



WEMBLEY PARK GARDENS

# INVESTOR GUIDE

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# WEMBLEY PARK GARDENS

Wembley, HA9 8PH

454 high-quality 1 and 2-bedroom apartments



- Prices from £435,000
- Payment plan 10% / 90%
- Reservation fee £1,000
- First completions from Summer 2025

- **Rental yields up to 5.49%\***
- **57% price growth in the local area over the last 10 years (source: JLL)**



## A LANDMARK NEW DEVELOPMENT IN THE HEART OF WEMBLEY

Explore the investment potential of these modern, energy-efficient new apartments built across five buildings. Rising to 21 storeys at its highest point, and with private outdoor space to every home, residents enjoy **outstanding views across the Wembley skyline**.

Huge investment has transformed the local area into a world-class destination, offering a fantastic choice of **shopping** and **nightlife**, picturesque green spaces, **highly-rated schools** and a host of cultural and leisure attractions. With Wembley Park Underground Station on the doorstep, fast transport links **connect to Central London in just 12 minutes**.

- Private balcony or terrace to all homes
- Close to Boxpark restaurants and the London Designer Shopping Outlet
- Proposed on-site concierge
- Landscaped podium gardens
- First completions from 2025
- Located in a regeneration hotspot, with over £2.5bn already invested (source: Brent Council)
- Adjacent to Wembley Park station, reaching central London in just 12 minutes



# WHY INVEST IN WEMBLEY?

Wembley is one of London's biggest regeneration success stories. Famous around the world for its iconic stadium, which hosted the World Cup the year England won in 1966 and two Olympic Games, it has become a cultural, retail and business centre.

The area now boasts a choice of new homes alongside 500,000 sq. ft. of retail and leisure, with London's first designer outlet comprising of around 85 shops, restaurants, cafes, and a nine-screen cinema.

## WEMBLEY SALES MARKET

The Wembley Park regeneration started twenty years ago. Prices have risen sharply since, climbing 163% in the last 20 years. Despite this impressive rise the neighbourhood is a third cheaper than the Greater London average. Which will, we expect, support further growth going forward, especially considering Wembley Park is only 12 minutes away from Central London by tube.



## WEMBLEY RENTAL MARKET

Rents in the area have risen rapidly with 24% growth in achieved rents in the last 12 months, higher than the London average of 13% over the same period. In the last five-years Wembley rents have risen by close to 50%, more than double the Greater London average.



\*Dataloft, Land Registry

\*\*Rightmove