

WEMBLEY PARK GARDENS

LEASE & SERVICE CHARGE
INFORMATION

BARRATT
— LONDON —





A new way of life at Wembley Park Gardens

Wembley Park Gardens is a landmark new development in the heart of north-west London's iconic, cultural hotspot. Rising to 21 storeys at its highest point, residents will enjoy outstanding views across the Wembley skyline.

DEVELOPER

Barratt London

LOCAL AUTHORITY

London Borough of Brent

BUILDING WARRANTY

10 Years NHBC

2 Years Fixtures & Fittings

TENURE

999 years from 14th September 2022

GROUND RENT

Zero

SALES TEAM DETAILS

Wembley Park Gardens - Barratt London



10 Watkin Road, Wembley, HA9 0NL



0203 011 5001



wembleyparkgardens@barrattlondon.com



www.barrattlondon.com

MANAGEMENT COMPANY DETAILS

Pinnacle



Pinnacle Housing Limited. 8th Floor. Holborn Tower. 137-144 High Holborn. WC1V 6PL



0207 017 2000



rms.operations@pinnaclegroup.co.uk



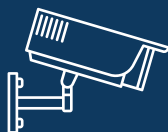
www.pinnaclegroup.co.uk



Service charges and what's included



Concierge



CCTV



Communal
Electricity
and Water



Buildings
Insurance



Repairs and
Maintenance



Window
cleaning



Energy Centre
maintenance



Bulk refuse
and Bin hire



Door Entry and
Lift Maintenance

Estimated Service Charge Prices

Property	Av. £/sqft	Est. service charge per annum
1 Bed (407sqft)	£3.46	£1,408
2 Bed (542 sqft)	£3.46	£1,875
3 Bed (692 sqft)	£3.46	£2,394

Click [here](#) or scan for a full list of what's included within your service charge



Energy efficiency

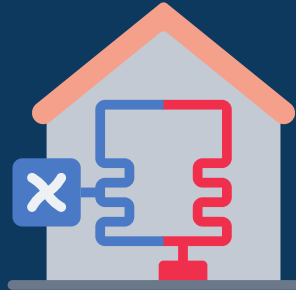
Wembley Park Gardens has been categorised as EPC B compared to the average grade D in London. Grade B is achieved by just 3.1% of existing properties – saving up to £2,226 per year.



[^] Indicative figures, based on research from Briary Energy, August 2023

Why use Air Source Heat Pumps?

An air source heat pump transfers heat from the outside air to water, which heats your rooms via radiators. It can also heat water stored in a hot water cylinder for your hot taps, showers and baths. The air source heat pump at Wembley Park Gardens is to provide 100% of energy load requirements.



Additional Charges Exclusive of VAT and other taxes as appropriate. Subject to Change.

Property	ESCO* Charge
1 & 2 bed	£350

Your heat supply contract will be via an Energy Services Company (ESCO), which ensures we obtain the best prices and customer service.

This is operated and monitored 24 hours a day, 365 days a year by specialist teams which is covered by the Annual Energy Service Charge along with maintenance.

*Based on approximate output of 63.75kWp per year. 1 kWp based on 1000 kWh. Figure based on an average annual usage of 1800 kWh of electricity in an apartment for 1-2 people. Source: <https://www.ofgem.gov.uk/average-gas-and-electricity-usage>. Energy generated is used to power communal areas which leads to reduced service charges.



What you will find at Wembley Park Gardens

Creating a more sustainable place to live

Set in the heart of north-west London's iconic, cultural hotspot, Wembley Park Gardens provides homebuyers with the best of sustainable city living, plus fantastic transport links and world class-amenities their doorstep.



3 years

Free membership
with Enterprise Car Club



1,150 sq-m

Green biodiverse
roofs



779

cycle
spaces



Air Source Heat Pumps installed,
leading to reduced carbon emissions
and energy bills



8

Habitat
and log piles



26

New trees
across 5 varieties



4

Podium gardens
with wildlife-friendly planting



Solar panels
on 4 apartment blocks

Car Club Benefits

Wembley Park Gardens residents will receive **3 years free** membership with Enterprise Car Club



Motorists could save **£1000 a year** using a car club

Source: www.thisismoney.co.uk

Living **car-free** saves



of **CO₂** a year

Source: www.inews.co.uk

Living **without** a vehicle is



for the climate as being a **Vegan**.

Source: www.inews.co.uk

The use of car sharing has **increased**

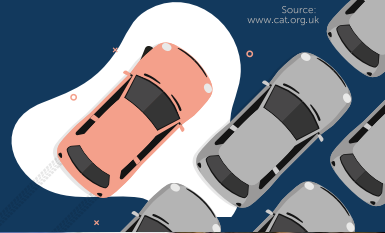
681%
in 10 years



Source: com.o.org.uk/shared-mobility/co-mobility-themes/mobility-trends/

1 car club replaces the carbon emissions of **five privately owned vehicles**

Source: www.cat.org.uk



We're dedicated to building high-quality, energy-efficient homes so you can buy with confidence.

Over 90% of homeowners would recommend us, which means we've been awarded the maximum 5 Stars from the Home Builders Federation for the 14th year in a row - the only major national housebuilder to achieve this.^A

All information correct at time of printing. Images are indicative only

^AWe are the only major national housebuilder to be awarded this key industry award every year since 2010. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. Based on HBF star rating scheme from 2010 to 2023 derived from the NHBC national new homes survey at eight weeks (<https://www.hbf.co.uk/policy/policy-and-wider-work-program/customer-satisfaction-survey/latest-results/>), over 90% of Barratt Developments PLC group customer would recommend our brands to a friend.

