

FACTSHEET

Payment terms:

1. A non-refundable booking deposit of the local currency equivalent of £2,500 is payable upon exchange of contracts.
2. A further deposit of 10% of purchase price is payable within 21 days after exchange of contracts.
3. The balance of 90% of the purchase price will be payable upon legal completion.

Completion dates:

Ready to move into immediately

Documents required for exchange of contracts:

- Original current passport or original identity card
- Two current utility bill copies (not mobile phone) and one bank statement copy showing every buyer's name and home address – these items to be less than three months old
- In addition your solicitor will require written evidence of the source of your deposit monies accumulating in your account
- Original or certified copies required for all buyers. Information provided must match the details given on the reservation agreement.

Vendor's solicitor:

Trowers & Hamlin LLP
55 Princess Street, Manchester M2 4EW
DX 14323 Manchester 1
Tel: +44 (0)161 838 2000
Fax: +44 (0)161 838 2001
www.trowers.com

Recommended solicitors:

New Homes Law
Parkview House, Victoria Road South, Chelmsford CM1 1BT
DX 330301 Chelmsford 22
Tel: +44 (0)1245 678044
www.nhlaw.co.uk

Conveyancing fees:

To be provided by solicitor.



EchoOne is a collection of fantastic contemporary apartments in the buzzing neighbourhood of South Harrow, bringing you the stylish London lifestyle at an affordable price. With an eclectic range of independent shops, restaurants and bars right on its doorstep, and with South Harrow tube station under a two-minute walk away, you can be in the West End of London in under 30 minutes.

Designed to create a welcoming community, at the centre is a beautifully-landscaped courtyard deck for all residents to enjoy, with a gently-sloping south-west facing garden to let you soak up the evening sun.

Interiors are light and modern with good sized double bedrooms and have a spacious open-plan kitchen / dining / living area with large windows and access to their own private balcony.

DEVELOPER:	South Harrow LLP
LOCATION:	160 Northolt Road, South Harrow, HA2 8UU
LOCAL AUTHORITY:	Harrow
TENURE:	250-year leasehold from completion of first property
BUILDING WARRANTY:	NHBC

A JOINT VENTURE BETWEEN



APARTMENT INFORMATION

Private apartment mix:	The development is a mixture of 1 & 2 bedroom apartments
Ground Rent:	£400 per annum
Managing agent:	Origin Housing Ltd
	The service charge covers the cost of maintenance of systems, energy centre, lifts and CCTV, internal communal and external repairs, basement maintenance, communal water and electricity, cleaning and landscaping of communal areas, building insurance, reserve fund and professional fees. There will be no ground rent charged.
Car parking:	Limited parking spaces available at £15,000 per space
	<small>*Speak to a member of the sales team for availability.</small>

TAX INFORMATION

Council Tax:	Council Tax Band D - £1,854.79** (2020-2021 yearly fee)
Stamp Duty Land Tax (SDLT):	There is no SDLT payable if completed before the 31st March 2021 for owner occupiers.
	<small>** All prices are estimated and subject to change.</small>

EDUCATION INFORMATION

PRIMARY SCHOOLS
Roxeth Mead School
0.4 miles
Ofsted Rated Good

Welldon Park Primary
0.5 miles
Ofsted Rated Inadequate

Heathland School
0.9 miles
Ofsted Rated Outstanding

Earlsmead Primary School
1.3 miles
Ofsted Rated Inadequate

SECONDARY SCHOOLS
Whitmore High School
0.7 miles
Ofsted Rated Outstanding

Queensmead School
1.9 miles
Ofsted Rated Outstanding

Nower Hill High School
2.2 miles
Ofsted Rated Outstanding

William Perkin C of E High School
2.9 miles
Ofsted Rated Outstanding

COLLEGES
St Dominic's Sixth Form College
0.8 miles
Ofsted Rated Outstanding

Rooks Heath College
0.9 miles
Ofsted Rated Good

Wembley High Technology College
2.3 miles
Ofsted Rated Outstanding

BOYS ONLY SCHOOLS
The John Lyon School
0.5 miles
Rated Excellent

Harrow School
0.9 miles
Rated Excellent

APARTMENT SPECIFICATION

KITCHEN <ul style="list-style-type: none">• Zanussi ceramic hob with stainless steel splashback where applicable• Zanussi integrated oven• Zanussi integrated fridge/freezer• Zanussi integrated dishwasher• Cooker hood – integrated or ceiling hood where applicable• Blanco stainless steel sink with contemporary Blanco mixer tap• LED feature lighting to wall units• Soft close to doors and drawers• Integrated pull out waste bin with recycling facility• Zanussi washer/dryer freestanding in hallway cupboard	FAMILY BATHROOM AND SECONDARY EN-SUITES <ul style="list-style-type: none">• Bath with shower over and glass screen• Low profile shower tray with glass shower screen/door• Dark wood effect vanity tops• Large format wall and floor tiles• Heated chrome towel rail	ELECTRICAL <ul style="list-style-type: none">• Downlights to kitchen/living/ dining room, family bathroom and en-suites and WC• Pendant fittings in selected locations to entrance hall and all bedrooms• LED feature lighting to wall units in kitchen• White moulded electrical switches and sockets throughout• Shaver points to bathroom and en-suites• TV points to living/dining room and all bedrooms• Phone points to kitchen/ living/dining room, master and second bedrooms• Data points to living room and master and second bedrooms• 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	HEATING AND WATER <ul style="list-style-type: none">• Underfloor heating• Heated chrome towel rails to bathroom and en-suites• Heating via communal heating plant• Sprinkler system to all apartments and communal areas and bin stores• Spur for customer's own installation of security alarm panel
MASTER EN-SUITE <ul style="list-style-type: none">• Low profile shower tray with glass shower screen/door• Dark wood effect vanity tops• Large format wall and floor tiles• Heated chrome towel rail	DECORATIVE FINISHES <ul style="list-style-type: none">• 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 painted in white emulsion• Smooth ceilings in white emulsion	FLOOR FINISHES <ul style="list-style-type: none">• Amtico flooring to entrance hall and kitchen/living/dining room• Carpet to bedrooms and duplex stairs and landings• Large format tiles to bathroom and en-suites	EXTERNAL FINISHES <ul style="list-style-type: none">• Decking• Glass balustrade divisional and boundary fencing
			COMMUNAL AREAS <ul style="list-style-type: none">• 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



1.2m
investment
IN OUTDOOR RECREATION FACILITIES



10
parks
& OPEN GREEN SPACES



7
'outstanding'
SECONDARY SCHOOLS & COLLEGES WITHIN 2 MILES



29
minutes
COMMUTE TO CENTRAL LONDON



6
minutes
CYCLE RIDE TO WEST HARROW STATION



2
new schools
AND A NEW TOWN CENTRE LIBRARY