

HARROW PLACE

LONDON
HA2

Living at Harrow Place

Introducing a new and exciting collection of 3 and 4 bedroom homes in one of North West London's most attractive locations, minutes from the shops and local amenities.

The development harmoniously mixes residential roads with green, open spaces and each home is built in a highly attractive, modern style with a brick finish and distinctive roof line.

French doors open out onto a family sized garden and the kitchen is fully fitted and features built-in electric oven, gas hob and extractor fan. Every home benefits from a study and private parking space.



Computer generated images

Harrow

Harrow Place is close to College and Station Roads, with their wide range of local convenience shops and supermarkets.

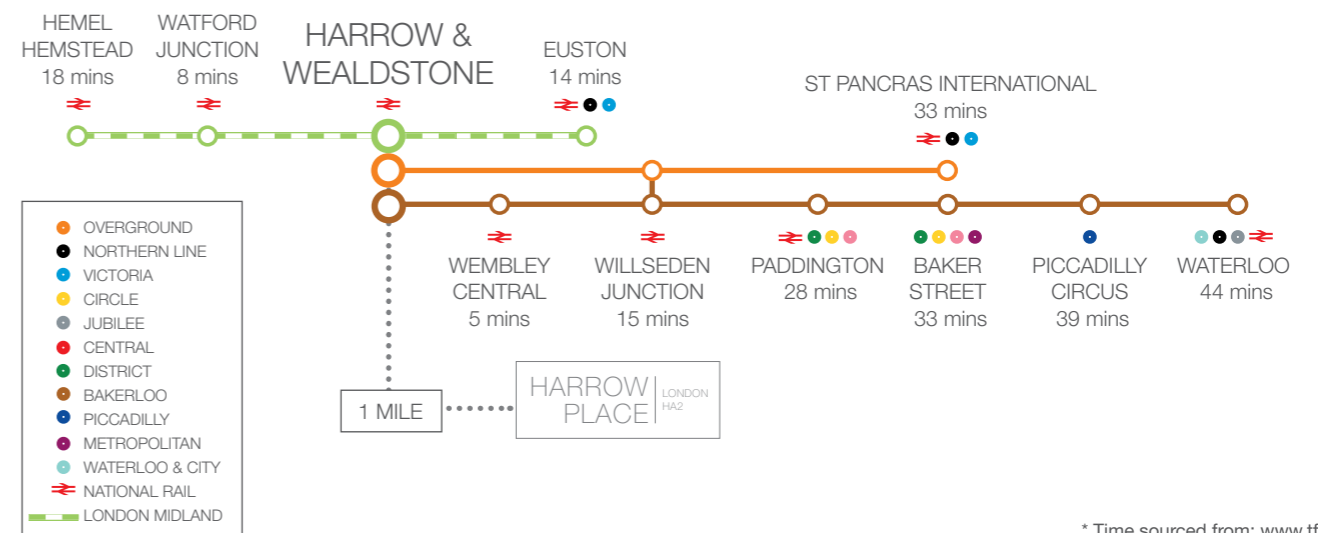
St Ann's and St George's shopping centres are also nearby, where fashionable boutiques sit alongside big name national retailers. Travel a little further afield and you get to Brent Cross, with its glittering choice of cinemas, stores and restaurants.

It's a great location for sports and fitness too. Headstone Manor Recreation Ground and Harrow Recreation Ground – with their sports pitches and play areas – are both a



Excellent transport links

Whether you're commuting into the centre of London or escaping city life for the weekend, Harrow Place is a great starting point. Harrow and Wealdstone Station is only a mile away with a regular service into London Euston that takes just 15 minutes. Harrow-on-the-Hill is almost as easy to get to, with its direct connection to London Marylebone.



* Time sourced from: www.tfl.gov.uk

short walk from your front door. Less than a mile away, Harrow Leisure Centre offers everything from swimming and gym to squash and a climbing wall.

You're also well placed for schools, many with 'Outstanding' Ofsted ratings. Marlborough Primary School and the Belmont School are both less than 2 miles away. The area is also well served for further education, hosting a University of Westminster campus.

When it comes to world class entertainment, the iconic venue of Wembley Stadium is only 22 minutes away via Harrow and Wealdstone Station.



When you're travelling by car, there are quick and easy road links to the North Circular and M1. From here it is easy to link up with the national motorway network.

The Eurostar Terminus at St Pancras is a short walk from London Euston station. If you are heading to Heathrow, simply connect with the Express rail service at Paddington.

SPECIFICATION

GENERAL

- Stainless steel ironmongery
- White wood veneer doors
- Wool twist carpet in all bedrooms
- Built-in fitted wardrobe (to master bedrooms)
- White skirtings and architraves
- Oak veneer wooden flooring to kitchen, reception room and hallways
- White high security multi-point locking entrance door

KITCHEN

- Contemporary kitchen units with high gloss white doors
- White quartz worktop with an integral drainer and matching upstands
- Stainless steel undermounted sink
- Contemporary chrome mixer tap
- Integrated fridge/freezer
- Stainless steel electric oven
- Four ring induction hob
- Telescopic style extractor hood
- Integrated dishwasher

BATHROOM

- Porcelain wall and floor tiles to all bath/shower rooms
- Contemporary white sanitaryware
- Grohe chrome fittings
- Chrome ladder style heated towel rail
- Chrome shaver points
- Ventilation system
- Vanity unit
- Fitted wall mirror and mirrored cabinet in en-suite



HEATING & ELECTRICAL

- Neff washer/dryer located in hallway cupboard*
- Brushed chrome sockets and switches throughout
- Under floor heating
- Telephone socket to living room and all bedrooms
- Low energy downlights in white throughout
- Hard-wired smoke alarms
- Mechanical ventilation system with heat recovery

COMMUNAL AREA

- Carpet to stairs and corridors
- Ceramic tiled flooring to lobby area
- Cycle store
- Post boxes located in communal lobby

SECURITY

- Pedestrian key fob control gate to communal areas
- Video entryphone system
- CCTV to communal
- Integrated building and individual apartment fire detection system

* where possible, washer/dryer will be integrated into kitchen



The specification is the anticipated specification but may be subject to change as necessary and without notice. Photographs are indicative of the quality and style of the specification. Specification is not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract.

SITE PLAN

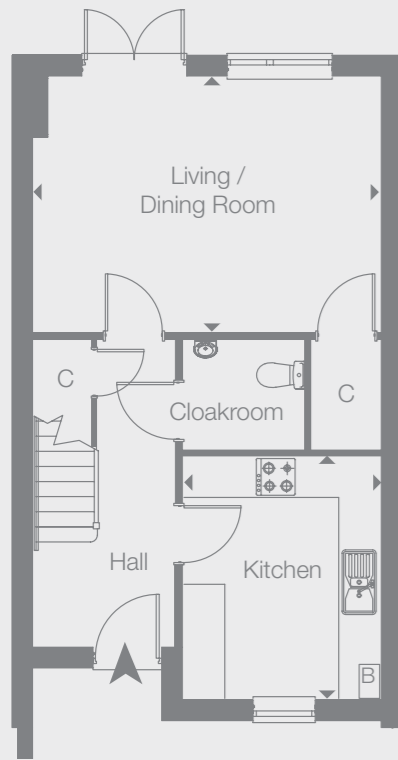


The site plan has been prepared with all due care for the convenience of the intending purchaser. However, the information contained herein is a preliminary guide only. Ground levels and other variances are not shown.

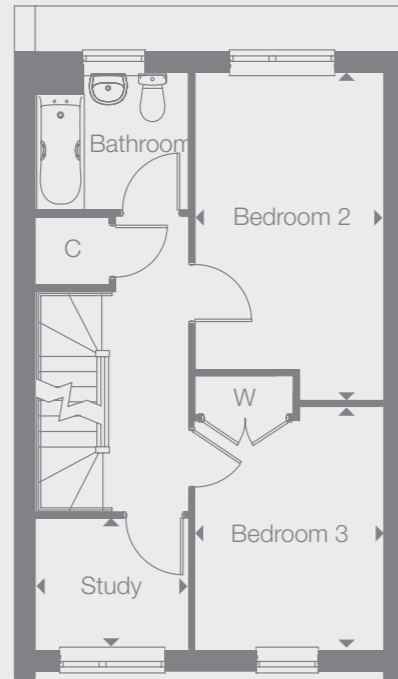
FLOOR PLANS

HARROW PLACE

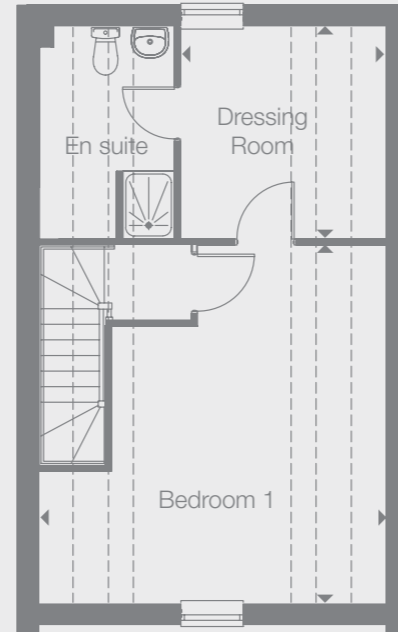
LONDON HA2



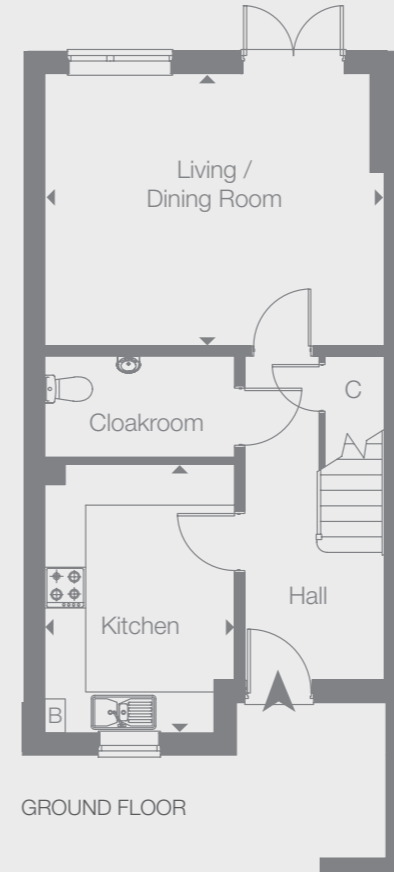
GROUND FLOOR



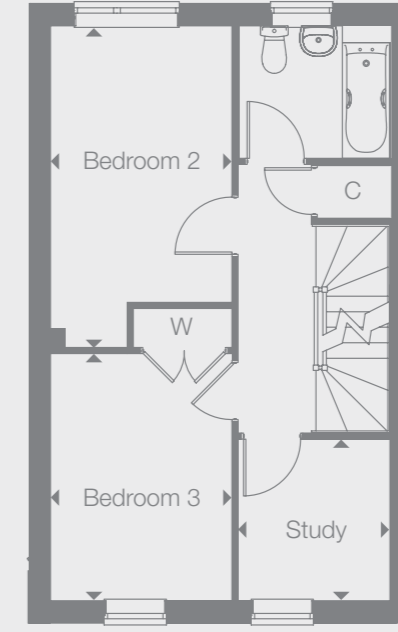
FIRST FLOOR



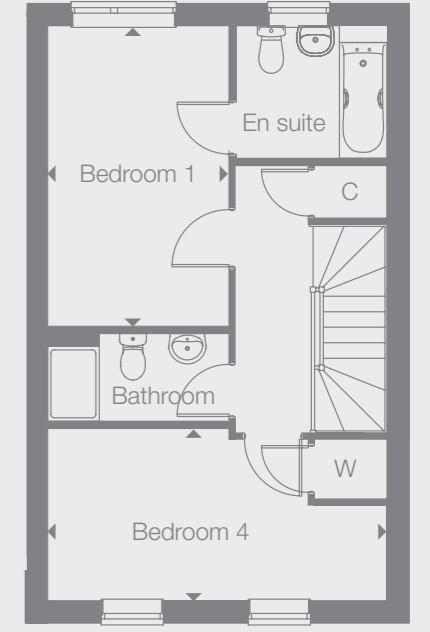
SECOND FLOOR



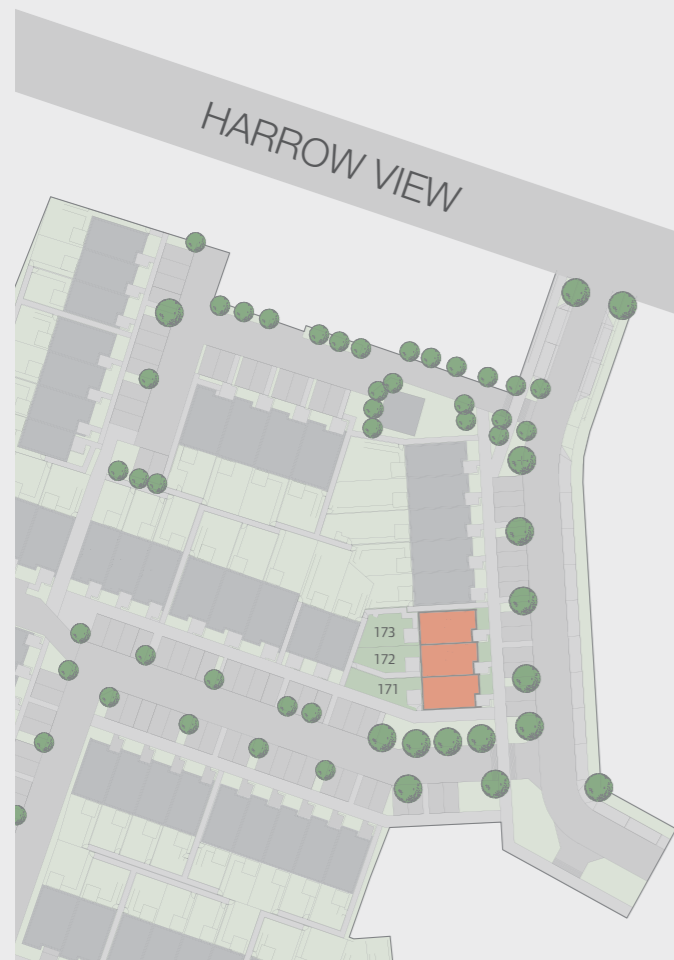
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



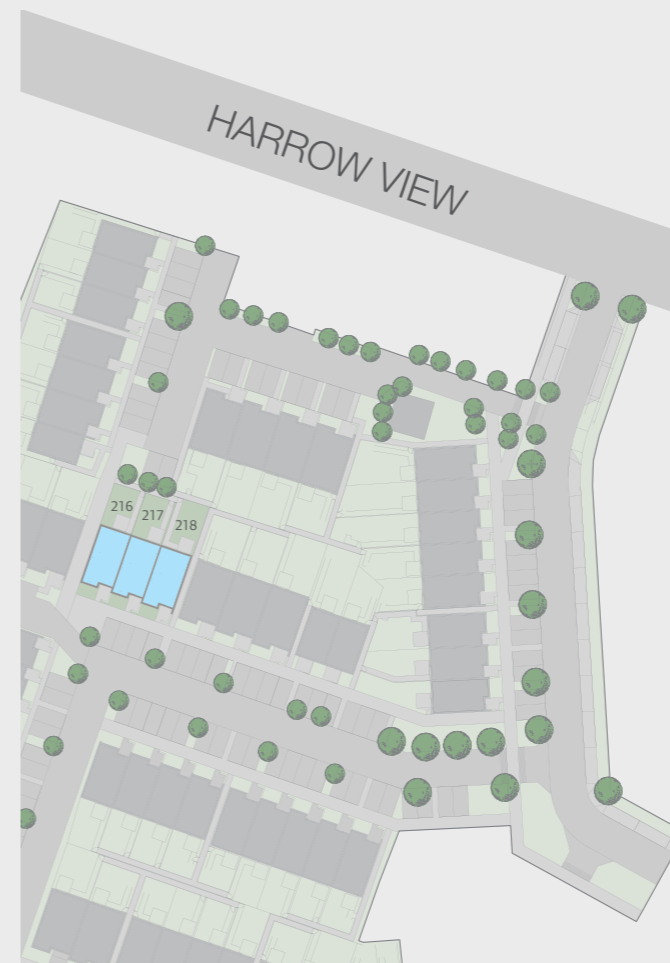
THREE BEDROOM HOUSE PLOTS 171, 172 & 173

LIVING ROOM	5.12m x 3.77m	16' 10" x 12' 5"
KITCHEN	3.59m x 2.92m	11' 9" x 9' 7"
STUDY	2.27m x 1.96m	7' 5" x 6' 5"
BEDROOM 1	5.29m x 5.12m	17' 4" x 16' 10"
DRESSING AREA	3.15m x 3.04m	10' 4" x 10' 0"
BEDROOM 2	4.83m x 2.79m	15' 10" x 9' 2"
BEDROOM 3	3.60m x 2.79m	11' 10" x 9' 2"
TOTAL AREA	131.7 sq.m	1,420 sq.ft

KEY

W - Wardrobe C - Cupboard

----- Denotes full ceiling heights



FOUR BEDROOM HOUSE PLOTS 216, 217 & 218

LIVING ROOM	5.04m x 4.05m	16' 6" x 13' 4"
KITCHEN	3.98m x 2.54m	13' 1" x 8' 4"
STUDY	2.41m x 2.27m	7' 11" x 7' 5"
BEDROOM 1	4.75m x 2.70m	15' 7" x 8' 10"
BEDROOM 2	4.76m x 2.70m	15' 8" x 8' 10"
BEDROOM 3	3.67m x 2.70m	12' 0" x 8' 10"
BEDROOM 4	5.08m x 2.57m	16' 6" x 8' 5"
TOTAL AREA	132.1 sq.m	1,420 sq.ft

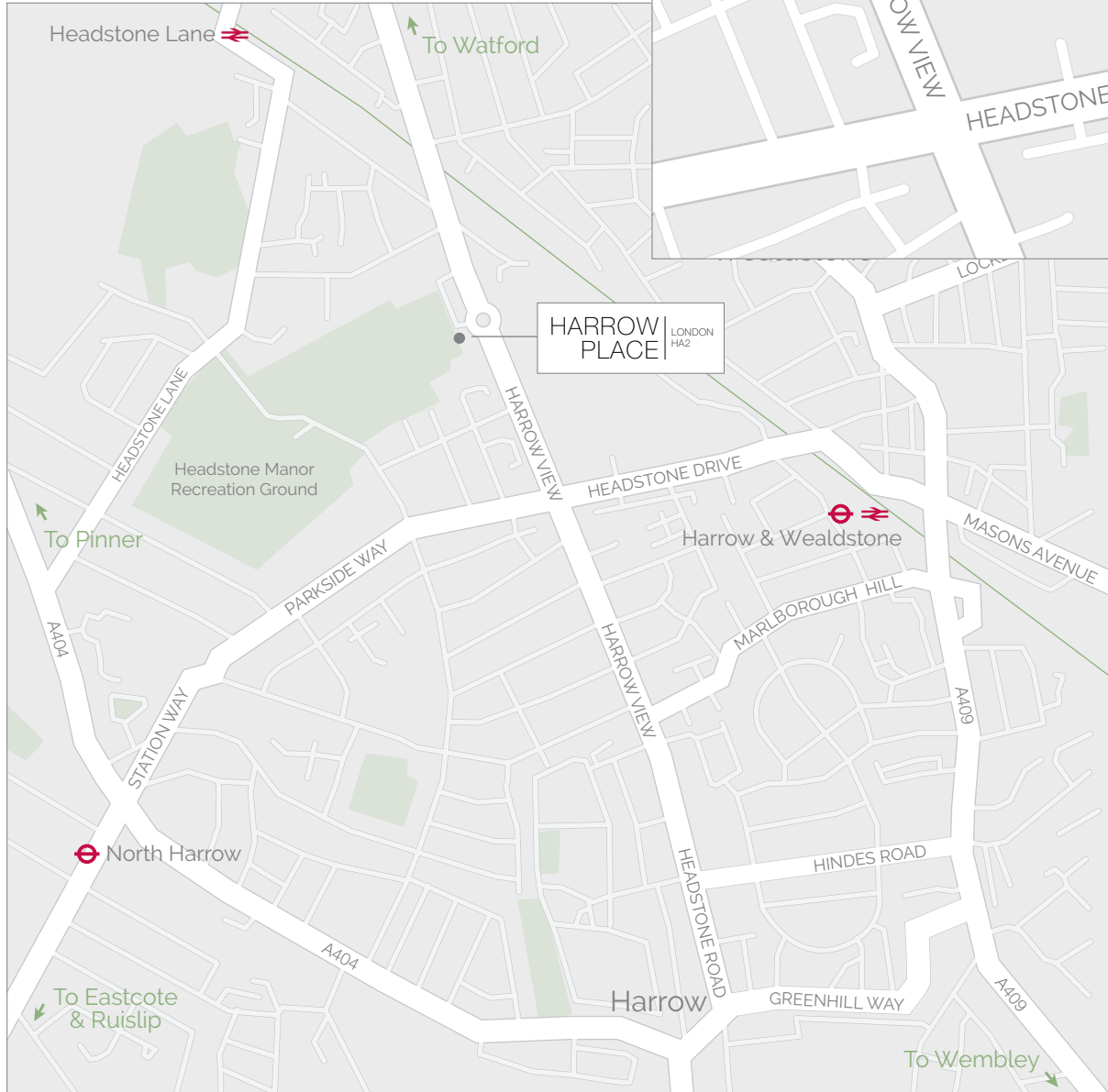
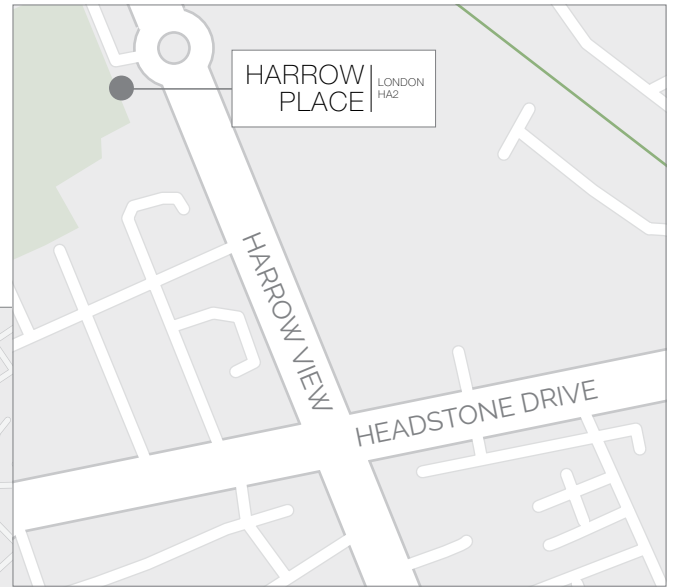
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Floor plans are not to scale and are indicative only. Location of windows, doors, kitchen units and appliances may differ. Doors may swing in the opposite direction to that shown on selected [apartments/houses]. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used to calculate space for items of furniture. Total areas are provided as gross internal areas and are subject to variance. Please speak to our Sales Consultant for further information.

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