

# 100

The One Hundred  
AT BERESFORD AVENUE

# WELCOME TO A NEW VIBRANT, WATERSIDE COMMUNITY

The One Hundred is more than a place to live. It's your sanctuary. Our homes are designed 100% for you, with contemporary living spaces and a host of tranquil outdoor meadows, paths and parks for you to grow and explore.

With easy access to the City and West End, The One Hundred offers a collection of 1, 2 & 3 bedroom homes situated on Beresford Avenue, at the heart of Alperton, with the south side overlooking the iconic Grand Union canal, making it the perfect place to lay down your roots in this new community.

Imagine a place where your weekly run takes you past narrowboats, mallards and meadows and where your daily commute is that much easier in this vibrant part of North West London.



Computer generated aerial image for indicative purposes only.



# 1, 2 & 3 BEDROOM APARTMENTS



AN URBAN  
RETREAT  
FOR MODERN  
LIVING



Pets allowed at The One Hundred



Our apartments are spacious, airy and designed for modern lifestyles with homes having balconies or terraces for al fresco dining, growing your favourite herbs, people watching or just getting some fresh air.

The One Hundred also has a fantastic roof terrace for relaxing, entertaining or just a change of scenery.

Our fully integrated kitchens come complete with a fan-assisted electric oven and induction hob - whether you are entertaining for friends and family or just having your afternoon latte, making it your favourite place in the apartment.

The Grand Union Canal sweeps through Alperton at the end of its long journey from Birmingham, earning its title as the longest canal in the UK. With lots to explore from waterside bars and restaurants, piazzas, riverside meadows and miles of tow paths, this tranquil location is bursting in history and wildlife.

Bike paths, running routes, paddle boards, narrowboats and the occasional Heron, make The One Hundred a great place to live both inside and out.



# 100% CANALSIDE LIVING



# PERFECTLY CONNECTED

The One Hundred gives you easy access to excellent transport links. Stonebridge Park and Alperton stations are in walking distance, providing direct links to the City and West End, via tube and rail.



**WALK**  
from The One Hundred\*

**Alperton Community School**  
12 minutes

**Alperton**  
Underground Zone 4  
13 minutes

**Stonebridge Park**  
Underground Zone 3  
15 minutes

**Wembley Stadium**  
39 minutes



**BIKE**  
from The One Hundred\*

**Neasden Temple**  
7 minutes

**London Designer Outlet**  
11 minutes

**Horsenden Hill Trails**  
11 minutes

**Box Park**  
13 minutes

**Westfield**  
23 minutes

**Paddington Basin**  
(Via South Wharf Road)  
32 minutes



**TUBE**  
from Alperton Zone 4

**Knightsbridge**  
27 minutes

**Covent Garden**  
44 minutes

**Leicester Square**  
45 minutes

**King's Cross**  
49 minutes

**Heathrow**  
49 minutes



**TUBE**  
from Stonebridge Park Zone 3

**Paddington**  
20 minutes

**Baker Street**  
25 minutes

**Oxford Circus**  
29 minutes

**Waterloo**  
35 minutes



**RAIL**  
from Stonebridge Park\*\*

**Euston**  
22 minutes

**Hampstead Heath (Station)**  
26 minutes

**Watford Junction**  
29 minutes

**Clapham Junction**  
39 minutes

**Stratford**  
55 minutes

All journey times are correct as of June 2024 and are dependent on route and train/tube service taken. Walking travel times are based on average time and is dependent on route taken. Source: Google.

# THE CITY AND BEYOND

With a selection of primary and secondary schools all within walking distance, and superb transport connections to the City, The One Hundred boasts a variety of first class amenities on your doorstep.

The local area offers two gyms, a healthcare centre and a community hub, along with a variety of supermarkets nearby - The One Hundred is an ideal location for first-time buyers, families, and downsizers.

Alperton's prime location provides the best of both worlds, offering easy access to London for those wanting a quick getaway to Harry Potter World, Rickmansworth Lakes, excellent golf courses and a vibrant range of restaurants offering delicious cuisines from around the world.



 Green spaces and public parks

All journey times are correct as of June 2024 and are dependent on route and train/tube service taken. Walking travel times are based on average time and is dependent on route taken. Source: Google.



WORK

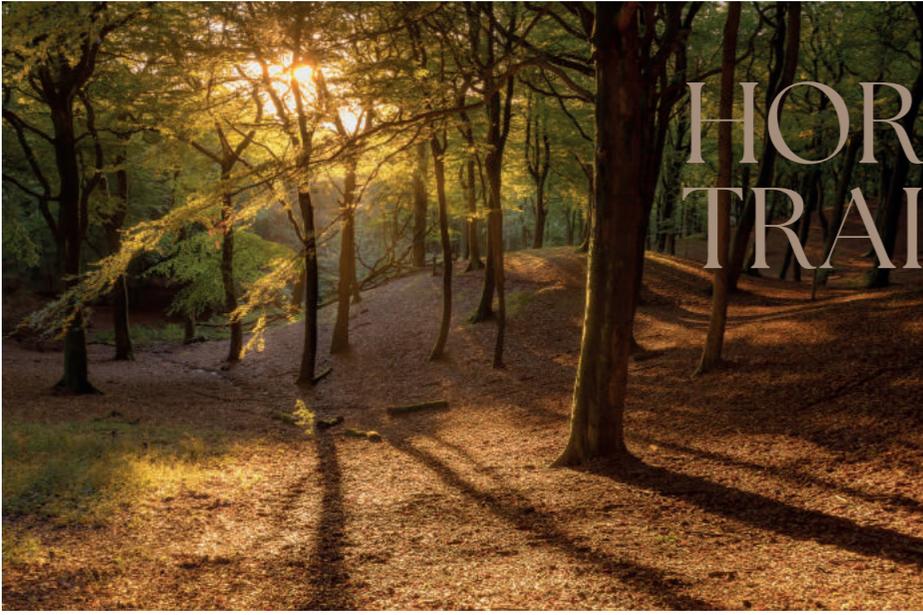
With transport connections to the City within 30 minutes\*.

&



PLAY

And because it's only 30 minutes\*, that means more time for you.



# HORSENDEN TRAILS

**Horsenden trails** is beautiful countryside area which has a fantastic network of walking routes over heaths, mountain bike singletrack through woods and a Gruffalo Trail adventure. 11 minutes drive.

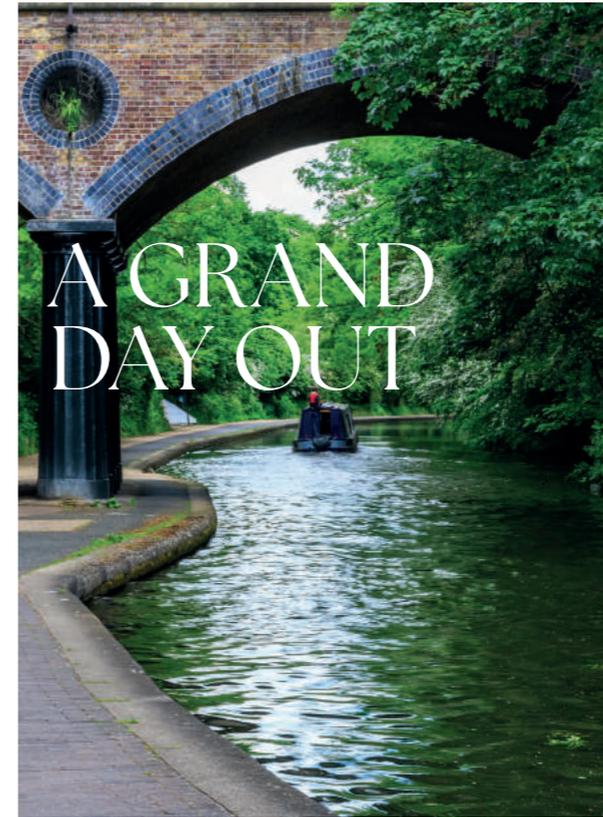
**Ace Cafe** bar has a unique place in Alperton's history. With global locations in Beijing, Orlando and Barcelona to name a few, this 'petrolhead' and rock-inspired cafe was completely rebuilt in 1949 after being bombed in the war in 1940. 11 minutes walk

# ACE CAFE

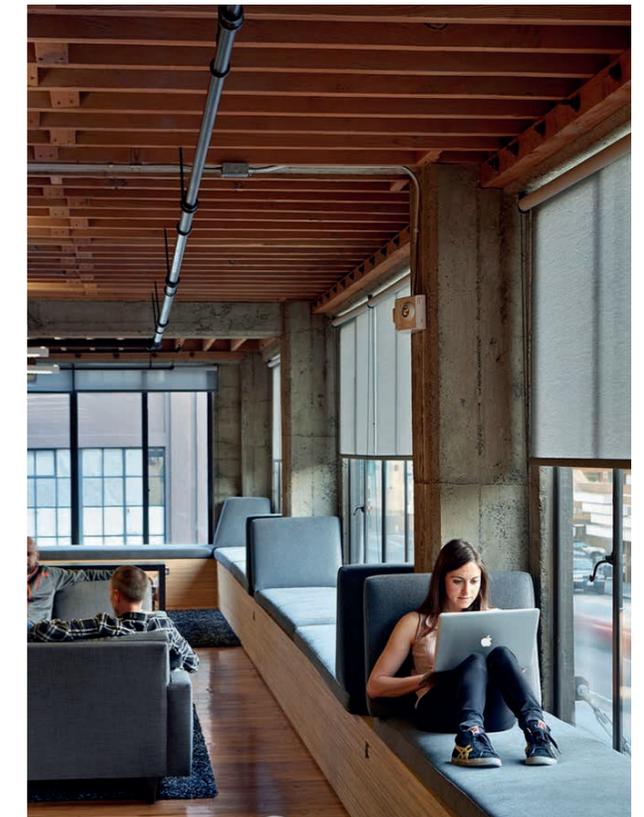
# ALPERTON SPICE TRAIL



Alperton is considered as one of the key spice trails in North West London, with a myriad of markets and restaurants producing wonderful aromas around the area. From Brazilian, to Turkish and North Indian street food, your tastebuds will be transported across the world and back to Ealing Road - where exotic ingredients and mouth watering flavours are all waiting for you to try. 5 minutes drive.



# A GRAND DAY OUT

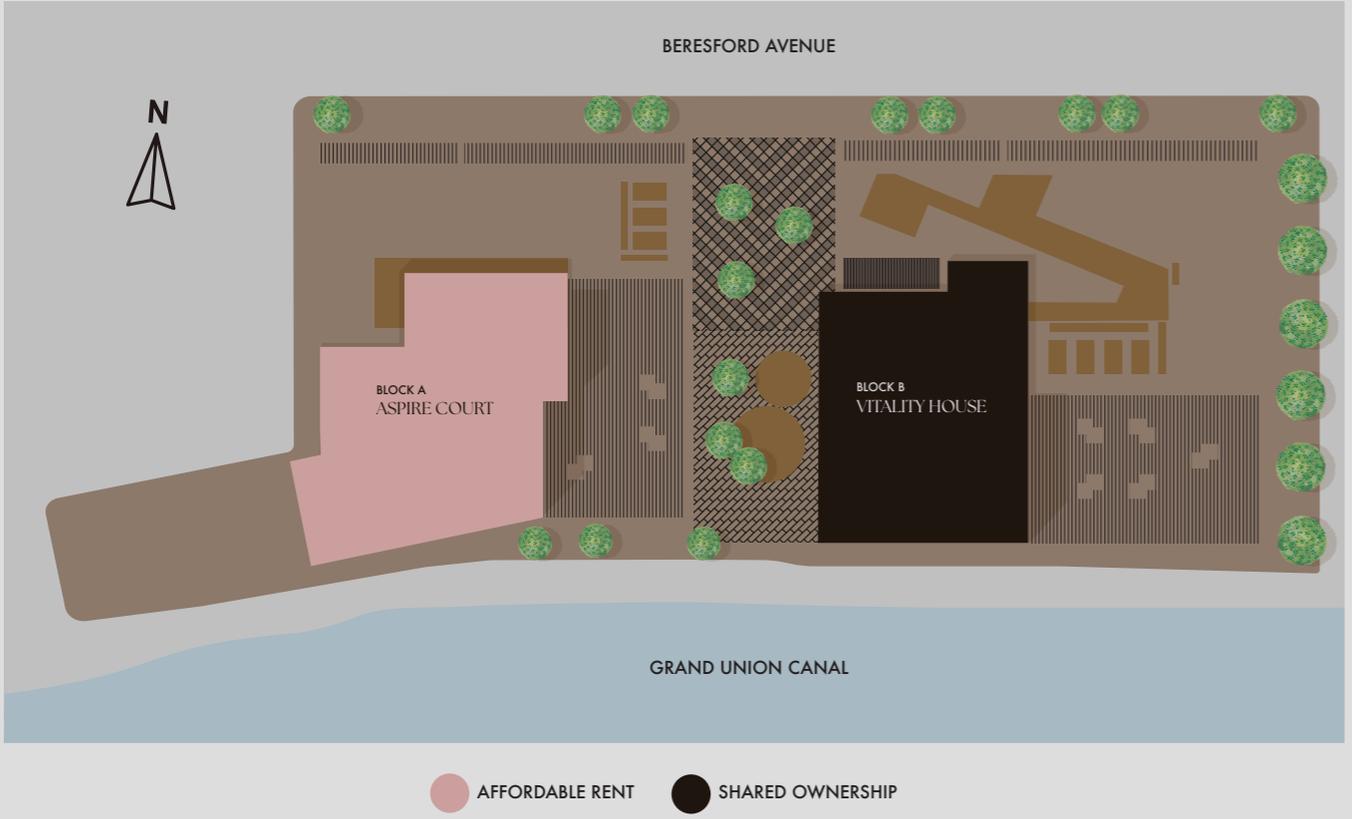


**Grand Union Community Hub**  
The regeneration area has a new state-of-the-art hub for the wider community, nurturing a sense of well-being and delivering activities, events and community focus projects including yoga, parent & toddler groups, kids baking and fitness bootcamps. On your doorstep

# PLANNED TO PERFECTION

Overlooking the Grand Union Canal, this new regeneration area offers a range of apartments to suit all people. Shared Ownership apartments are set out on 7 floors across Block B (Vitality House), with some apartments boasting tranquil waterside views.

Each building has its own elevated communal landscaped terrace, where sunseekers have the perfect spot, or relax with your latest novel or simply enjoy the tranquil space with friends or family.



The specification of the properties is correct at the date of print but may change as building works progress. Any images are indicative of the anticipated quality and style of the specification and may not represent the actual furnishings and fittings of the properties. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any offer, contract, warranty or representation and should not be relied upon as a statement or representation of fact.

# SPECIFICATION



## Kitchens

Symphony kitchen, Woodbury range in cashmere gloss.

Chrome kitchen handles with a laminate worktop.

Stainless steel sink with spacious drainer and chrome mixer tap.

Zanussi integrated ceramic hob with a stainless-steel splashback.

Zanussi integrated single oven.

Zanussi chimney hood.

Zanussi integrated fridge freezer.

Forbo Novilon Viva vinyl flooring in classic oak.



## Bathrooms

Steel bath in white with glass screen to main bathroom.

Chrome finish bath mixer tap to main bathroom and en-suite.

Contemporary chrome shower mixer to main bathroom and en-suite.

Glass pivot shower door with chrome finish.

Hand wash basin in white with single lever chrome tap.

White WC with dual flush plate and soft close lid.

Chrome toilet roll holder and chrome towel rail warmer.

Mirror fitted over the wash hand basin

Porcelanosa Madagascar Blanco tiles to main bathroom.

White gloss ceramic tiles to en-suite.

Forbo Novilon Viva flooring in bleached chevron.

## Finishes

Neutral buttermilk carpet to living area, dining room, bedrooms, and hallways.

White paint to hallway, living room, bedroom and kitchen walls.

White satinwood two panel hardboard doors.

## General

Large private balconies or private terraces to each home.

Landscaped communal rooftop garden.

Programmable room thermostat.

Comelit Mini door entry system.

Zanussi free-standing washer dryer to utility room.

# BUILDING FOR THE FUTURE

The Guinness Partnership owns and manages over 66,000 homes across England providing services for over 160,000 customers. We are proud to provide homes in areas you want to live.



1. Signal Park, Tolworth
2. The Waterfront, Gloucester
3. Leaside Lock, Bromley-by-Bow
4. McArthur's Yard, Bristol
5. Lyon Quarter, Hove



Everything we do is about helping us to achieve our vision of improving people's lives by providing as many high-quality homes as possible. We reinvest our entire surplus into building more homes and improving services.

Buying a home from us is safe and secure, we have a strong history of 130 years and as an Award-Winning developer, we aim to provide top-quality homes to help build stable and supportive communities.

The Guinness Partnership Ltd is proud to be one of the largest housing groups in the country.

# DISCOVER SHARED OWNERSHIP

Shared Ownership is a government-backed scheme to help you buy a home. You buy typically between 25% and 75% of the property's total value and pay rent on the remainder. Guinness Homes owns part of it – but you're living there, you decorate it your way and you decide when to sell it.

Buying a percentage can mean a smaller deposit and a smaller mortgage. It's a great way to get onto the property ladder for first-time buyers – plus you can carry on buying further shares until you own it 100% of it\*.

\*Terms and conditions apply.  
This scheme is subject to status and personal criteria. Minimum and maximum share values will apply and rent is payable on the unsold share.

## Can I increase my shares?

The share of the home you purchase will be based on what you're able to comfortably afford. However, if your finances change and you wish to own more shares in your home, you can buy more in a process called 'staircasing'. This means you own a larger percentage of that home, and therefore pay more mortgage, but less rent.

## Other costs to consider

Alongside paying your mortgage and rent, you'll likely pay a service charge which helps to maintain the building. In some instances, you may pay an annual ground rent, which helps to maintain landscaped areas of a development. Our knowledgeable Sales Team can provide you with more information on this.



Laura & George - Signal Park residents



Terrence & Tamara – Leaside Lock residents



Bernhard - Leaside Lock resident

# The One Hundred

AT BERESFORD AVENUE

[guinnesshomes.co.uk/the100](https://guinnesshomes.co.uk/the100)

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**Disclaimer:** Guinness Homes is part of The Guinness Partnership Ltd. Registered office is at 30 Brock Street, Regent's Place, London, NW1 3FG.

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Your home is at risk if you do not keep up the rent and mortgage repayments. Guinness Homes and The Guinness Partnership support the development of mixed tenure communities and are proud to provide homes for shared ownership and affordable rent. The tenure of these homes may change subject to demand.

Details correct at time of going to print. June 2024.

# The One Hundred

AT BERESFORD AVENUE

Vitality House, 102 Beresford Avenue, Wembley, HA0 1QF  
[guinnesshomes.co.uk/the100](http://guinnesshomes.co.uk/the100)

