



The Elms

HARROW HA1

A new collection of 20 stylish shared ownership apartments within a courtyard garden setting in the heart of Harrow



The Elms

FROM OCTAVIA



Introducing a stunning new development of contemporary apartments in one of London's most popular areas. **The Elms** offers well proportioned apartments, all with private outdoor space, with fitted kitchen, stylish modern bathroom and open plan living areas. The large windows make a bold architectural statement and allow ample natural light into your home.

A space of YOUR OWN

Sit back and imagine walking through your front door into a home of your own, decorated and furnished to reflect your own personal taste. No more messy flatmates or arguing over the fridge, you're in control.

The Elms is a wonderful opportunity to put down roots and be part of a vibrant new community in an excellent location. Whether you work locally, in the centre of London or out of town, this is the ideal base. You're both close to the countryside and handy for the city.

All the attractions of a great capital are on your doorstep, with world class theatre, great galleries and gourmet restaurants to choose from. You could watch your favourite sport, visit a museum, enjoy a shopping spree and dance the night away, all in the same weekend.

Then, at the end of the evening you'll come home to a stylish, well equipped apartment designed around your lifestyle.



Out & About in Harrow

From the charming lanes of Harrow on the Hill to the generous choice of wide open spaces, Harrow has so much to offer.

Kenton is your nearest park, offering a playground, green gym and facilities for football, cricket, basketball and tennis. The Harrow Recreation Park is also close by. Northwick Park even offers a golf course and driving range.

Harrow is a great place for shopaholics. There are two shopping centres to choose from, together with a range of independent boutiques to explore. You're just a short journey from Wembley, where the redevelopment around the stadium has created a wide range of shopping experiences, including the London Designer Outlet. Harrow is full of history and a trip to the Heath Robinson Museum is a must. There is a motorcycle museum too, and another dedicated to the history of the local area.

In a town boasting one of the most famous schools in the world, it's not surprising Harrow is a great place for education. There are OFSTED rated schools and colleges for students of all ages. You'll also find cinemas, live venues, a handy doctors' surgery and even a major hospital nearby.



Socialise

Harrow offers a wonderful choice of cafés, bars, pubs and restaurants. Be sure to enjoy afternoon tea at the charming Dolls House on the Hill.



Exercise

From gyms to golf courses, Harrow has everything you need to keep active. Including a chance to try out Bouldering at the impressive Harro-wall.

Stylise

Enjoy a classical concert at the Harrow Arts Centre or explore the latest fashions. Whatever your style, Harrow is just what you're looking for.



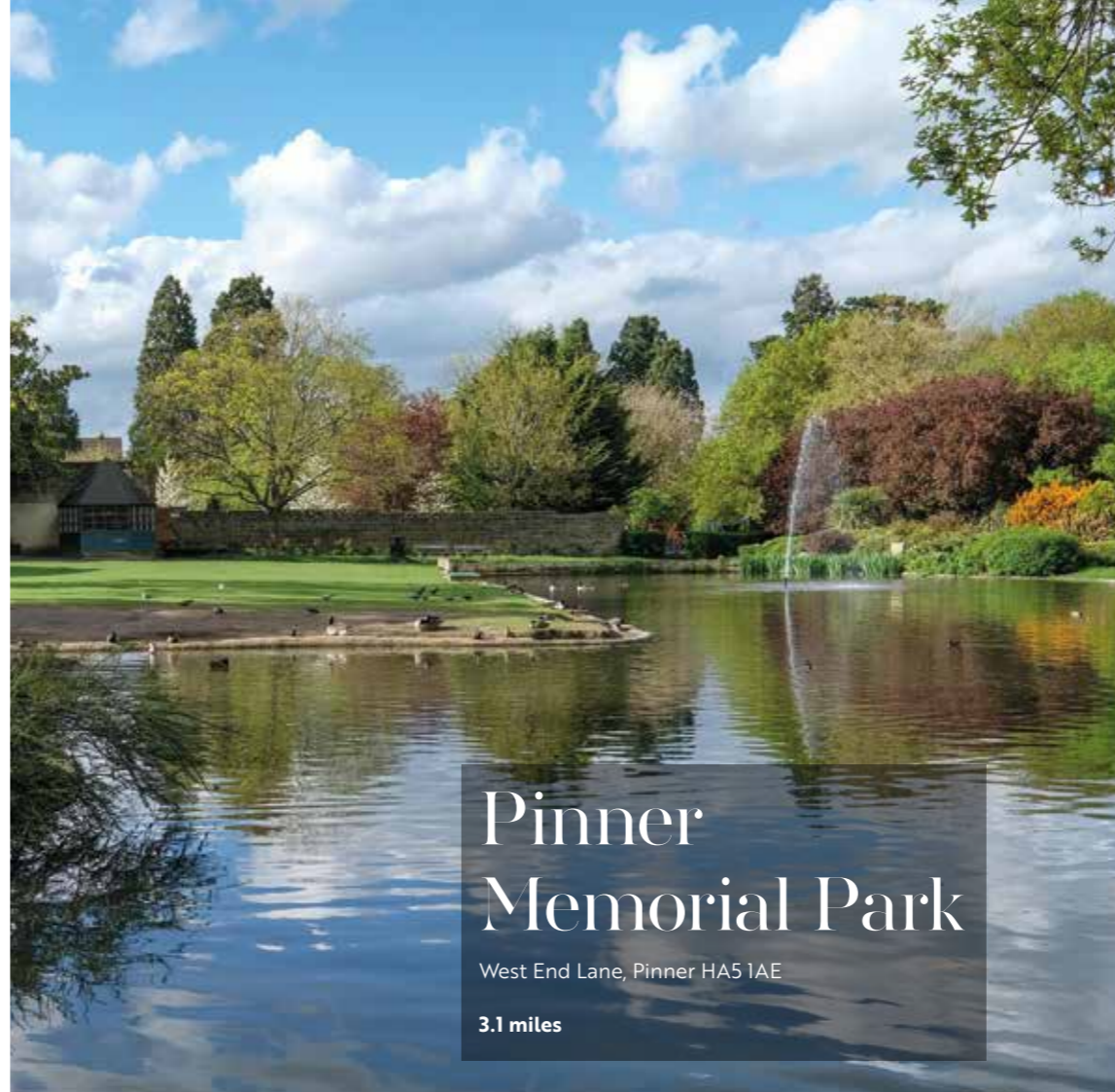


VR Champions

358 Station Road 1st Floor,
Harrow HA1 2DE

0.6 miles

So much close to home



Pinner Memorial Park

West End Lane, Pinner HA5 1AE

3.1 miles



London Designer Outlet

Wembley Park Blvd,
Wembley HA9 0FD

3.9 miles



Better Gym Harrow

Unit 35, St George's Centre,
St Ann's Road, Harrow, Greater
London HA1 1HS

0.7 miles



Dolls House Cafe

44 High Street,
Harrow-on-the-Hill, HA1 3LL

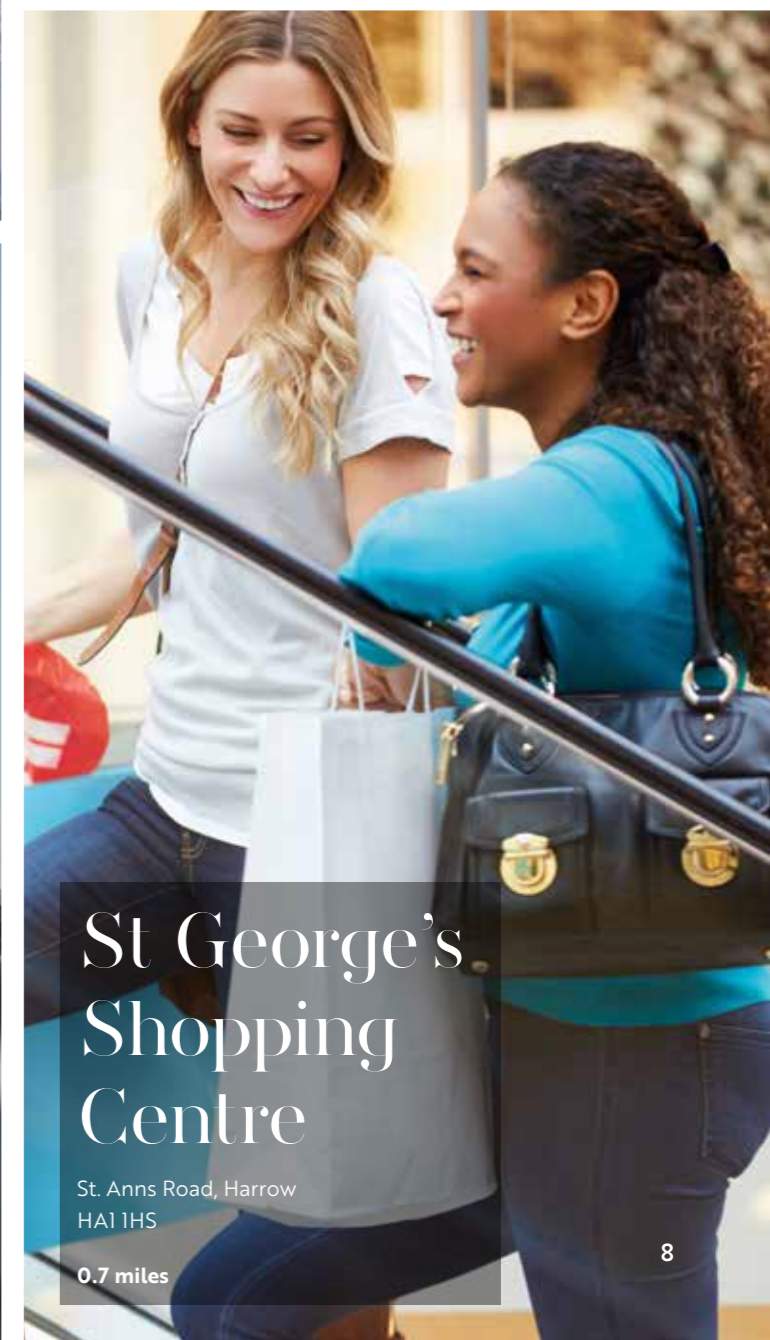
1.3 miles



Playgolf London

280 Watford Road, Harrow
HA1 3TZ

1.3 miles



St George's Shopping Centre

St. Anns Road, Harrow
HA1 1HS

0.7 miles

By tube, train, car or plane

Harrow & Wealdstone station is a short 0.6 mile walk from **The Elms** making connections easy across London and nationwide.

Living at **The Elms**, you're well connected.

From your front door it's an easy walk to Harrow & Wealdstone station. This gives you the choice of Bakerloo line tube travel direct to Wembley and Oxford Circus or overground into London Euston. Harrow-on-the-Hill station is another option, with Metropolitan Line services to Baker Street and rail to Marylebone.

The area is well served by buses to take you into the centre, across North London and out as far as Watford. There are several cycle routes across Harrow and more are planned.

By car, it's easy to connect to the North Circular and M1, with access to the national motorway network.

When you're travelling even further afield, the London airports and Eurostar terminal at St Pancras are easy to reach.

						
Harrow & Wealdstone Bakerloo Line	 Willesden Junction 15 mins	 Paddington 28 mins	 Baker Street 33 mins	 Oxford Circus 39 mins	 Waterloo 43 mins	
						
Harrow & Wealdstone Overground	 Wembley Central 9 mins	 Watford Junction 18 mins	 Willesden Junction 17 mins	 Euston 35 mins	 Clapham Junction 38 mins	
						
Harrow & Wealdstone West Midlands	 Watford Junction 6 mins	 Hemel Hempstead 15 mins	 Milton Keynes 47 mins	 Birmingham 1 hour 28 mins	 Liverpool Lime Street 2 hours 13 mins	
						
Driving by car from The Elms	 Wembley Stadium 3.9 miles	 Royal Botanic Gardens 8.3 miles	 Westfield London 9.1 miles	 Heathrow Airport 10.6 miles	 Luton Airport 24.1 miles	

You're in the right place



Living at **The Elms**, you're within easy distance of Harrow & Wealdstone station. This gives you the choice of Bakerloo line tube travel direct to Wembley and Oxford Circus or overground into London Euston. Harrow-on-the-Hill station is another option, with Metropolitan Line services to Baker Street and rail to Marylebone.



Beautiful Interiors

GENERAL

- Balcony or terrace to all apartments
- Karndean luxury vinyl flooring to entrance hall, kitchen and living area
- Fitted wardrobe with 2 panel sliding door to master bedroom
- White internal doors
- Soft carpet to bedrooms
- White skirtings and architraves
- Door entry system in apartments

KITCHEN

- Contemporary grey kitchen units
- Laminate worktop with matching upstands
- stainless steel splashback
- Stainless steel undermounted sink
- Contemporary chrome mixer tap
- Four zone ceramic hob
- Integrated extractor fan
- Integrated fridge/freezer
- Integrated dishwasher
- Stainless steel electric oven
- Recycling bin

BATHROOM

- Mirrored wall cabinet with storage
- Ensuite bathrooms to 2 bedroom apartments (except flat 4)
- Ceramic tiling around the bath
- Contemporary white sanitaryware
- Chrome ladder style heated towel rail
- Shaver socket

HEATING & ELECTRICAL

- Heating provided via a combination boiler and individual radiators
- Freestanding washer/dryer located in hallway cupboard
- Select sockets with USB points and switches
- Pre-wired for customers own Sky Q connection**
- Telephone socket to living room and master bedroom**
- Energy efficient lighting in kitchen and bathrooms
- Smoke alarms

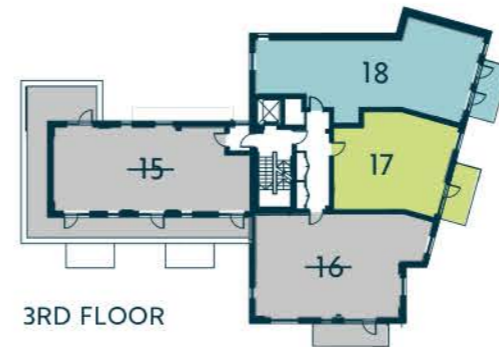
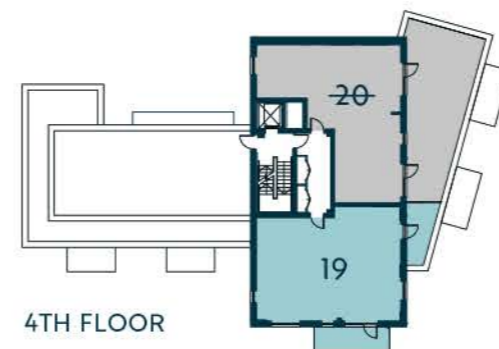
**Connection fees apply. A limited number of pre-allocated parking spaces to specified flats are available to purchase. Please speak to our sales team for further information. LB Harrow will not issue new or transfer existing local parking permits to this address. Octavia has no influence over local parking policies.



Site Plan



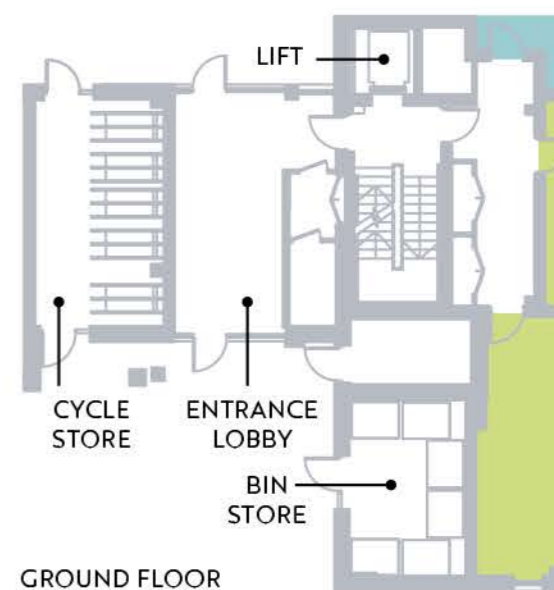
Apartment Locator



KEY

- ONE BEDROOM APARTMENT
- TWO BEDROOM APARTMENT
- SOLD/RESERVED

COMMUNAL AREA





Floor Plans

1 BEDROOM APARTMENT

APARTMENT 2

TOTAL AREA 50 SQ.M. 538 SQ.FT.



DIMENSIONS

Living / Kitchen / Dining room	3.81m x 3.63m	12' 6" x 11' 11"
Bedroom	4.01m x 3.31m	13' 2" x 10' 10"

KEY

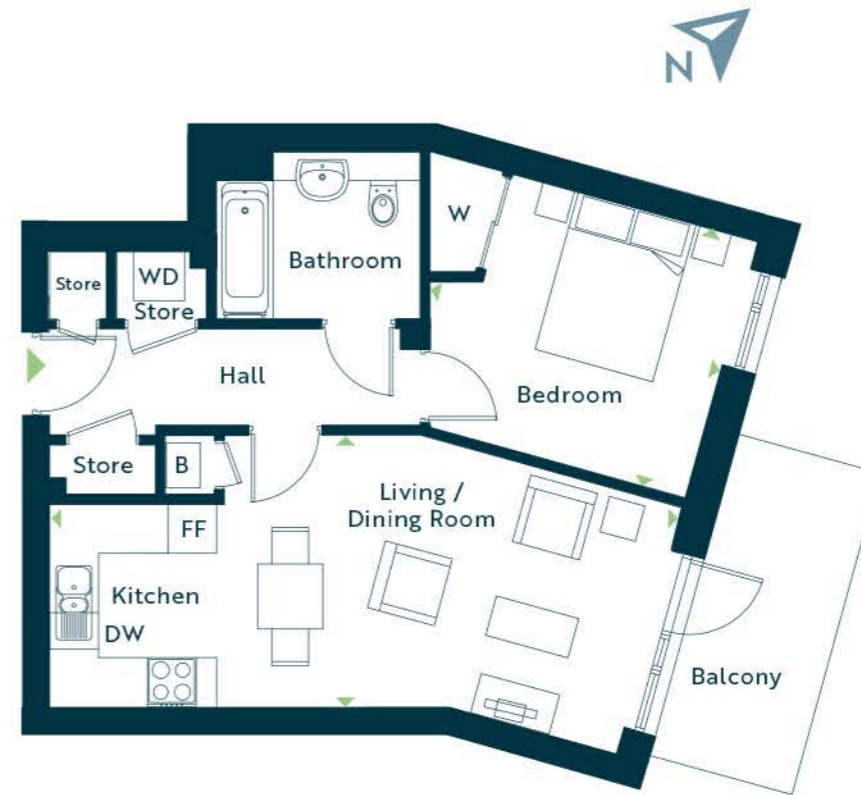
- FF - Fridge/Freezer
- B - Boiler
- DW - Dishwasher
- WD - Washer/Dryer
- W - Wardrobe

The floor plans provided are intended to only give a general indication of the proposed floor layout and are not drawn to scale. Measurements are given to the widest point, are approximate and are given as a guide only. All measures and areas may vary within a tolerance of 5%. We provide carpet but do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts may differ to build. For further clarification regarding the treatment of individual plots, please ask our Sales Consultant. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any contract or warranty.

1 BEDROOM APARTMENT

APARTMENTS 3, 8, 13 & 17

TOTAL AREA 50 SQ.M. 538 SQ.FT.



DIMENSIONS

Living / Kitchen / Dining room	7.83m x 3.34m	25' 8" x 10' 11"
Bedroom	3.83m x 3.29m	12' 7" x 10' 10"

KEY

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1 BEDROOM APARTMENT

APARTMENTS 10

TOTAL AREA 52 SQ.M. 560 SQ.FT.



DIMENSIONS

Living / Kitchen / Dining room	5.71m x 4.83m	18' 9" x 15' 10"
Bedroom	4.50m x 3.55m	14' 9" x 11' 8"

KEY

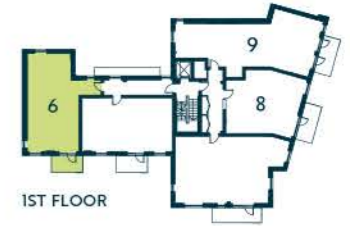
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1 BEDROOM APARTMENT

APARTMENTS 6 & 11

TOTAL AREA 56 SQ.M. 603 SQ.FT.



DIMENSIONS

Living / Kitchen / Dining room	5.42m x 4.88m	17' 10" x 16' 0"
Bedroom	3.91m x 2.80m	12' 10" x 9' 2"

KEY

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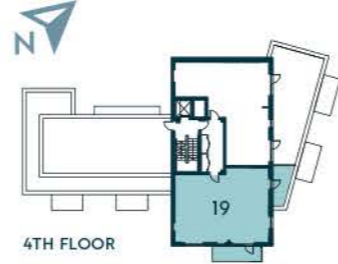
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2 BEDROOM APARTMENT

APARTMENT 19

TOTAL AREA 72 SQ.M. 775 SQ.FT.



DIMENSIONS

Living / Kitchen / Dining room	6.87m x 5.07m	22' 7" x 16' 7"
Bedroom 1	3.67m x 3.40m	12' 0" x 11' 2"
Bedroom 2	4.86m x 2.86m	15' 11" x 9' 5"

KEY

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2 BEDROOM APARTMENT

APARTMENTS 9, 14 & 18

TOTAL AREA 74 SQ.M. 796 SQ.FT.



DIMENSIONS

Living / Kitchen / Dining room	5.42m x 3.24m	17' 10" x 10' 8"
Bedroom 1	3.67m x 3.42m	12' 1" x 11' 3"
Bedroom 2	4.54m x 2.67m	14' 11" x 8' 9"

KEY

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About

OCTAVIA

We are Octavia. Founded by the Victorian philanthropist Octavia Hill in the 1860s, our work today covers three areas: homes, support and care. We provide Londoners with quality, affordable housing, allowing many people to remain in the city who otherwise would have been priced out. We empower people, connecting them with opportunities for a better life. And we look after the elderly and vulnerable, with tailored and personalised care. We are for hope, for communities and connections. For the common good.








Image from previous Octavia development

Shared HOW IT WORKS Ownership

Shared ownership is a government-funded scheme to help first-time buyers. It allows you to buy between 25% and 75% of a home using a mortgage, and pay rent on the remaining share. You can choose to buy further shares in the property later, when you can afford it. You can eventually own 100% of the property.

The best way to find out if Shared Ownership is affordable for you is to speak to an independent mortgage advisor about your finances. They will help you determine what is affordable and help you make the right decision. You will need a desposit and will also need to cover the costs of buying a home. These costs include things like the reservation fee, mortgage valuation fee, removal costs and utility connection charges.

ELIGIBILITY CRITERIA

				
You are a first time buyer or in the process of selling your home.	Your annual household income if buying in London must be less than £90,000..	You must be able to demonstrate that you have a good credit history and can afford the costs and regular payments involved in buying a home.	Able to obtain a repayment mortgage with an approved lender	You must not own any other property at the time you buy your new home.

RESERVE YOUR HOME IN 3 EASY STEPS

STEP 1 – CONFIRM YOUR ELIGIBILITY

Check that you meet any eligibility requirements of the development. Please contact our sales team who will be able to help you..

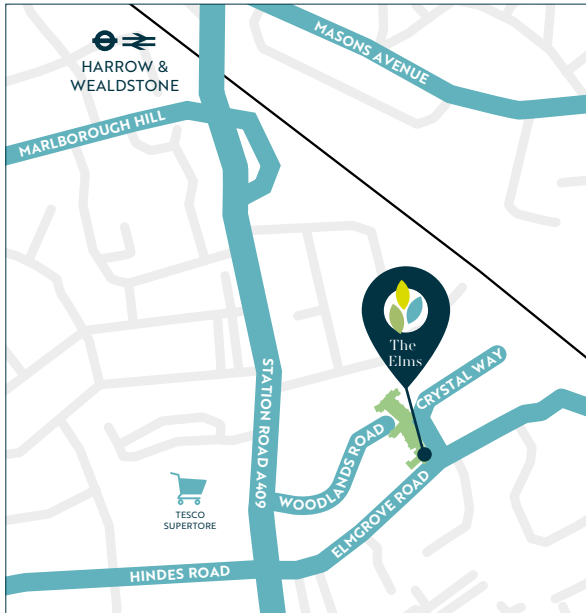
STEP 2 – FIND A HOME

Browse our website and find a home that's right for you. We will put you in touch with one of the recommended Independent Financial advisors who will assess your finances for free. Once you pass the affordability requirements we'll book you in for a viewing to visit the show apartment and talk you through plans of the homes you are interested in. Once you've chosen the home you'll like to reserve send us your application form.

STEP 3 – RESERVE YOUR HOME

We'll look at your form and how you meet the affordability and eligibility points for the development. Then we'll contact you to let you know if you've been successful. If you want to go ahead, you can reserve your home with a reservation payment.

Octavia Hill Lodge, Elmgrove Road, Harrow HA1 2TE



CONTACT US

email: sales@octavia.org.uk

call: 020 8354 5500

octavialiving.org.uk

OCTAVIA 

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