

HARROW ONE

HARROW HA1



SHARED OWNERSHIP

LIFE AT THE **HEART**  **SOUL** OF HARROW



WELCOME TO HARROW ONE

This brand new collection of shared ownership homes features Studio, 1, 2 and 3 bedroom apartments designed for modern, sustainable city living. With fantastic connectivity to central London, local amenities and green space, Harrow One gives you the perfect balance of relaxing tranquillity and vibrant city energy.

DESIGNED WITH MODERN LIVING IN MIND

These stunning apartments are designed within two striking buildings that enclose a beautifully landscaped courtyard garden. There's also the newly built Victoria Hall, a central hub for residents and the wider community.

Interiors are light and neutral with high quality fixtures and fittings. Open-plan living gives you the flexibility to arrange your home to suit you, while the outdoor terraces or balconies are the perfect space to relax in. To support more sustainable living, there are around 400 secure bike storage spaces, meaning 2 per plot. We have also incorporated energy efficient appliances and planting to encourage wildlife.

WHAT IS SHARED OWNERSHIP?

Shared Ownership is a great alternative to renting and perfect if you can't afford to buy a home outright. It also means you don't have to raise a huge deposit based on the full property value, but only the share you can afford to buy. For many first time buyers it is the only opportunity to get a foot on the housing ladder.

Our panel of Independent Financial Adviser's (IFA's) will be able to assist in assessing your financial position to obtain

a mortgage and purchase the largest share you can afford from 25% to 75% maximum, of the full market value. The unowned share you will pay a subsidised rent for, and there will also be a monthly service charge payable at Harrow One.

You may subsequently afford to buy further shares, know as staircasing, and ultimately staircase to full 100% ownership.

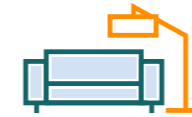
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ALL YOU NEED TO LIVE LIFE TO THE FULL



Harrow One is perfectly placed for you to make the most of this vibrant London neighbourhood. Living here means you are only a few moments walk from excellent transport links, good schools, attractive parks and green spaces, and shopping, dining and leisure facilities. The charming village of Harrow on the Hill is also a short walk away, with its picturesque streets, independent shops and cafés.

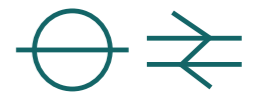
The nearest tube stop and bus station are right on your doorstep so you'll find it easy to get around, whether you're commuting into central London, exercising in the local park or exploring the West End.



WELL DESIGNED,
MODERN & SPACIOUS
APARTMENTS



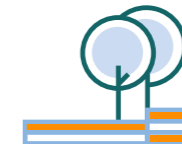
EXCELLENT TRANSPORT
AND HEATHROW AIRPORT
JUST 11 MILES AWAY BY CAR



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



19 MINUTES TO BAKER
STREET STATION VIA THE
METROPOLITAN LINE



LANDSCAPED INTERNAL
COURTYARD



FAR-REACHING VIEWS
FROM UPPER FLOORS
To selected apartments only



CYCLE STORAGE



HARROW ONE CAR CLUB

Residents will have the use of a dedicated car club at the development, and bookable on an individual basis through Enterprise



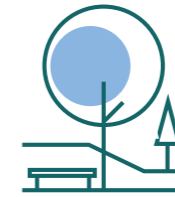
SPACE TO RELAX & GET ACTIVE

One fifth of the Borough of Harrow is dedicated to green spaces, including areas of countryside, ornamental parks and recreation grounds. Whether it's an early morning run in the park, a lazy Sunday stroll or a peaceful picnic, find inspiration in the great outdoors.

For indoor fitness and activity, head to one of the local gyms – many are open 24/7 with classes and equipment to suit you. Or test your strength and agility at the UK's biggest indoor climbing wall, home to the new Olympic sport of bouldering.

EVEN MORE TO LOOK FORWARD TO

Harrow Council is making major investment in the area, by creating a new public square in Greenhill Place, adjacent to Lyon Road, for even better public spaces and exciting places. This includes:



PARKS AND OUTDOOR SPACES

improved parks with more sports facilities and outdoor performance space



HOMES, JOBS AND SCHOOLS

plans for 5,500 new homes, 3,000 new jobs and two new schools



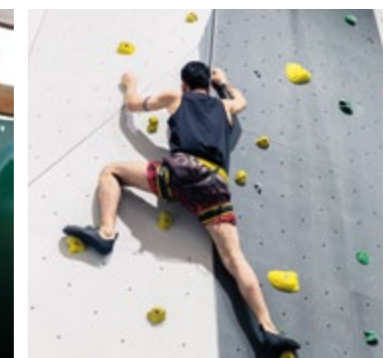
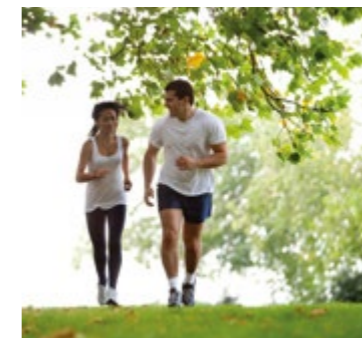
HARROW TOWN CENTRE

Harrow Council has commenced work on creating a new public square in Lyon Road to enhance the town centre with play areas, greenery, lighting and markets



SHOPPING IN HARROW

£10m investment in Harrow's two shopping centres





EVERYTHING ON YOUR DOORSTEP

PUBS/BARS/RESTAURANTS

- 1 Thai on the Hill
- 2 Mannu Food and Wine
- 3 MYST
- 4 Trinity (bar and live music)
- 5 The Junction
- 6 Nando's
- 7 Randalls Coffee House
- 8 Subway
- 9 Sorrentina Ristorante Italiano
- 10 Every Fish Bar
- 11 Toro's Steak House
- 12 Mr Sushi
- 13 Taste of China
- 14 The Castle
- 15 The Doll's House
- 16 Battels Art & Coffee
- 17 Eightysix
- 18 The Connoisseur
- 19 Coffee 2 Cocktails

PRIMARY SCHOOLS

- 1 Norbury School
- 2 St Anselm's Catholic Primary School
- 3 Vaughan Primary School

SECONDARY SCHOOLS

- 1 Harrow High School
- 2 Harrow School
- 3 Whitmore High School

COLLEGES

- 1 Harrow College
- 2 St Dominic's Sixth Form College

UNIVERSITIES

- 1 University of Westminster School of Media, Arts and Design

RETAIL

- 1 St George's Shopping Centre
- 2 St Anns Shopping Centre
- 3 Debenhams / Topshop

SUPERMARKETS

- 1 Morrisons
- 2 Tesco Express
- 3 Tesco Express

LEISURE

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

HEALTH & WELLBEING

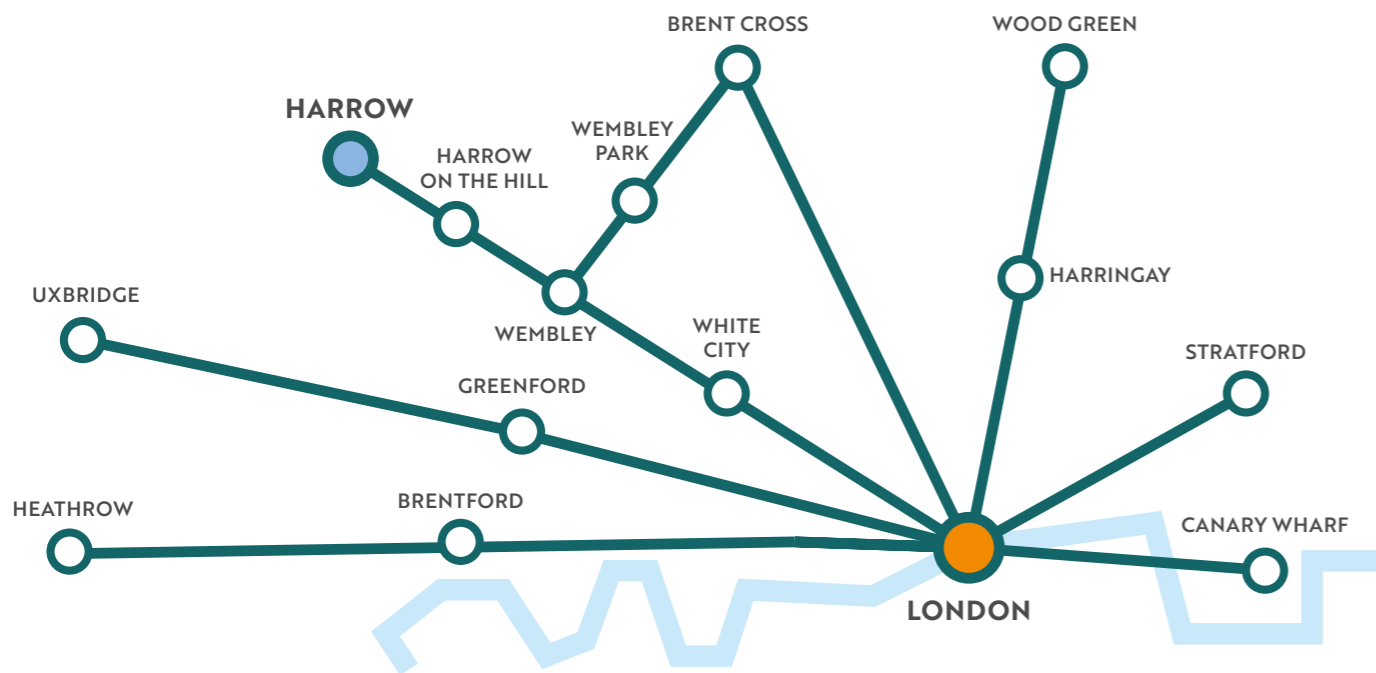
- 1 The Gym
- 2 Better Gym
- 3 Gold's Gym

EASY ACCESS TO CENTRAL LONDON



The Metropolitan Line at Harrow on the Hill station is around a six 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. Catch a National Rail train directly from Harrow & Wealdstone station to arrive at Euston in only 12 minutes.

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



ON FOOT



- 4 MINS**
St Anns Shopping Centre
- 6 MINS**
Harrow on the Hill bus & train station
- 9 MINS**
The Grove Open Space
- 15 MINS**
Northwick Park
- 16 MINS**
Kenton station
- 18 MINS**
Harrow School
- 20 MINS**
Harrow on the Hill

BY BUS



- 4 MINS**
Harrow on the Hill
- 18 MINS**
Kenton station
- 24 MINS**
Pinner station
- 34 MINS**
Wembley Stadium
- 53 MINS**
Brent Cross Shopping Centre

BY RAIL/TUBE



- 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)

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



Computer generated image is indicative only.

FEEL RIGHT AT HOME

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 a sense of space to living areas. Fitted kitchens are stylish and contemporary, with high gloss units, Quartz worktops and energy

efficient appliances. Bathrooms feature white sanitary ware, Hansgrohe showers and LED lighting. With underfloor heating throughout every apartment, you can be sure of a warm welcome home.

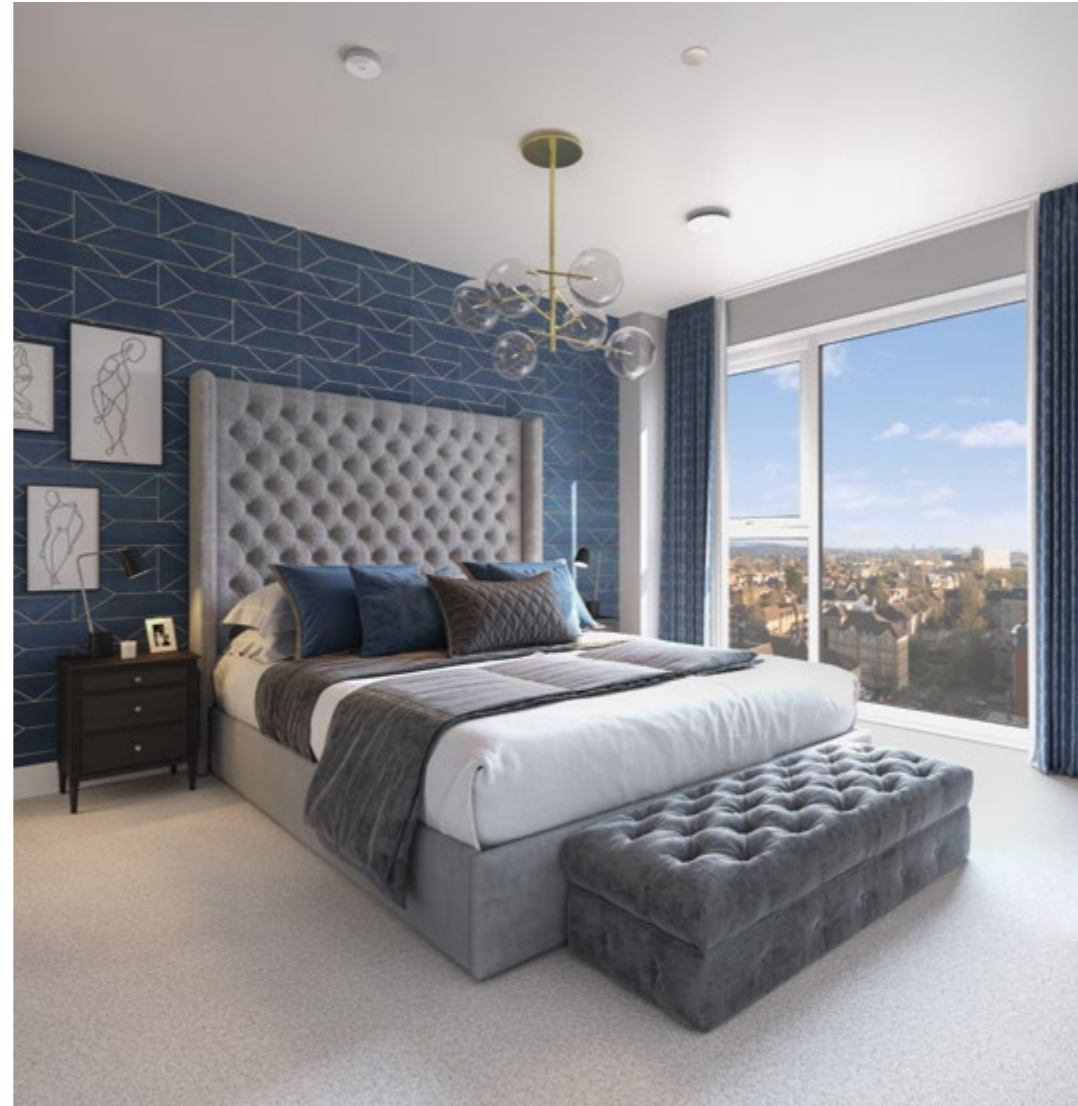
SPECIFICATION



Kitchen

- High-gloss kitchen with soft close doors and drawers
- Symphony Dark Ash 40mm laminate worktop, including a 100mm upstand
- Zanussi ceramic hob with stainless steel splashback
- Zanussi integrated oven to be installed in tall unit where possible, or if not, under hob
- Zanussi integrated dishwasher
- Zanussi integrated fridge / freezer
- Integrated cooker hood
- Blanco stainless steel Lemis 6Sif 1½ bowl inset sink with 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
- 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

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
- 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 where permitted for all apartments within communal entrance lobby

Parking

- No parking spaces available for sale at Harrow One, but you will have use of the designated car club at the development

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 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.



THE BYRON APARTMENTS

THE MOORE APARTMENTS

THE BYRON APARTMENTS GROUND FLOOR

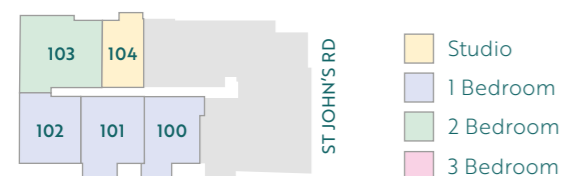


| Plot 100 | 1 Bedroom | |
|----------------------------|---------------|----------------|
| Kitchen/Living/Dining Room | 3.40m x 8.20m | 11'2" x 26'11" |
| Bedroom | 3.30m x 4.60m | 10'10" x 15'1" |
| Plot 101 | 1 Bedroom | |
| Kitchen/Living/Dining Room | 4.20m x 8.10m | 13'9" x 26'7" |
| Bedroom | 3.60m x 4.10m | 11'10" x 13'5" |
| Plot 102 | 1 Bedroom | |
| Kitchen/Living/Dining | 3.80m x 7.20m | 12'6" x 23'7" |
| Bedroom | 2.80m x 4.30m | 9'2" x 14'1" |
| Plot 103 | 2 Bedroom | |
| Kitchen/Living/Dining | 3.50m 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" |
| Plot 104 | Studio | |
| Kitchen/Living/Dining | 5.10m x 6.30m | 16'9" x 20'8" |

ST JOHN'S RD

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

GROUND FLOOR



THE BYRON APARTMENTS FIRST FLOOR



| Plot 110 | 1 Bedroom | |
|-----------------------|---------------|---------------|
| Kitchen/Living/Dining | 3.80m x 7.20m | 12'6" x 23'7" |
| Bedroom | 2.80m x 4.30m | 9'2" x 14'1" |

ST JOHN'S RD

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FIRST FLOOR



THE MOORE APARTMENTS THIRD TO SIXTH FLOORS (SOUTH)



Plots 28, 38, 48, 58 2 Bedroom

| | | |
|-----------------------|---------------|---------------|
| Kitchen/Living/Dining | 7.30m x 3.20m | 23'1" x 10'6" |
| Bedroom 1 | 6.10m x 2.80m | 20'0" x 9'2" |
| Bedroom 2 | 6.10m x 2.80m | 20'0" x 9'2" |

Plots 29, 39, 49, 59 2 Bedroom

| | | |
|-----------------------|---------------|---------------|
| Kitchen/Living/Dining | 5.90m x 4.50m | 19'4" x 14'9" |
| Bedroom 1 | 4.60m x 2.70m | 15'1" x 8'10" |
| Bedroom 2 | 4.60m x 4.10m | 15'1" x 13'5" |

Plots 30, 40, 50, 60 1 Bedroom

| | | |
|-----------------------|---------------|----------------|
| Kitchen/Living/Dining | 3.40m x 8.10m | 11'2" x 26'7" |
| Bedroom | 3.60m x 3.00m | 11'10" x 9'10" |

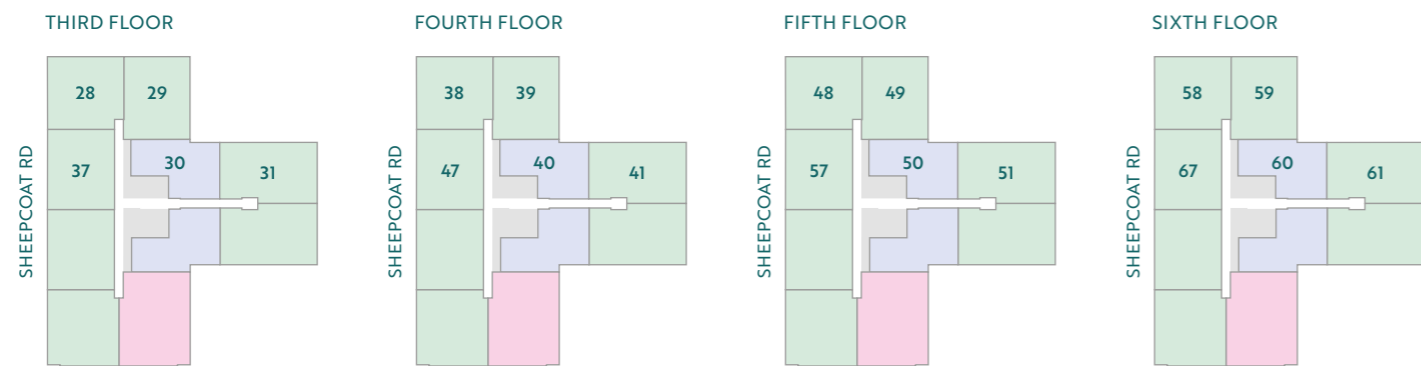
Plots 31, 41, 51, 61 2 Bedroom

| | | |
|-----------------------|---------------|-----------------|
| Kitchen/Living/Dining | 5.10m x 7.50m | 16'9" x 24'7" |
| Bedroom 1 | 3.60m x 3.90m | 11'10" x 12'10" |
| Bedroom 2 | 3.50m x 4.30m | 11'6" x 14'1" |

Plots 37, 47, 57, 67 2 Bedroom

| | | |
|-----------------------|---------------|---------------|
| Kitchen/Living/Dining | 8.10m x 4.40m | 26'7" x 14'5" |
| Bedroom 1 | 4.20m x 4.20m | 13'9" x 13'9" |
| Bedroom 2 | 4.40m x 2.75m | 14'5" x 9'0" |

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



- Studio
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom

- THE MOORE APARTMENTS
- THE BYRON APARTMENTS
- VICTORIA HALL



THE MOORE APARTMENTS THIRD TO SIXTH FLOORS (NORTH)



Plots 32, 42, 52, 62 2 Bedroom

| | | |
|-----------------------|---------------|-----------------|
| Kitchen/Living/Dining | 5.10m x 7.50m | 16'9" x 24'7" |
| Bedroom 1 | 3.60m x 3.90m | 11'10" x 12'10" |
| Bedroom 2 | 3.50m x 4.30m | 11'6" x 14'1" |

Plots 33, 43, 53, 63 1 Bedroom

| | | |
|-----------------------|---------------|---------------|
| Kitchen/Living/Dining | 7.20m x 4.30m | 23'7" x 14'1" |
| Bedroom | 2.80m x 4.30m | 9'2" x 14'1" |

Plots 34, 44, 54, 64 3 Bedroom

| | | |
|-----------------------|---------------|---------------|
| Kitchen/Living/Dining | 6.20m x 6.00m | 20'4" x 19'8" |
| Bedroom 1 | 4.80m x 2.90m | 15'9" x 9'6" |
| Bedroom 2 | 4.80m x 2.75m | 15'9" x 9'0" |
| Bedroom 3 | 4.80m x 2.50m | 15'9" x 8'2" |

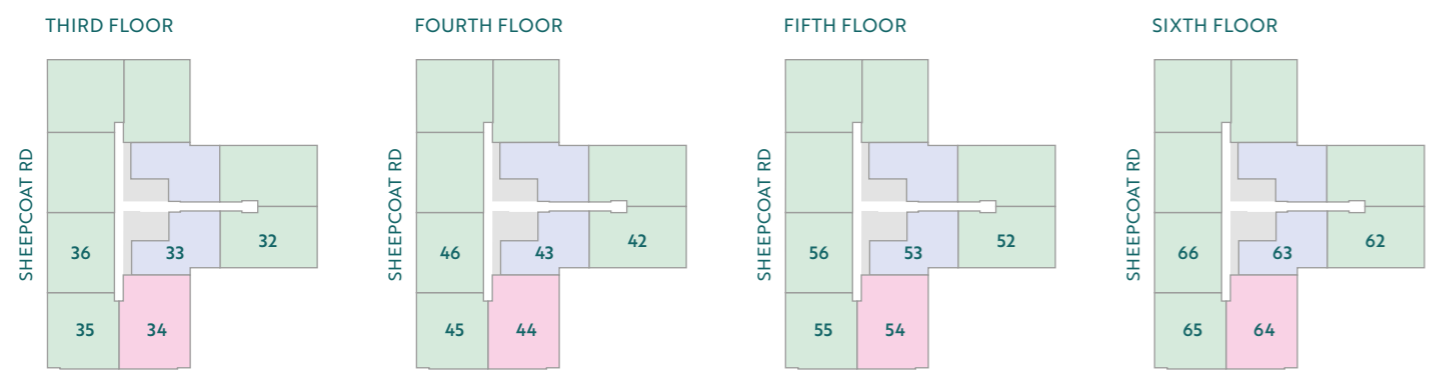
Plots 35, 45, 55, 65 2 Bedroom

| | | |
|-----------------------|---------------|---------------|
| Kitchen/Living/Dining | 6.50m x 4.70m | 21'4" x 15'5" |
| Bedroom 1 | 5.40m x 2.75m | 17'9" x 9'0" |
| Bedroom 2 | 5.40m x 3.20m | 17'9" x 10'6" |

Plots 36, 46, 56, 66 2 Bedroom

| | | |
|-----------------------|---------------|---------------|
| Kitchen/Living/Dining | 8.10m x 4.40m | 26'7" x 14'5" |
| Bedroom 1 | 4.20m x 4.20m | 13'9" x 13'9" |
| Bedroom 2 | 4.40m x 2.75m | 14'5" x 9'0" |

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



- Studio
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom

- THE MOORE APARTMENTS
- THE BYRON APARTMENTS
- VICTORIA HALL



THE MOORE APARTMENTS SEVENTH FLOOR (SOUTH)



Plot 68 1 Bedroom

| | | |
|-----------------------|---------------|----------------|
| Kitchen/Living/Dining | 5.30m x 6.70m | 17'5" x 21'12" |
| Bedroom | 3.20m x 4.80m | 10'6" x 15'9" |

Plot 69 2 Bedroom

| | | |
|-----------------------|---------------|----------------|
| Kitchen/Living/Dining | 5.10m x 7.50m | 16'9" x 24'7" |
| Bedroom 1 | 3.80m x 4.60m | 12'6" x 15'1" |
| Bedroom 2 | 3.30m x 4.60m | 10'10" x 15'1" |

Plot 74 1 Bedroom

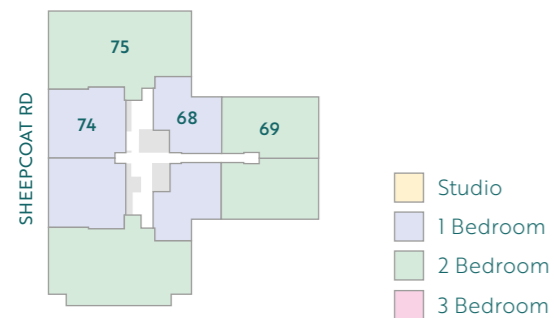
| | | |
|-----------------------|---------------|---------------|
| Kitchen/Living/Dining | 4.20m x 7.40m | 13'9" x 24'3" |
| Bedroom | 2.80m x 5.80m | 9'2" x 19'0" |

Plot 75 2 Bedroom

| | | |
|-----------------------|---------------|-----------------|
| Kitchen/Living/Dining | 8.20m x 3.30m | 26'11" x 10'10" |
| Bedroom 1 | 4.50m x 3.30m | 14'9" x 10'10" |
| Bedroom 2 | 4.50m x 2.80m | 14'9" x 9'2" |

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

SEVENTH FLOOR



THE MOORE APARTMENTS SEVENTH FLOOR (NORTH)



Plot 70 2 Bedroom

| | | |
|-----------------------|---------------|----------------|
| Kitchen/Living/Dining | 5.10m x 7.50m | 16'9" x 24'7" |
| Bedroom 1 | 3.80m x 4.60m | 12'6" x 15'1" |
| Bedroom 2 | 3.30m x 4.60m | 10'10" x 15'1" |

Plot 71 1 Bedroom

| | | |
|-----------------------|---------------|----------------|
| Kitchen/Living/Dining | 5.30m x 6.70m | 17'5" x 21'12" |
| Bedroom | 3.20m x 4.80m | 10'6" x 15'9" |

Plot 72 2 Bedroom

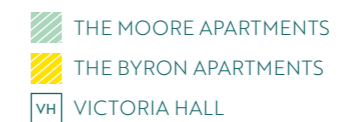
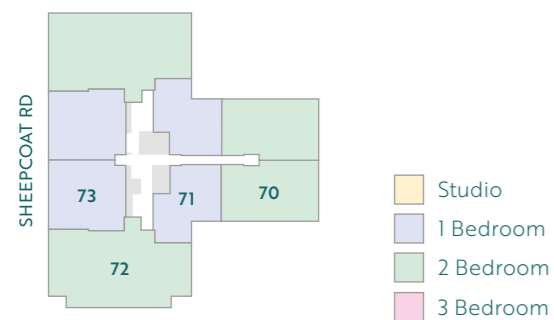
| | | |
|-----------------------|---------------|-----------------|
| Kitchen/Living/Dining | 8.20m x 3.30m | 26'11" x 10'10" |
| Bedroom 1 | 6.30m x 3.20m | 20'8" x 10'6" |
| Bedroom 2 | 4.50m x 2.90m | 14'9" x 9'6" |

Plot 73 1 Bedroom

| | | |
|-----------------------|---------------|---------------|
| Kitchen/Living/Dining | 4.20m x 7.40m | 13'9" x 24'3" |
| Bedroom | 2.80m x 5.80m | 9'2" x 19'0" |

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SEVENTH FLOOR



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.



Echo One, South Harrow – a previous development by Origin and Hill.

HOW TO FIND US



HARROW ONE

Site address: 1-3 St John's Road, Harrow HA1 2EF
Marketing suite: 66-68 College Road, Harrow HA1 1BE

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

ORIGIN-[HARROWONE.CO.UK](https://www.harrowone.co.uk) | 0300 323 0325

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A UNIQUE COLLABORATION BETWEEN

