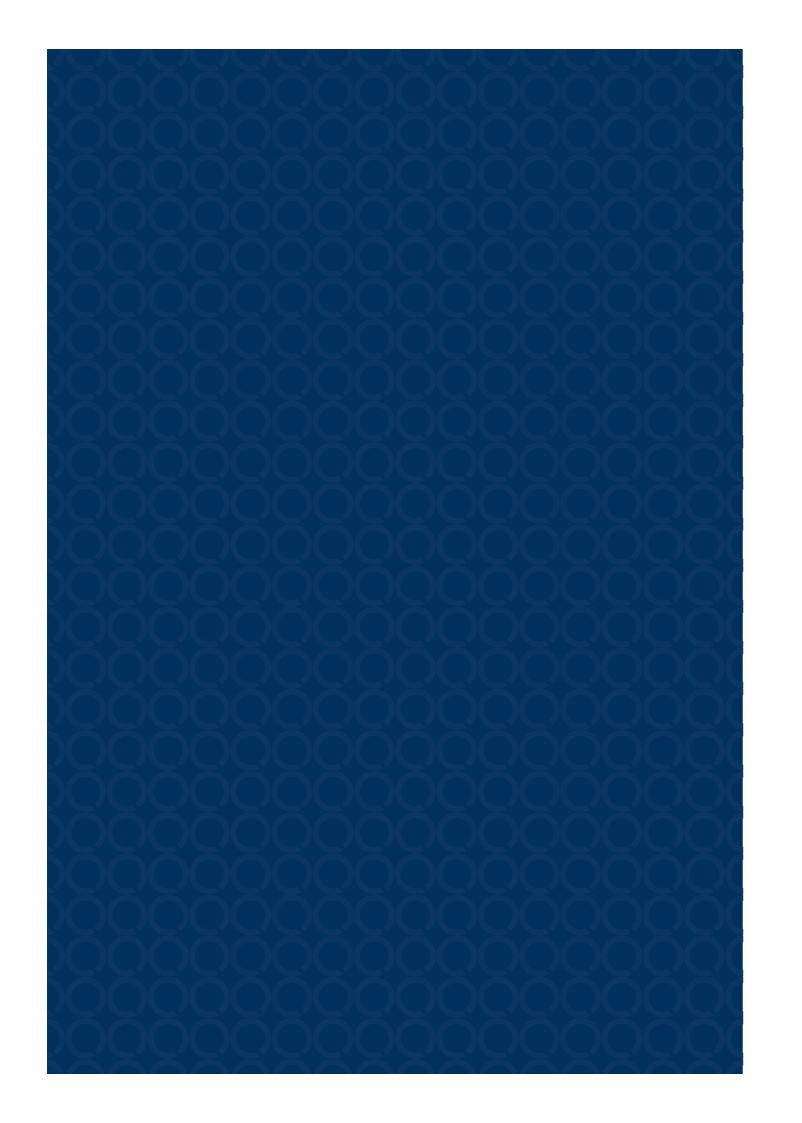
## HARROW HAI

LIFE AT THE **HEART SOUL** OF HARROW

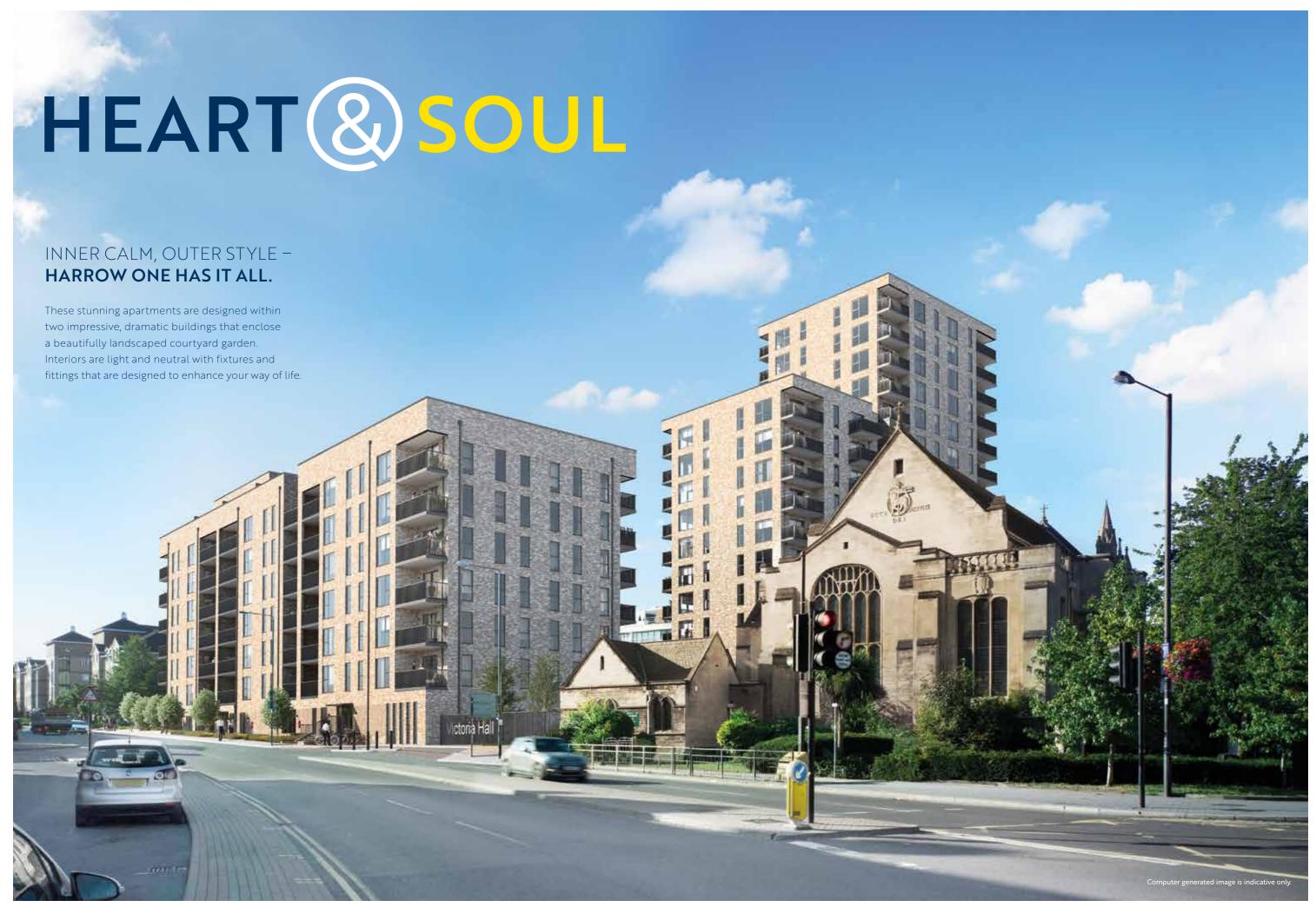




## THE HEIGHT OF STYLE AT THE HEART OF THE ACTION.

WELCOME TO HARROW ONE, MODERN APARTMENTS
THAT ARE PERFECT FOR STYLISH, CONTEMPORARY LIVING
COMBINED WITH FANTASTIC CONNECTIVITY
TO THE TOWN, CITY AND BEYOND.

THE ONLY PLACE TO BE.





# OUT & ABOUT

## PERFECTLY PLACED FOR MAKING THE MOST OF LIFE.

Harrow One has been designed to provide residents with a haven from bustling everyday life in the city. The contemporary design of each apartment offers a calm, tranquil space to unwind in, whilst still being connected to all that the capital has to offer.

Harrow itself is a vibrant London neighbourhood, with excellent transport links, good schools, attractive parks and green spaces, and extensive shopping, dining and

leisure facilities. Just a short walk away is the charming village of Harrow on the Hill, with its picturesque streets, independent boutiques and coffee shops.

The nearest tube stop and bus station are right on your doorstep so you'll find it easier than ever to get around. Whether you're commuting into the city, exercising in the local park or exploring the wonders of the West End, it's all within easy reach.













WELL DESIGNED, MODERN & SPACIOUS APARTMENTS



APPROX. 6 MINUTES' WALK TO HARROW ON THE HILL STATION



EXCELLENT TRANSPORT LINKS AND HEATHROW JUST 11 MILES AWAY BY CAR



19 MINUTES TO BAKER STREET STATION VIA THE METROPOLITAN LINE

## BELLS



## **WHISTLES**

ALL YOU NEED TO MAKE LIFE EASY.



LANDSCAPED INTERNAL COURTYARD



FAR-REACHING VIEWS FROM UPPER FLOORS

To selected apartments only



CYCLE STORAGE



UNDERGROUND PARKING AVAILABLE\*

Selected apartments on

# DESIGNED WITH MODERN LIVING IN MIND, HARROW ONE IS THE PERFECT FIT.





### LIVING WELL AND SAVING ENERGY GO HAND IN HAND AT HARROW ONE.

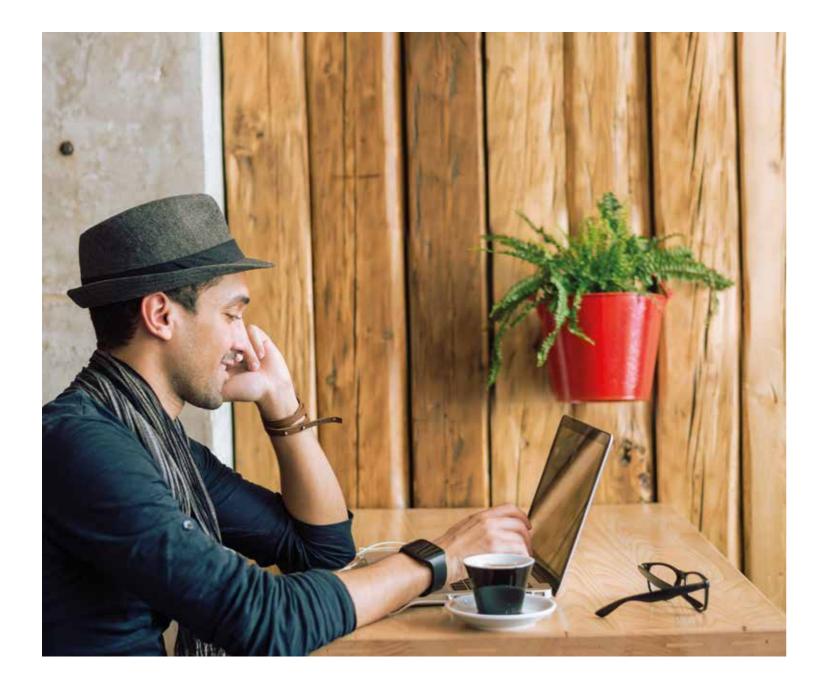
The overall wellbeing of our residents is central to the design of Harrow One. As a sustainable building, the focus is to make it the best for both residents and the environment. There are around 400 bike storage spaces for residents to use, modern energy efficient appliances and courtyard planting that has been specifically designed to encourage wildlife.

At the heart of the development is the newly built Victoria Hall. This brand new central hub will provide a welcome space to bring residents together with the wider community to gather, learn and celebrate in this vital public realm.

All of the apartments at Harrow One offer the best in contemporary open-plan living, complemented by an outdoor terrace or balcony to relax in. The dramatic architecture of the buildings mean many apartments boast enviable views over the city.







From your morning coffee to evening cocktails there's more to experience on your doorstep at Harrow One. Fill your wardrobe with the latest high street styles, stop for lunch in one of the many cafés, or spend time meandering the historic streets of Harrow on the Hill and discover unique treasures amongst its chic boutiques.

Discover the latest releases at the local Vue cinema or join in with the thriving cultural scene at Harrow Arts Centre. There's also a wide variety of restaurants, pubs and bars to explore in this vibrant part of town.















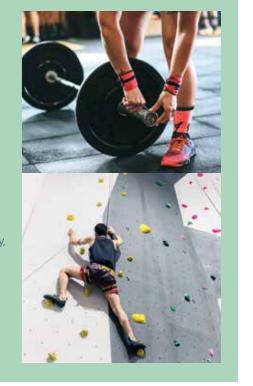


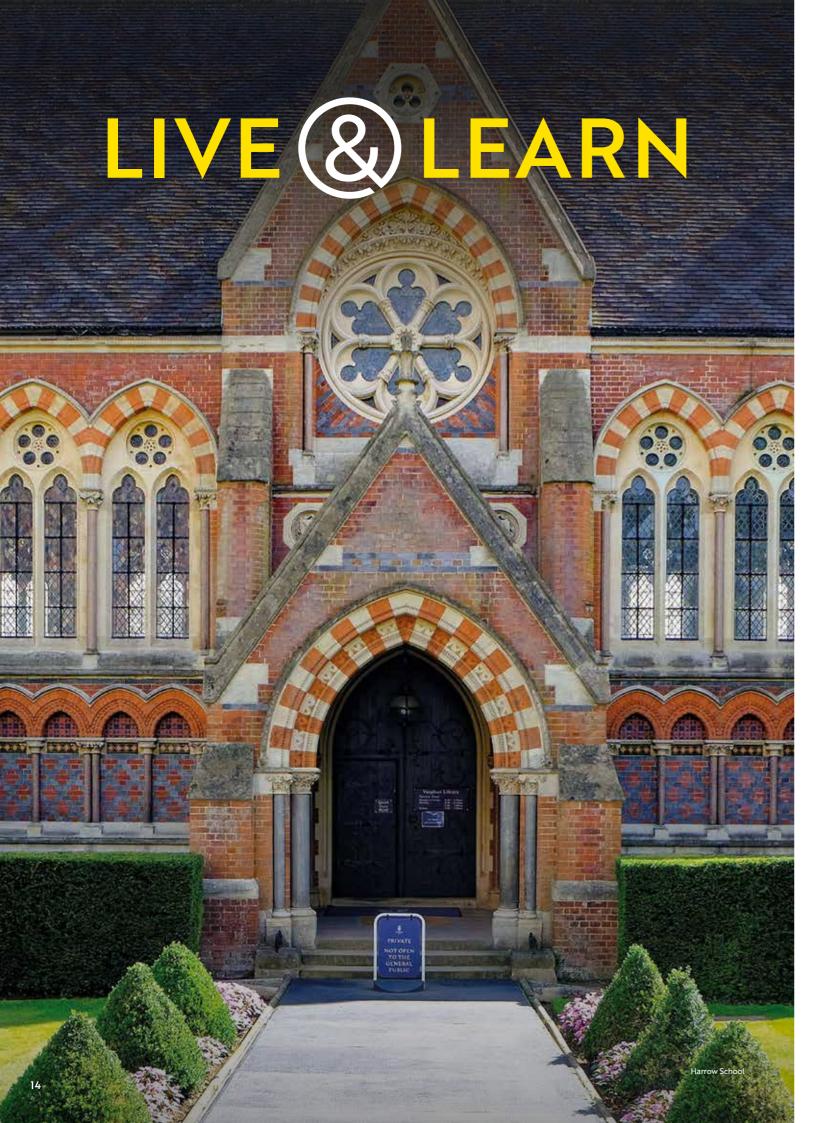
One fifth of the Borough of Harrow is dedicated to green spaces including areas of countryside, ornamental parks and recreation grounds.

Many of the open spaces have unbeatable views over Harrow and on towards the London skyline. Whether it's an early morning run in the park, a lazy Sunday stroll or a peaceful picnic, find inspiration in the great outdoors.

#### STAY FIT, FEEL GREAT AT HARROW ONE.

For those who like to work up a sweat, why not head to one of the local gyms? Many are open 24/7 with classes and equipment to suit your regime and working hours. Alternatively, you could test your strength and agility at the UK's biggest indoor climbing wall, home to the new Olympic sport of bouldering.





## AN OUTSTANDING REPUTATION FOR EDUCATION.

Many of the schools in the local area are considered Outstanding or Good by Ofsted, including primary schools, secondary schools and further education colleges. The Media, Arts and Design campus of The University of Westminster is based here too.

Also close by is the famous Harrow School, one of the top public schools in the UK, with international schools located in Bangkok, Beijing, Hong Kong and Shanghai. It offers an education that is world renowned, with school leavers regularly achieving places at the world's top ten universities. Pupils here enjoy the delights of studying at one of the country's oldest educational establishments, combined with state-of-the-art facilities and technology.



#### **PRIMARY SCHOOLS**

Norbury School

0.5 miles (OFSTED Good)

St Anselm's Catholic Primary School

0.7 miles (OFSTED Outstanding)

Vaughan Primary School
1.3 miles
(OFSTED Outstanding)

#### SECONDARY SCHOOLS

Harrow High School

0.3 miles (OFSTED Good)

**Harrow School** 

0.9 miles (Independent)

Whitmore High School
1.3 miles
(OFSTED Outstanding)

#### COLLEGES

Harrow College

0.5 miles (OFSTED Outstanding)

St Dominic's Sixth Form College 1.4 miles (OFSTED Outstanding)

Wembley High Technology College

2 miles (OFSTED Good)

Rooks Heath College 2.5 miles (OFSTED Good)

Harrow Independent College 2.5 miles (OFSTED Good)

#### **UNIVERSITIES**

University of Westminster School of Media, Arts and Design 0.8 miles

University Campus of Football Business Wembley

3.8 miles

**Middlesex University** 6 miles

**University of West London** 6.6 miles

**Brunel University London** 10 miles

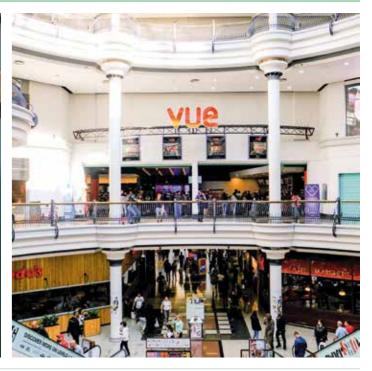
# UP (&) COMING

NEW PUBLIC SPACES
AND EXCITING PLACES –
INVESTING FOR THE
FUTURE IN HARROW.

Harrow Council has made some big changes to the borough as part of a major regeneration strategy. Harrow One both supports and benefits from these recent changes meaning there is no better time to become a part of this vibrant community. It's already a great place to live, and will become even better thanks to the new amenities and environmental improvements this investment will bring.







#### HARROW IS SEEING MAJOR INVESTMENT IN:



#### PARKS AND OUTDOOR SPACES

Improved green space, such as new basketball and tennis courts and an outdoor performance space, means more opportunities to experience the great outdoors.



#### HOMES, JOBS AND SCHOOLS

A £1.75bn investment programme is set to completely transform the area with plans for 5,500 new homes, 3,000 new jobs and two new schools promised by 2026.



#### HARROW TOWN CENTRE

£3.2m has been invested to enhance the quality of life in the town centre, including spaces for outdoor markets, play areas, greenery, lighting and street furniture.

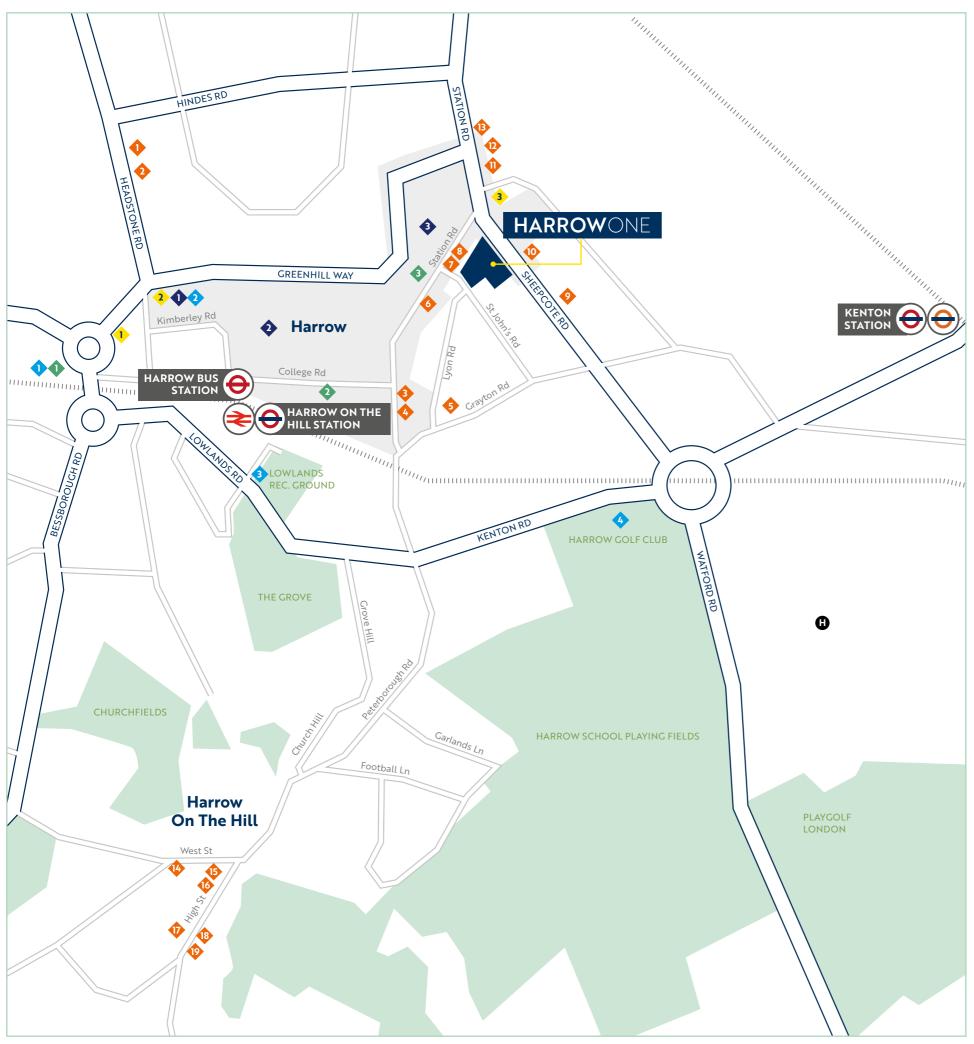
Source – London Borough of Harrow Regeneration Strategy 2015-2026



#### SHOPPING IN HARROW

£10m investment in the two shopping centres, St Ann's and St George's, mean all your favourite brands are here, plus 5 new restaurants, a cinema and a new gym.

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# MORE MORE

HARROW, A VIBRANT PLACE WITH MORE GOING ON.

#### **PUBS/BARS/RESTAURANTS**

- Thai on the Hill
- Mannu Food and Wine
- MYST
- Trinity (bar and live music)
- The Junction
- Randalls Coffee House
- Subway
- Sorrentina Ristorante Italiano
- Every Fish Bar
- Toro's Steak House
- Mr Sushi
- 1 Taste of China
- The Castle
- The Doll's House
- Battels Art & Coffee
- **Eightysix**
- 18 The Connoisseur
- Coffee 2 Cocktails

#### **RETAIL**

- St George's Shopping Centre
- St Anns Shopping Centre
- Debenhams/Topshop

#### **SUPERMARKETS**

- Morrisons
- Tesco Express
- Tesco Express

#### **LEISURE**

- 1 HarroWall Climbing Centre
- VUE Cinema
- 3 Arc House
- 4 Harrow Golf Club

#### **HEALTH & WELLBEING**

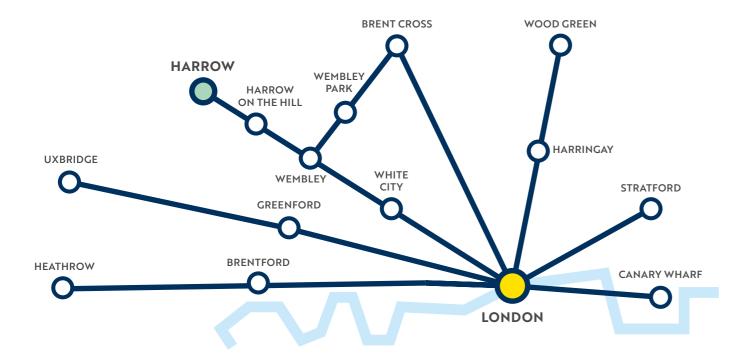
- 1 The Gym
- Better Gym
- 3 Gold's Gym

# BACK **FORTH**

THE BIG CITY IS ON YOUR DOORSTEP - NEXT STOP CENTRAL LONDON.

The Metropolitan Line at Harrow on the Hill station is around a 6 minute walk away, delivering you to central London destinations in under 20 minutes. Nearby Kenton station on the Bakerloo Line will take you into the heart of the West End and Oxford Circus. The overground rail service from the station will get you to Marylebone in 17 minutes.

For those who prefer to drive, the M1, M25, M40 and North Circular routes can be accessed in around 30 minutes, whilst Harrow Bus Station is around a 6 minute walk from home too. For international journeys, Heathrow Airport is just an 11 miles away. However you prefer to travel, living at Harrow One will make your journey easier.

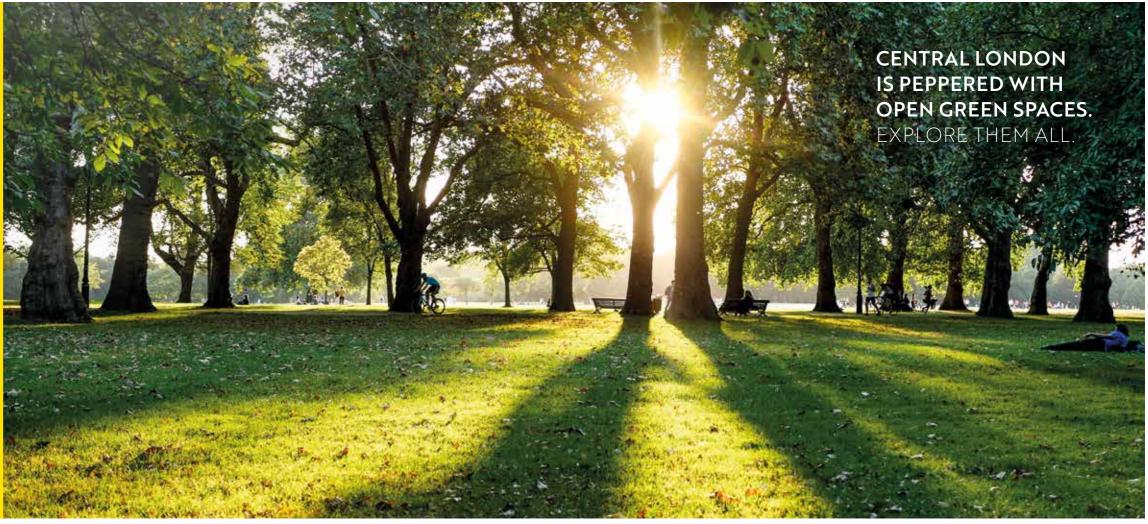




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Some travel times calculated using multiple transport operators and are correct at time of going to press.

# PICK & MIX



#### BETTER ACCESS TO THE ARTS

From soaring symphonies at the Barbican to studying the masters at the National Gallery, first class entertainment is all under an hour away.

TAKE YOUR PICK AND MIX IT UP, LONDON'S CALLING.



#### RAISE THE ROOF – SEE THE STARS

Wembley Stadium provides the backdrop to some of the UK's biggest sporting and musical events, only a 15 minute walk from Wembley Park on the Metropolitan Line.

Here you will also find the Boxpark Wembley, offering an unbeatable combination of exciting cultural events and over 27 different food and drink outlets. Or visit the London Designer Outlet for bargains galore from your favourite brands.

#### A DAY OUT THAT'S FIT FOR A KING, QUEEN OR A LORD

There's more to The Regent's Park than just a visit to the famous London Zoo. Explore the fantastic outdoor art installations and productions in the Open Air Theatre that take place throughout the year.

World class cricket takes place regularly at the hallowed ground of Lord's – only 15 minutes' walk from Baker Street tube station.





#### FIRST FOR FASHION

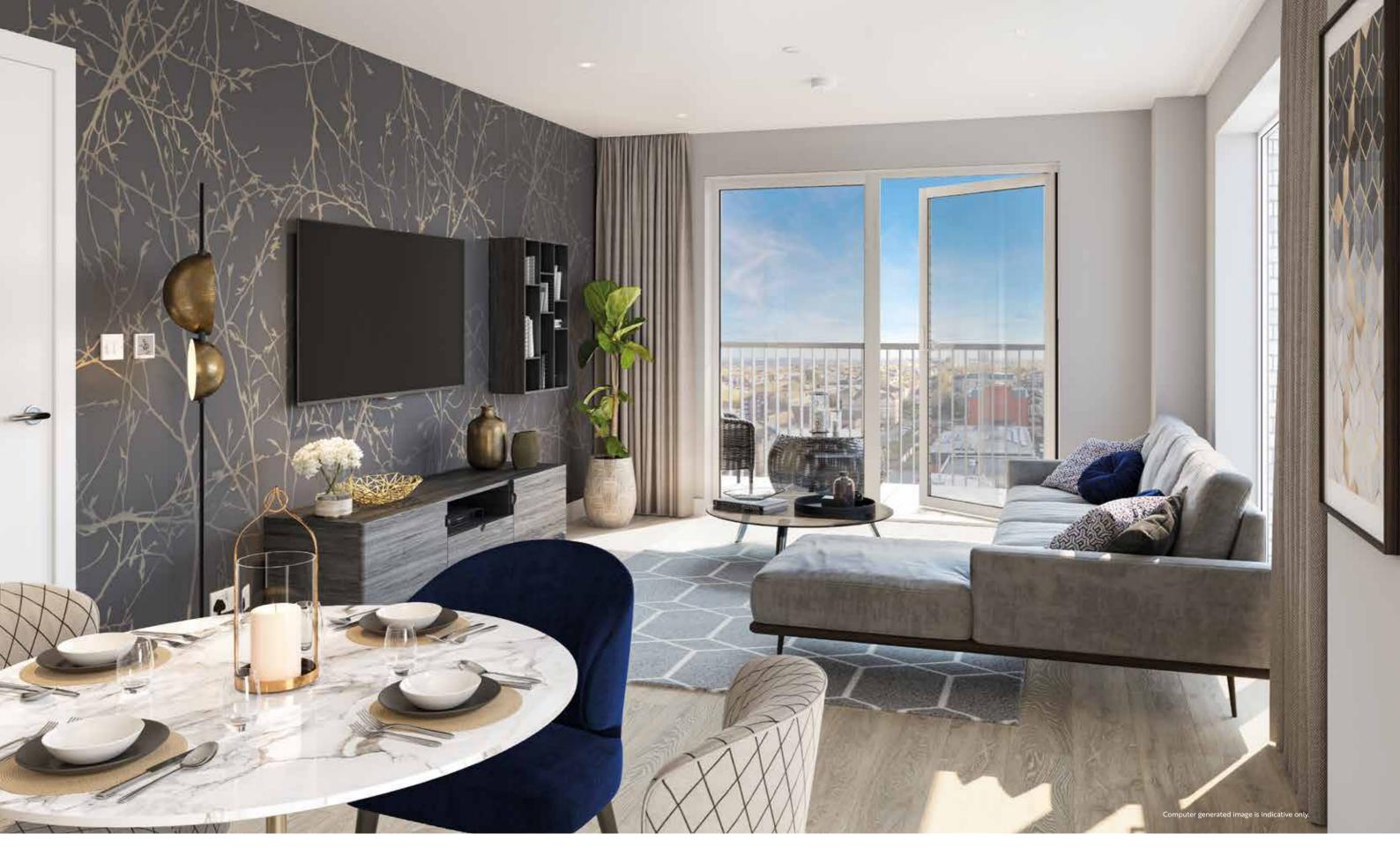
Arrive at Carnaby Street in under 30 minutes to pick up on all the latest styles and labels in this famous shopping district.

#### A DELICIOUS DESTINATION

King's Cross is now home to over 20 fantastic eateries as well as Coal Drops Yard retail park.

Just 40 minutes away on the Metropolitan Line, it's a great choice for a delicious day out.

WHATEVER YOUR TASTE, LONDON HAS THE ABILITY TO SURPRISE AND DELIGHT.

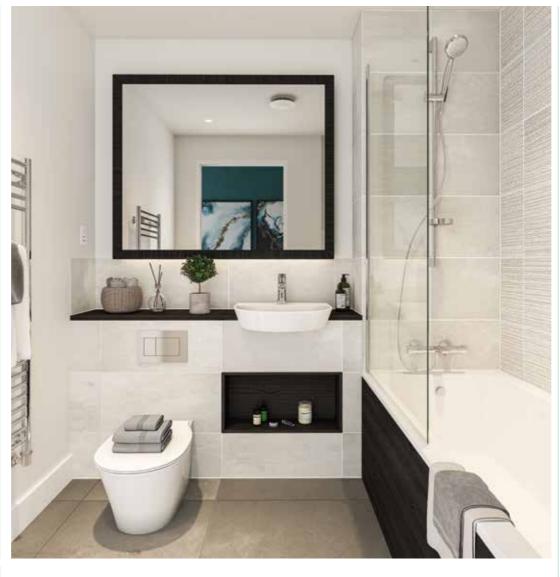


Our stylish apartments are designed to provide you with a welcoming, calm environment with neutral colourways throughout and Amtico flooring connecting the entrance hall to the open-plan living area. Full height windows flood the rooms with light, bringing brightness and energy to living spaces. The clean lines of the interiors are complemented by the contemporary high gloss kitchen units, Quartz worktops and sleek energy efficient appliances. Bathrooms are elegant with stylish white sanitary ware, Hansgrohe showers and sophisticated LED lighting. With underfloor heating throughout every apartment you can be sure of a warm welcome home.

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# NUTS & BOLTS





#### Kitchen

- High-gloss kitchen with soft close doors and drawers
- Quartz worktops and upstands
- Bosch ceramic hob with glass splashback
- Bosch integrated single oven
- · Bosch integrated microwave
- Bosch integrated compact combi oven/microwave (to studios)
- · Zanussi integrated dishwasher
- Zanussi integrated fridge/freezer
- · Integrated cooker hood
- Blanco stainless steel undermounted sink with contemporary Blanco mixer tap
- LED feature lighting to wall units
- Zanussi washer/dryer (freestanding in hallway cupboard)

Kitchen designs and layouts vary; please speak to our Sales Executives for further information

#### Master En-suite

- White Ideal Standard sanitary ware and Hansgrohe mixer taps
- Hansgrohe shower
- Low profile shower tray with glass shower screen/door
- Dark wood effect feature mirror with LED lighting and matching vanity tops (to bathroom where no en-suite)
- · Large format wall and floor tiles
- · Heated chrome towel rail

#### Bathroom

- Ideal Standard sanitary ware combined with Hansgrohe taps and showers
- Bath with shower over and glass screen
- Dark wood effect vanity tops and matching bath panel
- · Large format wall and floor tiles
- · Heated chrome towel rail
- Mirror included where there is no en-suite

#### Heating and Water

- Underfloor heating throughout each apartment
- Heated chrome towel rail to bathroom and en-suite
- Heating and hot water via communal heating plant

#### **Decorative Finishes**

- Painted solid front entrance door with multi-point locking system
- Aluminium timber composite windows
- White painted flush internal doors with contemporary brushed stainless steel ironmongery
- Built in mirrored wardrobe with sliding doors to master bedroom
- $\boldsymbol{\cdot}$  Square cut skirting and architrave
- Walls and ceilings painted in white emulsion

#### Floor Finishes

- Amtico flooring to entrance hall and kitchen/living/dining room
- · Carpet to bedrooms
- Large format tiles to bathroom and en-suite

#### Electrical

- Downlights to kitchen/living/dining room, bathroom and en-suite
- Pendant fittings to selected locations including entrance hall and all bedrooms
- LED feature lighting to wall units in kitchen
- White moulded electrical switches and sockets throughout
- Shaver sockets to bathroom and en-suite
- TV, BT and data points to selected locations
- Wiring for customer's own broadband connection
- Pre-wired for customer's own Sky Q connection
- Video entry system to every apartment, linked to main entrance door
- External lighting to balcony/ terrace
- Hard-wired smoke and heat detectors
- · Sprinkler system to all apartments
- Spur for customer's own installation of security alarm panel

#### **External Finishes**

- Porcelain tiling to balcony/terraces
- Metal privacy screen (in selected locations only)

#### Communal Areas

- Fob controlled access system
  to entrance lobby
- · Lift access to all floors
- · Cycle and bin storage space
- Letter boxes provided for all apartments within communal entrance lobby

#### **Parking**

- Allocated parking space in basement car park\*
- Electric car charging points available to selected spaces

#### General

- · 10 year NHBC warranty
- · 250 year lease
- A service charge will be payable for the maintenance of the shared facilities and communal areas

The apartment building(s) and non-adopted areas at Harrow One will be maintained by Origin Housing Developments Limited. Origin Housing will maintain these areas and a service charge will be payable by each home owner for the services provided.

We are unable to accommodate any individual changes, additions or amendments to the specification, layout or plans to any individual home. Please note that it may not be possible to obtain the products as referred to in the specification; in such cases a similar alternative will be provided. Hill reserve the right to make these changes as required.

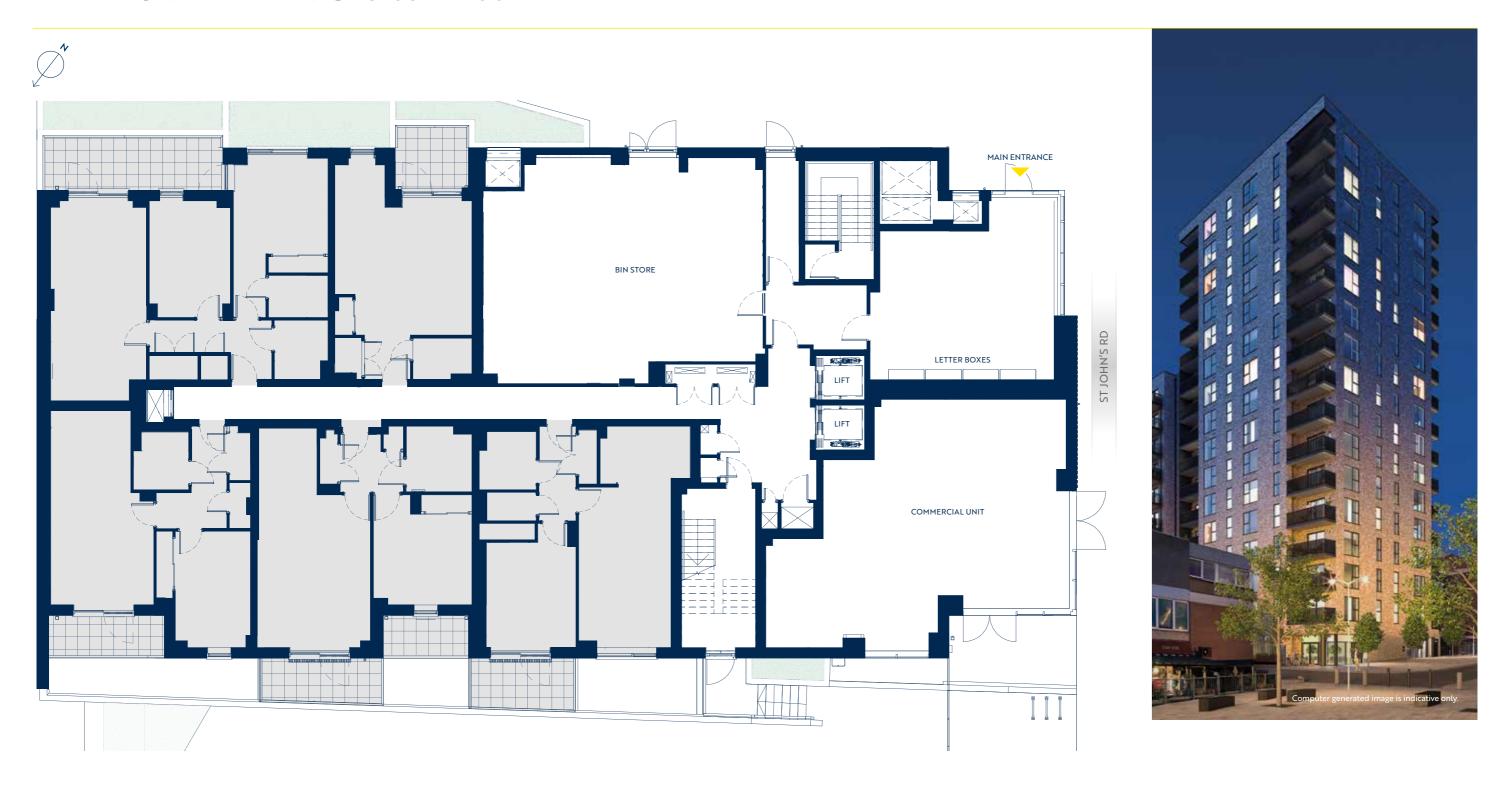
\*Available to purchase for selected apartments.



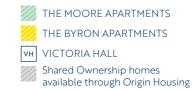




#### THE BYRON APARTMENTS GROUND FLOOR



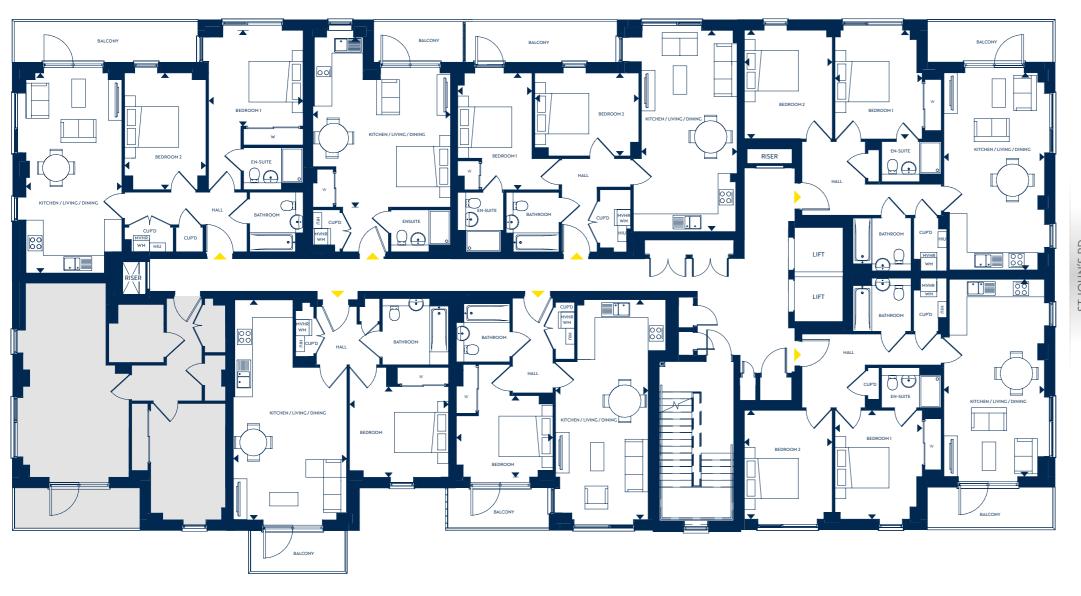
Shared Ownership homes available through Origin Housing Group





#### THE BYRON APARTMENTS FLOOR 1





Plot 112		Studio
Kitchen/Living/Dining	5.10m x 6.30m	16'9" x 20'8'
Plot 108		1 Bedroom
Kitchen/Living/Dining	3.40m x 8.10m	11'2" x 26'7'
Bedroom	3 60m v 3 00m	11'10" v 9'10'

ţ,	Plot 109		1 Bedroom
	Kitchen/Living/Dining	4.20m x 8.10m	13'9" x 26'7"
	Bedroom	3.70m x 3.40m	12'2" x 11'2"

Plot 105		2 Bedroom
Kitchen/Living/Dining	3.50m x 7.40m	11'6" x 24'3"
Bedroom 1	2.80m x 4.30m	9′2″ x 14′1″
Bedroom 2	3.90m x 3.10m	12'10" x 10'2"

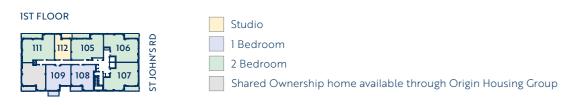
Plot 106		2 Bedroom
Kitchen/Living/Dining	3.70m x 7.30m	12'2" x 23'11"
Bedroom 1	3.20m x 4.00m	10'6" x 13'1"
Bedroom 2	3.25m x 4.00m	10'8" x 13'1"

Plot 107		2 Bedroom
Kitchen/Living/Dining	3.70m x 7.30m	12'2" x 23'11"
Bedroom 1	3.20m x 4.00m	10'6" x 13'1"
Bedroom 2	3.30m x 4.00m	10'10" x 13'1"

Plot 111		2 Bedroom
Kitchen/Living/Dining	3.70m x 7.40m	11'6" x 24'3"
Bedroom 1	3.50m x 3.50m	11'6" x 11'6"
Bedroom 2	3.00m x 4.30m	9′10″ x 14′1″

▶ Measuring points / WM – Washing Machine / HIU – Heat Interface Unit / MV HR – Mechanical Ventilation with Heat Recovery / W – Wardrobe

& Wheelchair adaptable units



THE MOORE APARTMENTS

THE BYRON APARTMENTS

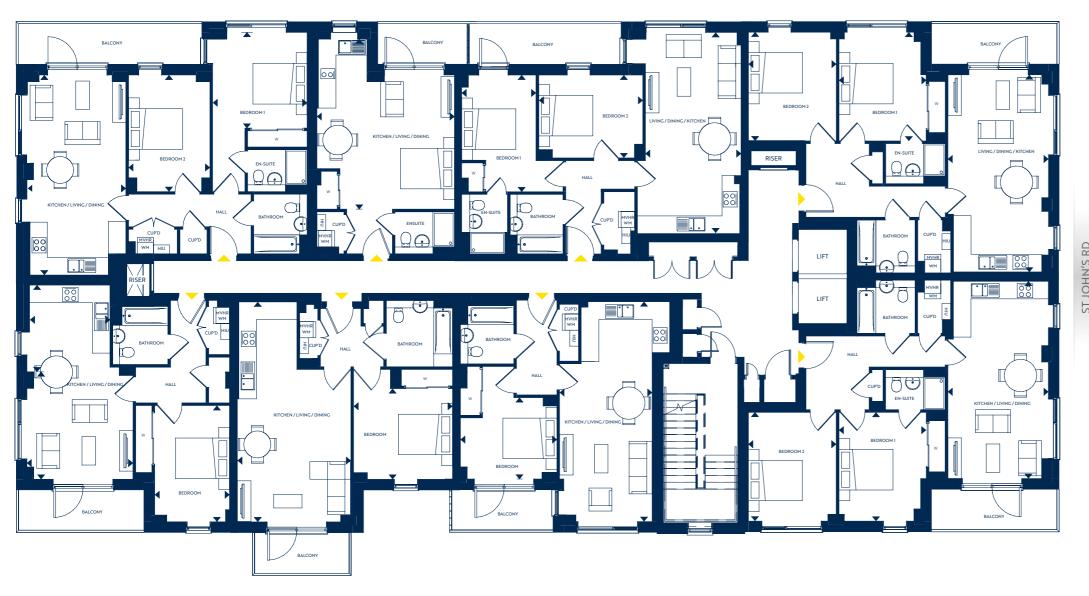
WH VICTORIA HALL





#### THE BYRON APARTMENTS FLOORS 2 TO 10





► Measuring points / WM – Washing Machine / HIU – Heat Interface Unit / MV HR – Mechanical Ventilation with Heat Recovery / W – Wardrobe

& Wheelchair adaptable units

Studio

1 Bedroom

2 Bedroom

2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	6TH FLOOR
119 120 113 114 S N HOT LS	127 128 121 122 So N N N N N N N N N N N N N N N N N N	135 136 129 = 130 Syn X HO Ly	143 144 137 = 138 9 2 4 9 2 4 9 5 5 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6	150 149 148 14 147
7TH FLOOR	8TH FLOOR	9TH FLOOR	10TH FLOOR	
159 160 153 = 154 9, X H O L S	167 168 161 162 SN HO	175 176 169 170 08 N 174 173 172 17 171	183 184 177 = 178 9, 2 182 181 180 179 179	

Plots 120, 128, 136, 144, 152,	160, 168, 176, 184	Studio
Kitchen/Living/Dining	5.10m x 6.30m	16'9" x 20'8"
Plots 116, 124, 132, 140, 148,	156, 164, 172, 180	1 Bedroom
Plots 116, 124, 132, 140, 148,  Kitchen/Living/Dining	3.40m x 8.10m	1 Bedroom

Ġ.	Plots 117, 125, 133, 141, 149, 15	7, 125, 133, 141, 149, 157, 165, 173, 181	
	Kitchen/Living/Dining	4.20m x 8.10m	13'9" x 26'7"
	Bedroom	3.70m x 3.40m	12'2" x 11'2"

Plots 118, 126, 134, 142, 150, 158, 166, 174, 182		1 Bedroom
Kitchen	3.00m x 3.20m	9′10″ x 10′6″
Living/Dining	3.90m x 4.00m	12'10" x 13'1"
Bedroom	2.80m x 4.30m	9'2" x 14'1'

Plots 113, 121, 129, 137, 145, 153, 161, 169, 177		2 Bedroom
Kitchen/Living/Dining	3.50m x 7.40m	11'6" x 24'3"
Bedroom 1	2.80m x 4.30m	9'2" x 14'1"
Bedroom 2	3.90m x 3.10m	12'10" x 10'2"

Plots 114, 122, 130, 138, 146, 154, 162, 170, 178		2 Bedroom
Kitchen/Living/Dining	3.70m x 7.30m	12'2" x 23'11"
Bedroom 1	3.20m x 4.00m	10'6" x 13'1"
Bedroom 2	3.25m x 4.00m	10'8" x 13'1"

Plots 115, 123, 131, 139, 147, 155, 163, 171, 179		2 Bedroom
Kitchen/Living/Dining	3.70m x 7.30m	12'2" x 23'11"
Bedroom 1	3.20m x 4.00m	10'6" x 13'1"
Bedroom 2	3.30m x 4.00m	10'10" x 13'1"

Plots 119, 127, 135, 143, 151, 159, 167, 175, 183		2 Bedroom	
Kitchen/Living/Dining	3.50m x 7.40m	11'2" x 24'3"	
Bedroom 1	3.50m x 3.50m	11'6" x 11'6"	
Bedroom 2	3.00m x 4.30m	9'10" x 14'1"	

THE MOORE APARTMENTS

THE BYRON APARTMENTS

VH VICTORIA HALL

Shared Ownership homes available through Origin Housing



#### THE BYRON APARTMENTS FLOORS 11 TO 15





Plots 188, 192, 196, 200, 204		1 Bedroom	
Kitchen/Living/Dining	3.60m x 6.80m	11′10″ x 22′4″	
Bedroom	3.30m x 4.20m	10'10" x 13'9"	

Plots 185, 189, 193, 197, 201		2 Bedroom
Kitchen/Living/Dining	3.40m x 7.70m	11'2" x 25'3"
Bedroom 1	4.00m x 3.00m	13'1" x 9'10"
Bedroom 2	3.20m x 4.50m	10'6" x 14'9"

Plots 186, 190, 194, 198, 202		2 Bedroom
Kitchen/Living/Dining	3.70m x 7.30m	12′2″ x 23′11″
Bedroom 1	3.20m x 4.00m	10'6" x 13'1"
Bedroom 2	3.25m x 4.00m	10'8" x 13'1"

Plots 187, 191, 195, 199, 203		2 Bedroom	
Kitchen/Living/Dining	3.70m x 7.30m	12'2" x 23'11"	
Bedroom 1	3.20m x 4.00m	10'6" x 13'1"	
Bedroom 2	3.30m x 4.00m	10'10" x 13'1"	

▶ Measuring points / WM – Washing Machine / HIU – Heat Interface Unit / MV HR – Mechanical Ventilation with Heat Recovery / W – Wardrobe

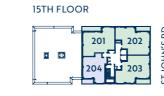
11TH FLOOR

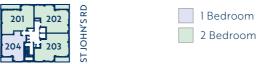


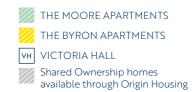


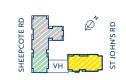




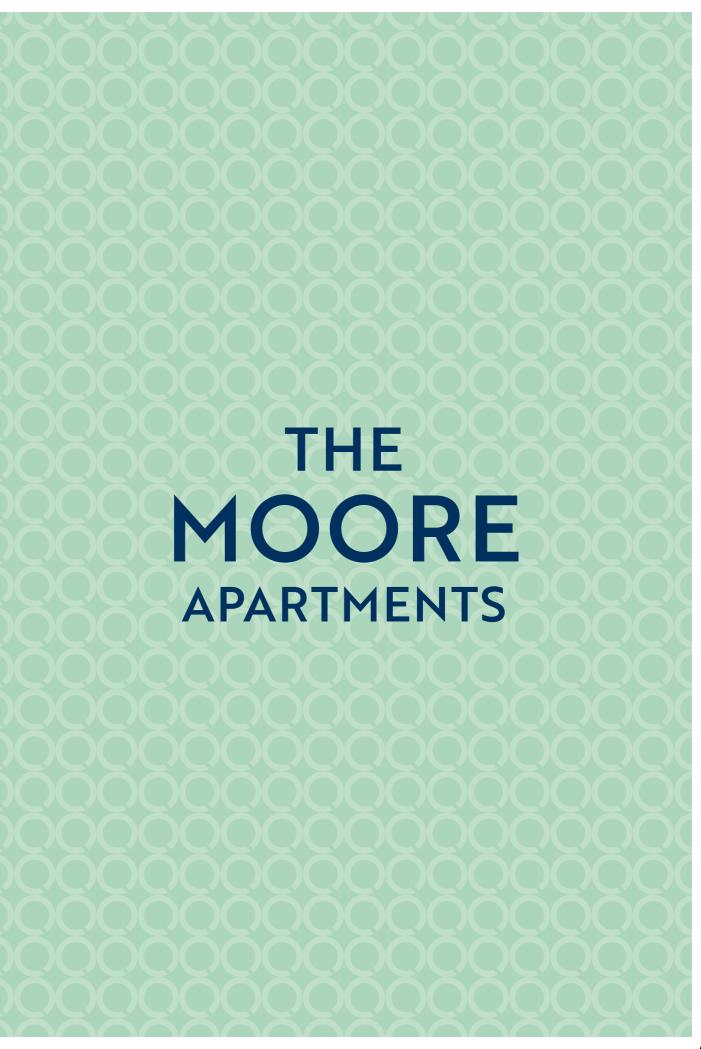




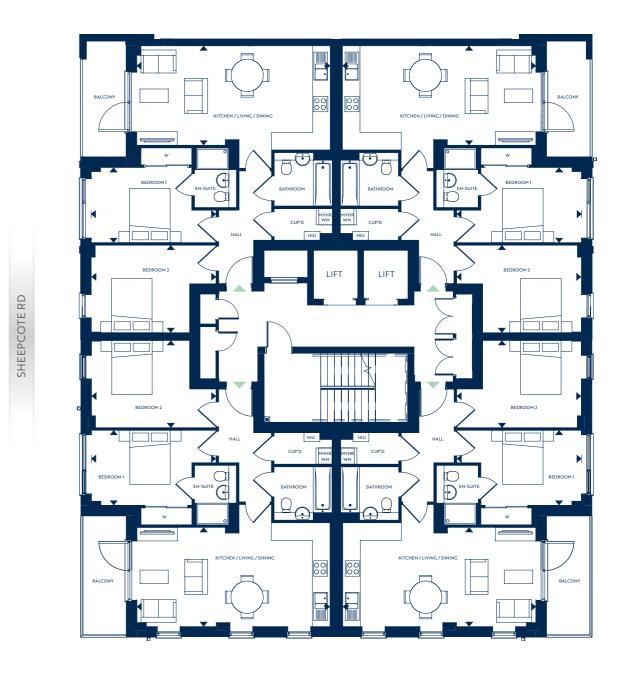












▶ Measuring points / WM – Washing Machine / HIU – Heat Interface Unit / MV HR – Mechanical Ventilation with Heat Recovery / W – Wardrobe

Plots 80*, 81, 84*, 85, 88*, 89, 92*, 93, 96*, 97		2 Bedroom
Kitchen/Living/Dining	7.20m x 3.70m	23'7" x 12'2"
Bedroom 1	4.60m x 2.80m	15'1" x 9'2"
Bedroom 2	4.60m x 3.20m	15'1" x 10'6"

Plots 82, 83*, 86, 87*, 90, 91*, 94, 95*, 98, 99*	
7.20m x 3.70m	23′7″ x 12′2″
4.60m x 2.80m	15'1" x 9'2"
4.60m x 3.20m	15'1" x 10'6"
	7.20m x 3.70m 4.60m x 2.80m

\* Handed Plots

THE MOORE APARTMENTS

THE BYRON APARTMENTS

VII VICTORIA HALL

Shared Ownership homes available through Origin Housing



Victoria Hall Facilities 2 Bedroom

2ND FLOOR







#### HARROW ONE BASEMENT











A UNIQUE COLLABORATION BETWEEN



#### HILL

Hill specialises in developing distinctive new homes across London and the South East.

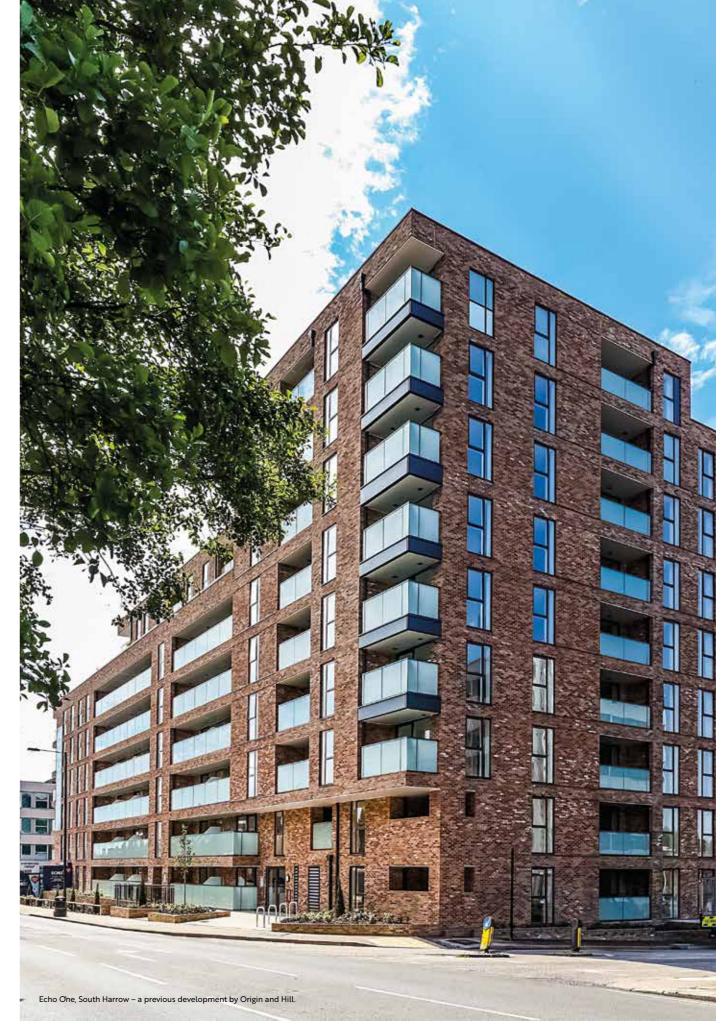
We bring together award-winning contemporary design, sustainable materials and a sympathetic approach to create stunning, individual new properties and communities. We invest significant time and effort from the outset to ensure that all our properties achieve the perfect balance between innovation and practicality. As all construction work is carried out by ourselves, we are also able to guarantee the highest quality of finish within our homes.

#### **ORIGIN HOUSING**

Origin Housing provides essential affordable housing, care and support services in North London and Hertfordshire, with the aim of improving communities and the lives of customers.

What makes us distinctive?

Origin is a skilled provider of mixed tenure and mixed-use development with a strong reputation for housing support and sustainable community development. We are a successful housing association with a strict focus on North London and Hertfordshire.



# OVER & OUT



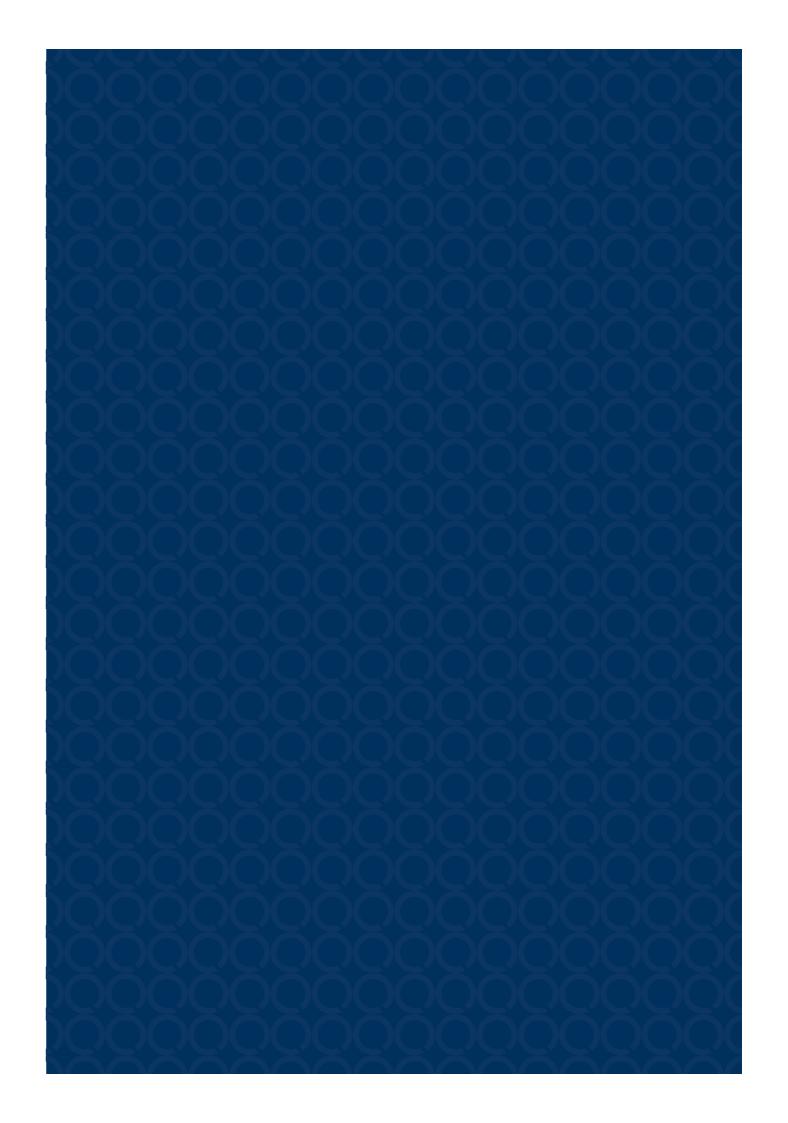
#### **HARROW**ONE

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LIFE AT THE **HEART**  SOUL OF HARROW

**HARROW**ONE.CO.UK 020 3911 2090

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