



**SPRING**



**New**  
Stone  
Bridge  
Park.

# THE PROMISE OF SPRING

A DYNAMIC NEW  
COMMUNITY  
FOR STONEBRIDGE



Computer generated image of the exterior of Spring



FRESH & VIBRANT  
DESIGN-LED HOMES

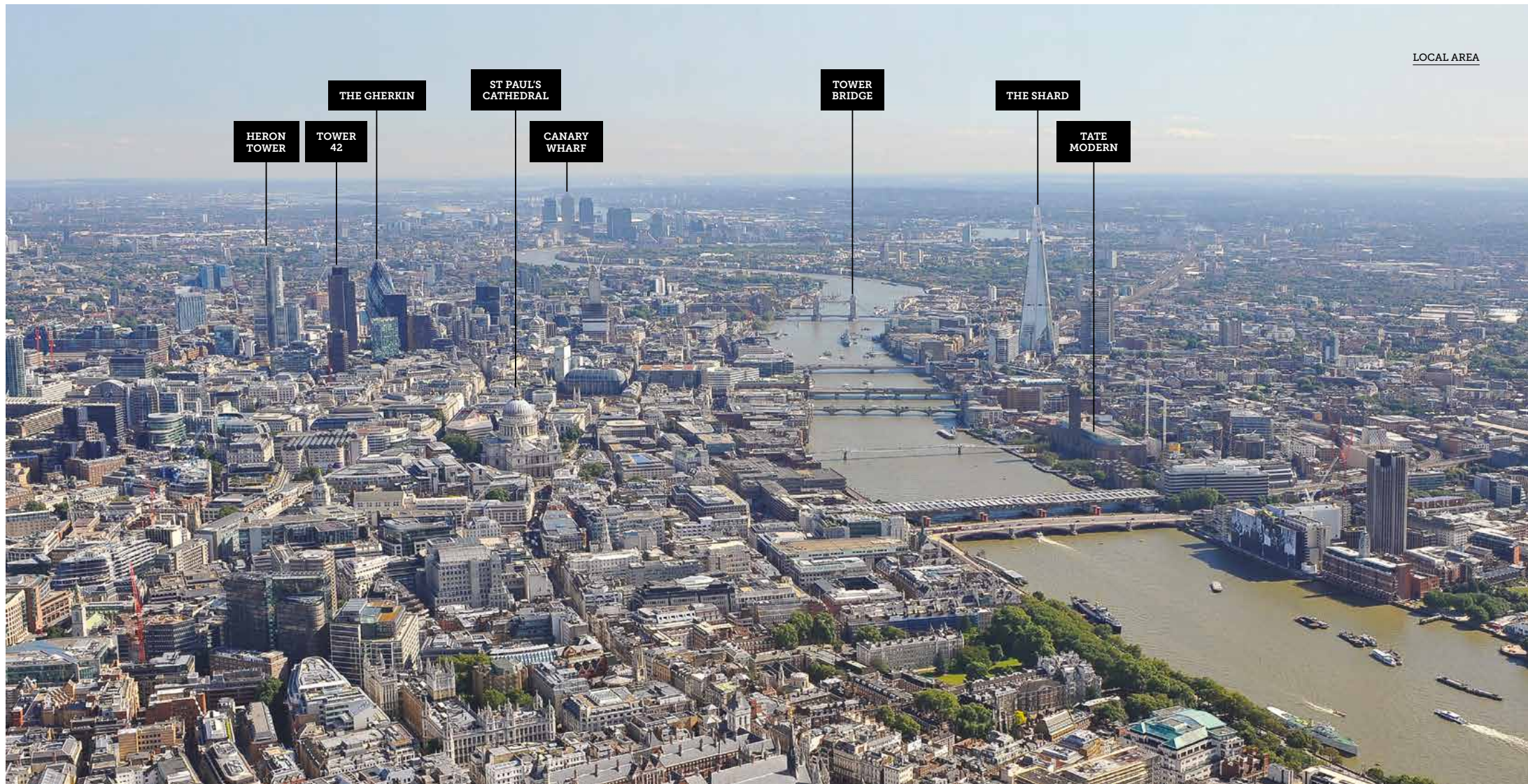
# SET AMID LANDSCAPED GARDENS

**There's a certain something in the air, a promise of better things to come, something young and fresh and vital. Spring has arrived.**

Spring has always meant new beginnings and these chic new apartments and spacious mews houses more than answer their brief. Spring is at the heart of a brand new neighbourhood with local shops and community facilities and is conveniently close to transport links. Overlooking attractive landscaped gardens that lead down to the pleasant walkways of the canal, these homes set a new benchmark in practical and super-stylish design.

New Stonebridge Park is the rising star of north-west London, the future is bright; Spring invites you to become part of it.





# ESSENTIALLY LONDON

AN UNMISTAKABLE SKYLINE

**Any visit to central London will reward you as the architectural icons featured in a thousand guide books appear in three stunning dimensions.**

St Paul's Cathedral, the Shard, Tower Bridge and the Gherkin are among the most globally recognised of London's landmarks, but the fame goes further and deeper with award-winning theatre, West End shopping, an amazing

diversity of restaurants and a rich history and culture that spans centuries.

From Spring, it's all so accessible. London's West End begins at Marble Arch, the gateway to Mayfair, Soho and Covent Garden and just five direct road miles from Spring. The overground service that links Euston to nearby Harlesden station takes as little as 16 minutes, or hop on the tube and take your pick of the

hundreds of destinations available via the underground network.

Spread your wings, spring into action and discover for yourself why London is considered the most stimulating and cosmopolitan city in the world.

*Aerial photograph of London 2014*



# A WEMBLEY PARK PLEDGE:

WE WILL  
ENTERTAIN YOU



1



2



3

**Wembley has reinvented itself in recent years; the stadium has always been the main headquarters of the England football team, but these days this lively region offers far more than world class sport.**

Over the last decade the area has had a dramatic facelift supported by a regeneration budget of over £40 million, and it's still continuing.

The graceful outline of Wembley's iconic arch is visible from miles around, and acts as a homing beacon now not only for sport and music fans, but for shopping addicts, foodies and cinema lovers too.

The stadium hosts over 150 sporting and live music events every year, while the adjacent Wembley Arena is a showcase for the best acts from the international music scene.

The newly opened London Designer Outlet offers top name brands at hard-to-resist prices, restaurants, cafés and a cinema; there are retail parks, superstores and an enormous IKEA at nearby Brent Park.

And the really good news? It's just one underground stop from Stonebridge Park to Wembley Central or a quick 10 minute trip to Wembley Park by car.

- 1. Wembley Stadium
- 2. IKEA
- 3. Wembley concert





**West London has always been the definition of picturesque; these upmarket suburbs exude a timeless appeal with classic architecture, pretty parks, fine wining and dining and top-notch shopping. All can be reached by train, tube or bus and are also within 30 pedal-powered minutes.**

Notting Hill is eccentric and bohemian, home to Europe's biggest street festival and the captivating Portobello Market. Browse the stalls for antiques, vintage fashion and retro memorabilia at this great British institution. Whilst Charming Chiswick retains a village ambience with quaint, tree-lined streets, riverside walks, a calm yet cosmopolitan vibe and a good supply of quirky, independent shops.

Green open spaces are always in demand and never in short supply in West London; visit Ealing Common or Gunnersbury Park, take a picnic, read the papers and slow the pace to leisurely. Or at the opposite end of the spectrum, head to one of the biggest and liveliest of London's shopping centres at Westfield in Shepherd's Bush. Make a day of it, and choose from more than 300 retail outlets and 25 restaurants positioned to please every purse and palate, just 15 minutes away on the overground.

1. Westfield Shopping Centre, Shepherd's Bush
2. Westbourne Grove, Notting Hill
3. Portobello Market, Notting Hill
4. Ealing Common





# CONNECTED TO CENTRAL & CITY

JUST GET UP  
AND GO

Whether it's business or pleasure that takes you to London's centre, with Spring as your base, the trip is never a trek. With a choice of underground and overground routes, you can plan your journey for speed and precision for any time of the day and much of the night.

London's famous Theatreland is focused around Shaftesbury Avenue and Soho, easily accessed by a direct trip on the Bakerloo line service to Piccadilly Circus or Charing Cross. Opt for a matinee performance to

allow time to party on in one of the many eclectic bars or clubs in Covent Garden.

Oxford Circus brings you to Oxford and Regent Streets, two of London's best loved and most frequented shopping highways. Or seek out some of the lesser known gems: the Duck and Waffle on the 40th floor of Heron Tower, the quirky Kerb street food market by the Gherkin, the Champagne bar on the Grand Terrace at St Pancras International. Oh, and while you're there, pick up a Eurostar ticket for that weekend break in Paris.

1. Selfridges, Oxford Street
2. Oxford Circus
3. Palace Theatre, Tottenham Court Road
4. The Gherkin, Liverpool Street
5. Eurostar, King's Cross St Pancras



## PUT A SPRING IN YOUR STEP

Spring is just an 8 minute walk from Harlesden Station and marginally further from Stonebridge Park. The former will serve you well for journeys towards and into central London; the latter is best suited for destinations north to Wembley, Harrow or Watford.

The choice of underground and overground services gives you a wide list of direct destinations – from Euston and Baker Street to Oxford Circus, Piccadilly Circus and Waterloo. But a single interchange brings almost the entire London region within easy grasp – and it's all out there, waiting to be explored.

Wembley Central	5 minutes
Paddington	15 minutes
Westfield Shopping Centre	15 minutes
Brent Cross	16 minutes
Marylebone	20 minutes
Kings Cross	28 minutes



## PLAN YOUR JOURNEY



### GO FOR A STROLL



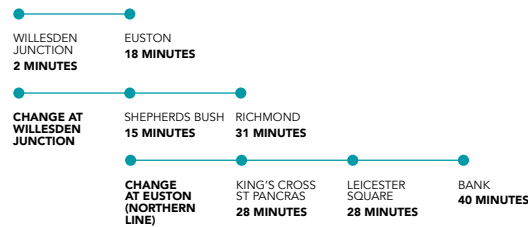
### HOP ON YOUR BIKE



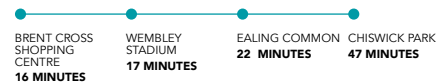
### TAKE THE TUBE (from Harlesden)



### EXPLORE OVERGROUND (from Harlesden)



### JUMP ON THE BUS



TAKE SOME TIME TO  
**EXPLORE**

LOCAL AREA

# AN EXCELLENT EDUCATION

## STEPPING INTO SPRING TERM

London is home to some of the greatest educational facilities in the world, a fact corroborated by the high numbers of overseas students resident in the capital.

London's universities represent the largest concentration of higher education within Europe and many of the best ranked are within easy reach of Spring.

A number of outstanding colleges, schools and international schools are also based here with both mainstream and specialist courses available to meet the diverse career ambitions of their equally diverse students.

## 3 SECONDARY SCHOOLS UNDER A 20 MINUTE WALK

All travel times sourced from [walkit.com](http://walkit.com),  
[tfl.gov.uk](http://tfl.gov.uk) or City Mapper.

## 10 UNIVERSITIES IN UNDER 30 MINUTES BY TUBE



UNIVERSITY	TIME	NEAREST TUBE
Royal Academy of Music	19 minutes	Baker Street
London Business School	19 minutes	Baker Street
University College London	24 minutes	Warren Street
Central Saint Martins	28 minutes	King's Cross
Birkbeck University	26 minutes	Goodge Street
University of London	26 minutes	Goodge Street
City University	27 minutes	Angel
Royal College of Art	28 minutes	High St Kensington
London College of Fashion	30 minutes	Old Street
London Metropolitan University	31 minutes	Moorgate
London School of Economics	33 minutes	Holborn
Imperial College	33 minutes	South Kensington
University of West London	34 minutes	Ealing Broadway
South Bank University	34 minutes	Elephant & Castle
King's College	36 minutes	Temple
Middlesex University	41 minutes	Hendon Central







Computer generated image of the living area



# CHIC URBAN SPACES

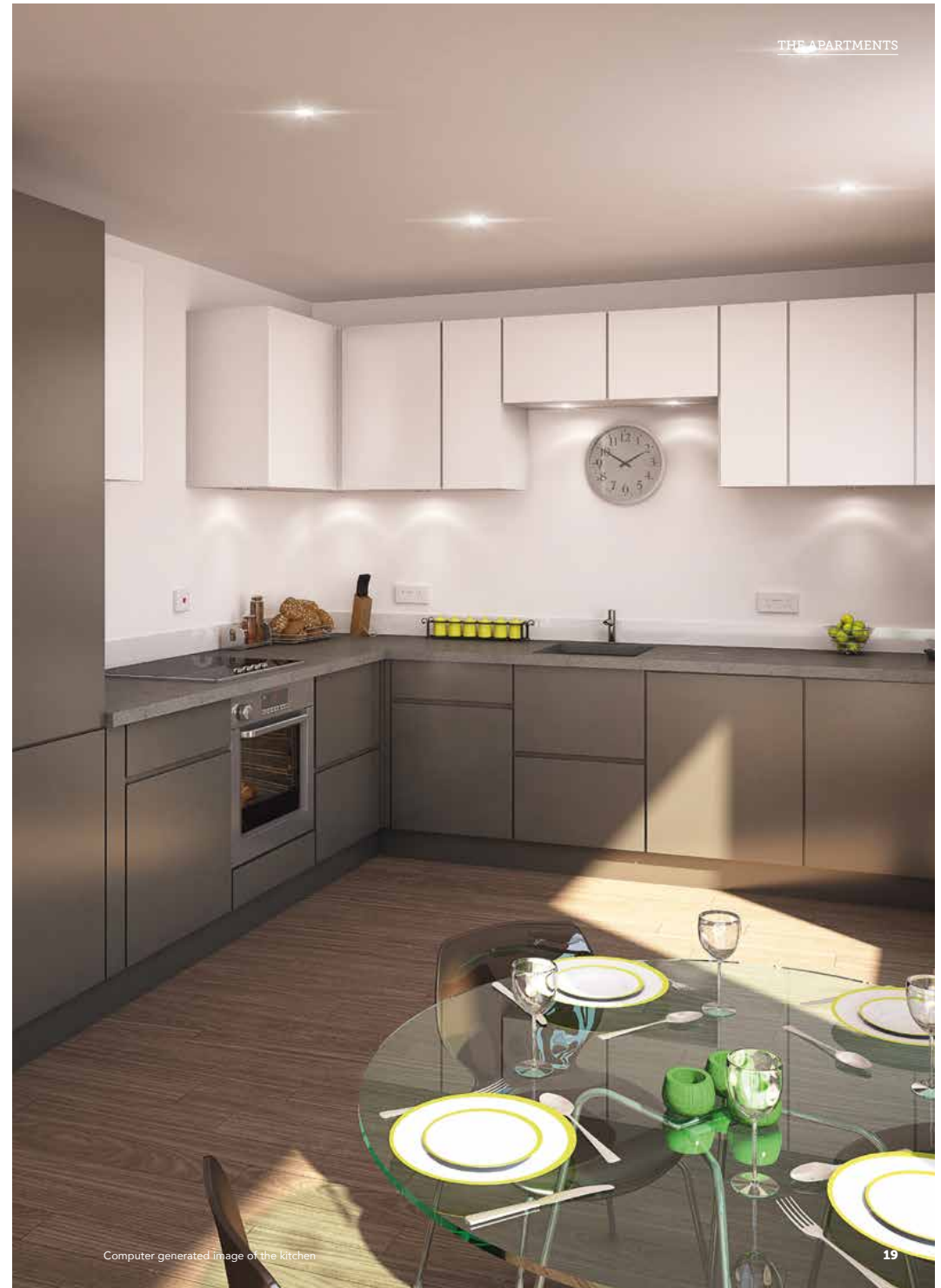
PERFECTLY  
DESIGNED  
FOR LIVING

Inspired by the best in contemporary design and perfected by the practicalities of space and function, our architects and designers have created a unique collection of studio 1, 2 and 3 bedroom apartments and 3 bedroom mews-style houses that redefine Stonebridge living on every level.

These modern, light and efficient spaces provide the perfect framework to stimulate your imagination. Unleash your hidden creativity, add colour, personality and create the mood that best reflects your inimitable sense of style. Allocate floor space for that cherished book case, find the perfect wall to frame your vintage poster, take the first steps in laying new foundations and putting down new roots.

The result will be more than just a bricks and mortar home – distinctive, original, special and exclusively yours.

THE APARTMENTS



Computer generated image of the kitchen



## SPRING INTO STYLE

# FROM THE FIRST TO THE LAST DETAIL

### KITCHEN

Contemporary high quality kitchen units with soft close drawers and cupboards

Integrated appliances to include hob, oven, extractor hood, fridge / freezer, dishwasher

Worktops and upstand to complement kitchen units

Under mounted stainless steel, one and half basin with Hansgrohe (or similar) single lever mixer tap

Under pelmet lighting

Downlighters

### BATHROOM

Large format ceramic tiles to wall and floor

Large mirror

Chrome ladder style heated towel rail

Quality white bathroom suite with back to wall WC with concealed cistern, dual flush plate

Quality white acrylic bath with Hansgrohe (or similar) bath spout and thermostatic shower fitting

### ENSUITE SHOWER ROOM

Large format ceramic tiles to wall and floor

Large mirror

Concealed thermostatic wall mounted shower

Screen in clear glass

Chrome ladder style heated towel rail

Clear glass shower enclosure with resin stone or vitreous china tray

Quality white bathroom suite with back to wall WC with concealed cistern, dual flush plate

### GENERAL

Amtico vinyl flooring to hallway, living and kitchen areas

Neutral colour carpets to bedroom(s)

Washer dryer in hallway cupboard where possible (if in kitchen, will be integrated)

Fitted wardrobes where shown

White internal doors

Private balcony or terrace where shown

Grooved timber flooring to balcony and terrace areas

Video entry phone system with colour monitor

Decoration - Dulux white emulsion to walls and ceilings

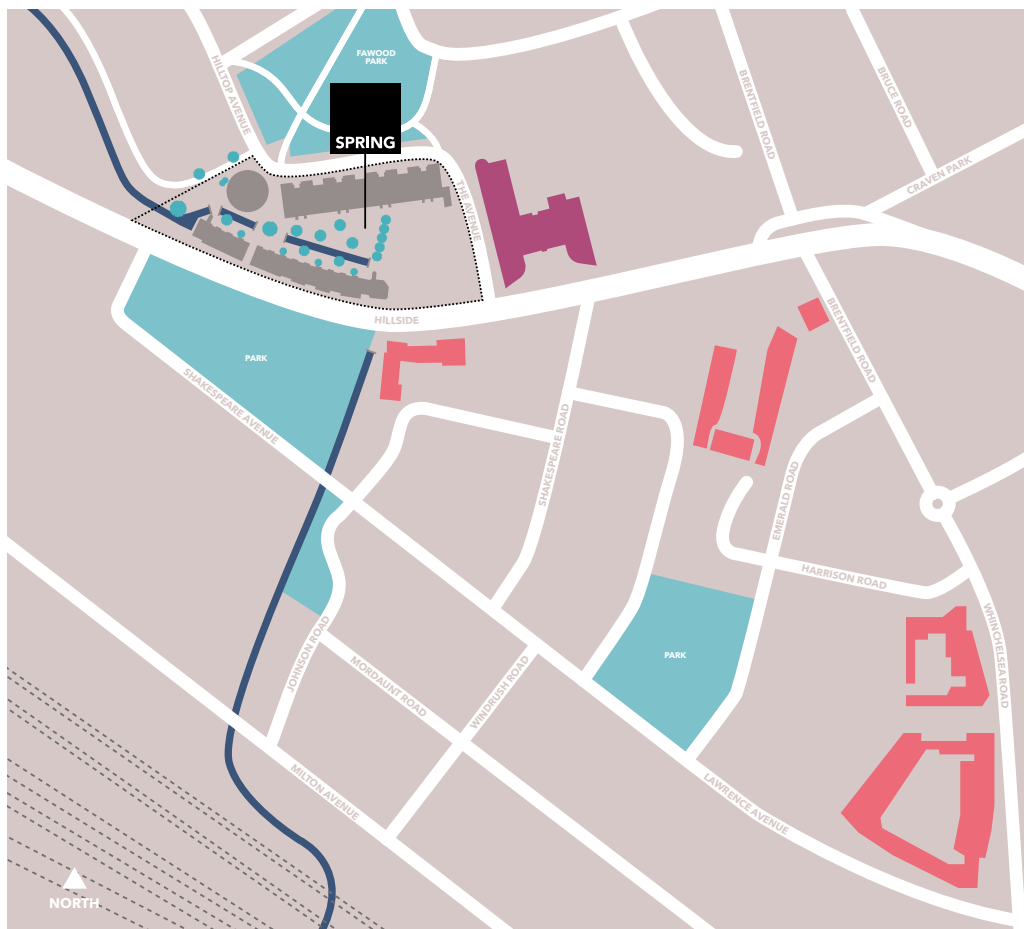
TV/Sky+ (by subscription) / BT points to living area and bedroom

Passenger lift to all floors

Gated underground parking - please check availability with the Sales Advisor

Cycle storage

10 year building warranty from NHBC



## NEW STONEBRIDGE PARK, BY HYDE NEW HOMES

It was towards the end of the last century that a vision for a new Stonebridge first sparked the imagination of the planners and architects.

It wasn't long before the vision began taking shape and the comprehensive redevelopment of what was once an inadequate post-war housing estate started in earnest.

The overriding philosophy was to create a well-planned integrated community with low-rise residential

buildings, green open spaces, shops and community facilities to properly serve the needs and desires of its residents.

The vision has begun and is continuing to happen, and Hyde New Homes is playing a very large part in the £225 million regeneration initiative. Many of the facilities are already in place with a health centre, café, an award-winning nursery, community centre, recreational spaces and a Tesco Express.

Spring represents the second phase of residential development for Hyde, having already completed the successful Hillside Hub and with further phases following. The future for New Stonebridge Park is bright, very bright indeed.

- SPRING
- HILLSIDE HUB
- FUTURE PHASES



**BRIGHT  
DESIGN LED  
ENVIRONMENTS**

# INSPIRING REGENERATION



# ABOUT HYDE NEW HOMES

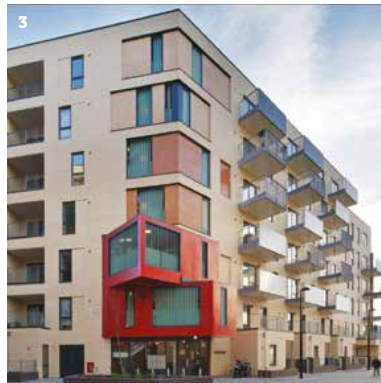
## A LEADING DEVELOPER

Hyde New Homes is part of The Hyde Group. Founded in 1967, The Hyde Group is one of England's leading developers of homes for all needs and incomes.

Owning or managing in excess of 49,000 homes, it provides housing, regeneration and mixed-use projects.

Quality, award-winning design, outstanding sustainability features and desirable locations make Hyde's new homes ever more attractive to buyers.

- 1. BOLANACHI BUILDING, Bermondsey Spa
- 2. THE ARC, PACKINGTON SQUARE, Islington
- 3. PARKER BUILDING, Bermondsey Spa



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