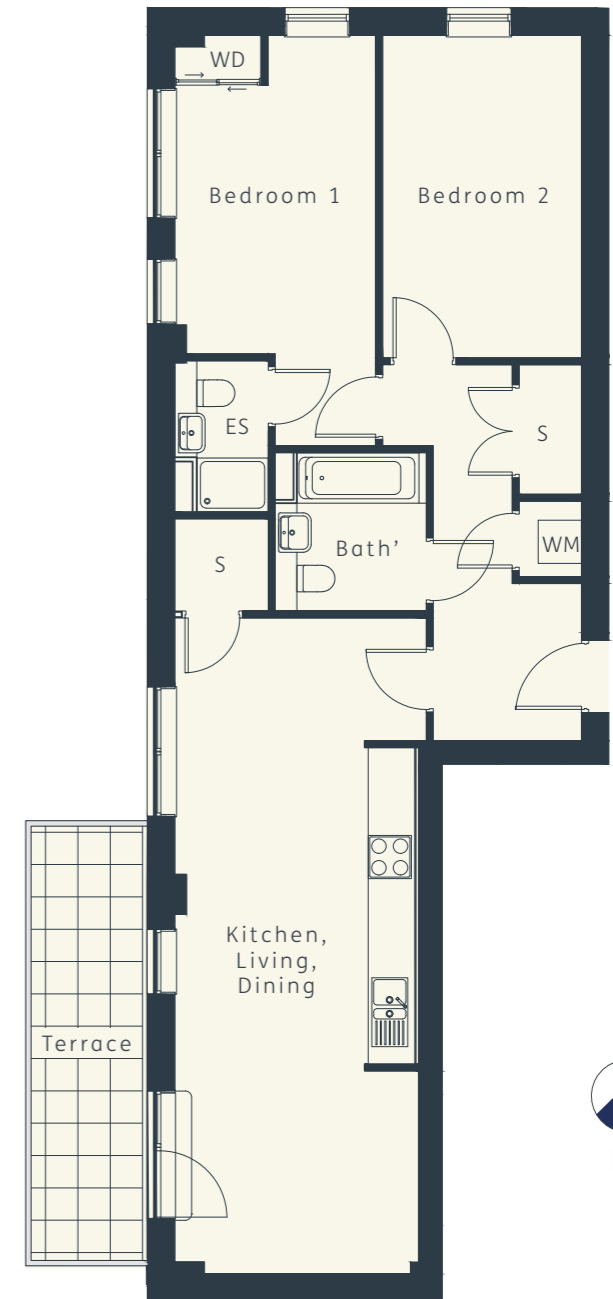
Kitchen, Living, Dining	5.2 x 5.3	17'0" x 17'3"
Bedroom 1	3.5 x 5.2	11'4" x 17'0"
Bedroom 2	3.2 x 3.7	10'4" x 12'1"
Bathroom	2.1 x 2.2	6'8" x 7'2"
En-suite	2.1 x 1.3	6'8" x 4'2"
TOTAL	74.0m²	796'5"ft²



Floors 1, 2 & 3

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TWO BEDROOM APARTMENT

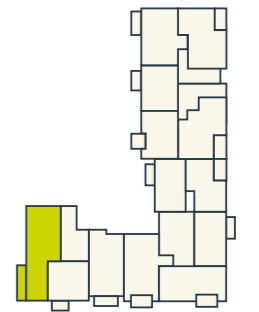


- Bath' – Bathroom
- ES – En-suite
- S – Store
- WD – Wardrobe
- WM – Washing Machine



APARTMENT 17

Kitchen, Living, Dining	6.2 x 3.6	20'3" x 11'8"
Bedroom 1	5.7 x 2.8	18'7" x 9'1"
Bedroom 2	4.5 x 2.8	14'7" x 9'1"
Bathroom	9.1 x 3.5	29'1" x 11'4"
En-suite	2.1 x 1.3	6'8" x 4'2"
TOTAL	70.5m²	758'8"ft²



Floor 4

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THREE BEDROOM APARTMENT

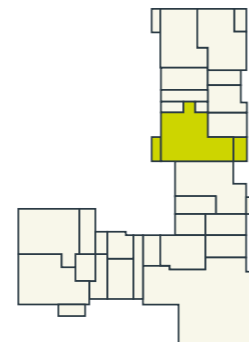


- Bath' – Bathroom
- ES – En-suite
- S – Store
- WD – Wardrobe
- WM – Washing Machine



APARTMENT 49

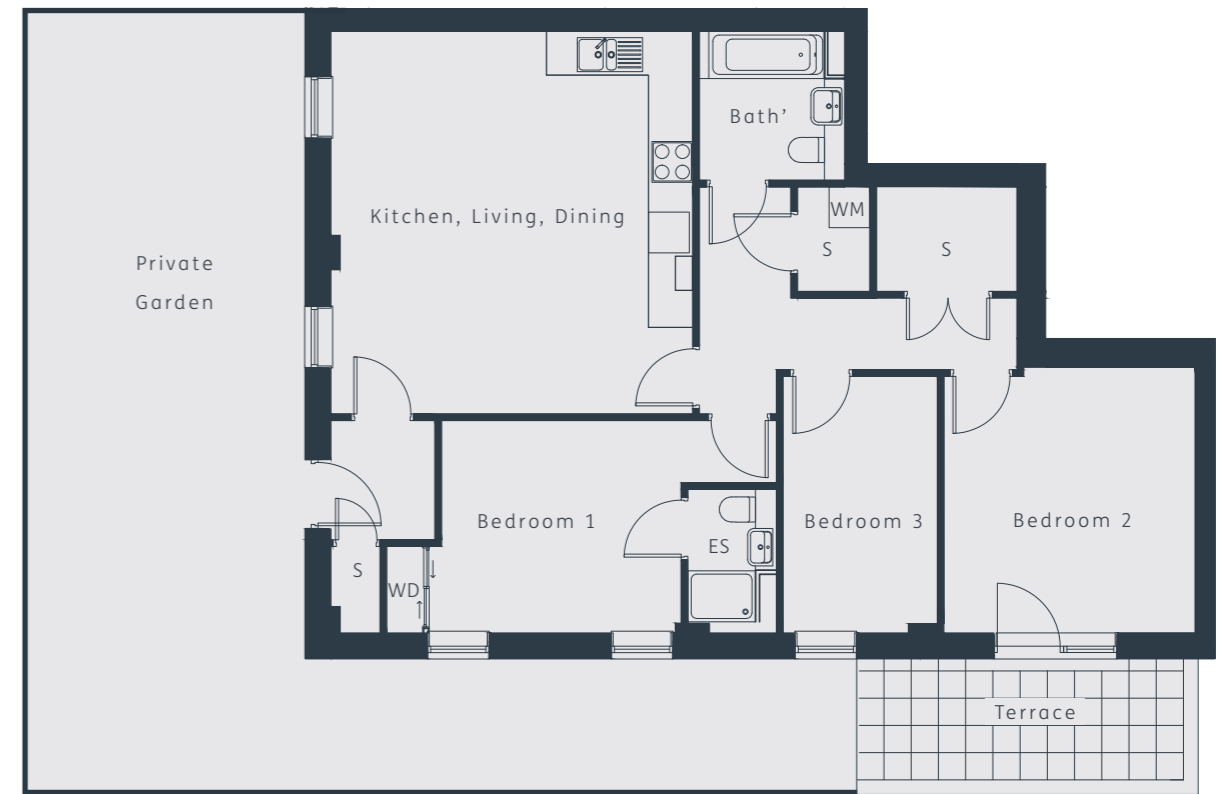
Kitchen, Living, Dining	3.9 x 7.2	12'7" x 23'6"
Bedroom 1	3.6 x 3.0	11'8" x 9'8"
Bedroom 2	2.7 x 5.1	8'8" x 16'7"
Bedroom 3	2.1 x 4.2	6'8" x 13'7"
Bathroom	2.1 x 2.2	6'8" x 7'2"
En-suite	2.1 x 1.3	6'8" x 4'2"
TOTAL	95.0m²	1022'5"ft²



Floor Ground

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THREE BEDROOM APARTMENT

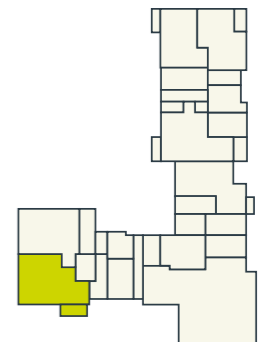


- Bath' – Bathroom
- ES – En-suite
- S – Store
- WD – Wardrobe
- WM – Washing Machine



APARTMENT 1

Kitchen, Living, Dining	5.3 x 5.6	17'3" x 18'3"
Bedroom 1	3.1 x 3.5	10'1" x 11'5"
Bedroom 2	3.9 x 3.7	12'8" x 12'1"
Bedroom 3	2.2 x 3.8	7'2" x 12'4"
Bathroom	2.1 x 2.2	6'8" x 7'2"
En-suite	2.1 x 1.3	6'8" x 4'2"
TOTAL	93.5m²	1006'4"ft²



Floor Ground

Point from which maximum dimensions are measured. Dimensions are intended for guidance only and may not form part of any contract, the developer reserves the right to vary as necessary to complete works. All measurements and areas may vary by approximately 5%. We operate a policy of continuous product development and features may, therefore, vary from time to time. This information does not constitute a contract, part of a contract or warranty. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. All details correct as above at time of going to press March 2018.

THREE BEDROOM APARTMENT

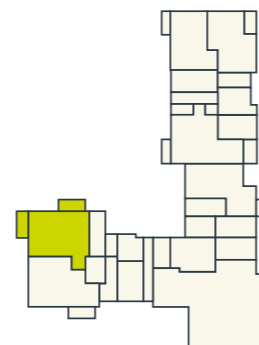


- Bath' - Bathroom
- ES - En-suite
- S - Store
- WD - Wardrobe
- WM - Washing Machine



APARTMENT 2

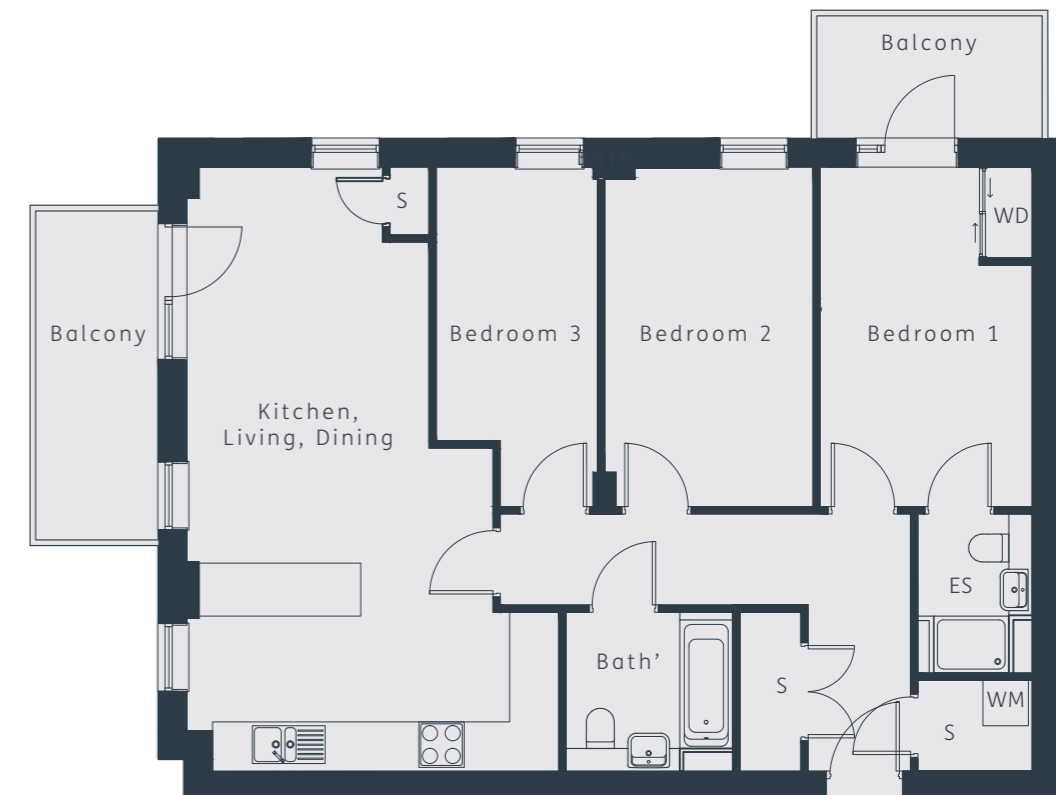
Kitchen	2.1 x 4.7	6'8" x 15'4"
Living, Dining	6.0 x 3.3	19'6" x 10'8"
Bedroom 1	2.7 x 4.5	8'8" x 14'7"
Bedroom 2	4.5 x 2.8	14'7" x 9'1"
Bedroom 3	4.5 x 2.0	14'7" x 6'5"
Bathroom	2.1 x 2.2	6'8" x 7'2"
En-suite	2.1 x 1.3	6'8" x 4'2"
TOTAL	94.5m²	1017'1"ft²



Floor Ground

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THREE BEDROOM APARTMENT

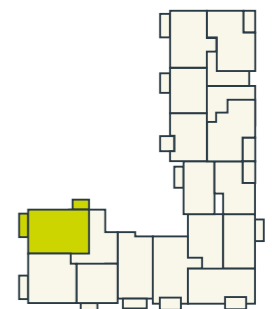


- Bath' - Bathroom
- ES - En-suite
- S - Store
- WD - Wardrobe
- WM - Washing Machine



APARTMENTS 6, 10 & 14

Kitchen, Living, Dining	8.0 x 4.0	26'2" x 13'1"
Bedroom 1	3.2 x 2.8	10'4" x 9'1"
Bedroom 2	4.5 x 2.7	14'7" x 8'8"
Bedroom 3	2.1 x 4.5	6'8" x 14'7"
Bathroom	2.1 x 2.2	6'8" x 7'2"
En-suite	2.1 x 1.3	6'8" x 4'2"
TOTAL	88.5m²	952'6"ft²



Floors 1, 2 & 3

Point from which maximum dimensions are measured. Dimensions are intended for guidance only and may not form part of any contract, the developer reserves the right to vary as necessary to complete works. All measurements and areas may vary by approximately 5%. We operate a policy of continuous product development and features may, therefore, vary from time to time. This information does not constitute a contract, part of a contract or warranty. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. All details correct as above at time of going to press March 2018.

ABOUT NETWORK HOMES

Award winning Network Homes is one of the strongest housing association developers in the country. 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 Home Counties with a portfolio of over 20,000 properties.

We build prestigious homes for market sale and shared ownership (part rent, part buy). Network Homes exists to build and manage homes. We operate commercially but our profits are ploughed back into our ambitious development programme where we aim to develop over 1,000 new homes a year. We take pride in providing 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, since we were formed in 1974. Without a good home it is difficult for anyone to feel comfortable, happy or secure in their life. **We believe everyone needs a good home, because good homes make everything possible.**



SHARED OWNERSHIP

LOCAL HOMES FOR LOCAL PEOPLE

These beautiful homes at Rectory Park are available to purchase on a Shared Ownership basis, offering a perfect opportunity for local people to get a step on the property ladder. The Shared Ownership scheme aims to help those who want to buy a home of their own, but who cannot afford the cost of buying outright.

At Rectory Park, Shared Ownership gives you the opportunity to buy a share of your new home, starting at 46% or more if you can afford it. The rest is owned by Network Homes and you pay a subsidised rent on this portion in addition to your own mortgage. You will also need to have savings to cover any deposit required by your mortgage lender and the costs involved in moving.

There will also be a service charge payable to cover the cost of the communal maintenance and this includes the buildings insurance.

Shared Ownership is subject to availability and qualifying criteria. Priority will be given to people living or working in the London Borough of Ealing. Every application is assessed individually.

Following the initial purchase, you have the option of increasing your share when you can afford to do so. This is called 'staircasing' which means you could eventually own all of the property. The benefit is the more you own, the less rent you pay.



Photograph of Rectory Park



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All information correct at the time of print March 2018. It is not possible in a brochure of this nature to do more than give a general impression of the range, quality and variety of the homes we have on offer. The computer generated imagery, floorplans, configurations and layouts are included for guidance only. We operate a policy of continuous product development so there may be material differences between the accommodation depicted in our literature and that on offer on any particular development or at different times during the progress of any development. Maps not to scale. 03/18