



HYDE NEW HOMES AT

HARROW SQUARE

TWENTY-ONE 1 & 2
BED APARTMENTS

HA1

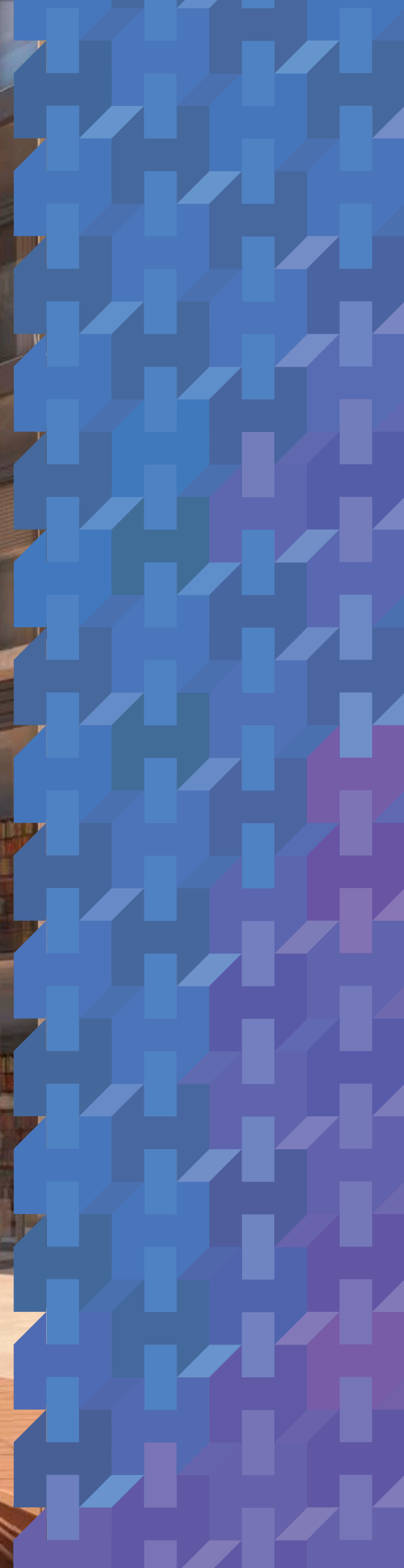


HYDE NEW HOMES AT
**HARROW
SQUARE**

TWENTY-ONE 1 & 2
BED APARTMENTS



Computer generated image





HYDE NEW HOMES AT
HARROW SQUARE
TWENTY-ONE 1 & 2 BED APARTMENTS

Computer generated image

WELCOME TO THE SQUARE

CLIMB ONTO THE PROPERTY LADDER WITH A STYLISH NEW ONE OR TWO-BEDROOM APARTMENT BY HYDE NEW HOMES AT HARROW SQUARE AND YOU'LL NEVER LOOK BACK...

Harrow Square, less than two minutes' walk from Harrow-on-the-Hill station is one of London's latest and most exciting regeneration projects, offering a wealth of new places to live, work, shop and socialise.

Here, contemporary, eye-catching, high-rise buildings surround a new urban square: a public plaza that will become the focus of Harrow's multi-cultural community, hosting events and weekend markets. Art works and a water feature will add character and, with

new shops, restaurants and a vast new public library with communal outdoor space and a children's play space, you'll have everything you need, almost on your doorstep.

In this exceptional location, Hyde New Homes is offering 21 generously-sized, stylish and practical apartments for sale, on a shared ownership basis – ideal for first time buyers from singles and couples to families.



LIFE SQUARED

WITH A CULTURALLY-RICH COMMUNITY, ONE OF THE 10 LARGEST RETAIL CENTRES IN LONDON, GREAT COMMUTING LINKS AND A WEALTH OF GREEN OPEN SPACES, HARROW IS A VIBRANT AND AFFORDABLE PLACE TO LIVE...

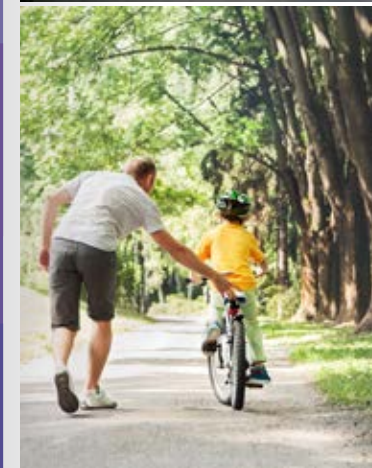
Harrow's outstanding transport network makes it easy to shop in Oxford Street, meet friends in Covent Garden or soak up the atmosphere of Spitalfields Market or Brick Lane but living at Harrow Square, you can choose to stay much closer to home.

New shops and restaurants are planned for Harrow Square but there are already two shopping centres – St Ann's and St George's – which host all the main High Street names. St George's is also home to a multiscreen cinema, gym, creche and places to eat – including Nando's, Prezzo, Pizza Express and Frankie & Benny's.

For an evening out or a celebratory meal, local restaurants reflect the area's cultural diversity – amongst the most popular venues are Sorrentina, Mr Chilly and Incanto Restaurant. For breakfast, lunch or afternoon tea, The Doll's House on the Hill is worth a visit – or you can satisfy your sweet tooth at The Chocolate Room.

On a sunny day, Aldenham Country Park is the perfect place to go for parkland, woodland and farmland walks. Golf enthusiasts will appreciate the Harrow School Golf Club set in the school's 250-acre grounds and the school's tennis courts, cricket pitches, swimming pool, superb fitness suite and climbing wall are just some of the facilities available for use by local organisations and members of the Harrow School Fitness Club.

Harrow School is famed for educating seven Prime Ministers but there are plenty of other options. For adults, Harrow's Adult, Community and Family Learning service is based at the Civic Centre.





Images are of a previous Hyde New Homes show apartment

SPECIFICATION

KITCHEN

- Quality satin grey fitted kitchen with handle-less doors
- Square-edged laminate worksurface and full height splashback
- Integrated appliances including oven, wall-mounted microwave, ceramic hob and hood extractor, fridge/freezer and dishwasher
- Single lever mixer tap

BATHROOM

- Quality white bathroom suite with chrome fittings
- Heated towel rail
- Glazed shower screen
- Ceramic wall tiles to match floors
- Shaver socket (to master bathroom only)
- Fitted mirrored vanity unit

FLOORING

- Large-format pale ceramic tiled floors to Bathroom, WC and en-suite (where applicable).
- Oak-effect laminate flooring to kitchen, living-dining and hall areas
- Neutral-coloured carpet to bedroom(s)

GENERAL

- UPVC double-glazed windows
- Under-floor heating
- Mechanical ventilation system with efficient and economical heat recovery (windows are fixed closed)
- Freestanding washer/dryer
- Balconies/terraces to all apartments
- Communal terrace
- SkyQ ready (by subscription)
- 12 year NHBC warranty
- Video-entry system



Computer generated image



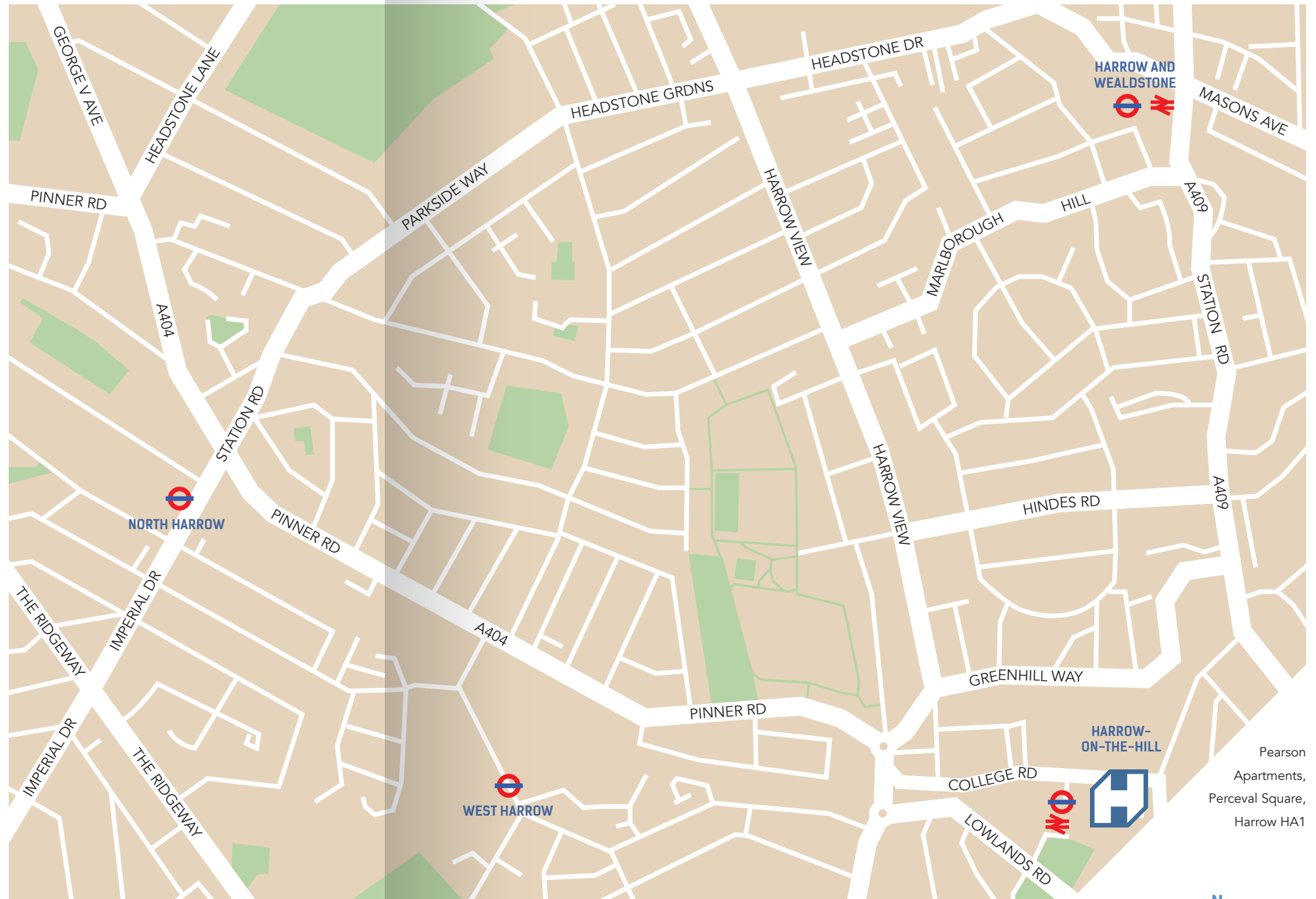
Computer generated image



TRANSPORT

YOU WON'T NEED A CAR IF YOU LIVE AT HARROW SQUARE. JUST A FEW MINUTES' WALK AWAY, YOU'LL HAVE ONE OF LONDON'S MOST IMPORTANT TRANSPORT NETWORKS LINKING OVERGROUND AND UNDERGROUND SERVICES WITH BUS NETWORKS.

The Hyde New Homes at Harrow Square apartments are situated just a few minutes' walk from Harrow-on-the-Hill underground on the Metropolitan line and the mainline railway station served by Chiltern Railway. The stations are in London's Travelcard Zone 5 and the bus interchange, just next door to the station, provides day and night bus routes with services to central London. Heathrow airport is less than 30 minutes' journey by car.



Pearson Apartments, Perceval Square, Harrow HA1



Travel data provided by tfl.gov.uk



SITE MAP

- HYDE NEW HOMES AT HARROW SQUARE
- PRIVATE SALE HOMES
- ▶ ENTRANCE



COLLEGE ROAD

STATION ROAD

FIRST NATIONAL HOUSE

BOND APARTMENTS

AMBA HOUSE (OFFICES)

HARROW-ON-THEHILL RAIL & UNDERGROUND STATION

PERCEVAL SQUARE

BAPTIST CHURCH

WILLIAM CAREY WAY

BRYANT APARTMENTS (AND PUBLIC LIBRARY)



◀ CARPARK ENTRANCE

HARTLEY APARTMENTS

PEARSON APARTMENTS

UNDERGROUND RAILWAY LINES



-  Washing Machine
-  HUI - Boiler
-  MVHR - Ventilation
-  Fridge Freezer



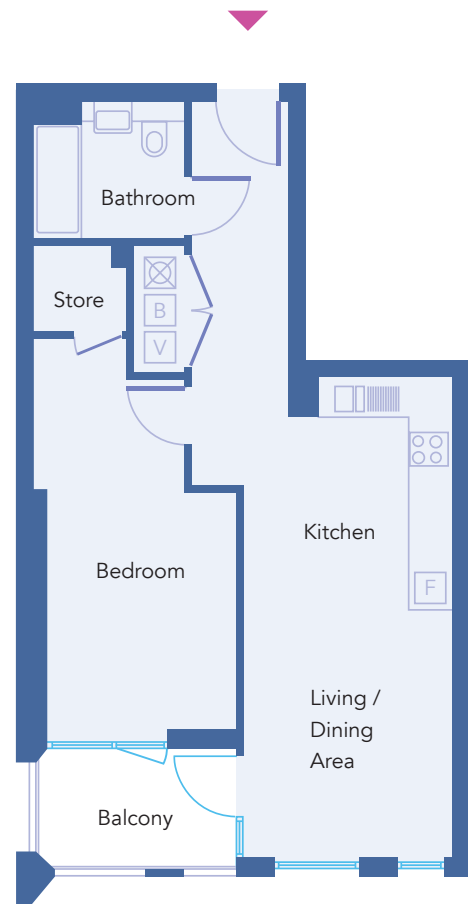
TYPE ONE

1 BEDROOM

50.5 M² / 544 FT²





Apartments 301 (Floor 6) & 307 (Floor 7)

Living / Dining / Kitchen	3.03m x 6.99m / 9' 11" x 22' 11"
Bedroom	2.75m x 5.09m / 9' 0" x 16' 8"
Bathroom	2.00m x 2.20m / 6' 6" x 7' 2"
Balcony	5 m ²



NOTE: Some apartments are mirrored. Balcony and terrace sizes and locations may differ from those illustrated. Please refer to individual floorplans. Floorplans are not to scale and are indicative only. Location of windows, doors, kitchen units and appliances, and bathroom fittings may differ. Doors and windows may swing in the opposite direction to that shown on selected units and some windows may be fixed. All measurements have been prepared from preliminary plans and are intended to give a general indication of the proposed development and the size and layout of individual apartments. Measurements shown are maximum room measurements. Total areas shown are maximum and may vary for each unit within a type.



-  Washing Machine
-  HUI - Boiler
-  MVHR - Ventilation
-  Fridge Freezer



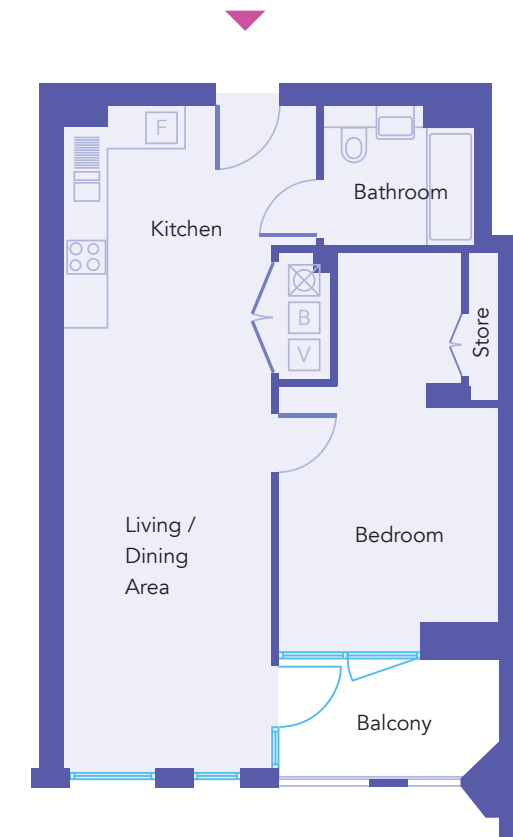
TYPE TWO

1 BEDROOM

53.4 M² / 575 FT²




Apartments 302 (Floor 6) & 308 (Floor 7)

Living / Dining / Kitchen	3.03m x 9.60m / 9' 11" x 31' 5"
Bedroom	3.20m x 5.67m / 10' 5" x 18' 7"
Bathroom	2.00m x 2.20m / 6' 6" x 7' 2"
Balcony	5.4 m ²



NOTE: Some apartments are mirrored. Balcony and terrace sizes and locations may differ from those illustrated. Please refer to individual floorplans. Floorplans are not to scale and are indicative only. Location of windows, doors, kitchen units and appliances, and bathroom fittings may differ. Doors and windows may swing in the opposite direction to that shown on selected units and some windows may be fixed. All measurements have been prepared from preliminary plans and are intended to give a general indication of the proposed development and the size and layout of individual apartments. Measurements shown are maximum room measurements. Total areas shown are maximum and may vary for each unit within a type.



-  Washing Machine
-  HUI - Boiler
-  MVHR - Ventilation
-  Fridge Freezer



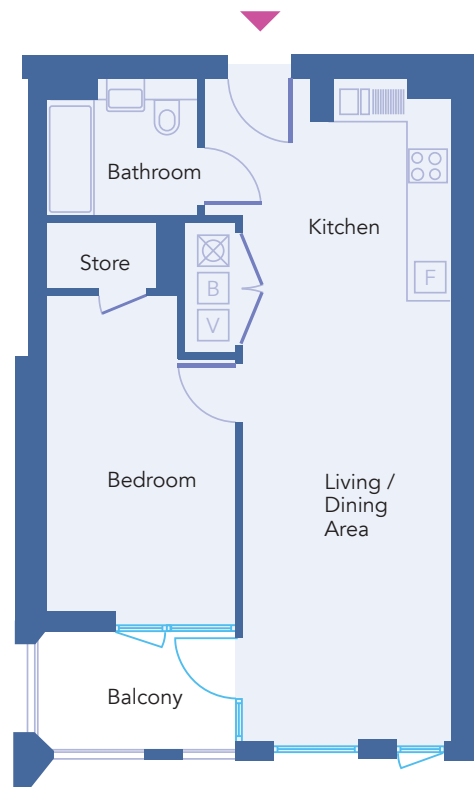
TYPE THREE

1 BEDROOM

50.7 M² / 546 FT²





Apartments 303 (Floor 6), 309 (Floor 7), 312 (Floor 8), 315 (Floor 9) & 318 (Floor 10)

Living / Dining / Kitchen	3.03m x 9.60m / 9' 11" x 31' 5"
Bedroom	2.75m x 4.65m / 9' 0" x 15' 3"
Bathroom	2.00m x 2.20m / 6' 6" x 7' 2"
Balcony	5 m ²



NOTE: Some apartments are mirrored. Balcony and terrace sizes and locations may differ from those illustrated. Please refer to individual floorplans. Floorplans are not to scale and are indicative only. Location of windows, doors, kitchen units and appliances, and bathroom fittings may differ. Doors and windows may swing in the opposite direction to that shown on selected units and some windows may be fixed. All measurements have been prepared from preliminary plans and are intended to give a general indication of the proposed development and the size and layout of individual apartments. Measurements shown are maximum room measurements. Total areas shown are maximum and may vary for each unit within a type.



-  Washing Machine
-  HUI - Boiler
-  MVHR - Ventilation
-  Fridge Freezer



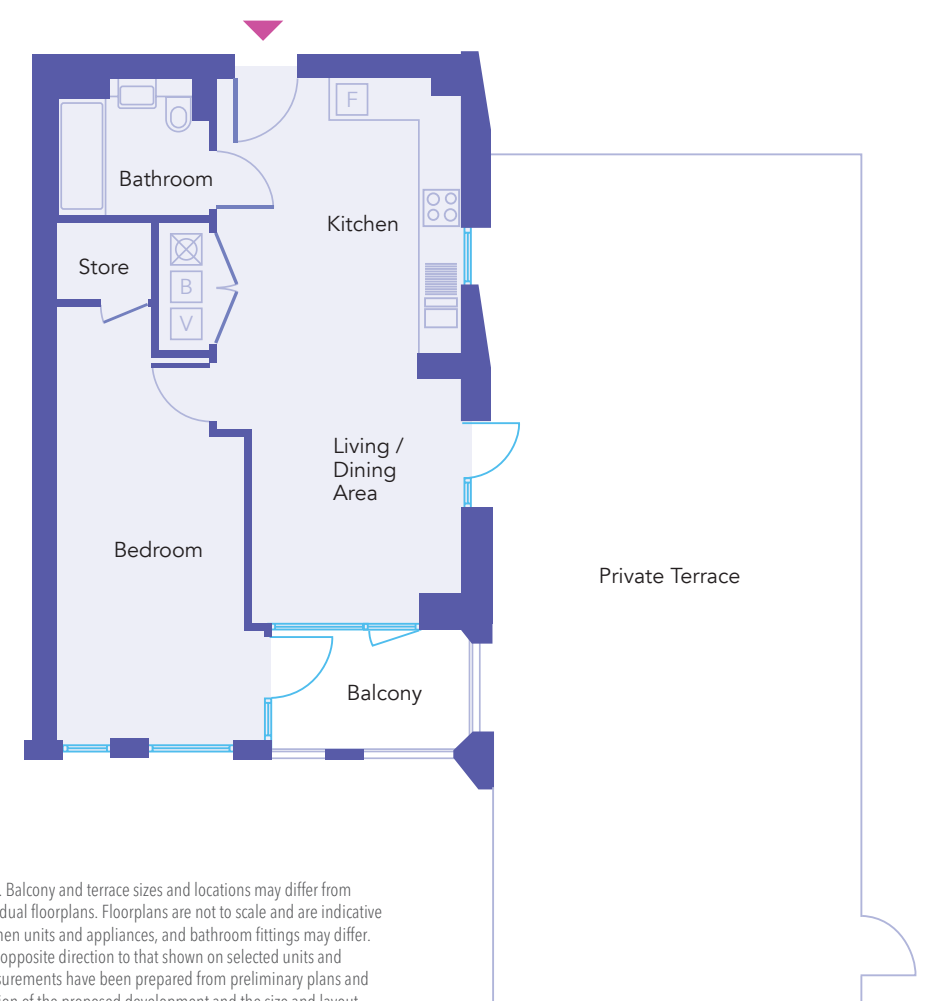
TYPE FOUR

1 BEDROOM

50.8 M² / 547 FT²




Apartment 311 (Floor 8)

Living / Dining / Kitchen	3.53m x 7.78m / 11' 6" x 25' 6"
Bedroom	2.75m x 5.54m / 9' 0" x 18' 2"
Bathroom	1.99m x 2.25m / 6' 6" x 7' 4"
Balcony	5 m ²
Terrace	64.4 m ²



NOTE: Some apartments are mirrored. Balcony and terrace sizes and locations may differ from those illustrated. Please refer to individual floorplans. Floorplans are not to scale and are indicative only. Location of windows, doors, kitchen units and appliances, and bathroom fittings may differ. Doors and windows may swing in the opposite direction to that shown on selected units and some windows may be fixed. All measurements have been prepared from preliminary plans and are intended to give a general indication of the proposed development and the size and layout of individual apartments. Measurements shown are maximum room measurements. Total areas shown are maximum and may vary for each unit within a type.



-  Washing Machine
-  HUI - Boiler
-  MVHR - Ventilation
-  Fridge Freezer



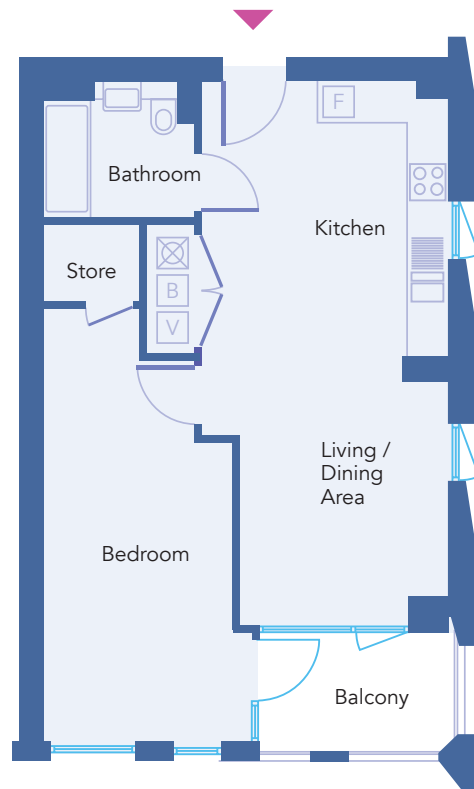
TYPE FIVE

1 BEDROOM

50.8 M² / 547 FT²





Apartments 314 (Floor 9) & 317 (Floor 10)

Living / Dining / Kitchen	3.57m x 7.78m / 11' 8" x 25' 6"
Bedroom	2.75m x 5.55m / 9' 0" x 18' 2"
Bathroom	2.00m x 2.20m / 6' 6" x 7' 2"
Balcony	5 m ²



NOTE: Some apartments are mirrored. Balcony and terrace sizes and locations may differ from those illustrated. Please refer to individual floorplans. Floorplans are not to scale and are indicative only. Location of windows, doors, kitchen units and appliances, and bathroom fittings may differ. Doors and windows may swing in the opposite direction to that shown on selected units and some windows may be fixed. All measurements have been prepared from preliminary plans and are intended to give a general indication of the proposed development and the size and layout of individual apartments. Measurements shown are maximum room measurements. Total areas shown are maximum and may vary for each unit within a type.



-  Washing Machine
-  HUI - Boiler
-  MVHR - Ventilation
-  Fridge Freezer



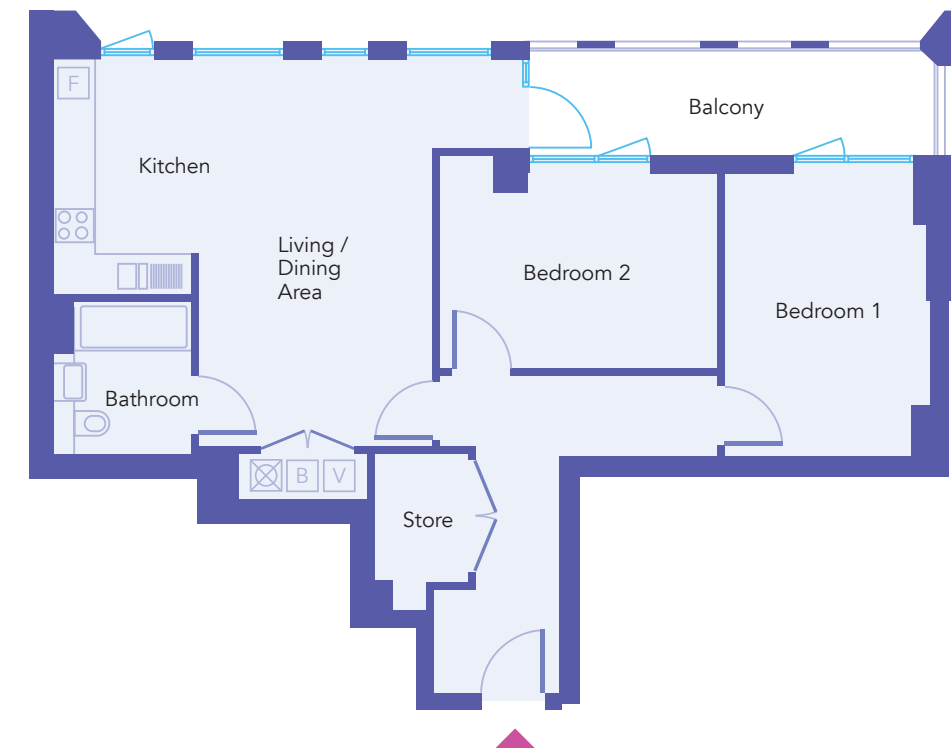
TYPE SIX

2 BEDROOM

71.4 M² / 769 FT²




Apartments 298 (Floor 6) & 304 (Floor 7)

Living / Dining / Kitchen	5.50m x 5.62m / 18' 0" x 18' 5"
Bedroom 1	2.94m x 4.09m / 9' 7" x 13' 5"
Bedroom 2	2.84m x 4.04m / 9' 3" x 13' 3"
Bathroom	2.00m x 2.20m / 6' 6" x 7' 2"
Balcony	9.2 m ²



NOTE: Some apartments are mirrored. Balcony and terrace sizes and locations may differ from those illustrated. Please refer to individual floorplans. Floorplans are not to scale and are indicative only. Location of windows, doors, kitchen units and appliances, and bathroom fittings may differ. Doors and windows may swing in the opposite direction to that shown on selected units and some windows may be fixed. All measurements have been prepared from preliminary plans and are intended to give a general indication of the proposed development and the size and layout of individual apartments. Measurements shown are maximum room measurements. Total areas shown are maximum and may vary for each unit within a type.



-  Washing Machine
-  HUI - Boiler
-  MVHR - Ventilation
-  Fridge Freezer



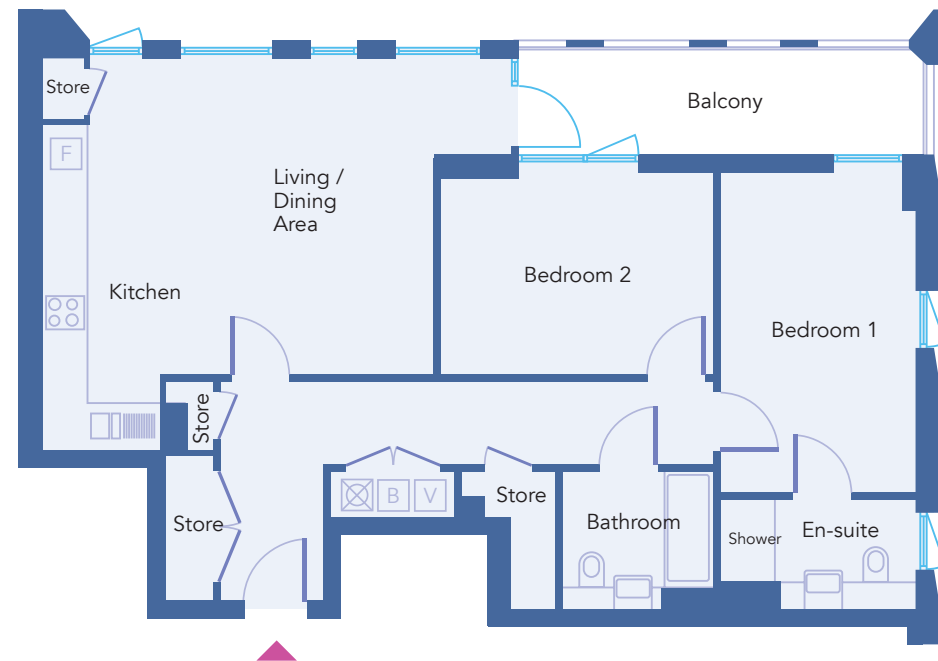
TYPE SEVEN

2 BEDROOM

82.2 M² / 885 FT²





Apartments 299 (Floor 6) & 305 (Floor 7)

Living / Dining / Kitchen	4.59m x 5.70m / 15' 0" x 18' 8"
Bedroom 1	2.84m x 4.74m / 9' 4" x 15' 6"
Bedroom 2	2.94m x 3.95m / 9' 7" x 12' 11"
Bathroom	2.00m x 2.20m / 6' 6" x 7' 2"
Ensuite	1.50m x 2.84m / 4' 11" x 9' 4"
Balcony	9.2 m ²



NOTE: Some apartments are mirrored. Balcony and terrace sizes and locations may differ from those illustrated. Please refer to individual floorplans. Floorplans are not to scale and are indicative only. Location of windows, doors, kitchen units and appliances, and bathroom fittings may differ. Doors and windows may swing in the opposite direction to that shown on selected units and some windows may be fixed. All measurements have been prepared from preliminary plans and are intended to give a general indication of the proposed development and the size and layout of individual apartments. Measurements shown are maximum room measurements. Total areas shown are maximum and may vary for each unit within a type.



-  Washing Machine
-  HUI - Boiler
-  MVHR - Ventilation
-  Fridge Freezer



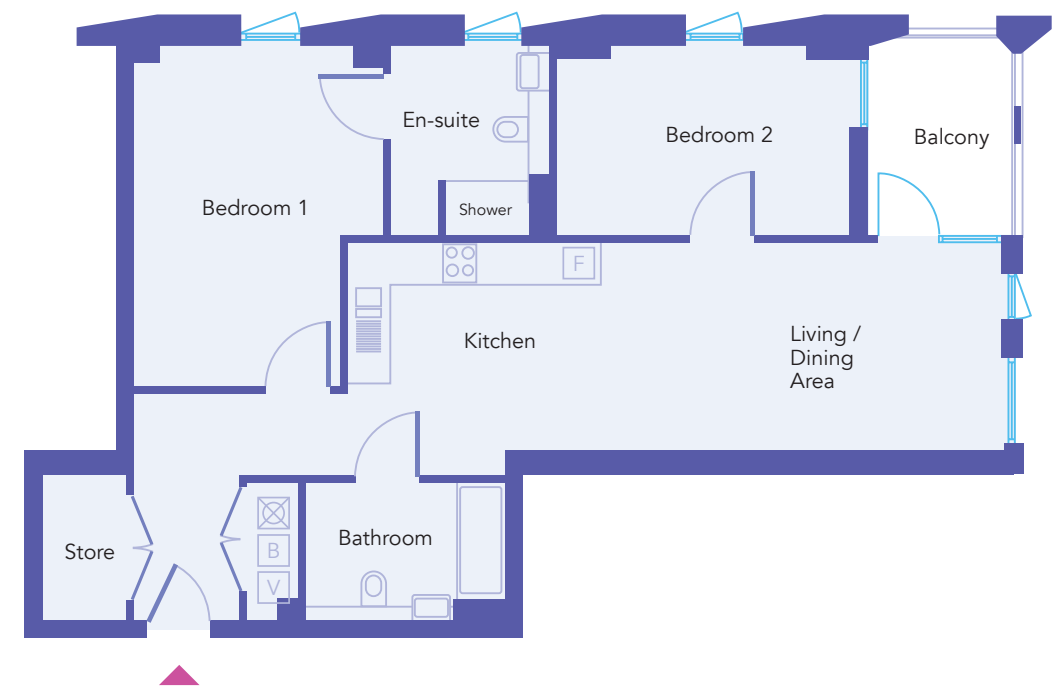
TYPE EIGHT

2 BEDROOM

83.2 M² / 896 FT²

Apartments 300 (Floor 6) & 306 (Floor 7)

Living / Dining / Kitchen	3.03m x 9.52m / 9' 11" x 31' 3"
Bedroom 1	3.63m x 4.96m / 11' 10" x 16' 3"
Bedroom 2	2.75m x 4.25m / 9' 0" x 13' 11"
Bathroom	2.00m x 2.90m / 6' 6" x 9' 6"
Ensuite	2.31m x 2.75m / 7' 7" x 9' 0"
Balcony	6 m ²



NOTE: Some apartments are mirrored. Balcony and terrace sizes and locations may differ from those illustrated. Please refer to individual floorplans. Floorplans are not to scale and are indicative only. Location of windows, doors, kitchen units and appliances, and bathroom fittings may differ. Doors and windows may swing in the opposite direction to that shown on selected units and some windows may be fixed. All measurements have been prepared from preliminary plans and are intended to give a general indication of the proposed development and the size and layout of individual apartments. Measurements shown are maximum room measurements. Total areas shown are maximum and may vary for each unit within a type.



- Washing Machine
- HUI - Boiler
- MVHR - Ventilation
- Fridge Freezer



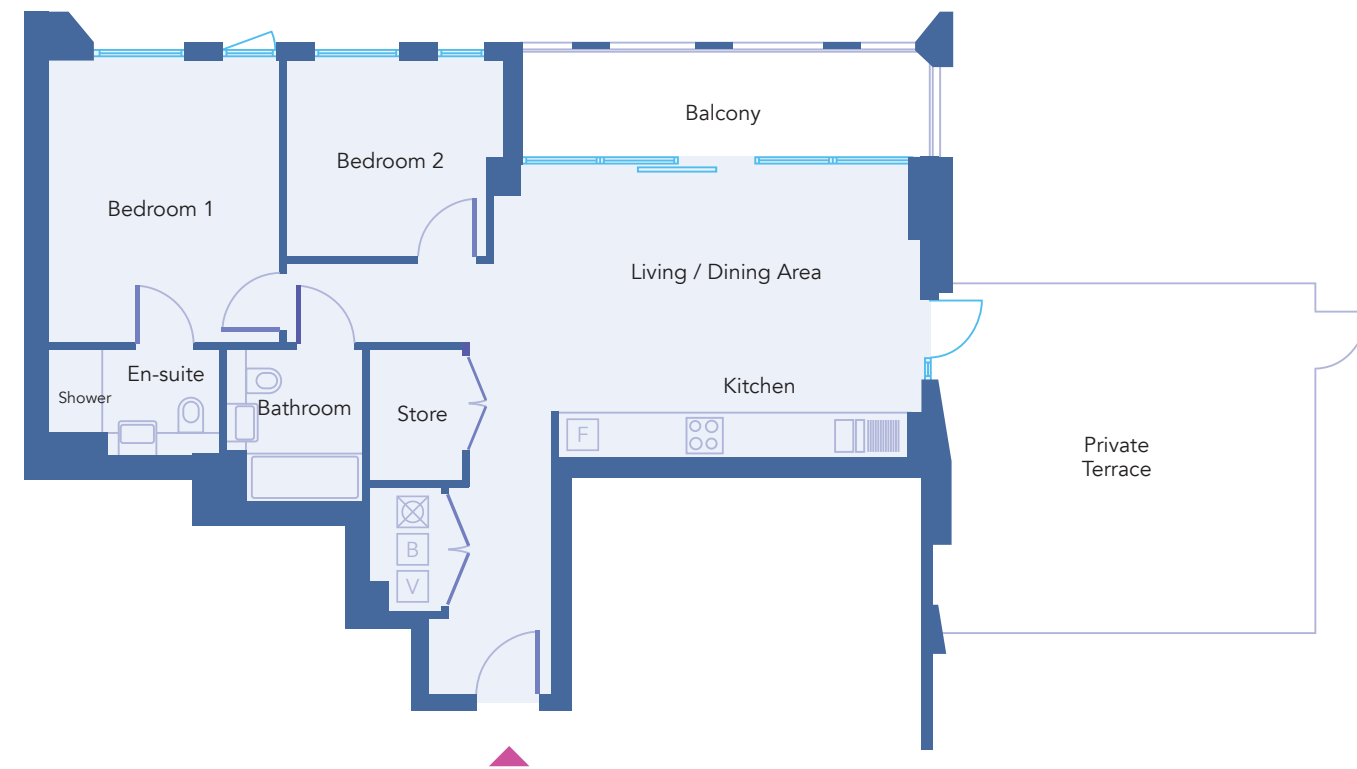
TYPE NINE

2 BEDROOM

71.9 M² / 774 FT²

Apartment 310 (Floor 8)

Living / Dining / Kitchen	4.24m x 6.20m / 13' 10" x 20' 4"
Bedroom 1	3.47m x 4.09m / 11' 4" x 13' 5"
Bedroom 2	2.83m x 3.16m / 9' 3" x 10' 4"
Bathroom	2.00m x 2.20m / 6' 6" x 7' 2"
Ensuite	1.53m x 2.46m / 5' 0" x 8' 0"
Balcony	9.2 m ²
Terrace	26.6 m ²



NOTE: Some apartments are mirrored. Balcony and terrace sizes and locations may differ from those illustrated. Please refer to individual floorplans. Floorplans are not to scale and are indicative only. Location of windows, doors, kitchen units and appliances, and bathroom fittings may differ. Doors and windows may swing in the opposite direction to that shown on selected units and some windows may be fixed. All measurements have been prepared from preliminary plans and are intended to give a general indication of the proposed development and the size and layout of individual apartments. Measurements shown are maximum room measurements. Total areas shown are maximum and may vary for each unit within a type.



- Washing Machine
- HUI - Boiler
- MVHR - Ventilation
- Fridge Freezer



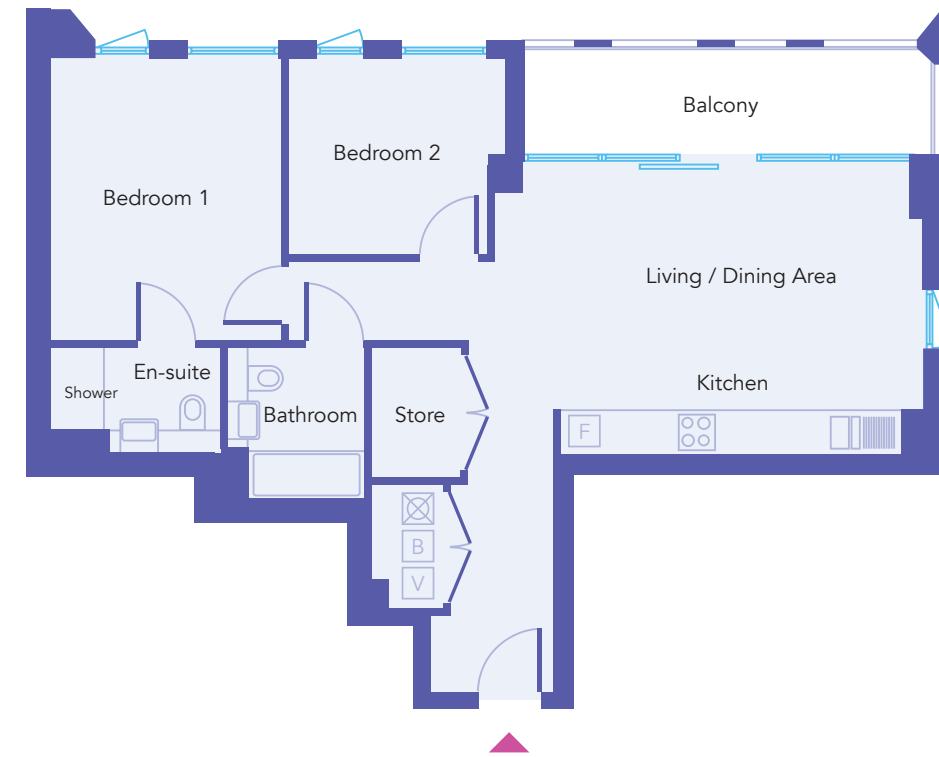
TYPE TEN

2 BEDROOM

71.9 M² / 774 FT²

Apartments 313 (Floor 9) & 316 (Floor 10)

Living / Dining / Kitchen	4.24m x 6.20m / 13' 10" x 20' 4"
Bedroom 1	3.48m x 4.09m / 11' 5" x 13' 5"
Bedroom 2	2.83m x 3.16m / 9' 3" x 10' 4"
Bathroom	2.00m x 2.20m / 6' 6" x 7' 2"
Ensuite	1.53m x 2.51m / 5' 0" x 8' 2"
Balcony	9.2 m ²

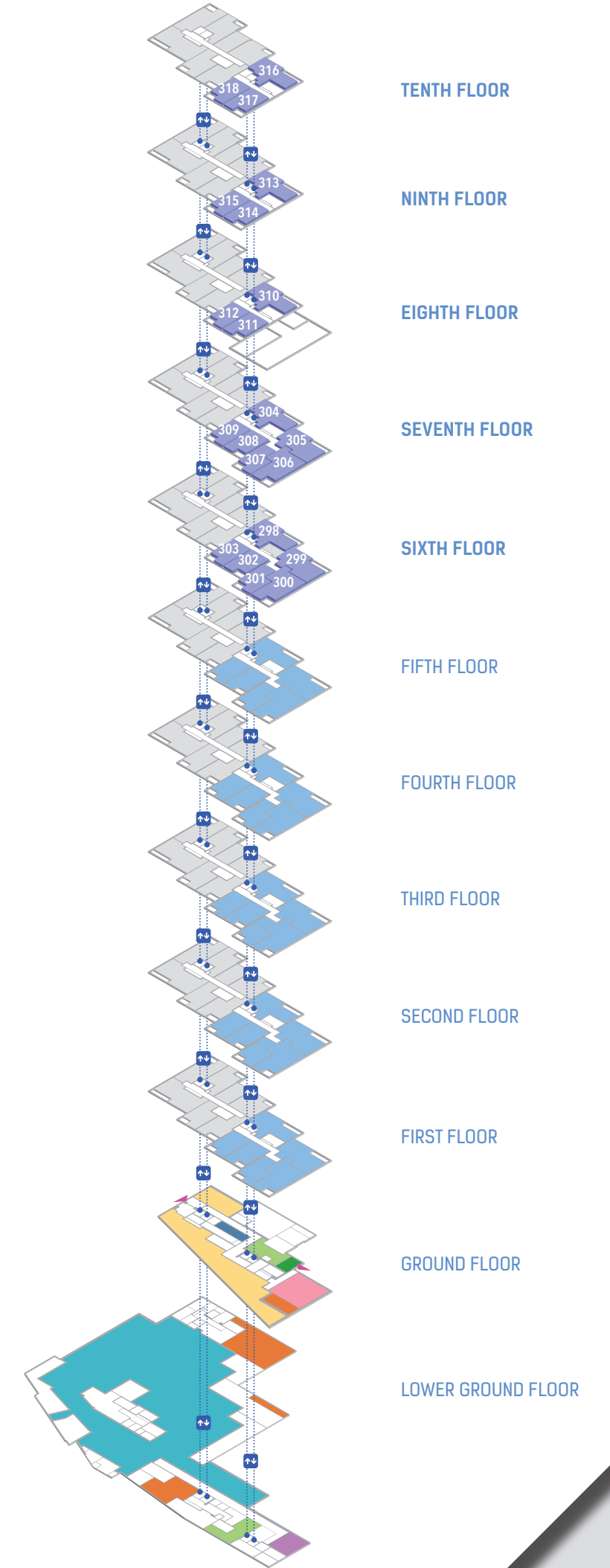


NOTE: Some apartments are mirrored. Balcony and terrace sizes and locations may differ from those illustrated. Please refer to individual floorplans. Floorplans are not to scale and are indicative only. Location of windows, doors, kitchen units and appliances, and bathroom fittings may differ. Doors and windows may swing in the opposite direction to that shown on selected units and some windows may be fixed. All measurements have been prepared from preliminary plans and are intended to give a general indication of the proposed development and the size and layout of individual apartments. Measurements shown are maximum room measurements. Total areas shown are maximum and may vary for each unit within a type.



KEY

- Hyde New Homes Shared Ownership
- Hyde Group Affordable Rent
- Private sale
- Retail
- Bin Store
- Retail Bin Store
- Cycle Storage
- Loading Bay
- Plant
- Office
- Parking



TENTH FLOOR

NINTH FLOOR

EIGHTH FLOOR

SEVENTH FLOOR

SIXTH FLOOR

FIFTH FLOOR

FOURTH FLOOR

THIRD FLOOR

SECOND FLOOR

FIRST FLOOR

GROUND FLOOR

LOWER GROUND FLOOR

HYDE NEW HOMES

Hyde New Homes is the multi award-winning commercial arm of Hyde, one of England's leading developers of homes for all needs and incomes.

Founded in 1967, Hyde builds homes for people who aspire to own a quality home of their own, as well as for people who can't afford to access the housing market due to limited income. We provide homes and services to over 95,000 customers across London and the South East.

We have plans to complete 1,300 new homes by March 2018 and are investigating ways which will allow us to build further homes. As a social business, we reinvest our profits to build more affordable homes.

Hyde has significant skills and experience. All our housing is built to current sustainability standards using latest heating and insulation technology which reduces fuel bills and cuts emissions. Our work in reducing emissions and trialling new technology has been recognised by the prestigious silver SHIFT award.

Our approach to both new build and large scale regeneration is innovative, flexible and commercially driven. But don't just take our word for it. Several of our large scale regeneration schemes, such as those in Bermondsey, Packington (Islington) and Stonebridge in Brent have been held up as exemplars of how regeneration should be done and transformed

formerly troubled estates into thriving communities.

The homes we create are generously-sized, striking a balance of stylish, yet functional design that appeals to a wide range of home buyers. Our finish is always of the highest design standard with quality fittings and long-lasting materials. Innovative, award-winning design, outstanding sustainability features and desirable locations are our focus and make Hyde's new homes attractive to buyers and investors alike.



ABOUT SHARED OWNERSHIP

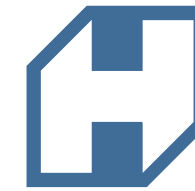
Shared Ownership is a scheme which has been specifically designed to help those who are unable to afford the cost of buying a property outright on the open market.

It works by enabling you to purchase a share in your new home, and pay a subsidised rent on the part you don't own to Hyde New Homes.

You will own an equity share in your new home. A lease is a legal document between the freeholder or landlord and the purchaser and is binding on both sides and since you will own a lease you will be a 'leaseholder'. The lease covers the responsibilities including maintenance, rent setting, purchasing more equity, selling and insurance. You will have the same rights and responsibilities as a full owner occupier.



You can also watch Your 'Guide to Shared Ownership' video on our website: www.hydenewhomes.co.uk



HYDE NEW HOMES AT

HARROW SQUARE

TWENTY-ONE 1 & 2 BED APARTMENTS

HA1

For more information contact us

0345 606 1221

info@hydenewhomes.co.uk

www.hydenewhomes.co.uk

