



McCarthy & Stone

— Retirement living to the full —



Retirement Living

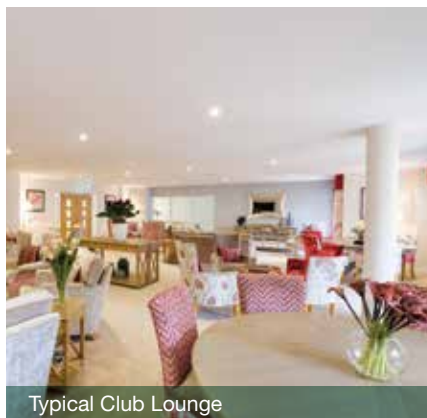
at Rosen House, Harrow



Welcome to Rosen House

Rosen House is a Retirement Living development, brought to you by McCarthy & Stone – the only housebuilder to win the Home Builders Federation 5 star award for twelve years running.

Designed exclusively for the over 60s, this development comprises 29 one and two bedroom apartments with numerous communal facilities such as; a Club Lounge, Guest Suite and beautiful landscaped gardens to enjoy with family and friends.



Typical Club Lounge



Typical Landscaped Garden

"My life is so much easier, more relaxing and I can spend more time with my wife doing the things we love!"

Homeowner, Poets Place, Loughton

"The development is always warm and I walk around with a constant smile on my face, as I'm so happy with my decision to move here."

Homeowner, Le Jardin, Letchworth

Picture yourself here

Picture yourself in a spacious and stunning new apartment. Designed to the Lifetime Homes Principles*, our high quality Retirement Living apartments are carefully designed and built with pride and attention to detail. There's a fully fitted kitchen, a spacious level access shower room and to selected apartments, walk-in wardrobes and large picture windows. Chrome door furniture and walls painted in a neutral colour emulsion combine to make these truly desirable apartments.



Typical living room



Typical master bedroom



Typical kitchen

Designed with you in mind

All Retirement Living developments are wheelchair friendly and there's a secure mobility scooter room to store and charge your vehicle**.

If bending and lifting is a concern, you'll notice that the ovens and plug sockets are a convenient height. There is also slip resistant tiling in the shower room, a walk-in shower and lever taps for ease of use.

The safety features extend into the development where you'll find a lift and handrails along the hallways.

Peace of mind guaranteed

Knowing that help is at hand creates a sense of wellbeing. There's a 24 hour emergency call system provided by a personal pendant and call points in your bedroom and bathroom, as well as an on-site house manager during office hours. You'll be able to see who's calling for you at the development front door with the camera entry system linked to your TV screen. Getting around at night is helped by having illuminated light switches. You can relax knowing that you are safe and secure.

Energy efficiency comes as standard

Rosen House has been built with energy efficiency in mind. The development has central heating throughout, with radiators in each room allowing you to control the temperature of your apartment. Other features such as double glazing can help you save on those energy bills.

*Lifetime Homes Standard is a set of 16 design criteria that provide a model for building accessible and adaptable homes. **Spaces subject to availability.



Stylish facilities for you to enjoy

Outside of your apartment, there are extra facilities to enjoy. At the heart of the development is our Club Lounge. It's a lovely place to meet up with friends old and new and is convenient for when family come to visit.

Enjoy the development

The stunning Club Lounge is designed for you to relax in beautiful, comfortable surroundings. Enjoy a book or just catch up with family and friends old and new.

We also have Guest Suite accommodation[^] with TV and tea and coffee making facilities available for your friends and family to stay, making it easier for you to host your loved ones.

Socialising with new friends

Socialise as much or as little as you like; your House Manager is not only there to take care of the day to day running of the development but is on hand to facilitate events and activities that you can choose to be part of. Typically, you'll find there are book clubs, film nights and day trips which can be booked. You can invite your friends and family to participate in events and celebrate all the major occasions throughout the year.

Relax in the landscaped gardens

You can sit back and relax in the courtyard style landscaped gardens that are thoughtfully designed to delight you throughout the seasons. Awaken your senses with the scents of a variety of blooms and the calming sounds of the water feature.

[^]Additional charge applies.





Your new apartment in detail

Apartment Features

General

- Double glazing
- Walk-in wardrobe to selected apartments
- Telephone and television point in living room and main bedroom
- Large picture windows to selected apartments
- Sky/Sky+ connection point in living room

Shower Room

- Fitted and tiled shower room with level access shower
- Slip resistant floor tiling
- Fitted mirror
- Electric shaver socket
- Heated towel rail
- Extractor ventilation

Kitchen

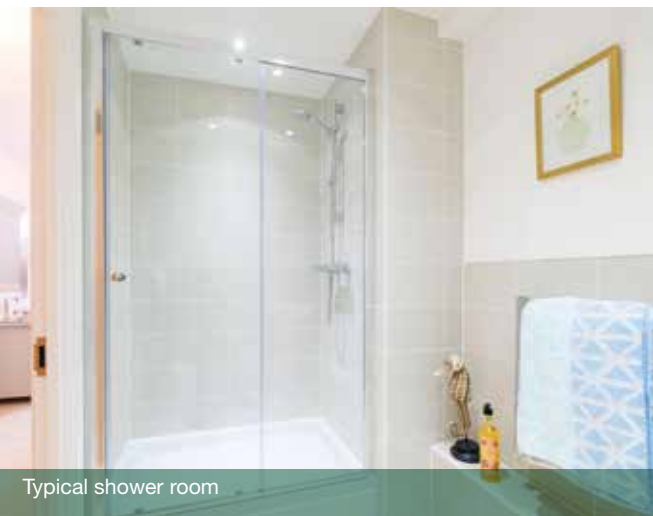
- Fitted kitchen with integrated fridge, freezer, microwave, ceramic hob and dishwasher
- Ivory gloss units
- Mid-height oven
- Cooker hood
- Stainless steel sink with lever taps
- Under pelmet lighting

Heating and finishes

- Central heating
- Walls painted in a neutral colour emulsion
- Oak veneered doors
- Chrome door furniture

Safety and security

- Camera entry system for use with a standard TV
- 24 hour emergency call system provided by a personal pendant
- Intruder alarm
- Mains connected smoke detector
- Illuminated light switches for bathroom and main bedroom
- Fire detection equipment



Typical shower room

**10 Year
Warranty**

Your apartment
comes with a
10 year NHBC
warranty

Development Features

- Club Lounge
- House Manager
- Full wheelchair accessibility
- Guest Suite[^]#
- Lifts to all floors
- Landscaped garden
- Mobility scooter store[#]
- Car parking available on-site[^]#
(please ask a Sales Executive for more details)

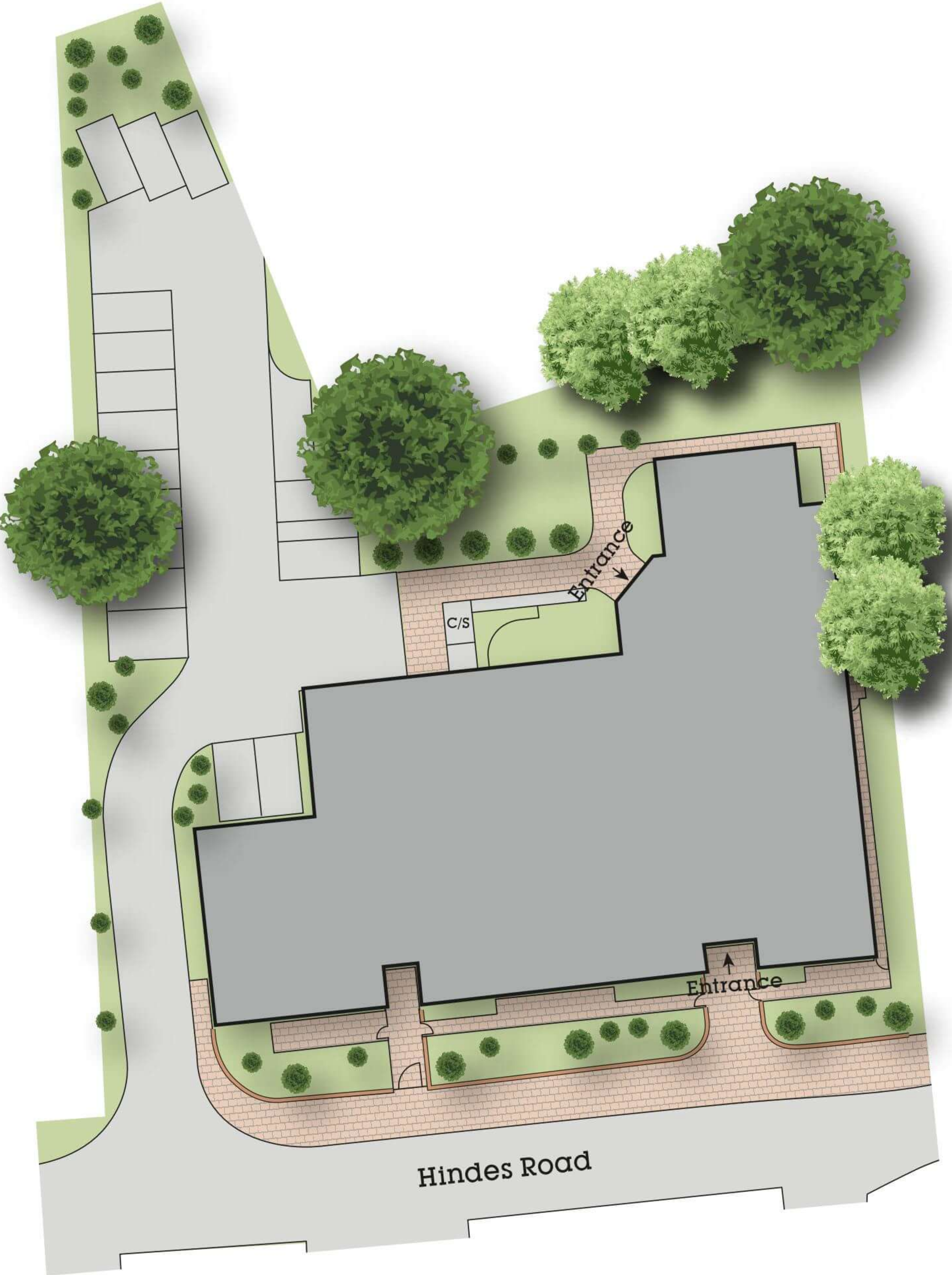
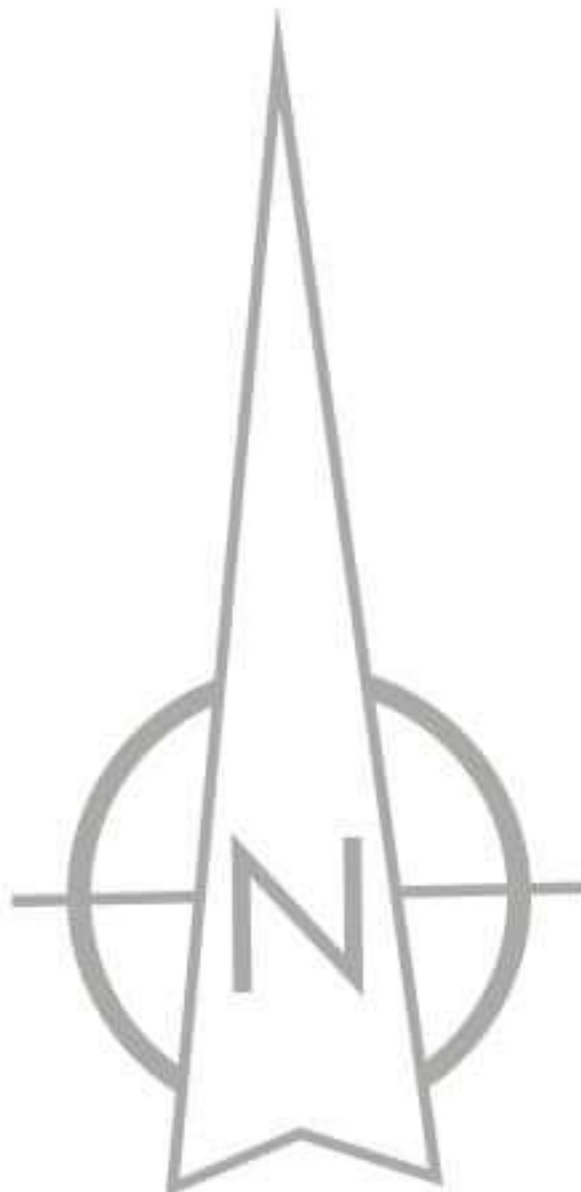
[^]Extra charge applies. [#]Subject to availability.



Typical living room

Rosen House

Site Plan



Rosen House

Block Plans



Second Floor



Third Floor



Ground Floor



First Floor

- 1 bedroom apartment
- 2 bedroom apartment
- GS - Guest Suite
- ST - Store
- PR - Plant Room
- L - Lift
- OF - Office
- WC - Communal Toilet
- MS - Mobility Scooter Store
- BS - Bin Store

The Dahl

1 & 6

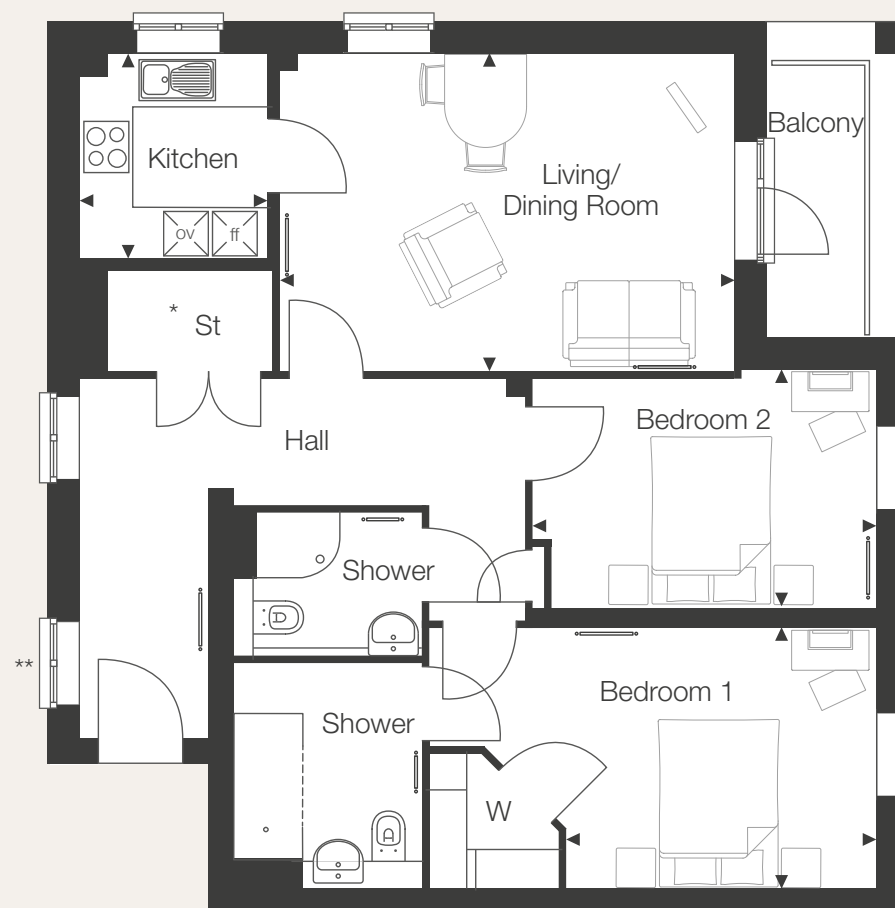
Approximate room sizes:

Living/Dining Room
5332mm x 3728mm / 17'6" x 12'3"

Kitchen
2400mm x 2200mm / 7'10" x 7'3"

Bedroom 1
5270mm x 3068mm / 17'3" x 10'1"

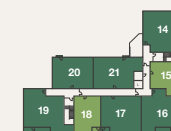
Bedroom 2
4052mm x 2795mm / 13'4" x 9'2"



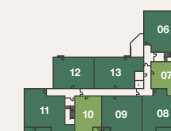
**Window omitted to plot 1.
ff – Built-in fridge/freezer ov – Built-in oven/microwave St – Storage W – Wardrobe



Third
Floor



Second
Floor



First
Floor



Ground
Floor

The Blyton

2

Approximate room sizes:

Living/Dining Room

7582mm x 3417mm / 24'11" x 11'3"

Kitchen

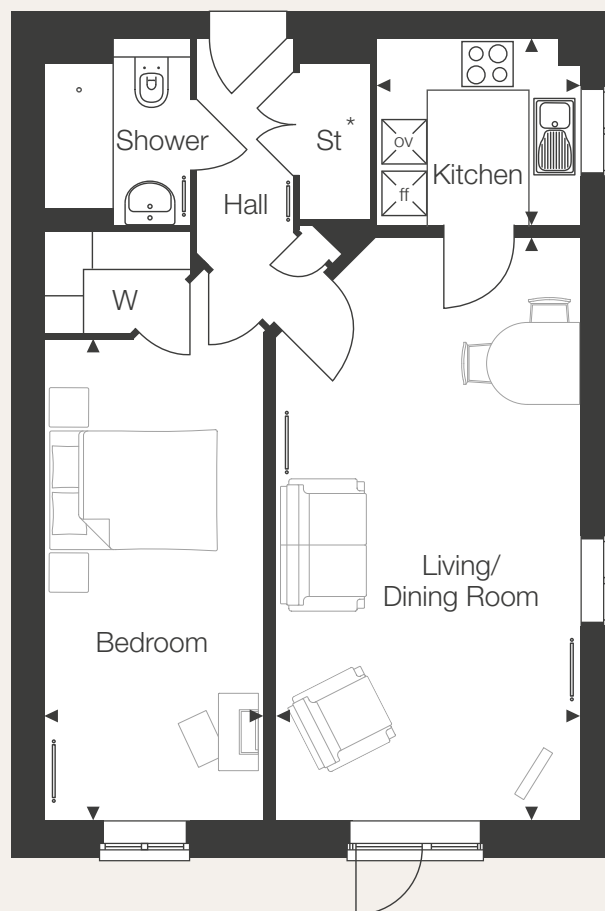
2963mm x 2373mm / 9'9" x 7'9"

Bedroom 1

9234mm x 3067mm / 30'4" x 10'1"

Bedroom 2

6352mm x 3006mm / 20'10" x 9'10"



* MVHR and HIU to storage cupboard.

ff – Built-in fridge/freezer ov – Built-in oven St – Storage W – Wardrobe



Third
Floor



Second
Floor



First
Floor



Ground
Floor

The Carroll

3

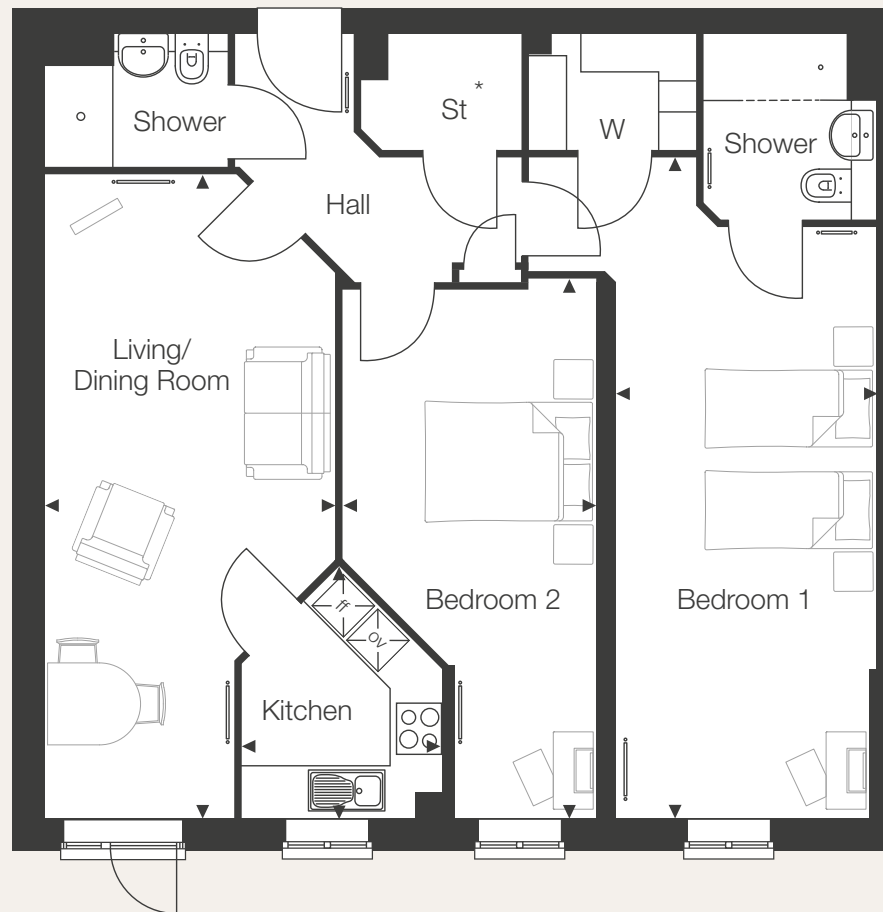
Approximate room sizes:

Living/Dining Room
7552mm x 3417mm / 24'9" x 11'3"

Kitchen
2963mm x 2373mm / 9'9" x 7'9"

Bedroom 1
2200mm x 2050mm / 7'3" x 6'9"

Bedroom 2
7107mm x 2921mm / 23'4" x 9'7"



* MVHR and HIU to storage cupboard.
ff – Built-in fridge/freezer ov – Built-in oven St – Storage W – Wardrobe



Third Floor



Second Floor



First Floor



Ground Floor

The Milne

4 & 5

Approximate room sizes:

Living/Dining Room

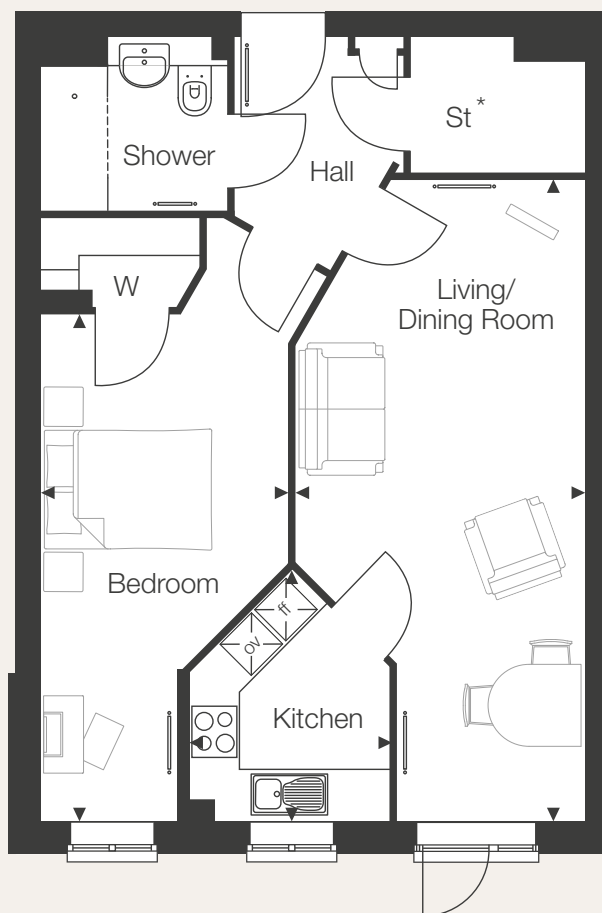
7552mm x 3377mm / 24'9" x 11'1"

Kitchen

2963mm x 2373mm / 9'9" x 7'9"

Bedroom

7107mm x 2921mm / 23'4" x 9'7"



* MVHR and HIU to storage cupboard.

ff – Built-in fridge/freezer ov – Built-in oven St – Storage W – Wardrobe



Third
Floor



Second
Floor



First
Floor



Ground
Floor

The Kipling

7 & 15

Approximate room sizes:

Living/Dining Room

6470mm x 3617mm / 21'3" x 11'10"

Kitchen

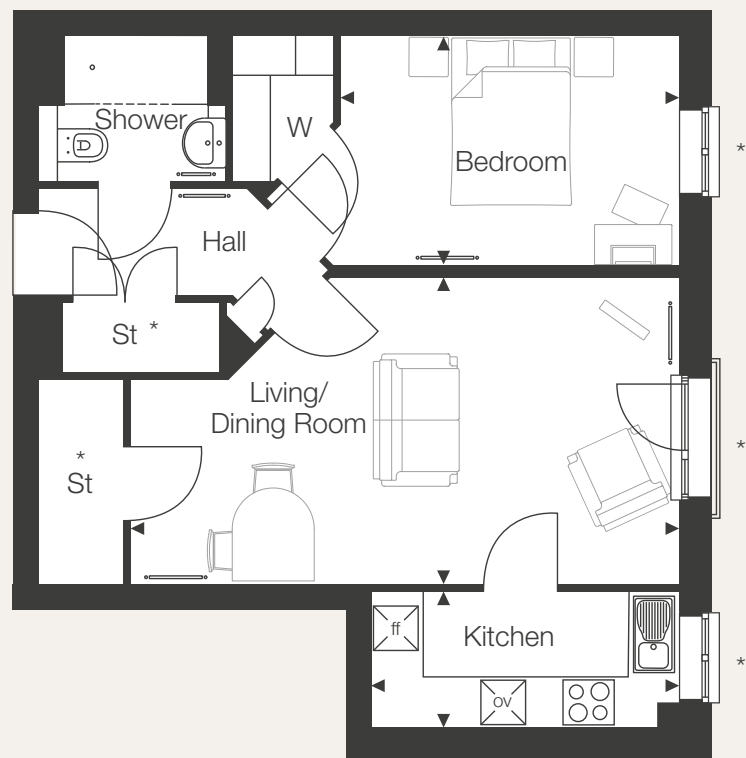
3616mm x 1633mm / 11'10" x 5'4"

Bedroom 1

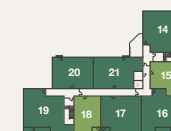
2200mm x 1710mm / 7'3" x 5'7"

Bedroom 2

5270mm x 2693mm / 17'3" x 8'10"



Third Floor



Second Floor



First Floor



Ground Floor

* MVHR and HIU to storage cupboard.

** Dormer windows to plot 23.

ff - Built-in fridge/freezer ov - Built-in oven St - Storage W - Wardrobe

The Nesbit

8 & 16

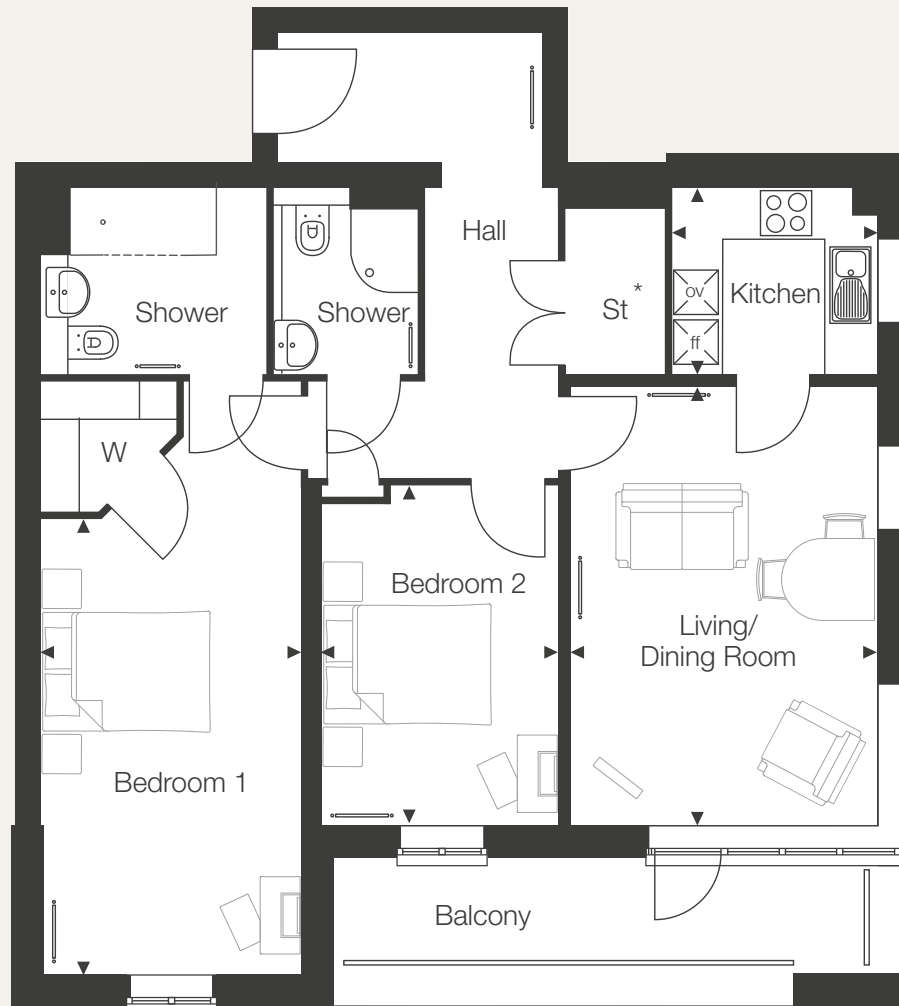
Approximate room sizes:

Living/Dining Room
5142mm x 3592mm / 16'10" x 11'9"

Kitchen
2400mm x 2200mm / 7'10" x 7'3"

Bedroom 1
6957mm x 3068mm / 22'10" x 10'1"

Bedroom 2
3992mm x 2795mm / 13'1" x 9'2"



* MVHR and HIU to storage cupboard.
ff – Built-in fridge/freezer ov – Built-in oven St – Storage W – Wardrobe



Third Floor



Second Floor



First Floor



Ground Floor

The Pullman

9 & 17

Approximate room sizes:

Living/Dining Room

5835mm x 3457mm / 19'2" x 11'4"

Kitchen

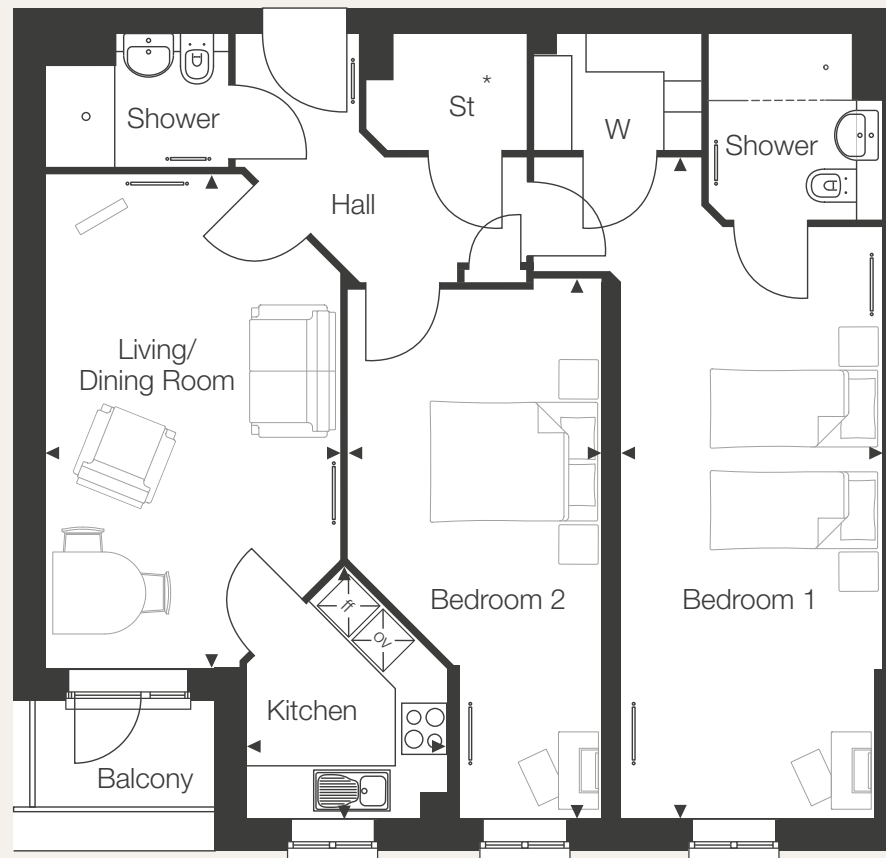
2963mm x 2373mm / 9'9" x 7'9"

Bedroom 1

9234mm x 3067mm / 30'4" x 10'1"

Bedroom 2

6352mm x 3006mm / 20'10" x 9'10"



* MVHR and HIU to storage cupboard.

ff – Built-in fridge/freezer ov – Built-in oven St – Storage W – Wardrobe



Third
Floor



Second
Floor



First
Floor



Ground
Floor

The Rawling

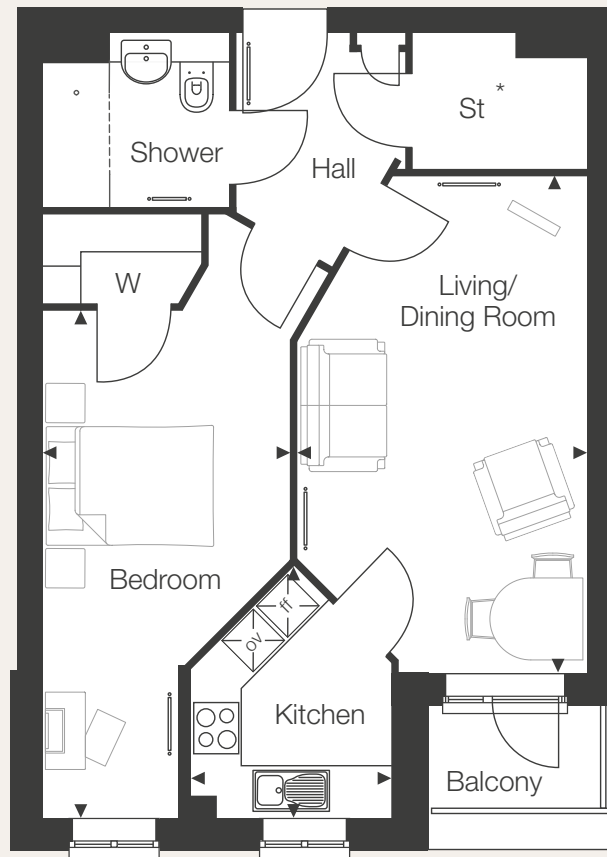
10 & 18

Approximate room sizes:

Living/Dining Room
5805mm x 3457mm / 19'1" x 11'4"

Kitchen
2963mm x 2373mm / 9'9" x 7'9"

Bedroom
7107mm x 2921mm / 23'4" x 9'7"



* MVHR and HIU to storage cupboard.
ff – Built-in fridge/freezer ov – Built-in oven St – Storage W – Wardrobe



Third
Floor



Second
Floor



First
Floor



Ground
Floor

The Wilson

11 & 19

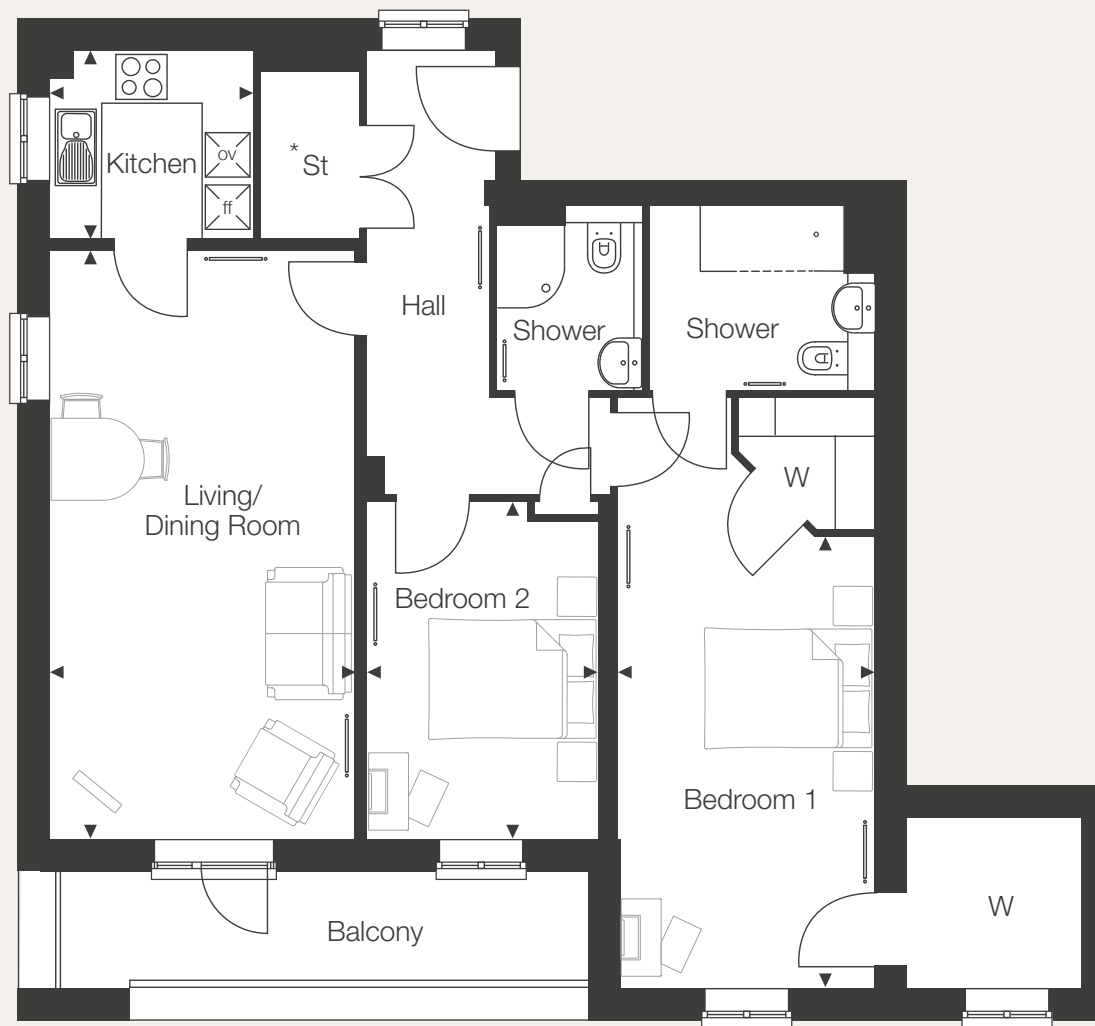
Approximate room sizes:

Living/Dining Room
6959mm x 3592mm / 22'10" x 11'9"

Kitchen
2400mm x 2200mm / 7'10" x 7'3"

Bedroom 1
6958mm x 5467mm / 22'10" x 17'11"

Bedroom 2
3992mm x 2715mm / 13'1" x 8'11"



* MVHR and HIU to storage cupboard.
ff – Built-in fridge/freezer ov – Built-in oven St – Storage W – Wardrobe



Third
Floor



Second
Floor



First
Floor



Ground
Floor

The Garner

12 & 20

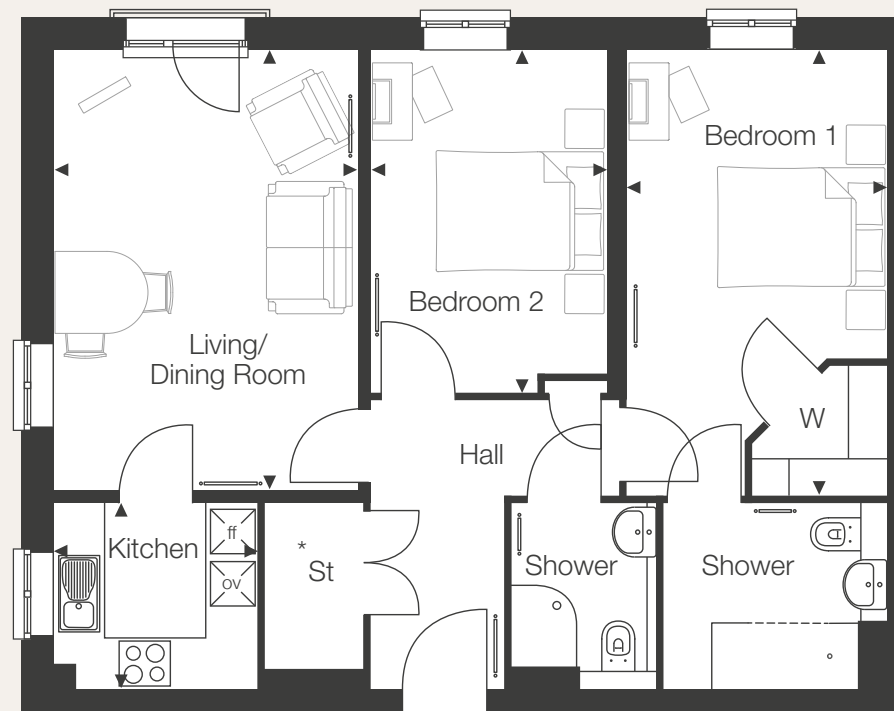
Approximate room sizes:

Living/Dining Room
5202mm x 3592mm / 17'1" x 11'9"

Kitchen
2400mm x 2200mm / 7'10" x 7'3"

Bedroom 1
5270mm x 3068mm / 17'3" x 10'1"

Bedroom 2
4052mm x 2795mm / 13'4" x 9'2"



* MVHR and HIU to storage cupboard.
ff – Built-in fridge/freezer ov – Built-in oven St – Storage W – Wardrobe



Third
Floor



Second
Floor



First
Floor



Ground
Floor

The Tolkien

13 & 21

Approximate room sizes:

Living/Dining Room

6470mm x 3600mm / 21'3" x 11'10"

Kitchen

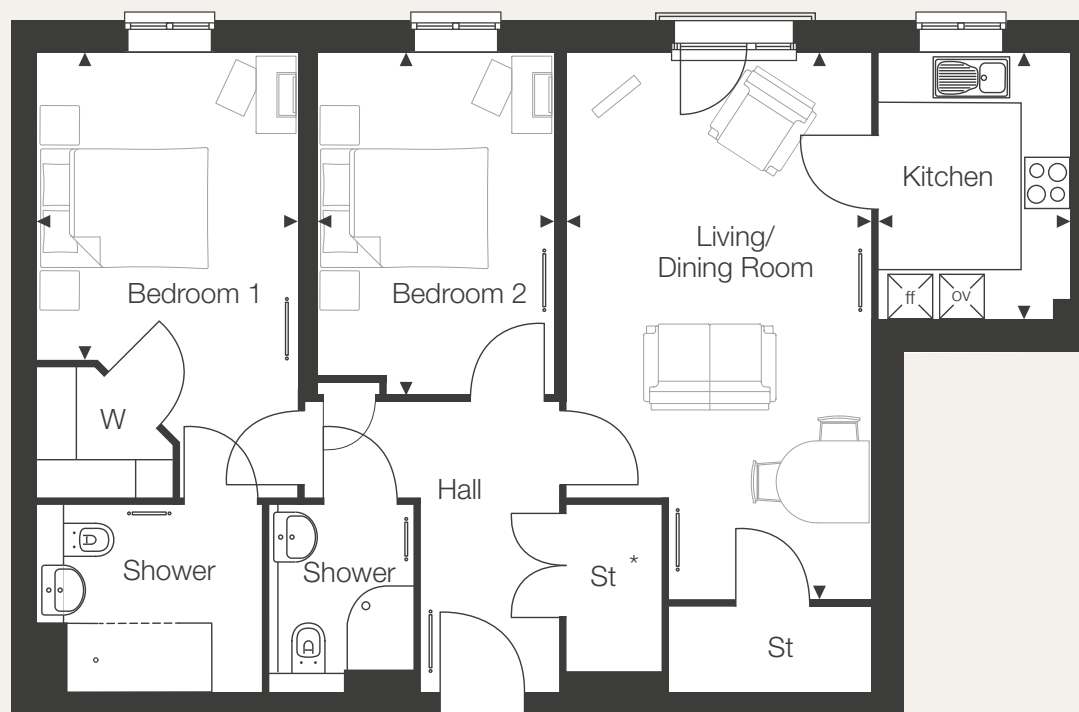
3162mm x 2278mm / 10'4" x 7'6"

Bedroom 1

5270mm x 3068mm / 17'3" x 10'1"

Bedroom 2

4052mm x 2795mm / 13'4" x 9'2"



Third
Floor



Second
Floor



First
Floor



Ground
Floor

* MVHR and HIU to storage cupboard.

ff – Built-in fridge/freezer ov – Built-in oven St – Storage W – Wardrobe

The Lewis

14

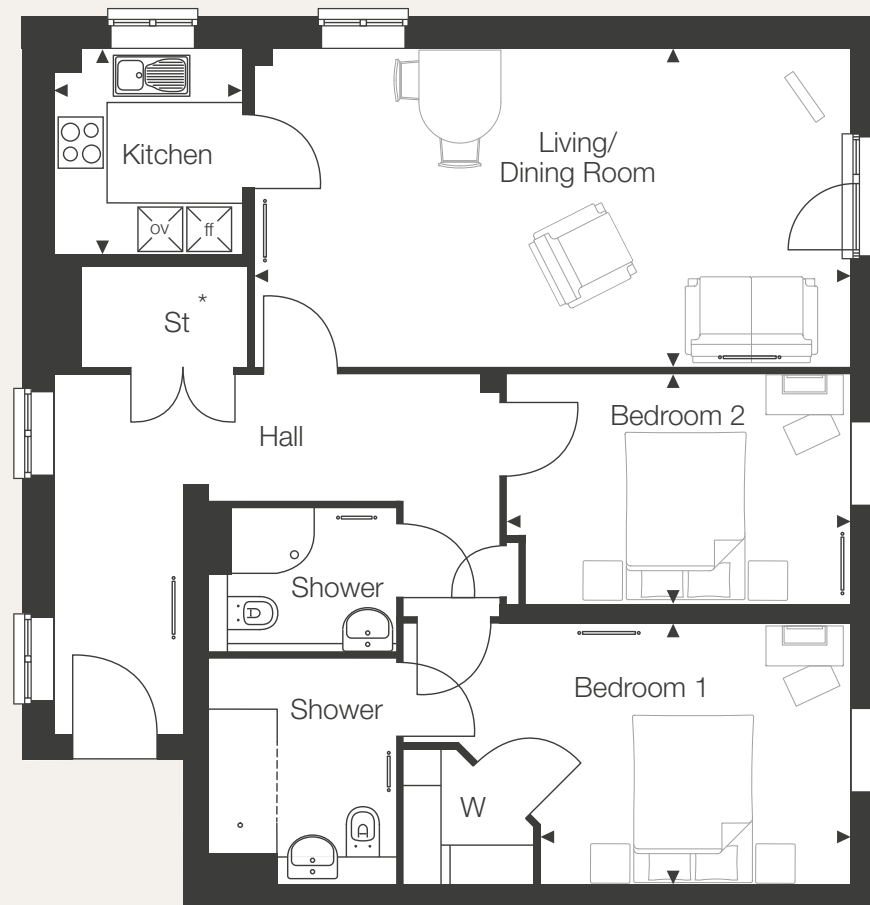
Approximate room sizes:

Living/Dining Room
7019mm x 3728mm / 23'0" x 12'3"

Kitchen
2400mm x 2200mm / 7'10" x 7'3"

Bedroom 1
5270mm x 3068mm / 17'3" x 10'1"

Bedroom 2
4052mm x 2727mm / 13'4" x 8'11"



* MVHR and HIU to storage cupboard.
ff – Built-in fridge/freezer ov – Built-in oven St – Storage W – Wardrobe



Third Floor



Second Floor



First Floor



Ground Floor

The Potter

22

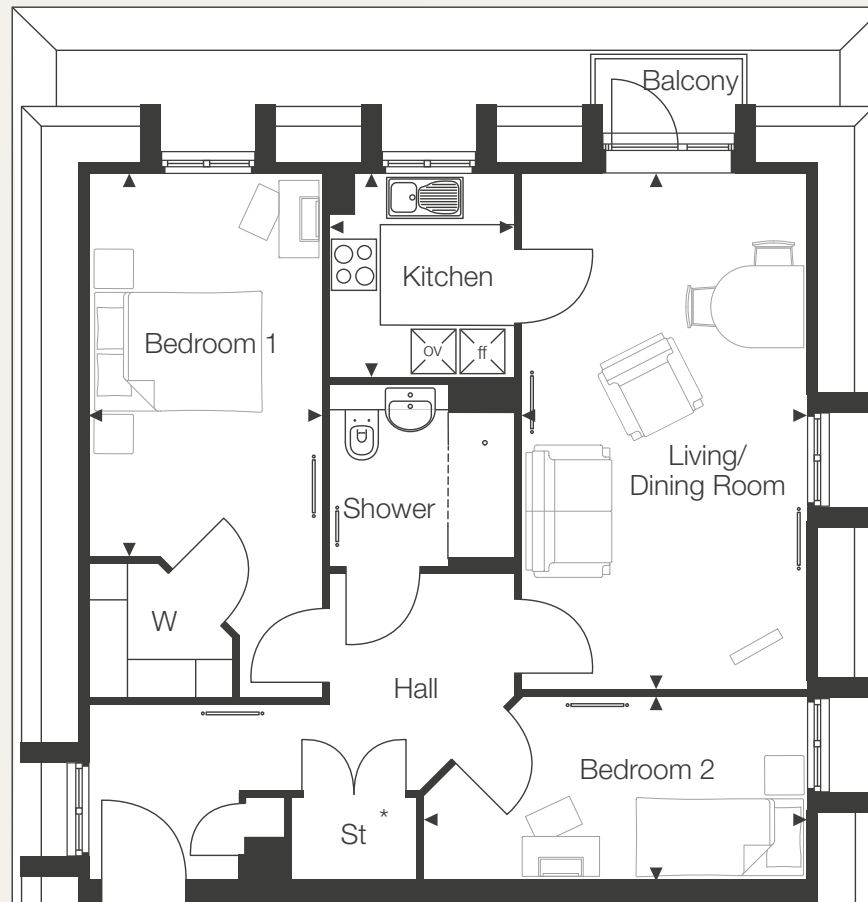
Approximate room sizes:

Living/Dining Room
6093mm x 3365mm / 20'0" x 11'0"

Kitchen
2400mm x 2200mm / 7'10" x 7'3"

Bedroom 1
5270mm x 3068mm / 17'3" x 10'1"

Bedroom 2
4530mm x 2155mm / 14'10" x 7'1"



Third
Floor



Second
Floor



First
Floor



Ground
Floor

* MVHR and HIU to storage cupboard.

ff – Built-in fridge/freezer ov – Built-in oven St – Storage W – Wardrobe

The Carle

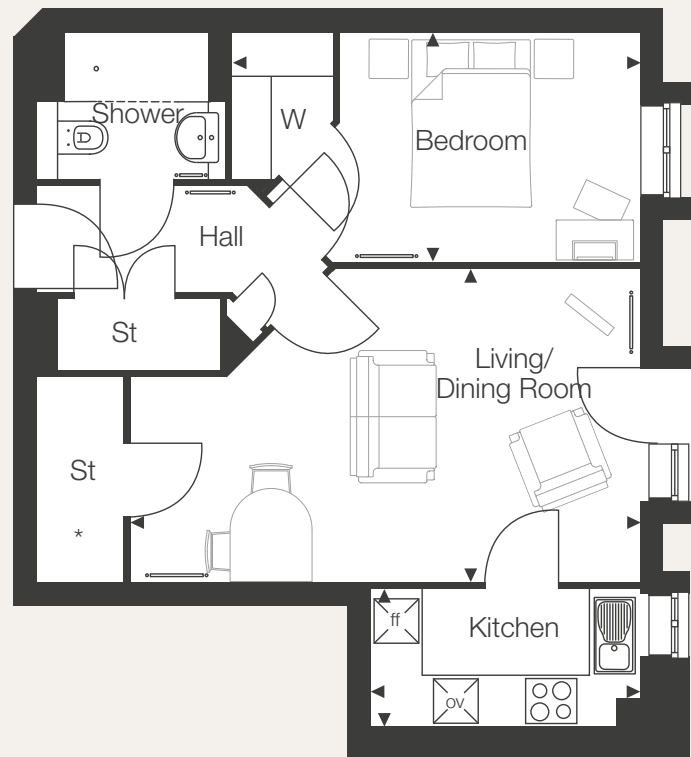
23

Approximate room sizes:

Living/Dining Room
6025mm x 3685mm / 19'9" x 12'1"

Kitchen
3170mm x 1633mm / 10'5" x 5'4"

Bedroom
4825mm x 2693mm / 15'10" x 8'10"



Third
Floor



Second
Floor



First
Floor



Ground
Floor

* MVHR and HIU to storage cupboard.
ff – Built-in fridge/freezer ov – Built-in oven St – Storage W – Wardrobe

The Ransome

24

Approximate room sizes:

Living/Dining Room
5210mm x 3660mm / 17'1" x 12'0"

Kitchen
2400mm x 2200mm / 7'10" x 7'3"

Bedroom 1
6957mm x 3103mm / 22'10" x 10'2"

Bedroom 2
3992mm x 2830mm / 13'1" x 9'3"



Third Floor



Second Floor



First Floor



Ground Floor

* MVHR and HIU to storage cupboard.
ff – Built-in fridge/freezer ov – Built-in oven St – Storage W – Wardrobe

The Westall

25

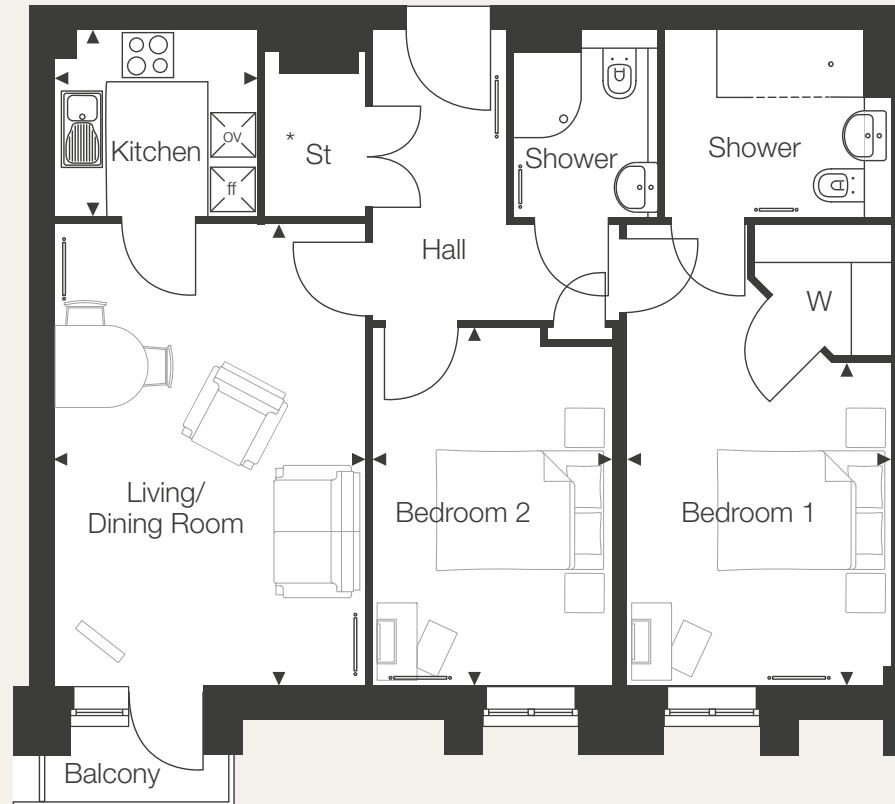
Approximate room sizes:

Living/Dining Room
5448mm x 3660mm / 17'10" x 12'0"

Kitchen
2400mm x 2200mm / 7'10" x 7'3"

Bedroom 1
5448mm x 3103mm / 17'10" x 10'2"

Bedroom 2
4229mm x 2838mm / 13'10" x 9'4"



* MVHR and HIU to storage cupboard.
ff – Built-in fridge/freezer ov – Built-in oven St – Storage W – Wardrobe



Third Floor



Second Floor



First Floor



Ground Floor

The Burnett

26

Approximate room sizes:

Living/Dining Room

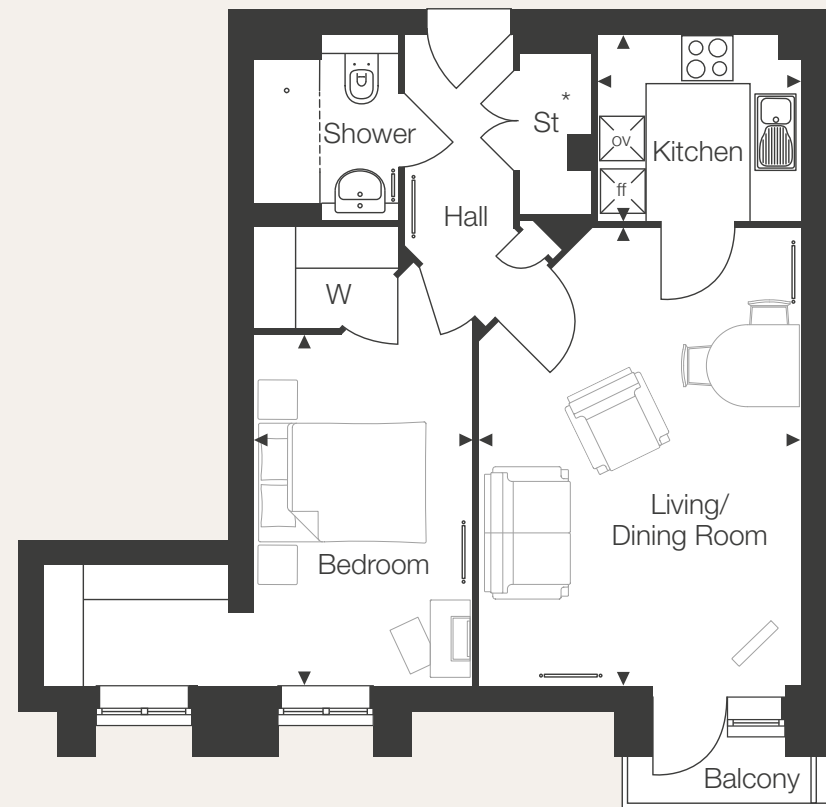
5447mm x 3798mm / 17'10" x 12'6"

Kitchen

2400mm x 2200mm / 7'10" x 7'3"

Bedroom

5447mm x 5055mm / 17'10" x 16'7"



* MVHR and HIU to storage cupboard.

ff – Built-in fridge/freezer ov – Built-in oven St – Storage W – Wardrobe



Third
Floor



Second
Floor



First
Floor



Ground
Floor

The Norton

27

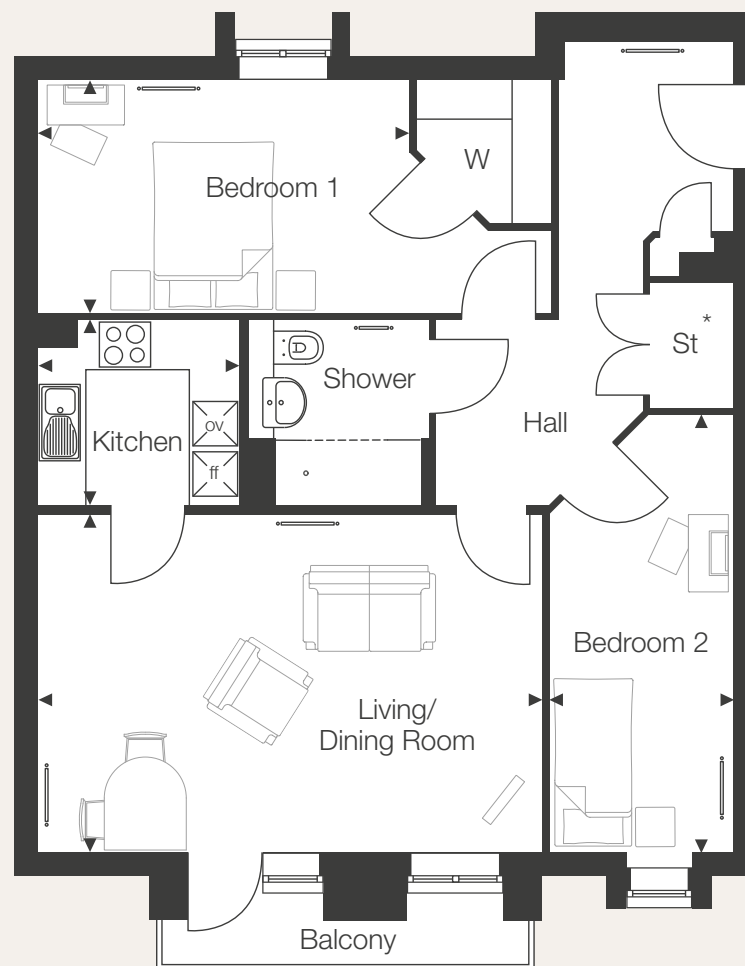
Approximate room sizes:

Living/Dining Room
5973mm x 3989mm / 19'7" x 13'1"

Kitchen
2400mm x 2200mm / 7'10" x 7'3"

Bedroom 1
6078mm x 2753mm / 19'11" x 9'0"

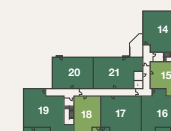
Bedroom 2
5153mm x 2155mm / 16'11" x 7'1"



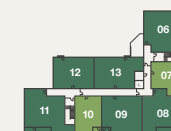
* MVHR and HIU to storage cupboard.
ff – Built-in fridge/freezer ov – Built-in oven St – Storage W – Wardrobe



Third
Floor



Second
Floor



First
Floor



Ground
Floor

The Martin

28

Approximate room sizes:

Living/Dining Room

4825mm x 3215mm / 15'10" x 10'7"

Kitchen

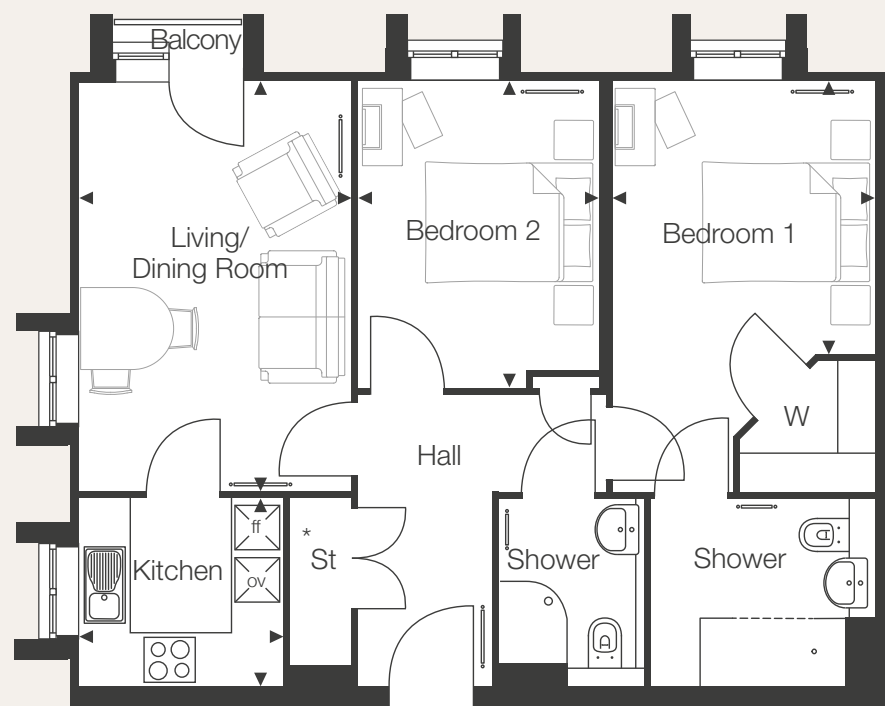
2400mm x 2200mm / 7'10" x 7'3"

Bedroom 1

4825mm x 3103mm / 15'10" x 10'2"

Bedroom 2

3606mm x 2830mm / 11'10" x 9'3"



Third
Floor



Second
Floor



First
Floor



Ground
Floor

* MVHR and HIU to storage cupboard.

ff – Built-in fridge/freezer ov – Built-in oven St – Storage W – Wardrobe

The Montgomery

29

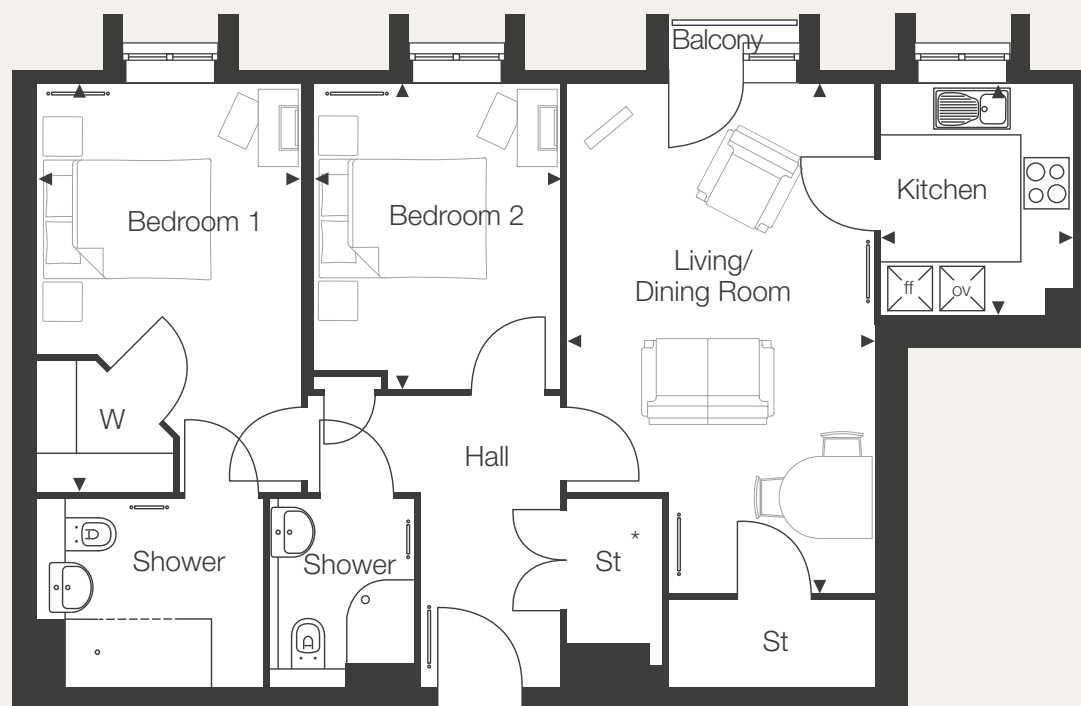
Approximate room sizes:

Living/Dining Room
6025mm x 3600mm / 19'9" x 11'10"

Kitchen
2717mm x 2278mm / 8'11" x 7'6"

Bedroom 1
4825mm x 3103mm / 15'10" x 10'2"

Bedroom 2
3606mm x 2898mm / 11'10" x 9'6"



Third Floor



Second Floor



First Floor



Ground Floor

* MVHR and HIU to storage cupboard.

ff – Built-in fridge/freezer ov – Built-in oven St – Storage W – Wardrobe

Rosen House

- 1 Pharmacy 0.1 miles
- 2 Supermarket 0.1 miles
- 3 Opticians 0.1 miles
- 4 Doctors Surgery 0.2 miles
- 5 Dental Surgery 0.2 miles
- 6 Bus Stop 0.2 miles
- 7 Church 0.2 miles
- 8 Hairdresser 0.2 miles
- 9 Library 0.4 miles
- 10 Bank 0.4 miles
- 11 Harrow on the Hill Tube 0.5 miles
- 12 Shopping 0.8 miles
- 13 Hospital 1 mile
- 14 Kenton Tube 1.1 miles
- 15 Post Office 1.1 miles



A place where there is much to discover and explore.

It is known as the place where Churchill spent his schooldays, and today Harrow offers a first-class combination of rewarding lifestyle on the doorstep and a location in easy reach of the capital just ten miles away.

Locally you will find a Tesco Superstore with clothing and pharmacy, while Harrow's St George and St Ann's Centres offer easy, mainly pedestrianised shopping, plenty of places to stop for coffee, and Vue cinema.

Harrow Arts Centre attracts a variety of entertainment, from Oscar Wilde plays to an evening with Pam Ayres and trips down the Yellow Brick Road, while Watford, just six miles away, is home to the Palace Theatre and Colosseum with a packed calendar of shows with reductions for seniors.

Harrow Leisure Centre has swimming pools for a relaxing dip, classes like Short Mat Bowl and a great choice of LifeStyle 60+ sessions from aerobics to yoga in relaxing, fun and friendly classes.

Discover historic Harrow at the Headstone Manor Museum with its Great Barn and Granary on a site dating back to 825AD. Take a guided tour of the Grade I Listed 14th Century Manor, see museum exhibits showing 1,200 years of Harrow's history, and enjoy special events like the May Day festival and traditional Frost Fair.

Just five miles away, the Royal Air Force Museum is dedicated to the history of aviation and the RAF and offers free days amongst the vast collection of aircraft and stories of heroes, heroines and trailblazers, stopping for lunch or afternoon tea in the café set in an historic hangar.

Enjoy green open space at Ruislip Woods, Site of Special Scientific Interest and national nature reserve. With 726 acres, it is one of the largest ancient woodlands in Greater London and one of the most extensive oak and hornbeam coppice-woods in the southeast, making for spectacular autumn colours, with the 40-acre lake and footpaths popular all-year-round.

Harrow is extremely well-connected, set in a triangle of the A40, M1 and M25, with Harrow and Wealdstone station's Bakerloo Line to Piccadilly in 40 minutes, and Harrow-on-the-Hill station also connected by rail and Metropolitan Line.







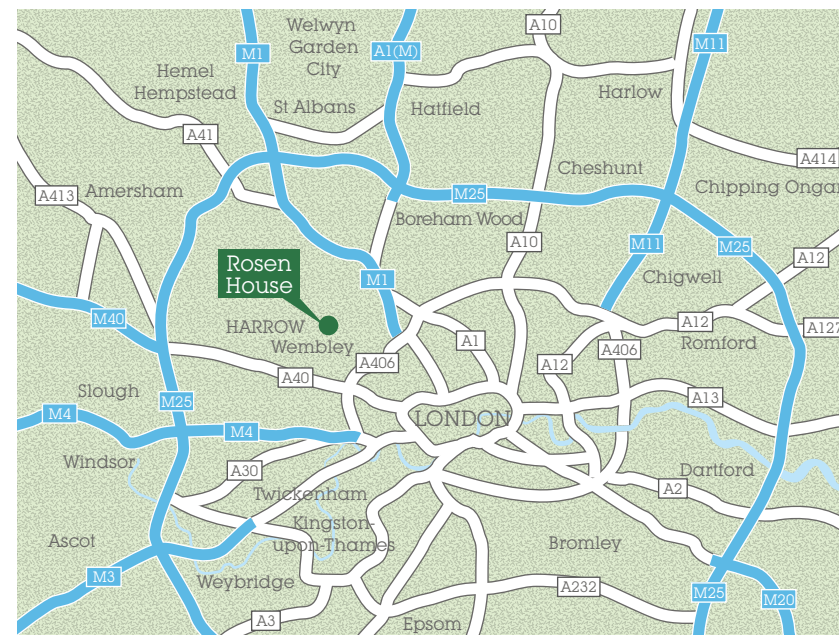
CHURCH HILL

NO
THROUGH
ROAD

How to find Rosen House

From the M25

- At junction 16, exit onto M40 toward Uxbridge/London (W)
- Continue onto Western Avenue/A40
- Take the exit toward A4127/Harrow/Sudbury/Greenford
- Continue onto Karoline Gardens/Western Avenue
- At the roundabout take the 1st exit onto Greenford Road/A4127
- At the junction turn right onto Harrow Road/A4005
- Turn left onto Sudbury Court Drive/A4127
- At the roundabout take the 1st exit onto Watford Road/A404
- At the roundabout take the 2nd exit onto Sheepcote Road/A409
- Turn left onto Hindes Road
- Rosen House is on your right



Map not to scale



Please call us free on 0800 201 4106 and we'll help you find the perfect apartment or visit www.mccarthyandstone.co.uk/rosen-house



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