

Homes & Property

My wife, Linda, and I have lived just a short walk to the north of Park Royal in Harlesden with our two children, cat and now a dog for about 15 years. I'm 43 and grew up around Portobello in the Fifties and Nineties and have witnessed both the positives and negatives of extreme gentrification, which is why I love Park Royal and the surrounding areas: it's authentic. I work as head of design for Bill Amberg Studio. We make leather products, interiors and furniture for the likes of the Royal Academy of Arts, Westminster Abbey and Harrods.

BEST EATING AND DRINKING

Park Royal is a real treasure trove if you love food. We have a great Iraqi restaurant called Al Enam and the best (and the best value) Lebanese flatbread pizzas in London at Kamil Bakery. The more upmarket Maroush has relocated to the area, too. We've also got our first brewery called the Roundwood Project based in the Excelsior creative studios and expect a tap room soon. For coffee and cake head to Cofeeology.

FOR A CULTURE FIX

This year Park Royal was London Design Festival's newest design district. In September, more than 40 creatives came out of their studios and workshops to showcase everything from leather craft and dance to fashion. A highlight was the Generation and Display gallery at the Queensrollahouse, where the Queen's Rolls Royces were once housed, and now has a really cool rooftop bar. Park Royal and Harlesden are very diverse. There's a strong Jamaican contingent and due to our proximity to the Notting Hill Carnival there is always music playing from shops, cars and loudspeakers. I run a sound system with my friend Andreas called Kommun Sound (@kommunsound) where we try to bring some of the different cultural and generational communities together through music events. Next year will see the launch of the Park Royal film festival and food festival.

TO COMMUNE WITH NATURE

Walk up to Roundwood Park for one of the best small parks in west London. It has got a manicured garden, wilder meadow and cafe.

GROCERY SHOPPING

In Park Royal we have Hoo Hing, the oriental food specialist, and Cool Chile

**Estate of the art:**

works on display from Blast Studio at Park Royal Industrial Estate. Below, One West Point construction



Buying in Park Royal
Average flat price: £406,465
Average house price: £634,311

Renting in Park Royal
Average flat rent: £1,566 a month
Average house rent: £2,389 a month

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for fresh tortillas. If you walk a few roads north into Harlesden there is a historic Irish and Jamaican community, as well as newer communities of Brazilians, Somalis and Eritreans, where there is definitely a culture of buying from local grocers rather than supermarkets.

GETTING AROUND

Park Royal is set to become the most connected place in London with the new transport hub where Crossrail and H52 will intersect. There are seven Tube stations across Park Royal. But it is also close enough to central London to cycle along the canal or through Notting Hill and on to Hyde Park and beyond.

DREAM STREET

I think One West Point will be popular with young buyers moving to the area. That's the new apartment block that is going up. When finished it will be the tallest residential tower in London outside of Canary Wharf. There's a soft play for kids, garden bar, yoga studio and streaming room for residents to video their products.

ONLY SEEN IN PARK ROYAL

If you're prepared to search, you'll find warehouses teeming with creatives. From the Lebanese Centre (selling food and produce) to Blast Studio, run by Paola Garmouset and Pierre de Pingon, who create objects from recycled coffee cups by using 3D printing.

WHERE'S THE CATCH

This part of London is so close to central and yet tucked away. It's a diverse scene of art, food and culture. Let's just hope the ripple effect of regeneration that will come with the creation of the new transport hub doesn't deplete its soul.

IN THREE WORDS

Creative. Innovative. Raw.

Area guide to Park Royal

Bill Amberg Studio's head of design, Ned Ingham, fills in *Anna White* on his creative and authentic area where huge change is on the horizon



Space to create: the newly renovated warehouses, left, of Excelsior studios and workshops. Above right, Ned Ingham at local favourite Cofeeology



A cut above: right, Bill Amberg's Kasia Wrobel, Ned Ingham and Jamie Drakos

WHAT TO BUY

Properties for sale in Park Royal

**PERIOD HOUSE**

£800,000, Wells House Road

A four-bedroom end-of-terrace house with a large roof deck and back garden as well as a shed for storage.

● Express Estate Agency, 03330 165 458

**FOR HOME WORKERS**

£480,000, One West Point

Plentiful communal facilities include workshops, a gym, concierge and doggy daycare, making this one-bed ideal for working from home.

● Ernest Brooks, 020 3858 2826

**FIRST-TIME BUYER**

£118,250 for 25% share, Old Oak Common Lane

A two-bedroom, sixth-floor flat with private outside space, minutes from Old Oak Common Elizabeth line station.

● Site Sales, 020 8012 1859

**MODERN FAMILY**

£599,000, Regency Heights

This three-bedroom flat has 1,152sq ft of living space. Annual service charge is £1,450 and ground rent £450.

● Ernest Brooks, 018 8758 4002

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