



# The Restorey NW10



**RE**

**IMAGINE**

**YOUR**

**STORY**







A collection of 1, 2 & 3 bedroom apartments and 3 bedroom duplexes in a brand new development in an ever-evolving area.

Once upon a time, in 1903, the Royal Agricultural Society designated a stretch of open land in West London as 'Park Royal,' envisioning it as the grand site for their exhibition. Thanks to its well-connected location by road, rail and canal, over subsequent decades, Park Royal became a hub for industrial activity.

Now one of London's most exciting creative quarters and up-and-coming regeneration areas, the Old Oak and Park Royal boundary is set to welcome new homes as part of its next chapter. At the heart of this transformation, The Restorey will anchor a thriving, inclusive, super-connected, and healthy new urban district.



The Restorey is positioned around a large central square with trees and landscaping, next to a historic Edwardian refectory, forming a unique space for residents to enjoy.





Computer generated image

## The Restorey will lead the way for the future of a developing neighbourhood.

The development connects to an already established neighbourhood, with excellent bus routes, local amenities, and impressive local regeneration plans. Get in early to be part of the journey.

The four new buildings are designed with the future in mind, car free, with plenty of cycle storage. Deck access is available to Naymar, Moniz and Leibe Court via the chic expressed cross-braced steel structure, in keeping with the area's industrial heritage. The fifth building, a restored structure with local historical importance, encloses a beautiful central courtyard, providing new green space for residents.

- 1** AMOUR COURT  
74 Shared Ownership homes
- 2** NAYMAR COURT  
6 Shared Ownership duplexes and 24 Affordable Rent
- 3** MONIZ COURT  
25 Shared Ownership homes
- 4** LEIBE COURT  
29 Shared Ownership homes
- 5** A dedicated affordable workspace for rent. To the benefit of the local community



**SHORTCUTS**

**TO**

**PLACES**

**WORTH**

**GOING**

## YOUR LOCAL NEIGHBOURHOOD GUIDE

A creative and global-experience- lifestyle is on your doorstep. Join those in-the-know, to be part of a tight-knit community that value their local hidden gems.



### FOOD & DRINK

Anyone who loves really authentic world food and quality, prepare to be delighted with surprising finds at exclusive hush hush prices in Park Royal. Whatever your tastes, there are restaurants and food outlets offering everything from fast lunch grabs (try out Kamil Bakery), to really stylish and top-notch middle eastern restaurants such as nearby Beit El Zaytoun, or Maroush (5mins walk).

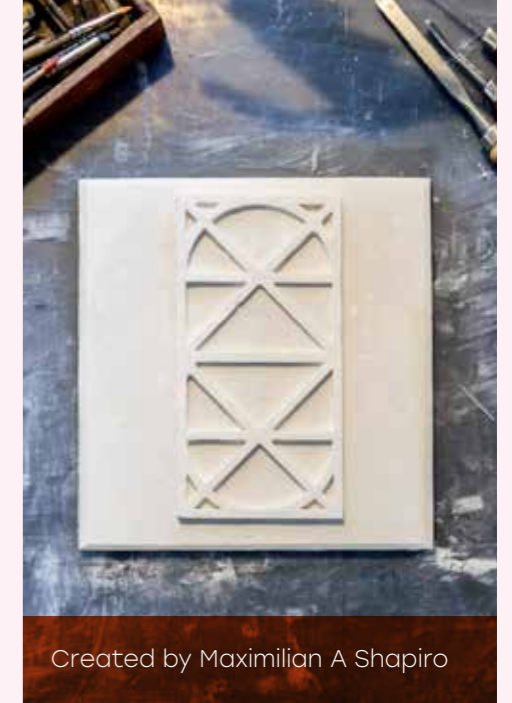
Pick up delicacies, patisseries and ingredients from artisan

bakeries, and specialist supermarkets such as Hoo Hing. Levant Book Café is a local favourite to meet with friends. Take a stroll (10mins walk) to the canalside Grand Junction Arms for a pint, or make your own speakeasy cocktails with Maison Miles at the Standard Bar on a Thursday or Friday night. Where else would you find a local brewery set up by a local medic (The Roundhouse Project), or a furniture designer doubling as a coffee shop (Nirvana Café)?

# PARK ROYAL & OLD OAK COMMON

### ART & CULTURE

Park Royal Design District, is well known as a dynamic creative hub in London, fostering innovation with its vibrant mix of artists, designers, and start-ups. This thriving creative community offers collaborative spaces, cultural events, and cutting-edge facilities, driving the area's artistic and entrepreneurial growth. Join in the eclectic pop-up activities and learn a new skill, or peruse and purchase locally crafted goods. As a multicultural neighbourhood, you will also find a spirit of inclusivity and interfaith harmony in the area, with places of worship including churches, mosques, and temples.



Created by Maximilian A Shapiro



Rare Kind Studios





## MARKETS & FAIRS

A free monthly street market 'Standard Market' is a regular highlight for local residents, especially during the warmer months. Enjoy the atmosphere bringing everyone together with food, fashion, furniture and music, and a culture of local budding artists, up-and-coming chefs, creative re-sellers, re-makers, vintage and crafts. Park Royal Design District also plays host to various design and craft, film and food festivals and fairs throughout the year.

## GET SOCIAL

You can cycle to The Royale Leisure Park in just 10 mins, where there is an Odeon cinema and a ten pin bowling alley. There is a local Pure Gym for motivational group classes, or you can join either a contemporary dance class or learn ballroom from the best. Did you know Strictly's Oti Mabuse has a studio here providing classes to the public? The industrial nature of the area means that pop-up events like independent film screenings in a random courtyard are also on the cards.



## NATURE & WELLBEING FIXES

Across the Old Oak and Park Royal regeneration area, re-naturing pockets are popping up amidst the urban landscape, from tree-lined lanes, to bug hotels. For established green spaces to relax or exercise in, it is only a short distance to the lovely Roundwood Park or Wormwood Scrubs. Cycle along the Grand Union Canal conservation area, admiring this expanse of nature. Park Royal Children's Playground 1 is 15 minutes on bus, and Wesley Playing Fields a 10 min walk. Nuffield Health Park Royal Fitness & Wellbeing Gym and Virgin Active Acton Park offer swimming pools, a variety of fitness classes, and wellness services.





# THE S W



## WEST LONDON HAS EVERYTHING ...AND THEN SOME

### PORTOBELLO & NOTTING HILL

Explore the vibrant Portobello Road Market, famous for antiques and unique finds. Stroll through charming Notting Hill streets, admiring colourful houses and boutique shops. Enjoy a film at the historic Electric Cinema. Relax in beautiful Kensington Gardens or sample diverse cuisines at local eateries. Experience the lively atmosphere of the Notting Hill Carnival in August.

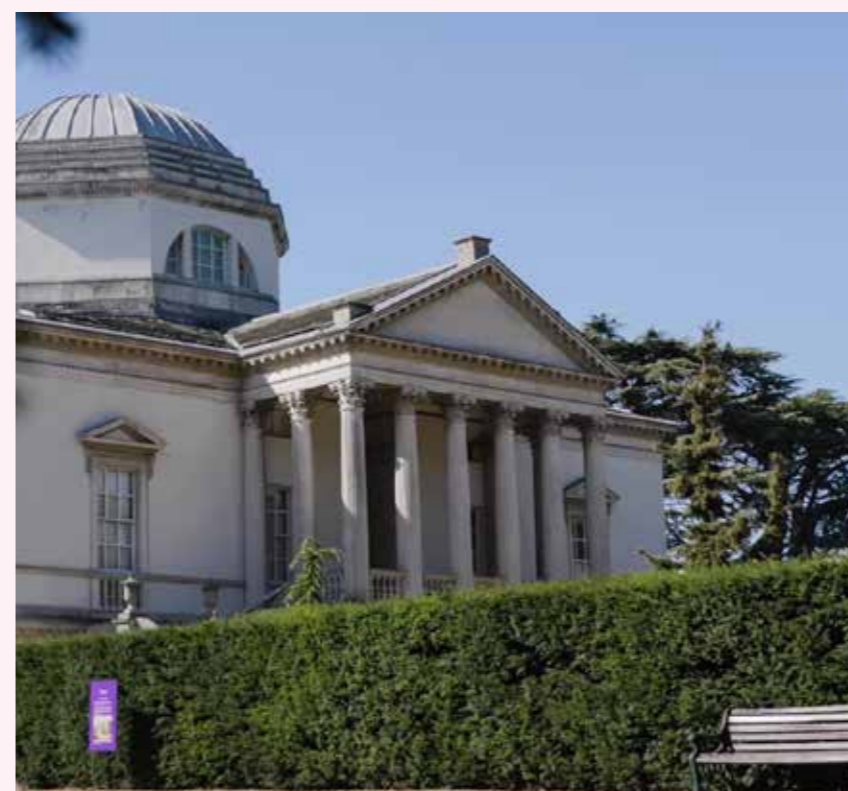
### WHITE CITY & WESTFIELD

Whatever you want, whatever you need, just head to White City's Westfield for 300 shops covering high-street brands to luxury boutiques. Hunt for your next on trend look, then refuel after a shopping spree at the wide variety of restaurants or stylish café's.

### WEMBLEY

In the other direction Wembley Outlet Centre offers incredible discounts on top brands, diverse dining options, and entertainment, all near the iconic Wembley Stadium. Furnishing or finishing touches for your new home can also be acquired at Ikea, Wembley.

# IS BEST



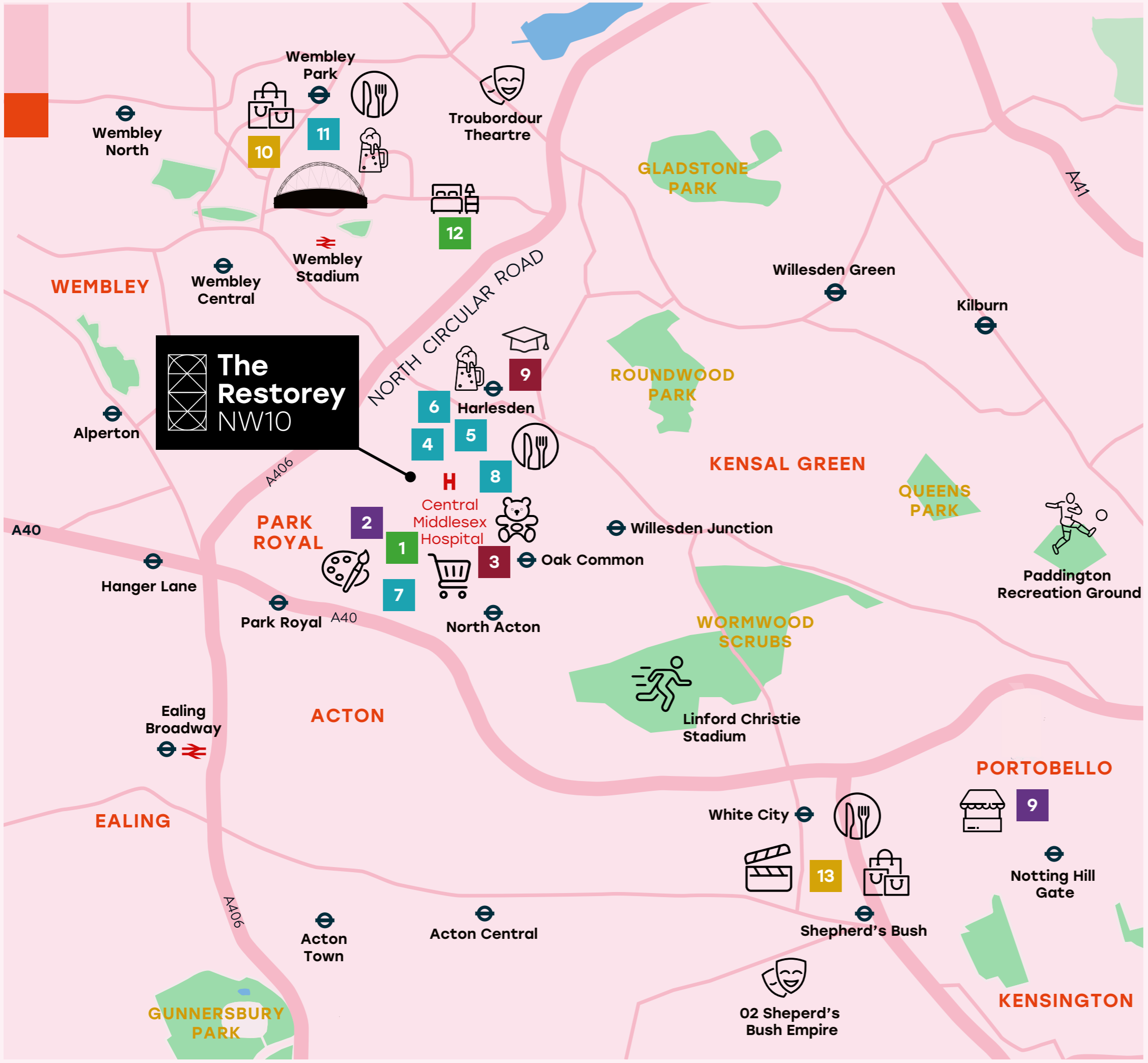
### EALING

On summer days head to Ealing, to picnic on Ealing Common or Walpole Park, and attend the annual Ealing Jazz Festival. Rainier months call for a visit to the historic Pitzhanger Manor & Gallery, or catch a show at the Ealing Playhouse.

### WEST HAMPSTEAD & CHISWICK

For a weekend treat, get to the weekly West Hampstead Farmers' Market, and meet with friends in one of the many beautiful tucked away pubs. Chiswick House and Gardens grounds are the perfect setting for a picnic date or stroll.





## NAVIGATE YOUR NEW AREA

The Restorey is located just north of Central Middlesex Hospital in the London Borough of Brent. A large local Asda superstore, bank and bakeries are a few minutes' walk away, providing for your everyday needs, and this part of Park Royal is set to become the epicentre of a new residential neighbourhood. It is also near to a bus hub, Park Royal Design District, and the monthly Standard Market. Heading towards Harlesden you can reach the canal for waterside walks, and enjoy some beautiful spots for dining or meeting friends.

Zones within the Old Oak and Park Royal regeneration area are rapidly transforming, with plans for shopping, entertainment, and community enriching new facilities and amenities, all easily reached from your doorstep.

- 1 Asda 
- 2 Park Royal Design District 
- 3 Faith Child Nursey 
- 4 Maroush 
- 5 Beit el Zaytoun 
- 6 Grand Union Pub 
- 7 Royale Leisure Park 
- 8 Levant Café 
- 9 Harlesden Primary School 
- 8 Portobello Market    
- 10 London Designer Outlet   
- 11 Boxpark  
- 12 IKEA Wembley 
- 13 Westfield Shopping Centre   



# HARLESDEN

Harlesden station  
Bakerloo line  
12min walk

# NORTH ACTON

North Acton station  
Central line  
7min cycle, 11min bus



The Restorey's convenient location in zone 3, has excellent connectivity. With access to cycle paths along the canal into London, a nearby bus stop and bus hub, and plenty of London underground station options, you can get around quickly, easily, and sustainably.

Within the Old Oak and Park Royal boundary there are six train and tube stations covering zones 2 and 3. Future plans for the regeneration area, include a new super hub rail station at Old Oak Common, which will make the area the most accessible place in London, enabling access to eight major UK cities once HS2 has been completed.

Park Royal Station is on the Piccadilly Line, North Acton is on the Central Line, and Harlesden is on the Bakerloo Line. This neighbourhood is well served by local buses, with good road links, including the A40 and the North Circular.

# PARK ROYAL

Park Royal station  
Piccadilly line  
9min cycle

All travel times sourced from Google Maps. Most efficient journeys may contain transfers between lines. Travel times may vary depending on time of travel.





**MAKE**

# **YOURSELF**

**AT** **HOME**





Every detail of your new home has been carefully designed and crafted, created for modern day living.





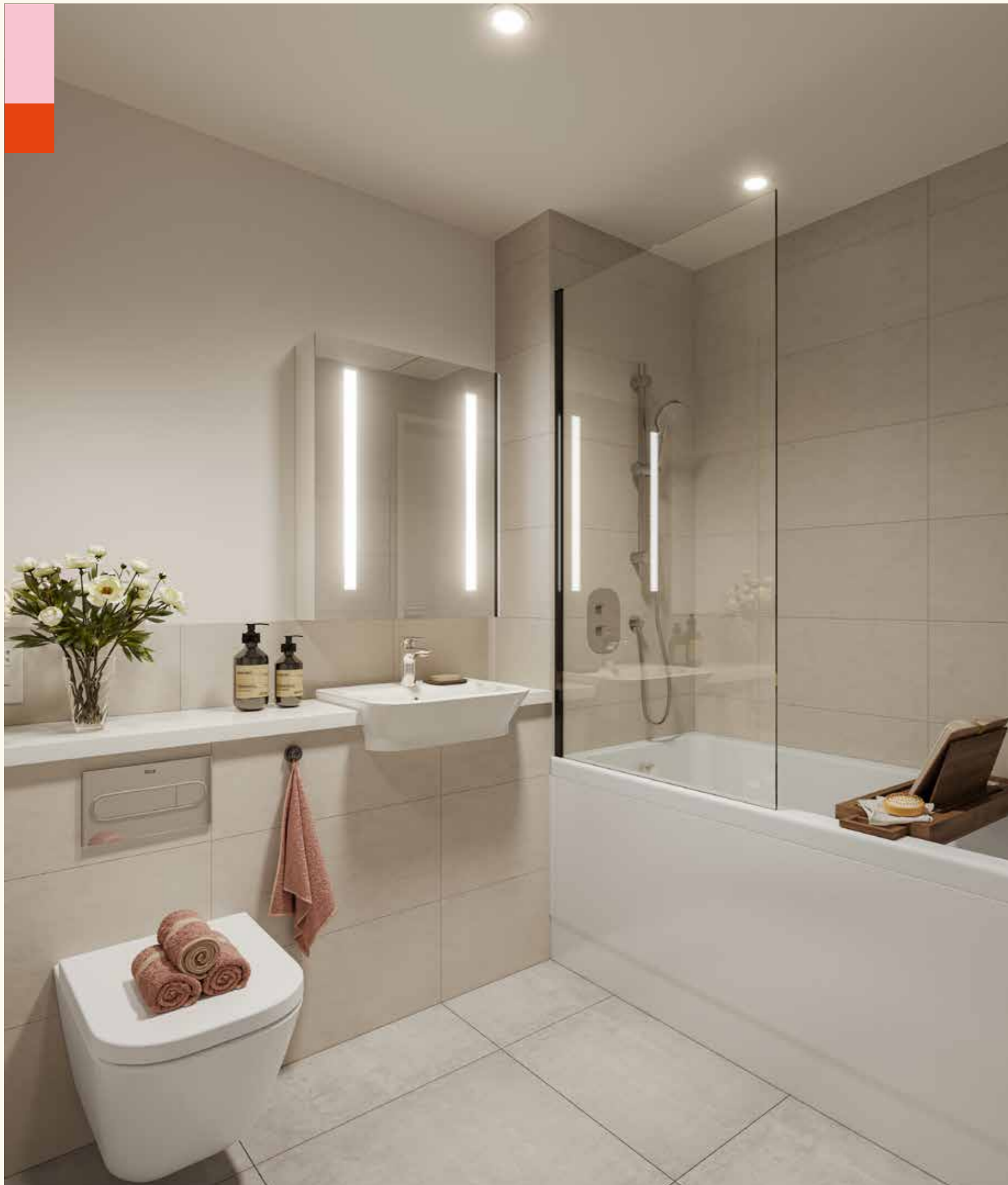


Elegant and comfortable apartments, complete with designer kitchens, light-filled living spaces, and beautiful finishes to bathrooms and bedrooms.

Spacious open-plan living and dining areas feature premium flooring and kitchens in on-trend indigo and white. Chic floor-to-ceiling French windows onto balconies, terraces or winter gardens,

provide plenty of light. Bedrooms include plush grey wool-mix carpets, and stylish sliding wardrobes. Bathrooms are also designed to ensure every element of your new pad in The Restorey is perfect.





## Contemporary designs with you in mind

### KITCHEN

- Amtico luxury vinyl flooring
- Designer kitchen units in shades indigo and white with soft close doors and drawers
- High quality laminate worktops in Marble Bianco colour and matching upstands
- Zanussi Integrated electrical appliances to include:
  - Single fan oven/grill
  - Ceramic Hob
- Cooker extractor with lights
- Integrated dishwasher
- Integrated fridge/freezer
- Free standing washer/dryer (located in utility cupboard)
- LED lighting located under wall units
- Monobloc mixer tap
- Stainless steel splashback behind cooker
- Blanco 1.5 Bowl Inset Black composite Silgranit sink

### LIVING AND DINING AREA

- Luxury vinyl flooring (Amtico)
- Freeview and interactive satellite socket
- Data points for wireless broadband connection (subject to subscription).

### BEDROOM(S)

- Grey 80/20 wool-mix carpet
- LED recessed down lights
- Arctic white glass sliding door wardrobe in main bedroom
- To main bedrooms only, Freeview and interactive satellite, and telephone point

### BATHROOM(S)

- Large format slip resistant ceramic tiled floor
- Ceramic tiles to walls, full height around bath and shower enclosures and half height behind WC and basin
- LED Mirror Cabinet with Shaver Socket above sink.
- Roca bath, shower base, sink and WC
- Toughened glass shower screen to select plots
- Chrome bath and basin brassware, including shower mixer, shower head and fixed slider rail over the bath
- Heated chrome towel rail
- Polished chrome toilet roll holder

### GENERAL

- Sprinklers, smoke and heat detectors
- LED Recessed downlights
- Matt white emulsion to internal walls and ceilings
- Satin white finish to internal windows, architraves and skirting
- Brushed stainless steel door handles
- Balcony, terrace, garden and or winter garden to all apartments
- Heating and Hot water provided via Air Source Heat Pump (ASHP).
- Mechanical ventilation with heat recovery (MVHR) systems

Whilst every effort has been taken to ensure the accuracy of the above specification, it is for general guidance only and is subject to change and should not be relied upon as true or accurate. SNG reserves the right to amend the specification as necessary and without notice. Please speak to our sales advisor for more details.



# Top reasons to buy at The Restorey



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# 1

## Return on investment

Early settlers in Park Royal will be able to achieve a home at an attractive price point before values rise with the increasing regeneration, shops and facilities coming soon to Old Oak and Park Royal boundary area.

# 2

## Re-naturing

The industrial backdrop is slowly evolving with new development and public realm landscaping plans, meaning more gardens and greenspaces to enjoy!

# 3

## Reach more

Near to a bus stops, tube lines, and cycle routes into London along the canal. Plus High Speed 2 transport hub in Old Oak Common, once complete, will bring connectivity to the whole of the UK via major cities.

# 4

## Residential central

You will be joining an existing friendly community which is set to grow as a new town centre emerges around the nearby Asda superstore.

# 5

## Creative zone

Many places claim to have a creative quarter, but Park Royal is a genuine bed of collaborative and imaginative spirits, making the place a fun and interesting place to live.

# 6

## With SNG you're In safe hands

SNG is here to support you on your Shared Ownership journey, every step of the way.

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# 7

## Secure future

With rents on the rise, Shared Ownership currently offers better affordability and stability.

# 8

## Quality apartments

Stylish and contemporary apartments featuring designer kitchens, bright living areas, and beautifully finished bathrooms and bedrooms.



# How Shared Ownership works

## THE SIMPLER WAY TO GET ON THE PROPERTY LADDER

Shared Ownership at The Restorey gives you the opportunity to buy a share of your new home, starting from 25% - 75% but the share that you purchase depends on what you can afford. The rest is owned by SNG and you pay a subsidised rent on this portion in addition to your own mortgage and service charge.

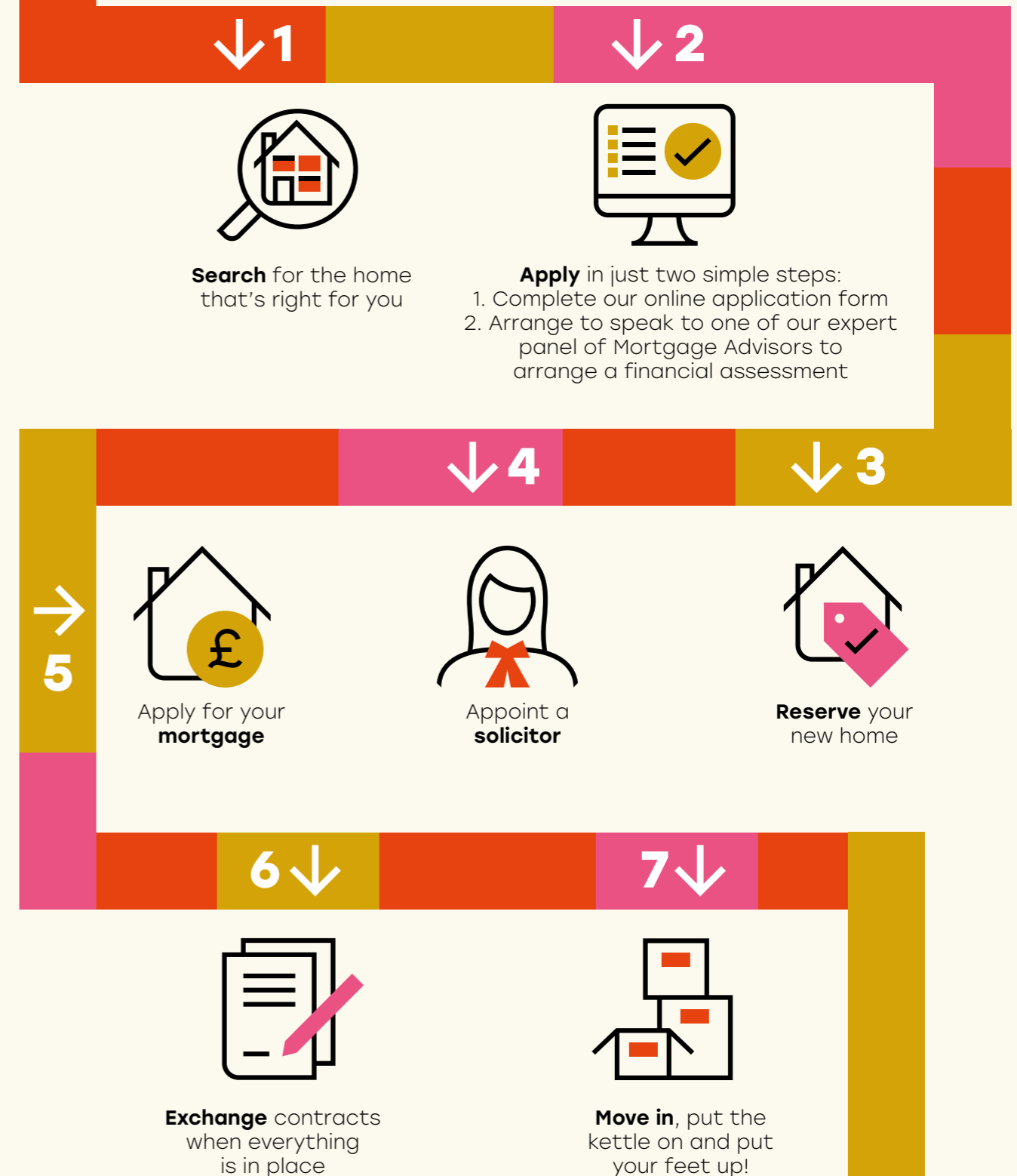
The service charge is calculated based on a number of factors, more details will be provided during the sales process, but primarily this is the cost the landlord incurs for maintenance and repairs of the communal services (i.e. lifts) communal areas and building insurance.

You will need to have savings to cover any deposit required by your mortgage lender, the costs involved in moving and solicitor fees. When you can afford to, you can take your next steps and increase the share you own; this is known as 'staircasing'. Eventually, you can own 100% of your home, and no longer pay rent. Priority will be given for a period of time to people who live or work in local boroughs.



## SEVEN STEPS TO JOINING THE PROPERTY LADDER

When you're ready to start your Shared Ownership journey, there are a few simple steps to finding your new home.





## About SNG

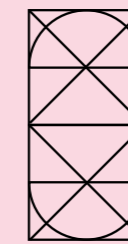
Our purpose is to provide good, affordable homes: the foundation for a better life, and our vision is thriving communities, over generations.

We're one of England's leading providers of quality homes. We love to build, and we take great pride in the homes we deliver and manage. We build homes for London Living Rent and Shared Ownership across London and the home counties.

We operate commercially but our profits are reinvested back into building more affordable homes and providing a first-class service to our customers. We provide homes with an impressive specification which, coupled with sustainable design features, means our homes are ideal for modern living.



Sovereign Network Homes is a charitable organisation and a subsidiary of Sovereign Network Group. All computer generated images (CGIs) used in these particulars are for illustrative purposes only, are not intended to provide an actual forecast or impression of the measurements, dimensions, layouts, placements, context and/or finishes of the buildings premises or landscaping within the development, and should not be relied upon as true or accurate. These brief particulars have been prepared and are intended as a guide to supplement an inspection or survey and do not form part of any offer or contract. Their accuracy is not guaranteed. They contain statement of opinion and in some instances we have relied upon information supplied by others. This brochure includes imagery for illustrative purposes only. The map is not to scale. Design elements and specification details may change without notice. You should verify the particulars on your visit to the site and with the sales agent. The particulars do not obviate the need for a survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any effort or omission in the particulars or information given. All information believed to be correct at time of print. Travel times are approximate only and are subject to change.



# The Restorey NW10

**AMOUR COURT  
NAYMAR COURT**  
FLOORPLANS



