An aerial photograph of a forest. A path winds through the trees. Some trees have vibrant autumn colors, including bright orange and yellow. The overall scene is lush and green, with a clear blue sky in the upper left corner.

SHARED OWNERSHIP AT
NORTHWICK
PARKSIDE

C O M M E

WELCOME
HOME

H O M E

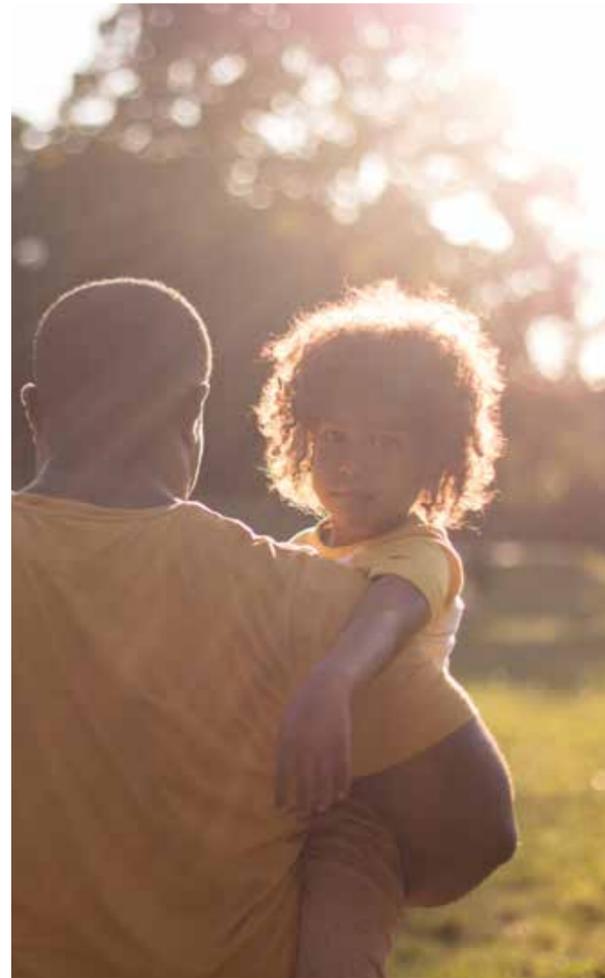
H E R E

**WHERE CITY LIVING MEETS
GREEN SERENITY**

Discover a new chapter in home ownership at Northwick Parkside, an exciting, mixed-use development offering Shared Ownership in the heart of North West London. Brought to life through a visionary partnership between Sovereign Network Group and Countryside Homes, the vibrant community is part of a major regeneration project delivering 654 new homes, lush green spaces and modern amenities.

LIVE LOCAL. LOVE LIFE

At Northwick Parkside you're not just buying a home - you're joining a well-connected community and stepping into a lifestyle. Whether you're a young professional or growing family this is a place where life flows effortlessly. Just five minutes from Northwick Park Station (Metropolitan Line) and ten from Kenton (Bakerloo & Overground), your morning commute is a breeze. But it's what's around you that really makes this place special.



Think leafy parks, buzzing cafés and a real sense of community. Northwick Park Hospital, the University of Westminster and Harrow town centre are nearby, placing your home in a well-connected, community-focused neighbourhood where everything you need is within easy reach. With new shops, a nursery and public spaces built into the development, Northwick Parkside is more than a postcode, it's a place to grow, connect and thrive.*

*Due to be delivered as part of wider masterplan vision.



Computer generated image is indicative only

ENJOY THE BUZZ OF THE LOCAL AREA

UNWIND IN NATURE, MOMENTS FROM HOME

When it's time to unwind step outside and you're moments from Northwick Park's open green spaces, complete with sports pitches, an outdoor gym and a peaceful brook. Grab a flat white and stroll through the leafy playing fields of Northwick Park, perfect for picnics, dog walks or a kickabout with the kids. Explore Fryent Country Park's 103 hectares of rolling fields or enjoy panoramic views from Harrow Viewpoint.



NORTHWICK PARKSIDE

FROM BRUNCH TO BOXPARK

When it comes to food and culture you are spoiled for choice. Stop for brunch at The Dolls House on the Hill, sip artisan coffee at The CoffeeWorks Project or dive into global flavours at Boxpark Wembley. A short drive away, creatives can access Harrow Arts Centre that hosts theatre, live music, dance and visual arts events or tap into local history at the Harrow Museum and Heritage Centre.



PLAYTIME, ANYTIME

Fancy something more adventurous? Try your hand at climbing at Harrow Wall Climbing Centre or tee off at Playgolf London. For family fun, Partyman World of Play is just around the corner.



SHOP BIG, SIP LOCAL

For shopping fans, head to Harrow's buzzing town centre. You'll find everything from high street favourites at St George's Shopping Centre to quirky cafés, global eats and cosy pubs like The Castle. And if you're in the mood for something epic, shop designer deals at Wembley Outlet or browse indie gems in Harrow on the Hill.



T A K E

A D E E P

B R E A T H

BIG THINGS ARE HAPPENING AT NORTHWICK PARKSIDE

Part of a wider masterplan delivering over 1,600 homes, the first 654 are already underway. Expect modern apartments, green courtyards, and a vibrant community hub with shops, cafés, a nursery and public spaces designed for connection and calm.

Next to Northwick Park Hospital and well-connected by transport, the scheme champions sustainability, accessibility, and inclusivity – with homes available through Private Sale, Shared Ownership, London Affordable Rent, London Living Rent, Social Rent, and Key Worker Accommodation. Enhanced pedestrian and cycle routes, plus ecological upgrades, make this a place built for the future.



R O O M

Across 4 distinct blocks the Shared Ownership offer at Northwick Parkside has been carefully considered. Each block has a range of apartments to choose from, all benefiting from the lush green spaces and open public realm.



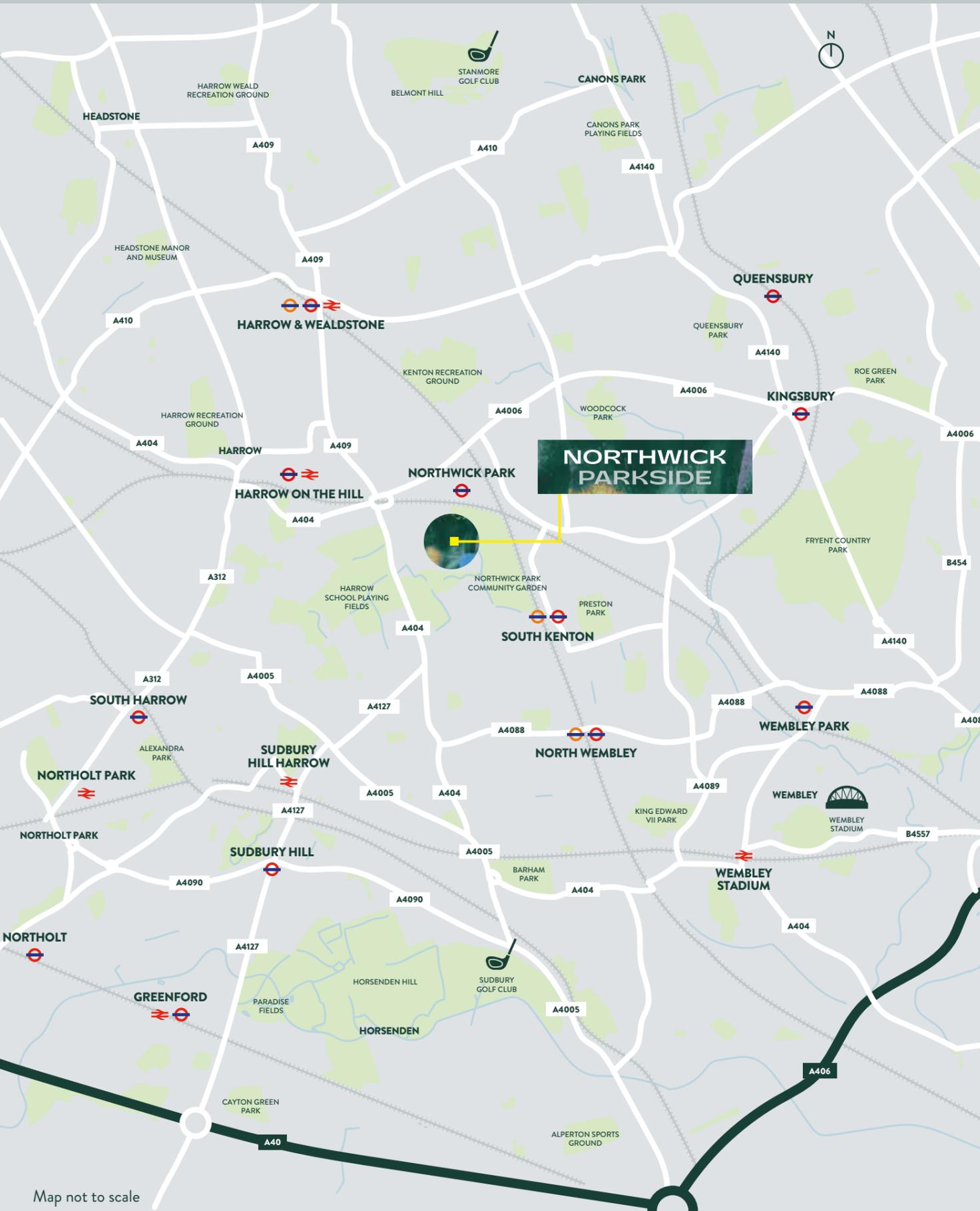
T O



With pleasant walkways, cycle routes, tree lined pedestrian parks - this is a neighbourhood with outdoor pursuits at its heart.

Sustainability and with a healthy environment of prime importance, Cobalt Place at Northwick Parkside is a prime example of future proofed fresh city living.

R O A M



Map not to scale

CLOSE TO EVERYTHING

Stay well connected from Northwick Parkside. With Northwick Park Station just a 5-minute stroll through the park and Kenton Station only 10 minutes away, you're effortlessly linked to the Metropolitan, Bakerloo and Overground lines.

Buses right outside the station take you to Harrow or Wembley, and major roads like the A40, A406, and M1 are close by. Whether you're commuting, exploring or heading into Central London, Northwick Parkside is close to everything.

 BY TUBE

 BY BUS

04

Minutes by tube from Northwick Parkside
WEMBLEY PARK
METROPOLITAN LINE

10

Minutes by bus from Northwick Parkside
HARROW
ROUTE 140

17

Minutes by tube from Northwick Parkside
BAKER STREET
METROPOLITAN LINE

15

Minutes by bus from Northwick Parkside
WEMBLEY
ROUTE 182

21

Minutes by tube from Northwick Parkside
EUSTON
LIONESSE LINE

20

Minutes by bus from Northwick Parkside
EDGWARE
ROUTE 292

23

Minutes by tube from Northwick Parkside
KING'S CROSS
METROPOLITAN LINE

25

Minutes by bus from Northwick Parkside
BRENT CROSS SHOPPING CENTRE
ROUTE 186

TOP CLASS EDUCATION

From early years, the convenience of nearby outstanding-rated schools in Kenton and Harrow ensures children can thrive from the beginning. The development itself will include a brand-new nursery just steps from your front door, perfect for busy parents. For older students and lifelong learners, the University of Westminster's Harrow Campus is just minutes away.

NURSERIES

Harmony Montessori
13 min walk

Windermere
14 min walk

Bright Horizons Kenton Day Nursery
15 min walk

Happy Days
21 min bus via Route 186

Bright Little Stars
24 min walk

Little Angels Childcare
27 min walk

PRIMARY SCHOOLS

Harmony Primary School
16 min walk

Preston Park Primary School
19 min walk

East Lane Primary School
24 min walk

Sudbury Primary School
26 min walk

Roxeth Primary School
31 min bus via Route H10

St George's Catholic Primary School
32 min walk

SECONDARY SCHOOLS

Wembley High Technology College
20 min walk

Preston Manor High School
26 min via Metropolitan line

Claremont High School
27 min bus via Route 183

John Lyon School
29 min bus via Route H10

Whitmore High School
30 min bus via Route 114

Heathland School
37 min bus via Route H10

COLLEGES

Wembley High Technology College
20 min walk

Harrow High School Sixth Form College
20 min walk

St Dominic's Sixth Form College
35 min bus via Route H17

UNIVERSITIES

University of Westminster
40 min via Metropolitan line

Middlesex University London
49 min via Route 183

Brunel University
53 min tube via Metropolitan line

London Metropolitan University
54 min tube via Metropolitan/Piccadilly line



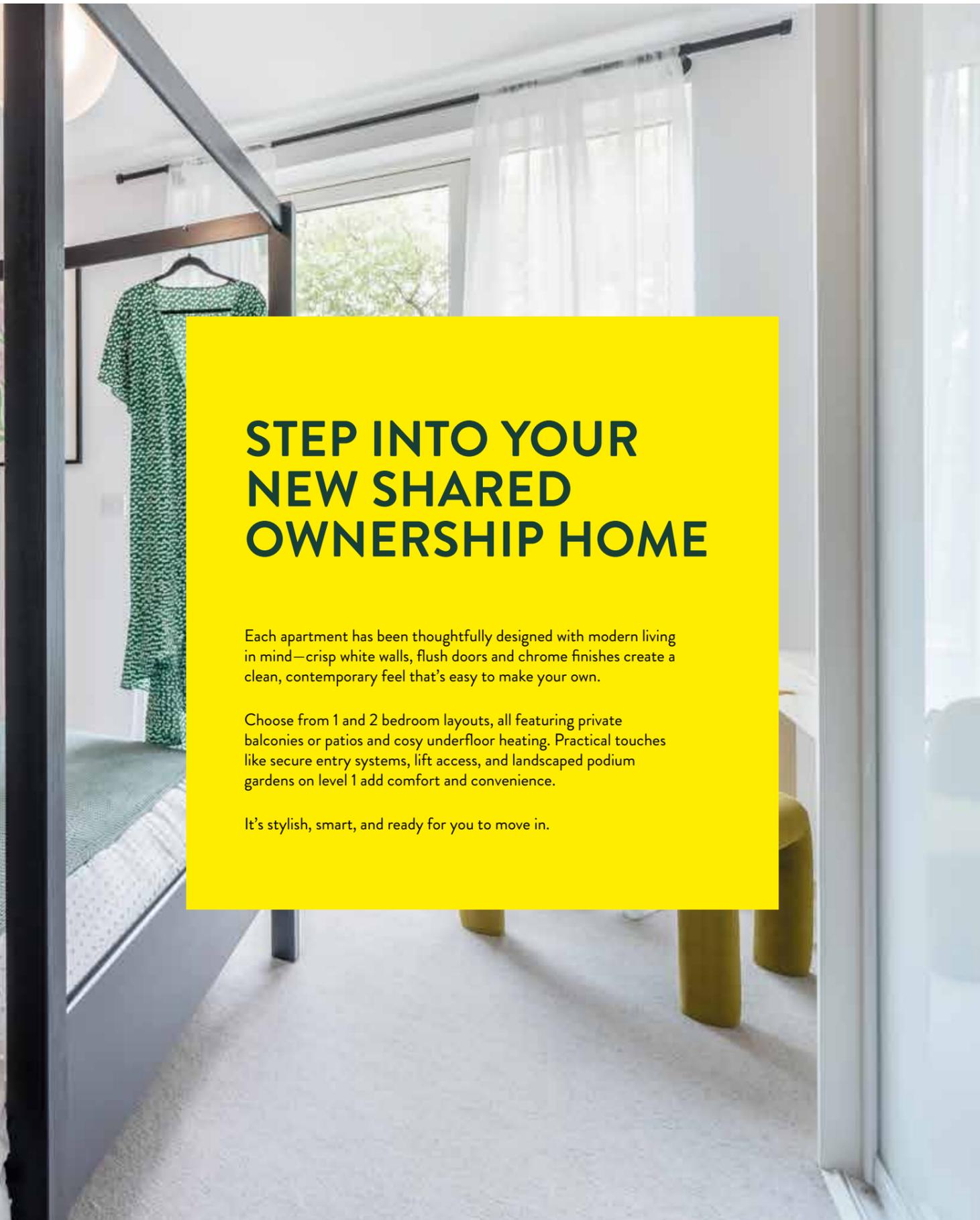
G R O W

E V E R Y

D A Y



Show apartment photography



STEP INTO YOUR NEW SHARED OWNERSHIP HOME

Each apartment has been thoughtfully designed with modern living in mind—crisp white walls, flush doors and chrome finishes create a clean, contemporary feel that’s easy to make your own.

Choose from 1 and 2 bedroom layouts, all featuring private balconies or patios and cosy underfloor heating. Practical touches like secure entry systems, lift access, and landscaped podium gardens on level 1 add comfort and convenience.

It’s stylish, smart, and ready for you to move in.



Show apartment photography



Show apartment photography

ELEVATE YOUR INTERIOR

Standout kitchens include two-tone designer units, soft-close drawers and integrated Indesit and Bosch appliances. Whether you're cooking for one or entertaining friends, the Pearl Granite worktops, LED strip lighting and Urban Salvaged Timber flooring bring both function and flair. Buyers can also personalise their space with a choice of two stylish kitchen colour schemes, allowing them to tailor the heart of their home to their taste.

Bathrooms are finished with large-format Saloni tiles, chrome fittings and Porcelanosa mirrored cabinets. Bedrooms feature built-in wardrobes with sliding glass doors, and soft neutral flooring for a calm, restful vibe.

O W N

At Northwick Parkside every home is designed to adapt to the way you live—whether you're raising a family, working from home or hosting friends for the weekend. Spacious layouts, private balconies or patios and thoughtful design details create a canvas for all kinds of lifestyles.

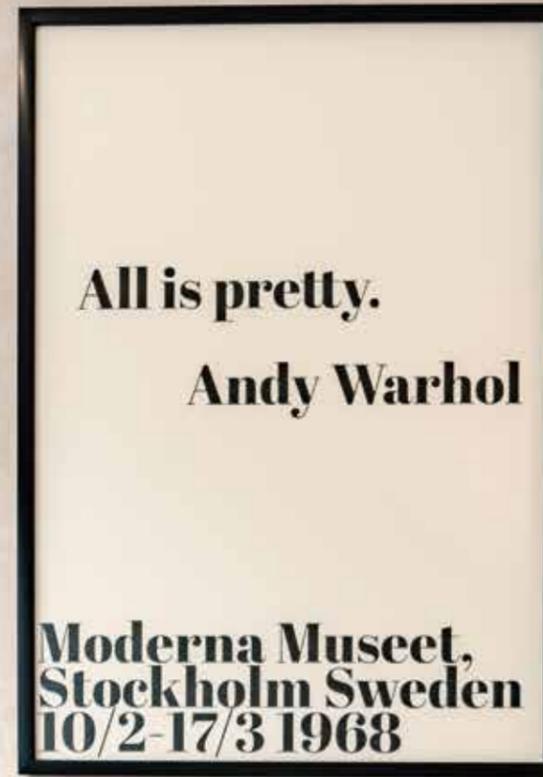


Y O U R



Need a quiet corner for Zoom calls, a bright space for playtime or room to entertain? These homes are built to flex with you. With a mix of 1 and 2 bedroom apartments, there's space to grow, connect and truly create your own home.

S P A C E



Show apartment photography

CRAFTED WITH CARE

LIVING/DINING AREA

Amtico Spacia luxury vinyl flooring in Urban Salvaged Timber.
TV socket set to living room (BT Master). All TV socket sets to include digital radio and terrestrial sockets.

KITCHENS

Amtico Spacia luxury vinyl flooring in Urban Salvaged Timber.
The Porcelanosa Malmo Blanco tiles provide a clean and modern look, perfectly complementing your kitchen's aesthetic.
Pearl Granite Symphony Worktop with splashback.
Two tone designer kitchen units with alternating palettes, all with soft close doors and drawers and square-edged chrome trim handles in Gun Metal grey.

Ground floor & alternating floors palette 1 units includes Matt Smooth Indigo base and tall unit level finish, Matt Smooth Pebble finish to wall units, all with soft close doors and concealed handles.

First floor & alternating floors palette 2 units includes Dark Stone base and tall unit level finish.

Equipped with a premium cutlery tray, pan drawer, waste separation system, and a tall unit for optimal storage solutions.

Fully integrated Indesit electrical appliances to include:

- Stainless steel electric fan oven.
- Electric 4 ring hob and Hotpoint cooker hood.
- Fridge/Freezer.

Bosch integrated appliances to include:

- Dishwasher.
- Washer/Dryer.
- 1.5 bowl composite sink with drainer; Graphite colour.
- All units are fitted with LED flexi strip lighting.



Show apartment photography



Show apartment photography

BEDROOM

Oakdale Supreme flooring.

Main bedroom double socket includes USB.

Portico aluminium framed glass sliding door wardrobe with shelf and hanging rail and white frame in arctic white gloss.

White pendant lighting set.

BATHROOMS

Large format slip-resistant ceramic wall tiles installed full height around baths and showers.

Ceramic tiled flooring.

Ideal Standard W/C with a soft close seat cover and flush plate.

Ideal Standard semi counter top basin with a sleek mixer tap.

GENERAL SPECIFICATION

Walls and ceilings finished in white.

Square edge architraves and skirting.

Internal flush doors.

Chrome lever door handles with a concealed fix sprung round rose.

Audio/ visual security entry phone system to main entrance and all apartments.

Underfloor heating throughout.

Thermostatically controlled central heating with programmer (located in kitchen).

White double sockets throughout and plastic slimline switches.

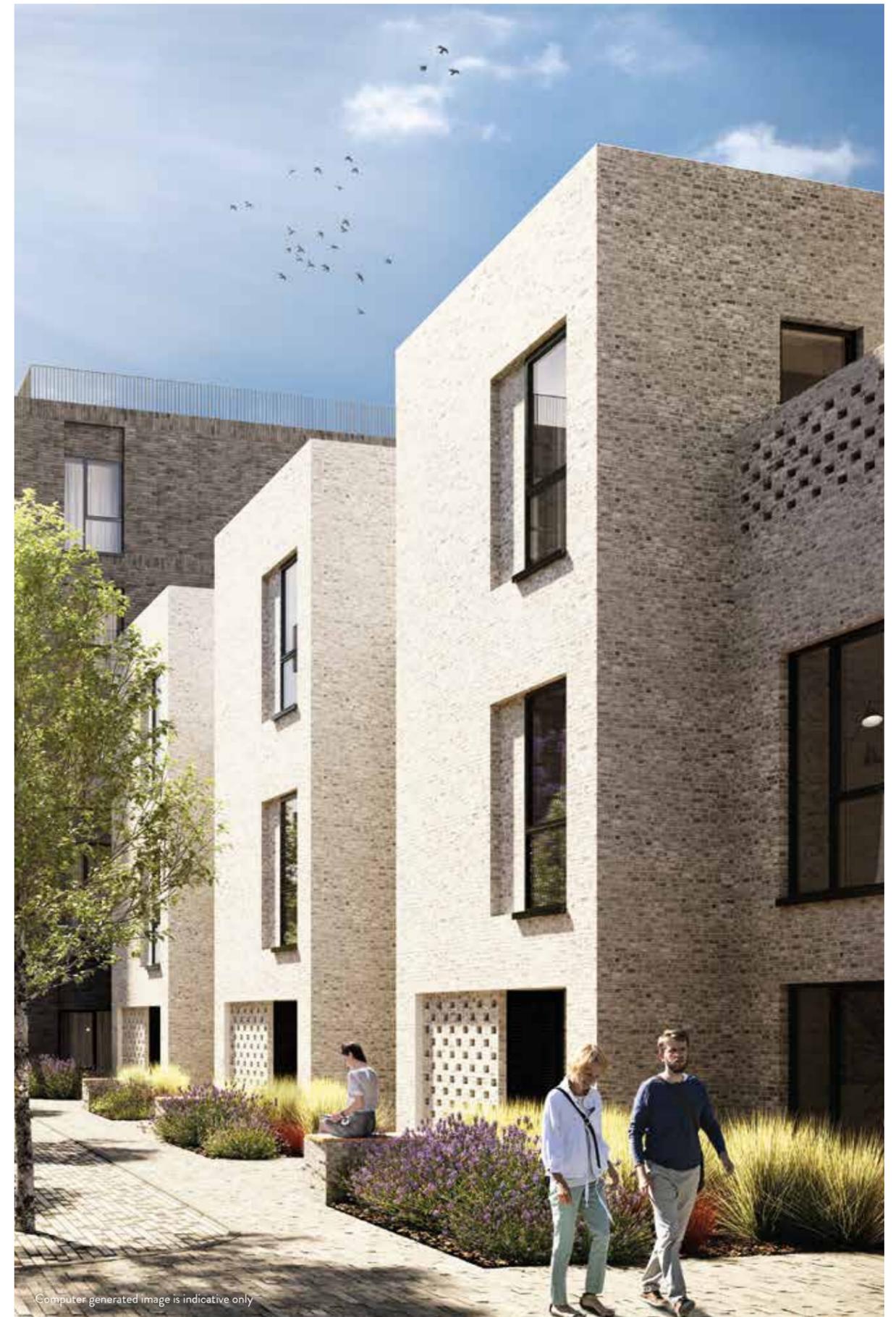
Main BT Master in the CCU with TV sockets to all bedrooms.
Sky Q wired to the main lounge plate and bedrooms via a wireless minibox. (Subject to subscription).

Sky Broadband, BT Fiber or Hyperoptics all offering high speed fibre connections. (Subject to subscription).

Double glazing throughout.

Individual lockable mailboxes.

All apartments have access to a balcony or patio.



Computer generated image is indicative only

10 REASONS TO BUY AT NORTHWICK PARKSIDE

Buying a home is a big decision—but at Northwick Parkside, it's one you can feel confident about. From beautifully designed apartments and vibrant green spaces to unbeatable transport links and a thriving new community, this is a place built for real life. Whether you're stepping onto the property ladder or looking for a smart investment, here are ten standout reasons why Northwick Parkside should be at the top of your list.

- 01**
Affordable quality homes
- 02**
Getting onto the property ladder
- 03**
Opportunity to staircase
- 04**
Shares start from 25%
- 05**
Great local amenities
- 06**
Well-connected
- 07**
Lower monthly costs with Shared Ownership
- 08**
Pet friendly
- 09**
Vibrant new community
- 10**
Lush green surroundings



HOW SHARED OWNERSHIP WORKS

Our homes at Northwick Parkside are available to purchase with Shared Ownership, providing you with an affordable way onto the property ladder.

It's an opportunity to buy the home that's right for you without needing a large mortgage or the deposit that goes with it. Put simply, you buy a share in the home that's affordable for you (typically 25-40%) and pay a reduced rent on the share we own.

Deposits start from just 5-10% of your share value, offering an achievable savings goal that helps you get moving sooner.



As your finances allow, you can buy further shares in your home as and when you choose. This is through a process known as staircasing. The amount you pay us in rent will go down as the amount of the property you own goes up.

Shared Ownership is subject to availability and qualifying criteria. Priority will be given to people living or working in the London Borough of Brent.

Service charges apply to cover the cost of communal maintenance and building insurance.



SNG are one of the UK's top housing associations, providing over 84,000 homes across the South of England, including London.

We are passionate about giving everyone the opportunity to own a home of their own and work closely with local authorities to deliver high-quality, affordable homes in desirable places for our customers. To date, we've helped thousands of customers step onto the property ladder with Shared Ownership, and thanks to our social purpose we will continue to help thousands more.

We're proud to be a home builder with a difference, reinvesting every pound of profit we make into our new and existing homes and services so that we can maintain the highest standards of living and environment for our customers and communities. We know that the more houses we can build, the more homeowners we can help – and that's the best part.

For more information visit www.sng.org.uk



Visit our marketing suite:
[///belong.become.shows](http://belong.become.shows)
 Northwick Park, Harrow, HA1 3UJ

GETTING THERE

Via tube:
 Exit Northwick Park tube station and turn left out of the station. Continue walking towards the park, following the directional stickers, then after a few minutes turn right at the bridge, away from the park and into Northwick Parkside.

Via car:
 Head towards The Fairway, just south of Northwick Park, and continue straight onto Capital Ring. You'll reach Northwick Car Park, where signs will guide you on foot to the development.



Rectory Park



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. Shared Ownership T&C's apply. See sales.sng.org.uk for details. Sovereign Network Group is charitable. June 2025. Designed and produced by Four Agency Worldwide.

WORKING IN PARTNERSHIP

