

## ALTO – BELCANTO APARTMENTS

WEMBLEY PARK, LONDON HA9

### ALTO

#### AT NORTH WEST VILLAGE

**THE NEXT PHASE AT WEMBLEY PARK SHOWCASES CONTEMPORARY LONDON LIVING AT ITS BEST AND PART OF THE REGENERATION OF THIS ICONIC PART OF THE CAPITAL**



#### Developer

Quintain Estates & Development Plc

#### Location

Wembley Park, London

#### Local Authority

London Borough of Brent

#### Warranty

NHBC

#### Tenure

299- year leasehold from April 2015

#### Architect

Flanagan Lawrence

#### Anticipated Completion

Belcanto Apartments – Q4 2017

#### Car Parking

Limited availability.

One space per purchase at £35,000.

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### DEVELOPMENT

- Alto offers a stunning collection of 1 and 2 bedroom apartments featuring high quality specification with landscaped gardens and secure underground parking.
- Rising to an impressive twenty storeys, the majority of apartments have their own private balcony or terrace with views over Elvin Square Gardens, others over Alto's private courtyard water gardens.
- Amenities includes secure underground car parking, fully equipped gymnasium, spa treatment rooms, secure bicycle storage, 24-hour concierge and security, exclusive residents' services including deliveries, messages and reception desk in the hotel style super lobby, fibre optic broadband zip car membership and Wembley Park privilege card.
- Elvin Square Gardens at Alto provides a two acre garden square with play area & a landscaped courtyard with water feature.
- Sit back and relax, enjoy the view, love the luxurious touches and attention to detail in your open-plan kitchen-living space.



### LOCAL AREA

- Wembley Park is the residential, retail and leisure heart of North West London. It epitomises the dynamism of London today as its mix of vision, energy and great individuality combines to create a vibrant new community.
- Wembley Park is buzzing with activity with its established shops, restaurants, entertainment and leisure facilities. It is a total living environment.
- Savvy shoppers will find retail heaven at Wembley Park's super smart London Designer Outlet with 50 fashion led retail units, 20 restaurants and coffee shops and a 9 screen 1800 seat cinema complex. At Wembley Park, for day to day essentials you are never far away from a supermarket or bakery.
- Wembley Theatre – Opening in May 2016  
A 1300 seat revolving theatre, showing the first on stage production of "The Hunger Games"

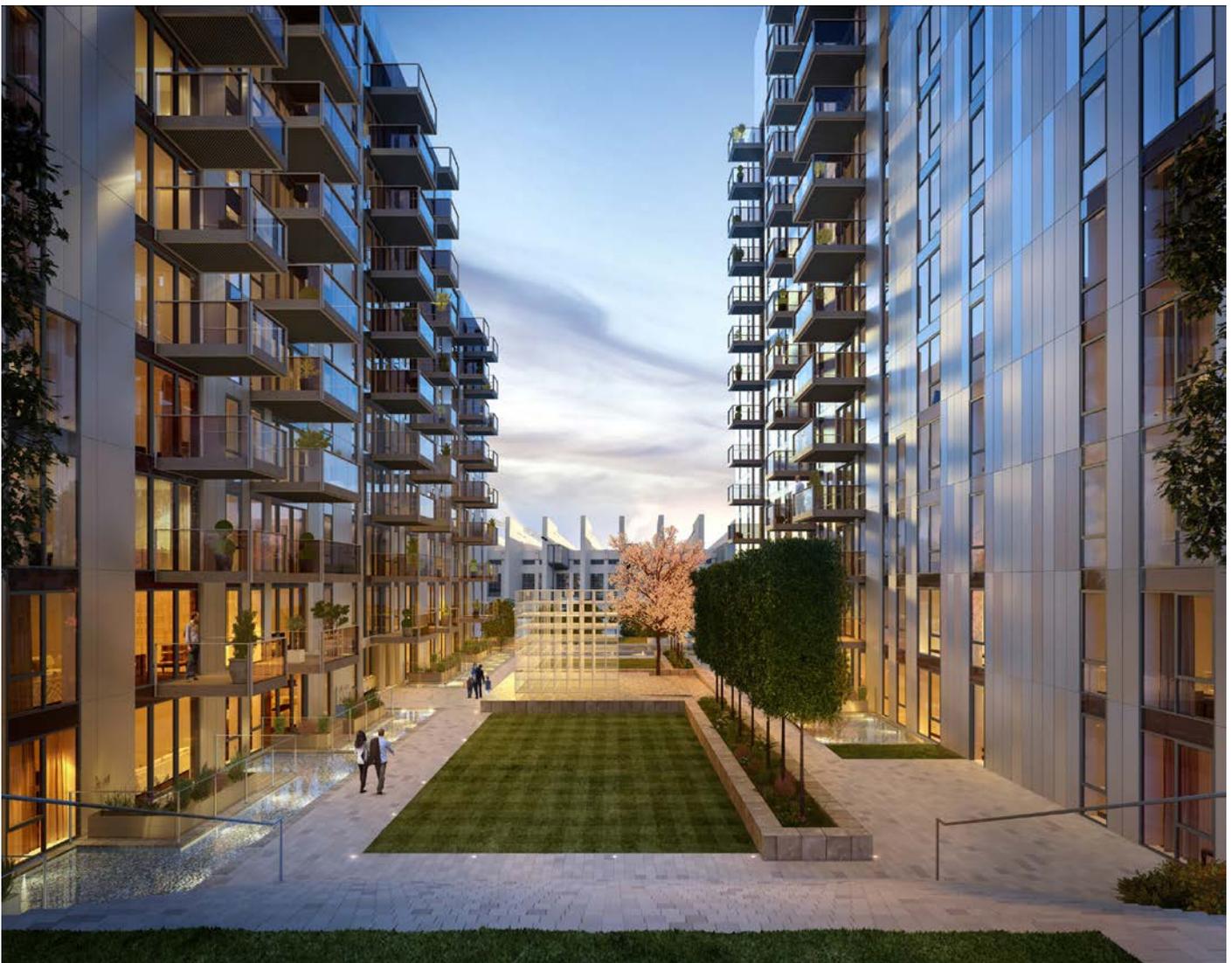


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## APARTMENT MIX (40 1-BEDS & 38 2-BEDS UNITS)

Belcanto	No. of Units
1-bed	40
2-Bed	38



**CGI of Alto's private courtyard water gardens**

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## TRANSPORT LINKS

- Wembley Park is a well-connected great place to live if you need to get to places fast. Thanks to the excellent tube, rail and road links, all London, national and international destinations are accessible
- Wembley Park London Underground station is well under 10 minutes’ walk from North West Village. This is where you can catch direct Jubilee and Metropolitan trains to central London.
- Wembley Stadium National Rail station is just as close and provides fast links to London Marylebone which is only 1 stop away. From there, Oxford Circus is only 4 stops via the Bakerloo Line
- Wembley Central station , on the Bakerloo London Underground Line and London Overground, expands your travel options further.

<b>Baker Street</b> Regent’s Park / Lord’s Cricket Ground	12 mins	<b>Victoria</b> Gatwick Airport – 30 mins	25 Mins
<b>Bond Street</b> Designer Shopping / Selfridges	18 mins	<b>Leicester Square</b> Theatreland / National Gallery	27 Mins
<b>King’s Cross St Pancras</b> Paris Nord – 2hrs 30mins	19 mins	<b>Moorgate</b> The City	28 Mins
<b>Oxford Circus</b> John Lewis / Topshop / Liberty	21 mins	<b>Liverpool Street</b> Stansted Airport – 27 mins Crossrail Due to Completion 2018	30 Mins
<b>Green Park</b> Picadilly / Royal Academy of Fine Arts Burlington Arcade	20 mins	<b>Southwark</b> Tate Modern	24 Mins
<b>Waterloo</b> South Bank / National Theatre / IMAX / Royal Festival Hall / Hayward Galley & London Eye	22 mins	<b>Canary Wharf</b> London City Airport – 16 mins	34 mins
<b>London Bridge</b> The Shard	25 mins	<b>Heathrow Airport</b> To New York - 7hrs 5mins	49 Mins

**Travel Times From Wembley Park Station. All timings are approximate.**

**Source : [journeyplanner.tfl.gov.uk](http://journeyplanner.tfl.gov.uk) & National Rail Enquiries**

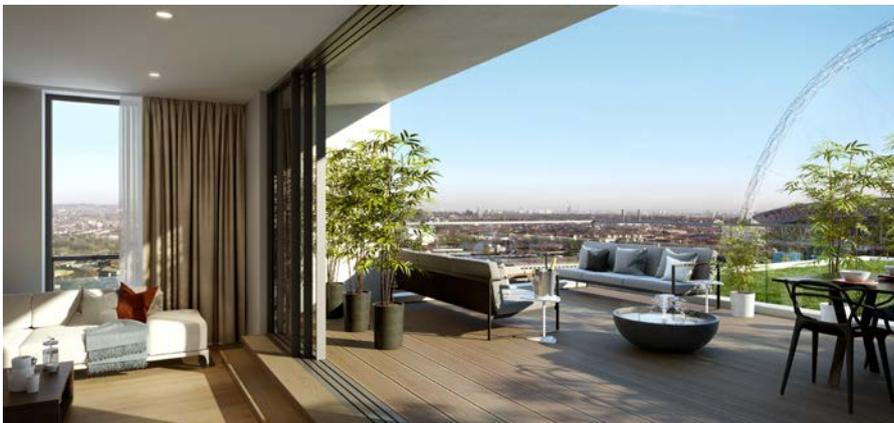
Wembley Park is also well placed for reaching the national road network. It is appropriately a 5 minute drive to the A406 North Circular, then you’re on your way to M1, M40, M25 and all parts of the country.

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## LONDON UNIVERSITIES AND COLLEGES

University College of London Euston Square Tube Station	17 mins	University of Westminster Oxford Circus Tube Station	20 mins
School of Oriental And African Studies Russell Square Tube Station	27 mins	King's College London Temple Tube Station	28 mins
London School of Economics & Political Sciences Temple Tube Station	28 mins	Imperial College of London South Kensington Tube Station	30 mins
City University of London Angel Tube Station	32 mins	Middlesex University of London Hendon Central Tube Station By Bus : 23 mins	44 mins
University of Greenwich Greenwich Tube Station	46 mins	Source : <a href="http://journeyplanner.tfl.gov.uk">journeyplanner.tfl.gov.uk</a>	



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## COUNCIL TAX

Tax Band	Market value (April 1991)	Brent Council (Based on 2 occupants within the Property)
A	Up to £40,000	£905.29
B	£40,001 to £52,000	£1,056.18
C	£52,001 to £68,000	£1,207.06
D	£68,001 to £88,000	£1,357.94
E	£88,001 to £120,000	£1,659.70
F	£120,001 to £160,000	£1,961.47
G	£160,001 to £320,000	£2,263.23
H	£320,001 and above	£2,715.88

Source: [www.brent.gov.uk](http://www.brent.gov.uk). Information correct as at 18 February 2013 (Year 2014 – 2015)

## ESTIMATED SERVICE CHARGE

£ 3.65 per sq.ft per annum

## ESTIMATED GROUND RENT

1-Bed £400 / 2-bed £500 per annum

## CONVEYANCING FEES

£ 1,500 plus VAT and disbursements

Stamp Duty Land Tax (SDLT)	Purchase Price of Property	Percentage Payable
	Up to £125,000	0%
	Over £125,001 to £250,000	2%
	Over £250,001 to £925,000	5%
	Over £925,001 to £1.5 million	10%
	Over £1.5 million	12%

For the avoidance of doubt, all properties above £125k are stamp duty payable. For accurate calculation of Stamp Duty payable on your property, please click on Source: <https://www.gov.uk/stamp-duty-land-tax-rates> . Information correct as at 4 December 2014

Land Registry Fees	Purchase Price of Property	Fees Payable
	£200,001 - £500,000	£270
	£500,001 – £1,00,000	£540
	£1,000,001 and above	£910

Source: <http://www.landregistry.gov.uk/professional/fees>

Information correct as at 28 October 2014, but is subject to change by the Land Registry from time to time.

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### PAYMENT TERMS

1. A non-refundable booking deposit of S\$5,000 is payable on reservation / exchange of contracts  
**\*The booking deposit will be held by Colliers International until the exchange deposit (payable in accordance with point 2 below) has been received in full by Vendor's solicitors, at this stage the S\$5,000/- booking deposit will be refunded to the Buyer accordingly \***
2. Full 10% purchase price, payable 21 days from the date of Exchange of Contracts.
3. Further 10% purchase price payable 12 months from the date of Exchange of Contracts
4. Balance of 80% purchase price payable on completion, estimated Q4 2017 (Belcanto Apts)

### DOCUMENTATION REQUIRED FOR EXCHANGE OF CONTRACT

- Passport copy / ID card
- A current utility bill (not mobile phone) or bank statement showing name and home address. If neither document can be provided then: -
  - a. An Inland Revenue demand or
  - b. A letter from employer stating home address

Please be advised that the solicitors must see the original copies of the above.

#### VENDOR'S SOLICITOR

##### WINCKWORTH SHERWOOD SOLICITORS

Minerva House, 5 Montague Close  
London SE1 9BB

**Charlie Hainsworth**

Tel: 44 20 7593 0392 / DID : 44 20 7593 5099

Email: chainsworth@wslaw.co.uk

#### RECOMMENDED PURCHASER'S SOLICITOR

##### RISEAM SHARPLES SOLICITORS

2 Tower Street  
London WC2H 9NP

**Siran Seevaratnam**

Tel: 44 20 7632 8906 / Fax: 44 20 7632 8916

Email: siran@rs-law.co.uk

**FOR ALL ENQUIRIES, PLEASE CONTACT**

**[www.colliersresidential.com](http://www.colliersresidential.com)**