

THE PAGES

THE PAGES
WEMBLEY

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TURNING THE PAGE

Welcome to The Pages – Wembley's vibrant new community. Centred around a courtyard garden, these stylish apartments, complete with private balconies and terraces, offer more than just a home. With concierge service, residents' lounge, and co-working space at your fingertips, The Pages blends elegance with convenience.

Gated from dusk to dawn, The Pages is a place to escape, with wide walkways that provide easy connections to the local community. Step outside and within minutes you're in Wembley Park where you'll find a wealth of amenities on your doorstep, with plenty of places to eat, drink, shop, play sports, or see a show.

Make The Pages your home and turn the page on a bold, exciting new chapter in Wembley.

04 / 05 The Wembley Story
06 / 07 Capital Connections
08 Going Places
09 A First Class Education

10 / 11 Community
12 / 17 Food & Drink
18 / 21 Wellness
22 / 25 Entertainment
26 / 27 Map

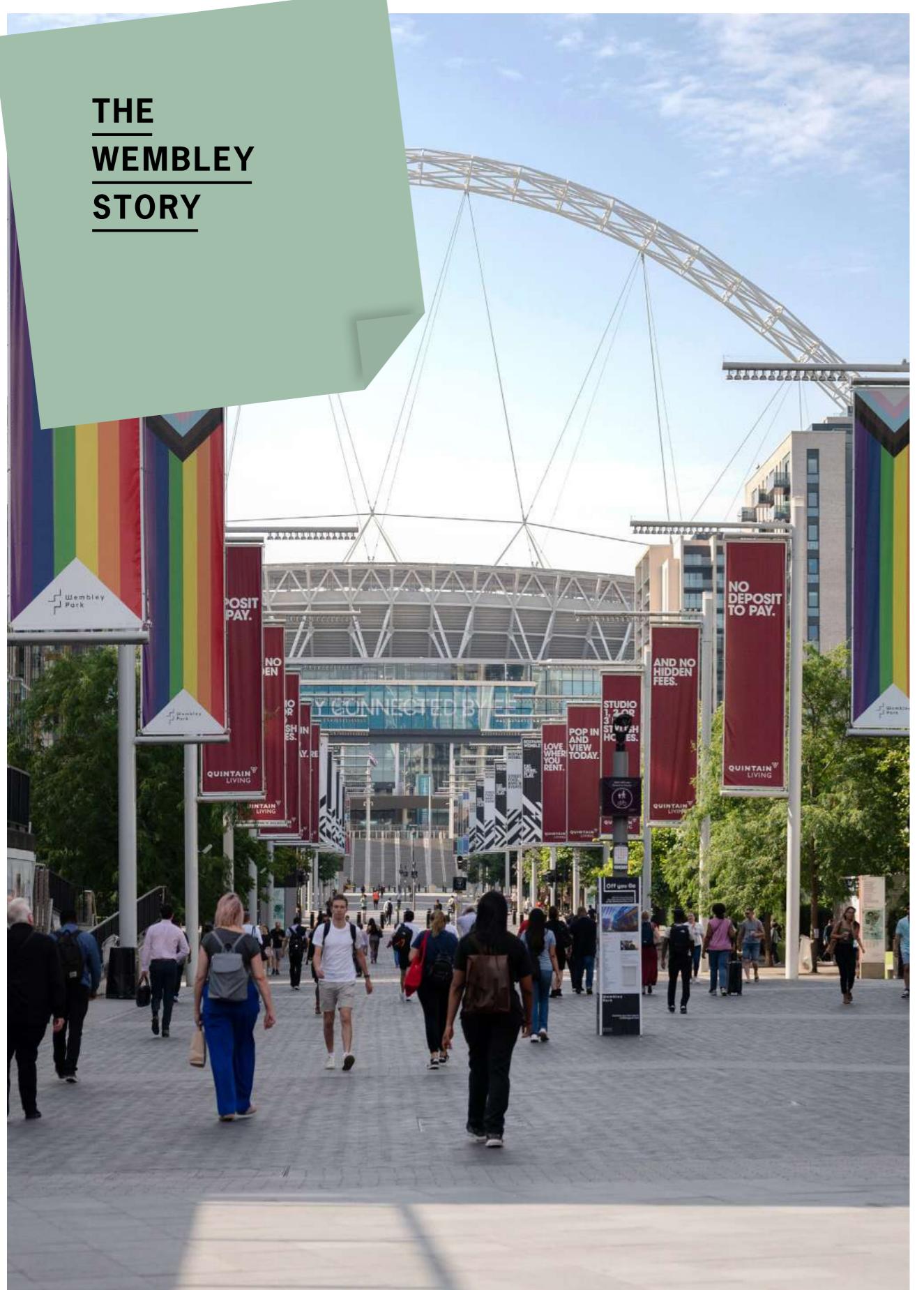
28 / 29 The Development
30 / 33 Shared Spaces

34 / 40 The Apartments
41 Specification

42 / 43 Sustainability
44 / 45 About Wates
46 Contact Us



THE WEMBLEY STORY



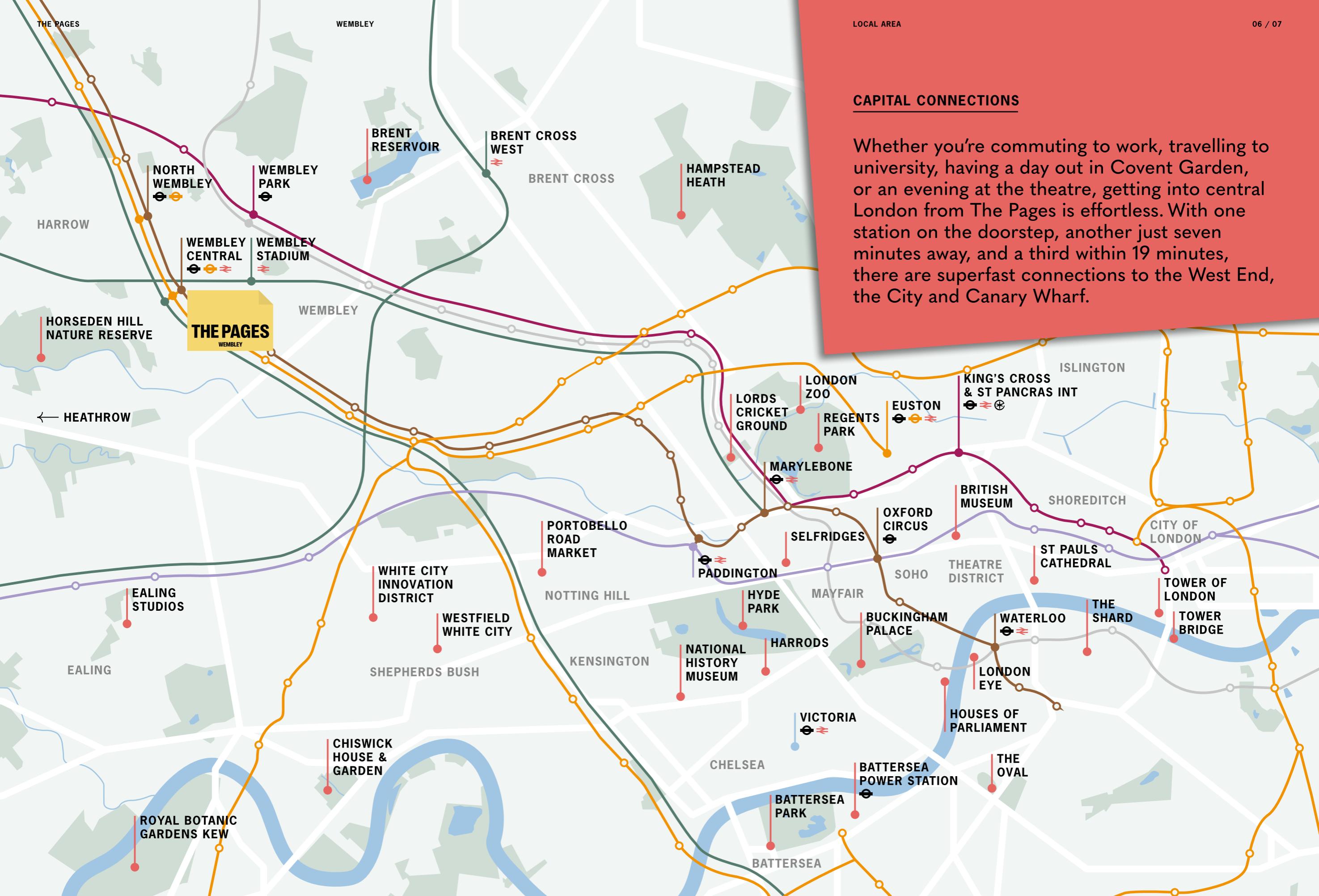
Wembley is one of London's most dynamic and fastest-growing areas.

The iconic stadium has been the home of momentous national sporting events for over a century, including the 1923 FA Cup Final, the 1948 Olympics, and England's football victories in the 1966 World Cup and the 2022 UEFA Women's Euros. It has also hosted a long list of musical legends from The Beatles to Beyoncé.

Today, the reimagined Wembley Park neighbourhood is a thriving district with landmark new buildings, open green spaces, and top-tier amenities. These include the new stadium, the OVO Arena, the London Designer Outlet, BOXPARK, and the striking Civic Centre. Wembley is now a place where new homes meet world-class attractions.

Just 11 minutes from the West End by tube, Wembley is a prime destination to live, work, and play, drawing in millions of visitors for its unbeatable shopping, dining, and entertainment. People come for the excitement and often stay to make it home.

With excellent places to eat, premium shops, vibrant leisure spots, and the serene meadows and paths of King Edward VII Park, Wembley is always buzzing with things to do and explore.



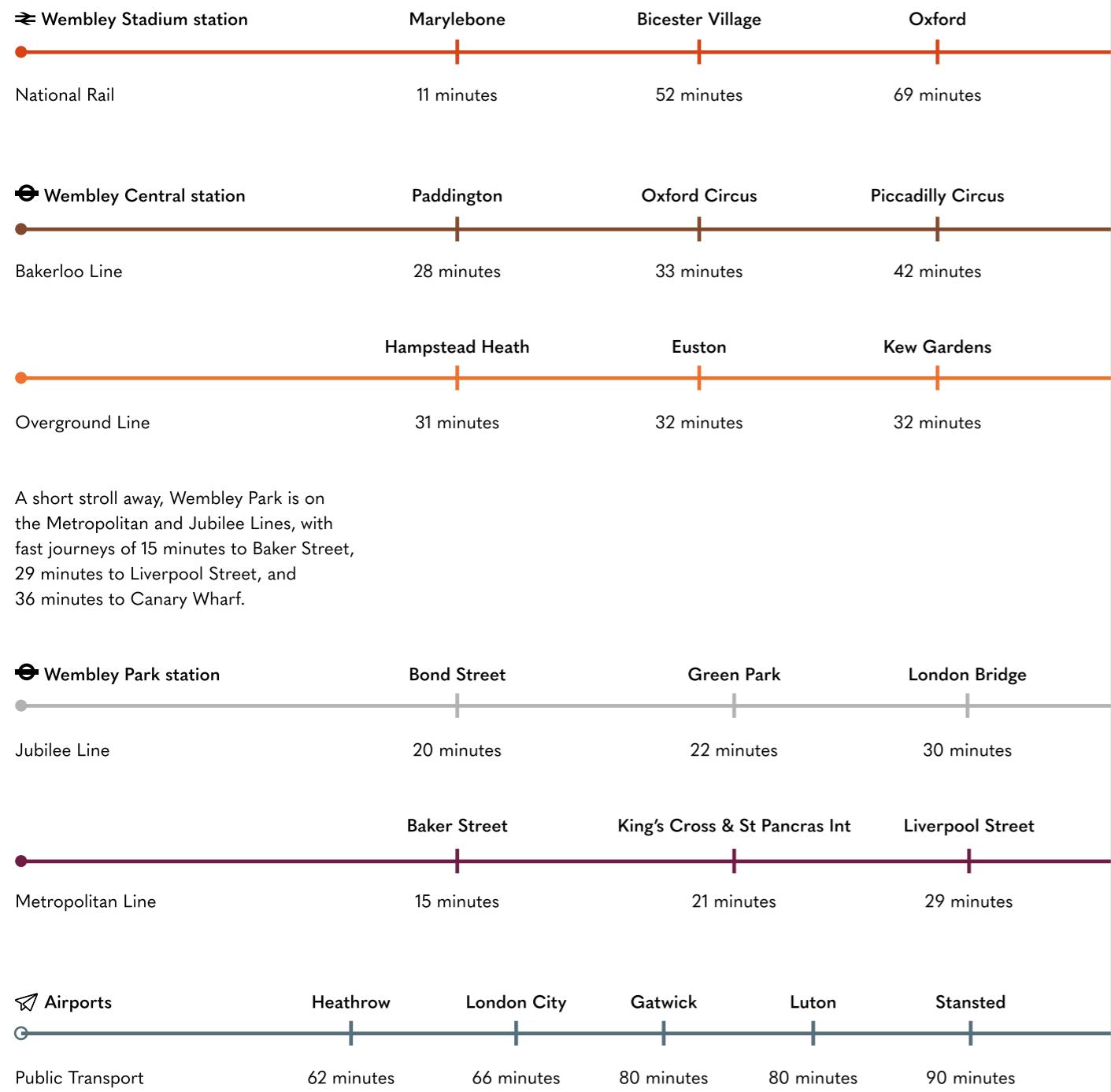
CAPITAL CONNECTIONS

Whether you're commuting to work, travelling to university, having a day out in Covent Garden, or an evening at the theatre, getting into central London from The Pages is effortless. With one station on the doorstep, another just seven minutes away, and a third within 19 minutes, there are superfast connections to the West End, the City and Canary Wharf.

GOING PLACES

Mere moments from The Pages, Wembley Stadium station connects you to the centre of the capital in just over ten minutes by train.

Just seven minutes along the High Road, Wembley Central has direct Bakerloo Line and Overground trains to the West End and Waterloo.



A FIRST CLASS EDUCATION

London's universities are global leaders in the sciences, arts and humanities. Students come from all over the world to study at these institutions, all within easy reach of The Pages, thanks to fast transport links to the heart of the capital.

Top Universities

IMPERIAL Imperial College London

• 35 minutes



LSE London School of Economics

• 35 minutes

UAL university of the arts london

University of the Arts London

• 21 minutes



UCL University College London

• 30 minutes

KING'S
College
LONDON

Kings College London

• 30 minutes

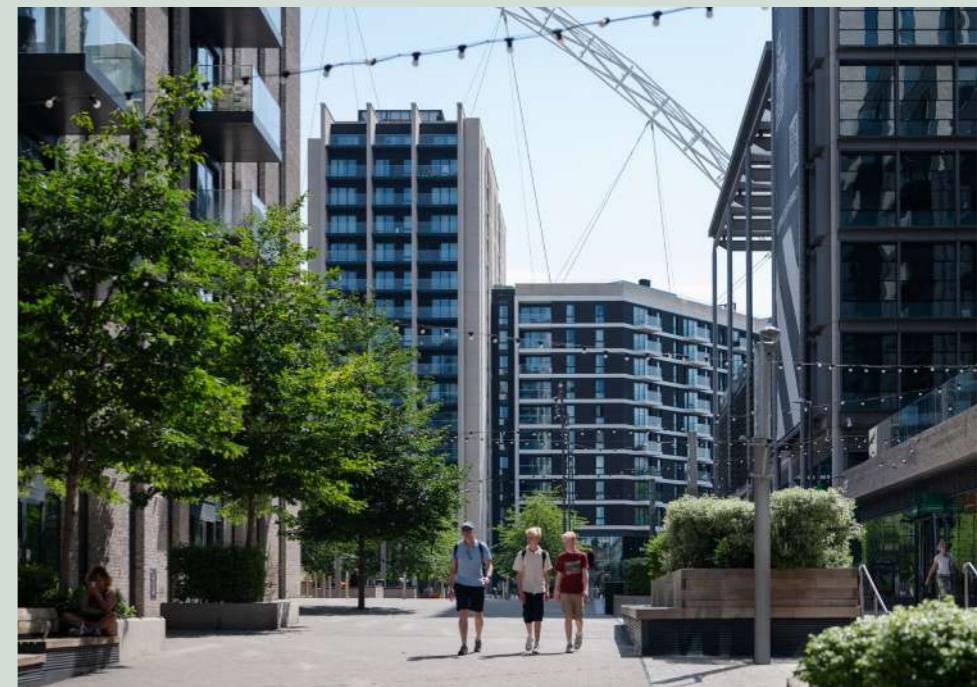


QMUL Queen Mary, University of London

• 40 minutes

University travel times are calculated from Wembley Park station.

Travel times are approximate and calculated via tfl.gov.uk, [Citymapper](http://Citymapper.com) and chilternrailways.co.uk



COMMUNITY



King Edward VII Park
Discover the wonderful meadows, trees and winding paths of King Edward VII Park, just minutes from The Pages.
• 13 minutes walk

Wembley has a strong sense of community and a long tradition of welcoming new ideas, new residents, and new streetscapes. The reimagined Wembley Park neighbourhood blends effortlessly with the historic town centre and includes community-focused buildings such as the award-winning Civic Centre, Troubadour Theatre and a host of hotels.

Wembley's green spaces, from hidden urban gems to sprawling parks, offer plenty of places to unwind or stay active. The 26-acre King Edward VII Park, opened in 1914, remains a peaceful haven where locals enjoy sports, picnics, or moments of tranquility away from city life.

Union Park is Wembley's latest park. Opened in 2024, it's the first major new park in Wembley for 150 years. With seven acres of lawns, meadows, and water features alongside a community centre, bandstand, and play areas, this socially-focused green space is a welcome addition to the area, less than a mile from The Pages.



FOOD & DRINK

Wembley has a vibrant food scene, from authentic world food street traders, independent artisan bakeries and coffee shops to a Michelin-starred chef. Places to drink are also plentiful, whether you prefer a prosecco, a pint, or rooftop cocktails.

Wembley has everything from small, intimate bars and eateries to BOXPARK, where you can eat, drink, and watch live music and sports events in an electric atmosphere, or liven things up a bit by playing table tennis, VR games or crazy golf!



Sky Bar 9
Head up to Sky Bar 9 from early evening onwards for classic cocktails or modern mocktails from the extensive drinks' menu at this rooftop venue with stunning views of Wembley Park.

• 11 minutes walk

Bread Ahead
Formed over a decade ago, Bread Ahead runs bakeries and bakery schools across London and in the Middle East. Wembley is its first restaurant, serving an all-day menu based on its bakes and pastries.

• 14 minutes walk

**The White Horse**

This pub and restaurant bring together the best of the old and new, with a traditional interior in a striking new building, delicious all-day dishes with seasonal ingredients, and memorable Sunday roasts.

• 12 minutes walk

**Estadio Lounge**

As informal cafes go, this is one of the best. Linger over a lazy breakfast, brunch or lunch, relax with drinks and dinner, or pop in for cocktails in the capacious yet cosy interior or outdoor terrace of this welcoming all-day venue.

• 12 minutes walk

Choppaluna

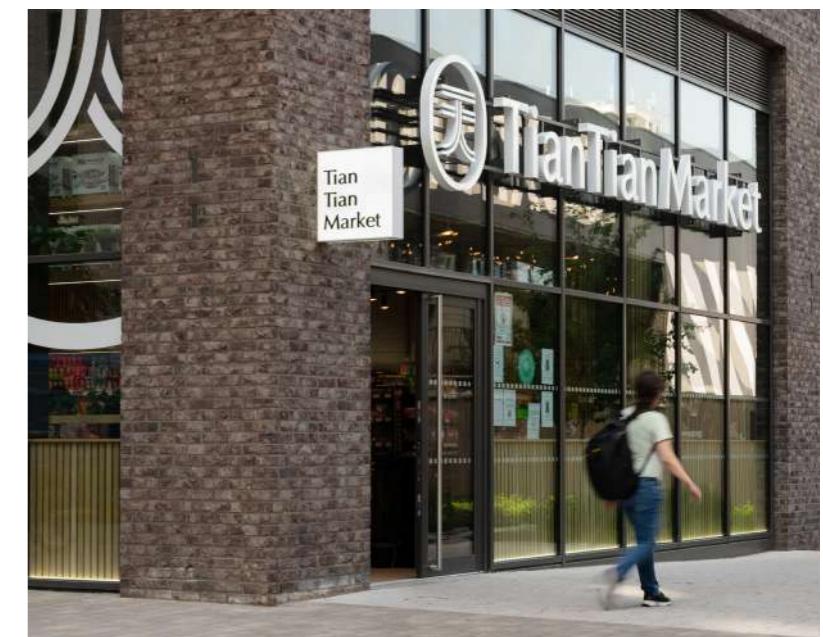
Curate the salad of your dreams from over 60 fresh toppings and homemade signature dressings and watch the choppers create it in a bowl or roll. If you're not feeling creative there are always chef specials, melts and soups on the menu.

• 11 minutes walk

**Tian Tian Market**

Selling food, drink and lifestyle products from over 25 Asian countries, this unique supermarket specialises in niche groceries and trending street food. Expert staff are always on hand to help, and host regular tasting sessions.

• 14 minutes walk

**BOXPARK**

Situated in the heart of Wembley Park, BOXPARK Wembley has become the ultimate fan park destination, with 20,000 square foot dedicated events space, offering immersive food, drink and leisure experiences.

• 16 minutes walk



WELLNESS

Looking after your mind and body is easy at The Pages. A wide range of studios, clubs, and sports courts cater to all your needs from yoga and pilates to a whole range of sports including padel courts which sit in the shadows of the stadium.

Wembley Leisure Centre has a 25m pool, 100 station gym, sauna, and steam room. Or you can combine exercise with culture by walking the outdoor Art Trail and visiting The Square of Fame.

Stonebridge Boxing Club
This world-class gym is iconic, with posters of old school legends, first-class equipment, and an electric atmosphere. Whether you're a complete novice or a seasoned pro, Stonebridge welcomes you to join its community.
• 21 minutes walk
*will relocate in 2025

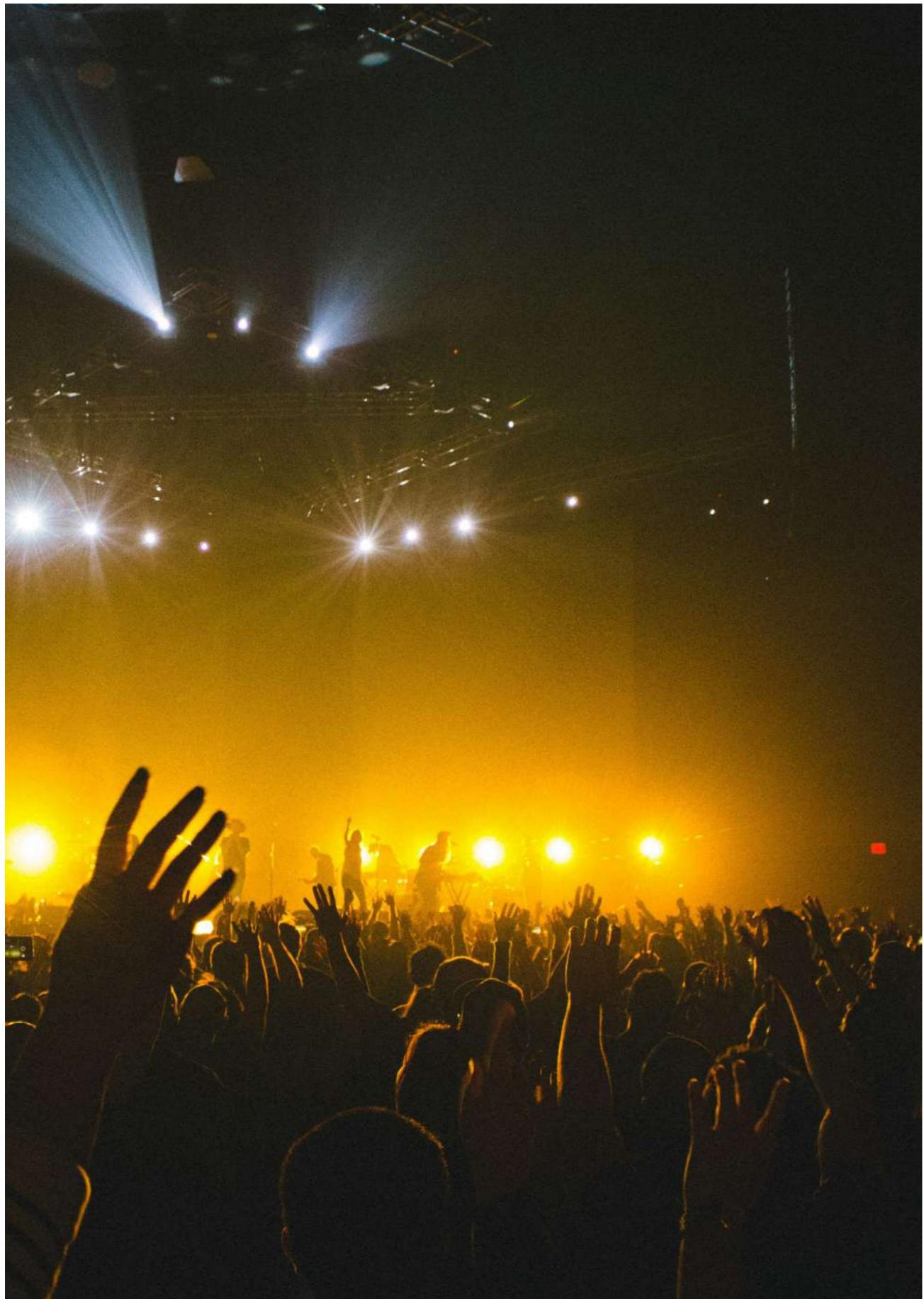


El Estudio
Visit the El Estudio Pilates Boutique for a bespoke programme of classes to condition and balance your body and hone your health.
• 15 minutes walk



Wembley Padel
Learn to play the world's fastest growing new sport at Social Sports Society, a community-focused club with a mission to bring people together to improve their health and wellbeing. Padel is easy to learn, fun to play, and very social.
Everyone can join in.
• 10 minutes walk





ENTERTAINMENT

As the home of entertainment (as well as football) Wembley has it all, from stunning shows, concerts, and sporting events in the Stadium, Arena and the new Wembley Park Theatre, to daily screenings at the nine-screen Cineworld cinema.



Troubadour Theatre
Visit the new Wembley Park Theatre to see plays, musicals and more performed by Troubadour Theatre. This state-of-the-art venue is available for private hire and previously hosted live shows such as the X-Factor.
• 16 minutes walk

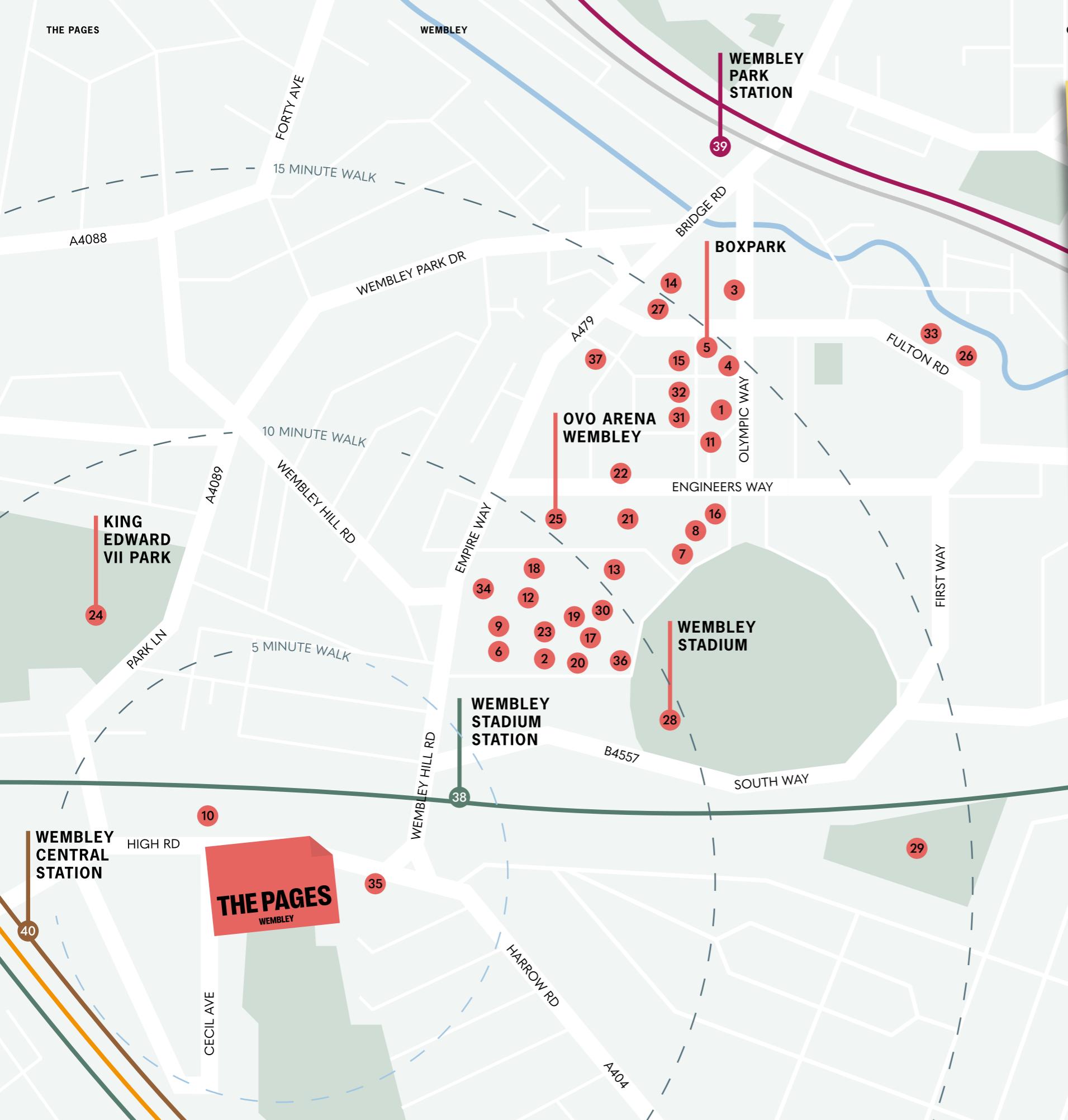
O2 Wembley Arena
London's most iconic live music venue hosts more than 100 events each year, attracting about a million visitors.
• 11 minutes walk

Wembley Stadium
The home of football and much more, the stadium thrills over two million visitors annually with its amazing atmosphere and world-class entertainment.
• 15 minutes walk

At the London Designer Outlet, you can shop 'til you drop at over 80 stores ranging from local makers with unique eco-friendly goods to big brands at big discounts. There are also hair and beauty salons, and 20 cafes and restaurants.

London Designer Outlet
Offering an exceptional shopping experience, this indoor and outdoor shopping centre attracts over seven million visitors each year to its stunning range of outlet stores, cafes, and restaurants. It also hosts and screens events and has a Cineworld cinema.
• 9 minutes walk





NEIGHBOURHOOD

Explore your new neighbourhood and make the most of the many places to eat, drink, shop, watch sports, catch a show, or sit back and relax with a coffee, or a book in one of the many green spaces.

Food & Drink

- 1 Bread Ahead breadahead.com
- 2 Big Moes bigmoesdiner.co.uk
- 3 Black Sheep leavetheherdbehind.com
- 4 Boki Coffee bokicoffee.com
- 5 BOXPARK boxpark.co.uk
- 6 Churros Buenos churrosbuenos.co.uk
- 7 Estadio Lounge thelounges.co.uk/estadio
- 8 Five Guys fiveguys.co.uk
- 9 Las Iguanas iguanas.co.uk
- 10 Nandos nandos.co.uk
- 11 Pasta Remoli remoli.co.uk
- 12 Pizza Express pizzaexpress.com
- 13 Sky Bar 9 skybar9.co.uk
- 14 Studio Five studiofive.restaurant
- 15 Tian Tian Market tiantian.london
- 16 The White Horse whitehorsewembley.co.uk
- 17 Wagamama wagamama.com
- 18 You Me Sushi youmesushi.com
- 19 Zizzi zizzi.co.uk

Entertainment

- 23 Cineworld cineworld.co.uk
- 24 King Edward VII Park brent.gov.uk
- 25 OVO Arena Wembley ovoarena.co.uk
- 26 Punchdrunk Enrichment punchdrunkenrichment.org.uk
- 27 Troubadour Theatre troubadourtheatres.com
- 28 Wembley Stadium wembleystadium.com
- 29 Sherrans Farm Open Space brent.gov.uk
- 30 London Designer Outlet sayeghandsayegh.com

Health and Beauty

- 31 Chop Chop chopchoplondon.com
- 32 El Estudio Pilates elestudio.uk
- 33 Stonebridge Boxing Club stonebridgeboxingclub.org
- 34 The Gym Group thegymgroup.com
- 35 Wembley Fitness wembleyfitness.co.uk
- 36 Wembley Padel socialsportsociety.com
- 37 Wembley Leisure Centre better.org.uk

Travel

- 38 Wembley Stadium station
- 39 Wembley Park station
- 40 Wembley Central station

Arts & Culture

- 20 Wembley Art Trail
- 21 The Square of Fame
- 22 Brent Civic Centre

THE PAGES



The Pages is designed with community at its core, offering high-quality new homes that seamlessly connect residents to both nature and the vibrant local scene. Perfectly positioned between Wembley Park and the town centre, the development includes 153 stylish one, two, and three-bedroom apartments spread across four blocks named after legendary Olympians.

Each apartment boasts a private balcony or terrace, with access to two beautifully designed podium terraces. The homes are arranged around a central garden, filled with trees, greenery, and a play area for smaller children — a peaceful retreat right at your doorstep.

The development includes a community hall, workspaces and retail units that run along High Road, providing ideal spaces for local creatives, artisans, and businesses. These shops and services, alongside the residents' amenities, make The Pages not just a place to live, but a dynamic, thriving hub in the heart of Wembley.

The impressive double-height main entrance provides a glimpse of the central garden square and welcomes residents home.

CGI - for illustrative purposes only

EXCELLENT OUTDOOR AMENITIES

Get close to nature, your neighbours, and the community in either the central courtyard garden or podium terraces.

Designed to provide spaces to linger and relax, chat and play, the central garden is open to the community during the day and exclusive to residents from dusk to dawn and on event days.

Two residents-only podium terraces overlook the lower gardens, providing quiet spaces and places to relax and unwind, and all apartments have their own balcony or terrace, many of which have views over the landscaped courtyard.



Balconies & Terraces
Unwind on your private balcony or terrace - perfect to relax and recharge.

EXCLUSIVE RESIDENTS'

FACILITIES

From the welcoming presence of the concierge to the convenience of collecting your deliveries from a parcel locker, The Pages helps take away the stress of everyday life.

Meet with friends and neighbours in comfort, or work from home in the shared workspace and help maintain your work-life balance. Carefully curated to create a calm and coherent space with a relaxed ambience, these private places for residents are an extension of your home.

Lounge & Co-working
An extension of your living room.
A space to work and meet-up
with neighbours.



Concierge
Located at the heart of the scheme, the concierge lobby is also equipped with parcel lockers and provides a perfect space in which to wait for taxis or visitors.

THE APARTMENTS



Living Room
Floor to ceiling triple-glazed windows flood the open-plan living rooms with natural light.



Kitchen/Dining

Elegant and timeless, the interior palette takes inspiration from the external architecture. Sage green handleless cabinets are offset by two-tone silestone worktops and splashbacks. Considered design includes feature open shelving and extra-high level cabinets that maximise storage.

Wood laminate flooring runs throughout the hallway and living area, warmed underfoot by underfloor heating.

CGIs - for illustrative purposes only

Intelligent Spaces

Every apartment layout has been optimised to maximise usable space. Creating areas that are suitable for study and home working.



Bedroom

All bedrooms are carpeted for comfort, with a neutral wool twist carpet. Principal bedrooms come with fitted wardrobes.





Ensuites

Tom Dixon high gloss fluted tiles take centre-stage, off-set by a terrazzo-inspired porcelain floor tiles. A handy shower nook for shampoos and bespoke mirrored cabinets provide extra storage.



Principal Bathrooms

The main bathrooms feature bathtubs with overhead showers. Contemporary white tiles are elevated by Tom Dixon high gloss fluted tiles taking pride of place. Brassware is finished in a stylish magnetic grey, giving it a real design edge.

SPECIFICATION

General

- 10 year building warranty
- Lease length 260 years
- 442 cycle spaces
- Publicly accessed garden square
- Residents' podium terraces
- Residents' lounge/co-working space
- Concierge
- Communal ASHP (air source heat pump)

Building

- Traditional reinforced concrete frame with two concrete stair cores per building
- Traditionally laid brickwork façade
- Stone cills
- Triple glazed windows

Apartment Entrances

- Solid core entrance doors
- Feature light detail and door numbering

Walls/Ceilings

- Painted in white throughout

Living, Kitchen & Hallway

- 'Pergo' wood laminate floor

Internal Doors

- Solid core in white with stainless steel handles

Kitchens

- High and low-level cabinets in matt finish, with concealed 'u-grip' handles
- Feature open shelf detail
- Silestone worktop and splashback
- Stainless steel undermounted sink
- Brushed steel lever tap
- LED mounted task lighting to underside of cabinets
- Bosch integrated oven
- Bosch induction hob
- Integrated dishwasher
- 70/30 integrated fridge/freezer
- Recirculating extractor fan
- Washer/dryer (housed in utility)

Bathrooms

- All principal bathrooms have bathtubs with overhead showers. Ensuites have oversized showers, not baths.
- All walls are fully tiled – three in large format 600 x 600 white tiles
- Porcelain floor tiles
- Feature wall tile by Vitra/Tom Dixon
- Floor mounted wc
- Semi-counter-top basin
- Surface mounted dual flush plate in magnetic grey
- Mixer tap finished in magnetic grey
- Shower mixer valve in magnetic grey
- Wall mounted rain shower head in magnetic grey
- Bespoke mirrored cabinet above basin with feature lighting
- Electrical heated towel rail

Bedrooms

- Wool twist carpet in neutral tone
- Fitted wardrobes to Principal bedroom

Balconies & Terraces

- Balconies to all apartments, finished with aluminium decking
- Larger roof terraces are finished in stone pavers

Lighting & Electrical

- Downlights to all rooms
- LED under cabinet lighting to kitchen
- Double sockets throughout and data points
- Communal dish to roof, with data point in living room
- Pre-wired for internet – choice of service provider for end-user
- Underfloor heating throughout living/kitchen, bedroom and hallways

Security & Safety

- Secure fob access control to communal access doors throughout the development
- Video entry system in apartment
- CCTV to entrances and communal areas
- Sprinkler systems and heat detectors fitted to apartments
- Fire alarms installed throughout
- Smoke alarms in communal areas

Cycle & Car Parking

- Parking bays are for disabled users only and are not for sale
- Controlled access to cycle rooms at basement level
- Centralised bike wash station in basement

Refuse

- Refuse stores located at basement level

BUILDING A SUSTAINABLE FUTURE

In 2023, Wates launched its Environmental Sustainability Plan, outlining our commitment to delivering sustainable solutions that benefit both current and future generations. The plan is built around three key pillars:

- Resource Efficiency
Optimising material use and minimising waste
- Carbon Reduction
Reducing greenhouse gas emissions
- Natural Environment
Creating positive outcomes for nature

Our approach focuses on achieving measurable short-term targets while driving progress toward long-term sustainability goals, making us a trusted partner in our clients' sustainability journeys.



The Pages sets a high standard for sustainable living, adopting sustainable design principles, and incorporating efficient, Low and Zero-Carbon technologies. These standards deliver energy-efficient homes for residents to enjoy.

The development is not only a home to people but also to considered planting in the landscaped courtyard garden and podium terraces that boosts the biodiversity of the area as well as enhancing the wellbeing of residents.

REDUCING CO₂
76%

Reduction in CO₂ Emissions
Through use of communal air source heat pumps (ASHP) and maximising photovoltaics (PV) to suitable roof spaces.

ENERGY EFFICIENT



Passive Design Measures
Including energy efficient building fabric, triple-glazed windows, low energy lighting, and efficient heating and ventilation systems.

CYCLE SPACES
442

Cycle Spaces
Convenient, safe, and secure cycle storage that supports a healthier lifestyle.

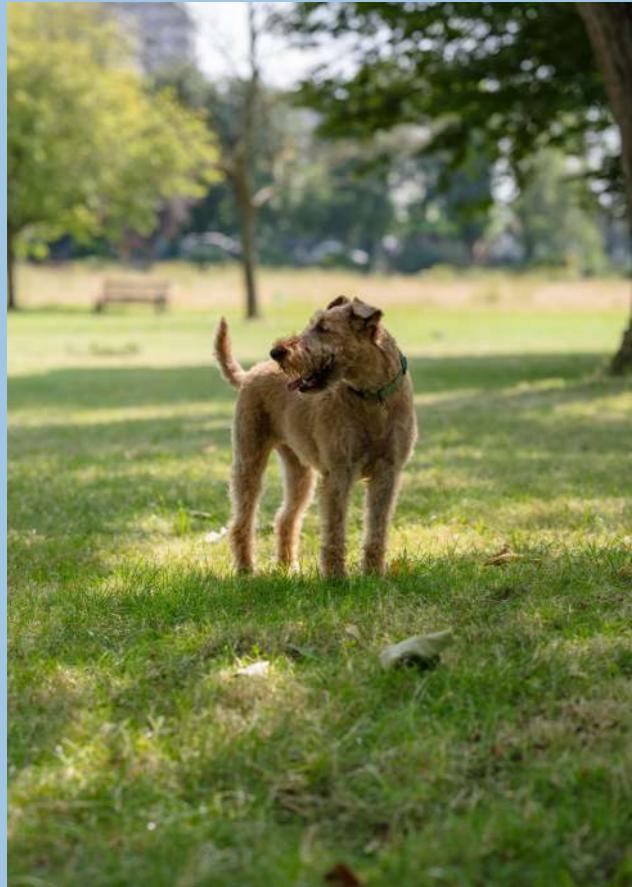
ABOUT WATES

Wates is one of the UK's leading family-owned development, building and property maintenance companies.

Established in 1897 and now in its fourth generation of family ownership, we're committed to the long-term sustainability of the built environment and to making the industry more inclusive, and representative of the communities we work in. We are one of The Times Top 50 Employers for Gender Equality 2023, and an Investors in People Gold accredited company.

We are driven by our purpose of reimagining places for people to thrive.

wates.co.uk



JV Partnership

London Borough of Harrow

Byron Quarter is a mixed-housing development, nestled by Byron Park in Harrow.

With a range of one and two bedroom apartments and three-storey townhouses, positioned around landscaped gardens.

This is one of our first developments to be delivered in partnership with the London Borough of Harrow.

Estimated completion 2028.



JV Partnership

London Borough of Havering

Working in partnership with London Borough of Havering, we have delivered two developments in the borough, with several more in the pipeline.

Park Rise, our retirement living development in Hornchurch has created a thriving community for later living.

Future projects include a 1100 home regeneration scheme in the heart of Romford. Offering a mix of one, two and three bedroom homes.

First phase will be delivered in 2028/2029.

ENQUIRIES

Contact our selling agent Savills
020 8058 4002
thepageswembley.com



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Delivering on the Wembley Housing Zone vision with Brent Council and the Mayor of London.

Design & Art Direction • A Common Purpose
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CGI's • V1

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