

Winkworth

New Homes

FREYA  
HOUSE



## INTRODUCTION

Welcome to Freya House, a captivating new home development nestled in the heart of Wembley, HA9. Embodying modern elegance and thoughtful design, Freya House introduces a distinctive residential experience comprising two luxurious apartments.

With meticulous attention to detail, these homes are crafted to provide an unparalleled blend of comfort, style, and functionality, setting a new standard for contemporary living. Immerse yourself in the allure of Freya House, where every detail is carefully curated to create a haven that resonates with the spirit of sophisticated urban living.

## HISTORY

The earliest reference to 'Wemba lea' dates back to an 825 charter, signifying 'Wemba's clearing.' The chosen clearing by the Anglo-Saxon Wemba eventually transformed into the expansive triangular expanse known as Wembley Green, situated on and around a 71-meter hill. Wembley village emerged atop the hill and to the south of the future Harrow Road. Throughout the medieval period, the surrounding area largely retained its woodland character.

The etymology of Tokyngton, located southeast of Wembley, traces its origins to 'the farm of the sons of Toca.' In 1086, during the Domesday Book survey, which documented land across England and Wales, this district stood out as one of the most densely populated sections of Harrow parish.

Records officially mention Tokyngton in 1171. By approximately 1240, a chapel dedicated to St Michael had been established in the area, with evidence pointing to the presence of a vicar.

Positioned south of the present-day South Way, near Wembley Stadium Railway Station, the chapel provided a more convenient religious alternative to Harrow Church, which was located at a considerable distance and on top of a hill. Despite this, locals still had to journey to Harrow for shopping at Harrow Market, initiated in 1261 and purportedly held in Harrow Churchyard, continuing until the late 16th century.

Both Wembley and Tokyngton manors operated as sub-manors of Harrow, with Tokyngton initially holding greater significance than Wembley. Tokyngton Manor took shape in the late 13th century, evolving from estates owned by the Barnville family. The Barnvilles established a residence in Tokyngton by 1400, constructing the manor house around 1500. In 1528, ownership passed to the Bellamy family. As of 1759, Tokyngton Manor persisted as a functioning farm.

## APARTMENTS

All apartments feature loft-style entrance doors and brushed, oiled engineered oak flooring with underfloor heating. The kitchen boasts high-specification contemporary high-gloss units, complemented by hardwood worktops in teak or oak. The double-glazed powder-coated aluminium windows and sliding doors,

along with hardwood window cills and sliding door thresholds, contribute to the modern design.

Safety is prioritized with mains supply-operated smoke/heat detectors featuring battery backup. The kitchen is adorned with metro bevel tiled splashbacks, and Bosch (or similar) appliances, including an integrated electric oven, gas hob, and extractor hoods. Additional conveniences include a Bosch (or similar) dishwasher, free-standing Bosch or Haier fridge/freezers, and Bosch or AEG washing machines.

The property is equipped with an electronic door entry system, energy-saving LED lights, and individual gas-fired boilers for heating and hot water. The interiors boast a smooth finish on all walls and ceilings, painted in white or subtle off-white emulsion. Internal doors are adorned with a white eggshell finish, adding a touch of elegance to the overall design.

## TRANSPORT

Positioned at the heart of northwest London, this vibrant area is well-served by public transportation. The Wembley Park Underground Station, served by the Jubilee and Metropolitan lines, provides quick access to central London, ensuring a swift commute for both work and leisure. Additionally, the Wembley Stadium Railway Station connects the area to the Chiltern Railways network, offering further accessibility to destinations such as Marylebone and beyond. With multiple bus routes passing through and convenient road access. Closest Station:

Wembley Park & Stadium (Tube & Overland)

## SPECIFICATION

- Striking Reclaimed Hardwood Front Door
- Sprawling Entrance Lobby
- Brushed and oiled engineered oak flooring
- Designer oak hand rails
- Lift providing access to all floors
- Transport-themed artwork

## LOCATION

Living in Wembley offers residents a dynamic and convenient lifestyle, complemented by an array of local amenities catering to diverse needs. The renowned Wembley Stadium, an iconic landmark, not only hosts world-class events but also contributes to the vibrant atmosphere of the area. Residents can explore the London Designer Outlet for a delightful shopping experience, featuring a plethora of high-end and high-street brands.

Wembley's diverse culinary scene offers an abundance of restaurants, cafes, and eateries, providing residents with the opportunity to indulge in a variety of cuisines. Additionally, the area boasts excellent transport links, including well-connected train and bus services, making commuting to the city and Central London effortless. This ensures that residents can easily access the cultural and business opportunities that the capital has to offer.

In essence, living in Wembley offers a harmonious blend of modern amenities and accessibility, making daily life both enjoyable and convenient for its residents.



## FLOOR OVERVIEW

### Office Gossip...

Happy time, open, fresh spaces bathed in natural light. Home from home but with a twist of reclaimed magic.

Lateral living at its very best with lift access and all the luxury one could ask for.

## RAISED GROUND FLOOR

### Apartment 1

83 sq.m. / 893 sq.ft.  
Entrance Hall, Three Bedrooms, Two Bathrooms,  
Open-plan Kitchen/Reception Room.

### Apartment 2

55 sq.m. / 592 sq.ft.  
Entrance Hall, One Bedroom, Bathroom,  
Open-plan Kitchen/Reception Room.





## FIRST FLOOR

### Apartment 3

63 sq.m. / 678 sq.ft.  
Entrance Hall, Two Bedrooms, Bathroom, Open-plan  
Kitchen/Reception Room.

### Apartment 4

80 sq.m. / 861 sq.ft.  
Entrance Hall, Two Bedrooms, Bathroom, Vast  
open-plan Kitchen/Reception Room.

### Apartment 5

55 sq.m. / 592 sq.ft.  
Entrance Hall, One Bedroom, Bathroom, Open-plan  
Kitchen/Reception Room.

### Apartment 6

64 sq.m. / 689 sq.ft.  
Entrance Hall, One Bedroom, Bathroom, Vast open-plan  
Kitchen/Reception Room.

### Apartment 7

64 sq.m. / 689 sq.ft.  
Entrance Hall, One Bedroom, Bathroom, Vast open-plan  
Kitchen/Reception Room.





## SECOND FLOOR

### Apartment 8

50 sq.m. / 538 sq.ft.  
Entrance Hall, One Bedroom, Bathroom, Open-plan Kitchen/Reception Room, Terrace.

### Apartment 9

65 sq.m. / 699 sq.ft.  
Entrance Hall, Two Bedrooms, Two Bathrooms, Open-plan Kitchen/Reception Room, Terrace.

### Apartment 10

50 sq.m. / 538 sq.ft.  
Entrance Hall, One Bedroom, Bathroom, Open-plan Kitchen/Reception Room, Terrace.

### Apartment 11

57 sq.m. / 613 sq.ft.  
Entrance Hall, One Bedroom, Bathroom, Open-plan Kitchen/Reception Room, Terrace.

### Apartment 12

52 sq.m. / 560 sq.ft.  
Entrance Hall, One Bedroom, Bathroom, Open-plan Kitchen/Reception Room, Terrace.





## THIRD FLOOR

### Apartment 13

77 sq.m. / 829 sq.ft.  
Entrance Hall, Two Bedrooms, Two Bathrooms,  
Open-plan Kitchen/Reception Room, Terrace.

### Apartment 14

70 sq.m. / 753 sq.ft.  
Entrance Hall, Two Bedrooms, Two Bathrooms,  
Open-plan Kitchen/Reception Room, Vast Terrace.

### Apartment 15

50 sq.m. / 538 sq.ft.  
Entrance Hall, One Bedroom, Bathroom,  
Open-plan Kitchen/Reception Room, Vast Terrace.

### Apartment 16

52 sq.m. / 560 sq.ft.  
Entrance Hall, One Bedroom, Bathroom,  
Open-plan Kitchen/Reception Room, Terrace.



# SPECIFICATION

## COMMUNAL AREAS

- Striking Reclaimed Hardwood Front Door
- Sprawling Entrance Lobby
- Brushed and oiled engineered oak flooring
- Designer oak hand rails
- Lift providing access to all floors
- Transport-themed artwork

## BATHROOMS

- Large format ceramic tiles to walls and floors
- Clear glass shower or bath screen
- Electric underfloor heating
- Heated towel rail
- Mirror or mirrored cabinet
- Steel baths
- Ceramic hand basins
- Energy saving recessed LED lights

## AMENITIES

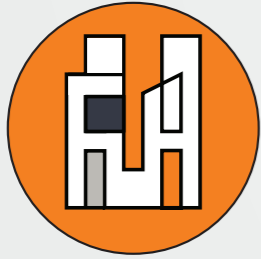
- Private Terraces fitted with ceramic floor tiles & outdoor lighting
- Bicycle Storage
- Bin Store

## APARTMENTS

- Loft-style Entrance Doors to all apartments
- Brushed and oiled engineered oak flooring
- Underfloor heating
- High specification contemporary High-gloss kitchen units
- Hardwood worktops in either teak or oak
- Double glazed powder-coated aluminium windows and sliding doors
- Hardwood window cills and sliding door thresholds
- Mains supply operated smoke/heat detectors with battery back up
- Metro bevel tiled splashbacks
- Bosch, or similar, appliances to include: Integrated electric oven, gas hob & extractor hoods
- Bosch or similar dishwasher
- Free-standing Bosch or Haier fridge/freezers & Bosch or AEG washing machines
- Electronic door entry system
- Energy saving LED lights
- Heating & hot water provided by individual gas fired boilers
- Smooth finish to all walls and ceilings, painted in white or subtle off-white emulsion
- White eggshell finish to internal doors

*\*To most apartments*





# FREYA HOUSE

Floor Plans  
Ground Floor

## FLAT 1

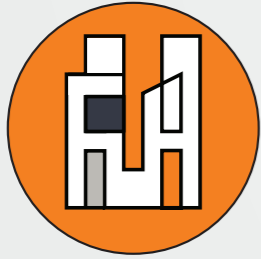


Ground Floor



FLAT 1  
3 BED  
83SQ.M





# FREYA HOUSE

Floor Plans  
Ground Floor

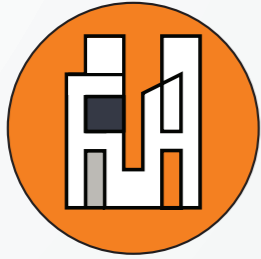
**FLAT 2**



Ground Floor



FLAT 2  
1 BED  
55SQ.M



# FREYA HOUSE

Floor Plans  
First Floor

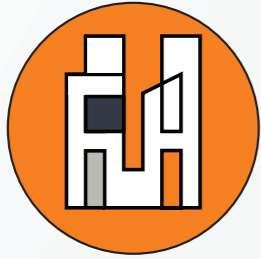
**FLAT 3**



## First Floor



**FLAT 3**  
2 BED  
63SQ.M



# FREYA HOUSE

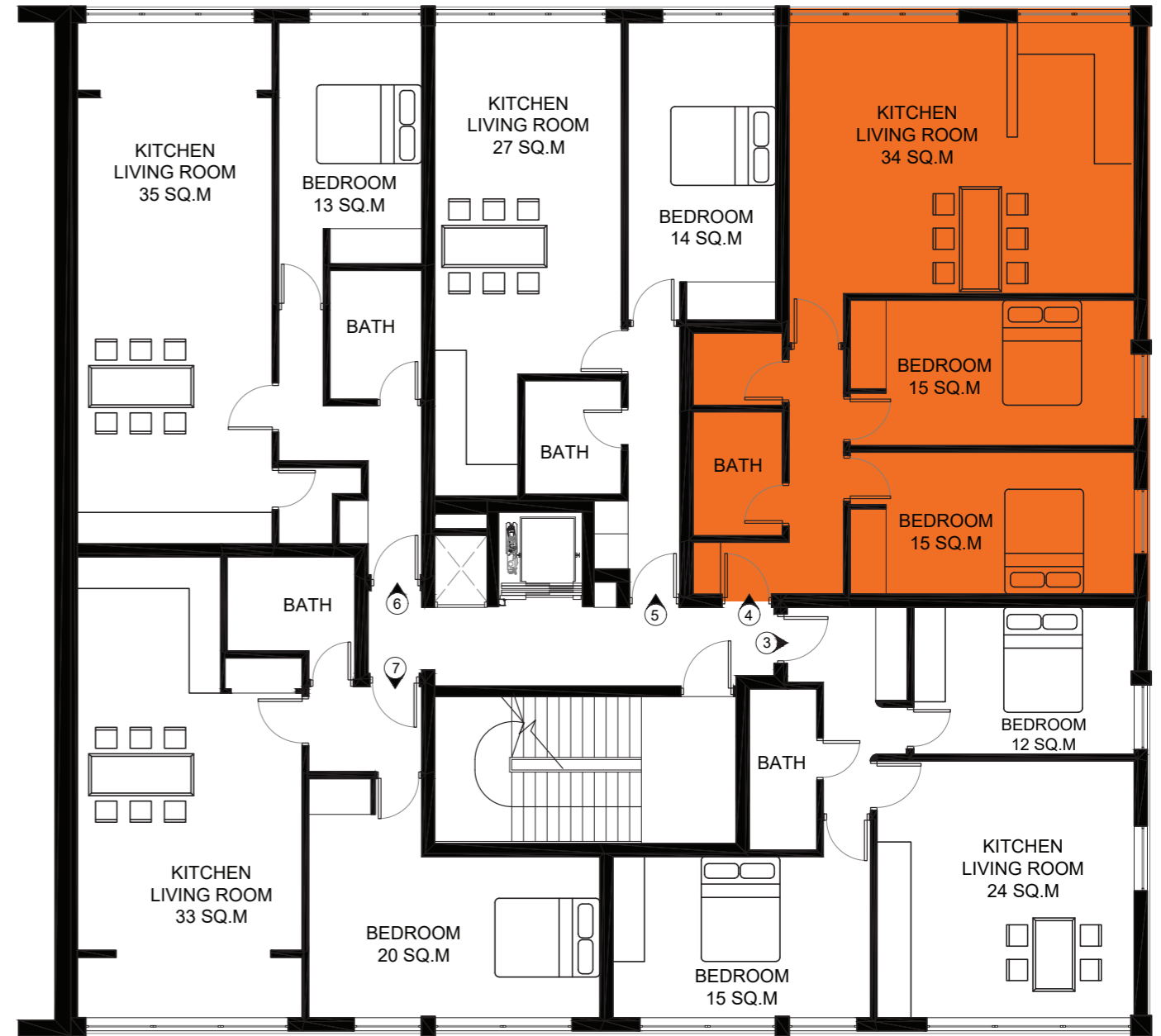
Floor Plans  
First Floor

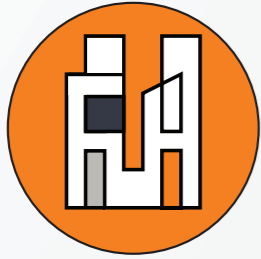
**FLAT 4**



## First Floor

FLAT 4  
2 BED  
80SQ.M





# FREYA HOUSE

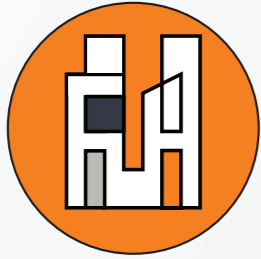
Floor Plans  
First Floor

**FLAT 5**



## First Floor FLAT 5 1 BED 55SQ.M



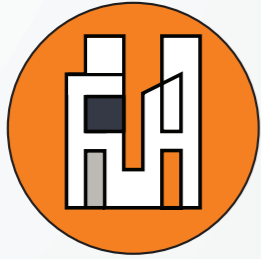


# FREYA HOUSE

Floor Plans  
First Floor

## FLAT 6





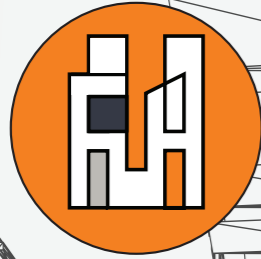
# FREYA HOUSE

Floor Plans  
First Floor

**FLAT 7**



FLAT 7  
1 BED  
64SQ.M



# FREYA HOUSE

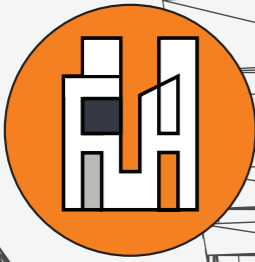
Floor Plans  
Second Floor

## FLAT 8



FLAT 8  
1 BED  
50SQ.M

FLAT 9  
2 BED  
65SQ.M



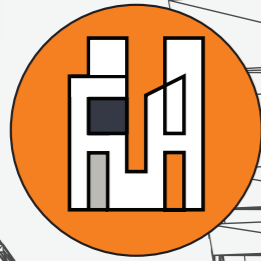
# FREYA HOUSE

Floor Plans  
Second Floor

## FLAT 9







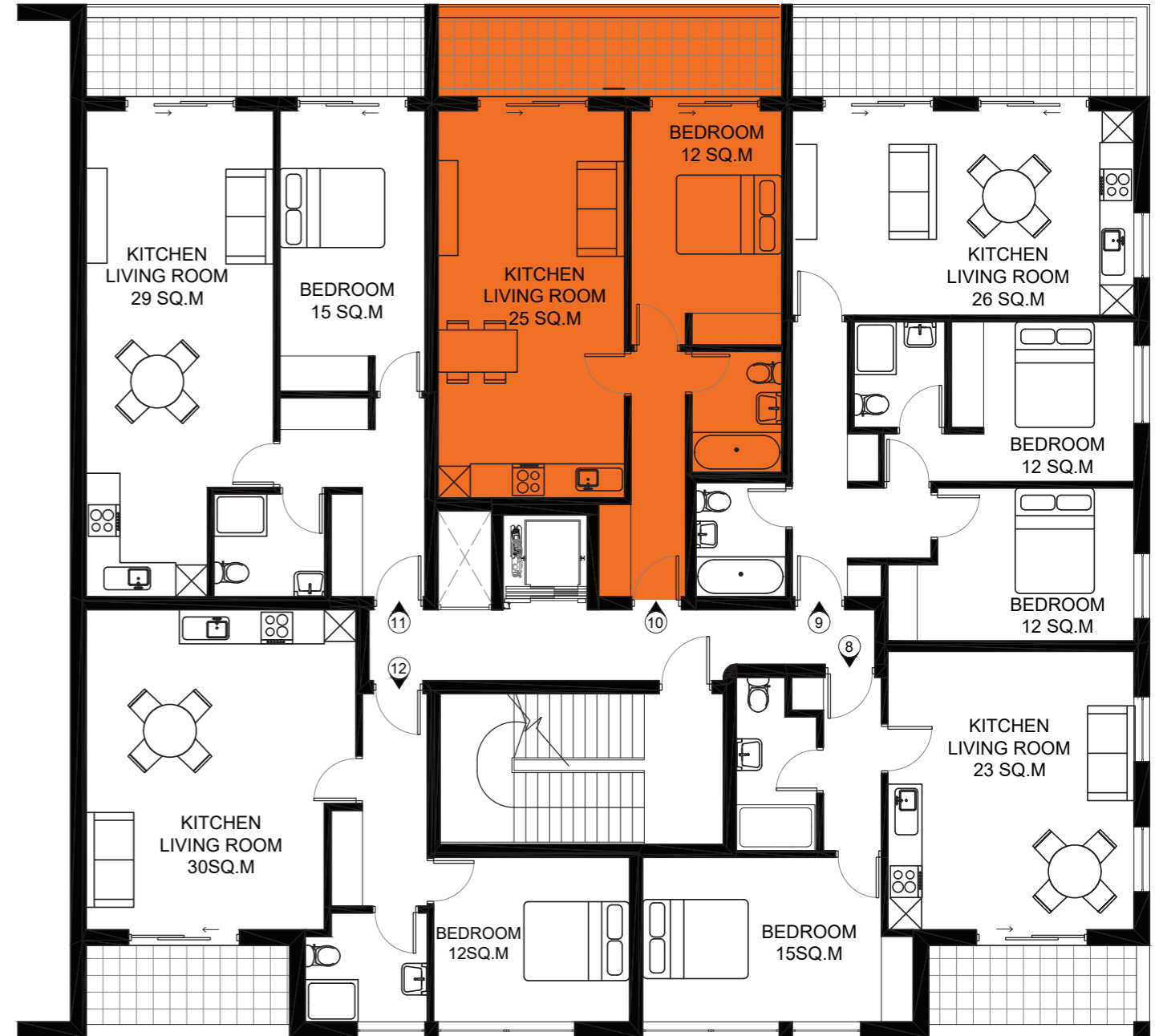
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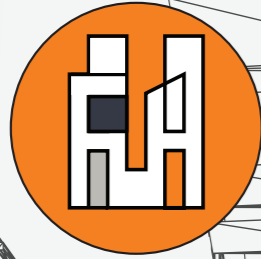
Floor Plans  
Second Floor

## FLAT 10



FLAT 10  
1 BED  
50SQ.M





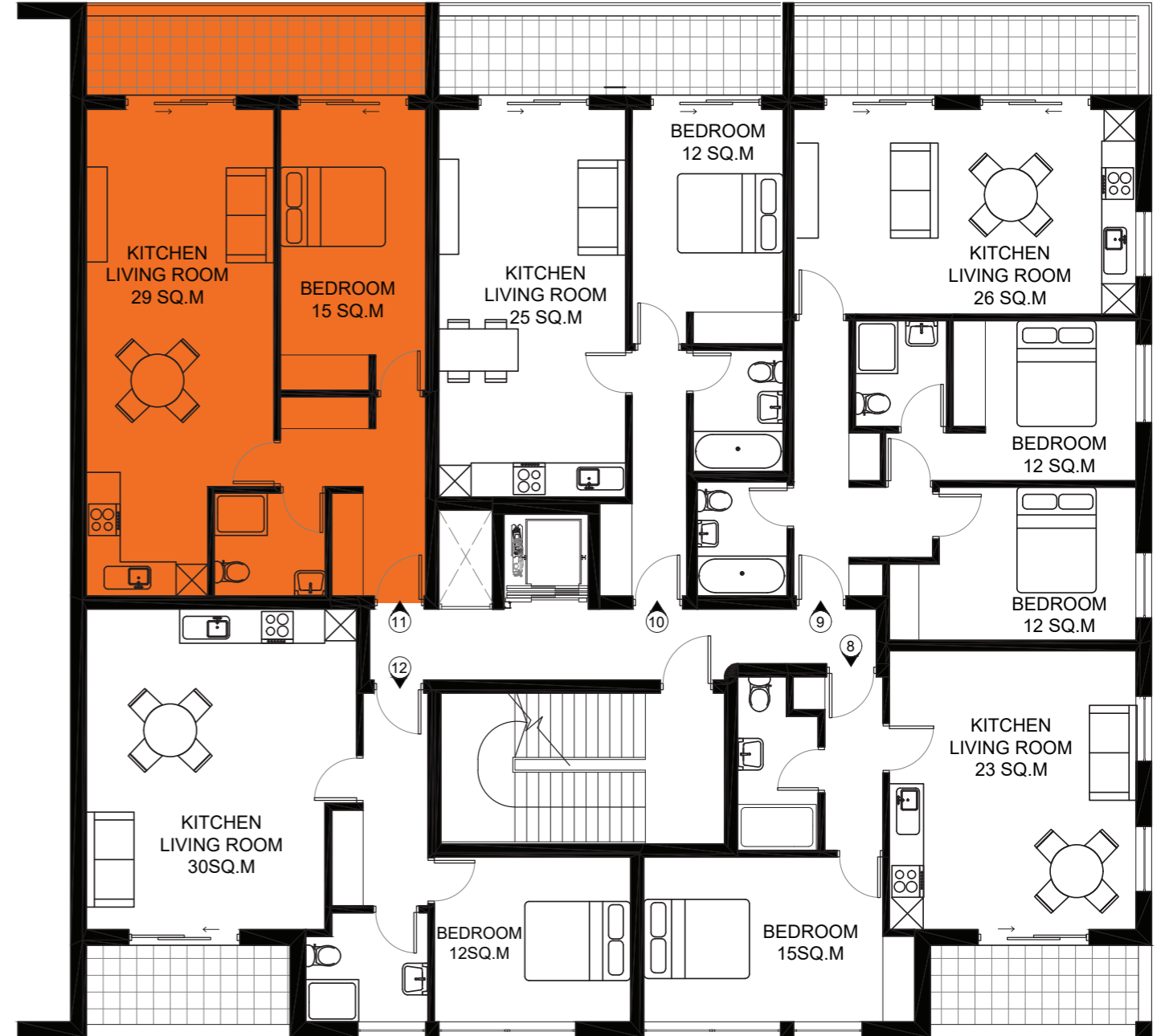
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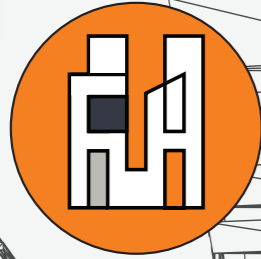
Floor Plans  
Second Floor

**FLAT 11**



FLAT 11  
1 BED  
57SQ.M





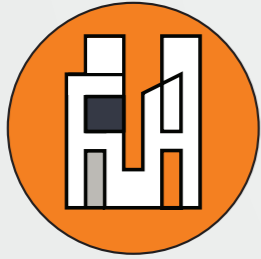
# FREYA HOUSE

Floor Plans  
Second Floor

## FLAT 12



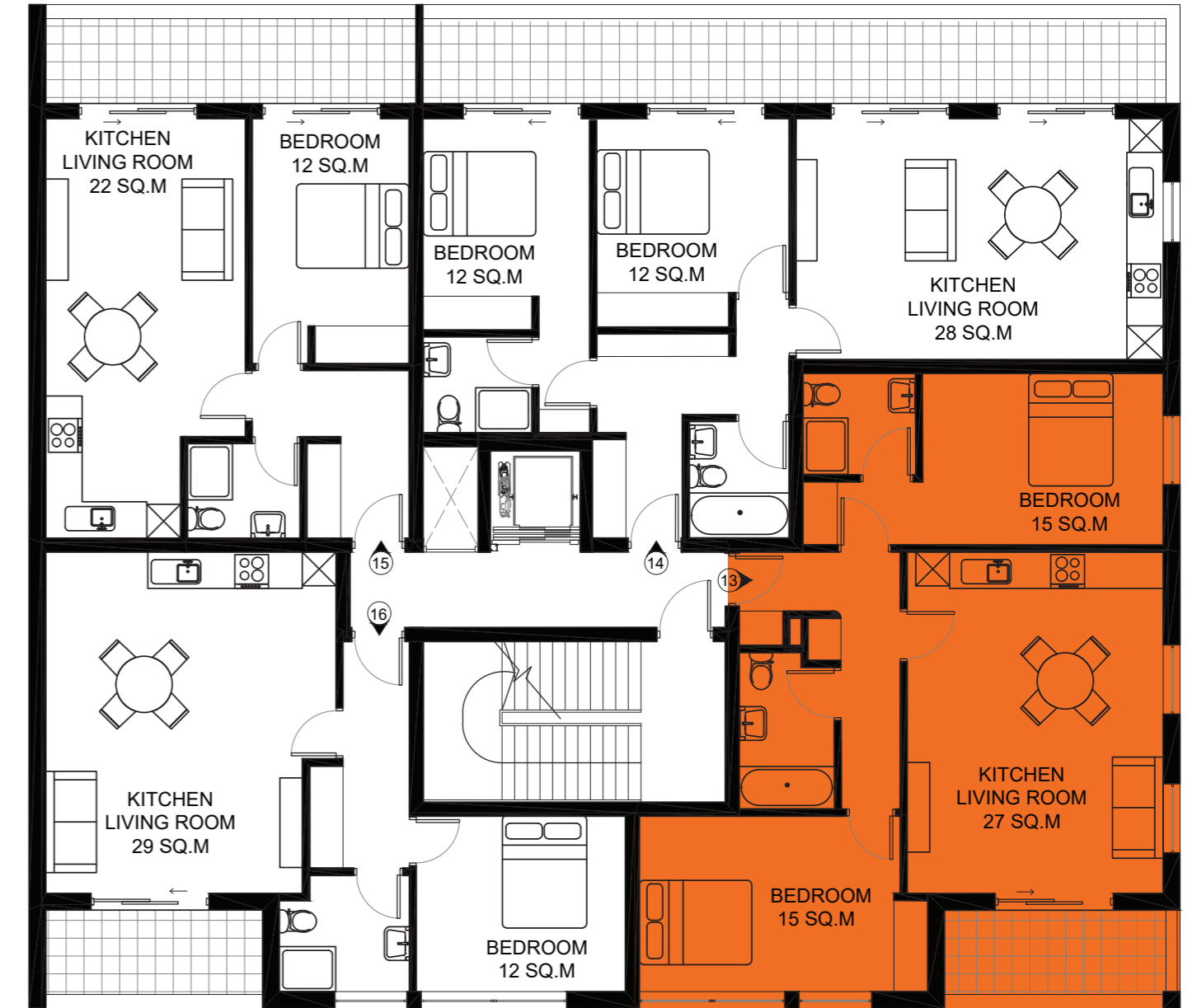
FLAT 12  
1 BED  
52SQ.M



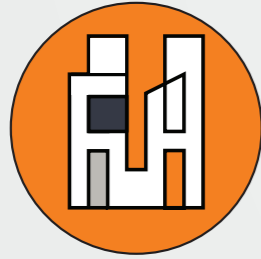
# FREYA HOUSE

Floor Plans  
Third Floor

**FLAT 13**



**FLAT 13**  
2 BED  
77SQ.M



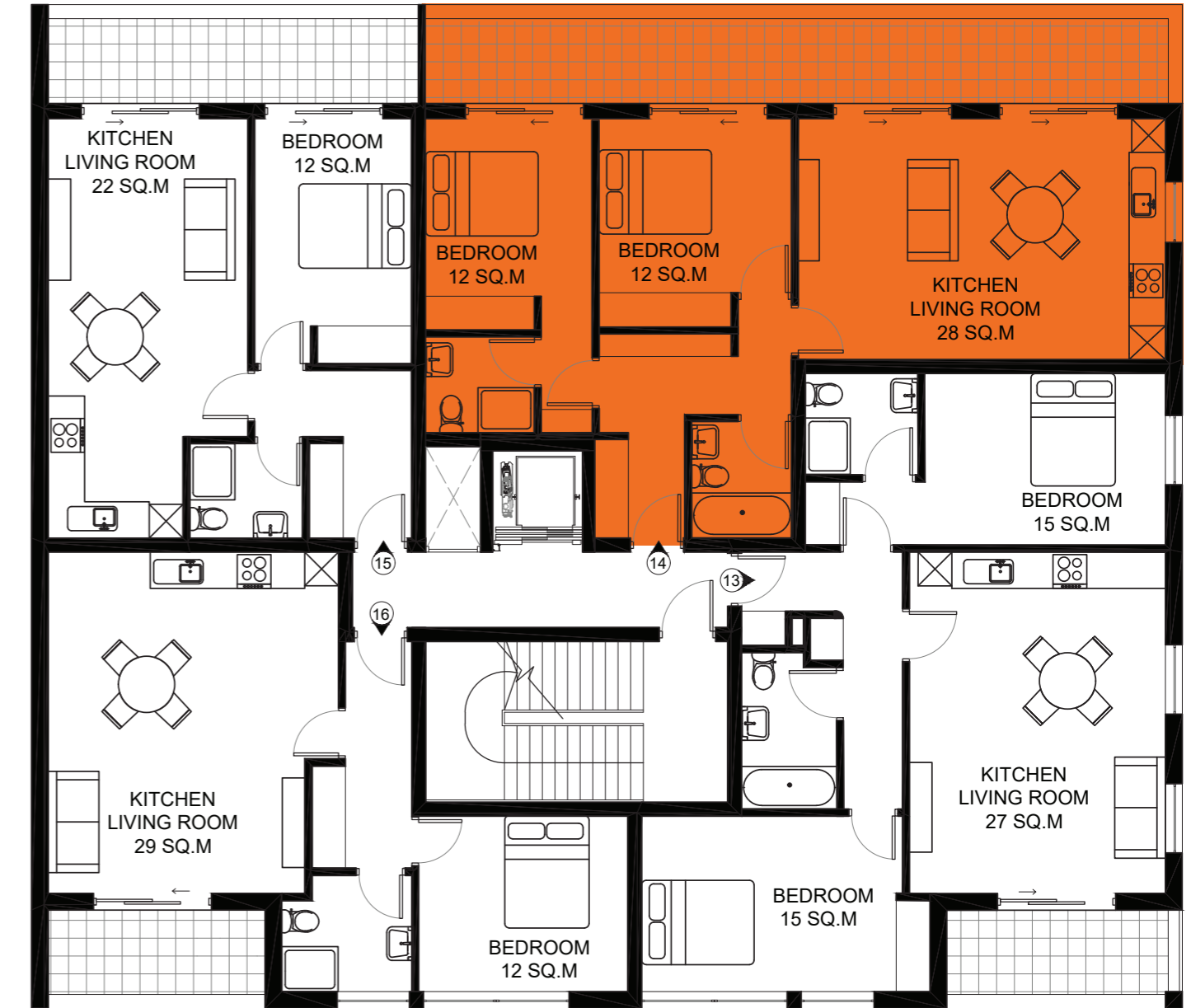
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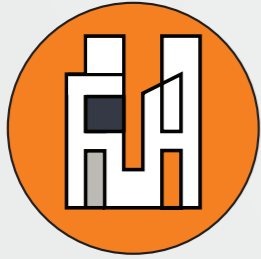
Floor Plans  
Third Floor

**FLAT 14**



FLAT 14  
2 BED  
70SQ.M





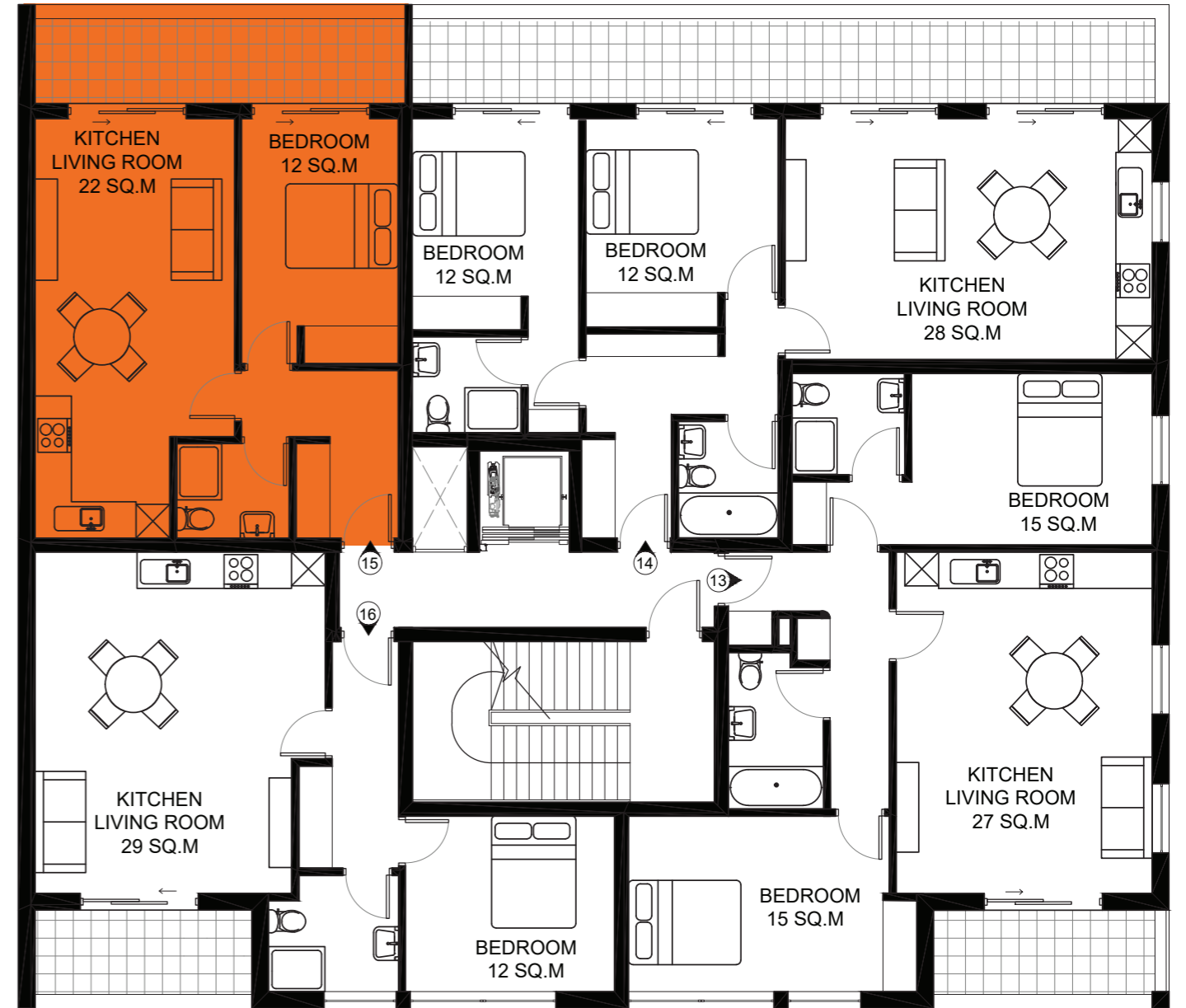
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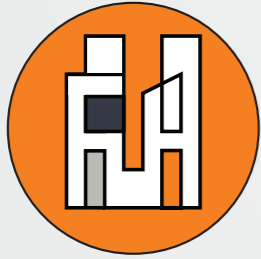
Floor Plans  
Third Floor

**FLAT 15**



FLAT 15  
1 BED  
50SQ.M

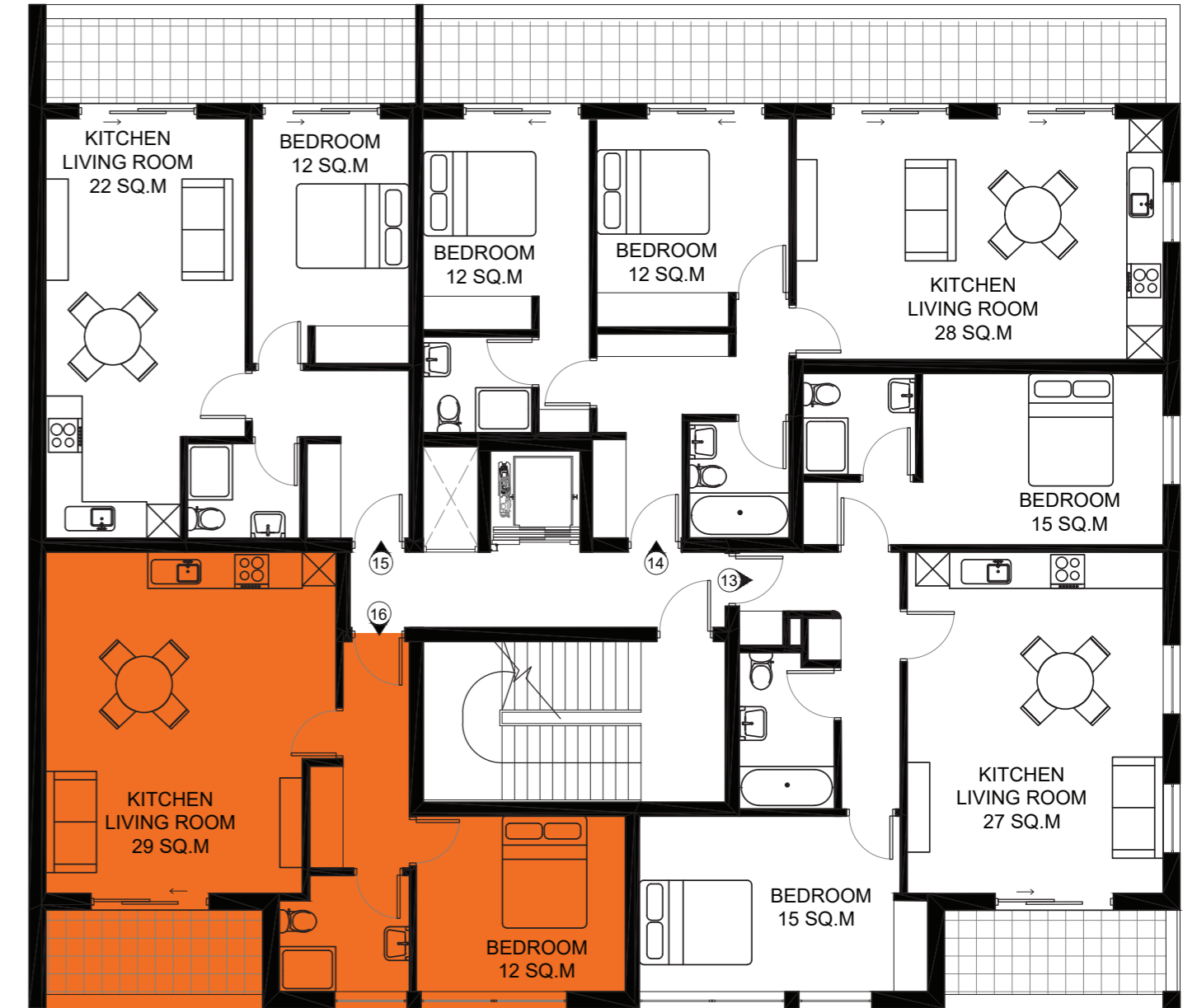




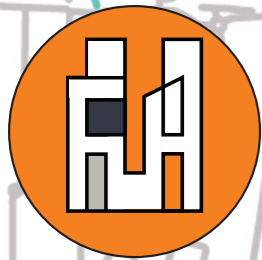
# FREYA HOUSE

Floor Plans  
Third Floor

**FLAT 16**



**FLAT 16**  
1 BED  
52SQ.M



LONDON  
DESIGNER  
OUTLET  
WEMBLEY PARK



WEMBLEY  
STADIUM



AREA MAP

TO THE  
CITY





## FREYA HOUSE WEMBLEY HA9

### WENTWORTH ANDERSEN

A private developer committed to heritage that thrives on the simple mantra that great materials and well made objects are items to be treasured. Founded by Ben Andersen and Will Wentworth-Stanley some 25 years ago they have revived numerous period buildings across the country with their unique take on modern-living and stylish eye for 'the next big thing.' Followers of interior design need look no further than a Property Company that sets out to preserve and restore the best products they can find and re-invigorate them into our current time.

**Winkworth**

New Homes

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