



# BRUNSWICK HOUSE

NEASDEN



**LATIMER**  
by Clarion Housing Group





**Welcome** to an exciting new collection of eighty-three 1, 2 and 3 bedroom apartments at Brunswick House, Neasden. Only 7 minutes from the centre of London, these outstanding homes are available now with shared ownership.

Brunswick House is an exclusive contemporary development by Latimer, offering an ideal and affordable way to buy your home with shared ownership.

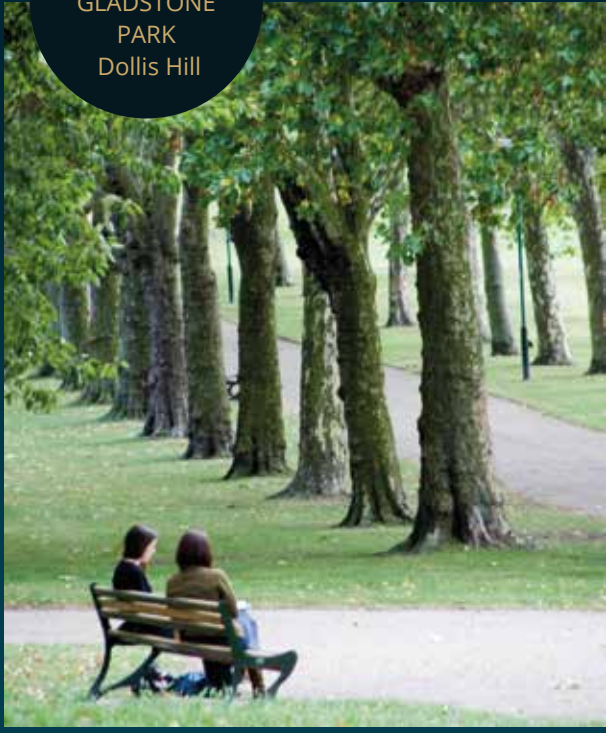
The development is very conveniently located, less than five minutes' walk from Neasden Underground Station on the Jubilee Line. Whether you're travelling for work or for leisure, these excellent connections will enable you to enjoy all that London offers.

The apartments have been expertly designed for modern lifestyles. Well-planned internal spaces include open plan kitchen/living rooms, opening to a balcony or terrace. Large windows maximise natural light and a sense of space. Your new home also comes complete with a smart fitted kitchen, quality appliances, all flooring, and a beautiful, hotel-style bathroom. Outside, landscaped open spaces create a feeling of community and somewhere to meet your new neighbours.

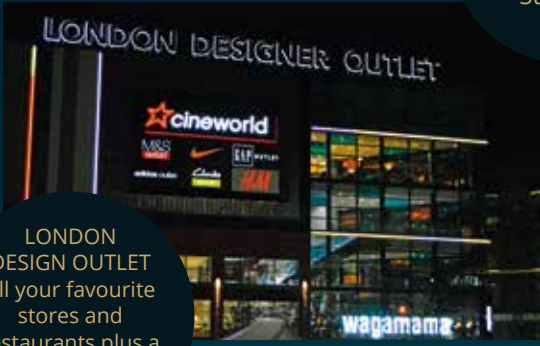




Excellent local restaurants, shops & amenities close by



Connect with nature in GLADSTONE PARK Dollis Hill



LONDON DESIGN OUTLET All your favourite stores and restaurants plus a Cineworld and theatre



The Bobby Moore Statue at Wembley Stadium



BOXPARK Wembley has 20 street food vendors, 3 bars & live entertainment



4 minutes' walk to Neasden Lane Underground Station (Jubilee Line)\*



BRENT CROSS shopping Centre in 2.3 miles



6 minutes' to Wembley\*



WEMBLEY PARK MARKET A unique shopping experience supporting local craftsmen & artisans



\* Source: www.google.co.uk/maps

# The life & soul OF NORTH WEST LONDON

Neasden offers everything you want close at hand: shops, schools, gyms, restaurants and bars, with major Tesco and IKEA stores just down the road.

Wembley has also become a great place for much more than football. London Designer Outlet offers coveted brands at low prices, while the new Wembley Park Market is good for choosing goods from independent, artisan businesses; food, plants and wellness products are all on sale. The innovative BOXPARK is a high energy mix of street food stalls, live music and immersive

experiences. For pubs, bars, restaurants, and boutique shopping, you can head for Willesden Green, West Hampstead, Queen's Park. They're all village-y neighbourhoods with plenty to discover.

North West London has its share of parks, but the biggest is Gladstone Park, a glorious open space with high level views over London, stately trees and footpaths to walk or jog. Queen's Park is smaller but also delightful, and hosts regular community festivals.





3 MINS	WEMBLEY PARK
<b>NEASDEN</b>	<b>JUBILEE LINE</b>
2 MINS	DOLLIS HILL
4 MINS	WILLESDEN GREEN
5 MINS	KILBURN
10 MINS	WEST HAMPSTEAD
12 MINS	FINCHLEY ROAD
14 MINS	BAKER STREET
20 MINS	BOND STREET
22 MINS	WESTMINSTER
28 MINS	WATERLOO
32 MINS	LONDON BRIDGE
38 MINS	CANARY WHARF

Source: [www.tfl.gov.uk](http://www.tfl.gov.uk), [www.google.co.uk/maps](http://www.google.co.uk/maps)

# London ON YOUR DOORSTEP



With Neasden Underground less than 5 minutes' walk, you'll soon be on your way to central London. It's a direct journey to Baker Street, Bond Street, London Bridge, Canary Wharf: all key destinations. Change at Finchley Road for fast Metropolitan Line trains into the City, for stations such as Liverpool Street and Moorgate. Travelling northwards, Wembley Park station is 3 minutes away, perfect for shopping at London Designer Outlet, seeing the big match or concert.

It's worth noting that the Jubilee Line is also on the Night Tube, so if your Friday or Saturday night is a late one,

you'll get home safe and sound without expensive taxis. Generally, Neasden is a fantastic spot for public transport; well served by buses to destinations around London. Located so close to the North Circular, it's easy to reach Brent Cross, Finchley Road, Hampstead, and the rest of what north London has to offer. The North Circular also provides simple connections to the M1, the M40 and M4, and to the major London airports. The Eurostar terminal at St Pancras International can be also be reached by tube in less than half an hour.



# Designed AROUND YOU

Carefully designed courtyards and landscaped outdoor areas, planted with trees and shrubs, create a sense of space and community.

## KITCHEN

- Arctic white worktop with BK Nolte Eco Range concrete effect kitchen cabinets with soft closed hinges and drawers
- Square edge laminate worktop with matching upstand
- Stainless steel 1 1/2 sink with chrome mixer tap
- Electrolux ceramic hob with touch controls and stainless steel behind cooker or glass splashback
- Electrolux integrated extractor
- Zanussi single fan electric oven
- Integrated Zanussi fridge freezer
- Integrated Zanussi white washer/dryer\*
- Integrated waste bins
- Classic Oak flooring



Photography indicative of show homes - specific floor plans may vary

## GENERAL

- Double glazed window with white internal finish
- White entrance door with viewer and multipoint locking
- Fitted with an audio visual door entry phone system
- Internal walls and woodwork painted white
- White internal doors with chrome plated handles

## FLOORING

- Classic Oak Natural laminate flooring to hall, living area and kitchen
- Miloni Klifface white matt porcelain tiles to bathroom and ensuite
- Chancellor Twist wool mix carpet to bedrooms





## BATHROOM

- Minoli Klifface white matt ceramic wall tile to basin splashback
- Contemporary white sanitaryware with semi recessed basin and vanity top, toilet and bath
- Mirror above basin
- Thermostatic bath/ shower valve with bath spout, fixed rainshower head and separate hand held shower
- Single panel glass screen for over bath showers
- Large format porcelain wall and floor tiling with tiled bath panel
- Chrome heated towel rail

## ENSUITE

- Contemporary white sanitaryware with basin and toilet
- Mirror above basin
- Chrome heated towel rail
- Glass shower enclosure with low profile shower tray and chrome frame
- Large format porcelain wall and floor tiling

## HEATING & ELECTRICAL

- Communal heating
- Chrome heated towel rail to bathroom and ensuite
- Recessed LED downlights to kitchens, ensuite, hallway and living room
- Pendant light fittings to bedrooms
- White plastic sockets and switches throughout with concealed fixings
- White plastic shaver socket to bathroom and ensuite
- Satellite TV, telephone points to lounge and master bedroom with Sky Q facility\*\*
- Smoke detectors

## WARRANTY

- 10 year NHBC build warranty

\* Some plots have an integrated washer/dryer located in the kitchen.

\*\*All images displayed throughout are an example of Latimer homes only, and may not correspond exactly to the available homes described in this brochure. Whilst every effort has been taken to ensure that the information here is correct, it has been supplied as a guide. Latimer reserves the right to amend the specification as necessary and without notification.



Photography indicative of show homes - specific floor plans may vary





# BRUNSWICK HOUSE

NEASDEN



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## SITE PLAN & KEY PLANS



Ground Floor

- 3 BEDROOMS
- 2 BEDROOMS
- 1 BEDROOMS
- AFFORDABLE RENTED APARTMENTS

## On site FACILITIES

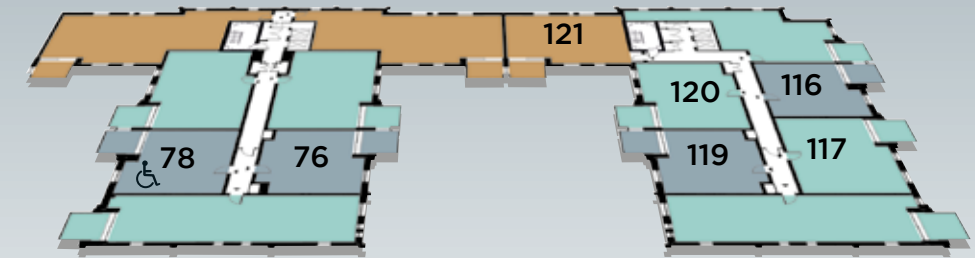
A high quality collection of one, two and three bedroom apartments, set around private secluded, landscaped courtyards all with private outside spaces in the heart of Neasden.

Wheelchair adaptable apartments: 44, 54, 64, 71, 78, 83, 91, 100.

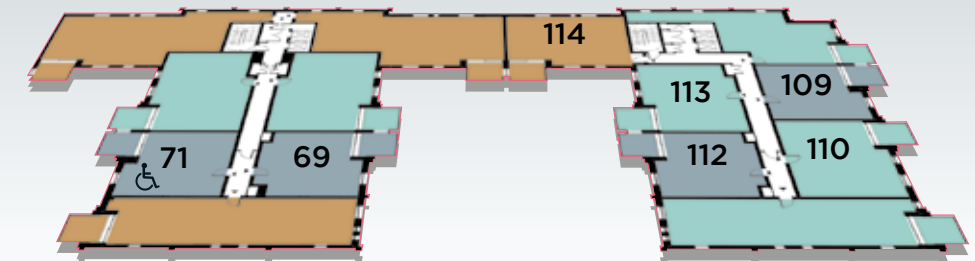
The artist's impressions in this brochure have been created to give a general indication of the finished properties. During the construction process it may be necessary to make certain changes. Landscaping, ground levels, steps, retaining walls, planting and material colours are indicative only. All room dimensions are given in metres and are between finished plastered faces. Dimensions are the maximum measurements and include window recesses. All dimensions are taken from architect's plans and are likely to vary during the construction process. Please consult your sales advisor for plot specific details on elevation treatments, floor plans, window/external door locations, parking details and garage positions. Kitchen and bathroom layouts are indicative only, these details do not form part of any contract. The specification outlined in this brochure is subject to the construction stage and may change, please consult your sales advisor for further plot specific details. Correct at time of print.



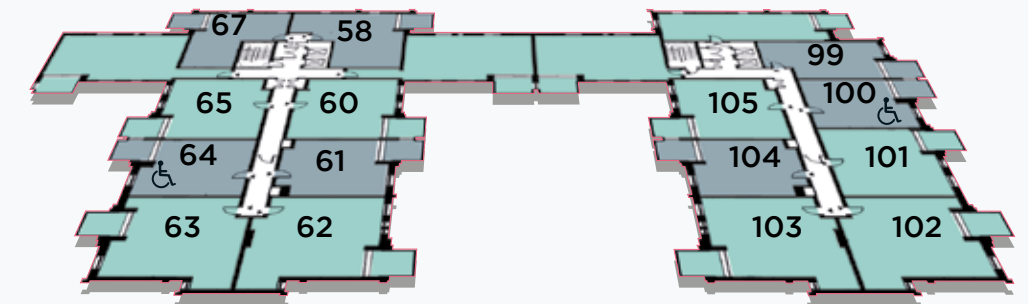
Fourth Floor



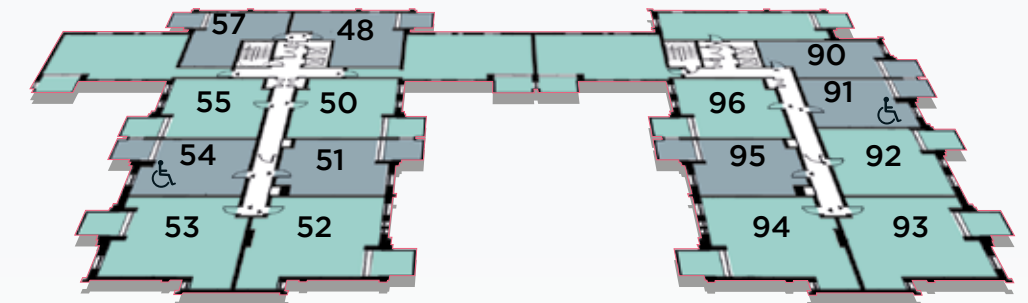
Third Floor



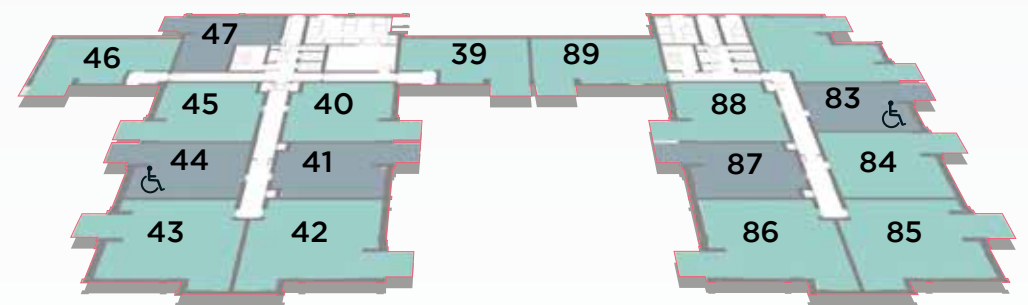
Second Floor



First Floor



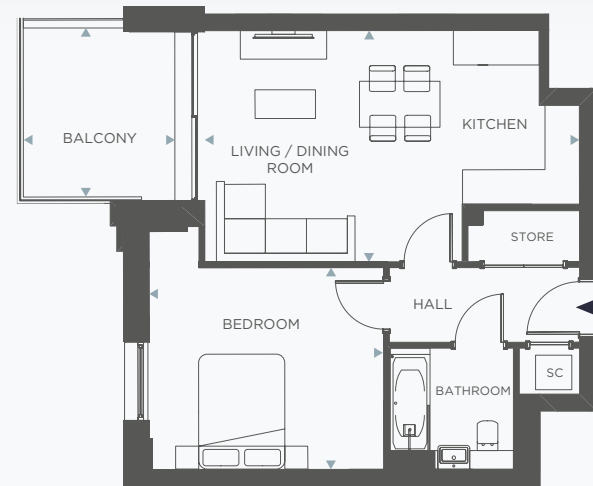
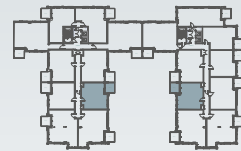
Ground Floor





# BRUNSWICK HOUSE

## 1 BEDROOM APARTMENTS



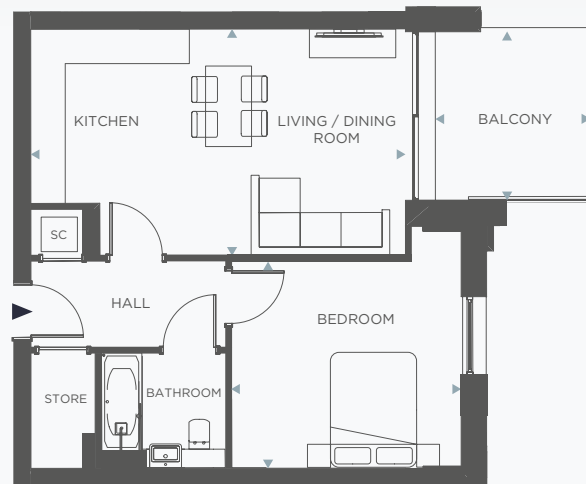
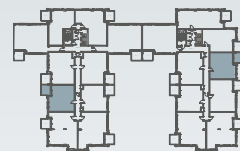
4<sup>TH</sup> FLOOR    FLATS 76\* & 119  
 3<sup>RD</sup> FLOOR    FLATS 69\* & 112  
 2<sup>ND</sup> FLOOR    FLATS 61\* & 104  
 1<sup>ST</sup> FLOOR    FLATS 51\* & 95  
 GD FLOOR    FLATS 41\* & 87

**TOTAL AREA**  
 51.5 SQ M      554 SQ FT

**LIVING / DINING / KITCHEN**  
 6.52m x 4.02m    21' 4" x 13' 2"

**BEDROOM**  
 4.06m x 3.50m    13' 4" x 11' 6"

\* Layouts for plots 41, 51, 61, 69, 76 are mirrored. Window positions in specific apartments may differ.



4<sup>TH</sup> FLOOR    FLATS 78† & 116  
 3<sup>RD</sup> FLOOR    FLATS 71† & 109  
 2<sup>ND</sup> FLOOR    FLATS 64† & 100†  
 1<sup>ST</sup> FLOOR    FLATS 54† & 91†  
 GD FLOOR    FLATS 44† & 83†

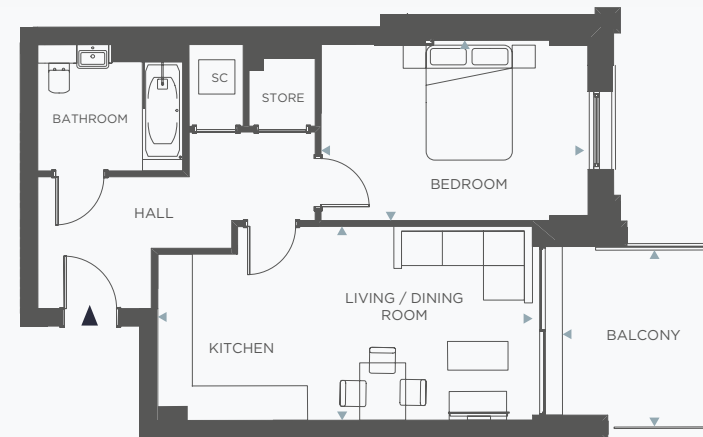
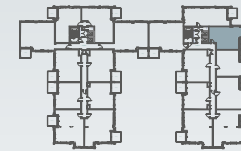
**TOTAL AREA**  
 53.8 SQ M      579 SQ FT

**LIVING / DINING / KITCHEN**  
 6.52m x 3.93m    21' 4" x 12' 11"

**BEDROOM**  
 3.99m x 3.60m    12' 11" x 11' 10"

† Wheelchair adaptable apartments: 44, 54, 64, 71, 78, 83, 91, 100.

\* Layouts for plots 44, 54, 64, 71, 78 are mirrored. Window positions in specific apartments may differ.

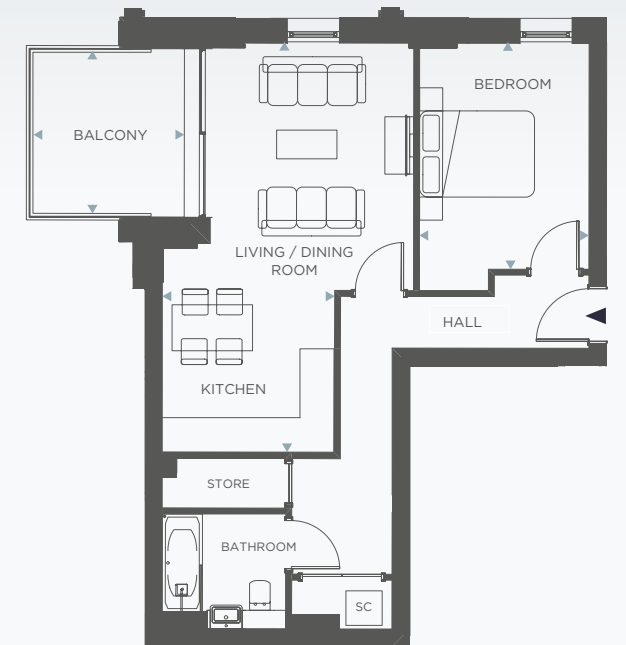
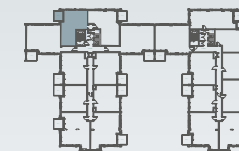


2<sup>ND</sup> FLOOR    FLAT 99  
 1<sup>ST</sup> FLOOR    FLAT 90

**TOTAL AREA**  
 55.5 SQ M      597 SQ FT

**LIVING / DINING / KITCHEN**  
 6.52m x 3.37m    21' 5" x 11' 0"

**BEDROOM**  
 4.67m x 3.14m    15' 2" x 10' 3"



2<sup>ND</sup> FLOOR    FLAT 67  
 1<sup>ST</sup> FLOOR    FLAT 57

**TOTAL AREA**  
 55.8 SQ M      600 SQ FT

**LIVING / DINING / KITCHEN**  
 6.67m x 3.01m    22' 10" x 9' 10"

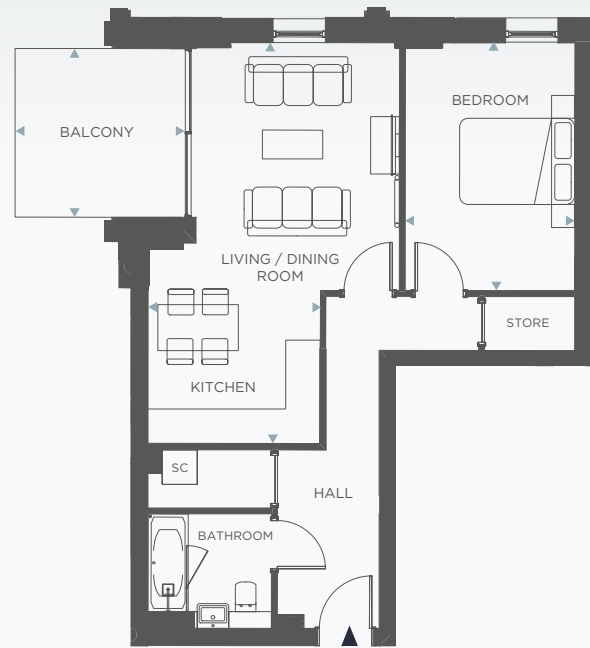
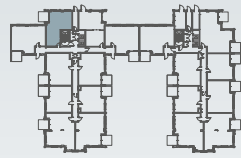
**BEDROOM**  
 3.93m x 2.95m    12' 11" x 9' 8"

Key  
 SC - Service Cupboard



# BRUNSWICK HOUSE

## 1 BEDROOM APARTMENTS



GD FLOOR FLAT 47

**TOTAL AREA**

56.1 SQ M      603 SQ FT

**LIVING / DINING / KITCHEN**

6.97m x 2.99m      22' 10" x 9' 10"

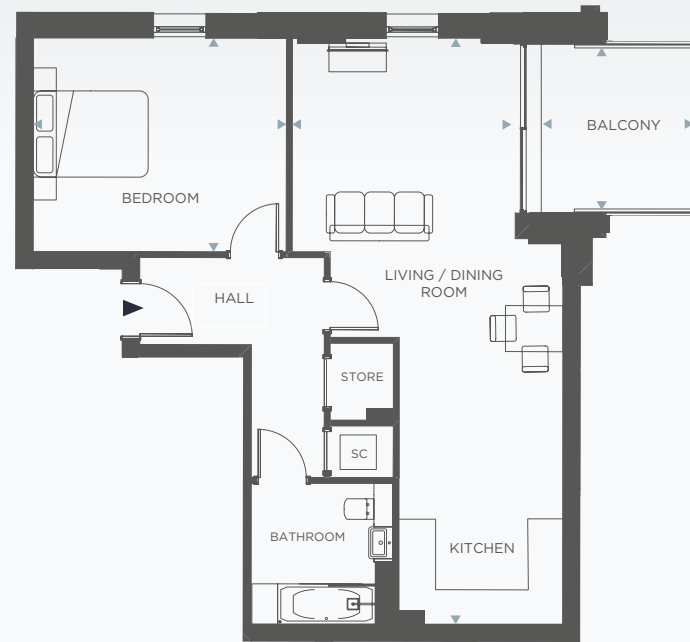
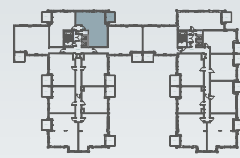
**BEDROOM**

4.30m x 2.95m      14' 1" x 9' 8"

Key  
SC - Service Cupboard

# BRUNSWICK HOUSE

## 2 BEDROOM APARTMENTS



2<sup>ND</sup> FLOOR FLAT 58

1<sup>ST</sup> FLOOR FLAT 48

**TOTAL AREA**

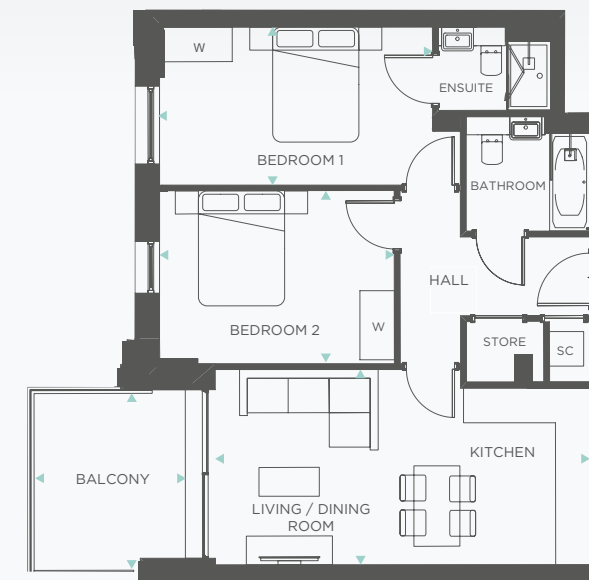
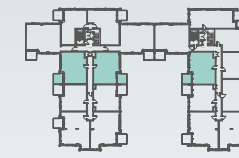
69.3 SQ M      745 SQ FT

**LIVING / DINING / KITCHEN**

10.2m x 3.88m      33' 5" x 12' 8"

**BEDROOM**

4.40m x 3.71m      14' 5" x 12' 2"



4<sup>TH</sup> FLOOR FLAT 120

3<sup>RD</sup> FLOOR FLAT 113

2<sup>ND</sup> FLOOR FLATS 60\*, 65 & 105

1<sup>ST</sup> FLOOR FLATS 50\*, 55 & 96

GD FLOOR FLATS 40\*, 45 & 88

**TOTAL AREA**

65.2 SQ M      701 SQ FT

**LIVING / DINING / KITCHEN**

6.52m x 3.40m      21' 4" x 11' 4"

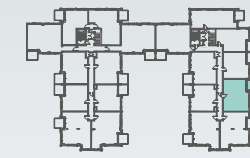
**BEDROOM 1**

4.75m x 2.75m      15' 7" x 9' 0"

**BEDROOM 2**

4.09m x 3.00m      13' 5" x 9' 10"

\* Layouts for plots 40, 50 and 60 are mirrored.  
Window positions in specific apartments may differ.



4<sup>TH</sup> FLOOR FLAT 117

3<sup>RD</sup> FLOOR FLAT 110

2<sup>ND</sup> FLOOR FLAT 101

1<sup>ST</sup> FLOOR FLAT 92

GD FLOOR FLAT 84

**TOTAL AREA**

65.7 SQ M      707 SQ FT

**LIVING / DINING / KITCHEN**

6.52m x 3.35m      21' 4" x 10' 11"

**BEDROOM 1**

5.22m x 2.75m      17' 2" x 9' 0"

**BEDROOM 2**

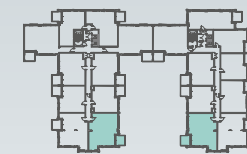
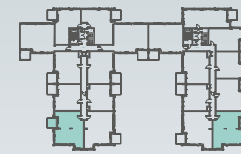
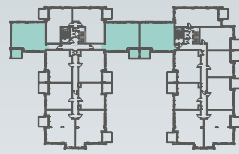
4.02m x 2.96m      13' 2" x 9' 8"

Window positions in specific apartments may differ.



# BRUNSWICK HOUSE

## 2 BEDROOM APARTMENTS



GD FLOOR FLATS 39\*, 46 & 89

**TOTAL AREA**

71.3 SQ M 767 SQ FT

**LIVING / DINING / KITCHEN**

7.30m x 3.96m 23' 5" x 12' 11"

**BEDROOM 1**

3.64m x 2.92m 12'0" x 9' 5"

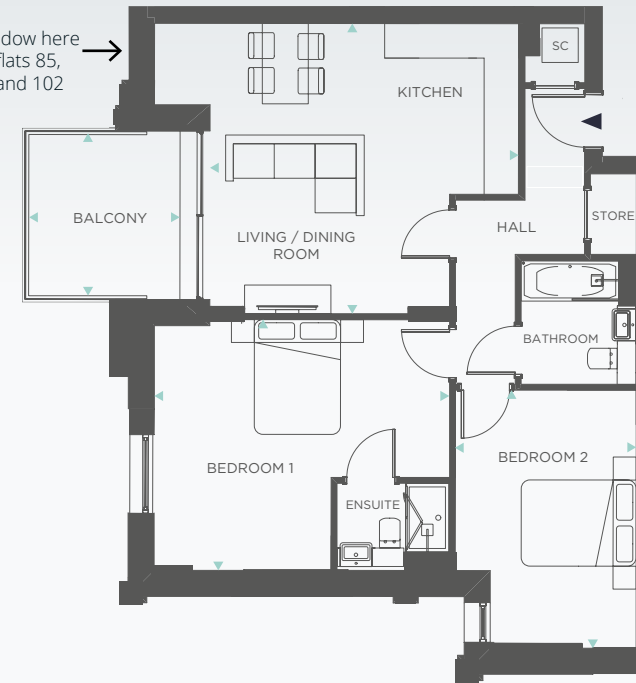
**BEDROOM 2**

3.56m x 3.38m 11' 3" x 11' 01"

Key  
SC - Service Cupboard

\* Layouts for plots 39 is mirrored.  
Window positions in specific apartments may differ.

Window here  
on flats 85,  
93 and 102



2<sup>ND</sup> FLOOR FLATS 63 & 102\*

1<sup>ST</sup> FLOOR FLATS 53 & 93\*

GD FLOOR FLATS 43 & 85\*

**TOTAL AREA**

76.6 SQ M 824 SQ FT

**LIVING / DINING / KITCHEN**

5.37m x 5.08m 17' 7" x 16' 6"

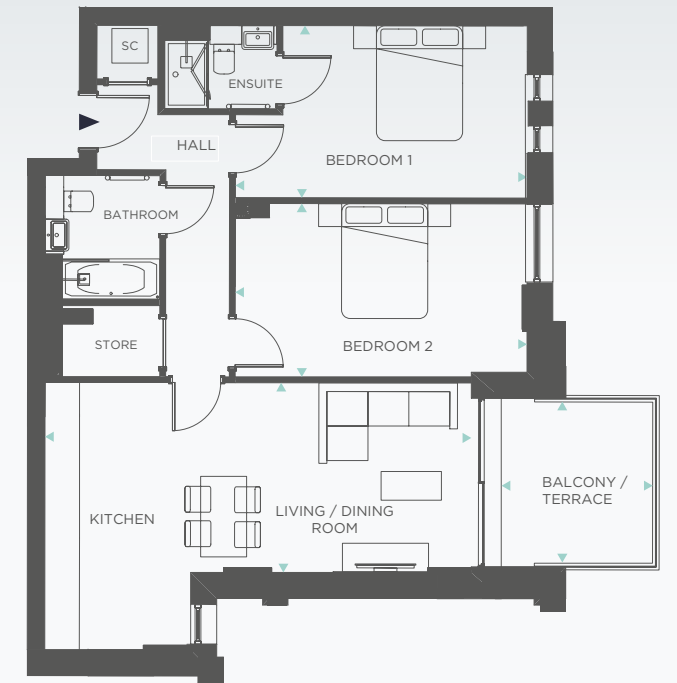
**BEDROOM 1**

5.07m x 4.33m 16' 10" x 14' 3"

**BEDROOM 2**

4.49m x 3.14m 14' 8" x 10' 4"

\* Layouts for plots 85, 93 and 102 are mirrored.  
Window positions in specific apartments may differ.



2<sup>ND</sup> FLOOR FLATS 62 & 103\*

1<sup>ST</sup> FLOOR FLATS 52 & 94\*

GD FLOOR FLATS 42 & 86\*

**TOTAL AREA**

77.2 SQ M 830 SQ FT

**LIVING / DINING / KITCHEN**

7.42m x 3.30m 24' 4" x 10' 9"

**BEDROOM 1**

5.07m x 3.00m 16' 7" x 9' 10"

**BEDROOM 2**

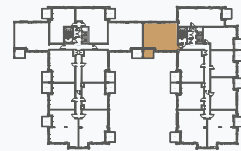
5.08m x 3.01m 16' 8" x 9' 10"

\* Layouts for plots 86, 94 & 103 are mirrored.  
Plots 42 & 86 have a ground floor terrace.  
Window positions in specific apartments may differ.



# BRUNSWICK HOUSE

## 3 BEDROOM APARTMENTS



4<sup>TH</sup> FLOOR      FLATS 121  
 3<sup>RD</sup> FLOOR      FLATS 114

TOTAL AREA  
 80.1 SQ M              862 SQ FT

LIVING / DINING / KITCHEN  
 7.30m x 3.79m      23' 9" x 12' 4"

BEDROOM 1  
 3.96m x 2.82m      12' 11" x 9' 3"

BEDROOM 2  
 3.11m x 2.45m      10' 2" x 8' 0"

BEDROOM 3  
 3.11m x 2.45m      10' 2" x 8' 2"

Window positions in specific apartments may differ.

Key  
 SC - Service Cupboard







# Shared Ownership

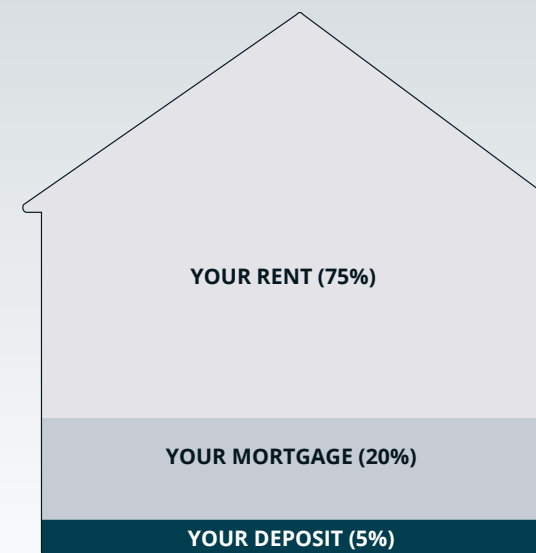
Shared Ownership is an excellent way for you to take your first steps onto the property ladder and become a homeowner. We've produced a full, step by step guide that you can find on the Latimer website, and given some key information here that you need to know.

Shared Ownership is also known as part buy, part rent and is designed to be a stepping stone to you owning your home outright. You buy a share of your home – as much as you can afford – starting from as little as 25% and rising up to 75% of the property's value. You then pay subsidised rent to us on the remaining share of your home.

Over time, you can buy more shares in your Shared Ownership property, meaning you can own your home outright. This process is known as 'staircasing'. It is a good idea to start thinking about staircasing even before you buy, so you have a plan for owning more of your property.

The deposit required for a Shared Ownership mortgage is lower than if you were purchasing a property outright. This is because it is calculated on the initial share you are purchasing, rather

EXAMPLE : PURCHASING 25% OF A PROPERTY VALUED AT £200,000



### 1 YOUR DEPOSIT

Your 25% share of this property would be worth £50,000, meaning you would need a 5% mortgage deposit of £2,500.

### 2 YOUR MORTGAGE

A mortgage lender could loan you the remaining £47,500 to make up the full value of your 25% share.

### 3 YOUR RENT

You will then pay subsidised rent to Latimer on the remaining 75% of the property you don't own.

## Am I eligible for Shared Ownership?

To be eligible for Shared Ownership you will need to meet certain requirements set by Homes England and the Greater London Authority (GLA). You could be eligible for Shared Ownership if:

- You are at least 18 years old
- You cannot afford to buy a home that suits your household's needs on the open market
- You have savings to cover a mortgage deposit and can obtain a mortgage
- Your household earns £80,000 or less (£90,000 or less inside London)
- You are a first-time buyer

If you already own a home and need to move but cannot afford to – or you have equity from a recent sale – please contact us, as there are some circumstances under which you may still be eligible.

In some cases, due to criteria set by local authorities, you may be asked to show a connection to the local area where you're looking to buy. For instance, you might currently live and/or work there.

Maximum incomes and further eligibility requirements may vary for each scheme. Speak to a member of our sales team if you have any doubts.

Before you purchase a Shared Ownership home, we will put you in touch with an independent mortgage advisor who will assess whether the purchase is affordable for you and take you through all your options.



**LATIMER**  
by Clarion Housing Group

For any queries or to arrange a property viewing, contact our Shared Ownership team by calling:

**Call: 0300 100 0309**

ADDRESS: 62 Neasden Lane, London, NW10 2UW

[www.latimerhomes.co.uk/brunswick-house](http://www.latimerhomes.co.uk/brunswick-house)

\* If you have a property to sell, we are happy to accept your reservation provided that you have a complete and secure chain and are in a position to purchase a home within our required deadlines. We will ask you for a memorandum of sale confirming details of your buyer, their solicitors and the estate agent handling the sale.





**LATIMER**  
*by Clarion Housing Group*

T: 0300 100 0309

[www.latimerhomes.com/brunswick-house](http://www.latimerhomes.com/brunswick-house)