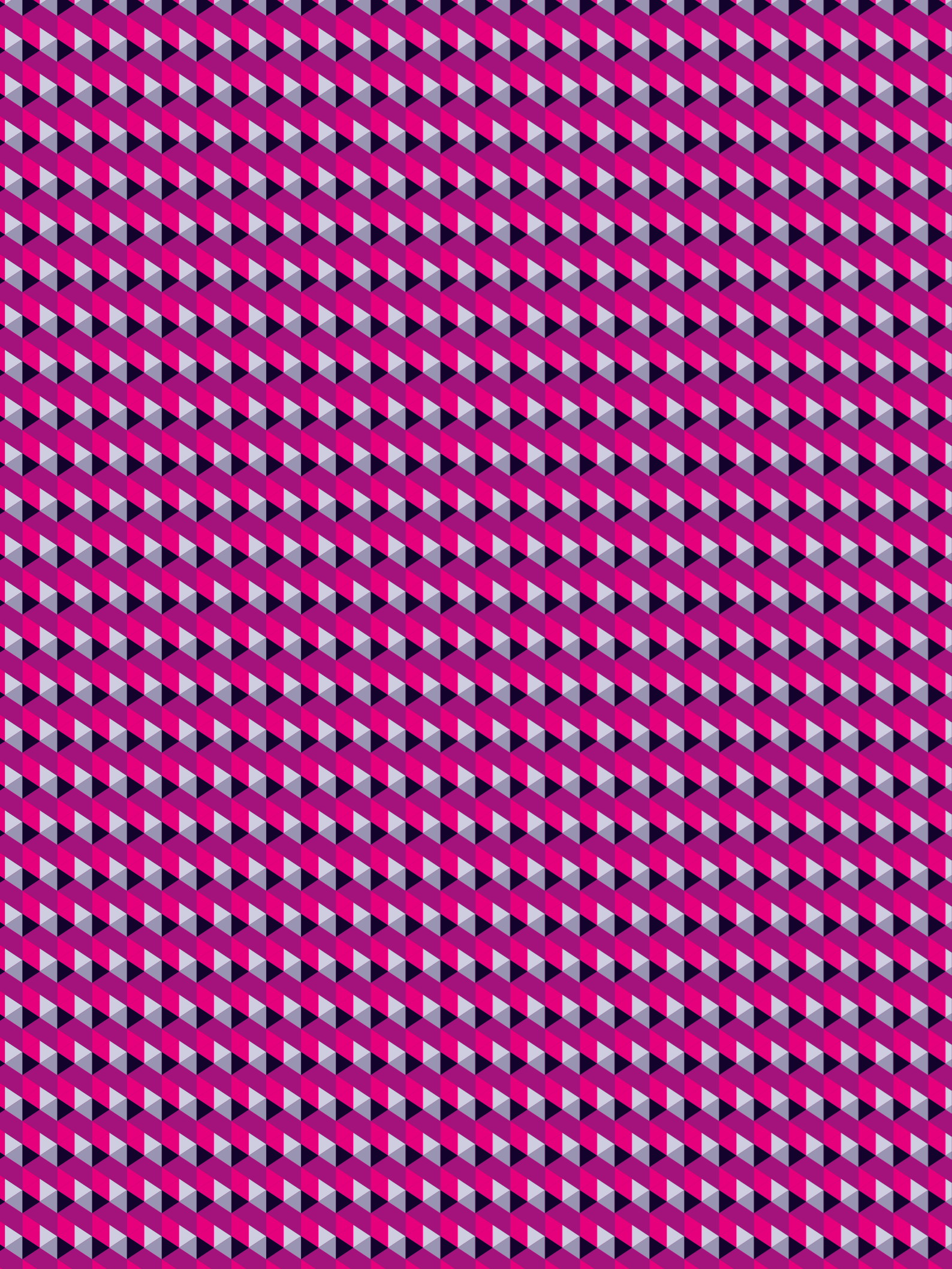


CASA CASA CASA CASA

SHARED OWNERSHIP APARTMENTS WITH





CASA, AT VISTA

Casa is your invitation to get a foot on the property ladder with a Shared Ownership apartment in the prestigious Vista development.

At the heart of Wembley Park in this vibrant new neighbourhood you can enjoy the best of 21st century urban living with a broad range of high-street shops and restaurants, world-renowned sporting events and top-flight entertainments on your doorstep. You can work out at the gym, unwind in the landscaped green spaces, or relax at the cinema nearby.

Wembley Park has excellent transport connections providing easy access to central London, the UK rail and road network, and even international airports. Your local stations will whisk you straight to central London via the Jubilee and Metropolitan tube lines from Wembley Park station and overground from Wembley Stadium station. It is just nine minutes from Marylebone, 12 minutes from Baker Street and recently welcomed the Night Tube.

At home in your own light, airy apartment you'll benefit from contemporary fitted kitchens and bathrooms, and modern design throughout.

With a total of 27 Shared Ownership units on offer of one, two or three bedrooms, there will be a Casa apartment to suit everyone.

Because 'casa' doesn't just mean house, it means home.

ABOVE AND BEYOND

The 27 Casa Shared Ownership homes sit within the Vista apartment complex in an elegant tower rising to 12 storeys, offering superb elevated views over this famous corner of West London.

Designed by award-winning architects Flanagan Lawrence, Vista will open onto Weaver Walk once completed, and includes the landscaped Elvin Square, a new two-acre public piazza filled with plane, cherry and silver birch trees. Families can take advantage of the shared play area, and there's plenty of quiet space to relax on lawns and benches.





THE NEIGHBOURHOOD

Wembley Park is known around the world for its international sporting events and concerts at The SSE Arena and Wembley. People come from miles for the big brands at London Designer Outlet (LDO).

As one of London's fastest growing neighbourhoods it is in the process of adding 7,000 new homes, as well as new and upgraded shopping and leisure destinations.

The area is also establishing itself as one of London's newest creative hubs, with a community of affordable artists' studios and workshops, a new theatre opening in Winter 2018 and an annual festival.

Alongside these attractions, Wembley Park still retains its neighbourhood feel thanks to independent shops, restaurants, cinemas, good schools, public parks, local activities, and a strong multicultural community.



ENTERTAINMENT & NIGHTLIFE

A year-round selection of world-class entertainment is available right on your doorstep, from the latest film releases at nine-screen Cineworld, to top-flight sporting events and concerts from international megastars at the Stadium and Arena. The upcoming Troubadour theatre will add a flexible performance space, attracting exciting new shows.

At a more local level, Yellow Pavilion community hub stages an eclectic mix of activities and classes, ranging from dance and yoga to urban gardening and an open-mic night.

Strengthening Wembley Park's reputation as a cultural hub, a new summer cultural festival is bringing performances, screenings, workshops, exhibitions, gigs and more (much of it free).

EATING & DRINKING

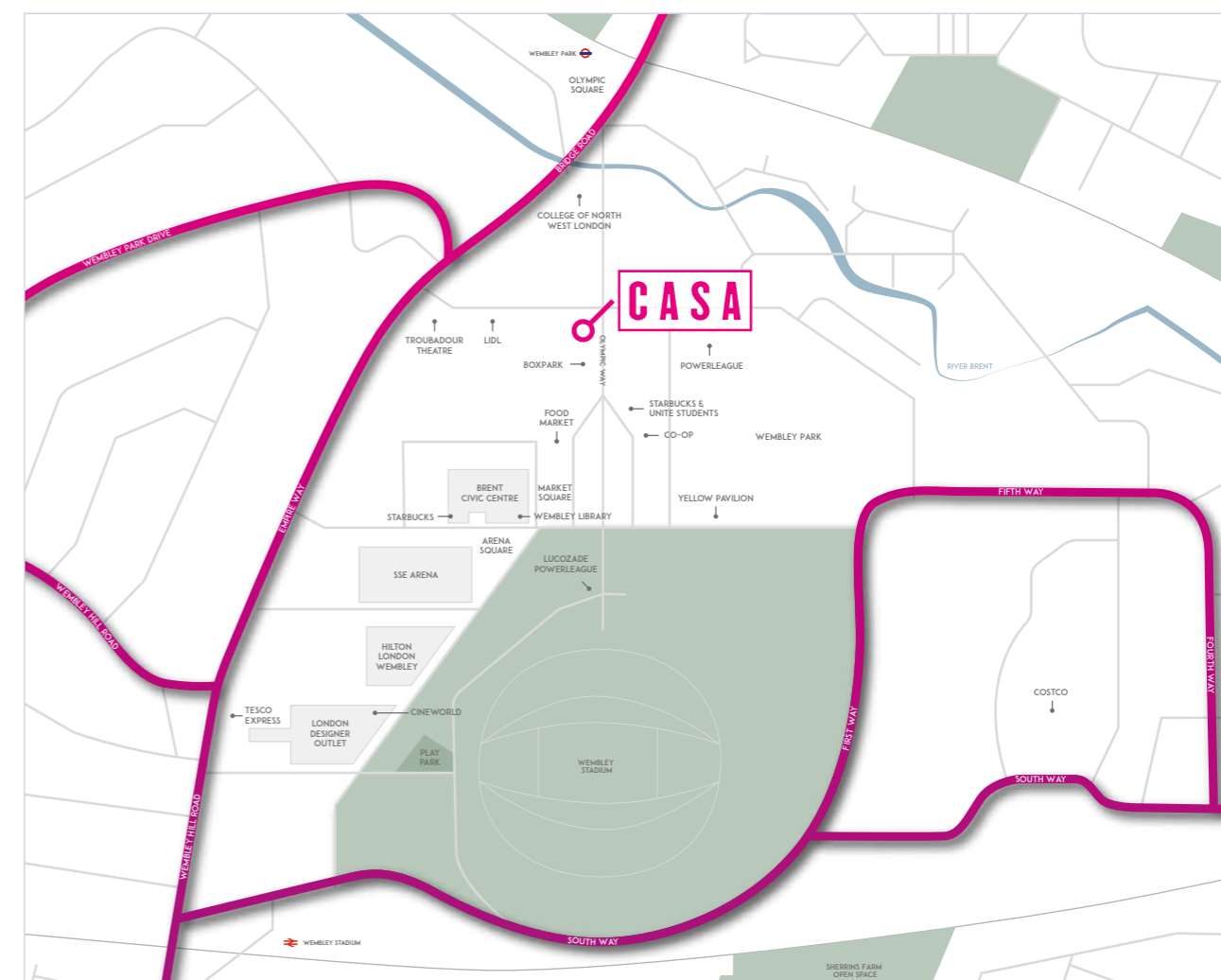
The LDO is home to several popular restaurant chains such as Pizza Express, Ping Pong and Frankie & Benny's, but Wembley Park is also emerging as a foodie destination thanks to lunchtime streetfood set up StreetDots and the weekly Wembley Wednesday Food Market. Another 27 innovative food and drink outlets are set to arrive towards the end of 2018 with the opening of the hip Boxpark mall and events space.

Wembley also remains one of London's best destinations for curry and South Asian food, particularly the local restaurants along Ealing Road. Meanwhile cocktail lovers and craft beer connoisseurs can sip in style at bars such as Las Iguanas, Lost Rivers, Cabana or Sugar Dumin'.

SHOPPING

The LDO houses more than 50 big brands offering up to 70% off high street prices. Make the most of street style from Adidas, Nike, Levis, The North Face; lifestyle shopping at Samsung, Sony, The Body Shop, Sunglass Hut, and Villeroy & Boch, and kids' treats at Hamleys and Haribo.

The upcoming Boxpark will host a fantastic mix of modern street food, local and global retail brands, and a Boxbar with craft beer, wines and spirits. You won't miss out on some of London's most desired events, as this unique destination will host various events throughout the year, with a capacity of approximately 2,000 people.





TRANSPORT

Wembley Park has excellent transport connections providing easy access to central London, the UK rail and road network, and even international airports.

Your local stations will whisk you straight to central London via the Jubilee and Metropolitan tube lines from Wembley Park station and overground from Wembley Stadium station. It is just 12 minutes by tube from Baker Street, 24 minutes from Marylebone and recently welcomed the Night Tube.

TRAVEL TIMES FROM CASA

<div><div><div></div><div>Baker Street</div><div>12 mins</div></div><div><div></div><div></div></div></div>	<div><div><div></div><div>Bond Street</div><div>18 mins</div></div><div><div></div><div></div></div></div>	<div><div><div></div><div>King's Cross</div><div>St. Pancras</div><div>19 mins</div></div><div><div></div><div></div><div>EUROSTAR</div></div></div>	<div><div><div></div><div>Paddington</div><div>20 mins</div></div><div><div></div><div></div></div></div>	<div><div><div></div><div>Green Park</div><div>20 mins</div></div><div><div></div><div></div></div></div>	<div><div><div></div><div>Oxford Circus</div><div>21 mins</div></div><div><div></div><div></div></div></div>	<div><div><div></div><div>Waterloo</div><div>22 mins</div></div><div><div></div><div></div></div></div>	<div><div><div></div><div>Southwark</div><div>24 mins</div></div><div><div></div><div></div></div></div>	<div><div><div></div><div>London Bridge</div><div>25 mins</div></div><div><div></div><div></div></div></div>	<div><div><div></div><div>Victoria</div><div>25 mins</div></div><div><div></div><div></div></div></div>	<div><div><div></div><div>Leicester Square</div><div>27 mins</div></div><div><div></div><div></div></div></div>	<div><div><div></div><div>Liverpool Street</div><div>30 mins</div></div><div><div></div><div></div><div></div></div></div>	<div><div><div></div><div>Canary Wharf</div><div>34 mins</div></div><div><div></div><div></div></div></div>	<div><div><div></div><div>Heathrow Airport</div><div>49 mins</div></div><div><div></div><div></div></div></div>
Regent's Park Lord's Cricket Ground	Designer shopping Selfridges	Paris Gare du Nord 2hrs 30 mins	Heathrow Airport 15 mins via Heathrow Express	Piccadilly Royal Academy of Arts Burlington Arcade	John Lewis Liberty Nike store Topshop	Southbank National Theatre Royal Festival Hall Haywood Gallery IMAX London Eye	Tate Modern	The Shard	Gatwick Airport 30 mins	Theatreland National Gallery	Stansted Airport 27 mins	London City Airport 16 mins	New York 7hrs 5 mins

*Crossrail will offer a full service from December 2019. Source crossrail.co.uk
London Underground travel times are approximate. Source TfL.





LIFESTYLE & GREEN SPACE

Life at Casa offers convenience and ease - you'll find a pool, gym, sauna and fitness classes at The Better Gym or Vale Farm Sports Centre nearby.

Family-friendly King Edward VII Park has a playground, gardens and sports pitches for everyone to enjoy. Wide open spaces are to be found close by: woodland and wildlife at Fryent Country Park nature reserve, watersports at Brent Reservoir and Welsh Harp Lake, and premier greens at Sudbury Golf Club. Thanks to excellent road and rail routes, the rolling hills of the Chilterns are within easy reach, an official Area of Outstanding Natural Beauty.



YOUR NEW HOME

A range of stylish apartments are on offer for Shared Ownership, including one, two and three-bedroom layouts, all with access to bike storage and their own private balcony.

COMFORT & STYLE

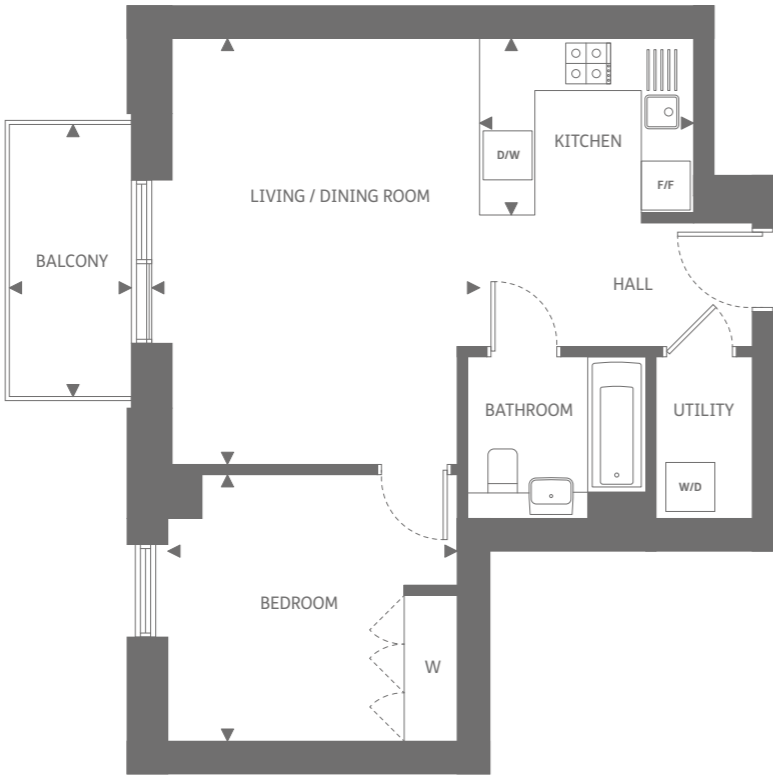
Casa apartments are designed for a simple, contemporary look favouring neutral colours, natural materials and plenty of light. Fitted bathrooms and kitchens with high-quality Beko appliances, and space-saving storage throughout provide convenience and an uncluttered style. It couldn't be easier to make yourself instantly at home.





1 BEDROOM APARTMENT

703 — SEVENTH FLOOR // 803 — EIGHTH FLOOR // 903 — NINTH FLOOR
1003 — TENTH FLOOR // 1103 — ELEVENTH FLOOR // 1203 — TWELFTH FLOOR

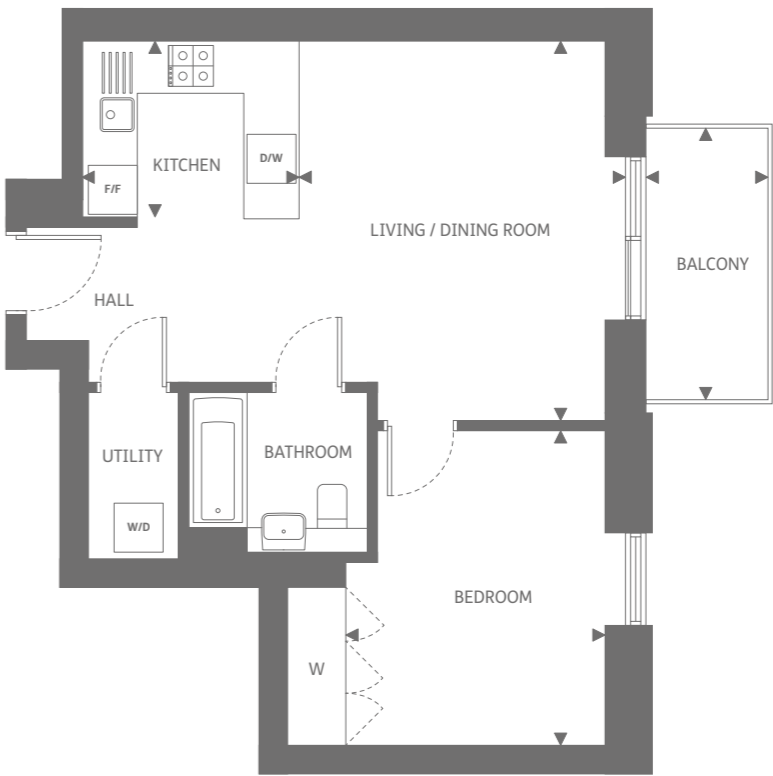
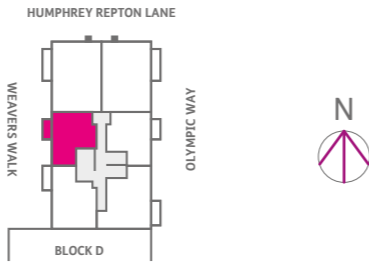


DIMENSIONS

Kitchen	8'7" x 7'1"	2620mm x 2170mm
Living / Dining Room	17'2" x 13'2"	5240mm x 4020mm
Bedroom	10'9" x 11'8"	3280mm x 3560mm
Balcony	10'10" x 4'11"	3310mm x 1500mm
Net internal area; floors 7-10	547.8 sq ft	50.9 sq m
Net internal area; floors 11-12	553.3 sq ft	51.4 sq m

KEY — F/F: Fridge Freezer // W/D: Washer Dryer // D/W: Dishwasher // W: Wardrobe

* Floorplans are not to scale and are indicative only. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. Balcony sizes and locations may differ from those illustrated.

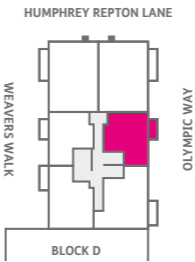


DIMENSIONS

Kitchen	7'1" x 8'5"	2170mm x 2620mm
Living / Dining Room	15'3" x 13'2"	4670mm x 4030mm
Bedroom	12'7" x 10'4"	3860mm x 3160mm
Balcony	10'10" x 4'11"	3310mm x 1500mm
Net internal area; floors 7-10	547.8 sq ft	50.9 sq m
Net internal area; floors 11-12	554.3 sq ft	51.5 sq m

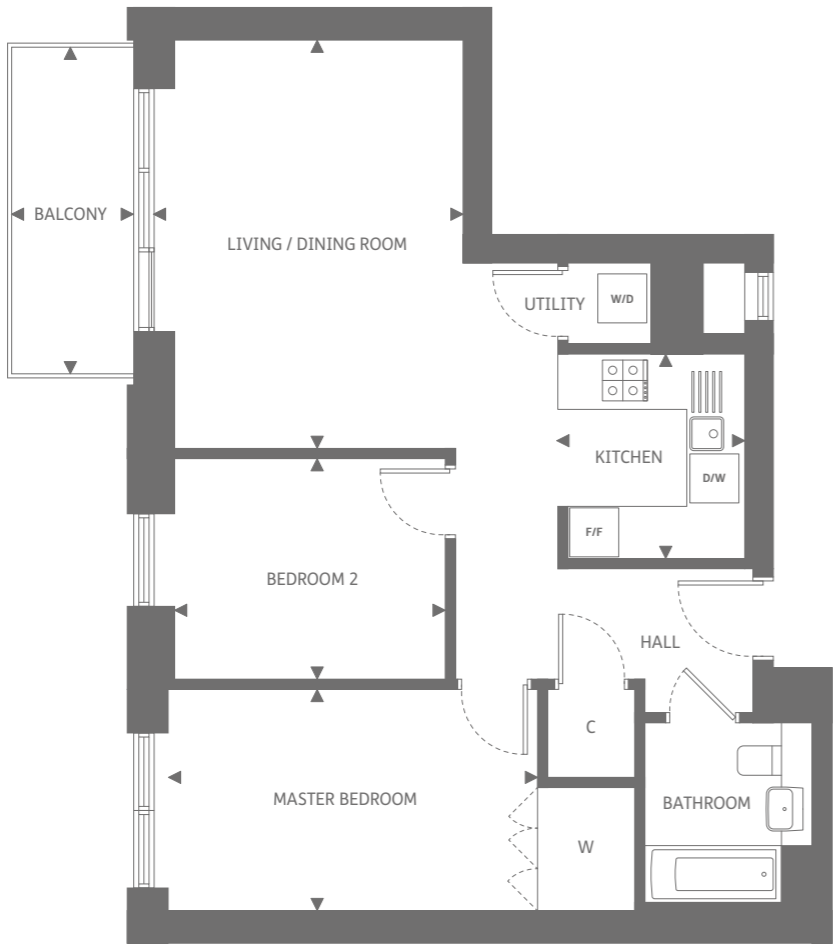
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2 BEDROOM APARTMENT

902 — NINTH FLOOR // 1002 — TENTH FLOOR
1102 — ELEVENTH FLOOR // 1202 — TWELFTH FLOOR

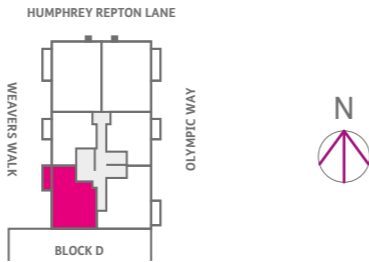


DIMENSIONS

Kitchen	7'3" x 8'2"	2220mm x 2500mm
Living / Dining Room	16'4" x 12'3"	4980mm x 3750mm
Master Bedroom	14'10" x 8'10"	4530mm x 2710mm
Bedroom 2	10'9" x 8'11"	3300mm x 2740mm
Balcony	4'11" x 13'1"	1500mm x 3990mm
Net internal area	726.5 sq ft	67.5 sq m

KEY — F/F: Fridge Freezer // W/D: Washer Dryer // D/W: Dishwasher // C: Cupboard // W: Wardrobe

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DIMENSIONS

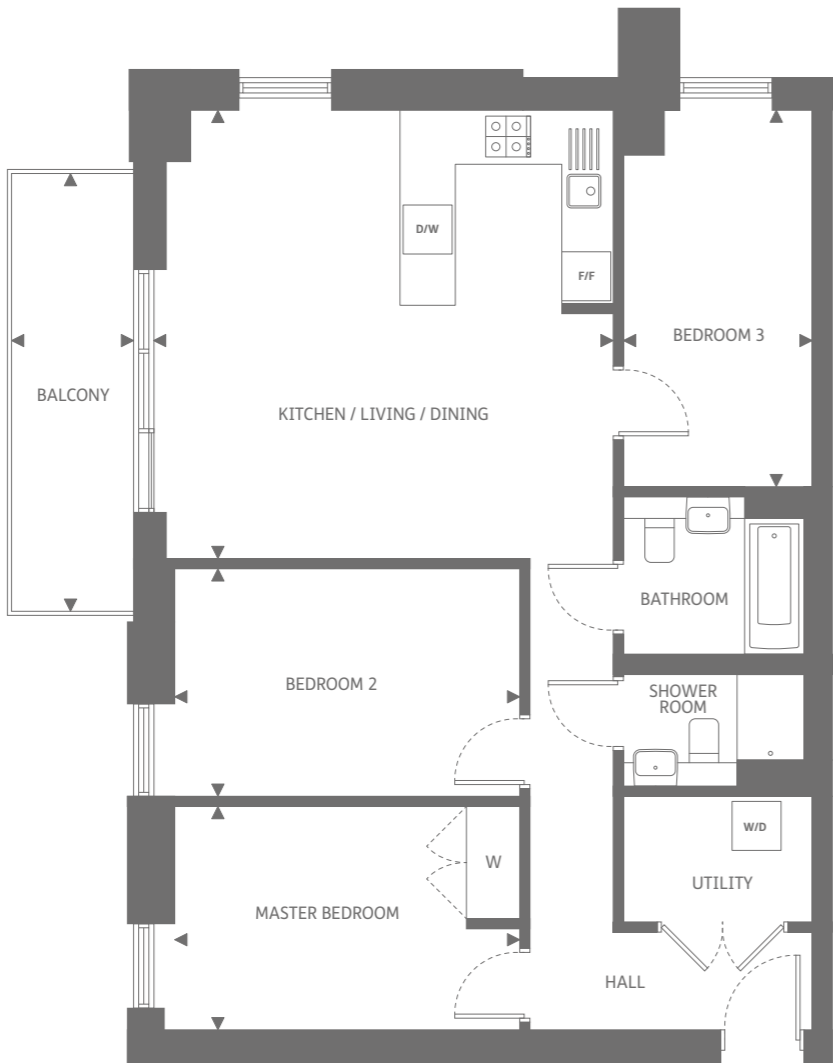
Kitchen	8'2" x 7'1"	2500mm x 2160mm
Living / Dining Room	12'2" x 19'0"	3730mm x 5810mm
Master Bedroom	12'9" x 10'5"	3900mm x 3200mm
Bedroom 2	10'2" x 10'8"	3100mm x 3270mm
Balcony	4'11" x 13'1"	1500mm x 3990mm
Net internal area	731.9 sq ft	68.0 sq m

KEY — F/F: Fridge Freezer // W/D: Washer Dryer // D/W: Dishwasher // C: Cupboard // W: Wardrobe

* Floorplans are not to scale and are indicative only. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. Balcony sizes and locations may differ from those illustrated.

3 BEDROOM APARTMENT

1004 — TENTH FLOOR // 1104 — ELEVENTH FLOOR // 1204 — TWELFTH FLOOR

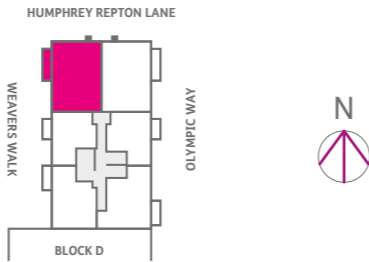


DIMENSIONS

Kitchen / Living / Dining	18'0" x 18'6"	5500mm x 5640mm
Master Bedroom	9'0" x 14'1"	2750mm x 4300mm
Bedroom 2	9'2" x 13'9"	2800mm x 4210mm
Bedroom 3	15'1" x 7'7"	4600mm x 2320mm
Balcony	17'5" x 4'11"	5330mm x 1500mm
Net internal area	962.2 sqft	89.4 sq m

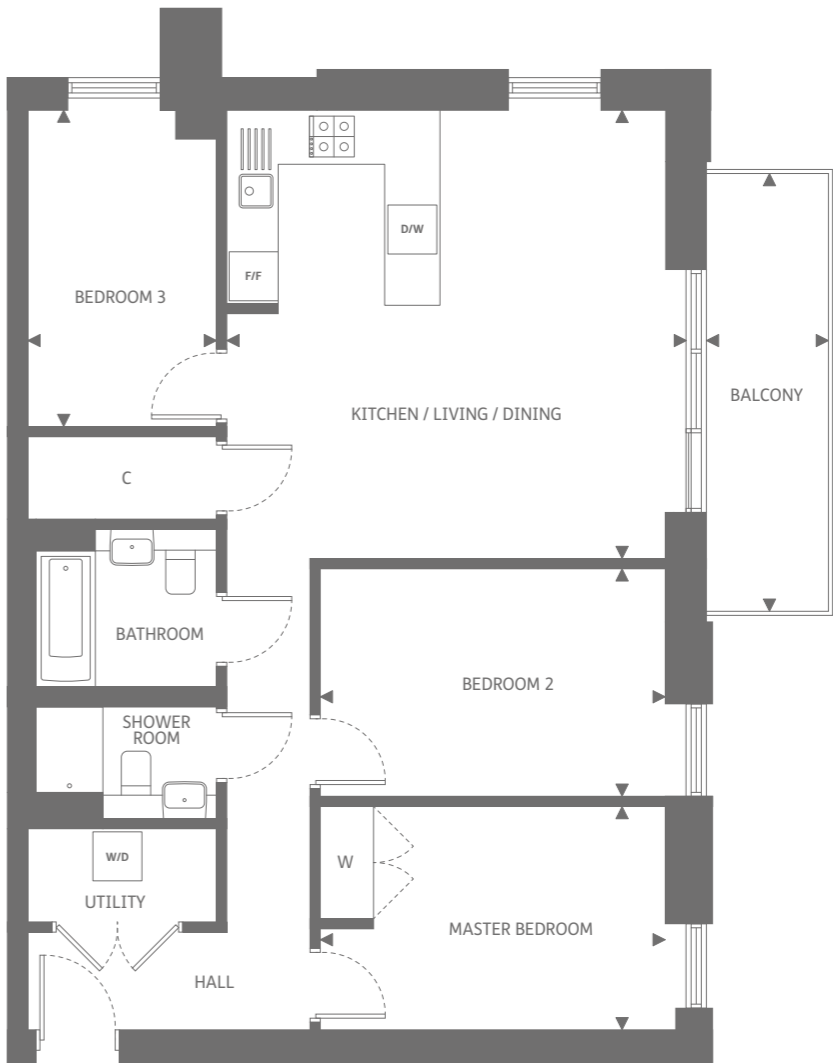
KEY — F/F: Fridge Freezer // W/D: Washer Dryer // D/W: Dishwasher // W: Wardrobe

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3 BEDROOM APARTMENT

1005 — TENTH FLOOR // 1105 — ELEVENTH FLOOR // 1205 — TWELFTH FLOOR

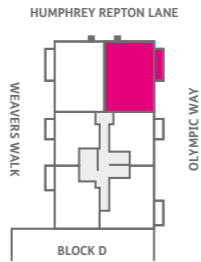


DIMENSIONS

Kitchen / Living / Dining	18'0" x 18'6"	5500mm x 5640mm
Master Bedroom	9'0" x 14'1"	2750mm x 4300mm
Bedroom 2	9'2" x 13'9"	2800mm x 4210mm
Bedroom 3	12'7" x 7'7"	3860mm x 2320mm
Balcony	17'5" x 4'11"	5330mm x 1500mm
Net internal area	961.2 sq ft	89.3 sq m

KEY — F/F: Fridge Freezer // W/D: Washer Dryer // D/W: Dishwasher // C: Cupboard // W: Wardrobe

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SPECIFICATION

KITCHEN

- Grey lacquered laminate cupboard doors
- Composite stone worktops and Blanco Norte splashback
- Stainless steel sink and chrome taps
- Beko single oven and telescope extractor hood
- Karndean, Frosted Birch vinyl flooring
- White recessed LED downlights

BEDROOMS

- White recessed LED downlights
- Built in wardrobe to master bedroom
- Karndean, Frosted Birch vinyl flooring

HALLWAY

- Karndean, Frosted Birch vinyl flooring
- White recessed LED downlights

ELECTRICAL

- Brushed stainless steel switches and sockets
- LED lights to balconies and terraces

GENERAL

- Boiler, timer and thermostat to each apartment
- Beko washer/ dryer
- Steelrad radiators
- Hardwood internal doors with spyhole
- Double glazed windows
- Balcony to each apartment

COMMUNAL AREAS

- Access control panel intercom
- Cycle stores
- Refuse stores
- Lockable postbox
- CCTV to lobby, refuse stores and external areas
- Podium level one access*

*Shared between residents of Block C and D

Indicative specification only and correct at the time of print. Please consult a sales advisor for more details. Network Homes reserve the right to change the specification without prior notice. We are unable to accommodate any individual changes, additions or amendments to the specification, layout or plans to any individual apartments. November 2018.



PROVIDING LOCAL HOMES FOR LOCAL PEOPLE

These beautiful homes at Casa are available to purchase on a Shared Ownership basis, offering a perfect opportunity for local people to get a step on the property ladder. The Shared Ownership scheme aims to help those who want to buy a home of their own, but who cannot afford the cost of buying outright. It's a wonderful way to get on the property ladder.

At Casa, Shared Ownership gives you the opportunity to buy a share of your new home. The rest 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 communal maintenance and this includes the building's insurance. The service charge is payable whatever percentage of your home you own.

Shared Ownership is subject to availability and qualifying criteria. Priority will be given to people living and working in the London Borough of Brent. Every application is assessed individually so talk to one of our sales advisors to find out if you can apply.

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. Obviously, the more you own, the less rent you pay.

ABOUT US



Award-winning Network Homes is one of the strongest housing associations. We love to build and we take great pride in the homes we deliver and manage. We are one of the UK's leading providers of quality homes with a portfolio of 20,000 properties.

We build prestigious homes for market sale and Shared Ownership (part rent, part buy). We operate commercially but our profits are reinvested back into building more homes and offering a first class service to our customers.

We take pride in providing an impressive specification which, coupled with sustainable design features, means our homes are ideal for modern living. We've been dedicated to doing this for over 40 years, since we were formed in 1974. Without a good home it is difficult for anyone to feel comfortable, happy or secure in their life.

We believe everyone needs a good home, because good homes make everything possible.



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Shared Ownership is subject to availability and qualifying criteria. 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. The images and photographs contained in this brochure are not all of the development Casa. This brochure includes photographs of the surrounding area 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 distribution. November 2018.

SHARED OWNERSHIP APARTMENTS AT VISTA

*“Because good homes make
everything possible”*

