

LONDON

Wembley named one of the best places to live in London 2025

If you dream of coming (to a trophy) home, then make this regenerated patch of Brent your perfect pitch



Wembley's Union Park has various play areas for children and backs onto the national stadium

CHRIS WINTER

Matthew Davis

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We're going to Wemb-er-lee! Or, as [Best Places](#) might say, Wembley Park. Long famed only for football, Live Aid and a gargantuan Ikea, this once nondescript corner of Brent is now one of northwest London's buzziest, most brunchtastic neighbourhoods. It is all thanks to a two-decade, £2.8 billion development of the area around the stadium that ends in 2027 — when almost half of the 85-acre site will be given over to open space and pocket parks such as Zig-a-Zag Allée, named in honour of the Spice Girls.

Bobby Moore still proudly surveys the Olympic Way, but these days England's World Cup-winning captain shares top billing with music stars such as Taylor Swift, and the handprints of music legends from Madonna and George Michael to Dolly Parton ("I never knew they were so small") on the Square of Fame. Oasis are playing seven gigs at the stadium this year; the roster of concerts and comedy at the 12,500-seat Wembley Arena spans Sean Paul (April 18) and Greg Davies (June 12).



The farmers' market at Wembley Park; Auras, a Taylor Swift-themed art installation at the venue

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The buzz is not occasional: baking buffs flock here from across the city for sourdough starter classes and crème brûlée doughnuts at the flagship Bread Ahead cookery school, while the Saturday market's artisan produce and handmade crafts supplement the dozens of stores at the London Designer Outlet. Wembley Boxpark combines 25 street-food stalls with crazy golf, retro arcade games, pool, darts, VR experiences, slamming DJ sets, and live rugby and football screenings.

- [The Sunday Times Best Places to Live 2025 revealed](#)

For calmer times, the open fields, hay meadows and woodlands of Fryent Country Park are nearby, as is the scenic Brent Reservoir, where you can go sailing, canoeing, kayaking or paddleboarding.

If you prefer your sport to be indoors, perhaps with a cocktail or craft beer, the new Sixes at Boxpark offers "social cricket" — very much the modern Wembley way.

What are the best shops and restaurants in Wembley Park?

The London Designer Outlet is home to more than 60 discount shops and restaurants, from Abaci to Zizzi via Nike, Nando's, Adidas, M&S, Superdry, Levi's and Wagamama. Cheffy types can road test a super-whizzy Thermomix food processor at the brand's showroom on Exhibition Way and pick up supplies at Sainsbury's, Amazon Fresh or the Asian supermarket Tian Tian.



A £2.8 billion development of the area around the stadium ends in 2027

AMANDA ROSE

Boxpark Wembley's strong global street-food offering covers the Yorkshire Burrito, Island Poké and Smashing Plates. Bread Ahead's high-ceilinged restaurant is brilliant for brunch, while fans of South Asian cuisine should explore wider Wembley, in particular Ealing Road — the Trader Wembley food court is an ideal starting point.

Where can I travel to?

You can go by Tube from Wembley Park to Baker Street on the Metropolitan and Jubilee lines (12 and 16 minutes respectively). The Metropolitan line runs on to King's Cross St Pancras (19 minutes) and Liverpool Street (27 minutes), while the Jubilee line heads to Westminster (23 minutes), Waterloo (25 minutes), London Bridge (28 minutes) and Canary Wharf (34 minutes). Mainline trains run from Wembley Stadium to Marylebone (12 minutes) and Oxford (1 hour 10 minutes), and Wembley Central station has trains to Euston on the Lioness Overground line (25 minutes), as well as the Bakerloo line Tube.

- [Discover more of the best places to live in London](#)

Weekend walkers can take the Metropolitan line to Amersham (35 minutes) or Chesham (44 minutes) for a Chilterns ramble. There's also easy access to the A40 and the M1.

What is the mobile coverage in Wembley Park?

Good — a strong signal from the four main network providers.

How fast is the broadband?

The biggest network is the old Virgin Media O2 cable network, but Community Fibre has an extensive presence. Most new apartments have one or more alt-net full fibre options, such as Hyperoptic, OFNL or Velocity 1.



Sun-Kissed by Fiona Grady, a phone-boxes-turned-art-installation on Arena Square

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What are the best schools in Wembley Park?

There are two all-through state schools near Wembley Park: Ark Academy, deemed outstanding by Ofsted (last inspected in 2022), and Preston Manor, which is judged good (2022). Good state primaries with catchment areas covering some or all of Wembley Park include Chalkhill (2023), St Margaret Clitherow RC (2024), Wembley (November 2024) and St Joseph's RC infant and junior (2023), ranked 186= in [the Sunday Times Parent Power](#) league tables.

At secondary level, Michaela Community — run by Katharine Birbalsingh, dubbed “Britain’s strictest head teacher” — is deemed outstanding by Ofsted (2017), as is Ark Elvin Academy (2023). And if you’re wondering why you hear so much French on the Tube in the morning, Wembley is home to the Lycée International de Londres Winston Churchill, a bilingual international independent school (from £18,521 a year).

Where is the best area to live in Wembley Park?

Wembley Park echoes the pioneering King’s Cross redevelopment but is considerably more affordable, with 25 per cent shared ownership of a one-bedroom flat starting at about £80,000. When the project is completed, more than half of the 8,000 homes will be available to let.

The Brookline, phase one of Regal’s swish Fulton & Fifth development, completes in April, with one-bedders from £470,000. Gym and concierge services are also on offer at Marathon House, which has grandstand views of the action on Olympic Way, and Elvin Gardens, where there’s a private green space for residents. Two-bedders start at £525,000.

What are the house prices in Wembley Park?

Average property price: £474,000

Source: Halifax using Land Registry data

Source: The Sunday Times, 21 March 2025.

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[Read the full article at thetimes.com](#)