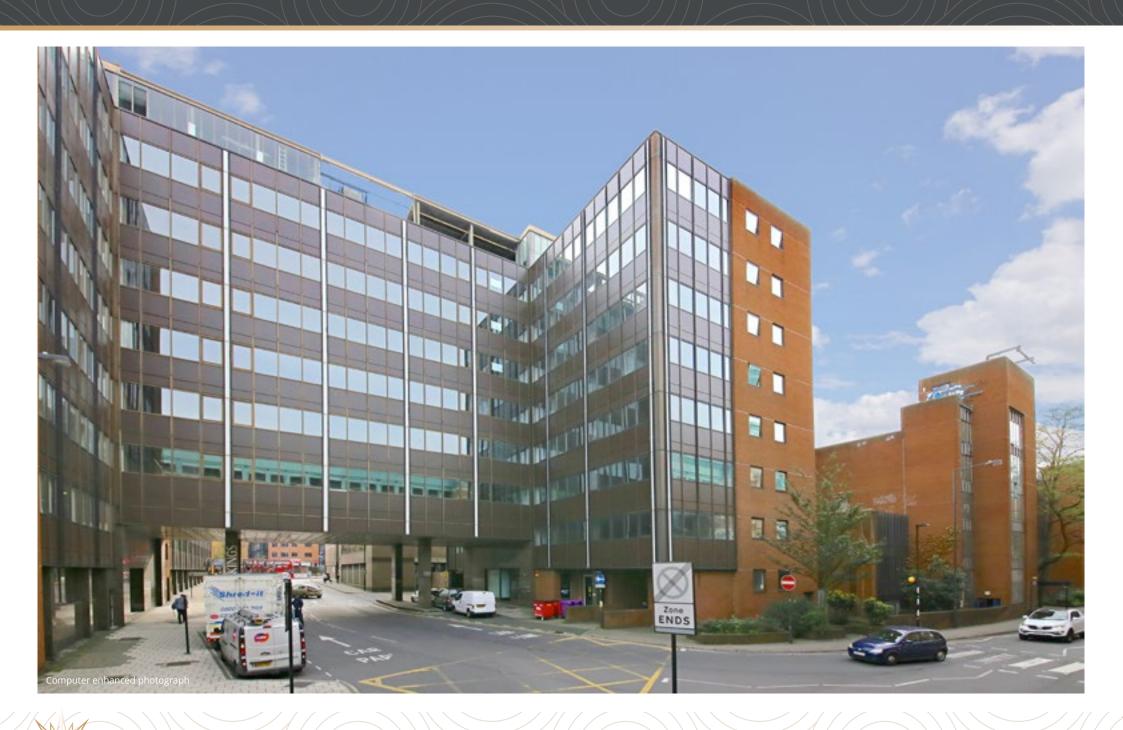


A COLLECTION OF STUDIO, ONE AND TWO BEDROOM APARTMENTS
SUPERBLY LOCATED IN HARROW TOWN CENTRE



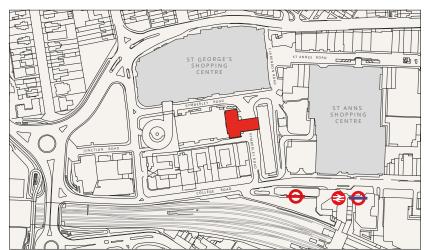
Harrow town centre
apartments with
fast commuter links
into Central London and
out to the Chiltern Hills

Ideally located, with impressive views of the iconic Harrow-on-the-Hill skyline and church Spire, the apartments at Queens House are a short walk from not one, but two shopping centres.

St Annes and St George's are on the doorstep of the scheme, providing residents with access to numerous high street brands including Marks & Spencer's, Debenhams, Boots, H&M, a VUE cinema complex as well as a range of convenient local shops, restaurants and a gym.

The development is a short walk to Harrow-on-the-Hill Station - Metropolitan Underground and Chiltern Railways with links into Central London (Baker Street 20 minutes). Harrow-on-the-Hill Bus station is also on the doorstep.





## Description

Located a stone's throw from Harrow-on-the-Hill station, Queens House is an impressive new development of 92 studio, one and two bedroom apartments. Having originally served as an office block, the building has been expertly converted into prime residential accommodation and is available with Help To Buy London, allowing buyers to purchase their new home with as little as a 5% deposit.

Arranged over seven floors and ready to move into, this collection of new homes features a high specification throughout. Careful planning and attention to detail has resulted in bright, spacious apartments with a contemporary flair.

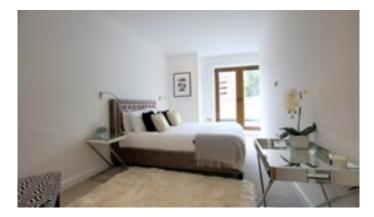
















### **KITCHENS**

- Contemporary-style matt handle-less kitchens (Stone colour)
- Quartz worktop and splashback
- Integrated appliances including oven, hob, washing machine and fridge

### **BATHROOMS AND EN SUITES**

- Svelte vanity unit in high gloss (white) with incorporated basin
- · Fully tiled porcelain walls and floor
- Heated towel rail
- Wall-hung WC
- Chrome fittings
- Ocean bath with glass shower screen (to select apartments)
- Fixed show head
- En suite shower room (to select apartments)

### **FLOORING**

- Engineered wood flooring to living/dining room and hallway
- Carpet to bedrooms
- Tiles to bathroom

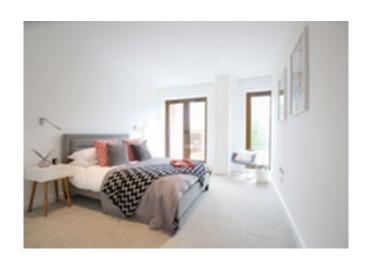
### **GENERAL**

- Electric panel heaters
- Lift access to all floors
- White skirting and architraves
- Pre-wired for broadband and Sky
- Brushed chrome switches, sockets and handles
- 4-panel door with chrome handles
- LED spot lights throughout
- · Audio entry phone system

#### WARRANTY

Premier guarantee

Please note this is an indicative specification and may be subject to change. Photographs shown are of a previous show home by the same developer to give an example of style only.





# Key



Studio



One Bedroom



Two Bedroom

Plans are for indicative purposes and not to scale. Measurements have been taken from Architect's plans and represent maximum dimensions, including into wardrobe areas.



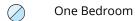
<b>Apartment 1</b> (Level 1)	39.5 sq m	425 sq ft
Living / Dining / Kitchen	5.76 x 3.78m	18′11″ x 12′5″
Bedroom	3.97 x 23.39m	13′0″ x 11′1′
<b>Apartment 2</b> (Level 1)	33 sq m	355 sq ft
Living / Dining / Kitchen	6.15 x 2.76m	20'2" x 9'1"
Bedroom	3.13 x 2.55m	10′3″ x 7′9′
<b>Apartment 3</b> (Level 1)	30 sq m	323 sq ft
Studio	6.24 x 4.78m	20'6" x 15'8"
<b>Apartment 4</b> (Level 1)	30 sq m	323 sq ft
Studio	6.24 x 4.78m	20'6" x 15'8"
<b>Apartment 5</b> (Level 1)	30 sq m	323 sq ft
Studio	6.24 x 4.78m	20'6" x 15'8"
<b>Apartment 6</b> (Level 1)	30 sq m	323 sq ft
Studio	6.24 x 4.78m	20'6" x 15'8"
<b>Apartment 7</b> (Level 1)	30 sq m	323 sq ft
Studio	6.24 x 4.78m	20'6" x 15'8"
Apartment 8 (Level 1)	30 sq m	323 sq ft
Living / Dining / Kitchen	5.95 x 2.39m	19'6" x 7'10'
Bedroom	3.3.18 x 2.59m	9′3″ x 8′3′
<b>Apartment 9</b> (Level 1)	30.6 sq m	329 sq ft
Living / Dining / Kitchen	5.95 x 2.34m	19'6" x 7'8'
Bedroom	2.18 x 2.51m	9′3″ x 8′3′
Apartment 10 (Level 1)	51 sq m	549 sq ft
Living / Dining / Kitchen	5.81 x 2.79m	19′1″ x 9′9′
Bedroom 1	4.17 x 2.17m	13′8″ x 7′1′
Bedroom 2	2.46 x 2.35m	8′1″ x 7′9′





### Key





Two Bedroom

Plans are for indicative purposes and not to scale. Measurements have been taken from Architect's plans and represent maximum dimensions, including into wardrobe areas.





Apartment 11 (Level 2) Apartment 26 (Level 3) Apartment 41 (Level 4) Apartment 56 (Level 5)	39.5 sq m	425 sq ft	Apartment 16 (Level 2) Apartment 31 (Level 3) Apartment 46 (Level 4) Apartment 61 (Level 5)	37.6 sq m	405 sq ft	Apartment 21 (Level 2) Apartment 36 (Level 3) Apartment 51 (Level 4) Apartment 66 (Level 5)	35.7 sq m	384 sq ft
Living / Dining / Kitchen Bedroom	5.76 x 3.78m 3.97 x 3.39m	18′11″ x 12′5″ 13′0″ x 11′1″	Living / Dining / Kitchen Bedroom	6.15 x 3.46m 4.49 x 2.57m	20′2″ x 11′4″ 14′9″ x 8′5″	Living / Dining / Kitchen Bedroom	6.04 x 3.86m 3.44 x 3.07m	13′5″ x 12′8″ 11′4″ x 10′1″
Apartment 12 (Level 2) Apartment 27 (Level 3) Apartment 42 (Level 4) Apartment 57 (Level 5)	34.5 sq m	371 sq ft	Apartment 17 (Level 2) Apartment 32 (Level 3) Apartment 47 (Level 4) Apartment 62 (Level 5)	37.7 sq m	406 sq ft	Apartment 22 (Level 2) Apartment 37 (Level 3) Apartment 52 (Level 4) Apartment 67 (Level 5)	39 sq m	420 sq ft
Living / Dining / Kitchen Bedroom	6.15 x 2.92m 3.20 x 2.59m	20′1″ x 9′7″ 10′6″ x 8′6″	Living / Kitchen Bedroom	5.95 x 3.64m 3.18 x 2.59m	19′7″ x 11′11″ 10′5″ x 8′6″	Living / Dining / Kitchen Bedroom	7.35 x 2.83m 4.26 x 2.50m	24'1" x 9'9" 14'0" x 8'4"
Apartment 13 (Level 2) Apartment 28 (Level 3) Apartment 43 (Level 4) Apartment 58 (Level 5)	36.6 sq m	394 sq ft	Apartment 18 (Level 2) Apartment 33 (Level 3) Apartment 48 (Level 4) Apartment 63 (Level 5)	42 sq m	452 sq ft	Apartment 23 (Level 2) Apartment 38 (Level 3) Apartment 53 (Level 4) Apartment 68 (Level 5)	38 sq m	409 sq ft
Living / Dining / Kitchen Bedroom	6.15 x 3.34m 4.11 x 2.51m	20′2″ x 11′0″ 13′6″ x 8′3″	Living / Dining / Kitchen Bedroom	5.96 x 4.45m 3.96 x 2.51m	19′7″ x 14′7″ 12′10″ x 8′3″	Living / Dining / Kitchen Bedroom	6.08 x 4.44m 2.93 x 2.61m	19′11″ x 14.7″ 13′7″ x 8′7″
Apartment 14 (Level 2) Apartment 29 (Level 3) Apartment 44 (Level 4) Apartment 59 (Level 5)	36.6 sq m	394 sq ft	Apartment 19 (Level 2) Apartment 34 (Level 3) Apartment 49 (Level 4) Apartment 64 (Level 5)	36 sq m	387 sq ft	Apartment 24 (Level 2) Apartment 39 (Level 3) Apartment 54 (Level 4) Apartment 60 (Level 5)	42 sq m	452 sq ft
Living / Dining / Kitchen Bedroom	6.15 x 3.34m 4.11 x 2.51m	20′2″ x 11′0″ 13′6″ x 8′3″	Living / Dining / Kitchen Bedroom	6.04 x 3.26m 4.05 x 2.60m	19′10″ x 10′8″ 13′3″ x 8′6″	Living / Dining / Kitchen Bedroom	6.08 x 4.36m 4.03 x 2.51m	19′11″ x 14′4″ 13′5″ x 8′3″
Apartment 15 (Level 2) Apartment 30 (Level 3) Apartment 45 (Level 4) Apartment 60 (Level 5)	36.6 sq m	394 sq ft	Apartment 20 (Level 2) Apartment 35 (Level 3) Apartment 50 (Level 4) Apartment 65 (Level 5)	36 sq m	387 sq ft	Apartment 25 (Level 2) Apartment 40 (Level 3) Apartment 55 (Level 4) Apartment 70 (Level 5)	55 sq m	592 sq ft
Living / Dining / Kitchen Bedroom	6.15 x 3.34m 4.11 x 2.51m	20′2″ x 11′0″ 13′6″ x 8′3″	Living / Dining / Kitchen Bedroom	6.04 x 3.86m 3.44 x 3.07m	13′5″ x 12′8″ 11′4″ x 10′1″	Living / Dining / Kitchen Bedroom 1 Bedroom 2	6.08 x 4.08m 4.15 x 2.57m 2.88 x 2.51m	19'11" x 13'5" 13'7" x 8'6" 9'5" x 8'3"

## Key



Studio



One Bedroom



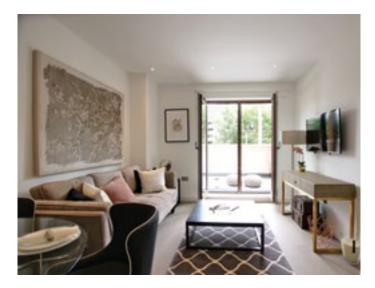
Two Bedroom

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Apartment 71 (Level 6) Apartment 82 (Level 7)	51 sq m	549 sq ft
Living / Dining / Kitchen	4.74 x 3.04m	15'7" x 10'0"
Bedroom 1	3.36 x 2.63m	11'0" x 8'11"
Bedroom 2	3.09 x 2.60m	10'2" x 8'6"
Apartment 72 (Level 6) Apartment 83 (Level 7)	57.6 sq m	620 sq ft
Living / Dining / Kitchen	5.18 x 4.00m	17'0" x 13'2"
Bedroom 1	4.51 x 2.59m	14'10" x 8'6"
Bedroom 2	2.98 x 2.79m	9'9" x 9'2"
Apartment 73 (Level 6) Apartment 84 (Level 7)	59 sq m	635 sq ft
Living / Dining / Kitchen	6.15 x 4.27m	20'2" x 14'0"
Bedroom 1	3.41 x 2.59m	11'2" x 8'6"
Bedroom 2	4.11 x 2.51m	13'6" x 8'3"
Apartment 74 (Level 6) Apartment 85 (Level 7)	59 sq m	635 sq ft
Living / Dining / Kitchen	6.15 x 4.27m	20'2" x 14'0"
Bedroom 1	3.28 x 2.59m	10'9" x 8'6"
Bedroom 2	4.11 x 2.51m	13'6" x 8'3"
Apartment 75 (Level 6) Apartment 86 (Level 7)	37.7 sq m	406 sq ft
Living / Dining / Kitchen	5.95 x 3.64m	19'7" x 12'0"
Bedroom	3.23 x 2.59m	10′7″ x 8′6″
Apartment 76 (Level 6) Apartment 87 (Level 7)	42 sq m	452 sq ft
Living / Dining / Kitchen	5.96 x 4.37m	19′7″ x 14′4″
Bedroom	3.96 x 2.57m	13'0" x 8'5"

<b>Apartment 77</b> (Level 6) <b>Apartment 88</b> (Level 7)	55 sq m	592 sq ft
Living / Dining / Kitchen	6.04 x 3.86m	19'10" x 12'8"
Bedroom 1	3.30 x 2.55m	10'11" x 8'5"
Bedroom 2	4.00 x 2.51m	13′3″ x 8′3″
Apartment 78 (Level 6) Apartment 89 (Level 7)	55 sq m	613 sq ft
Living / Dining / Kitchen	6.04 x 3.65m	19'10" x 12'0"
Bedroom 1	3.30 x 2.59m	10′10″ x 8′6″
Bedroom 2	4.00 x 2.72m	13′2″ x 8′11″
Apartment 79 (Level 6) Apartment 90 (Level 7)	38.5 sq m	414 sq ft
Living / Dining / Kitchen	7.47 x 2.56m	24'6" x 8'5"
Bedroom	4.27 x 2.50m	14'0" x 8'4"
Apartment 80 (Level 6) Apartment 91 (Level 7)	71.5 sq m	770 sq ft
Living / Dining / Kitchen	6.37 x 6.08m	20'11" x 19'11"
Bedroom 1	3.20 x 2.59m	10'6" x 8'6"
Bedroom 2	4.03 x 2.71m	13′3″ x 8′11″
Apartment 81 (Level 6) Apartment 92 (Level 7)	70 sq m	753 sq ft
Living / Dining / Kitchen	6.07 x 5.69m	19′11″ x 18′8″
Bedroom 1	4.42 x 3.39m	14'6" x 11'2"
Bedroom 2	2.93 x 2.59m	9′7″ x 8′6″















A development by





For more information please contact the sole agents



020 8954 8626 www.prestonbennett.co.uk

### Connections

Harrow-on-the Hill Station benefits from being a transport interchange with main line and tube services with the Bus Station adjacent.

### LONDON UNDERGROUND

Harrow on the Hill (Metropolitan line)

Baker Street 20 mins

King's Cross St Pancras (for Eurostar) 36 mins

Liverpool Street 44 mins

#### NATIONAL RAIL

Harrow on the Hill (Chiltern Railways)
London Marylebone 12 mins
Aylesbury 44 mins

### **BY ROAD**

Wembley Stadium 3.7 miles
A40 (Greenford) 5.5 miles
M1 (Junction 1) / Brent Cross 6 miles
Watford 7.6 miles
M25 Southbound (Junction 16) 10 miles
Central London 10.5 miles
Heathrow 11 miles

Times and distances are approximate)



Help to Buy available subject to eligibility

IMPORTANT. These particulars are for illustration only. The developer operates a policy of continuous product development and individual features such as windows and elevational treatments may vary from time to time. Consequently, these particulars should be treated as general guidance only and cannot be relied upon accurately describing any of the specified matters prescribed by any order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty. All services and facilities may not be available on completion of the property. Should you have any queries please direct them via your solicitor. | September 2018 | Oracle Creative 020 7935 7359 (www.oraclecreative.co.uk)