ECHO HARROW ORIGINHOUSING

South Harrow; where bustling urban life meets quiet city calm.

So Echo brings you the best of both worlds. Located just minutes from South Harrow underground station and near to the local independent market, this location is perfect for connectivity to central London whilst remaining close to Harrows on the Hill's picturesque village and surrounding woodland and green spaces. These luxury apartments are designed with sustainability, comfort and people in mind. Each bespoke home has been created to the highest specification, whilst also offering the luxury of a secluded and spacious courtyard.

FIND YOUR OWN POCKET OF CALM

Nestle into your perfect home and location. Our high quality and modern collection of apartments are just minutes from the tube, offering you a sanctuary in the midst of a bustling suburb – and seamless connections into the city. The development is custom-made with sustainability and community in-mind.

Offering you not only a tranquil and special place to call home, you will have full access to your own beautifully landscaped courtyard, which all residents can enjoy. The secluded and restful private space, with a south-west facing garden, allows you to absorb the sunlight until late into the evening.



Each home is set within large open plan living spaces, offering each homeowner space and freedom, with clean lines and calm tones throughout. Every apartment has its own outside space, which gives each person extra room to relax and entertain. Some apartments overlook bustling Northolt Road whilst some have views of the woodlands in the distance. Inside, the apartments have been designed with style, modernity and sophistication in mind. The carefully planned bespoke Symphony kitchens create a smart, stylish look individual to each apartment layout, while each bathroom has been given the luxury-hotel treatment with walnut-effect finishes and underfloor heating.

Built with sustainability at the forefront, So Echo, produces low-carbon emissions, which benefits both residents and the environment. Features include a sustainable and economic solution for residents' heat and water supply through a centralised power unit, and outside lighting design that may assist in the reduction of light pollution. To assist in reducing residents' carbon footprint even further, secure bicycle storage is located in the underground private carpark.

Our So Echo development has been designed to meet the Lifetime Homes Standard, which means every home is easily adaptable for all stages of life.



MAKE THE RIGHT MOVE-NOW





The perfect place for first time buyers to get onto the property ladder, be a part of the changing face of Harrow.

Harrow is the largest district in northwest London. It has a large town centre boasting two shopping centres and many independent shops throughout Station Road and College Road. It is home to a University of Westminster's Art campus and is widely known for Harrow School, and Harrow County School making the area diverse, bustling and artistic.

changing face of Harrow.

Harrow is the largest district in northwest London. It has a large town centre boasting two shopping centres and many

The best access to high-quality school places 2

£90,000 investment into green spaces to reduce air and noise pollution

3

£1.75 billion programme to transform Harrow

+

Harrow is one of the few affordable, major metropolitan districts

- 5

98% maintained schools OFSTED judged good or outstanding (August 2017) 6

20%+ of the borough is green belt

7

£15M+ spent on cleaning and greening the borough

{

22.5M footfall recorded in town centre in 2017 with the figure set to rise 9

25 park user groups

Disclaimer: information sourced from BIG Magazine Harrow, March 2018

In 2018, Harrow has been at the forefront of change and innovation, with its already thriving town centre, being injected with a £10 million upgrade to contribute towards the lively retail and restaurant offer in both St Anns and St Georges malls. To further mark this significant year in Harrow, there has been a quality construction of a brandnew library in nearby Harrow on the Hill, alongside the new retail and market area. These improvements are ensuring there is plenty of variety within the independent shops and arts community.

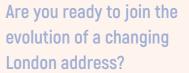


The borough of Harrow is renowned for its passion for outdoor recreation. This is further supported by a £1.2 million investment by the Mayor of London, which will see the centrally located Lowlands Recreation Ground being transformed. The project will see the park boast a new café, performance space, play areas, games facilities and an orchard; all with a view to enhancing the accessibility of art and culture in the community.

For those keen to lead an active lifestyle, the work on a multi-million pound sports facility, which is underway by the FA's grassroots Parklife scheme, will provide an affordable and accessible space for people of all ages to enjoy recreational activities. For those a bit more daring, the UK's largest National Climbing Centre, HarroWall, is open, so you can be one of the first to reach new heights in this green and leafy corner of the capital.







In Harrow, big things are happening, come and be a part of it!



CATCHING THE BUZZ ON NORTHOLT RD

So Echo has something for everyone. Right outside your doorstep there is an energetic neighbourhood bustle including independent shops, restaurants and cafes.

Along Northolt Road, there is a unique collection of local pubs, perfect for cosy family Sunday roasts or more energetic Saturday nights out. For all your foodie needs, there is a Waitrose just moments from the development with plenty more supermarkets in the local area.

Whether you are a budding sports person, a gym bunny or someone who loves to watch live music and poetry, the local community has everything to keep you entertained. With Harrow being one of the greener boroughs in the city, you will not be short on marvellous parks and open water, for all your picnicking needs!

If you want an escape from reality, you can visit VR Champions; London's first VR arcade based in Harrow. Their specifically built VR bays cater for 1-4 people, so you can have fun alone or with friends!









With Harrows mixture of retail, you will be able to eat the freshest produce from all over the world at a winning price, right on your doorstep. If you are looking for somewhere to relax and enjoy a sweet treat and a cup of tea at an affordable price, the Lighthouse Community Café is just on your doorstep, and it will feel just like a home from home.

For those who are seeking a more relaxing endeavour, the collection of spas and beauty clinics will have you feeling fantastic.



You will be spoilt for choice with all of this just at your fingertips. Your new home in Harrow is also placed perfectly to spend a day of retail therapy at Brent Cross Shopping Centre, Ealing Broadway or Westfield in Shepherd's Bush. In under 30 minutes from Harrow on the Hill, you could be enjoying an unforgettable concert or sporting event at nearby Wembley Stadium. When the bright lights of central London call, you can hop on the tube – it's only a two-minute walk away. It could not be easier to tap into the endless choice and opportunity on offer in the capital. Whether you want a day spent enjoying the free museums or a night at the Jazz Café in Camden, to a day of shopping on Bond Street or street food in Shoreditch, it's all in easy reach of So Echo.

If you prefer to stay close to home, just a short wander up the road and you'll be spoilt for choice, with gastropubs and tea rooms all topped off with the incredible views of London from Harrow on the Hill. You'll be right within reach of the borough's town centre, a diverse hub of activity and one of the largest shopping areas in the capital, with a footfall of around two million in 2017! If you are a budding entrepreneur, the high street shops offer students and artists a chance to display their work in the windows. Its here in Harrow that innovation and creativity, meets community! From your favourite casual restaurants to high street shops, department stores and independent retailers, there's always a bargain to be had!

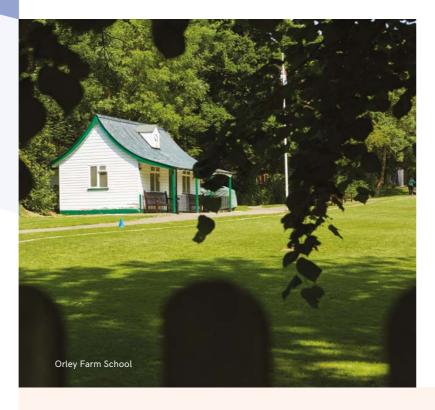
MILE
FROM CHARMING
HARROW ON
THE HILL

17

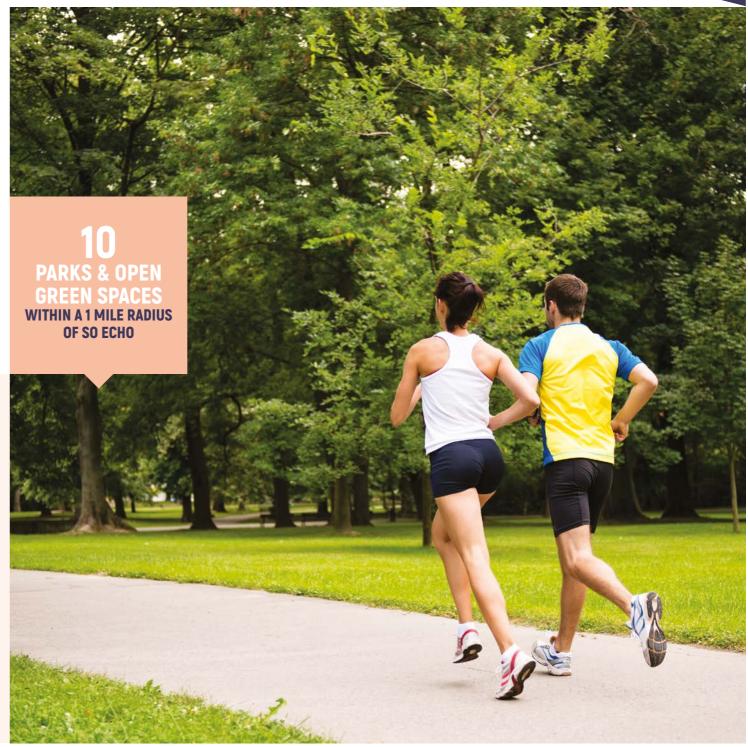
EVERYONE'S GOING GREEN

So Echo gives you the best of both worlds: the bustle and excitement of city life with tranquillity and green space right beside you.

Wander along to Harrow on the Hill and explore Churchfields, a hidden local treasure. Enjoy a picnic among the wildflowers, look out for historic landmarks, and see if you can spot the magnificent birds of prey while you take in the greenery. If you are feeling energetic, you can follow the Capital Ring walking route and embark on a circuit of the city.



If fitness makes you feel alive, there are over 10 hectares of open space in the form of Recreation Grounds, to burn some energy, and work up an appetite. On top of all that, there are several sports pitches and racquet courts nearby, to have a friendly – or competitive – game with family and friends. If the great outdoors isn't where you find your solace, there are plenty of gyms and beauty clinics in Harrow, as well as numerous affordable yoga and martial arts centres.



AN **EDUCATED CHOICE**





'OUTSTANDING' **SECONDARY SCHOOLS** & COLLEGES WITHIN 2 MILES OF SO ECHO

> **LOCAL PRIMARY SCHOOLS RATED** AS 'GOOD' IN THE LOCAL AREA

Children and young people of all ages living at So Echo will have a great selection of local schools. From politicians, to film producers, actors and astronauts, your offspring will be following in the footsteps of some of the world's greats coming out of Harrow schools. As well as being synonymous with a world-renowned institution with previous alumni that include Benedict Cumberbatch and Winston Churchill, Harrow has an excellent selection of both state and independent schools.

Three local primary schools are rated 'Good', and within two miles, there are seven 'Outstanding' secondary schools and colleges. For those looking to pursue a university path, the University of Westminster campus for Media, Arts and Design is only 20 minutes away by bus, which also brings in lots of local exhibitions and interesting projects to your local area. Imperial College London, Kings College and other great universities are all easily reachable by the tube.

SCHOOLS & COLLEGES CLOSE TO SO ECHO

PRIMARY SCHOOLS

Roxeth Mead School 0.4 miles Welldon Park Primary 0.5 miles welldonparkprimary.harrow.sch.uk **Heathland School** 0.9 miles heathlandschool.net 1.3 miles Earlsmead Primary School earlsmeadprimaryschool.co.uk

SECONDARY SCHOOLS 0.7 miles Whitmore High School whitmore.harrow.sch.uk 1.9 miles **Queensmead School** queensmeadschool.org.uk Nower Hill High School 2.2 miles nowerhill.org.uk William Perkin C of E High School 2.9 miles williamperkin.org.uk

COLLEGES

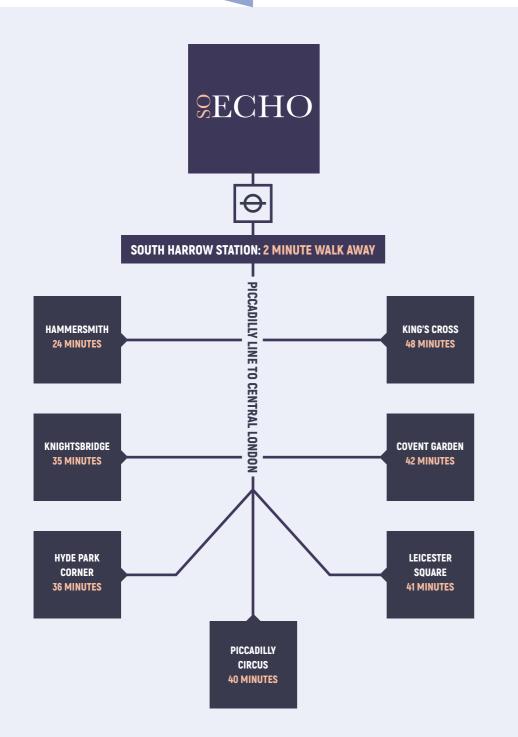
whtc.co.uk

St Dominic's Sixth Form College 0.8 miles stdoms.ac.uk 0.9 miles Rooks Heath College rooksheath.harrow.sch.uk Wembley High Technology College 2.3 miles

BOYS ONLY SCHOOLS

The John Lyon School 0.5 miles johnlyon.org **Harrow School** 0.9 miles harrowschool.org.uk

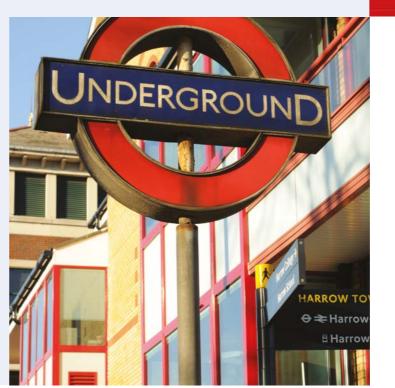
Harrow



29 MINUTES COMMUTE TO CENTRAL LONDON*

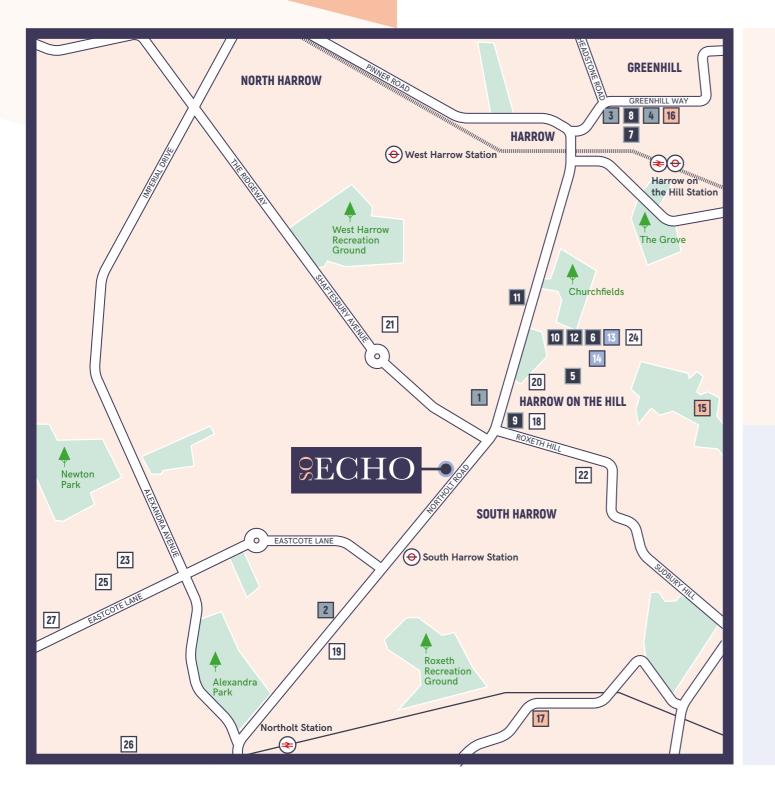
*VIA PICCADILLY LINE TO ZONE 1/EARL'S COURT

STAY CONNECTED



So Echo is situated in the perfect location for quick access into Central London and further afield, including international airports and the wonders of Regional Parks including Colne Valley. If you need to commute into the city for work, it couldn't be easier. Just a two-minute walk from your front door, you can hop on the Piccadilly Line at South Harrow tube station. With direct trains to Hyde Park, Piccadilly Circus and Covent Garden, your new home is extremely well connected to anywhere you need to be.

If you need to catch a flight, Heathrow Airport is only 46 minutes from So Echo by tube. National and international rail services from King's Cross St Pancras can be reached in under 50 minutes, meaning you can explore other cities or even hop on the Eurostar to France or further afield! For travel by car, your Harrow address has excellent links to the North Circular, M40 and M25, putting you in easy reach of local landmarks including Wembley Stadium, the Royal Air Force Museum and the family-friendly, Rectory Park which offers a host of events and festivals. Whether you prefer heading into the big city, or enjoying staying local on your weekend, So Echo is the ideal place for couples, families and singletons alike.



OUT AND ABOUT

RETAIL

- Waitrose
- 2 Sainsbury's
- St George's Shopping Centre
- 4 St Anns Shopping Centre

RESTAURANTS / BARS / PUBS

- 5 Incanto
- 6 La Collina

7 Pizza Express

- 8 Prezzo
- 9 The White Horse
- 10 The Castle
- 11 Kingsfield Arms
- 12 Blues Tapas Bar

CAFÉS

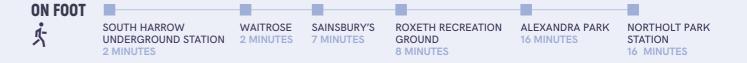
- The Dolls House On The Hill
- Battels Art & Coffee

LEISURE

- Harrow Hill Golf Course
- Vue Cinema
- 17 David Lloyd Leisure Club

SCHOOLS

- 18 Roxeth Mead School
- 19 Welldon Park Primary
- 20 The John Lyon School
- 21 Whitmore High School
- 22 St Dominic's Sixth Form School
- Heathland School
- 24 Harrow School
- 25 Rooks Heath College
- 26 Earlsmead Primary School
- 27 Queensmead School



ON BIKE



THE WHITE HORSE 4 MINUTES

COLLINA 7 MINUTES

BATTLES ART & COFFEE **7 MINUTES**

ST GEORGE'S SHOPPING CENTRE 8 MINUTES

HARROW HILL **GOLF COURSE 10 MINUTES**

BY BUS



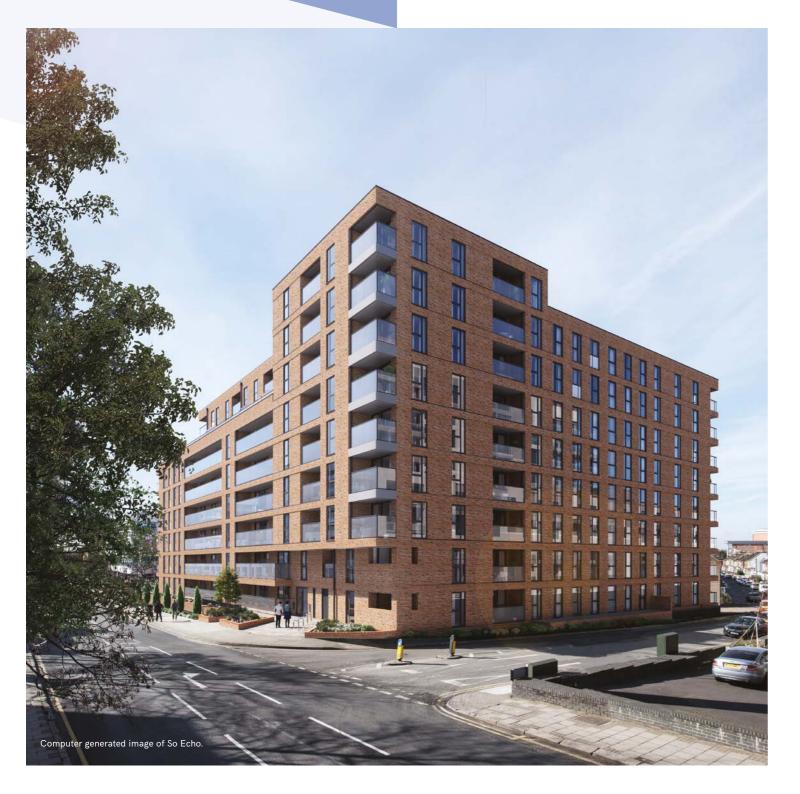
HARROW ON **VUE CINEMA** THE HILL 10 MINUTES **5 MINUTES**

HOSPITAL

NORTHWICK PARK 22 MINUTES

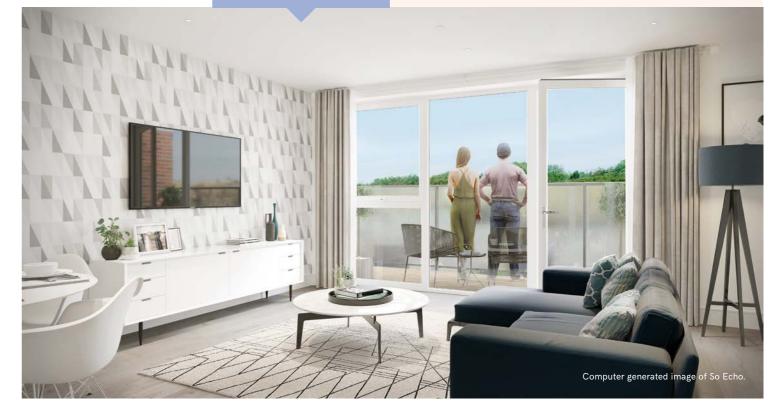
DAVID LLOYD LEISURE CLUB **35 MINUTES**

WEMBLEY STADIUM **44 MINUTES**



IMPRESSIVE VIEWS OUTSIDE WELL DESIGNED INSIDE So Echo offers optimal daylight within each home, and the bespoke layouts are designed with comfort and contemporary style in mind. The single, dual and triple-aspect homes, allow you to settle in and take in the interesting surroundings whilst connecting you with the historical the local area. The variety of viewpoints provided have been thoughtfully designed, whilst encompassing the greenery of the shared courtyard. The openplan living areas and elegant private outside spaces will allow you to feel a sense of serenity and security in your new home.

A team of designers have thoughtfully chosen the high internal specifications, to ensure quality is injected into each room, whilst remaining unique and contemporary. Onlookers can admire the calm tones of the external brickwork, whilst the opaque glass balconies will reflect sunlight into the area and out into Harrow. This magnificent building will truly inject a new lease of life into an already thriving area.

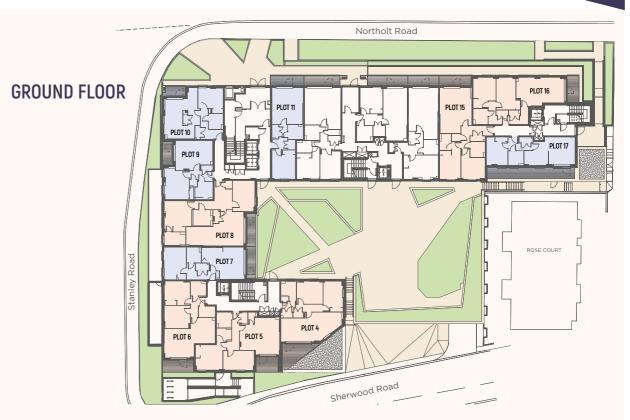


Light-filled rooms and balconies will complement one another; incorporating a striking mix of materials, each room will truly sparkle.

Finished to a high specification, So Echo homes really do set the standard for South Harrow. These one and two-bedroom apartments are designed with clean lines and contemporary styling, including sleek matching kitchens, with ample, integrated storage and fitted appliances. Luxury bathrooms with stylish sanitary ware; making each day feel like a luxury hotel experience.







FIRST FLOOR

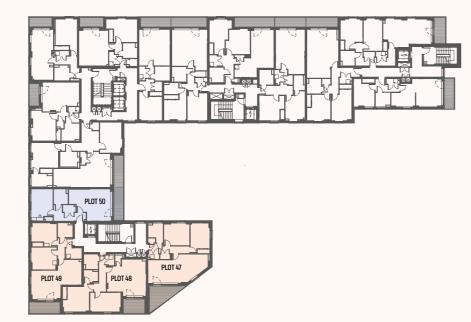
ONE BEDROOM



SECOND FLOOR



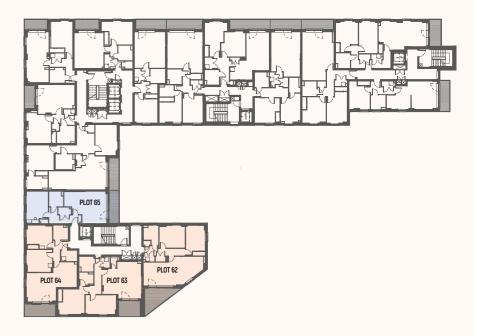
THIRD FLOOR



ONE BEDROOM

TWO BEDROOM

FOURTH FLOOR



ONE BEDROOM

TWO BEDROOM

APARTMENT TYPE 4 2 BEDROOM

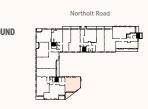
Plot 4, 18, 32, 47, 62.

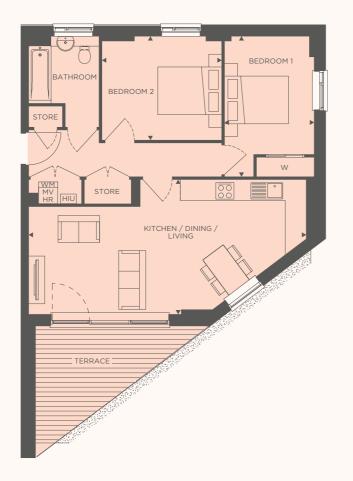
Living/Dining/Kitchen	8.70 x 4.20	28'7 x 13'10
Bedroom 1	2.80 x 4.40	9′2 x 14′5
Bedroom 2	3.75 x 3.25	12'4 x 10'8











APARTMENT TYPE 5

2 BEDROOM

Plot 5, 19, 33 48, 63.

Living/Dining/Kitchen	5.70 x 5.30	18'9 x 17'6
Bedroom 1	3.85 x 3.60	12'8 x 11'11
Bedroom 2	4.45 x 2.80	14'8 x 9'2











► Measuring points W/M - Washing Machine W - Wardrobe

HIU - Heat Interfacr Unit

MV HR - Mechanical Ventilation with Heat Recovery

Measuring points W/M - Washing Machine

W - Wardrobe

HIU - Heat Interfacr Unit

MV HR - Mechanical Ventilation with Heat Recovery

APARTMENT TYPE 7 1 BEDROOM

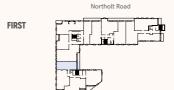
Living/Dining/Kitchen 6.10 x 4.65 20'1 x 15'3 Bedroom 3.15 x 4.65 10'4 x 15'3

Plot 7, 21, 35, 50, 65.





Northolt Road





APARTMENT TYPE 10

1 BEDROOM

Plot 9, 23,

_iving/Dining/Kitchen	5.30 x 4.20	17'6 x 13'11
Bedroom	3.30 x 4.40	10′11 x 14′6









APARTMENT TYPE 11 1 BEDROOM

Living/Dining/Kitchen 15'5 x 18'10 4.70 x 5.75 Bedroom 3.55 x 2.95 11'9 x 9'8

Plot 10.





Northolt Road

APARTMENT TYPE 12 1 BEDROOM

Living/Dining/Kitchen 5.20 x 4.50 17'2 x 14'9 Bedroom 4.15 x 3.35 13'8 x 11'0

Plot 11.







Measuring points W/M - Washing Machine W - Wardrobe HIU - Heat Interfacr Unit MV HR - Mechanical Ventilation with Heat Recovery

APARTMENT TYPE 13

2 BEDROOM

Plot 8, 22.

Living/Dining/Kitchen	8.40 x 5.15	27'7 x 16'11
Bedroom 1	3.95 x 4.40	13′1 x 14′6
Bedroom 2	3.15 x 4.40	10'4 x 14'7









APARTMENT TYPE 342 BEDROOM

Plot 16.

Living/Dining/Kitchen	7.00 x 4.10	23'0 x 13'5
Bedroom 1	2.75 x 4.60	9′0 x 15′2
Bedroom 2	3.25 x 4.45	10'8 x 14'8







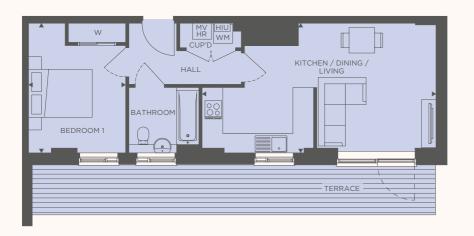
▶ Measuring points W/M - Washing Machine W - Wardrobe HIU - Heat Interfacr Unit MV HR - Mechanical Ventilation with Heat Recovery

APARTMENT TYPE 35 1 BEDROOM

Living/Dining/Kitchen 7.35 x 4.05 24'1 x 13'4 3.05 x 4.05 Bedroom 1 10'0 x 13'4

Plot 17.







APARTMENT TYPE 41

2 BEDROOM

Plot 15.

Living/Dining/Kitchen	6.55 x 4.60	21′7 x 15′1
Bedroom 1	5.35 x 4.00	17′7 x 9′10
Bedroom 2	4.25 x 3.40	14'0 x 11'3







▶ Measuring points W/M - Washing Machine W - Wardrobe HIU - Heat Interfacr Unit MV HR - Mechanical Ventilation with Heat Recovery

APARTMENT TYPE 42 2 BEDROOM

Plot 6, 20, 34, 49, 64.

Living/Dining/Kitchen	7.30 x 4.20	24'0 x 13'9
Bedroom 1	3.75 x 3.45	12'3x 11'4
Bedroom 2	3.75 x 3.25	12'3 x 10'8













- Zanussi ceramic hob with stainless steel splashback where applicable
- Zanussi integrated oven
- · Zanussi integrated fridge/freezer
- · Zanussi integrated dishwasher
- Cooker hood integrated or ceiling hood where applicable
- Blanco stainless steel sink with contemporary Blanco mixer tap
- LED feature lighting to wall units
- Soft close to doors and drawers
- Integrated pull out waste bin with recycling facility
- Zanussi washer/dryer freestanding in hallway cupboard

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

FAMILY BATHROOM

Ideal Standard sanitary ware combined with Hansgrohe taps and showers are used throughout and wood effect vanity tops add a touch of elegance to create stunning bathrooms and en-suites.

- Bath with shower over and glass screen
- Low profile shower tray with glass shower screen/ door
- Wood effect vanity tops
- Large format wall and floor tiles
- Heated chrome towel rail

EN-SUITE*

Our elegant and stylish en-suites feature white Ideal Standard sanitary ware and complementing mixer taps and showers by Hansgrohe, with wood effect vanity tops adding a hint of sophistication.

- Low profile shower tray with glass shower screen/door
- Wood effect vanity tops
- Large format wall and floor tiles
- Heated chrome towel rail

DECORATIVE FINISHES

To achieve a contemporary style interior we have selected clean lines for stairs, doors, architraves and skirting, keeping everything in subtle colours to create a calm and tranquil environment.

- 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
- Square cut skirting and architrave
- Painted walls
- Smooth painted ceilings

FLOOR FINISHES

- Laminate flooring to entrance hall and in the kitchen/living/dining room areas
- Carpet in bedrooms
- Large format tiles in bathroom and en-suites

HEATING AND WATER

- · Underfloor heating throughout
- Heated chrome towel rails to bathroom and en-suites
- Heating via communal heating plant

ELECTRICAL

- Downlights to kitchen/living/dining room, bathrooms and ensuites
- Pendant fittings in selected locations to entrance hall and all bedrooms
- LED feature lighting to wall units in kitchen
- White moulded electrical switches and sockets throughout
- Shaver points to bathroom and en-suites
- TV points to living/dining room and all bedrooms
- Phone points to kitchen/living/dining room, master and second bedrooms
- Data points to living room and master and second bedrooms
- 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 and communal areas and bin stores
- Spur for customer's own installation of security alarm panel

EXTERNAL FINISHES

- Decking
- · Glass balustrade divisional and boundary fencing

COMMUNAL AREAS

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

PARKING

• Limited parking available to purchase separately in basement car park.

CONSTRUCTION

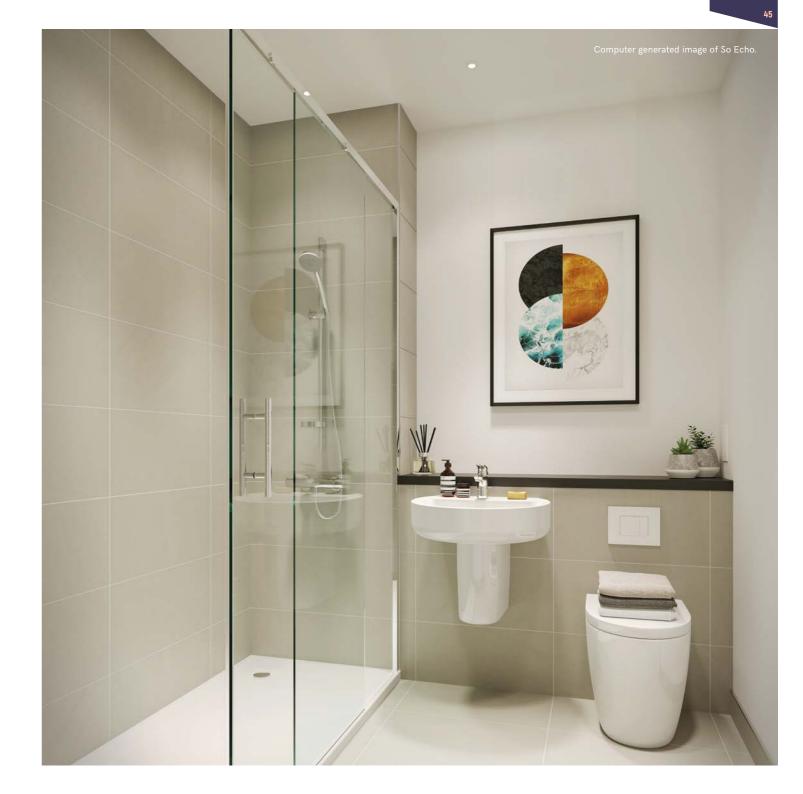
- Traditionally constructed brick and block outer walls, cavity filled with insulation
- Concrete floors
- Exterior treatments are a red brick
- · Aluminium rain-water goods

GENERAL

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

*Not all apartments feature an en-suite. 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.



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

What makes us distinctive?

We're committed to developing sustainable communities in challenging, high density areas. Origin is a skilled provider of mixed tenure and mixed-use development with a strong reputation for housing support and community development. Origin is a successful housing association with a focus on building homes in North London and Hertfordshire.

For more information:
Call: 0300 323 0325
Email: sales@originhousing.org.uk
Click: www.originsales.co.uk

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The specification is indicative of style and may be subject to change at the construction stage of the development. These matters should be verified by any prospective buyer at the time of purchase. All information supplied within this brochure may vary and therefore does not form part of any contract. Images have been used to present the development and assumes that a reasonable amount of time has lapsed to allow for landscaping and foliage to mature. All photographs are indicative of style only and not representative of actual specification. Images are from a previous Origin Housing development.

DESIGN AND PRODUCTION DS.EMOTION JUN 2018_4744

SECHO HARROW ORIGINHOUSING

www.origin-echoone.co.uk