

An aerial photograph of a park area, showing a mix of green grass and patches of purple flowers. The image is used as a background for the top and bottom sections of the page.

# NORTHWICK PARKSIDE

HARROW

A STYLISH COLLECTION OF 1, 2 & 3 BEDROOM  
APARTMENTS & 3 BEDROOM TOWNHOUSES



# WELCOME TO NORTHWICK PARKSIDE

Discover this stylish new development, boasting a collection of 1, 2 & 3 bedroom homes, set in 100 acres of parkland.

Located in Harrow, Northwick Parkside offers a perfect blend of city and suburban life, with its outstanding transport links to central London, renowned schools, vibrant cultural scene, green spaces and welcoming community. A commuter's dream, the development offers all you need for a contemporary lifestyle and family living.

At Northwick Parkside, inclusive design takes centre stage, creating thoughtfully designed homes and public spaces that are accessible, welcoming, and crafted to enrich the lives of every resident and visitor.

A thriving community where convenience, comfort, and connection come together harmoniously. Northwick Parkside is a place you'll be truly proud to call home.







## NORTHWICK PARKSIDE

# A COMMUNITY DESIGNED FOR LIVING WELL

Discover the perfect blend of convenience, recreation and modern living at Northwick Parkside. With state-of-the-art homes, thoughtfully designed spaces, and a host of local amenities close to hand, everything you need is just moments away.

The area is rich in leisure opportunities, from teeing off at Harrow Hill Golf Course to the tranquil beauty of Ducker's Pond, and days out in nearby Wembley and the historical charm of Harrow on the Hill. For commuters and explorers, Northwick Park Station is just a few steps away, connecting you effortlessly to central London and beyond.

Everyday convenience is a cornerstone here, with Wembley just a 4 minute tube journey away\*, perfect for all your shopping needs right on your doorstep.

And with excellent public transport links and cycling-friendly amenities, getting around has never been easier.

The homes are also bordered by the University of Westminster campus, bringing a further community feel to the development.

At Northwick Parkside, life is designed for your comfort, convenience, and enjoyment — everything you need to thrive.

\*Tube time taken from tfl.gov.uk and is approximate only. The illustration shown is a computer generated image of how the property may look and is indicative only. External details and finishes may vary, please speak to our sales consultants for specific details.



# LOCAL HIGHLIGHTS

## AMENITIES

- 1

**Northwick Park Hospital**  
Watford Rd, Harrow HA1 3UJ
- 2

**Sainsbury's**  
1 Nash Way, Harrow HA3 0JA
- 3

**St Anns Shopping Centre**  
St. Anns Rd, Harrow HA1 1AT
- 4

**Waitrose**  
140 Northolt Rd, Harrow HA2 0EG

## LEISURE

- 5

**Wembley Stadium**  
Empire Way, Wembley HA9 0WS
- 6

**Harrow Wall Climbing Centre**  
Unit 2a & 3a, Neptune Trading Estate,  
Neptune Rd, Harrow HA1 4HX
- 7

**Playgolf London**  
280 Watford Rd, Harrow HA1 3TZ
- 8

**David Lloyd Sudbury Hill**  
Greenford Rd, Greenford UB6 0HX

- 

National Rail
- 

Overground
- 

Underground

## CAFÉS

- 9

**The Dolls House on the Hill**  
44 High St, Harrow HA1 3LL
- 10

**Cafeto**  
128 Pinner Rd, Harrow HA1 4JE
- 11

**Opa! Greek Bakery & Patisserie**  
Designer Outlet,  
17 Wembley Park Blvd, HA9 0TG
- 12

**Black Sheep Coffee**  
5 White Horse Sq, South Way,  
Wembley HA9 0HZ

## BARS & RESTAURANTS

- 13

**Boxpark**  
Olympic Way, Wembley Park,  
Wembley HA9 0JT
- 14

**The Hare**  
Weald, Brookshill, Old Redding,  
Harrow HA3 6SD
- 15

**White Horse**  
50 Middle Rd, Harrow HA2 0HL
- 16

**The Eden Lounge**  
Kenton Rd, Harrow HA1 2BW
- 17

**Market Place Harrow**  
80-84, St Anns Road, Harrow HA1 1JX
- 18

**Coffee 2 Cocktails**  
51 High St, Harrow HA1 3HT
- 19

**Eighty Six**  
86 High St, Harrow HA1 3LW





# ESCAPE IT ALL

Brimming with local parks and recreational activities, Northwick Parkside has you immersed in nature the second you step outside the front door.

## Northwick Park

Less than 1 min walk 🚶

Right on your doorstep, Northwick Park offers a spacious, tranquil retreat with expansive flat parkland, lush mature trees, and a charming brook. Ideal for sports enthusiasts, the park features dedicated cricket and football pitches, an outdoor gym, and a children’s playground. Whether you’re looking to enjoy a peaceful walk or engage in recreational activities, this park has something for everyone, offering the perfect place to unwind and enjoy nature.

## Northwick Park Community Garden

Less than 5 min walk 🚶

Bringing together people from all backgrounds, the local community garden gives everyone opportunities to engage with the natural environment at close hand. Whether you’re an experienced gardener or simply looking to enjoy the outdoors, this accessible garden provides a unique opportunity to connect with both nature and neighbours.

## Harrow on the Hill

20 minute walk 🚶

Nestled right in the heart of Harrow, this area combines historic charm with modern convenience. This picturesque area boasts stunning views, cobbled streets, and a rich heritage, offering a peaceful retreat. Enjoy quaint cafés, boutique shops, and the beautiful Harrow School grounds. With excellent transport links and a strong sense of community, Harrow on the Hill blends village life with easy city access.

## Fryent Country Park

15 min drive 🚗

Just a short drive away from your new home, this park spans 103 hectares of rolling fields and woodlands, offering an idyllic setting for outdoor activities. Explore diverse wildlife, including the rare narrow-leaved bittercress, and enjoy stunning views from Barn Hill, with its tranquil fish pond. With several scenic ponds, this park is the perfect place to relax, walk, and immerse yourself in nature.

Travel times taken from google.co.uk/maps and are approximate only.





# A HIVE OF ACTIVITY

## Staying fit in Northwick Park

The expansive Northwick Park itself features sports fields, including dedicated football and cricket pitches, ideal for team sports. For individual fitness, the park has an outdoor gym, where you can work out surrounded by nature.

The area is also home to several great gyms, including Buzz Gym and David Lloyd that cater to various workout styles, from cardio to strength training. You'll also find nearby swimming pools and sports clubs, such as Harrow Cricket Club, Northwick Park Martial Arts Clubs, and 5-a-side football pitches over at Powerleague. For seasoned golf lovers, Northwick Park Golf Club provides an 18-hole course, perfect for a round of golf while enjoying the beautiful surroundings.

So whether you're into team sports, solo workouts, or outdoor fitness activities, there's truly something for everyone.

## Out and about

Living near Northwick Park offers easy access to a variety of shopping experiences.

For a more unique shopping experience, explore the charming independent shops scattered around Harrow on the Hill, offering everything from artisanal goods to vintage treasures. Hidden gems like local markets and antique shops provide an opportunity to discover one-of-a-kind items.

After a day of shopping, unwind at one of the many cosy cafés, such as The CoffeeWorks Project by Harrow on the Hill, or enjoy a meal at the diverse range of restaurants nearby, offering everything from classic British at The Oak Tree to international cuisine at Saffron.

Alternatively, sample the world famous London nightlife with bars and clubs for every occasion, all easily accessible thanks to your proximity to the Metropolitan line.

## Cultural hotspots

The area around Northwick Park offers a vibrant arts and culture scene. Just a 20 minute drive away is the Harrow Arts Centre – a major cultural hub, hosting theatre, live music, dance, and visual arts events. Nearby, Harrow School's heritage adds historical charm, with the occasional public event being hosted.

The Harrow Museum and Heritage Centre also offers insights into local history, while local galleries and art exhibitions provide a platform for emerging artists.

Whether you're interested in live performances, art shows, or historical exploration, the Northwick Park area is rich in cultural experiences, making it a fantastic place for art lovers and history enthusiasts.

Travel time taken from google.co.uk/maps and is approximate only.

## LOCAL GALLERIES & EXHIBITIONS



## NORTHWICK PARK

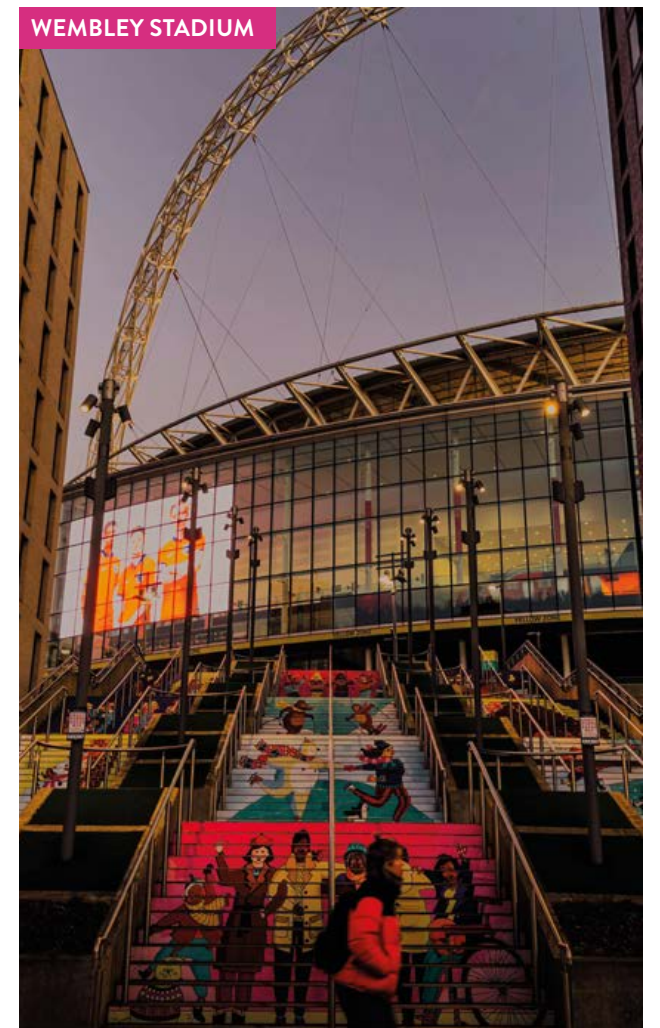


## Wembley

Surrounding Wembley, you'll find vibrant entertainment options, including restaurants, bars, and fan zones at Boxpark, offering a lively atmosphere before and after events.

Whether you're attending a live music concert, a sporting event, or exploring the Wembley area, Northwick Parkside offers convenient access to all the excitement and culture of this world-renowned venue.

## WEMBLEY STADIUM





# LOCAL SPOTLIGHT: WEMBLEY STADIUM

As one of the most iconic landmarks in London, Wembley is a must-see for sports and music fans alike. With a capacity of 90,000, it hosts major events including football finals, rugby matches, concerts, including the likes of Queen, Adele and Taylor Swift, and more. The stadium's famous arch is visible from miles around, and it offers tours that take visitors behind the scenes, allowing them to explore the locker rooms, press areas, and pitch side.



# LOCAL SPOTLIGHT: WEMBLEY



## The Outlet

Located just next to Wembley Stadium, the Wembley Designer Outlet is a shopping haven for bargain hunters and fashion enthusiasts. Featuring a wide array of high-street brands and designer labels, from Nike to Calvin Klein, shoppers can find everything from stylish clothing and footwear to accessories at discounted prices. With over 85 stores, it's the perfect destination for those looking to refresh their wardrobe

## Wembley Central

After a day of shopping, indulge in a diverse selection of eateries and shops. From fast food chains to local favourites, there's something for every mood and palate.

## Boxpark

With its expansive open spaces, industrial-chic design, and lively atmosphere, Boxpark Wembley is the ultimate spot for social gatherings, family outings, or after-work meetups. Its central events space regularly hosts live music, sports screenings, and cultural showcases, making it a hub for community and entertainment. Conveniently located near Wembley Stadium, it's the perfect pre- or post-event destination for food, drinks, and fun, offering an eclectic mix of over 20 street food vendors to satisfy every palate.

# LOCAL SPOTLIGHT: HARROW ON THE HILL

Harrow on the Hill is full of hidden gems that offer a mix of historic charm, unique shopping, and local treasures. Here are some highlights in the area:

## The CoffeeWorks Project

A must-visit for coffee enthusiasts and anyone seeking a cosy, vibrant café experience. Known for its exceptional quality, the café's minimalist, modern interior also creates a welcoming atmosphere for both locals and visitors. It's the perfect place to unwind, read a book, catch up with friends, or work in a comfortable, inspiring setting.

## The Harrow Viewpoint

Enjoy panoramic views of London and the surrounding areas. A peaceful and tranquil spot, it's often overlooked by visitors. But this hidden gem guarantees a serene escape in the heart of the bustling city, making it an ideal location for a quiet moment or some scenic photography.

## Coffee 2 Cocktails

Coffee 2 Cocktails is Harrow's all-day destination. Start with rich artisan coffee, savour bold Indian-Mexican fusion dishes, and wind down with inventive cocktails in a stylish, welcoming space. From weekday Happy Hour to weekend vibes, it's the perfect spot for catch-ups, celebrations, or simply treating yourself.

## St Anns Shopping Centre

Enjoy some retail therapy in this diverse range of stores and dining options. With over 40 shops, including high-street brands and independent retailers, it provides a convenient and vibrant shopping experience, easily accessible by public transport and parking facilities.

## Battels Café

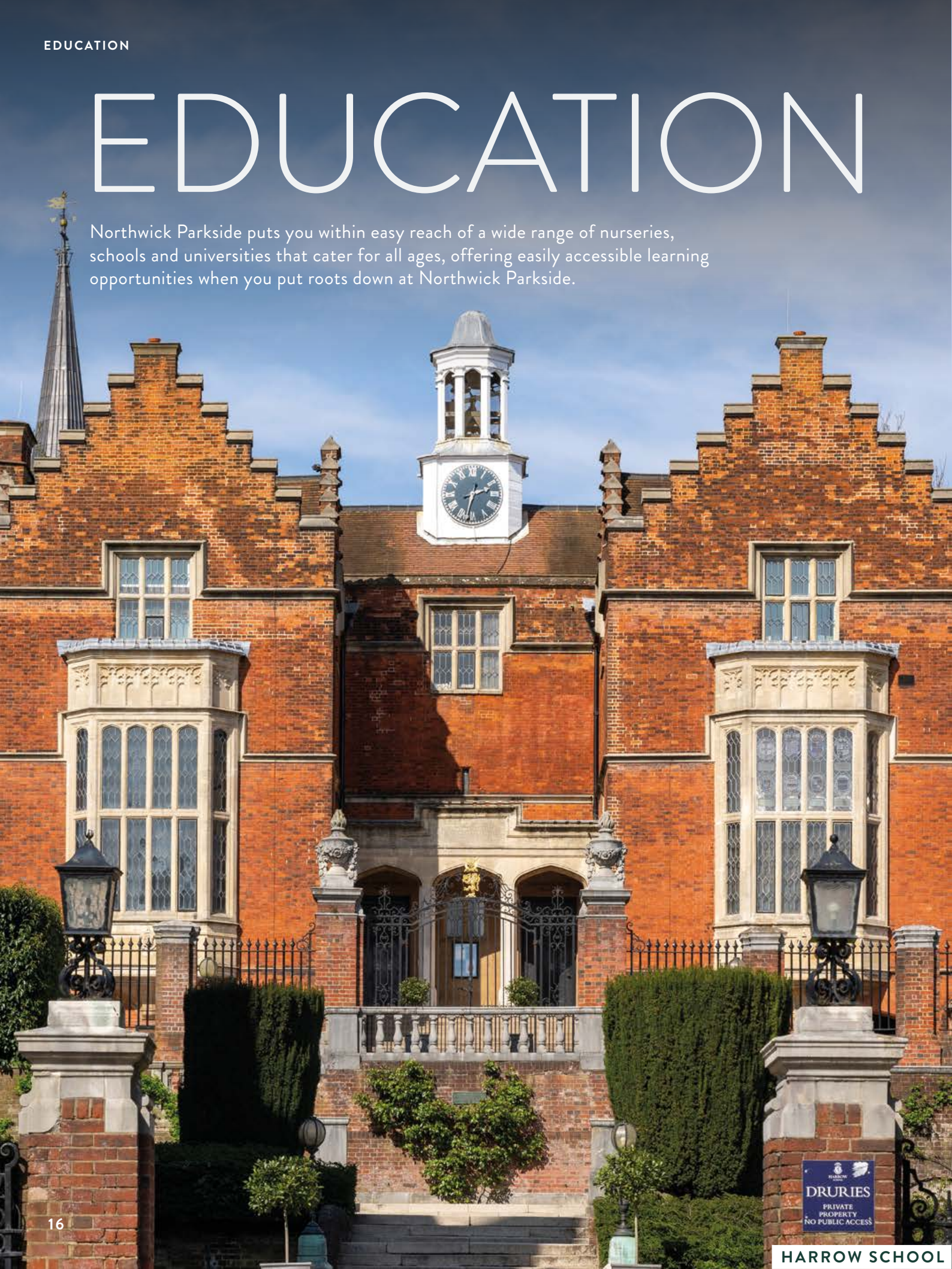
Located on the High Street, Battels is renowned for serving a variety of beverages and mouth-watering dishes, including vegan and vegetarian options. Surrounded by local artwork, it's the perfect spot to unwind and enjoy quality coffee or a hearty meal.





# EDUCATION

Northwick Parkside puts you within easy reach of a wide range of nurseries, schools and universities that cater for all ages, offering easily accessible learning opportunities when you put roots down at Northwick Parkside.



HARROW SCHOOL

## NURSERIES

- Harmony Montessori**  
0.7 miles ..... 13 min walk
- Bright Little Stars**  
1.6 miles ..... 7 min drive
- Bright Horizons Kenton Day Nursery**  
1.6 miles ..... 8 min drive
- Happy Days**  
2.2 miles ..... 9 min drive
- Little Angels Childcare**  
2.5 miles ..... 11 min drive
- Windermere**  
3.1 miles ..... 14 min drive

## SECONDARY SCHOOLS

- Harrow School**  
1 mile ..... 20 min walk
- Preston Manor High School**  
2.2 miles ..... 15 min drive
- John Lyon School**  
2.4 miles ..... 9 min drive
- Whitmore High School**  
2.8 miles ..... 10 min drive
- Claremont High School**  
3.1 miles ..... 14 min drive
- Heathland School**  
3.6 miles ..... 14 min drive

## UNIVERSITIES UNDER AN HOUR AWAY

UNIVERSITY OF WESTMINSTER	SOAS UNIVERSITY OF LONDON	KING'S COLLEGE LONDON	IMPERIAL
40 min	41 min	50 min	58 min
			

Proximity to schools mentioned is for information only and is not a guarantee of admittance. Travel times and distances taken from google.co.uk/maps and are approximate only.

## PRIMARY SCHOOLS

- Harmony Primary School**  
0.8 miles ..... 16 min walk
- Preston Park Primary School**  
0.8 miles ..... 19 min walk
- Sudbury Primary School**  
1.2 miles ..... 5 min drive
- East Lane Primary School**  
1.2 miles ..... 6 min drive
- St George's Catholic Primary School**  
1.5 miles ..... 6 min drive
- Roxeth Primary School**  
2.2 miles ..... 8 min drive

## COLLEGES

- Wembley High Technology College**  
0.9 miles ..... 20 min walk
- Harrow High School Sixth Form College**  
1 mile ..... 20 min walk
- St Dominic's Sixth Form College**  
2 miles ..... 8 min drive
- Harrow Independent College**  
3.7 miles ..... 13 min drive



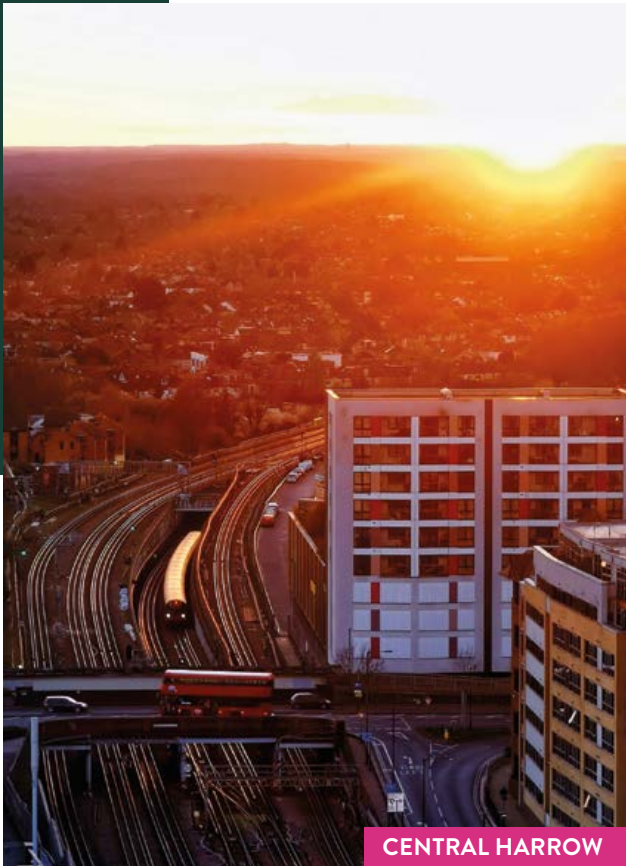
# THE PLACE TO CONNECT



**A short ride from the city...**

With Northwick Park Station just a short walk away, Northwick Parkside offers ample opportunities to venture into the City. Whether it's for work or catching up with friends far and wide, you're no more than just a short journey from where you need to be.

From having Wembley under 5 minutes away, to Baker Street and Central London in under 20 minutes, and the City just half an hour away, all of London really is at your fingertips at Northwick Parkside.



BY TRAIN



	Euston
National Rail Service (from Harrow & Wealdstone)	14 min

BY UNDERGROUND



	Wembley Park	Baker Street	Euston	King's Cross	Liverpool Street
Metropolitan line (from Northwick Park)	4 min	17 min	21 min	23 min	31 min

BY BUS



	Bus 140 Harrow	Bus 182 Wembley	Bus 292 Edgware	Bus 186 Brent Cross Shopping Centre	Bus 32 Kilburn
Various buses (from Northwick Park)	10 min	15 min	20 min	25 min	25 min

BY CAR



	Harrow on the Hill	Wembley Stadium	Westfield London	Ealing Broadway	Central London
Via the A40, M1 motorway or the A41	8 min	10-15 min	26 min	25-30 min	30-40 min



# MODERN LIVING

Our homes are crafted to reduce your energy expenses\* and promote smarter living. Every home is built with the future in mind, with the latest technology integrated to enhance energy efficiency, potentially lowering both ongoing costs and your carbon footprint over time.



Thoughtful and carefully curated design elements, such as highly insulated external walls, ensure optimal heat retention, reducing the need for excessive heating. We also allow sustainable materials to make up the character of each home, through the use of eco-friendly, responsibly sourced materials that contribute to a healthier environment.

Beyond energy savings, the development is surrounded by vibrant public spaces, offering plenty of areas for recreation, exercise, and relaxation, as well as promoting biodiversity and wellbeing every single day.

## THE SUSTAINABILITY BENEFITS OF BUYING OUR NEW HOMES.



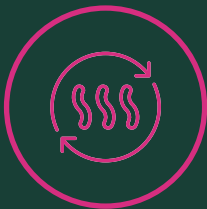
### Reduced heat loss

Reduced heat loss from exterior walls with thermal efficiency well above regulation requirements.



### Energy efficient\* heating

Heat your home for less with our industry leading Air Source Heat Pump district heating network.



### Heat recovery ventilation system

Keeps the air fresh while retaining heat in your home.



### Tested for air tightness

No unwanted draughts and airflow.



### Energy-efficient\* appliances

Keep running costs down with brand new appliances included in the price of your new home.



### Multi zone thermostats

Reduce wasted energy by only heating the space you're in.

\*Homes at Northwick Parkside come with an EPC rating of between B-C.







# AWARD-WINNING CUSTOMER SATISFACTION



**Quality is injected into every corner at Northwick Parkside. Which is why you have the added assurance that every home comes with a National House Building Council (NHBC) Warranty.**

To ensure you receive the very best from Countryside Homes, a dedicated Customer Service team will quality check the property before being handed over to you. Which is why, from the moment you reserve your new home to the day you receive your keys and beyond, a dedicated Sales and Customer Service Team will be sure to guide you every step of the way.

The good news is that all of our homes carry the NHBC Builders Warranty, plus a comprehensive two-year Customer Service Warranty as standard, giving you 24-hour emergency cover for your heating, plumbing and electrical items. That way, you can rest assured that all problems will be handled efficiently and effectively.

Countryside takes pride in the shared objective our team shares – that is, ensuring complete satisfaction with your new home at Northwick Parkside at each stage of the process.

Our team of dedicated staff ensure that regardless of who you interact with or the nature of your questions or concerns, you can trust that our processes will fully comply with the standards set by the New Homes Quality Code (NHQC).







As one of the UK’s top housing associations, with over 82,000 homes across London and the South of England, SNG are passionate about giving everyone the opportunity to own a home of their own.

Offering a wide range of properties through both new build and resale Shared Ownership, as well as London Living Rent, they support buyers across the south of England to purchase a home of their own. From apartments in London to five bedroom houses in Devon and everything in between, they deliver high-quality homes in desirable places.

Every pound of profit they make is reinvested into their new and existing homes and services so that they can maintain the highest standards of living and environment for their customers and communities. They know that the more houses they can build, the more homeowners they can help, and that’s the best part.

For more information visit: [www.sng.org.uk](http://www.sng.org.uk)



COUNTRYSIDE  
Homes

Countryside Homes, part of the Vistry Group, a leading UK home builder and urban regeneration partner. We believe that where we live matters. We’re passionate about creating places where people aspire to live.



We create places people love

All our developments carry a signature style and character, designed to work for the way people live today with materials that reflect our commitment to quality. Our exacting standards and sustainable credentials unite to create places that stand the test of time.

As a result, we hold more Housing Design Awards than any other developer. From the character of the homes we build, to the planning and unique detailing of environments, our creative approach to place-making provides a greater sense of belonging, spirit of neighbourhood and quality of life. Countryside Homes is a HBF 5\* developer.

The illustrations shown are computer generated image of how the property may look and are indicative only. External details and finishes may vary, please speak to our sales consultants for specific details.





Visit our park side Marketing Suite:

///belong.become.shows  
Northwick Park, Harrow, HA0 3TQ

0203 936 5314  
northwickparkside@countrysidehomes.com

*Please note, this will direct you to Northwick Park Car Park (see below for full directions).*

Arriving by Tube:

From Northwick Park Station, turn left as you exit and follow the path which runs alongside the park. Continue straight for a few minutes, then turn right at the bridge, where you will see our signage.

The Northwick Parkside Marketing Suite will be just in front of you.

Arriving by Car:

For the best route, enter “Northwick Park Car Park” into your Sat Nav rather than the postcode HA1 3GY.

Continue along The Fairway until you reach the black entrance gates into Northwick Park. Continue through the gates along Capital Ring until you reach the car park. From here, please proceed by foot, following the path away from the car park, past the play equipment. Turn left at the bridge, where you will see our signage, and the Marketing Suite will be just in front of you.

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NORTHWICK PARKSIDE, HARROW

0203 936 5314

