



**#ITSALLHERE**

ONE EMPIRE WAY  
WEMBLEY  
LONDON  
ONE EMPIRE WAY  
WEMBLEY  
LONDON  
ONE EMPIRE WAY  
WEMBLEY  
LONDON  
**EMPIRE ONE**  
ONE EMPIRE WAY  
WEMBLEY  
LONDON  
ONE EMPIRE WAY  
WEMBLEY  
LONDON  
ONE EMPIRE WAY  
WEMBLEY  
LONDON





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EMPIRE ONE

#ITSALLHERE



# ONE EMPIRE WAY





# LIVING THAT BEST LIFE



Comprising 38 brand new studio, one, two and three bedroom apartments, each uniquely infused with natural textures and an unwavering attention to detail, Empire One offers homes built for personality, individuality and comfort, carefully balancing an urban style with a smart use of space. The perfect home for the eclectic Wembley Park.

**38 BRAND NEW STUDIO, ONE, TWO  
& THREE BEDROOM APARTMENTS**





EMERALD  
PREMIUM

AT THE TOP OF  
EMPIRE ONE SITS THE  
COMMUNAL ROOF  
TERRACE, OFFERING  
PERSPECTIVES OF  
LONDON'S CLASSIC  
SKYLINE. PERFECT  
FOR ENJOYING LONG  
SUMMER EVENINGS  
WITH FRIENDS OR A  
MORNING MEDITATION.





At the top of Empire One sits the communal roof terrace, offering perspectives of London's classic skyline. Shielded by a glazed balustrade that extends around the rooftop's perimeter, the terrace is a welcoming and relaxing environment, perfect for enjoying long summer evenings with friends or a morning meditation.

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**WEMBLEY PARK STATION**  
5 min walk

**LIDL**  
3 min walk

**BOXPARK**  
3 min walk

**COSTCO**  
14 min walk

**SAINSBURY'S**  
6 min walk

**WEMBLEY ARENA**  
9 min walk

**WEMBLEY STADIUM**  
8 min walk

**LONDON DESIGN OUTLET**  
9 min walk

**TESCO METRO**  
8 min walk

**EMPIRE ONE**

**ON THE MAP**





WEMBLEY PARK STATION  
5 min walk

LIDL  
3 min walk

BOXPARK  
3 min walk

COSTCO  
14 min walk

SAINSBURY'S  
6 min walk

EMPIRE ONE

EMPIRE ONE

REPEATING PATTERN OF 'NOW ALL HERE, RIGHT NOW' in various orientations and colors (pink, white, black) on a pink background.

# ON THE MAP



# VIBRANT, ECLECTIC AND CULTURALLY DIVERSE,



Vibrant, eclectic and culturally diverse, Wembley is one of London's most vivacious and distinct neighbourhoods and the meeting place of an unparalleled shopping selection, a wealth of food and drink spots, plentiful nature, world class sport events and internationally renowned concerts.

Whether it's grabbing a bite to eat at Boxpark, watching a match at Wembley Stadium or enjoying the still waters of the Welsh Harp, this evolving corner of the Capital gets more exciting day by day.



# WEMBLEY MAP



# HERE TO THERE AND BACK AGAIN

Less than a 5 minute walk from Empire One, Wembley Park station is well serviced by the Jubilee and Metropolitan lines, and with Wembley Central and Wembley Stadium also just a short walk away, the bustle of London is reachable in less than 15 minutes.

## JOURNEY TIMES

### BY CAR

M1 Motorway	10 mins
Heathrow Airport	44 mins
Luton Airport	45 mins
Gatwick Airport	1h 18 mins

### BY BUS

Welsh Harp	15 mins
Wembley Central	20 mins
Neasden Temple	24 mins
Brent Cross	24 mins

### BY FOOT

Lidl	3 mins
BoxPark	3 mins
Wembley Park Station	5 mins
Sainsbury's Local	6 mins
Wembley Stadium	8 mins
Tesco Metro	8 mins
London Design Outlet	9 mins
Costco Wembley	14 mins

\*Times are approximate, taken from Google Maps. Tube times are based on a departure from Wembley Park Station (Jubilee & Metropolitan), a 5 minute walk from Empire One.

WEMBLEY PARK

### Jubilee

Stanmore	10 mins
Queensbury	5 mins
Kingsbury	4 mins

Northwood	21 mins
Watford	10 mins
Harrow-on-the-Hill	8 mins

WEMBLEY PARK

West Hampstead	10 mins
Bond Street	19 mins
London Bridge	28 mins
Canary Wharf	35 mins
Stratford	46 mins

WEMBLEY PARK

Baker Street	12 mins
King's Cross St Pancras	21 mins
Moorgate	28 mins
Liverpool St	32 mins
Aldgate	34 mins

Metropolitan



**BOND STREET**  
15 MINS

**HAMPSTEAD HEATH**  
20 MINS

**UCL**  
25 MINS

**SOHO**  
30 MINS

**WESTFIELD LONDON**  
30 MINS

**KING'S COLLEGE**  
35 MINS

**CAMDEN TOWN**  
35 MINS

**LSE**  
40 MINS

**HEATHROW AIRPORT**  
45 MINS

**BRICK LANE**  
45 MINS

EDGWARE

BARNET

WOODFORD

WALTHAMSTOW

HAMPSTEAD

HAMPSTEAD HEATH

EPPING FOREST

BRENT CROSS

HOLLOWAY

WEMBLEY

WILLESDEN

KILBURN

CHALK FARM

VICTORIA PARK

STRATFORD

REGENTS PARK

SHOREDITCH

EALING

WHITE CITY

MARBLE ARCH

MAYFAIR

THE CITY

WHITE CHAPEL

BOW

HYDE PARK

CANARY WHARF

HAMMERSMITH

KENSINGTON

WESTMINSTER

FULHAM

GREENWICH

RICHMOND

BRIXTON

CLAPHAM COMMON



# ON THE MAP

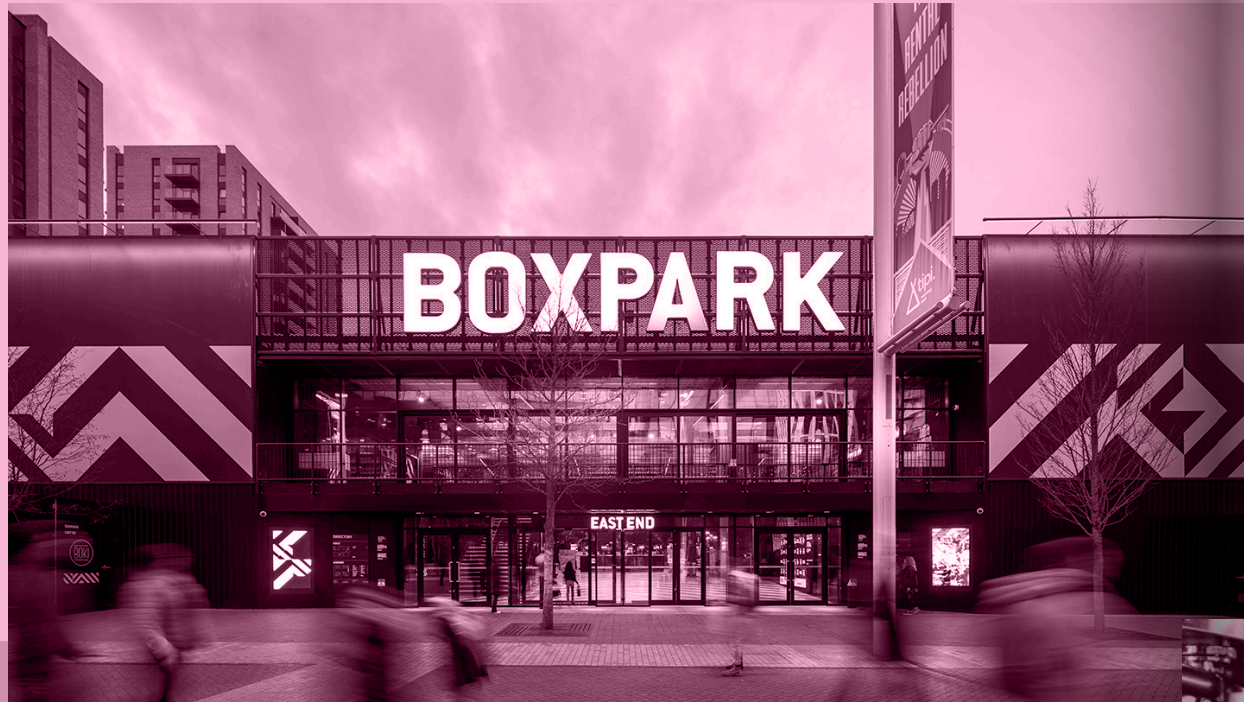


AAAHH A SIP OF COFFEE, A CHEWY CROISSANT, A BITE TO EAT, A SPACE TO RELAX, THAT FIRST SIP OF BEER, THE BUBBLES THE BITE TO NOSH ON, A SANDWICH AND CHIPS, PIZZA FOR TWO FOR ONE, A CRISP GLASS OF BOTTLE OF RED, SOME NIBBLE A BAS, D, FANCY A CURRY, LET'S GET TOGETHER AND FINE DINING, PASTA AL DENT, DELIGHTFUL, ICE CREAM AND PIE, CO, WEMBLEY" D CANAPES, YOUR ROUND OF MINE, JAMAICAN, ARGENTINIAN OR GREEK, ITALIAN OR BRITISH, BUBBLE & SQUEAK DOWN TO THE PUB, SETTling IN HUMMUS, BABA GANUSH, S CHOCOLATE MOUSSE, SPICY, SW STICKY, FRIED, DICED, SAUTÉED, B PRETTY, A BITE OF THIS, A TA ROMANTIC FOR TWO. OR OUT WITH CREW



# ON THE MAP





**BOXPARK**  
Over twenty different food  
and drink options under  
one roof  
3 min walk



**BREAD  
AHEAD**

**BREAD AHEAD**  
Baking Shop & School  
5 min walk



**PASTA REMOLI**  
Authentic Handmade Pasta  
5 min walk



ON THE MAP





**WEMBLEY PARK THEATRE**

A brand new 1,000-2,000, state-of-the-art cultural destination and flexible theatre space with a large bar and 'Studio Five', a modern British restaurant with simple, bold dishes using great quality produce

1 min walk



**WEMBLEY STADIUM**

World famous, Wembley Stadium sits just 8 minutes away from Empire One. Steeped in history this 90,000 seat stadium is the largest in the UK and second-largest in Europe, and hosts not only the FA Cup Final, but a selection of other sporting events as well as sell-out music concerts on a regular basis

8 min walk



ON THE MAP



ADIDAS, ASICS, BHAVI, BUJOR  
BORGG, CALVIN KLEIN, CHAMPION  
CHAPELLE, CLAIRE'S, CLARK  
CONVERSE, DUNE, FIORELL  
GAP, GUESS, HARRIBO, HOLLAN  
& BARRETT, HUAWEI, JAC  
WILLS, KURT GEIGER, LEE, LEVI'S  
LINDT, M&S, MOSS BROSS, NEY  
BALANCE, NEXT, NIKE, PROCOOI  
PUMA, REPLAY, SKECHER  
SKOPES, SONY, SUPERDR  
SUNGLASS HUT, TEMPUR, TEMP  
THE BODY SHOP, THE FRAGRANC



**LONDON DESIGNER OUTLET**  
A world-class destination for designer shopping, boutique eating and drinking including names such as Calvin Klein, Nike, Converse, Adidas, Guess, Kurt Geiger, PUMA, Lindt, GAP and Superdry  
9 min walk



ON THE MAP





**THE GYM**  
Fully equipped, low-cost gym  
7 min walk



**WELSH HARP**  
Learn to sail, wind surf or canoe with one of the many clubs on the Harp  
28 min walk



**KING EDWARD VII PARK**  
13 min walk



PRESS UP,  
PUSH DOWN,  
STRETCH,  
BREATHE,  
SWEAT,  
DANCE  
CLIMB,  
SQUAT,  
BEND, JU  
JAB, HOOK,  
BLOCK  
PUNCH

CONSOLE THE MAP



WEMBLEY PARK



WEMBLEY ARENA  
WEMBLEY TRIANGLE

# CONCEPT MAP







ROOM FOR THE BOSS  
ROOM FOR THE BOSS  
ROOM FOR THE BOSS







IT'S A  
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WHAT'S COOKING  
WHAT'S COOKING  
WHAT'S COOKING







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**THE REVEAL IS NOW**

The continued investment in innovation and invention in the last decade has seen Wembley Park transform itself into London's newest creative home, with endless new and exciting opportunities. The Wembley Park Masterplan is one of the country's largest regeneration projects, securing over £1.7 billion of investment, promising the delivery of over 7,500 new homes and 8,000 new jobs by 2027.

## LONDON'S BOROUGH OF CULTURE 2020

**15 YEARS OF DELIVERY**

**£2.5BN + OF INVESTMENT**

**3.5M SQ FT + OF CONSTRUCTION**

**7 ACRES OF NEW PARKLAND**

**7,500 NEW HOMES**

**10,000 NEW JOBS**

**1,690 PARKING SPACES**

**150 TREES PLANTED**



# YOU LIVE, YOU LEARN

## EARLY

**The Little Learners Nursery** - 14 mins walk  
United Reformed Church, East Lane, Wembley HA9 7NN

**Bright Horizons Nursery** - 17 mins walk  
95 Hirst Cres, Wembley HA9 7HH

## PRIMARY

**Chalkhill Primary School** - 13 mins walk  
Barnhill Rd, Wembley HA9 9YP

**Elsey Primary School** - 20 mins walk  
Tokyngton Ave, Wembley HA9 6HT

## SECONDARY

**Michaela Community School** - 5 mins walk  
North End Road, Wembley HA9 0UU

**Ark Academy** - 6 mins walk  
Bridge Rd, Wembley HA9 9JP

**Lycée International de Londres** - 12 mins walk  
54 Forty Ln, Wembley HA9 9LY

## FURTHER

**University Campus of Football Business** - 11 mins walk  
Stadium, Wembley Park, Wembley HA9 0WS

**London School of Science & Technology** - 20 mins walk  
401- 403 High Rd, London, Wembley HA9 7AB





# KITTED OUT

## SPECIFICATION

### Apartment Interiors

- Enhanced security flat entrance door PAS 24 compliant, with 3D Grey finish
- Moulded internal doors painted smooth white
- Engineered oak flooring throughout living spaces, halls and some bedrooms
- Walls painted in contemporary colours
- Joinery with eggshell finish
- Stainless steel switches and sockets
- Built-in wardrobes
- Double glazed windows and balcony doors

### Kitchen

- Super matt dark grey handleless kitchen units
- Undercabinet lighting to kitchen wall units
- Silestone white Quartz worktop
- White Quartz splashback
- Stainless steel kitchen sink with polished chrome mixer tap
- Fully integrated Bosch appliances:
- Integrated electric oven
- Integrated fridge freezer
- Washer dryer
- Induction hob
- Extractor
- Integrated Bosch dishwasher to flats on 3rd and 4th floors

### Shower Room / Bathroom

- Saloni tiled floors and walls with feature Saloni textured wall tiles
- Luxury stone resin basins
- White wall-hung Starck wc with chrome fittings
- Stainless steel flat panel heated electric towel rail
- Chrome wall mounted shower fittings
- Glass shower screen
- Shaver socket
- Underfloor heating in bathrooms / shower rooms to flats on 3rd and 4th floors

### Communal Areas

- Enhanced security front door PAS 24 compliant
- Anti-fishing letter boxes in main lobby
- High-quality ware resilient carpet
- Anti-slip nosings to stairs
- Smoke detection, ventilation system and fire alarm system
- Emergency lighting
- Lift servicing all floors
- Secure bike store
- Secure bin store
- Communal roof terrace

### Electrics

- Colour video entryphone system
- Data / Telephone / TV / USB points
- Smoke detection and sounder
- LED energy efficient downlights and pendants within all areas / rooms

### Heating

- Electric heating and electric hot water cylinders with MVHR system to Ground, 1st and 2nd floor apartments
- Radiator space heating and comfort cooling air-source heat pumps and MVHR system to 3rd and 4th floor apartments

### General

- Flat sprinkler system
- 10 year structural warranty



# CAMROSE

LONDON



## About the Developer

At CAMROSE we see and build differently. Fusing decades of property development experience with an ever-innovative outlook, our passion is to deliver distinct, modern and well-built living spaces which change the way people experience home.

Every space we build tells its own story and offers its own feeling, driven by both our appetite for individuality and dynamically shaping environments. With each new project, we apply a fresh understanding of the places where we build and the people that live there, crafting beautiful and inspiring living spaces with their own unique personality.

# #ITSALLHERE

Design by **WEARECAPRI.COM**

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