

# THE BIG BLUE

SmartRent from



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# Welcome to SmartRent at **THE BIG BLUE**

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The smart choice for affordable private rents in London. A collection of 270 stylish new homes in Sudbury Hill, Ealing available at 20% less than market rents.





# Why rent at The Big Blue?

Who made renting so complicated?

Our homes at Atrium Point (known as The Big Blue) come with no hidden fees, no surprise rent rises, secure tenancies and on-site management. SmartRent is the smart choice for hassle free renting.

With studios, one and two bedrooms on offer, there's definitely something for you at The Big Blue.

Situated just a three minute walk from Sudbury Hill station on the Piccadilly Line, this spectacular Zone 4 development offers high quality interiors, beautiful views and social space.

Take the gamble out of private sector renting. We've been providing quality homes in London for rent since 1974, so you can be sure SNG (Sovereign Network Group) is a sure bet.

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# The perfect package

SmartRent homes are perfect for busy professionals. Work's hard, why make life even harder? Here's how we're making it simple...



**20% less than market rents with no hidden fees**  
and no surprise rent rises



**Save money for a deposit...**  
or a holiday



**Homes set up for super fast broadband**  
so there'll be no wait to stream the next episode



**A home of exceptional quality**  
with on-site management - we'll even look after your parcel



**Trains on the Piccadilly Line and into Marylebone,**  
plus local buses on your doorstep



**Furnished or unfurnished?**  
you choose what's best for you\*



**Cycle paths into Paddington**  
along the Grand Union Canal



**New neighbours**  
ready to meet you at social events



**No worries about repairs or maintenance -**  
we can sort it while you're at work



**Peace of mind**  
we have flexible tenancy arrangements - from six months to 18 months

\*Subject to availability



# Designed for you

Don't worry; your new home's going to look great.

## Kitchen

The kitchens offer ample cupboard space in Keller high gloss white units, which sit with beautiful Nero Zimbabwe Granite, Blanco mixer taps and sinks. Matching Capel appliances complete the look with a modern induction hob, hood, oven, fridge freezer and washer dryer as standard, plus a dishwasher in most apartments.

## Bathroom

Some of our two bedroom homes have en-suite bathrooms as well as a family bathroom. Bathrooms come with white sanitaryware from leading bathroom brands including Ideal Standard, Twyfords and Duravit and our shower-rooms have large shower trays. All have fully tiled floors and walls.



## Furnished or unfurnished

If you're a budding interior designer, you have the option to furnish your new home yourself\*.

If you'd rather leave it to the professionals, our furnished apartments will beautifully complement the internal specification of your home.

Indicative specification only and correct at time of print. SNG reserves the right to change the specification without prior notice. We are unable to accommodate any individual changes, additions or amendments to the specification, layout or plans to any individual apartments. February 2018.  
\*Subject to availability.









# Where is The Big Blue?

Atrium Point is in Sudbury Hill; this Zone 4 North West London location means you can get in and out of central London in less than half an hour.







Sudbury Hill Underground Station on the Piccadilly Line is a 3 minute walk away, taking you straight into Soho and Theatreland. Sudbury Hill Harrow mainline station runs into Marylebone in 17 minutes too.

You can also be on the M40 in 11 minutes, with the M25 only 16 minutes away.

If you're more of a cyclist, Atrium Point is around the corner from the Grand Union Canal cycle path which takes you all the way into Paddington. A parking space is available subject to negotiation and availability.

Sudbury Hill Underground  3 mins	Hammersmith  23 mins	King's Cross  47 mins	Covent Garden  42 mins	Leicester Square  41 mins	Harrow town centre  11 mins
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Sudbury Hill  4 mins	Wembley  4 mins	London  17 mins	M40  11 mins	M25  16 mins	Paddington station  44 mins
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# What's in the local area?

Sudbury Hill is an up and coming area of North West London. Local amenities available include a Tesco Express, Barclays, Iceland, David Lloyd and Post Office close by, plus various cafés and restaurants.

A 20 minute walk or five minute drive down the road takes you to Westway Cross Shopping Park, which boasts high street stores such as M&S Foodhall, New Look, Next, Outfit (stocking Topshop, Topman, Miss Selfridge, Burton), McDonald's, Costa, EE, Carphone Warehouse and Specsavers.

And whether you like football, shopping, films, gigs or just great views, Harrow and Wembley town centres are only about 10 minutes away!

There's lots of green space around too with recreation grounds, wooded areas and playing fields to choose from.



# Site plan



- 1 Reception lobby
- 2 Block A
- 3 Block B
- 4 Block C
- 5 Block D
- 6 Bike Storage

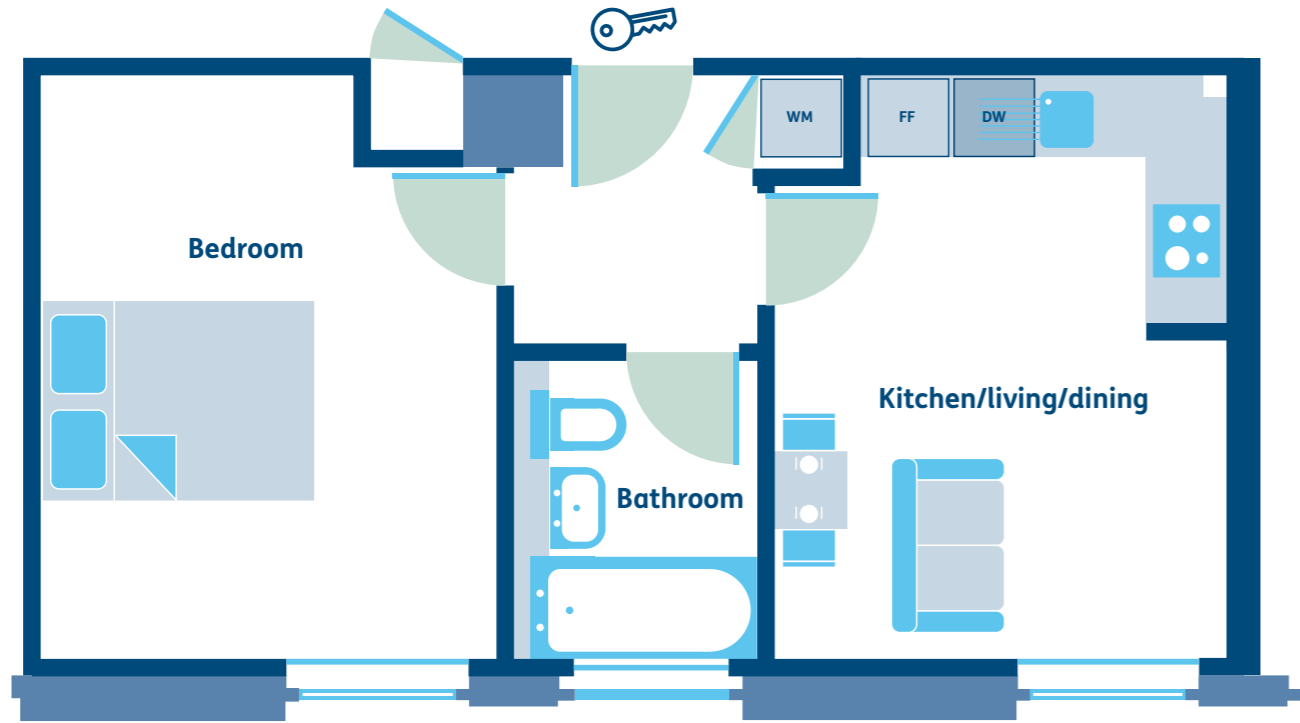
# A typical home in The Big Blue

## Typical studio floorplan





Typical one bedroom floorplan



Typical two bedroom floorplan



# About SNG

In October 2023 Network Homes merged with Sovereign to form SNG (Sovereign Network Group). SNG is one of the largest housing associations in the country with over 82,000 homes across London and the South of England. Our ambition is to build over 2,500 homes a year over the next decade and invest over £100million in our communities.

We operate commercially but our profits are reinvested back into building more affordable homes and providing a first-class service to our customers.





# THE BIG BLUE

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## Sovereign Network Group

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