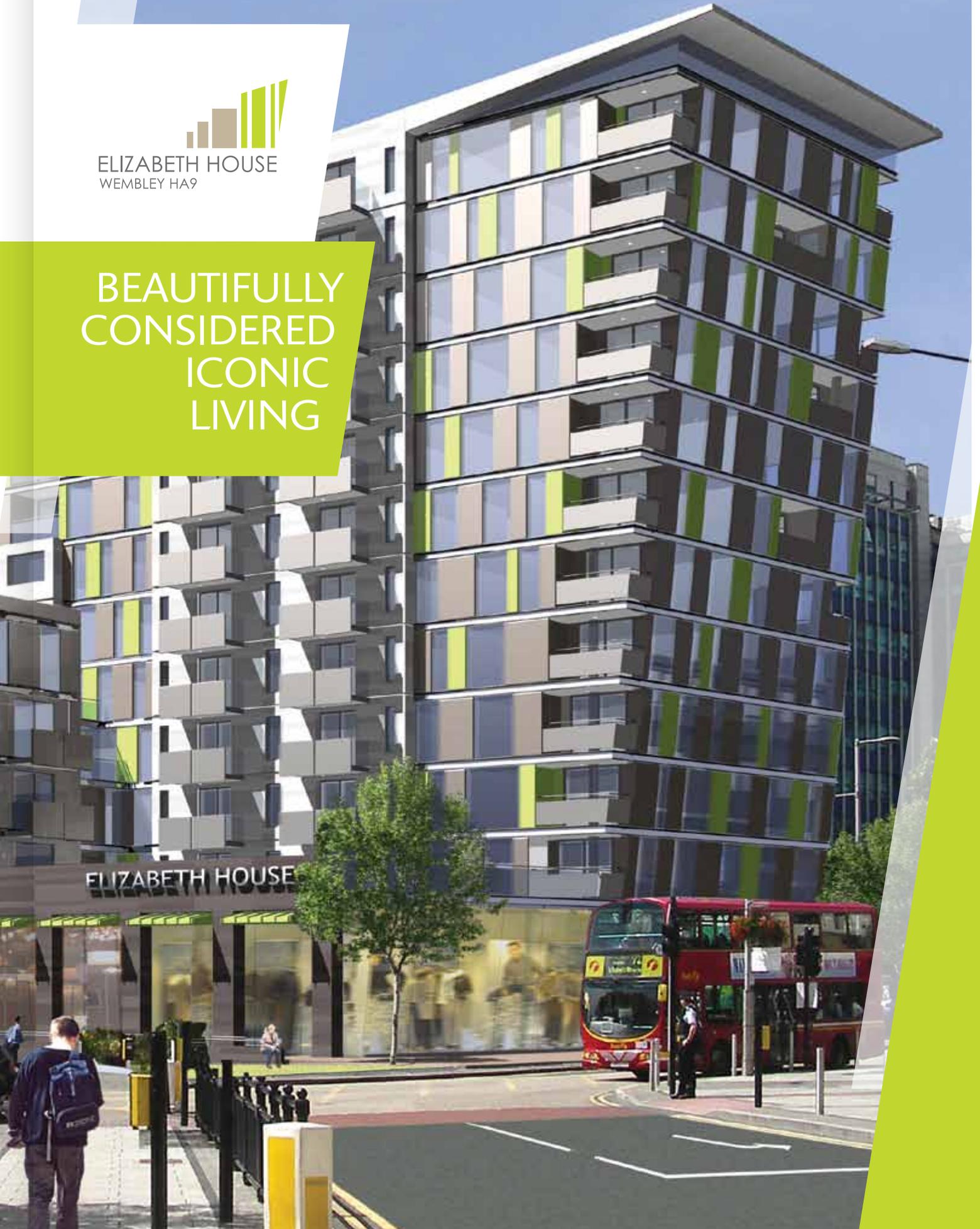




ELIZABETH HOUSE
WEMBLEY HA9

BEAUTIFULLY
CONSIDERED
ICONIC
LIVING







A LANDMARK DEVELOPMENT
OF 115 APARTMENTS CENTERED
IN THE HEART OF WEMBLEY.



ELIZABETH HOUSE IS A STRIKING RESIDENTIAL DEVELOPMENT OF 115 APARTMENTS, 69 OF WHICH ARE FOR PRIVATE SALE.

THIS LANDMARK DEVELOPMENT COMPRISES AN IMPRESSIVE 12 FLOORS AND IS DUE FOR COMPLETION LATE SUMMER 2013.



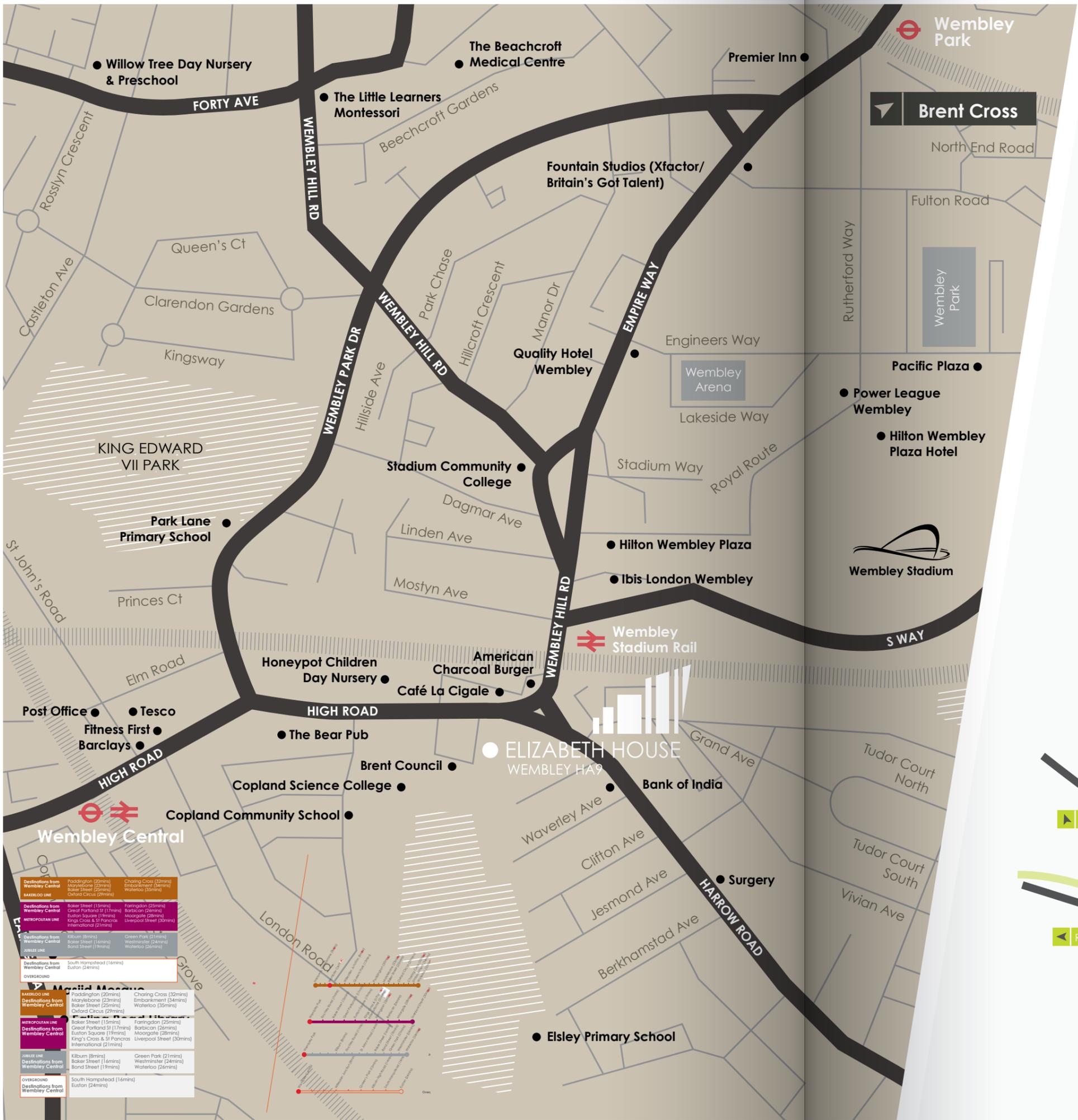
GETTING ABOUT

Home of the iconic Wembley Stadium and Wembley Arena, Elizabeth House holds excellent transport links, with Central London only 20 minutes away by public transport.

Elizabeth House is exceptionally well located, with a rich mix of shops, restaurants, transport connections and sporting facilities all close by, contributing to the unrivalled convenience of this part of Wembley.



Elizabeth House, High Road
Wembley, Middlesex HA9 6AQ



Line	Destination	Time
BAKEROO LINE	Paddington	20mins
	Marylebone	23mins
	Baker Street	25mins
	Oxford Circus	29mins
METROPOLITAN LINE	Baker Street	15mins
	Great Portland St	17mins
	Easton Square	19mins
	King's Cross & St Pancras	21mins
JUBILEE LINE	Kilburn	8mins
	Baker Street	16mins
	Bond Street	19mins
	Green Park	21mins
OVERGROUND	South Hampstead	16mins
	Easton	24mins

THE BEATING HEART OF WEMBLEY

With excellent transport links, local amenities and world-famous sports and entertainment venues, Wembley is fast becoming one of the Capital's most exciting neighbourhoods.

Numerous cafés line Wembley's cosmopolitan streets.



Only 20 minutes from Central London by public transport, and 4 miles from Brent Cross Shopping Centre. Wembley is a vibrant, exciting and cosmopolitan area of London. It is one of the UK's most culturally diverse places, full of contrasts and surprises, making it popular with local residents, businesses and, of course, sports and entertainment organisers.

Prominently positioned at the east end of Wembley High Road, less than one mile south of Wembley Stadium, Elizabeth House is exceptionally well located and boasts a rich mix of shops, restaurants, bars and cafes, transport links and sports and entertainment destinations, all contributing to the unrivalled convenience of this part of north west London.



Brent Cross Shopping Centre



Some of London's best indoor and outdoor recreational facilities can be found here.



Brent Cross Shopping Centre

Wembley offers an abundance of places to shop, relax and socialise.

Shopping to suit every taste, shape and size.



Brent Cross Shopping Centre

Continental coffee shops offer the perfect environment to either wake up or wind down.



International markets bring the tastes of the world to Wembley.



Brent Cross Shopping Centre

The streets are alive with colour and fresh produce.

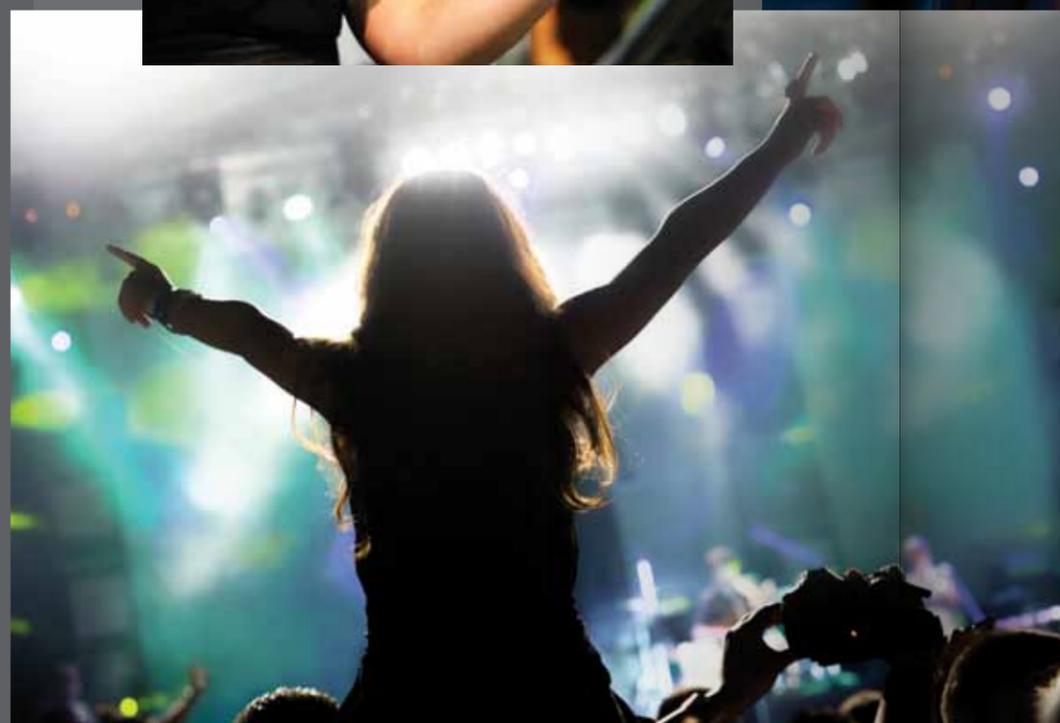


THE NEW WEMBLEY

In recent years, Wembley has firmly established itself as one of London's most important live entertainment destinations.

Wembley is synonymous with large-scale and high profile entertainment, from international sporting fixtures to popular televised events that are broadcast across the nation.

Local live music culture attracts some of the finest musicians from around the world.



Some of the world's most celebrated artists and musicians play to enormous crowds at Wembley's Stadium and Arena.

Wembley recently played host to some of the UK's most talked about events, including Strictly Come Dancing, Britain's Got Talent and the X Factor.

New Wembley Stadium, built on the site of the old stadium is the England team's home ground and one of the largest and best-known stadia in the world.

A BRAND NEW AND EXCITING DEVELOPMENT OF
BEAUTIFULLY STYLISH AND MODERN ONE, TWO
AND THREE BED APARTMENTS LOCATED IN THE
VIBRANT HEART OF WEMBLEY

BRIGHT & BEAUTIFULLY CONSIDERED LIVING

THE APARTMENTS



Computer Generated Image of Elizabeth House



Computer Generated Image of typical living/kitchen area



Computer Generated Image of typical bathroom

Entrance and Communal Areas

Carefully landscaped setting linking to the vibrant high street

Spacious interior designed double height entrance reception

Residential caretaker

2 (14 person) lifts to upper levels

Attractive common parts designed with recessed lighting

Secure underground parking and bicycle storage – available at additional cost

An on-site car club for the convenience of the residents

The Apartments Externals

Floor to ceiling glass windows

Spectacular views across London

Private terraces or balconies with smart aluminium fronts

Landscaped communal roof terrace on second floor

Communal roof terrace on tenth floor

Kitchens

Contemporary integrated kitchens with white units and soft close drawers

Composite stone work surfaces and splash backs / Shared Ownership homes have laminate worktops

Stainless steel sinks with contemporary chrome taps

Integrated appliances include electric hobs, oven, hood, dishwasher and washer-dryer

Bathrooms

Bathrooms include Vadoo range shower and mixer taps

Floor to ceiling tiled bathrooms with steel baths

Glazed shower screen / not in Shared Ownership homes

Flooring

Hallways and living room finished in quality wood laminate flooring / Shared Ownership homes have Amtico flooring

All bedrooms fitted with quality carpet

Bathroom floors have ceramic tiles

Bedrooms

Master Bedrooms in Private Sale homes include fitted wardrobes

Doors

Full height interior doors

Video entry system

Mechanical Services

Heating and hot water via communal heating system

Panel radiators with thermostat controls

Concealed cistern

Note: Some specification items may vary - please consult with Sales Team for further details.



Computer Generated Image of typical living area

RESIDENTS CAN ENJOY VIEWS
OVER GREEN PARKLAND TO
THE NORTH OF ELIZABETH HOUSE



THE UNMISTAKEABLE LONDON
SKYLINE DOMINATES THE HORIZON
TO THE SOUTH EAST



TO THE NORTH EAST SITS
THE ICONIC WEMBLEY
STADIUM

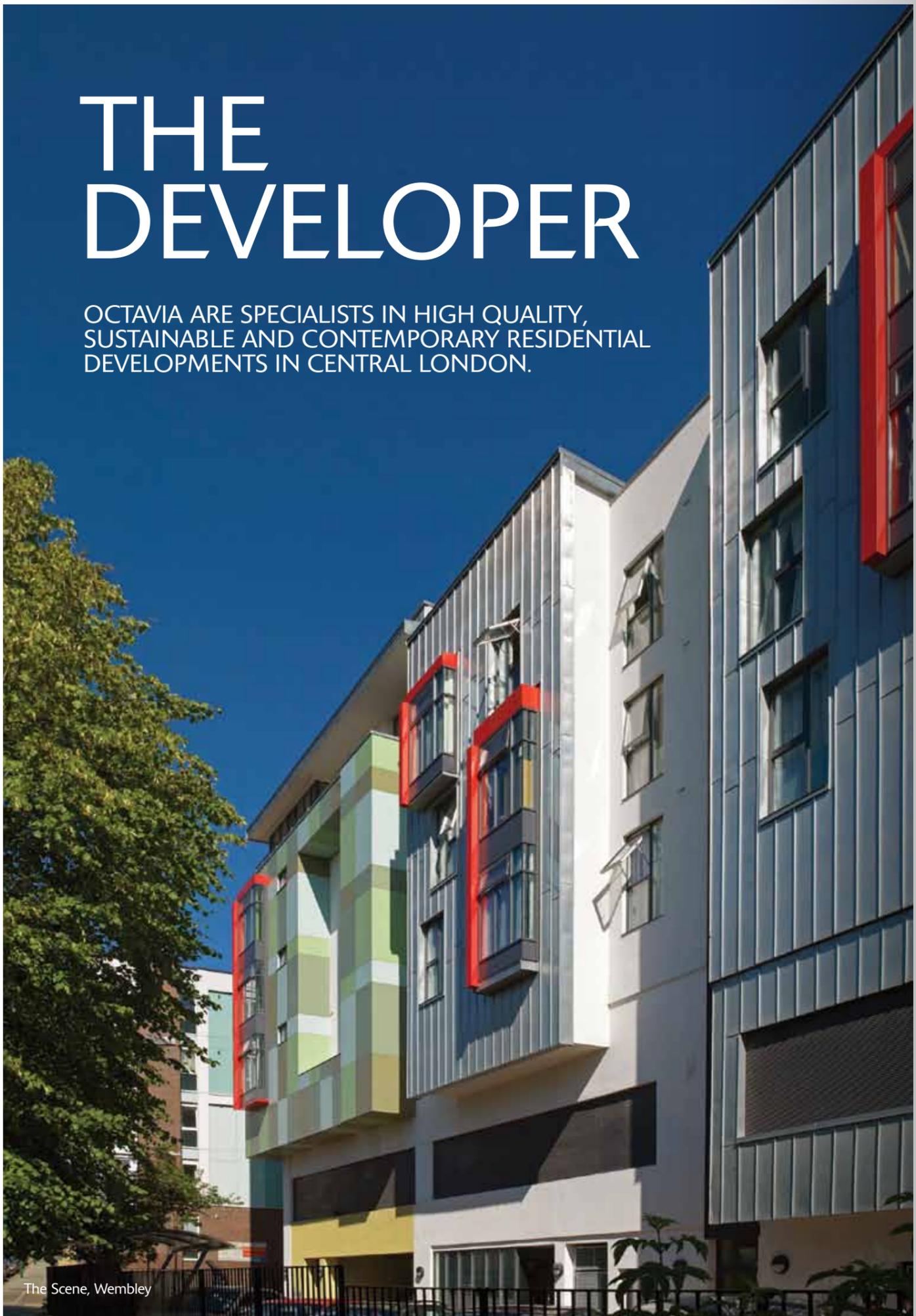




Computer Generated Image of typical bedroom

THE DEVELOPER

OCTAVIA ARE SPECIALISTS IN HIGH QUALITY, SUSTAINABLE AND CONTEMPORARY RESIDENTIAL DEVELOPMENTS IN CENTRAL LONDON.



The Scene, Wembley



Peel House, Victoria



Kensington Gardens Square, Kensington

Octavia Living is the private sale development subsidiary of the wider Octavia group.

Octavia was founded in 1865 by Octavia Hill, the Victorian philanthropist and social reformer. Today, Octavia owns and manages a portfolio of 4,000 dwellings located mainly in the Royal Boroughs of Kensington and Chelsea and Westminster and continues to provide homes, care and support services and community development programmes for the mixed communities of the Capital. Continuing the legacy of Octavia Hill, Octavia is a for people and not-for profit organisation.

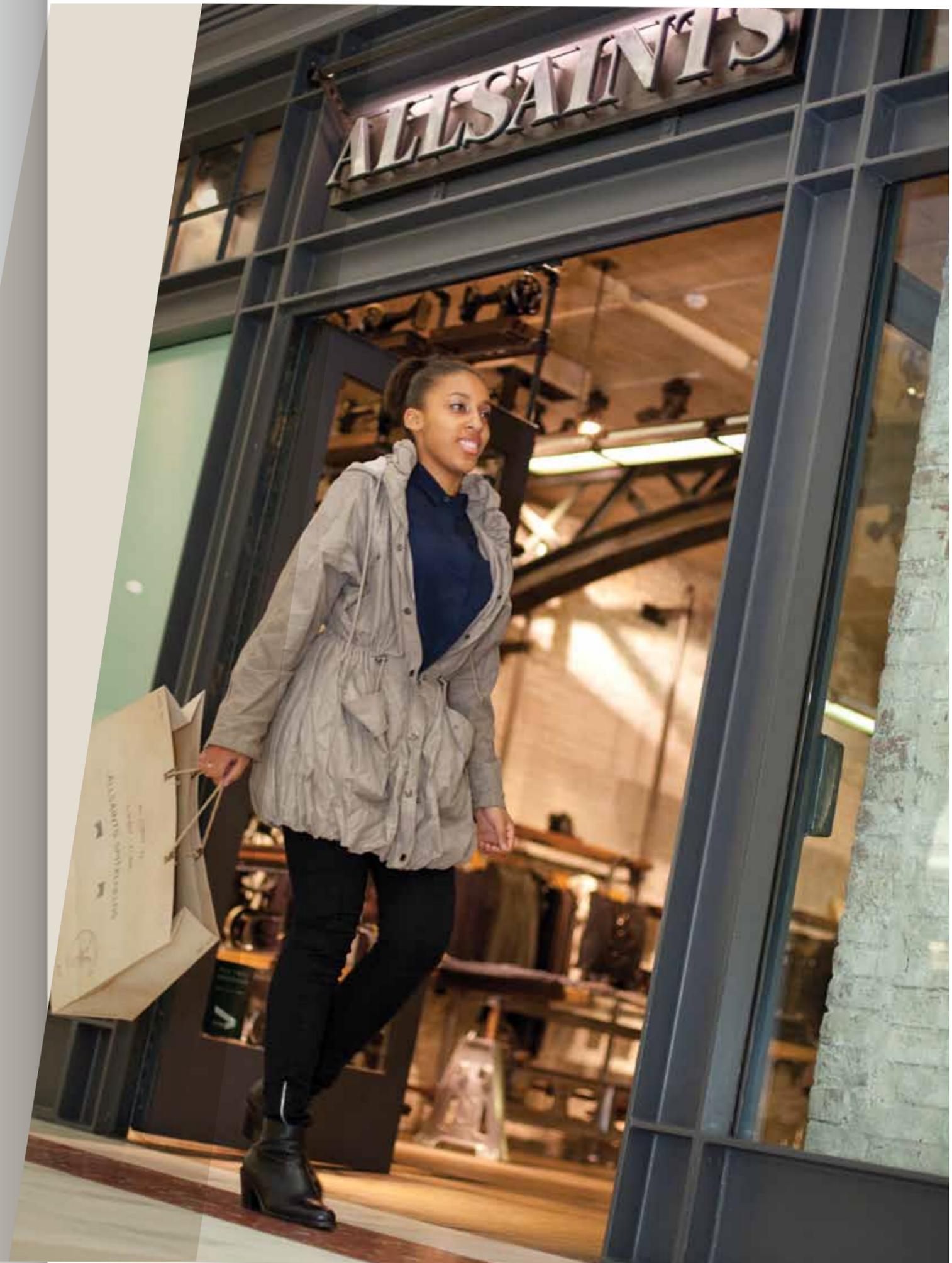
Established in 2010, Octavia Living develops distinctive, high quality homes. It has an independent management structure where the directors and staff have a broad range of experience from the House Building Industry.



FOR FURTHER DETAILS PLEASE
CONTACT THE SALES TEAM:

Elizabeth House
High Road, Wembley
Middlesex HA9 6AQ

T: +44 (0)20 8902 9582
www.elizabeth-house.co.uk



www.elizabeth-house.co.uk

DISCLAIMER The details contained in this brochure are intended to give a general impression of the homes referred to therein but do not form part of any specification or contract. The dimensions are approximate and may vary depending on internal finish. Prior to printing this brochure some details may have changed because of the Octavia Living's policy of continually updating and improving design features. Therefore, please be sure to check with the developers or their agents, any aspect that might be of particular importance to you. Octavia Living gives notice that; (1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (2) no person in the employment of Octavia Living, or their agents has any authority to make or give any representation or warranty whatsoever in relation to these properties. March 2013.

octavialiving.org.uk

