

**ACTONWORKS**  
**10**  
PARK ROYAL



# ACTONWORKS

## 10

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Discover your bright future at Network Homes' exciting Acton Works in the heart of the unique Old Oak and Park Royal regeneration area, one of London's most vibrant districts.

Already a thriving, welcoming and cosmopolitan community in Acton and with even more neighbourhood investment and development planned, there has never been a better time to move to Acton Works. With the excellent amenities and connected central location, these new Shared Ownership 1, 2 and 3 bedroom homes are the ideal first step on the property ladder if you want your own space or your family is growing and you're ready to be part of this emerging community.



# WHERE HOME WORKS

Acton Works offers an enviable lifestyle with beautiful homes surrounded by outdoor space for you to enjoy. Here you can look out from your balcony, wander in the communal gardens or take a short walk to a park and make the most of your leisure time. With on-site bike storage, there is no excuse not to explore the capital on two wheels, as well as on foot.

Add in the array of shopping and dining opportunities on your doorstep and excellent road and rail connections and you'll see why Acton Works is creating such a buzz.

The Old Oak and Park Royal regeneration area is a dynamic new neighbourhood with transport connections at its heart, making it ideal as a place to put down roots and invest in your future or the future of your family. And being located adjacent to the Central Middlesex Hospital, it's a perfect location for NHS staff looking to move to the area.



# THE FOCAL POINT

## REDEVELOPMENT MISSION

Acton Works occupies an area within Park Royal Centre, identified by the Old Oak and Park Royal Development Corporation for the creation of a new neighbourhood.



Over  
**25,500**  
new homes



Support the  
creation of  
**65,000**  
new jobs



New HS2,  
Crossrail and  
National Rail  
interchange

All information above is taken from london.gov.uk and is applicable to the Old Oak and Park Royal Development.



## OUR VISION

Network Homes is thrilled to have worked alongside esteemed developer, Hollybrook Homes, to create this superb selection of properties.

*This development includes a 'marker' building to rise as a focal point along Acton Lane. The buildings have been carefully designed to address and respond positively to both the immediate and wider scale considerations. While predominantly a residential scheme, two commercial units are included at ground floor which have frontages onto Acton Lane. The homes and commercial units, accommodated within two blocks, create a central pedestrian route between them, running north to south and referred to as 'The Street'.*

*'The Street' is designed to be the main arterial hub of Acton Works. Allowing residents convenient access to the central amenity offerings and to act as the entrances into the residential dwellings, whilst allowing a sense of calm and intimacy through its detailed layout and design.*

# ACTONWORKS FOR YOU

Acton Lane,  
Park Royal  
NW10 7BR



## RESTAURANTS & BARS

1. Little Beirut
2. The Location
3. Beluga Restaurant & Bar
4. Spice Shack
5. The Fox and Goose



## LEISURE & LIFESTYLE

6. Vue Cinema
7. Oxygen Trampoline Park
8. PureGym
9. Wembley Stadium
10. Ealing Golf Course



## EDUCATION

11. The Stonebridge School Ofsted Good
12. Ellen Wilkinson School for Girls Ofsted Outstanding
13. St Benedict's School Independent School
14. Alperton Community School Ofsted Good
15. St Augustine's Priory Independent School



## SHOPPING

16. The Oaks Shopping Centre
17. Westfield Shepherd's Bush
18. Ealing Broadway



## GREEN SPACES

19. North Acton Playing Field
20. Ealing Common
21. Alperton Sports Ground
22. Pitshanger Park
23. Wormwood Scrubs Open Space



## FUTURE AMENITIES

24. Where HS2 meets Crossrail

The map is not to scale.  
All information is from Google Maps.





# DINING THAT WORKS

Whether it's a hearty pub lunch, three-course meal or just a few drinks with friends, Acton's nightlife answers all your needs and then some. It's home to an array of vibrant restaurants ranging from Polish and middle eastern eateries to American-style diners, sushi bars and favourite chain offerings. When the sun comes up, you can enjoy a different kind of fancy, with Acton's range of coffee shops, tea rooms and cafés offering fresh brews, sweet treats and homemade sandwiches. The choice is yours — no matter what you might be craving.

# STOPPING SHORT AWAY

No matter how you prefer to travel, Acton's got you covered. Park Royal station is approximately 20 minute's walk away (even quicker by bike) and provides access to King's Cross St Pancras. West Acton Station is a little further on and has services to Bond Street, Holborn, Tottenham Court Road, and London Liverpool Street. To help you get around sustainably, a network of walking and cycling routes is planned between Park Royal, town centres, business, neighbouring communities, including Harlesden and Kensal Canalside. Those who rely on their car can join the A40 in under 10 minutes, providing direct links to Greenford, Uxbridge and High Wycombe.

## BUSES FROM CENTRAL WAY

The 487 route from Central Way travels between South Harrow and Willesden Bus Stations and runs every 10 minutes.

## BUSES FROM CENTRAL MIDDLESEX HOSPITAL

From outside the Central Middlesex Hospital there are several bus routes that operate services to various locations including Golders Green and Wembley.

## TUBE FROM PARK ROYAL

32 minutes by underground to Piccadilly Circus

All times are approximate and based on information from Transport For London/Google Maps.



## WALKING FROM CENTRAL WAY

5 minute walk to Bus Stops

Acton Lane (Stop D)  
Park Royal Asda (Stop G)  
Abbey Road North Acton (Stop H)

6 minute walk to Central Middlesex Hospital

10 minute walk to Asda Park Royal Superstore

23 minute walk to Park Royal Underground

With its central location, Acton Works has something for everyone. Foodies can enjoy the diverse range of cuisines available to dine in or takeaway, while sports enthusiasts have a number of gyms and sporting venues nearby.

With so much on your doorstep, you won't need to travel far for your everyday needs.

Each home at Acton Works comes with a 3 year subscription to a car club, so getting around couldn't be easier.



# LIVE WORKS PLAY

If it's entertainment you're after, you'll find yourself perfectly placed to soak up the arts — in all forms. Film junkies can get their fix at one of the many state-of-the-art Vue Cinemas scattered around the Capital, with the closest one in Park Royal. While passionate music enthusiasts will find themselves at home at any of London's

numerous venues; from renowned world-touring acts at the O2 Academy Shepherd's Bush, to up-and-coming artists at Bush Theatre. Sport fanatics won't be left out either, with West London's array of stadiums and arenas showcasing the high levels of sport across football, rugby and tennis.

**WEMBLEY ARENA**  
One of the UK's largest performance venues. From international level sporting events to world-renowned music superstars. It will take you 26 minutes to get here by public transport.

**ELECTRIC CINEMA, NOTTING HILL**  
This Edwardian picture house, now with sofas, screening mainstream and art house films will take you 44 minutes to get here by public transport.

**O2 SHEPHERD'S BUSH EMPIRE**  
Landmark live music venue in Edwardian theatre, hosting an eclectic programme of rock, pop and comedy. You can be here in 32 minutes using public transport.



# A TASTE FOR LIFE

The shops and cafés at the heart of your community make it easy to pick up a pastry while on the school run, or even get the whole family food shop at the Asda Park Royal Superstore, 10 minutes' walk away. There is also a post office and a bank nearby for all the day-to-day necessities. This premium store has facilities including an opticians', pharmacy, Delicja Polish food counter, Haji Baba halal counter and a McDonald's. When friends drop round for an impromptu meal, you'll love being able to stock up in minutes, thanks to the shops on your doorstep. When you need some retail therapy, try the shops at Ealing Broadway, a 19 minute bike ride away, or the excellent choice at the London Designer Outlet at Wembley Park, half an hour away by public transport.

Hop on the tube to Westfield London and in minutes you'll be at the perfect place to buy whatever your heart desires. Packed with restaurants, bars and entertainment options, there is much more here than just shops. You can grab a cocktail and then see a film, try your hand at bowling, visit a bank, or even go to the gym.



All times are approximate and based on information from Transport For London/Google Maps.



# RIGHT AT THE HEART

Having everything you need close at hand has never been more important and at Acton Works you'll find all you want to live life to the full. Get some fresh air and exercise, relax or energise at the many open spaces within walking distance.

Join in the cricket or tennis at North Acton Playing Fields, or step out for a solo run to clear your head. Bridge Park Community Leisure provides sports facilities from football and netball to indoor badminton courts. At Royale Leisure Park a 20-minute bus ride away, there are restaurants and the popular Tenpin Acton. Here you can enjoy bowling, table tennis or pool and have something to eat.

When the youngsters want to burn off even more energy, head to the Freejumping Trampoline Park, or if you prefer a high-impact workout, the local gyms include EnergyGym, PureGym and boxing classes at The Box London in East Acton.

To enjoy a slower pace of life, take a trip to Wormwood Scrubs Nature Reserve where there are 200 green acres just waiting to be enjoyed with a picnic, a stroll or a run.

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# THE PLACE TO BE

Acton Works has a choice of apartments, one perfect for the life you lead. No matter which one you choose, you will enjoy a home that has been built to superb quality. With stylish and practical interiors, your home at Acton Works offers the best in contemporary city living. High quality specifications and exceptional design create unique spaces. The sleek kitchen features a range of integrated appliances – perfect for a first time buyer. All apartments are finished with vinyl flooring, carpets and built-in wardrobe to the main bedroom. Along with fitted bathrooms and bigger apartments have an en-suite, All apartments have private balconies - the perfect outdoor space to unwind.

Location is key. You'll love the convenience of being in this most connected of communities, with excellent neighbourhood facilities and sustainable transport links to everything world class London has to offer.

*Computer Generated Image of Acton Works indicative only*



# THE SPEC



## GENERAL SPECIFICATIONS

- Matte white painted walls and brilliant white finish smooth ceilings.
- Brushed metal switch and socket plates.
- Audio / visual security entry phone system to apartments.
- Double glazed windows throughout.
- Thermostatically controlled central heating via radiators.
- Balcony to all apartments.



## KITCHEN

- Karndean flooring.
- Designer kitchen units with soft close doors and concealed handles.
- LED lighting.
- Stainless steel splashback to hob.
- Stainless steel bowl with monobloc mixer tap.
- Integrated electric appliances:
  - Dishwasher
  - Fridge / freezer
  - Freestanding washer / dryer located in utility cupboard.



## LIVING/ DINING AREA

- Karndean flooring.
- TV socket to living room (Sky Q) subject to subscription.
- Brushed metal switch and socket plates.



## BATH & SHOWER ROOMS

- Large format slip resistant ceramic floor tiles and wall tiles.
- White bathroom suite featuring shower tray or steel bath as appropriate, floor mounted WC, concealed dual flush cistern and semi-recessed basin. Finished with ceramic tiles.
- Mirrored wall cabinet.
- Chrome plated thermostatic electric heated towel rail.
- Shaver socket.



## BEDROOMS

- Grey coloured carpet with underlay.
- Floor to ceiling fitted wardrobe with mirrored sliding doors to bedroom 1.



## APARTMENT HALLWAY

- Karndean flooring.
- Audio / visual entry-phone system connected to communal entrance door for apartments.



## COMMUNAL AREAS

- Private landscaped rooftop gardens.
- Private garden and pedestrian walkway.
- Lift to all apartment levels.
- Private letter box in communal area.
- Cycle stores.
- Refuse stores.
- Car parking to selected apartments.
- Car charging point.

# HOW SHARED OWNERSHIP WORKS

At Acton Works, Shared Ownership allows you the opportunity to buy a share of your new home, helping you get on the property ladder. The remainder 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 building insurance.

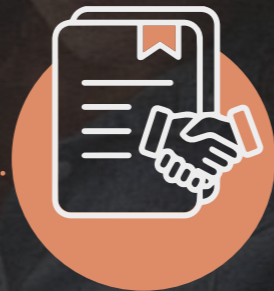
Shared Ownership is subject to availability and qualifying criteria. Priority will be given to people living or working in the London Boroughs of Brent, Ealing and Hammersmith and Fulham. Every application is assessed individually. Following the initial purchase, you have the option of increasing your 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.

REGISTER

GET IN TOUCH AND REGISTER



TALK TO AN INDEPENDENT FINANCIAL ADVISOR



RESERVE A HOME



CHECK WHAT YOU CAN AFFORD



APPOINT A MORTGAGE ADVISOR AND A SOLICITOR



MEMORANDUM OF SALE, MORTGAGE OFFER & SIGN OFF



EXCHANGE OF CONTRACT, COMPLETION & MOVE-IN

# ABOUT US

## NETWORK HOMES

Network Homes is a multi award-winning housing association and is a leading developer of quality homes. We've been around since 1974 and take great pride in the homes we deliver and the communities we help shape.

If you're trying to get a foot on the housing ladder or are looking for your next step, we have a home that could be right for you. We offer homes for outright sale and our Shared Ownership homes are an affordable route to ownership (part rent, part buy).

We're a social business and we believe everyone needs a good home. Our profits go back into building more new homes, because good homes make everything possible.



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

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1 bedroom apartments



# ACTONWORKS 10

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2 bedroom apartments

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PARK ROYAL

3 bedroom apartments