



FULTON & FIFTH  
WEMBLEY



# A NEW COMMUNITY BURSTING WITH LIFE

06

Set alongside the meandering Wealdstone Brook in Wembley Park, Fulton & Fifth is a neighbourhood like no other.

Over 800 new homes spread over five apartment blocks, that sit amongst landscaped gardens, paved walkways and a new green corridor, while a series of retail units, shopfronts and workspaces will be home to local creatives, artisans and independent businesses.

THIS IS FULTON & FIFTH

07

WEMBLEY PARK  
STATION



BRENT  
RESERVOIR

BOXPARK

FULTON & FIFTH

OVO ARENA

LONDON  
DESIGNER OUTLET

THE SHARD

WEMBLEY  
STADIUM

THE CITY



# THE CITY



As one of the world's most iconic cities, London has it all. Wembley Park has connections into its ancient streets, majestic buildings and glistening skyscrapers. It is home to world-renowned art and culture, academic institutions, internationally acclaimed restaurants, and the HQs of multinational businesses.

Piccadilly Circus



Granary Square overlooking Regent's Canal



## IN BUSINESS

London is a worldwide hub for business, with the likes of Google, Apple, Unilever and HSBC all basing their European or International operations here. For those with regular business in London, Fulton & Fifth is perfectly placed to reach the City and Canary Wharf – both easily accessible from Wembley Park Station.



Chinatown

## EATING OUT

Whatever your favoured cuisine, you'll be spoilt for choice in London, a city home to over 70 Michelin-starred restaurants. Shoreditch High Street and Granary Square are all foodie hotspots. For Asian or Asian fusion, Chinatown is the place to be. And if you're looking for a taste of tradition, head to Covent Garden and visit Rules, which has been serving classic British dishes for over 200 years.

## ART & CULTURE

Not many cities compare to London when it comes to cultural pursuits. Whether it's the galleries and museums of South Kensington and the Southbank, the theatre and opera of Leicester Square and Covent Garden, or the centuries-old palaces, towers and cathedrals dotted across the city, you'll never find yourself short of things to do.

# WEST END

British Museum



# A HOME FOR EDUCATION

FROM WEMBLEY PARK  
TO YOUR UNIVERSITY



20 MINS



28 MINS

**London South Bank  
University**

36 MINS

**UNIVERSITY OF  
WESTMINSTER**

24 MINS



31 MINS

**Imperial College  
London**

40 MINS

**UNIVERSITY  
OF LONDON**

26 MINS



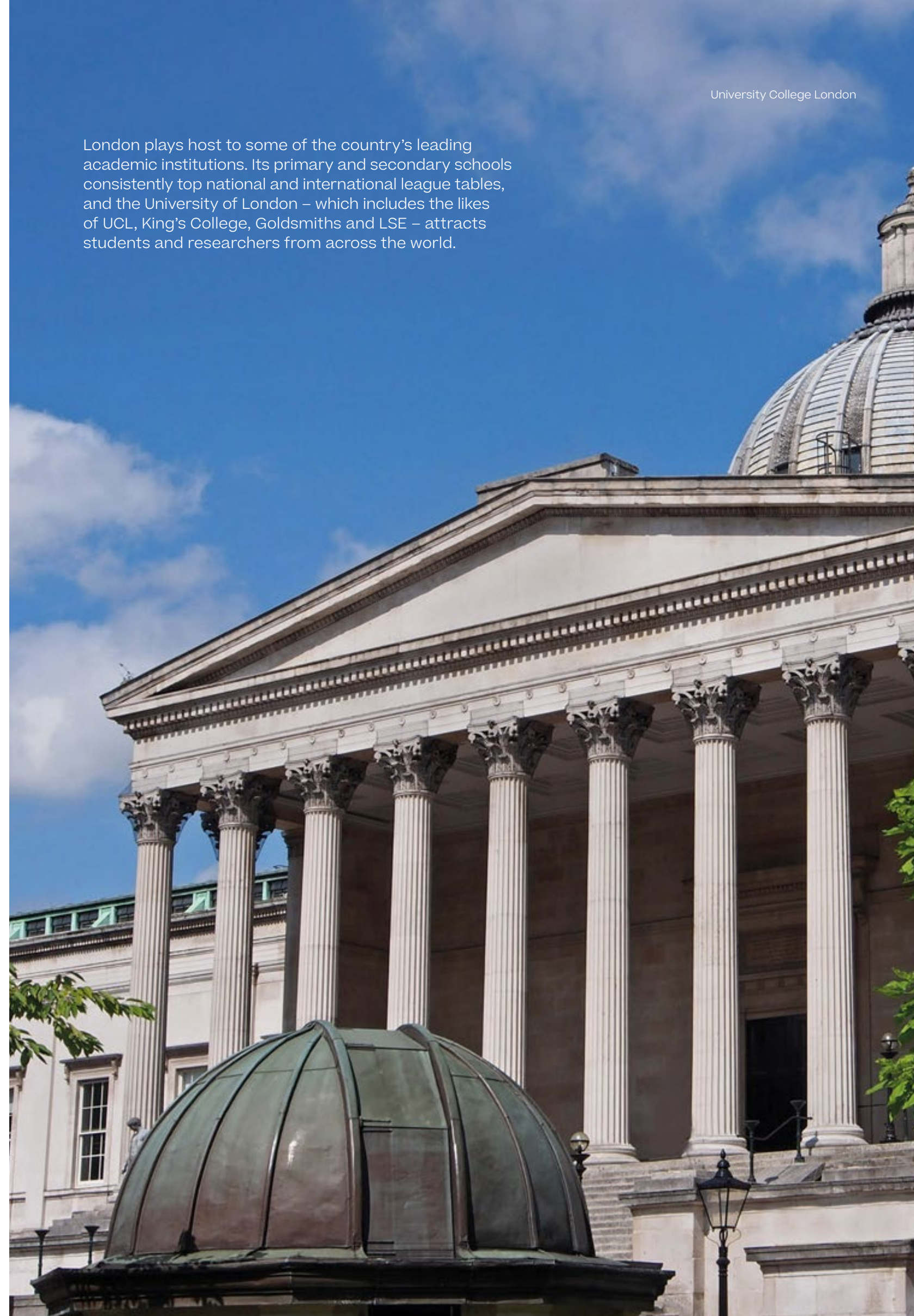
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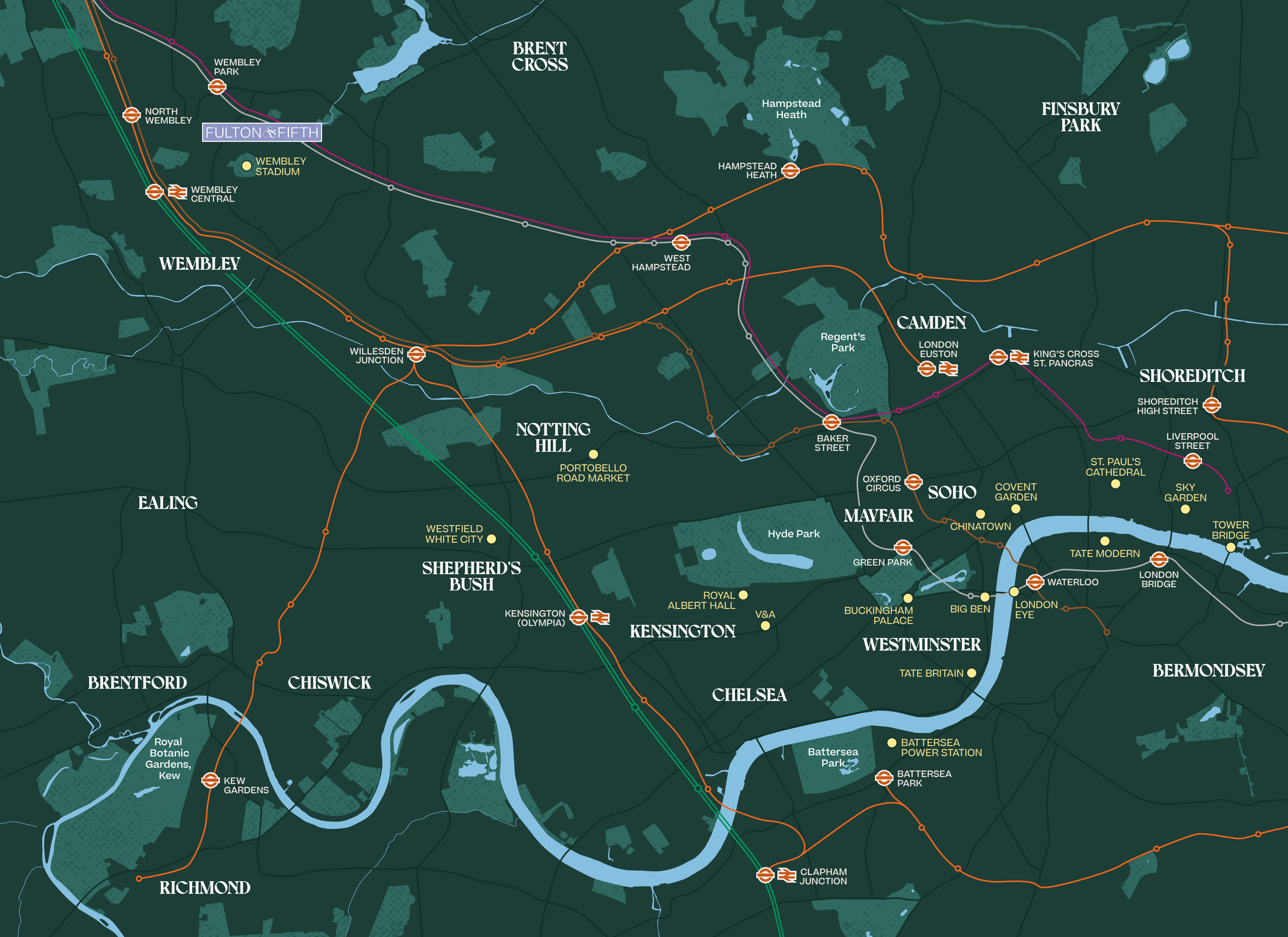


44 MINS

Travel times are estimated by the Citymapper App

London plays host to some of the country's leading academic institutions. Its primary and secondary schools consistently top national and international league tables, and the University of London – which includes the likes of UCL, King's College, Goldsmiths and LSE – attracts students and researchers from across the world.





BRENT  
CROSS

FINSBURY  
PARK

WEMBLEY  
PARK

WEMBLEY  
STADIUM

NORTH  
WEMBLEY

WEMBLEY  
CENTRAL

FULTON & FIFTH

Hampstead  
Heath

HAMPSTEAD  
HEATH

WEST  
HAMPSTEAD

WEMBLEY

WILLESDEN  
JUNCTION

NOTTING  
HILL

PORTOBELLO  
ROAD MARKET

CAMDEN

LONDON  
EUSTON

KING'S CROSS  
ST. PANCRAS

SHOREDITCH

SHOREDITCH  
HIGH STREET

LIVERPOOL  
STREET

ST. PAUL'S  
CATHEDRAL

SKY  
GARDEN

TOWER  
BRIDGE

EALING

WESTFIELD  
WHITE CITY

SHEPHERD'S  
BUSH

KENSINGTON  
(OLYMPIA)

KENSINGTON

ROYAL  
ALBERT HALL

V&A

MAYFAIR

Hyde Park

GREEN PARK

BUCKINGHAM  
PALACE

WESTMINSTER

TATE BRITAIN

SOHO

COVENT  
GARDEN

CHINATOWN

TATE MODERN

LONDON  
BRIDGE

WATERLOO

LONDON  
EYE

BIG BEN

BRENTFORD

CHISWICK

CHELSEA

BERMONDSEY

Royal Botanic  
Gardens,  
Kew

KEW  
GARDENS

RICHMOND

Battersea  
Park

BATTERSEA  
POWER STATION

BATTERSEA  
PARK

CLAPHAM  
JUNCTION

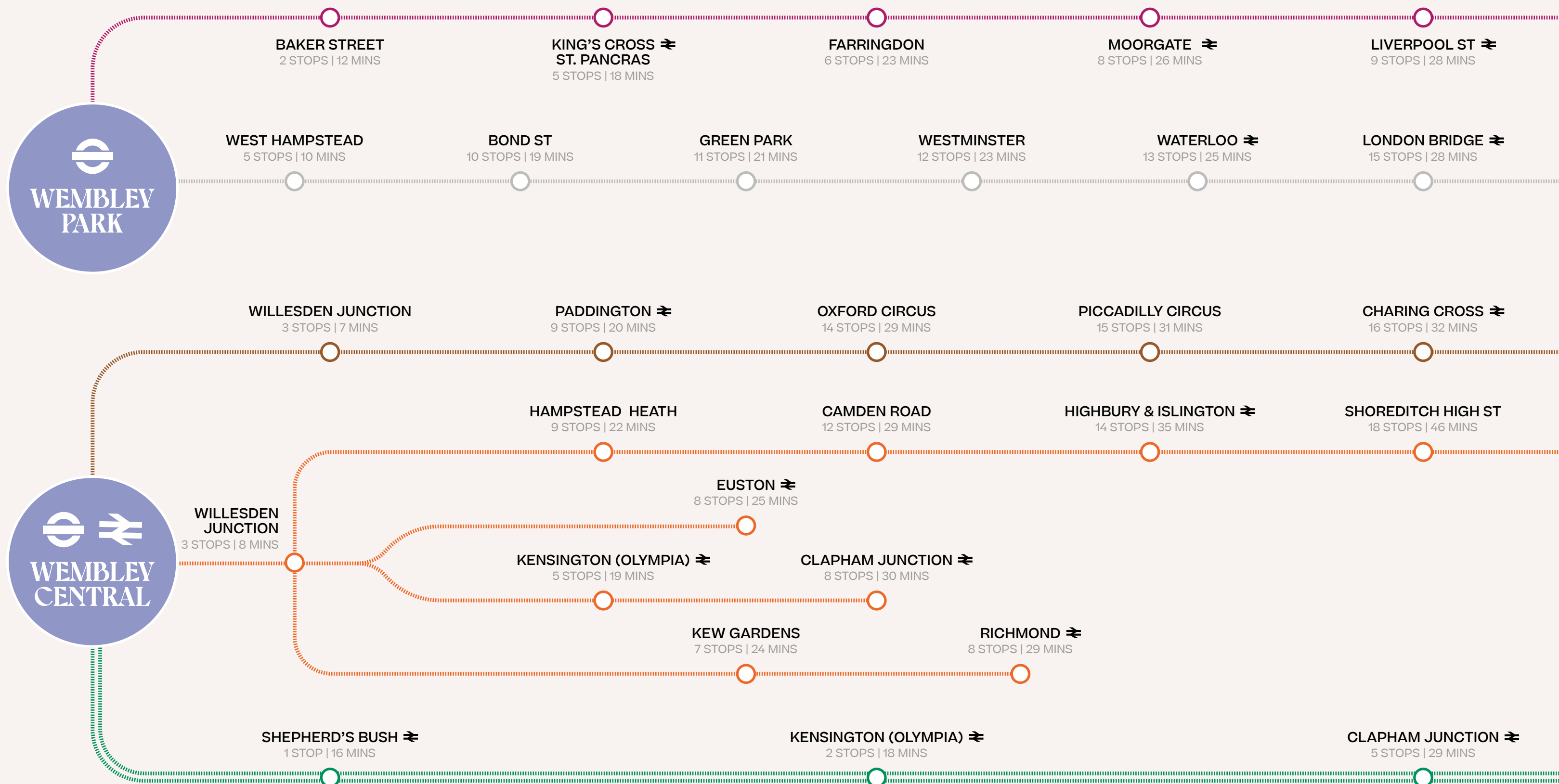
# GETTING AROUND

Just a short walk from Fulton & Fifth, Wembley Park Underground Station gives you easy access into central London via the Jubilee and Metropolitan lines.

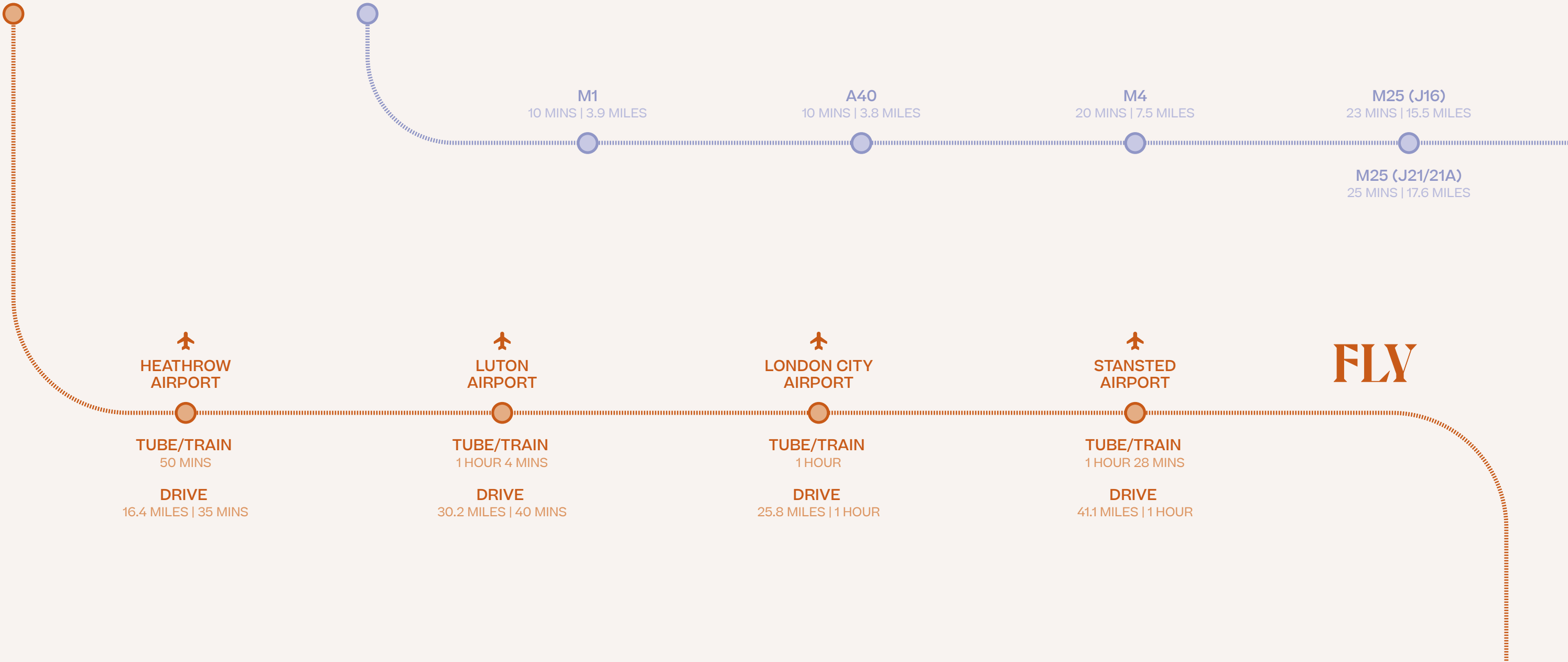
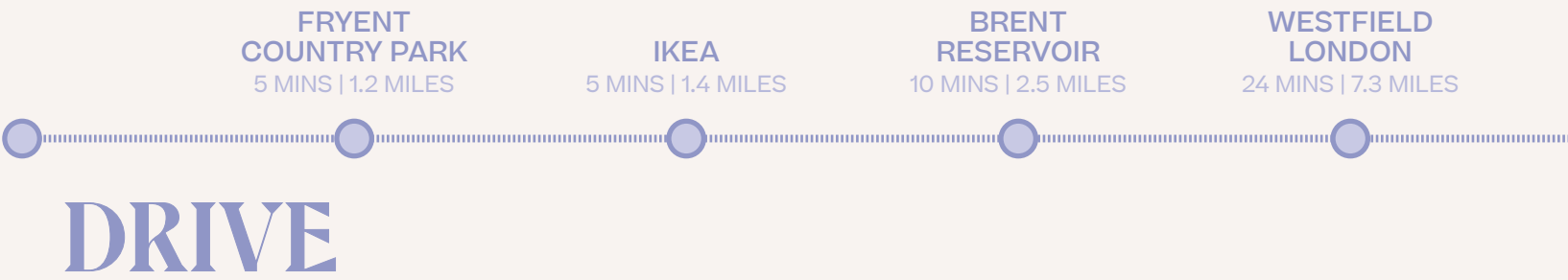
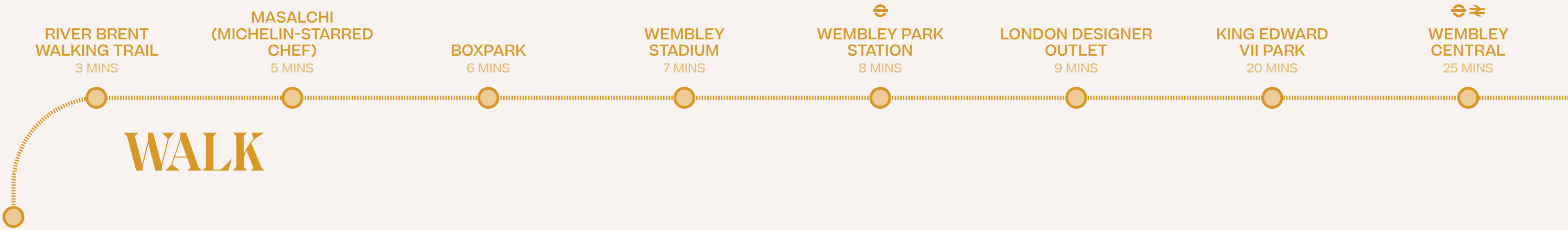
Meanwhile, Wembley Central gets you straight onto the London Overground, Bakerloo Line and National Rail networks, meaning travel in and out of the city is always quick, easy and hassle-free.

- Metropolitan Line
- Jubilee Line
- Bakerloo Line
- Overground
- Southern Rail

Travel times are estimated by the Citymapper App



# FULTON & FIFTH



All travel times are estimated.



# WELCOME

# TO

One of the fastest growing parts of London, Wembley is attracting more and more buyers, renters, businesses and fun seekers every year. At the heart of it all is Wembley Park, a hive of activity spanning pop-up restaurants, big-name brands, art trails, serene greenspaces and much, much more.



# WEMBLEY



# THEN

## 1923

### WEMBLEY STADIUM

The first Wembley Stadium – then called the Empire Stadium – is unveiled by King George V ahead of the 1923 FA Cup final. Over the next two years, the stadium hosts the British Empire exhibition, a celebration of international engineering, arts and commerce attracting over 25 million visitors.



## 1948

### HOSTING THE OLYMPICS

London plays host to the Olympic Games, the first Summer Olympics held since the 1936 Games in Berlin due to the outbreak of World War II which had led to a twelve-year hiatus. Dutch sprinter Fanny Blankers-Koen makes history by winning four gold medals at the Wembley Stadium athletics track became known as “the flying housewife.”



## 1966

### ENGLAND WINS WORLD CUP

England beats West Germany 4-2 to win the World Cup at Wembley Stadium. Geoff Hurst becomes the first and only player to score a hat-trick in a World Cup final.

## 1985

### MUSIC MAKING A DIFFERENCE

Live Aid is held at Wembley Stadium. The likes of Queen, David Bowie and Elton John perform to over 72,000 spectators in the stadium and billions more worldwide, raising over £150 million for famine relief.



## 2007

### THE NEW NATIONAL STADIUM

After the demolition of the old stadium in 2003, the new Wembley Stadium, with its iconic arch, is launched making it one of the most renowned venues in the world.



## 2013

### FIRST OUTLET CENTRE

London's first Designer Outlet opens at Wembley Park, attracting millions of visitors each year and kickstarting Wembley's growing reputation as an international hub for entertainment, culture and commerce.



## 2018

### EAT, DRINK, PLAY

BOXPARK Wembley - the largest in London to date - opens its doors on Olympic Way. It features a diverse selection of street food traders and a packed programme of events, alongside a dedicated floor for leisure activities.



## 2022

### YOUR COMMUNITY

England's historic win, beating Germany in UEFA Women's EURO 2022.

Fulton & Fifth launches at Wembley Park, creating over 800 new homes, a variety of leisure facilities, and business opportunities for local creatives and entrepreneurs.



# NOW



# FOODIE

Serving up street food from across the world, BXPARK Wembley is the place to sample everything from Japanese ramen and Greek small plates to Chinese steamed buns and vegan fast food. Wembley Park is also home to a whole host of family-favourite restaurants like Pizza Express, Nando's and Wagamama, as well as The White Horse, which serves an unforgettable Sunday roast along with a winning selection of craft beers, ales and fine wines.

BOXPARK



Masalchi Restaurant



For those looking for a fine dining experience, Masalchi by Atul Kochhar offers an exquisite menu created by the Michelin-starred Chef.

Haute Dolci



# HEAVEN



Wembley Stadium, home to the English football victory in UEFA Women's EURO 2022



OVO Arena Wembley, host to iconic live music events

# ENTERTAIN US

A HOME TO  
MEET, CONNECT  
& DISCOVER.

Olympic Way



Whether you're after live music, state-of-the-art gaming, family-friendly fun, or just fancy trying something new, Wembley Park has got you covered. There's virtual reality gaming at meetspaceVR, the latest blockbusters at Cineworld, and if you're in the mood for a quick round, Pop Golf in BOXPARK Wembley is one of London's top indoor crazy golf spots. And it almost goes without saying – the iconic Wembley Stadium at the heart of Wembley Park plays host to a year-round calendar of live music and events, NFL matches, conferences and, of course, international football.

# AT HOME IN NATURE

From tree-lined boulevards to tranquil gardens, greenery is rarely out of sight at Wembley Park. Elvin Gardens, with its immaculate lawns and leafy borders, is the place to curl up with a book on a summer's day, while the nearby White Horse Square adds relaxed seating in a new urban oasis to the hustle and bustle of the area.

Fryent Country Park, host of many events throughout the year, and Brent Reservoir, a biological site of special scientific interest, are also just a stones throw away from Wembley Park.

What's more, Seven Acre Park, a new public green space, is set for completion early 2023, bringing play areas, leisure facilities and even more greenery to the neighbourhood.



FOOD & BEVERAGE

- 01 BOXPARK
- 02 Bread Ahead Bakery
- 03 Wagamama
- 04 Sky Bar 9, Hilton
- 05 Out Of Office Coffee House
- 06 Malgudi Simply Indian
- 07 Haute Dolci
- 08 White Horse Pub
- 09 Chop-Chop
- 10 Masalchi by Atul Kochhar

ENTERTAINMENT

- 11 Troubadour Wembley Park Theatre
- 12 Wembley Park
- 13 OVO Arena Wembley

LEISURE

- 14 Union Park
- 15 Wembley Leisure Centre
- 16 Youngs Football Academy
- 17 River Brent Walking Trail
- 18 Olympic Way

SHOPPING

- 19 Amazon Fresh
- 20 London Designer Outlet
- 21 Co-op
- 22 Stadium Retail Park
- 23 Lidl
- 24 Wembley Stadium Store
- 25 Ikea

EDUCATION

- 26 Wembley Library
- 27 UK Business College
- 28 UCFB Wembley Campus
- 29 Ark Academy

YOUR NEW  
NEIGHBOURHOOD





Fulton & Fifth Residents' Lobby entrance, from Fulton Road



THE  
BROOKLINE

FUTURE  
PHASE

FUTURE  
PHASE

PODIUM

PODIUM

UPPER  
PODIUM

FUTURE  
PHASE

FUTURE  
PHASE

FULTON ROAD

FULTON ROAD

FIFTH WAY

FIFTH WAY



Lower Podium Garden

In the northern quarter of Wembley Park, alongside the flowing Wealdstone Brook, Fulton & Fifth is the latest addition to this bustling new community.



#### PODIUM GARDENS

Fulton & Fifth is home to four podium gardens, each one accessible to all residents. The new landscaping, with a choice of quiet or more sociable seating areas, makes this an ideal place for connection and relaxation.

THE BROOKLINE

## GREEN SPACES RIGHT ON YOUR DOORSTEP

A treat for the senses, the selection of green courtyards, pocket parks and communal gardens at Fulton & Fifth are designed to bring people together, encourage connections and celebrate Wembley's flora and fauna.



#### THE BROOK

Running along the waterside, this newly designed space is the ideal place to relax with friends and family. The green corridor includes a spill-out café terrace, informal seating, and a variety of shrubs and wild planting, bringing people and nature together in this sunny spot overlooking the brook.



Fulton & Fifth houses a variety of amenities, all at the highest quality, providing a range of spaces for the community to enjoy at any point throughout the day.

# LIFE AT FULTON & FIFTH



GROUND FLOOR

1ST FLOOR

## THE AMENITIES

- 01 Residents' Lobby
- 02 Swimming Pool & Spa
- 03 Gym
- 04 Yoga Studio
- 05 Cinema
- 06 Golf Simulator
- 07 Café
- 08 Flexible Workspace (Mezzanine)
- 09 Games Room
- 10 Changing Room
- 11 Post Room



Residents' Swimming Pool & Spa



For a post-work exercise session, get your fix at the state-of-the-art gym, or book yourself in for yoga, Pilates or aerobics in the onsite fitness studio next door. When it's time for a cool down, take a dip in the swimming pool, or sit back and relax in the Jacuzzi.

Resident gym facilities within the  
Fulton & Fifth development

If you're a keen golfer, you can even fine-tune your swing at the golf simulator studio. Get virtual tips on how to improve your action, posture, follow-through and more.

#### OUR FACILITIES

- Concierge
- Swimming Pool & Spa
- Gym
- Yoga Studio
- Cinema
- Golf Simulator
- Café
- Flexible Workspace
- Games Room
- Cycle Storage



Residents' Lobby & Mezzanine  
Flexible Workspace

THE BROOKLINE

Or why not settle in for a day's work, grab a coffee and pastry from the onsite café, before heading up to the mezzanine level, where you'll find the flexible workspace. This area comes fully fitted with desks, adjustable chairs and plugs for all your devices, giving you a dedicated workspace, right on your doorstep.

# WORK &

# PLAY

17th Floor Roof Terrace



Golf Simulator







2-bed living room with south facing private balcony

LIVE

&

BREATHE

The Brookline is home to 171 one, two and three bedroom apartments.

Designed to foster simple, effortless living, each apartment includes quality fittings and finishes, welcomes in plenty of natural light, and makes the most of the far-reaching views across Wembley Park and beyond.

# LIVING



1-bed kitchen area

3-bed living room with an east facing private balcony



# SPACES

Spacious and open-plan, the living spaces are ideal for entertaining or enjoying a quiet night in.

The fully fitted kitchens include stone worktops and integrated appliances. They overlook the living areas, which are always bright and airy, with floor-to-ceiling glass windows and doors opening up onto private balconies.

3-bed living room with a private balcony,  
overlooking the lower podium gardens





# BEDROOMS

Warm and cosy, the bedrooms are designed for calm and repose, making them the perfect places for winding down after a long day.

The fully integrated wardrobes provide plenty of storage, helping to keep the rooms clutter free, while natural light is welcomed in through large windows.

Family Bathroom



THE BROOKLINE

# BATHROOMS

Ensuite Bathroom



&

The bathrooms are all about clean lines and elegant fixtures. The taps, shower heads and towel rails are finished in satin brass, while the ceramic blue tiles are a standout feature.

Master bedrooms include ensuites with a shower and vanity unit, while the family bathrooms are fitted with bathtubs and porcelain wall tiles.

# ENSUITES



Every apartment at The Brookline is equipped with carefully selected fixtures, fittings and finishes.

KITCHENS

- High quality contemporary designed kitchens with Shaker style detailing
- The worktops are high-quality composite stone with a polished white mineral finish
- Contemporary ceramic tiled splashback, in a herringbone style
- Satin stainless steel kitchen tap and under-mounted sink
- All drawers and cupboards are finished in a dark grey satin matt lacquer with contemporary knurled handles in a stainless-steel finish
- Wall cabinets have feature open display shelves
- White sockets, switches and electrical accessories
- Appliances are by Smeg and include:
  - Multi-function oven
  - Induction hob
  - Recirculating extract hood
- Other appliances:
  - Integrated fridge freezer
  - Integrated dishwasher
  - Washer dryer in built-in utility cupboard

2 & 3 BEDROOM APARTMENT

- Wine cooler (30cm)
- Built-in microwave oven
- Draining grooves in worktop
- 3-bedroom apartments feature an 80cm induction hob

LIVING/DINING

- High quality engineered oak flooring
- Ceiling recessed LED light fittings
- Soft white eggshell paint finish to architraves and skirtings (including hallway)
- Living rooms feature a media plate to the main wall

BEDROOMS

- All bedroom floors are laid with high-quality fitted carpets and luxury underlay
- Media plate to all master bedrooms
- Master bedrooms have fitted wardrobes with custom-made satin lacquered doors, split height hanging and drawers

BATHROOMS & ENSUITES

- The bathrooms incorporate high-quality white sanitaryware complemented by contemporary satin brass brassware
- The floors/bath/shower/vanity walls are finished with a honed limestone-effect porcelain tile
- Bathrooms have a classic dark blue metro tile to the vanity wall
- Ensuite bathrooms have the dark blue metro tile to the shower enclosure
- High-quality soft white paint finish to all other walls
- All bathrooms and ensuites have a wall-mounted mirrored wall cabinet with integral LED vanity lighting
- Each bathroom has a heated towel rail in a satin brass finish

INTERNAL WALLS & DOORS

- All internal walls are constructed to a high level of sound proofing and security
- All internal apartment doors are solid core timber with a satin matt lacquer finish in soft white
- Door frames, architraves and skirtings are painted in a soft white eggshell finish
- Ironmongery is contemporary satin stainless steel

SMOKE & HEAT DETECTION

- Heat detectors are located in each kitchen
- Sprinkler system throughout

HEATING & VENTILATION

- All living spaces have underfloor heating
- All apartments are mechanically ventilated
- Double glazed windows

THE BUILDING

- Integrated building fire detection system
- 10-year building warranty

SECURITY & ACCESS CONTROL

- The development has 24-hour concierge/ security managed by a specialist residential property management company
- In addition, the following measures are in place:
  - Comprehensive CCTV coverage of the entrance and communal areas and full building entry point coverage
  - Comprehensive CCTV coverage of the Brook and Ground floor amenity spaces around the entire building
  - Video entry smart panel to apartment
  - High-security entrance door, natural oak finish with multi-point locking and door viewer
  - Fob access key for building entry to ground floor facilities and communal roof gardens
  - High-security locks for all external doors and apartment front doors to meet Secure by Design standards or equivalent
  - All external windows and doors are fitted with security locks
  - All windows and doors off roof terraces and podiums to have laminated glazing for improved security
  - An upgradable intruder alarm system with interface to the concierge

GARDENS AND BALCONIES

- A grand sense of arrival is created by the beautifully landscaped gardens and amenity spaces around the base of the building and the brook-side walk, featuring high quality paving and planting
- Four large podium gardens on levels 1, 2 and 3
- Additional residents' roof terraces at the top of each building, with planting and bespoke seating areas, to maximise the views across Wembley Park and beyond
- All apartments have access to private balconies/ terraces, featuring a bespoke design balustrade, paving and/or metal decking

RESIDENTS' FACILITIES

- Residents' Lobby and 24-hour concierge service
- Flexible workspace (mezzanine) overlooking the Residents' Lobby
- Health and well-being suite featuring a large swimming pool, spa pool and changing facilities
- Gym and yoga studio
- Golf simulator
- Games room
- Private cinema
- Secure cycle storage

THE DESIGN TEAM

- The scheme has been designed by Ryder Architects
- The landscape design is by Bradley Murphy Design

The details are intended to give a general indication of the proposed specification. Regal London operates a policy of continuous product development and reserves the right to alter any part of the development specification at any time. Where brands are specified, Regal London reserves the right to replace the brand with another of equal quality or better.

In keeping with the spirit of Wembley Park, Fulton & Fifth is so much more than just a place to live. It's a home for business, for nature, for energy and ideas. From the green corridor running through the site, to the entrepreneurs and creatives setting up shop in the new retail units and workshops, this is a place bursting with life.

Fulton & Fifth's reach also extends much further, helping to improve Wembley's biodiversity and contributing to the long-term health of the local economy. Comprising a variety of different tenures, Fulton & Fifth is a place for everyone.

# BUILDING FOR A BETTER FUTURE



## INDEPENDENT THINKING

The retail units, workspaces and pop-up markets at Fulton & Fifth ensure Wembley's creatives, entrepreneurs, artisans and small businesses have a space to call their own. What's more, many of these retail units directly benefit the neighbourhood, with a bike workshop, coffee shop and independent bakery all serving the daily needs of Fulton & Fifth residents.



24 internal and 3 external car parking spaces. Each space has access to EV charging points (20% active | 80% passive).



Secure bicycle storage available for residents. Safe pedestrian and cyclist access.



Designated spaces provided for recycling.



Building design ensures thermal comfort and climate change adaptation.



Energy and water monitoring in the building.



Energy efficient lifts.



Responsible construction practices including on site monitoring of energy, water and fuel use, to achieve Beyond Best Practice Considerate Construction score.

## BOOSTING BIODIVERSITY

Wealdstone Brook has a rich ecology, with broadleaved trees, grassland and shrubs lining the south bank. Enhancing this existing biodiversity, the Fulton & Fifth landscaping team are adding a wildflower meadow beside the brook, together with a variety of shrubs, ferns and pollinator-rich planting. The new apartment blocks are also put to good use, with bird, bat and insect boxes integrated into the roofs where appropriate.



Several landscaped podiums and roof terraces to enhance resident wellbeing.



Enhancing ecology of Fulton & Fifth through native planting schemes.



Fulton & Fifth's Green Corridor, along the Wealdstone Brook

# ABOUT

Regal London is one of the capital's leading privately owned mixed-use developers with a focus on unlocking value from complex urban settings to transform London's landscape and deliver high-quality places for people to live, play, visit and work in.

Regal London has delivered successful projects across the capital, from Brent to Tower Hamlets and from Barnet to Lambeth. It's developments are characterised by bespoke design and exceptional quality and are built to unlock value, enhance the local environment, and respect local communities.

Unlike many other developers, Regal London is a fully integrated business operating across the entire lifecycle of the asset, which means that it puts the customer at the centre of everything they do. It ensures the delivery of outstanding quality and service at every stage of the pre and post development process including land assembly, land use & planning strategy, stakeholder engagement, sales & marketing, construction, customer care and asset management.

Regal London is committed to playing its part in tackling the climate crisis, and to delivering better outcomes for the environment and our local communities through creating positive social value. Regal London's sustainability strategy focusses on four areas: transitioning to net zero carbon by 2030; investing in innovation; going beyond biodiversity net gain and helping disadvantaged groups into employment in real estate and construction through the Regal London Real Estate Academies.

# LONDON



ONE ST. JOHN'S WOOD



THE CLARENDON, WATFORD



SHOREDITCH EXCHANGE

# REGAL

THE LAUNDRY, LONDON FIELDS





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