

WEMBLEY

Elmhurst



Fulton & Fifth
Wembley
HA9 0ED



A new community bursting with life

Elmhurst is one of the five apartment buildings at Fulton & Fifth, a new neighbourhood set alongside the meandering Wealdstone Brook in Wembley Park.

Over 800 new homes sit amongst landscaped gardens, paved walkways and a new green corridor, while a series of retail units, shopfronts and workspaces will be home to local creatives, artisans and independent businesses.

ADDRESS

Fulton Road, Wembley,
HA9 OED

DEVELOPER

Arada London

ARCHITECT

Ryder Architects

LOCAL AUTHORITY

Brent Council

SERVICE CHARGE

N/A

MONTHLY BILLS

Wi-Fi included in rent
Utilities billed directly

DEPOSIT

5 weeks

CONTRACT

Subject to AML /
Referencing checks

Life at Elmhurst

Renting at Elmhurst extends beyond the front door. The shared spaces are designed as extensions of your home, and a community to be part of.

Room to train

Free weights, racks and resistance kit alongside cardio and stretch areas, a full-length swimming pool, a yoga studio that flexes for other classes, and a golf and football simulator, all in your building.

Room to unwind

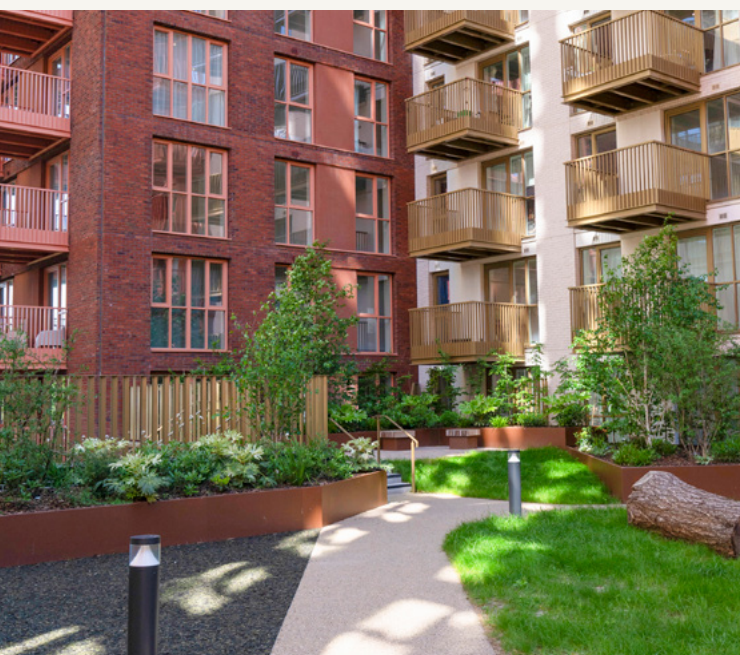
Fancy sunbathing on the rooftop with the skyline in view? Rooftop and podium gardens are set around the development, an oasis set back from the energy of Olympic Way but close enough to feel it, with children's play areas and dog-friendly spaces throughout.

Room to gather

Lounges lined with books, a cinema to hire with regular movie nights, and a games room with pool, chess, shuffleboard and board games.

Room to work

Free to use work areas throughout the building, from relaxed lounges and phone booths to hot-desk space and a meeting room, all included.



Residents events

Curated events run throughout the year, from games evenings and cinema nights to free yoga classes.

Making things easy

Renting a new home should be the easy part. Everything is set up and ready for the day you move in.



Digitally managed

A dedicated resident app keeps you connected with building announcements and events, while an online portal gives you easy access to documents, rent payments and maintenance requests.

Moving in

- Virtual viewings from home, or tour in person
- Choose and lease your apartment online
- Referencing and move-in handled smoothly, subject to availability and referencing

On hand

- A 24-hour concierge team on the front desk
- An on-site maintenance team
- Everything set up and ready for move-in

Set up for you

- Free unlimited Wi-Fi up to 250 Mbps included
- Bike storage
- Generous storage in every home





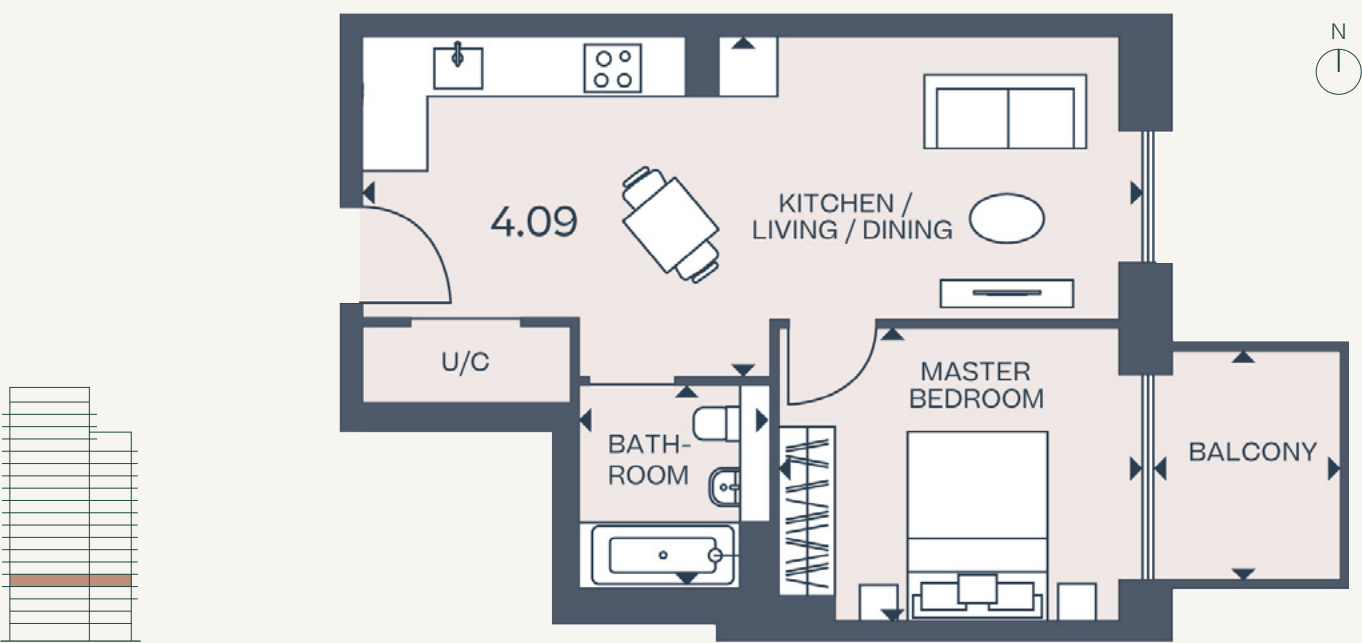
Live & breathe

Positioned near the upper podium garden, Elmhurst is nestled among beautifully landscaped surroundings. Thoughtfully designed for comfortable, effortless living, the apartments feature high-quality finishes, abundant natural light, and views over Wembley Park.



Elmhurst offers a collection of executive, one and two bedroom apartments, thoughtfully designed for modern living. The executive apartments offer a fresh approach to the traditional layout, bridging the gap between a studio and a one bedroom home.

Executive 1 bedroom



Example floorplan. Other layouts available.

4.09

Total Internal Area	45.1 m²	485.3 sqf
Living/Kitchen	3.6 x 8.2 m	11' 11" x 27' 1"
Master Bedroom	3.1 x 3.8 m	10' 2" x 12' 8"
Bathroom	2.0 x 2.1 m	6' 7" x 7' 0"
Total External Area	4.8 m²	52.0 sqf
Balcony	2.0 x 2.4 m	6' 6" x 8' 0"



Furniture solution

Every Elmhurst home can be taken furnished. One specified collection, installed and in place before you collect the keys. Prefer to bring your own? Take the home unfurnished.

BEDROOM*

* Window dressing included.



BED

Cream upholstered button headboard on a dark timber plinth base. Bed is a European Double, 1400 x 2000mm.



BEDSIDE TABLE

Dark timber, two drawers, recessed pull. One each side of the bed.



LIVING*

* Window dressing included.



2.5-SEAT SOFA

Flecked textured-weave upholstery with repositionable back and arm bolsters, on slim dark metal legs.



TV UNIT

Dark timber with an open lower shelf. Squared and low against the sofa.



COFFEE TABLE

Oval dark timber top on a dark metal cross base.

DINING



DINING TABLE

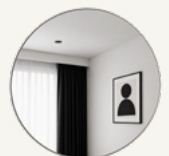
Compact square top in dark timber on curved, tapered legs. Supplied with the chairs as a set.



DINING CHAIR

Upholstered navy weave on dark timber legs that match the table.

ART



WALL ART

Framed abstract prints in terracotta, navy, ochre and sand, walnut frames. Chosen to sit with the room palette. 900mm wall mirror also supplied.

Specification

KITCHENS

- Outstanding contemporary designed kitchens with Shaker style detailing
- The worktops are high-quality composite stone with a polished white mineral finish
- Contemporary ceramic tiled splashback, in a herringbone style
- Satin stainless steel kitchen tap and under-mounted sink
- All drawers and cupboards are finished in a midnight blue satin matt lacquer with contemporary knurled handles in a stainless-steel finish
- Wall cabinets have feature open display shelves
- White sockets, switches and electrical accessories
- Appliances are by Smeg and include:
 - Multi-function oven
 - Induction hob
 - Recirculating extract hood
 - Integrated fridge freezer
 - Integrated dishwasher
 - Washer dryer in built-in utility cupboard

2 BEDROOM APARTMENTS

- Wine cooler (30cm)
- Built-in microwave oven

LIVING/DINING

- High-quality engineered oak flooring
- Ceiling recessed LED light fittings
- Soft white eggshell paint finish to architraves and skirtings (including hallway)
- Living rooms feature a media plate to the main wall

BEDROOMS

- All bedroom floors are laid with high-quality fitted carpets and luxury underlay
- Media plate to all master bedrooms
- Master bedrooms have fitted wardrobes with custom-made satin lacquered doors, split height hanging and drawers

BATHROOMS & ENSUITES

- The bathrooms incorporate high-quality white sanitaryware complemented by contemporary satin brassware
- The floors/bath/shower/vanity walls are finished with a honed limestone-effect porcelain tile
- Bathrooms have a classic dark blue metro tile to the vanity wall
- Ensuite bathrooms have the dark blue metro tile to the shower enclosure
- High-quality soft white paint finish to all other walls
- All bathrooms and ensuites have a wall-mounted mirrored wall cabinet with integral LED vanity lighting
- Each bathroom has a heated towel rail in a satin brass finish

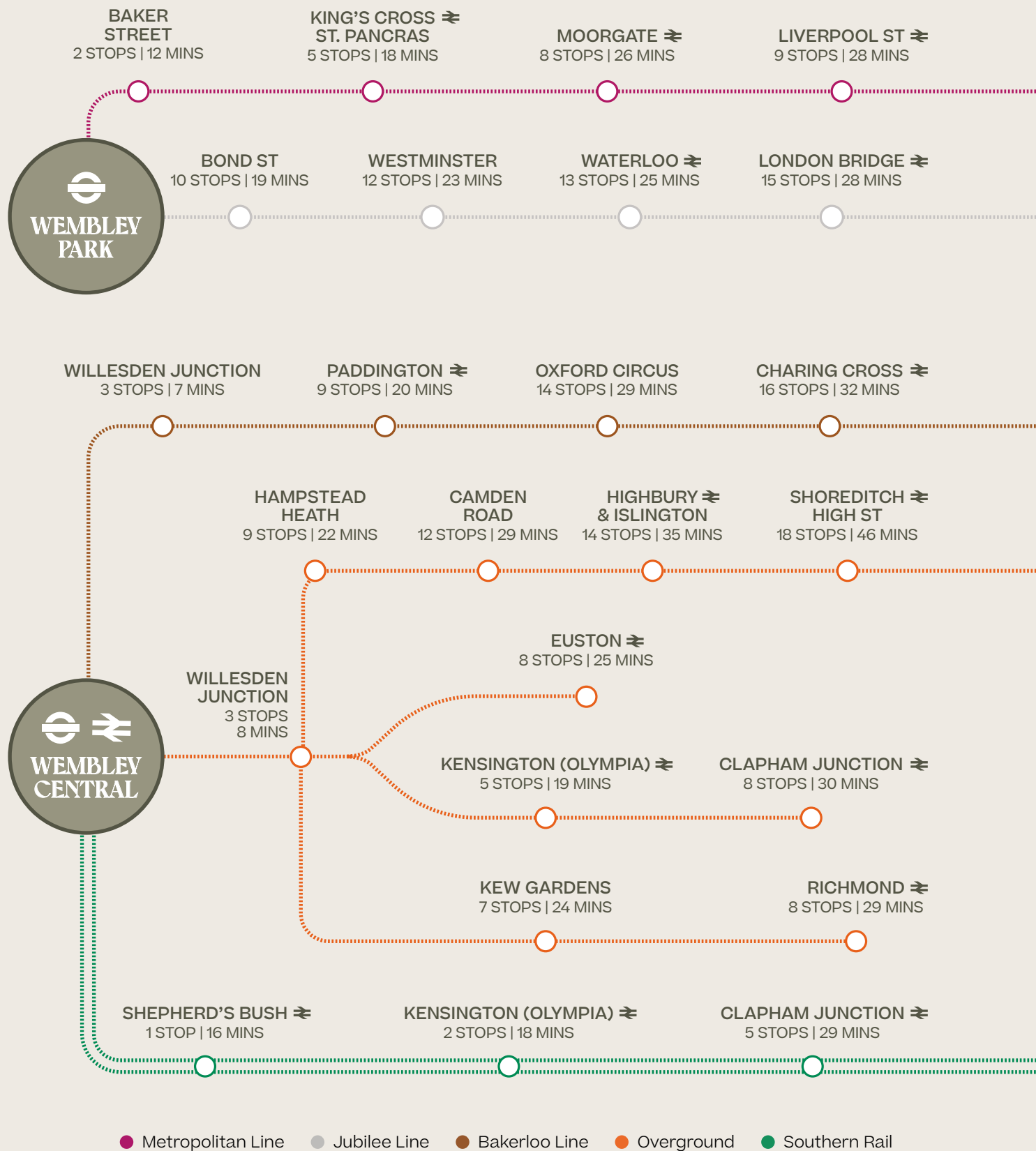
GARDENS AND BALCONIES

- A grand sense of arrival is created by the beautifully landscaped gardens and amenity spaces around the base of the building and the brook-side walk, featuring high-quality paving and planting
- Three large podium gardens on levels 1, 2 and 3
- Additional residents' roof terraces at the top of each building, with planting and bespoke seating areas, to maximise the views across Wembley Park and beyond
- All apartments have access to private balconies/terraces, featuring a bespoke design balustrade, paving and/or metal decking



Getting around

Wembley Park Underground and Wembley Central give you easy access to London via the Jubilee, Metropolitan, London Overground, Bakerloo and National Rail. From Wembley Stadium, the Chiltern Railways also gets you into Marylebone in 14 minutes.



Travel times are estimated by the Citymapper App



On your doorstep

A hidden gem in North West London, Wembley is a hive of activity for buyers, renters, businesses and fun seekers with something for everyone. With green spaces, big-brands and art trails to name a few, Wembley Park is the place to explore.

FOOD & BEVERAGE

- 01 BXPARK
- 02 Pasta Remoli
- 03 Sky Bar 9, Hilton
- 04 Bread Ahead Bakery
- 05 Haute Dolci
- 06 Masalchi by Atul Kochhar

ENTERTAINMENT

- 07 Troubadour Wembley Park Theatre
- 08 Wembley Park
- 09 OVO Arena Wembley

LEISURE

- 10 Union Park
- 11 River Brent Walking Trail
- 12 Olympic Way
- 13 Bubble Planet

SHOPPING

- 14 Costco
- 15 Amazon Fresh
- 16 London Designer Outlet
- 17 Co-op
- 18 Lidl
- 19 Wembley Stadium Store
- 20 Tian Tian Market



Contact us

T: +44 (0) 20 7328 7171

E: sales.UK@arada.com

aradalondon.com

 **ARADA**

FULTONANDFIFTH.CO.UK

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

