

FINAL  PHASE

RECTORY PARK

NORTHOLT

EXPLORE
DISCOVER
CONNECT



Because good homes make everything possible



The suburban life, in reach of the city

Nestled within London's Green Belt and surrounded by the Rectory Park Estate is a new development that combines the vibrant, cosmopolitan character of London living with the reassuring pace of suburban life.

As part of the ongoing regeneration of Northolt, Rectory Park is a leading housing development – proudly presented by Network Homes. Providing beautifully finished homes that are abundant with space and surrounded by open greenery.

Emphasizing the importance of a sure and spirited community, Rectory Park has been designed with a focus on social spaces, using innovative landscape design as a way of opening up and activating individual spaces. All the while complementing the development's close proximity to the neighbouring Northolt & Greenford Countryside Park.

Rectory Park comprises an outstanding collection of one, two and three bedroom homes. Individually conceived with the utmost care, these are homes that balance contemporary sophistication with timeless charm. Making use of light and space with the added benefit of a balcony or terrace. All homes have been built to ensure residents have the best in modern living.



Providing quality homes for individuals, couples and families at all stages of life and all within reach of the city.



Computer generated image of Rectory Park

THE DEVELOPMENT

AT RECTORY PARK

*Past, present
and future*

Emerging from an 8th century Saxon village, Northolt has transformed itself from an agricultural idyll into a dynamic London suburb, contained within the Ealing borough.

Within this, Northolt Village itself has remained an important conservation area since 1969; prized for its historic architectural character and the quaint rural landscape that surrounds it. Adjacent to this, Rectory Park is part of the significant regeneration of the Rectory Park Estate by Network Homes; updating and expanding this 1960s housing development, for contemporary London living.

Providing new homes for social rent and Shared Ownership, in addition to a new community centre for the area; Rectory Park has been designed with sociability at its core. Providing quality London homes for individuals, couples and families at all stages of life.

THE HOMES

EXPLORE THE DEVELOPMENT

*High quality
London homes*

Rectory Park provides the perfect balance between city and suburban living. A development built upon a strong sense of community, with open communal spaces and walkways. Rectory Park also has secure cycle storage and with the ample cycling routes close to the development you will always have plenty of options to ride safely from A to B. With sustainability at its heart Rectory Park has a free, 3 year membership to the Zipcar club meaning you can get out and about without the cost of owning your own car.

With a variety of homes to suit your needs – individually designed to maximise interior space and utilise natural light, Rectory Park achieves a high level of both shared and private space, flexible to the demands of modern living. Overlooking beautifully landscaped garden areas, with contrasting balcony treatments in order to work in harmony with the surrounding environment.

And with a new community facility at its heart, the development forms an effective bridge between the abundant open spaces and play areas within Rectory Park, to the larger surrounding context – part of a much broader landscape strategy that provides easy links to Northala Fields and beyond.



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For families there is the Middlesex FA offering fun events and football matches just moments from your new home.

For child care you couldn't be better placed with Twinkle Totz on your doorstep.

“Discover your new area”



COMMUNITY LIVING

LIFESTYLE & LEISURE

Town, country and much, much, more

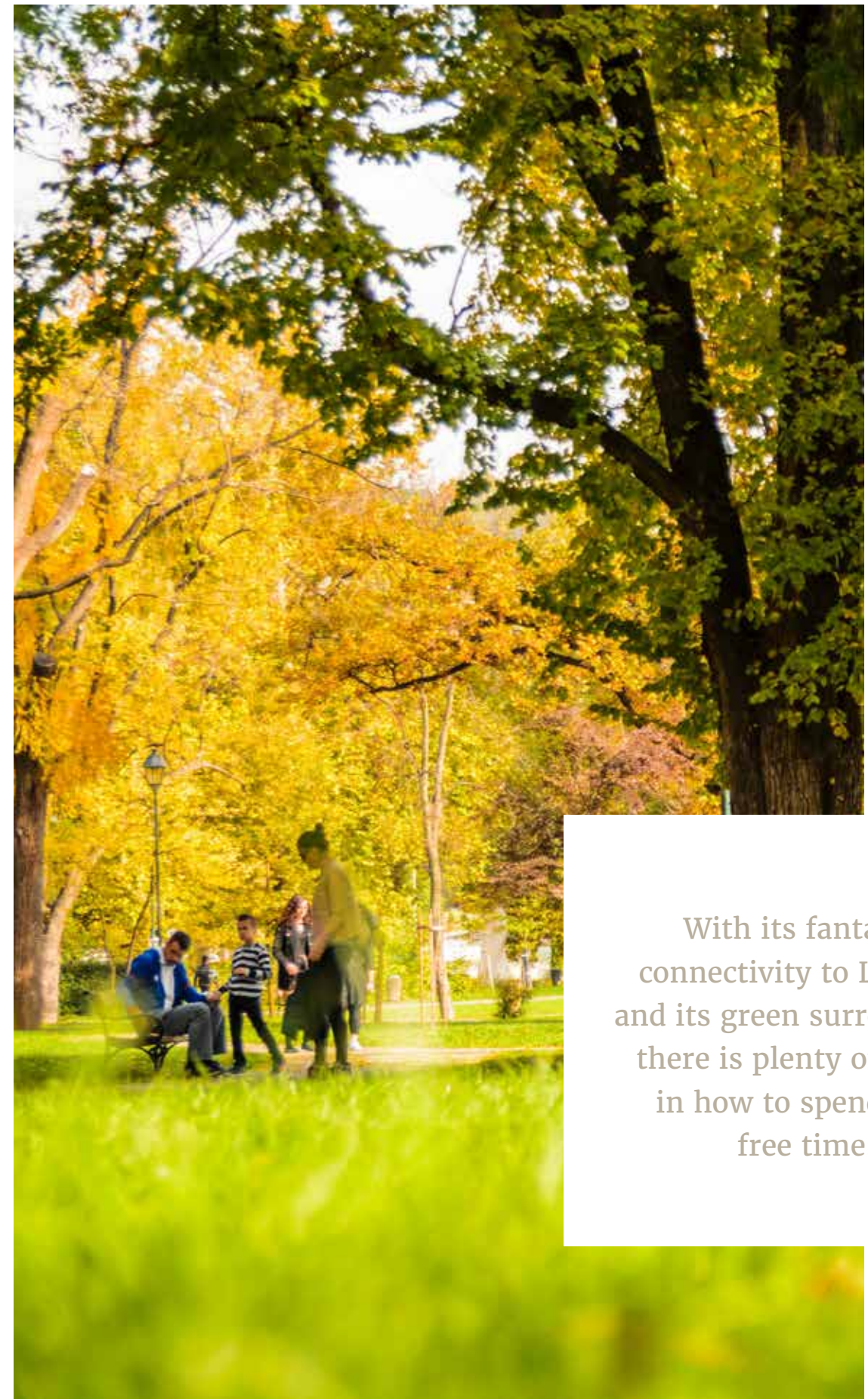
Within Rectory Park, there is so much to enjoy, not only in your new apartment, but in the surrounding area. Whether strolling along the the idyllic Grand Union Canal, or exploring the verdant Northolt and Greenford Countryside Park. Slightly further afield in Greenford and Ealing you can explore the the large number of traditional pubs, trendy cafes and buzzing bars.

There are also more local sites to be seen along 'Health Walks' where, amongst other places, you can take in Northolt village. 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 cycling sessions and dance classes. Whatever your fitness goals, you're sure to be able to achieve them here.



Above Right:
Clock Tower, Northolt Village

Below Right: Northolt Leisure Centre
Enjoy all the modern facilities a gym has to offer including classes and swimming facilities.



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

COMMUNITY LIVING

OUTDOOR SPACE

Comfort and nature sit side by side

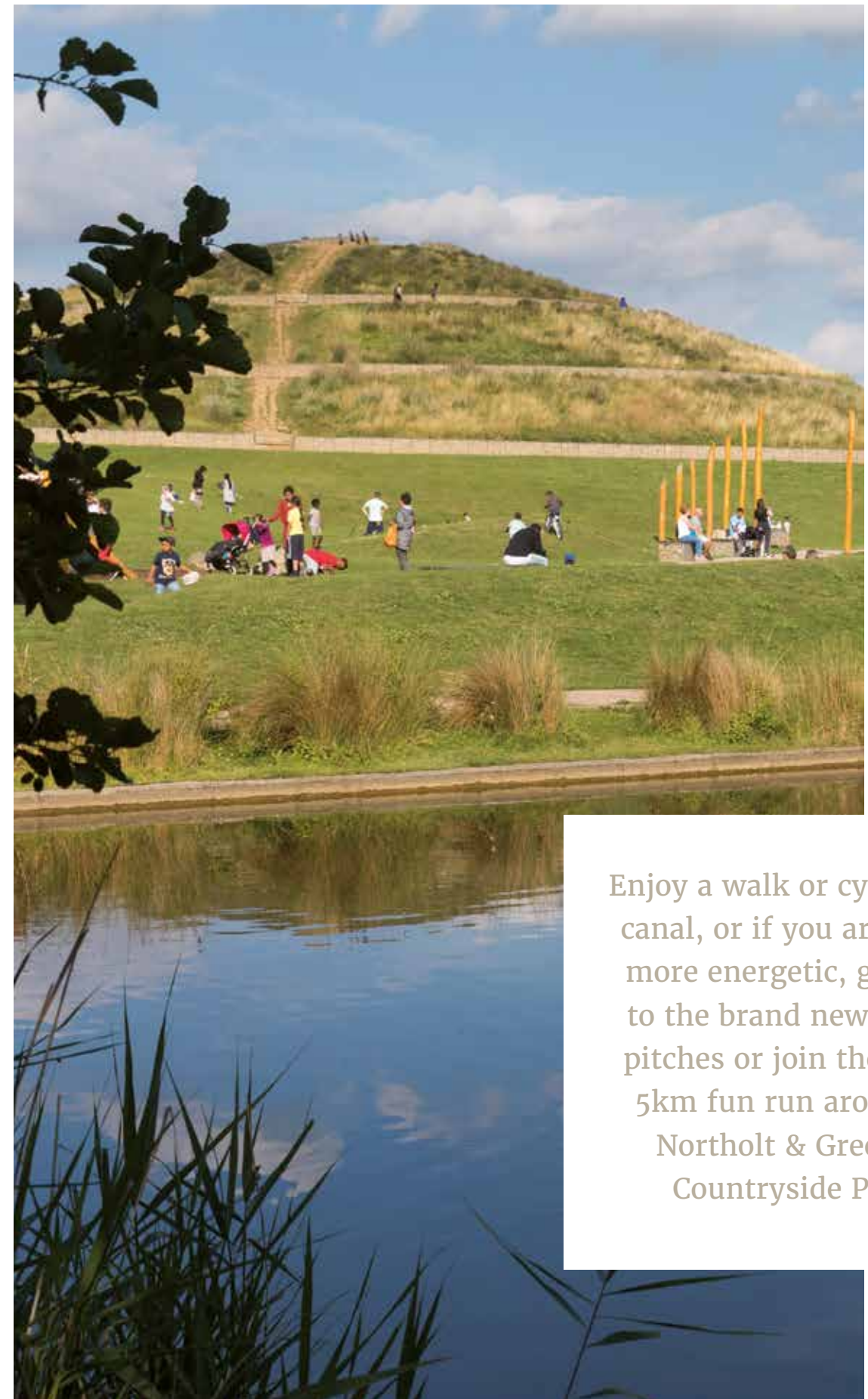
For a breath of fresh air, the surrounding area is well known for its abundant greenery and open spaces. Significantly, Northala Fields, first opened in 2008, is one of the most significant park developments that has taken place in London for many years – and only a short stroll from the development itself. And for when the capital calls, central London can be reached by London Underground services under 45 minutes.

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!



Above Right: Grand Union Canal
The canal provides an idyllic setting linking you to Little Venice, Lords Cricket Ground and Camden Market.

Next Page: Northala Fields
This fantastic outdoor space has been a firm family favourite for many years.



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.



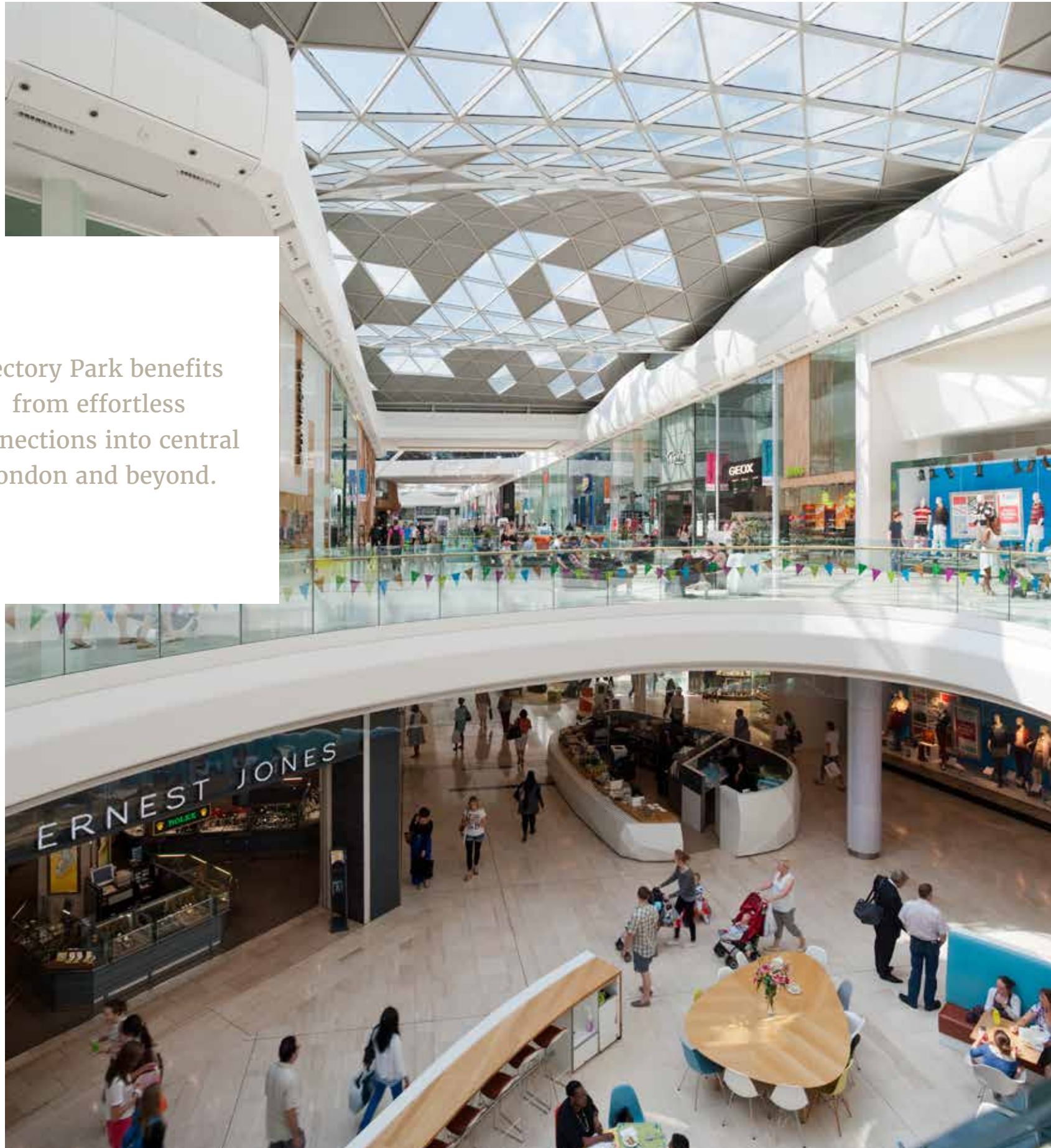
“Explore the wider area”

Enjoy a day out at Pitzhanger Manor & Gallery and Walpole Park. Alternatively enjoy one of Ealings abundant parks.





Rectory Park benefits from effortless connections into central London and beyond.



THE GATEWAY TO LONDON

THE WIDER PICTURE

A wealth of nearby locations

Ideally located within the borough of Ealing, an integral part of London’s Metropolitan Green Belt – Rectory Park benefits from effortless connections into central London and beyond. Opening excellent travel opportunities for work or leisure without hassle.

From the development itself, the vibrant west London town of Southall is only a short distance away. Home to a diverse community with strong Indian and Pakistani roots – fantastic cuisine, bustling streets and an unforgettable cultural experience.

Ealing Broadway Shopping Centre is just a short 15 minute bus ride away offering a vast section of shops, including high street favourites, to more niche and independent stores. As well as our vast selection of shops, there are loads of places to pick up a snack or grab a restorative coffee. Ealing Broadway is also set for a new cultural quarter which will include an eight-screen, 1000-seat Picturehouse cinema.

Elsewhere, excellent shopping facilities can be found at Westfield Shopping Centre, only a 18 minute journey on the Central line. Offering retail therapy at some of the best high street stores, and the opportunity to end the day with dinner and drinks, whether spent with family or friends.

Left: Westfield Shopping Centre
Offering some of the best high street stores and eateries.



Served by buses, tubes and rail into central London, there's nothing to miss out on living here in Northolt.

“A connected community”

RAPID CONNECTIONS

TRAVEL CONNECTIONS

The perfect balance between suburbia and the heart of the city

Well connected to central London and the rest of the UK, Rectory Park is ideally positioned within the context of a burgeoning transport network: providing the perfect balance between the peace and calm of its green open spaces and the beating heart of the city.

With bus stops right outside of Rectory Park – the Central Line can be reached within 10 minutes, providing regular and reliable connections into central London within 30 minutes. And with the A40, M4 and M25 just moments away by car, the development is exceptionally well connected by road to the rest of the UK.

For frequent travellers by air, London’s major airports – Heathrow, Gatwick and Luton are all easily accessible by car, or train, offering frequent flights to an exciting variety of destinations worldwide. And looking forward, Rectory Park is ideally positioned within the ever growing status of these connections – the addition of the Elizabeth line running from nearby Southall, will cut journey times to central London when it launches.



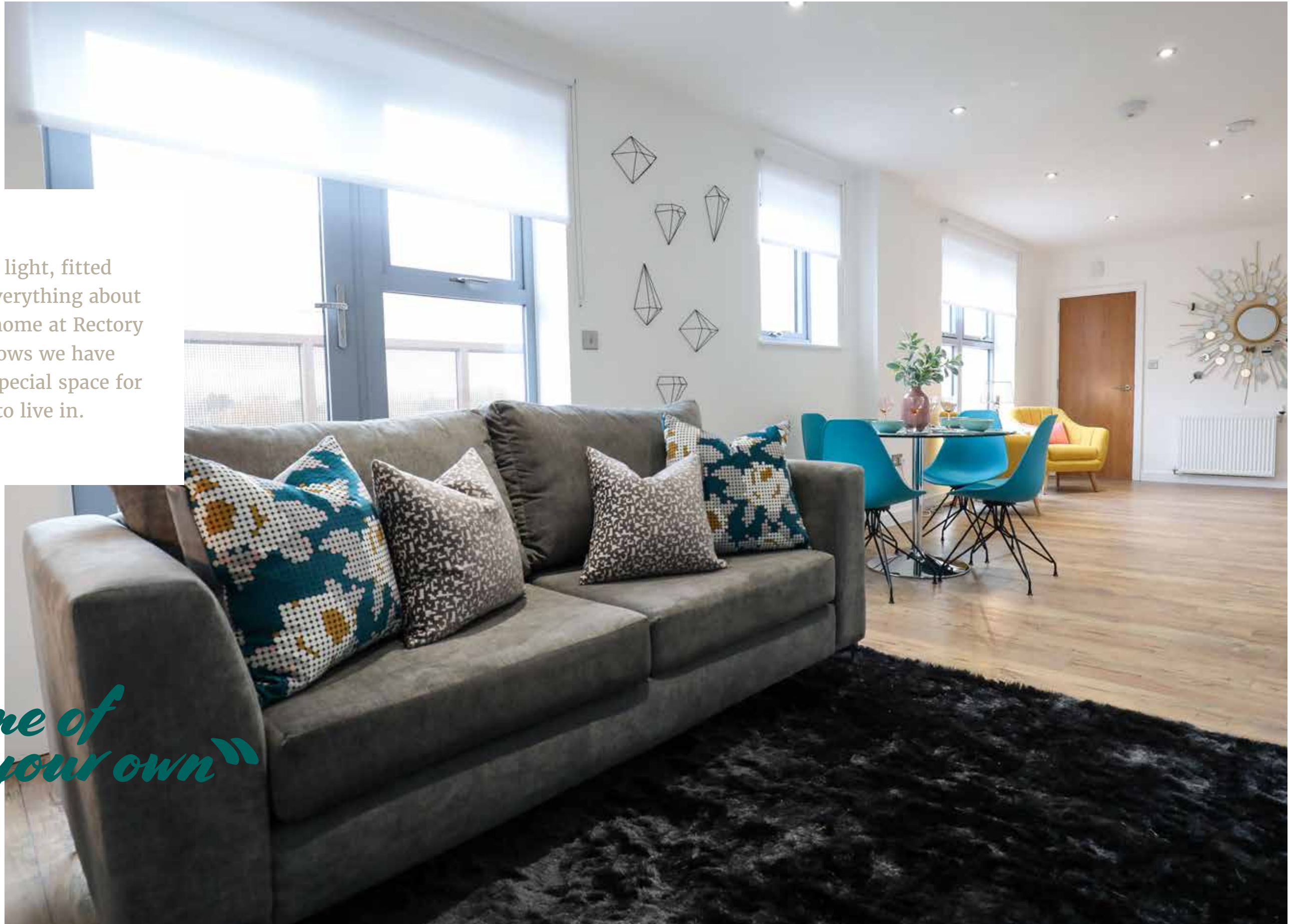
TRAVEL CONNECTIONS

Excellent connections by car, train, bus and tube

	Car Rectory Park	Greenford 12 mins	Heathrow Airport 16 mins	Wembley (M25-J23) 24 mins
	Train Northolt Park <small>40 mins from Rectory Park</small>	Sudbury Hill 3 mins	Marylebone 16 mins	High Wycombe 25 mins
	Tube Northolt <small>23 mins from Rectory Park</small>	Shepherds Bush 3 mins	Bond Street 20 mins	Liverpool Street 26 mins
	Bus Broadmead Road	Northolt 3 mins	Greenford 21 mins	Ealing Broadway 26 mins



Natural light, fitted kitchen, everything about your new home at Rectory Park shows we have created a special space for you to live in.



“A home of your own”

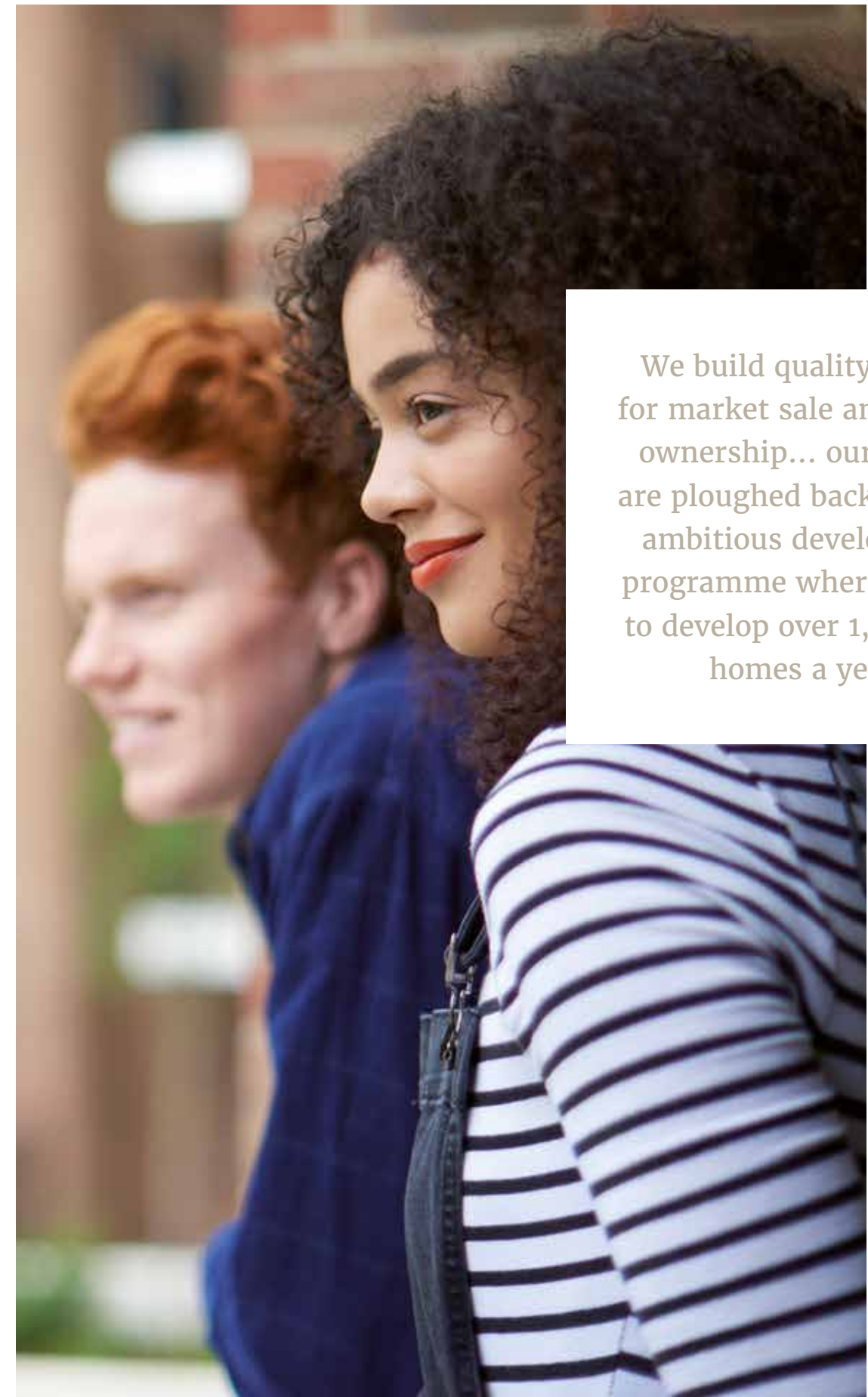
ABOUT NETWORK HOMES

LIFESTYLE

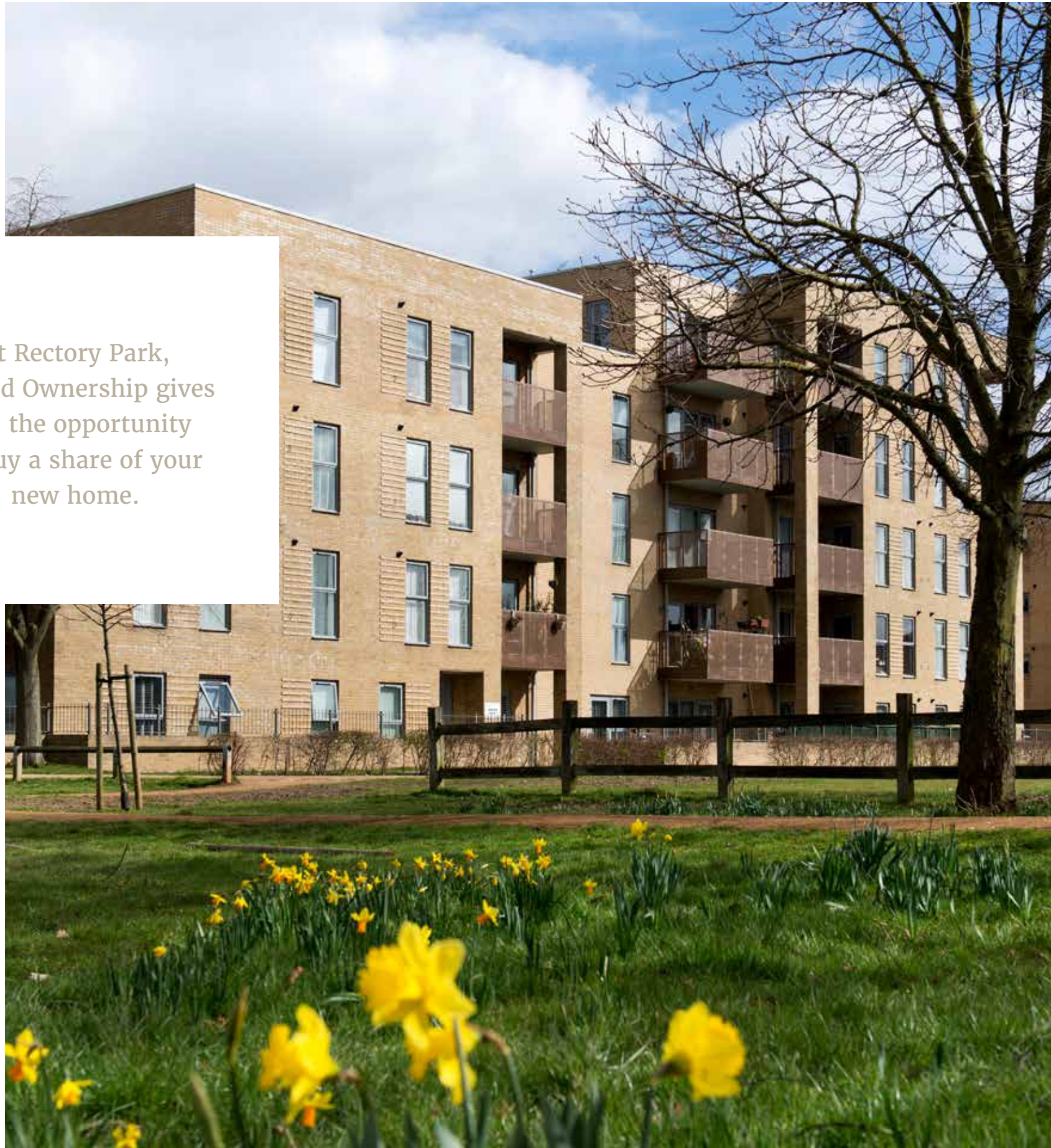
One of the leading housing associations in the country

Award winning Network Homes is one of the leading 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.**



We build quality homes for market sale and shared ownership... our profits are ploughed back into our ambitious development programme where we aim to develop over 1,000 new homes a year.



At Rectory Park,
Shared Ownership gives
you the opportunity
to buy a share of your
new home.

SHARED OWNERSHIP

AT RECTORY PARK

*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. Shared Ownership helps those who want to buy a home of their own, but who can't afford the cost of buying outright.

At Rectory Park, Shared Ownership gives you the opportunity to buy a share of your new home. 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.



Because good homes make everything possible

NETWORKHOMESSALES.CO.UK