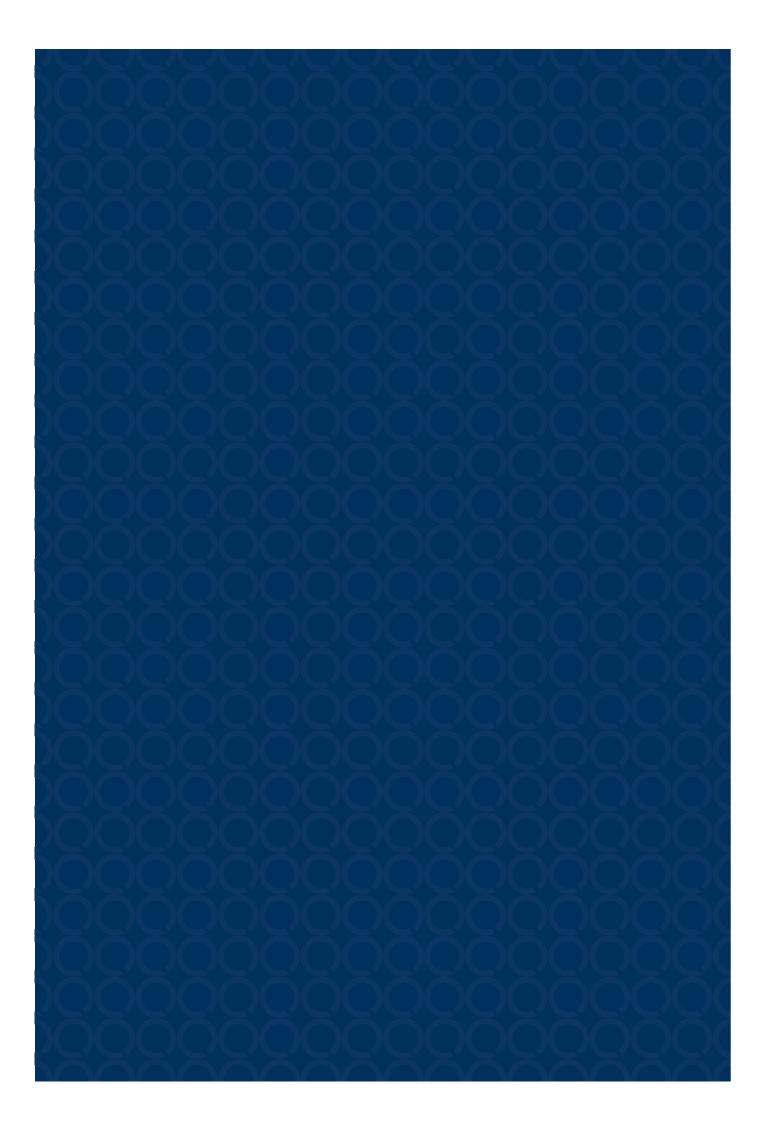


LIFE AT THE **HEART (&)** SOUL OF HARROW





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.

HEART & SOUL

ictoria Hall

INNER CALM, OUTER STYLE -HARROW ONE HAS IT ALL

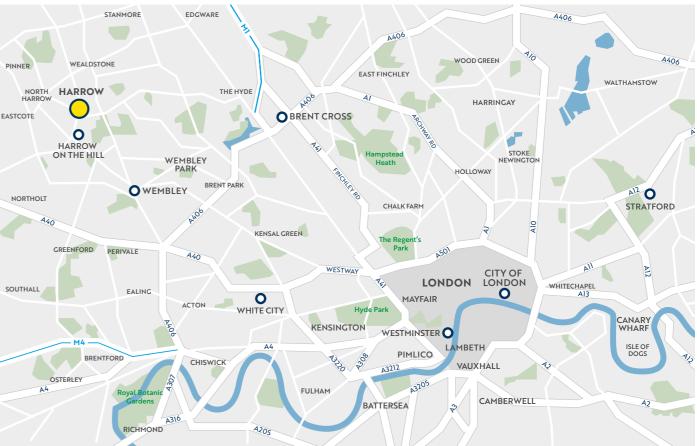
These stunning apartments are designed within two impressive, dramatic buildings that enclose a beautifully landscaped courtyard garden. Interiors are light and neutral with fixtures and fittings that are designed to enhance your way of life.





PERFECTLY PLACED FOR YOU TO MAKE THE MOST OUT OF HARROW ONE.





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 escape and unwind in whilst you stay connected to the best sights and experiences the city has to offer.

Some of London's best urban parks and the independent boutiques and coffee shops of Harrow on the Hill are a short walk away. 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.



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



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

All of the apartments at Harrow One offer the best of 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.





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.

AND NIGHT.



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 it's 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.

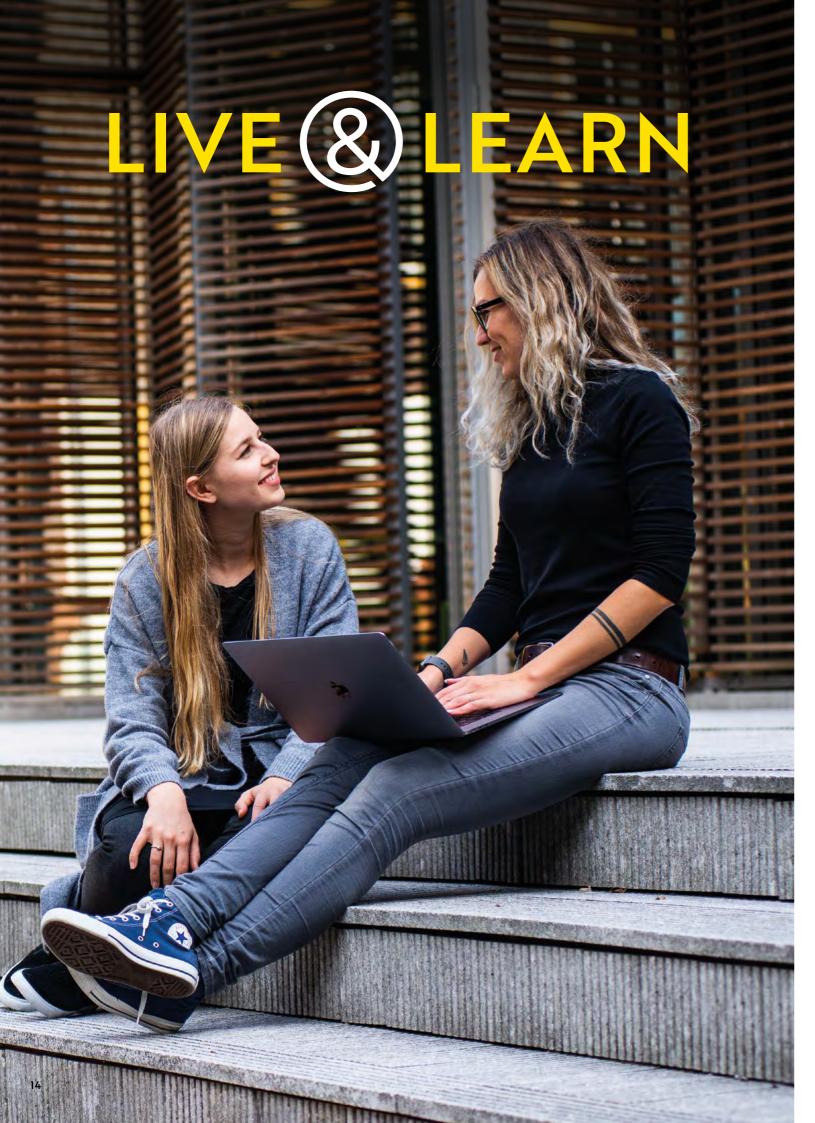
in the great outdoors.

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, why not test your strength and agility at the UK's biggest indoor climbing wall, home to the new Olympic sport of bouldering.

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





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, Art 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 offering an education that is world renowned. School leavers regularly achieve places at the world's top ten universities and enjoy the delights of studying at one of the country's oldest educational establishments with some of the best state-of-the-art facilities.

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 & 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



16

MORE MORE

HARROW, A VIBRANT PLACE WITH MORE GOING ON.

PUBS/BARS/RESTAURANTS

Trinity (bar and live music)

Sorrentina Ristorante Italiano

RETAIL

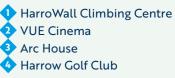
• St George's Shopping Centre

- St Anns Shopping Centre
- Debenhams/Topshop

SUPERMARKETS

Morrisons Tesco Express Tesco Express

LEISURE



HEALTH & WELL BEING

1 The Gym 2 Better Gym 3 Gold's Gym

UP (&) COMING

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



HARROW IS SEEING MAJOR INVESTMENT IN:



PARKS AND OUTDOOR SPACES

Improved green spaces means there's more opportunity to experience the great outdoors. For example, Lowlands Recreation Ground now features basketball and tennis courts. A new cafe and Arc House outdoor performance space provide community events throughout the year.



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 improve the local environment including two new town square developments including flexible spaces for outdoor markets, children's play areas and new greenery, lighting and street furniture to help enhance the quality of life in the town. Harrow Council have 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.



SHOPPING IN HARROW

£10m investment into the two local shopping centres of St Ann's and St George's have ensured all your favourite brands are here including 5 new restaurants, a 12 screen Vue cinema and a new 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 so however you prefer to travel, living at Harrow One will make your journey easier.





Sources: TfL, Google Maps, National Rail, Crossrail and Eurostar. Some travel times calculated using multiple transport operators and are correct at time of going to press.

BY RAIL / TUBE



Harrow on the Hill

Kenton station

Pinner Station

Wembley Stadium

Brent Cross Shopping Centre

Heathrow Airport

7 MINS Wembley Park station

17 MINS Marylebone station

18 MINS Bond Street Station

19 MINS The Regent's Park

19 MINS Paddington station

20 MINS Oxford Circus Station

24 MINS King's Cross / St Pancras International station

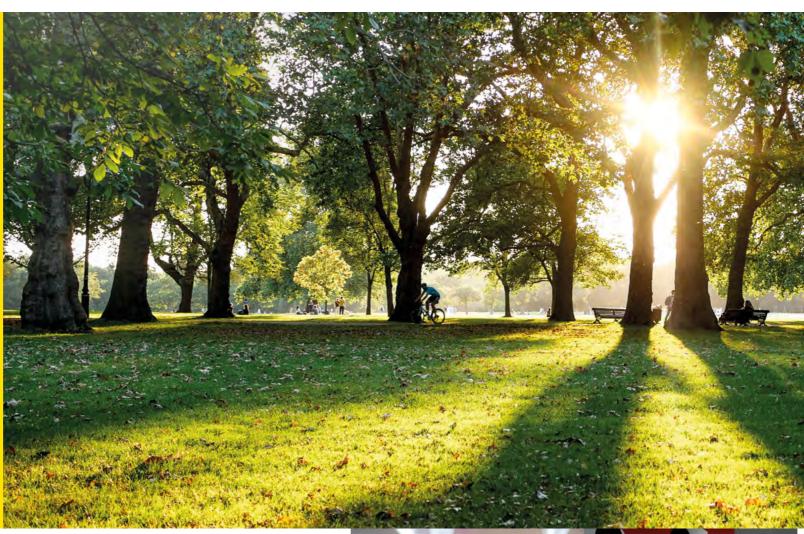
35 MINS Canary Wharf Station (via Crossrail, change at Farringdon)

2 HRS 43 MINS Paris

(via Eurostar from St Pancras International station)

PICK ® MIX

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



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.



RAISE THE ROOF - SEE THE STARS

Wembley Stadium provides the backdrop to some of the UK's biggest sporting and musical events, only a fifteen 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 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 fifteen minutes walk from Baker Street tube station.



CENTRAL LONDON IS PEPPERED WITH OPEN GREEN SPACES. EXPLORE THEM ALL.

FIRST FOR FASHION

Arrive at Carnaby Street in under thirty 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 twenty fantastic eateries as well as Coal Drops Yard retail park. Just forty 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.



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 ensuite

Heating and Water

- Underfloor heating throughout each apartment
- Heated chrome towel rail to bathroom and en-suite

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 • 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
- 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
- Letterboxes provided for all apartments within communal entrance lobby

• Heating and hot water via communal heating plant

Shaver sockets to bathroom and

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.

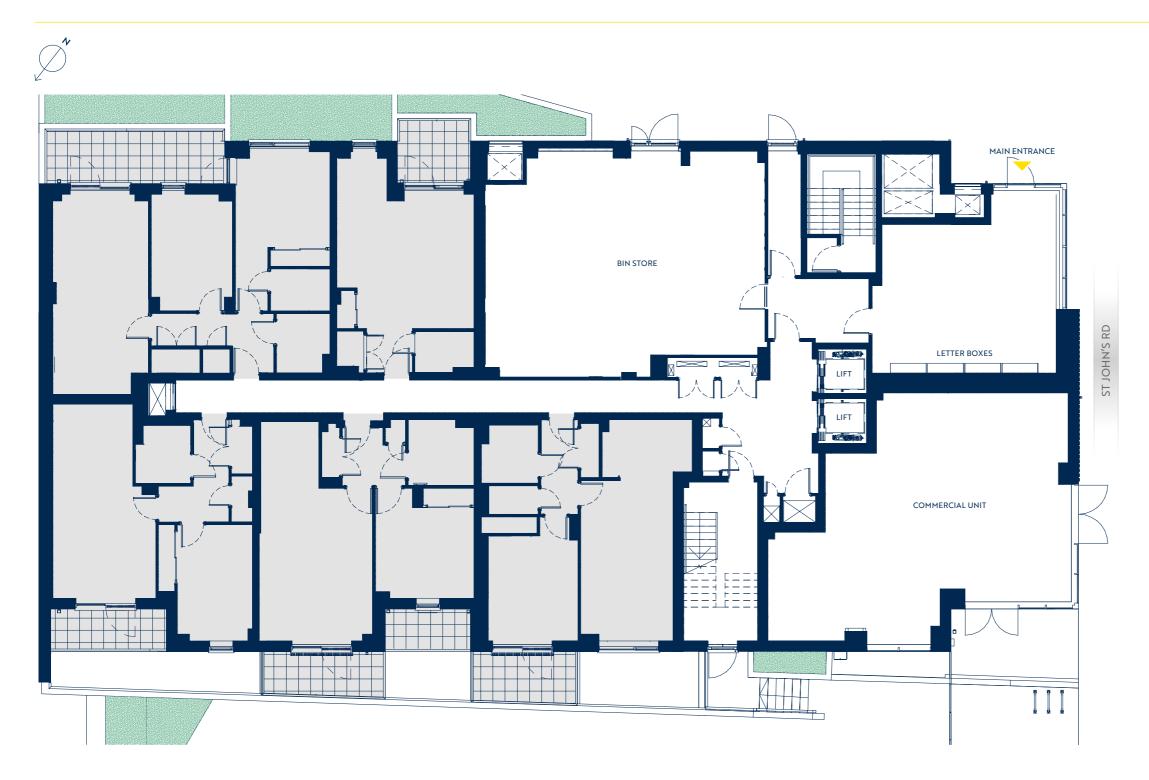




BYRON **APARTMENTS**



THE BYRON APARTMENTS GROUND FLOOR



Shared Ownership homes available through Origin Housing Group



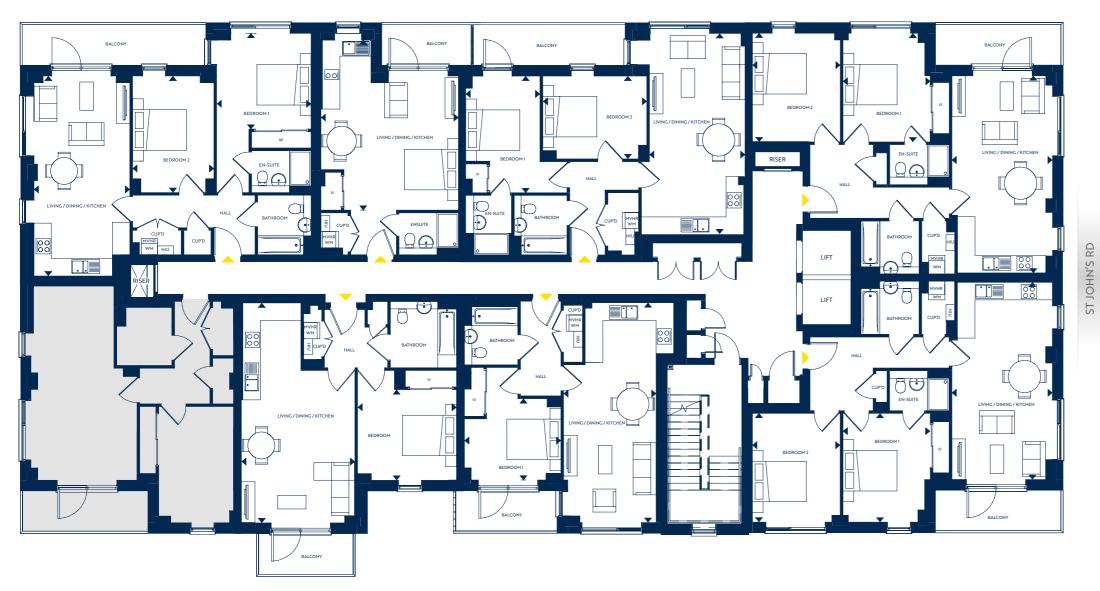


THE MOORE APARTMENTS THE BYRON APARTMENTS

VH VICTORIA HALL Shared Ownership homes available through Origin Housing



THE BYRON APARTMENTS FLOOR



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

🛃 Wheelchair adaptable units

IST FLOOR





Shared Ownership home available through Origin Housing Group

Plot 112		Studio
Kitchen/ Living/ Dining Room	5.10m x 6.30m	16'9" x 20'8"
Plot 108		1 Bedroom
Kitchen/ Living/ Dining Room	3.40m x 8.10m	11'2" x 26'7"
Bedroom 1	3.60m x 3.00m	11'10" x 9'10"
Plot 109		1 Bedroom
Kitchen/ Living/ Dining Room	4.20m x 8.10m	13'9" x 26'7"
Bedroom 1	3.70m x 3.40m	12'2" x 11'2"
Plot 105		2 Bedroom
Kitchen/ Living/ Dining Room	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 Room	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 Room	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 Room	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"



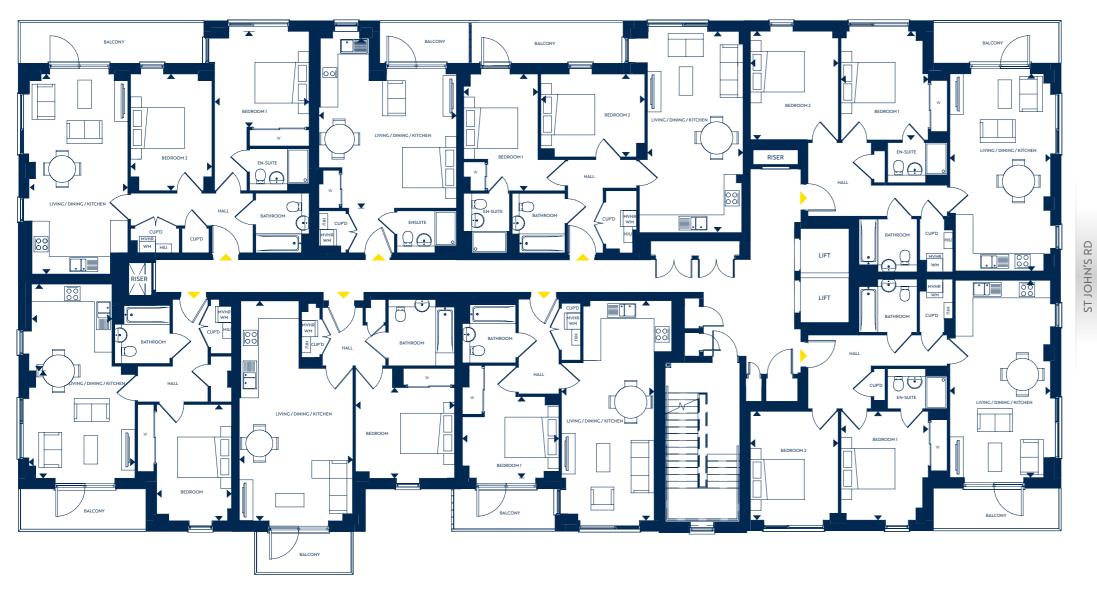
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THE MOORE APARTMENTS THE BYRON APARTMENTS

VH VICTORIA HALL Shared Ownership homes available through Origin Housing



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

2ND FLOOR

113

OHN'S RD

114

115

JOHN'S RD

122

123



134





5TH FLOOR



6TH FLOOR



10TH FLOOR

IOHN'S RD

Studio
1 Bedroom
2 Bedroom





3RD FLOOR

127

126 125



121





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Plots 120, 128, 136, 144, 152, 160	0, 168, 176, 184	Studio
Kitchen/ Living/ Dining Room	5.10m x 6.30m	16'9" x 20'8"
Plots 116, 124, 132, 140, 148, 156	, 164, 172, 180	1 Bedroom
Kitchen/ Living/ Dining Room	3.40m x 8.10m	11'2" x 26'7"
Bedroom 1	3.60m x 3.00m	11'10" x 9'10"
Plots 117, 125, 133, 141, 149, 157,	165, 173, 181	1 Bedroom
Kitchen/ Living/ Dining Room	4.20m x 8.10m	13'9" x 26'7"
Bedroom 1	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 Room	3.90m x 4.00m	12'10" x 13'1"
Bedroom 1	2.80m x 4.30m	9′2″ x 14′1′
Plots 113, 121, 129, 137, 145, 153, 1	161, 169, 177	2 Bedroom
Kitchen/ Living/ Dining Room	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 Room	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 Room	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 Room	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"

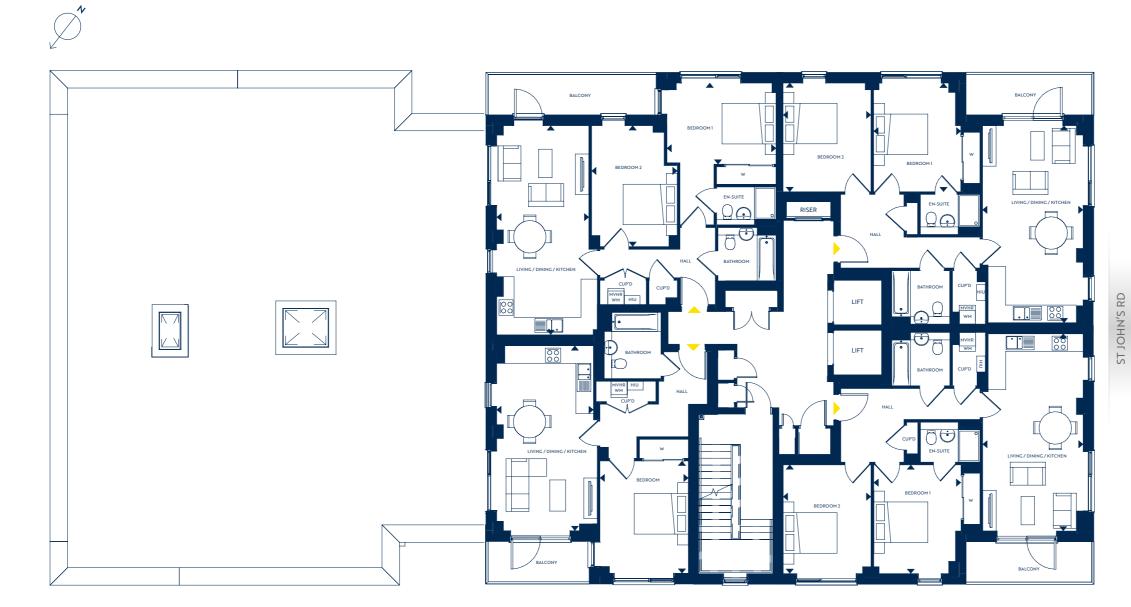


THE MOORE APARTMENTS THE BYRON APARTMENTS

VH VICTORIA HALL Shared Ownership homes available through Origin Housing



THE BYRON APARTMENTS FLOORS 11 TO 15



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



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185

188

12TH FLOOR

JOHN'S RD

186





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193

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196

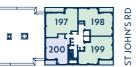
14TH FLOOR

OHN'S RD

194

8-

195



15TH FLOOR





40

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

Plots 185, 189, 193, 197, 201		2 Bedroom
Kitchen/ Living/ Dining Room	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 Room	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 Room	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"



THE MOORE APARTMENTS THE BYRON APARTMENTS VH VICTORIA HALL

Shared Ownership homes available through Origin Housing





APARTMENTS



THE MOORE APARTMENTS GROUND FLOOR

THE MOORE APARTMENTS FLOORS 2 TO 6



Plots 80*, 81, 84*, 85, 88*, 89, 9	92*, 93, 96*, 97	2 Bedroom
Kitchen/ Living/ Dining Room	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"

2ND FLOOR SHEEPCOTE RD 80 81 -{^E}-82 83



SHEEPCOTE RD 88

CUP'D

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THE MOORE APARTMENTS THE BYRON APARTMENTS VH VICTORIA HALL Shared Ownership homes available through Origin Housing









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

Plots 82, 83*, 86, 87*, 90, 91*, 9	94, 95*, 98, 99*	2 Bedroom
Kitchen/ Living/ Dining Room	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"
		* Handed Plots

4TH FLOOR





6TH FLOOR SHEEPCOTE RD 96 97 E HOD.

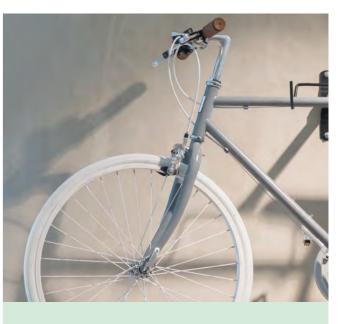
HARROW ONE BASEMENT





SHEEPCOTE RD





	Car Parking Area for Residents
	Car Parking Area for Community Hall users
	Motorcycle parking
3	Electric car charging point (active)
3	Future electric car charging point (passive)



A UNIQUE COLLABORATION BETWEEN



HILL

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

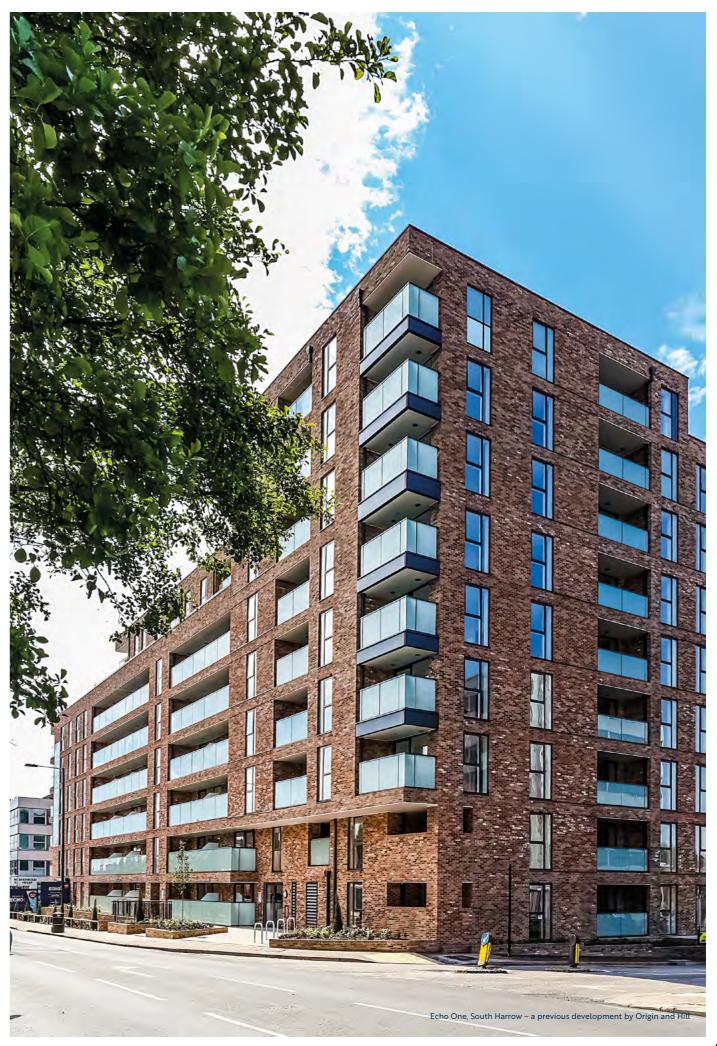
We bring together award-winning contemporary design, sustainable materials and a sympathetic approach to create stunning, individual new properties and communities. We invest significant time and effort from the outset to ensure that all our properties achieve the perfect balance between innovation and 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

HARROWONE

LIFE AT THE **HEART (A)** SOUL OF HARROW

HARROWONE.CO.UK 020 3911 2090

This brochure, and the description and measurements herein, do not form any part of a contract. Whilst every effort has been made to ensure accuracy, this cannot always be guaranteed. Site layouts, and specifications are taken from drawings which were correct at the time of print. The information and imagery contained in this brochure is for guidance purposes only and does not constitute a contract, part of contract or warranty. Images of the Harrow One properties are computer generated and the landscaping may have been enhanced. Details correct at time of going to print.





A UNIQUE COLLABORATION BETWEEN