

The logo features a stylized yellow and white arc above the text 'ARC HOUSE'. The 'A' is white, while 'R' and 'C' are yellow. A horizontal white line is positioned above the 'A'.

ARC

HOUSE



VALUE LIVING
group





Arc House is an exquisite and stylishly modern new build development of just seven apartments, finished and fitted to an impeccable standard. The apartments by Value Living Group are superbly located in vibrant Wembley in the Northwest of London, one of the World's most celebrated cities.

Each home boasts triple aspects, with private balconies or terraces to the front and rear, providing an abundance of light and incredible cityscape outlooks from the upper floors. Access to the development is via an impressive walled entrance with ample parking, leading to a breathtaking double-height entrance hallway lit by Chandelier with a lift to all floors.

To the rear of the property lies an oasis of calm, with landscaped gardens for the residents' use and a private garden terrace for the ground floor home.

ARC HOUSE, WEMBLEY, HA9

The Wembley Effect

The iconic and world-renowned Wembley Stadium was re-imagined entirely and rebuilt in 2007 continuing its role as a centrepiece sporting venue for the United Kingdom, with its 134 metre high arch forming an iconic sight in the Capital skyline. The venue now plays host to a wide variety of leading sporting, music and cultural events throughout the calendar year.

Wembley has undergone a complete renaissance alongside the stadium to become one of London's leading residential, shopping and recreational districts.

The Value Living Group have fully embraced the excitement of the locale, to provide a future-facing premier specification and market-leading product that will excite and delight homeowners wanting to be part of one of London's most celebrated stories.

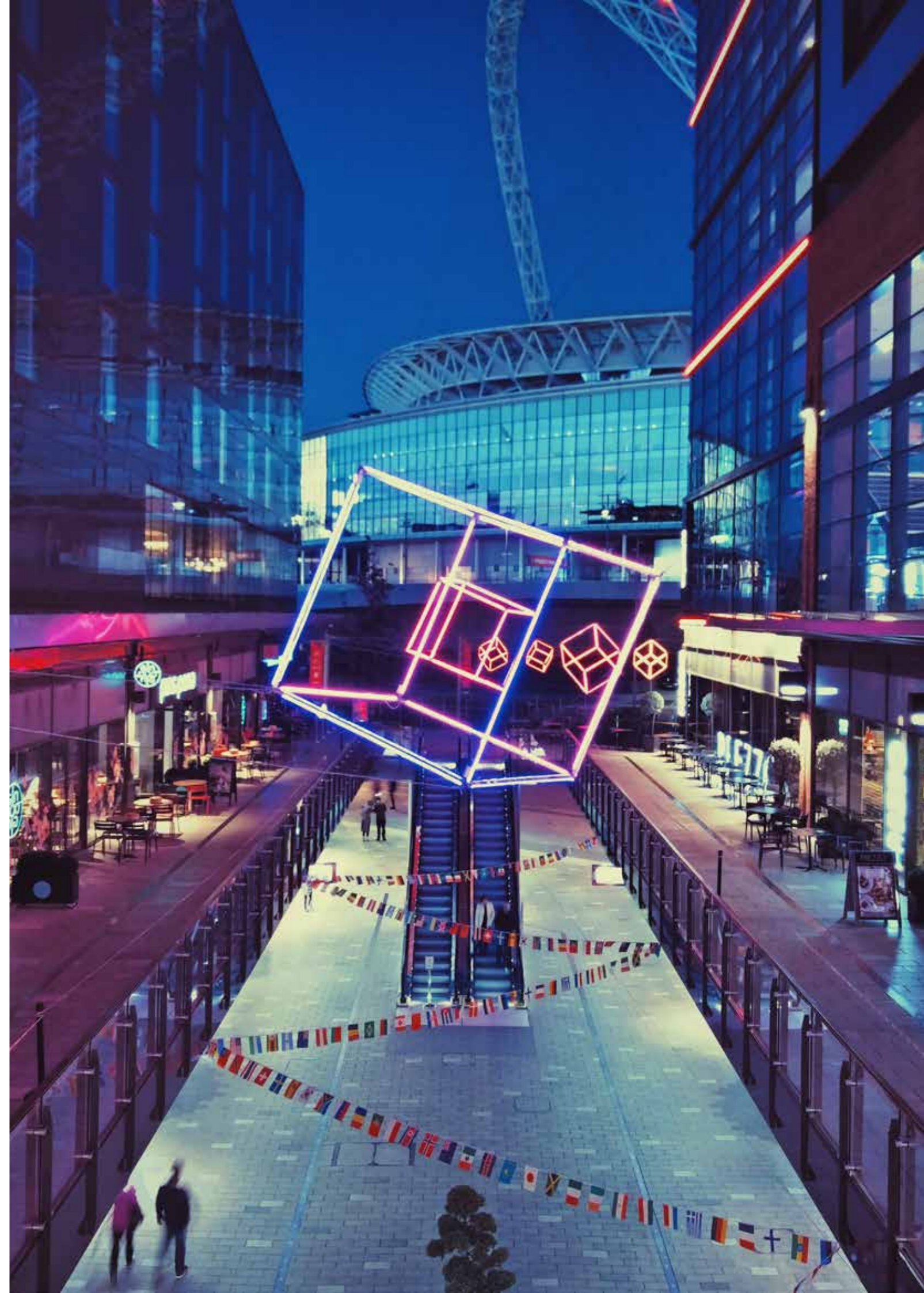


Under the Wembley Spotlights

The National Stadium – Originally constructed 100 years ago, and now with a capacity of 90,000, Wembley remains the foremost sporting and events venue in the UK.

Shopping – A vast array including London Designer Outlet hosting many of the World's most famous designer brands. Sainsbury's, Asda and Co-Op supermarkets, and an Ikea superstore.

Restaurants, Cafes and Bars – over 50 eateries including Boxpark Wembley, featuring more than 20 street food traders. Highlights include renowned bakers Bread Ahead and bakery school, artisan pasta makers Pasta Remoli, Longboys Doughnuts and Black Sheep Coffee. Enjoy a range of bars in Wembley, from The White Horse pub offering authentic ales and home-cooked food to Sky Bar 9, a chic rooftop terrace for cocktails atop the Wembley Hilton Hotel.



Green on the Inside and Out

The apartments have been meticulously designed to minimise running costs yet maximise living comfort. Impeccable green credentials include individual air source heat pumps, providing year-round comfort, heating and cooling to all homes. Latest Solar panels feeding into your flat, drastically reducing your flat running cost.

Landscaped gardens to the rear, provide a tranquil oasis and delightful social space for residents and their friends. All apartments have balconies or terraces to the front and rear aspects.

The surrounding area boasts some of London's most appealing open spaces and parks, including Northwick Park and King George VII, with its tennis courts, bowling green and outdoor gym. The regeneration of Wembley has also brought the first new major park in the area for 150 years, Union Park is a seven acre open space including a doggy park and a fantastic children's play park and splash pool.



Around town and beyond

Arc House is conveniently located just a 7-minute walk from Wembley Park Station, providing easy access to Jubilee and Metropolitan line services.

The travel times are 15 minutes to Oxford Street, 28 minutes to the City, and 43 minutes to Heathrow Airport.



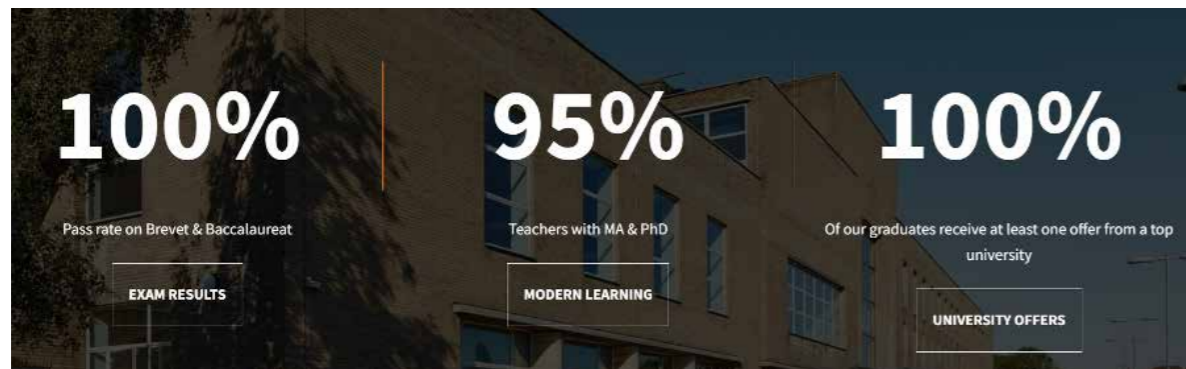
From Wembley Park Station

Baker Street	12 minutes
Paddington Station	16 minutes
Bond Street	14 minutes
Liverpool Street	28 minutes
Heathrow Airport	43 minutes



Best in Class

The area abounds with nursery, primary and secondary school options, including the highly regarded Lycee International de Londres, providing a bi-lingual education and is rated as Exceptional by Ofsted and is just two minutes walk from Arc House.



Many of London's many top-rated universities, colleges and institutes of further education are easily accessible by public transport within 30 minutes or less.



Affordable Luxury Living

Value Living Group strive to deliver extraordinary levels of affordable luxury living in the most sought-after London locations. Matching high-quality materials and craftsmanship with the latest innovations in energy conservation allows homeowners to enjoy pride in ownership alongside enviably low running costs.















Floorplans



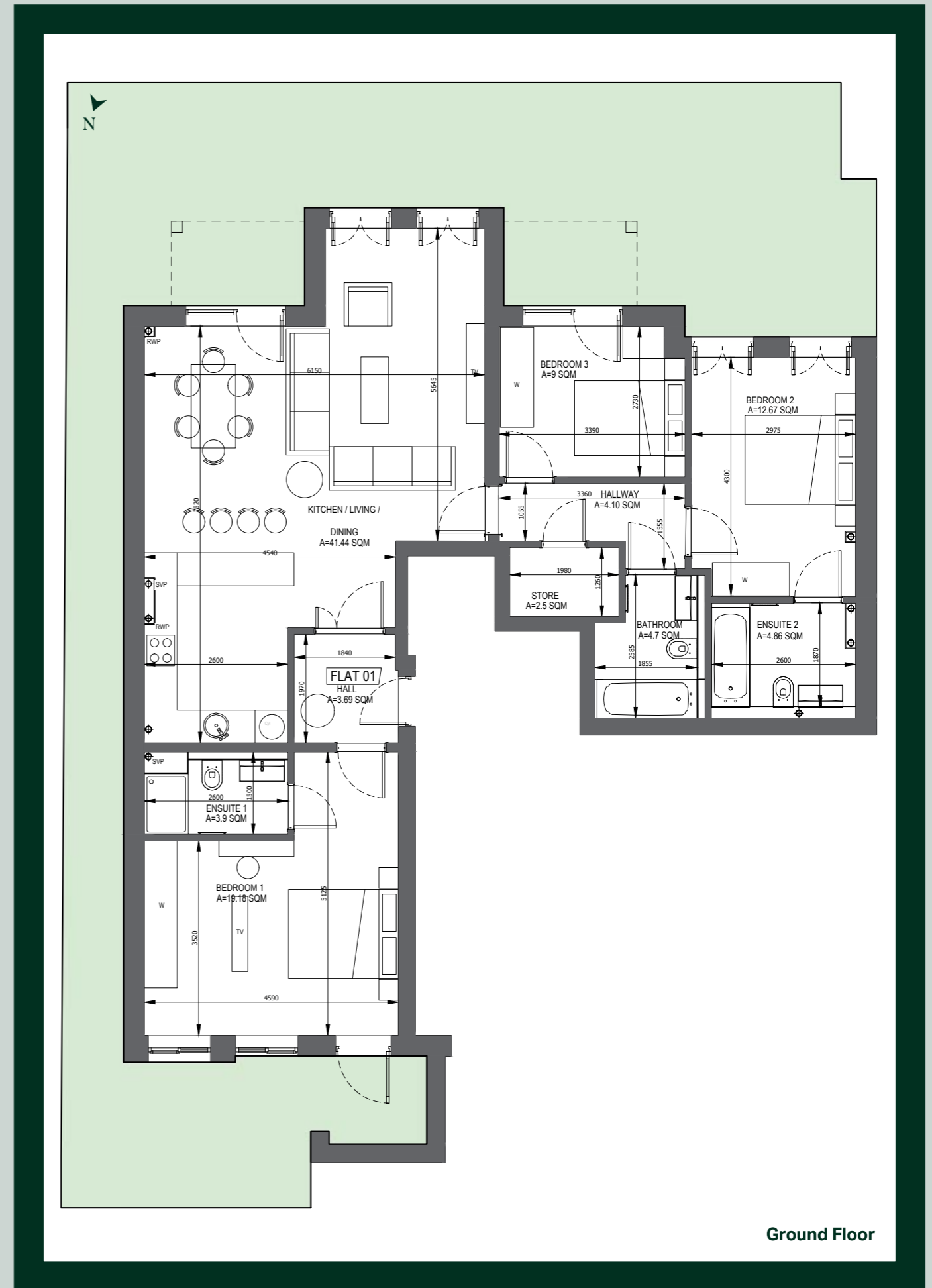
Apt. 1

Ground Floor

3 Bedrooms | 3 Bathrooms | Garden (83m²)

Gross Internal Area | 1229ft² | 114m²

	m		ft	
Hall	2	x 1.8	6.6	x 5.9
Kitchen Living Dining	6.2	x 7.5	20.3	x 24.6
Bed 1	4.6	x 5.1	15.1	x 16.7
Bed 2	4.3	x 3	14.1	x 9.8
Bed 3	3.4	x 2.7	11.2	x 8.9
Bathroom	1.9	x 2.6	6.2	x 8.5
Ensuite	2.6	x 1.9	8.5	x 6.2
Store	2	x 1.3	6.6	x 4.3



Ground Floor

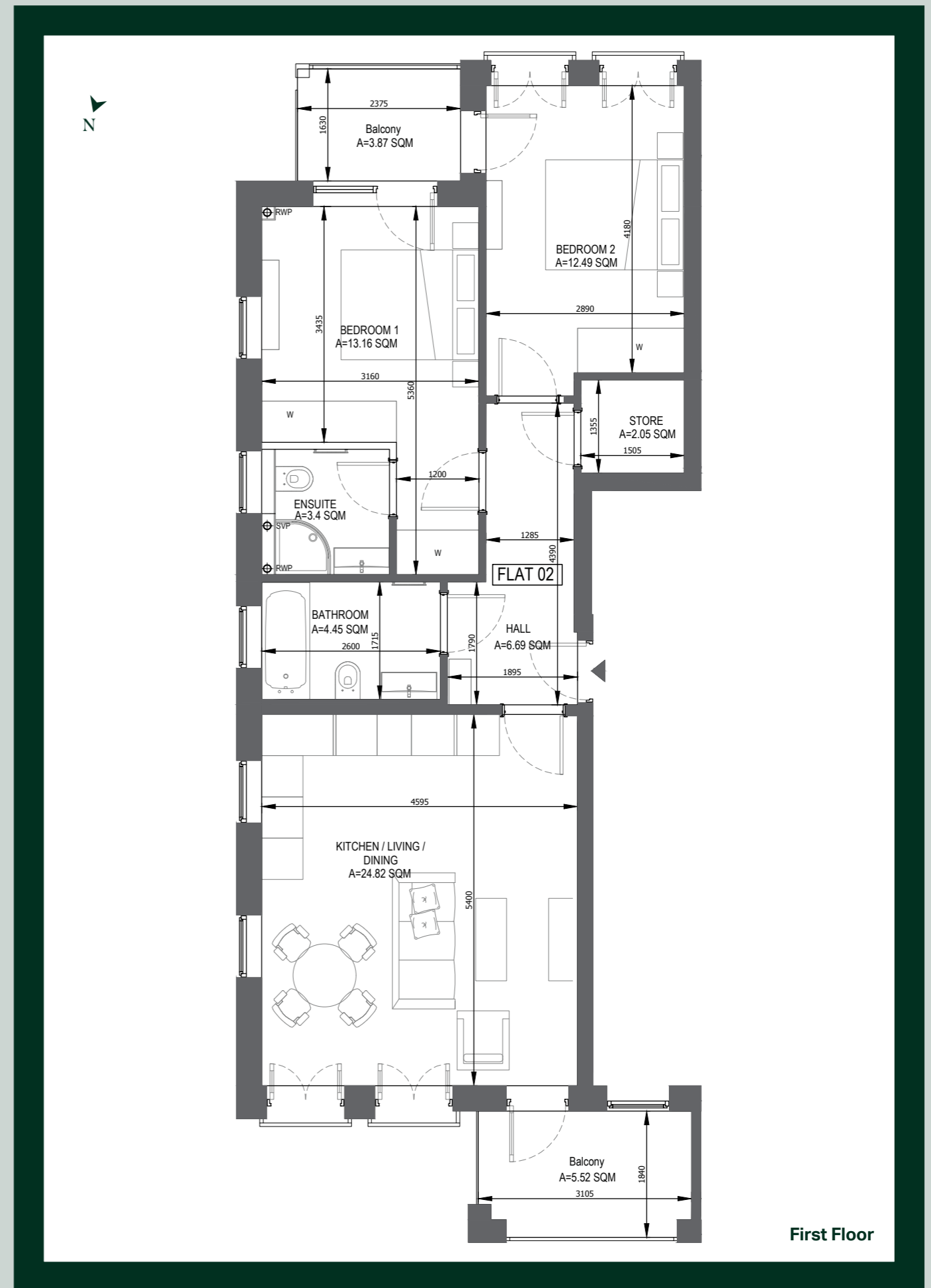
Apt. 2

First Floor

2 Bedrooms | 2 Bathrooms | 2 Balconies (9m²)

Gross Internal Area | 765ft² | 71m²

	m		ft	
Hall	1.9	x 4.4	6.2	x 14.4
Kitchen Living Dining	4.6	x 5.4	15.1	x 17.7
Bed 1	3.2	x 5.4	10.5	x 17.7
Bed 2	2.9	x 4.2	9.5	x 13.8
Bathroom	1.7	x 2.6	5.6	x 8.5
Ensuite	2	x 1.7	6.6	x 5.6
Store	1.5	x 1.3	4.9	x 4.3
Balcony 1	3.1	x 1.8	10.2	x 5.9
Balcony 2	2.4	x 1.6	7.9	x 5.2



First Floor

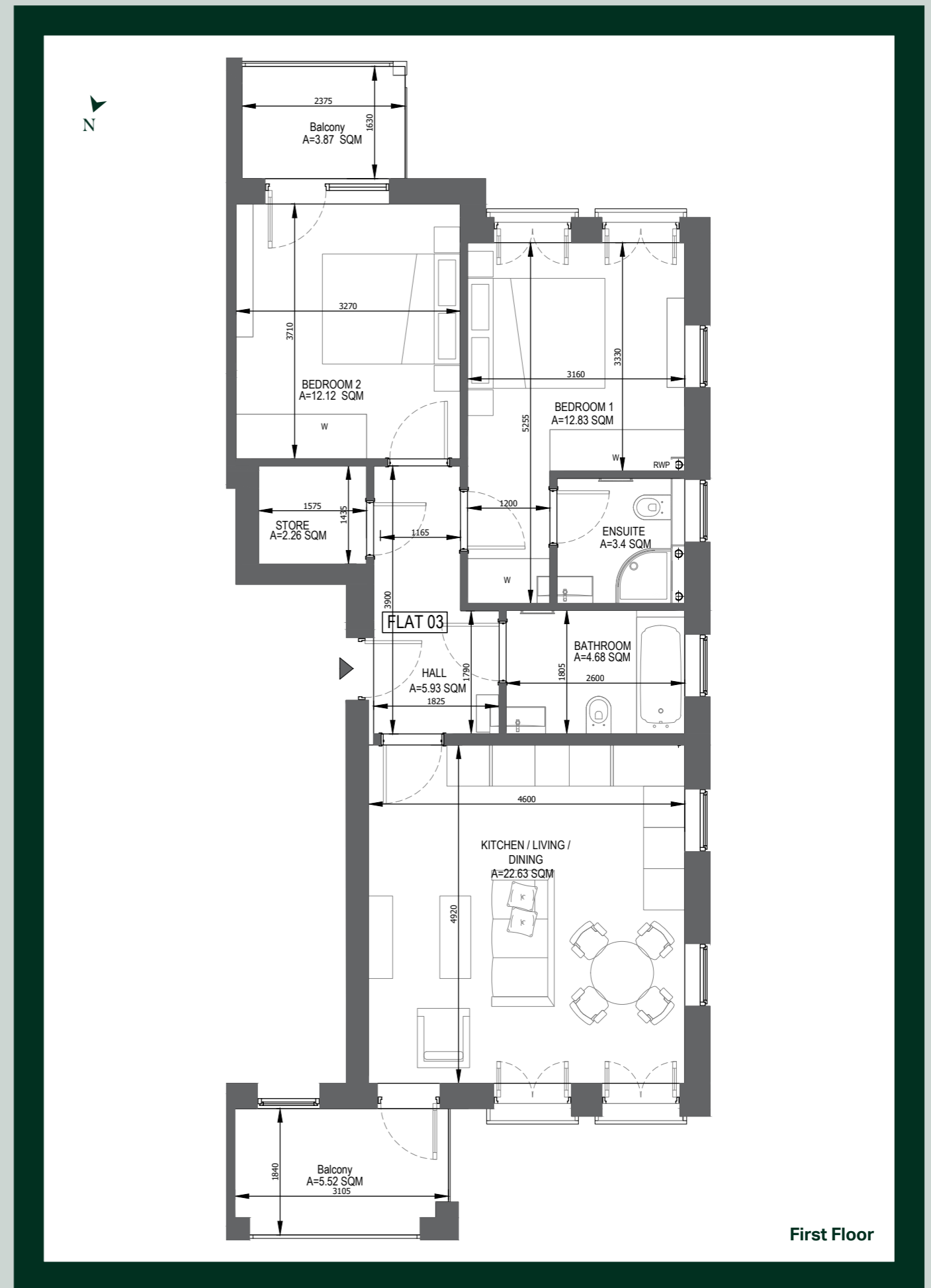
Apt. 3

First Floor

2 Bedrooms | 2 Bathrooms | 2 Balconies (9m²)

Gross Internal Area | 730ft² | 68m²

	m		ft	
Hall	1.9	x 3.9	6.2	x 12.8
Kitchen Living Dining	4.6	x 4.9	15.1	x 16.1
Bed 1	3.3	x 5.2	10.8	x 17.1
Bed 2	3.7	x 3.3	12.1	x 10.8
Bathroom	1.8	x 2.6	5.9	x 8.5
Ensuite	2	x 1.7	6.6	x 5.6
Store	1.4	x 1.6	4.6	x 5.2
Balcony 1	3.1	x 1.8	10.2	x 5.9
Balcony 2	2.4	x 1.6	7.9	x 5.2



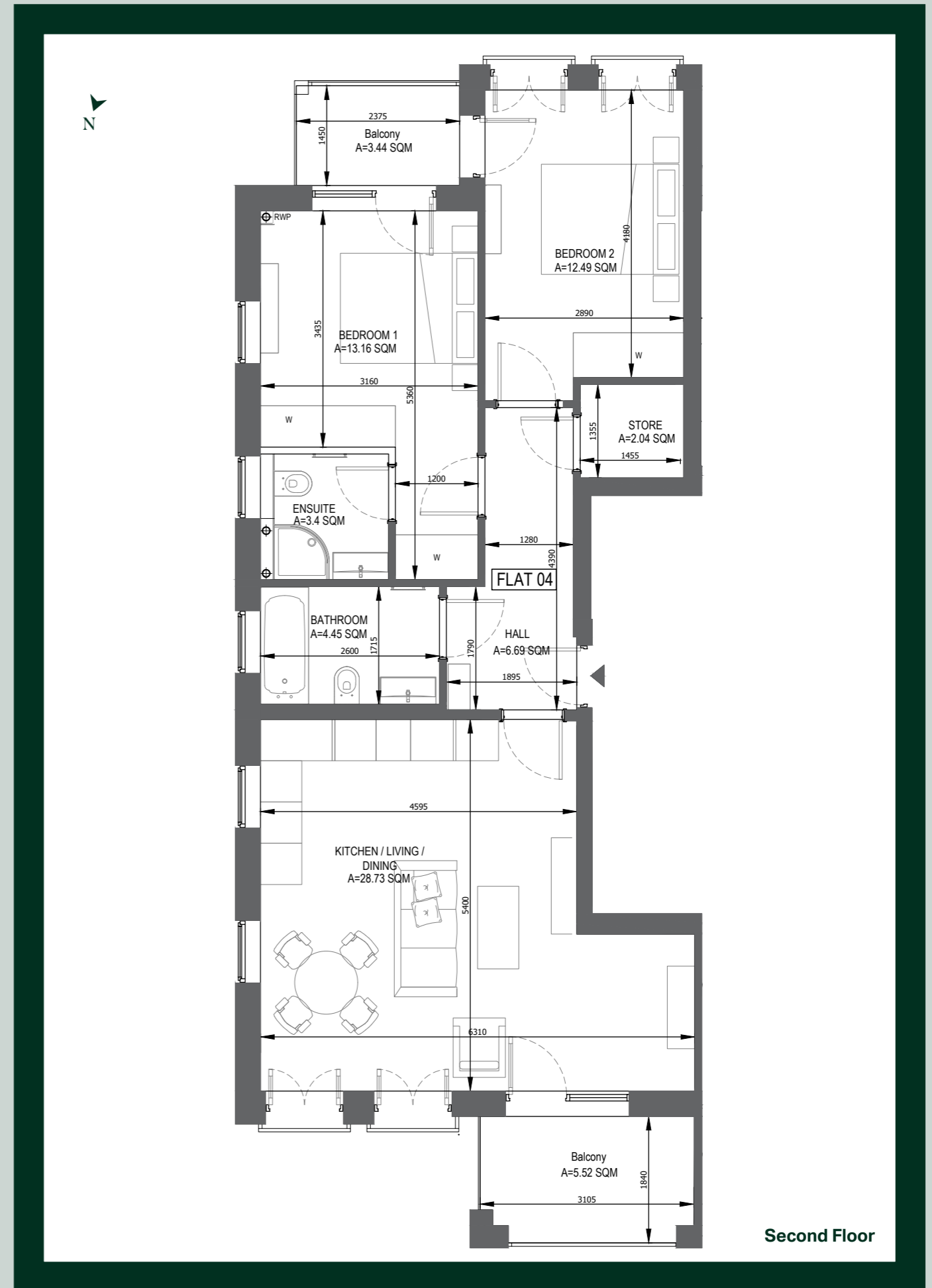
Apt. 4

Second Floor

2 Bedrooms | 2 Bathrooms | 2 Balconies (9m²)

Gross Internal Area | 815ft² | 76m²

	m	ft
Hall	1.3 x 4.4	4.3 x 14.4
Kitchen Living Dining	4.6 x 6.3	15.1 x 20.7
Bed 1	3.1 x 5.4	10.2 x 17.7
Bed 2	2.9 x 4.2	9.5 x 13.8
Bathroom	1.7 x 2.6	5.6 x 8.5
Ensuite	2 x 1.7	6.6 x 5.6
Store	1.4 x 1.6	4.6 x 5.2
Balcony 1	3.1 x 1.8	10.2 x 5.9
Balcony 2	2.4 x 1.5	7.9 x 4.9



Second Floor

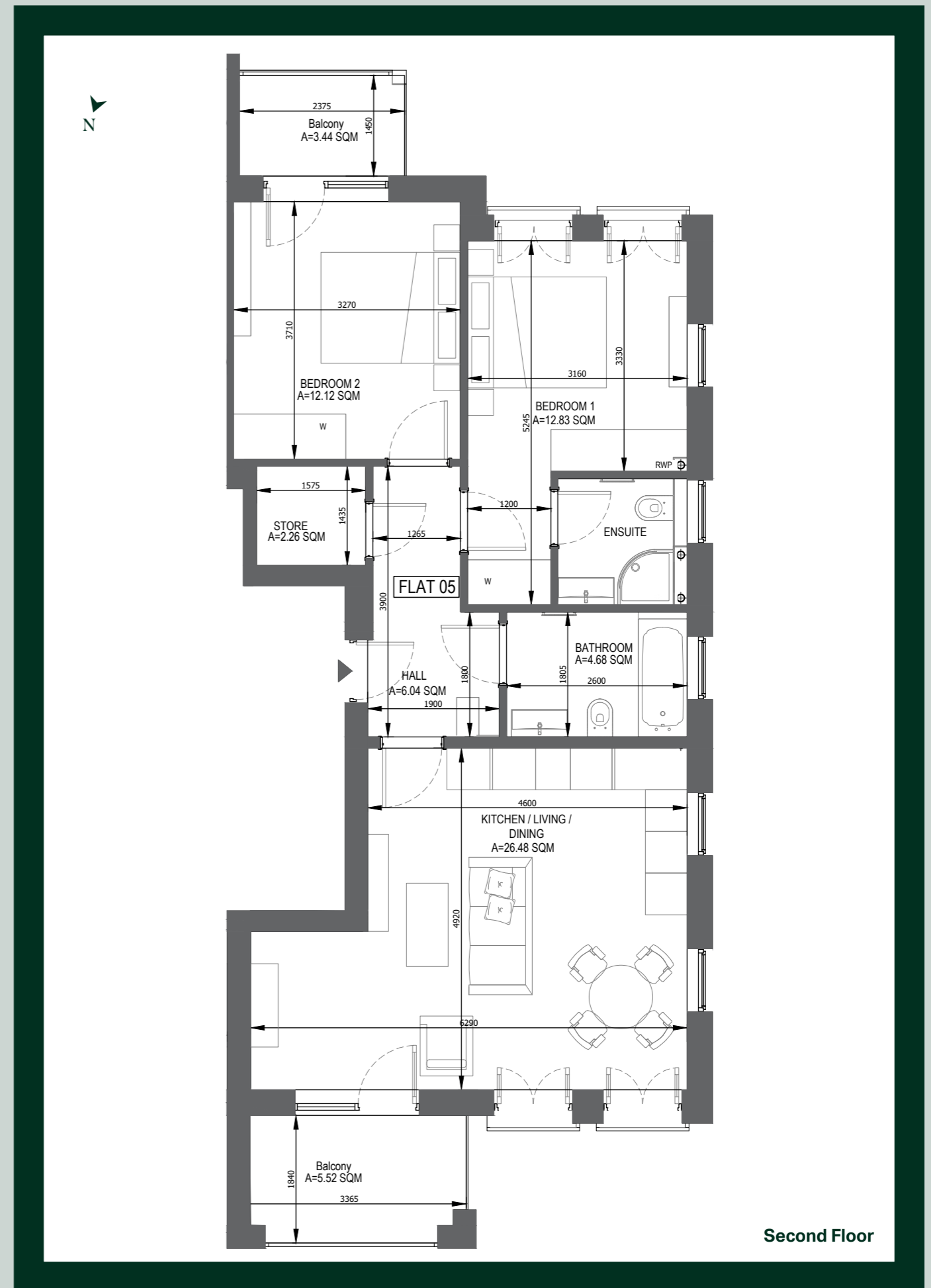
Apt. 5

Second Floor

2 Bedrooms | 2 Bathrooms | 2 Balconies (9m²)

Gross Internal Area | 780ft² | 73m²

	m	ft
Hall	1.9 x 3.9	6.2 x 12.8
Kitchen Living Dining	6.3 x 4.9	20.7 x 16.1
Bed 1	3.3 x 5.2	10.8 x 17.1
Bed 2	3.7 x 3.3	12.1 x 10.8
Bathroom	1.8 x 2.6	5.9 x 8.5
Ensuite	2 x 1.7	6.6 x 5.6
Store	1.4 x 1.6	4.6 x 5.2
Balcony 1	3.3 x 1.8	10.8 x 5.9
Balcony 2	2.4 x 1.5	7.9 x 4.9



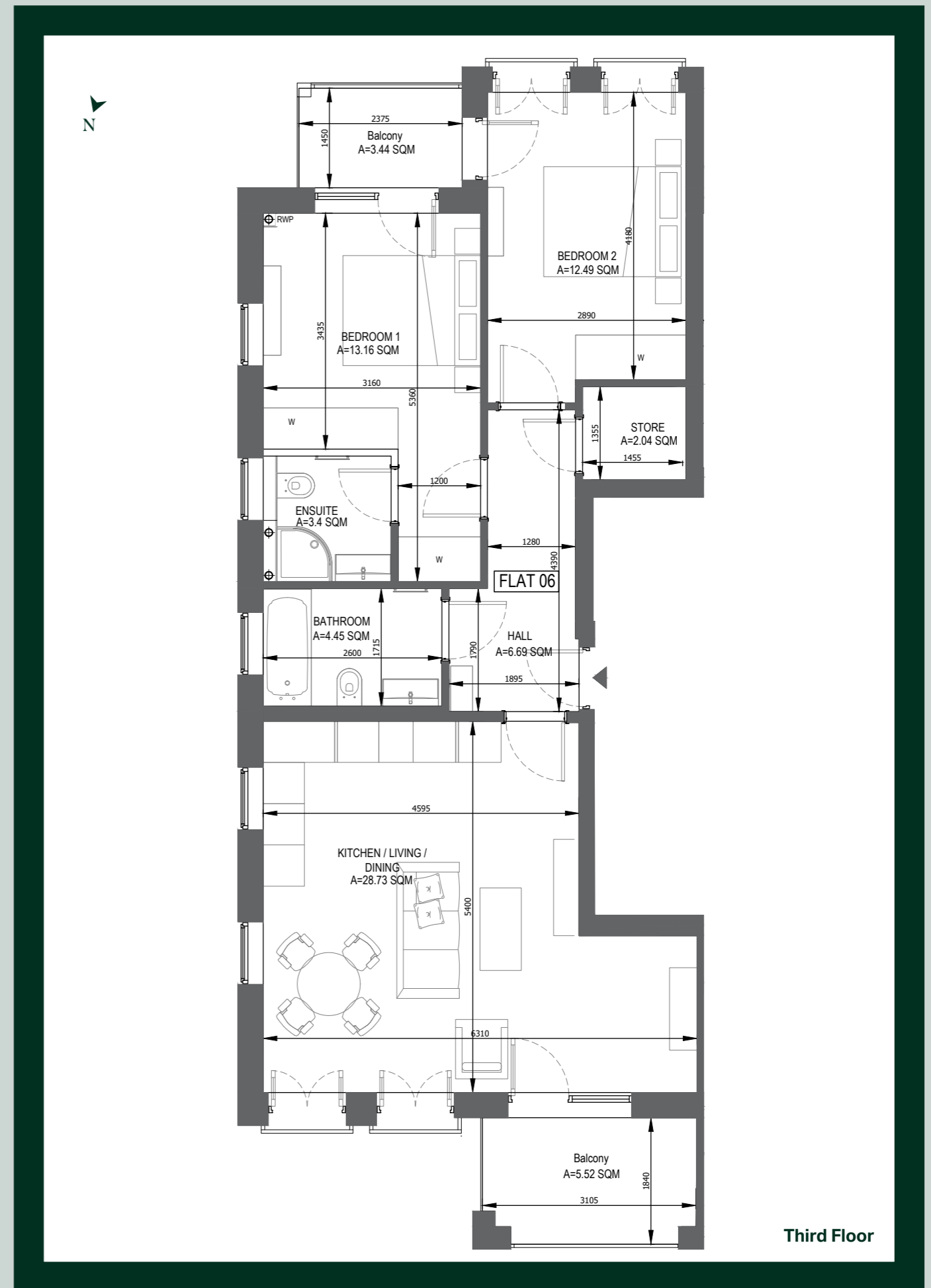
Apt. 6

Third Floor

2 Bedrooms | 2 Bathrooms | 2 Balconies (9m²)

Gross Internal Area | 815ft² | 76m²

	m		ft	
Hall	1.3	x 4.4	4.3	x 14.4
Kitchen Living Dining	4.6	x 6.3	15.1	x 20.7
Bed 1	3.1	x 5.4	10.2	x 17.7
Bed 2	2.9	x 4.2	9.5	x 13.8
Bathroom	1.7	x 2.6	5.6	x 8.5
Ensuite	2	x 1.7	6.6	x 5.6
Store	1.4	x 1.6	4.6	x 5.2
Balcony 1	3.1	x 1.8	10.2	x 5.9
Balcony 2	2.4	x 1.5	7.9	x 4.9



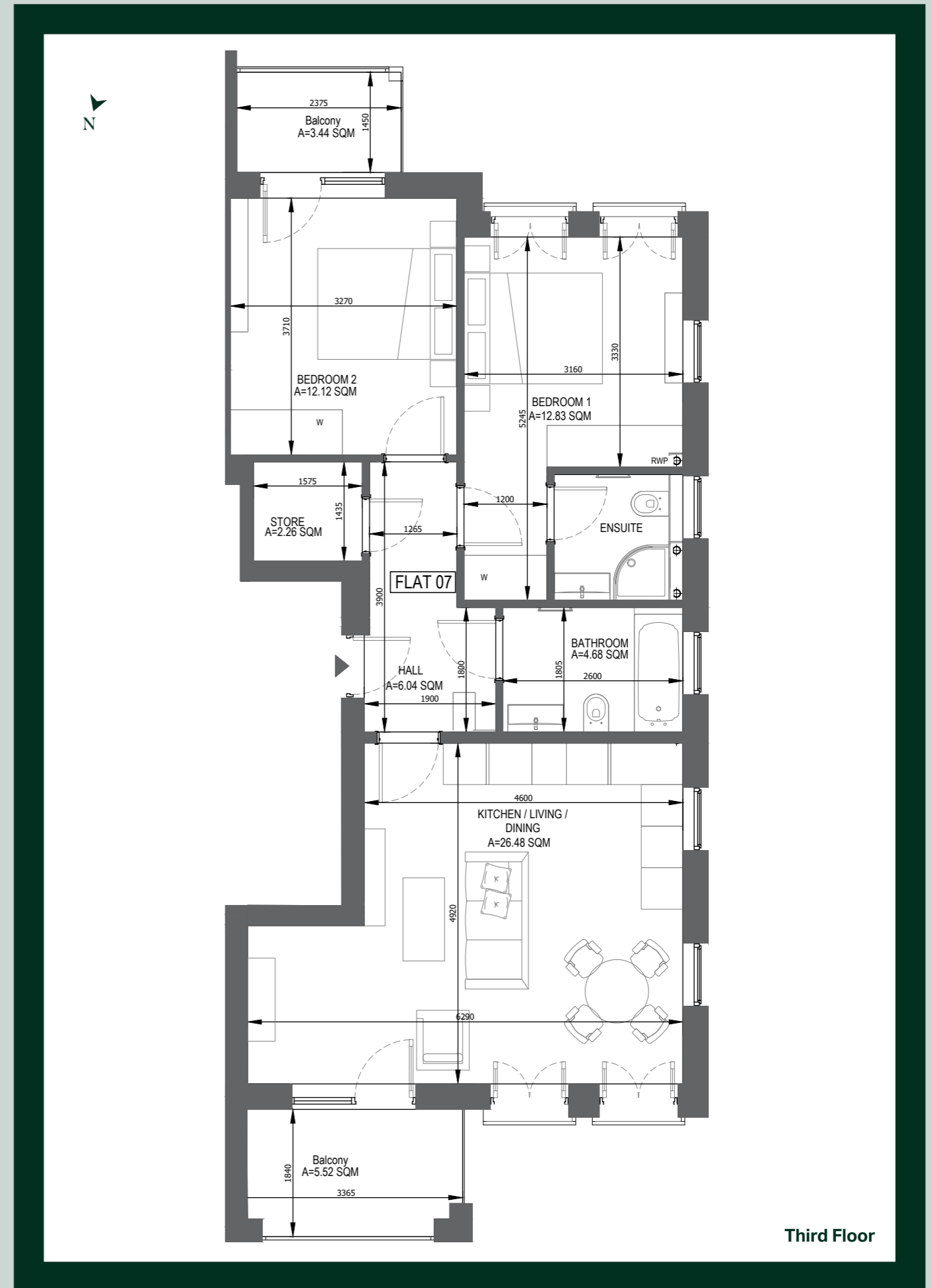
Apt. 7

Third Floor

2 Bedrooms | 2 Bathrooms | 2 Balconies (9m²)

Gross Internal Area | 882ft² | 82m²

	m		ft	
Hall	1.9	x 3.9	6.2	x 12.8
Kitchen Living Dining	6.3	x 4.9	20.7	x 16.1
Bed 1	3.3	x 5.2	10.8	x 17.1
Bed 2	3.7	x 3.3	12.1	x 10.8
Bathroom	1.8	x 2.6	5.9	x 8.5
Ensuite	2	x 1.7	6.6	x 5.6
Store	1.4	x 1.6	4.6	x 5.2
Balcony 1	3.3	x 1.8	10.8	x 5.9
Balcony 2	2.4	x 1.5	7.9	x 4.9



Third Floor

Specification

KITCHENS

Beautifully crafted and designed bespoke Shaker kitchens:

- Floor-to-ceiling kitchen units
- Integrated appliances: SMEG
- SMEG Cucina Thermo Ventilated Oven
- SMEG Integrated Hood
- SMEG Built In Dishwasher
- SMEG Built In Bottom Mount Fridge Freezer
- SMEG Energy Efficient Washer Dryer
- SMEG Built In Microwave with Grill
- SMEG Fully Flushed Ceramic Hob
- High quality brushed Knob Handles
- Pusa Instant hot and filtered water tap
- Miami White engineered Quartz worktop

BATHROOMS & ENSUITES

Beautifully designed contemporary European bathrooms and ensuites with luxury fittings:

- Casagrande Padana Bianco and Beige Italian ceramic
- Lounge light Grey mosaic and ceramic Tiles
- Bespoke mirror with LED surround
- Bespoke mirror cabinets for ensuites
- Dual Flush plate
- Space Compact, wall Mounted WC
- Floating Coast vanity Unit, White Gloss and Natural Oak.
- Bathtub with Thermostatic shower set
- Flat Design Panel Radiator
- Modern Razor Basin Mixer
- Floating Havana Cabinet

INTERIOR DECORATION

FEATURES

- Acoustic aluminum double glazed windows.
- Water Resistant laminated Wood Floor 12mm Bisque Oak in all private hallways, kitchen, living and bed rooms
- White paint in all bedrooms, living rooms, kitchens and dining areas
- White paint in all bathrooms and ceilings
- Front Door solid core
- Internal Door 2-Panel solid core
- Contemporary stepped White Architraves and Skirting
- Video entry phone system to the main front door allowing colour display
- High-security locks and chrome finish security viewer fitted to individual apartment entrance doors
- Brushed Chrome Sockets

COMMUNAL AREAS

- Highly contemporary communal entrance and hallways
- Concealed accent lighting
- Secure communal Post Boxes.
- Decorative Patterned Antares tiles at Entrance.
- Astro Eclipse built-in motion light ceiling.
- Chrome wall lights in the staircase
- 6 Passenger large format luxurious 6 passenger lift
- Elegant and deluxe Chandelier at Entrance
- Secure Bike store
- Secure storage room

EXTERNAL AREAS

- Landscaped communal gardens with soft landscaping
- Automatic landscape lighting
- Metal balustrades to all balconies and patios finished in Grey to match all windows and doors
- Secure cycle storage for 16 bicycles
- Private South West facing balconies to a selected apartment
- Arden Grey Bricks, with detailing and bespoke mortar joints
- Acoustic aluminum double glazed windows.
- External wall light with PIR Externally mounted at the communal front entrance
- Marshall Pavement
- Fashionable Eden Minimalistic triple Bin Storage with vegetation tray

PEACE OF MIND

- 10 year Advantage building warranty



ARC HOUSE, WEMBLEY, HA9