AUSTEN HOUSE, GAYTON ROAD, HARROW ON THE HILL, LONDON HA1

“Austen House is located on the site of a former library in Harrow on the Hill. It is an exquisite collection of 1, 2 & 3 bedroom apartments offering a high specification living in a well-connected, up and coming location.”

The Vendor
Fairview New Homes Ltd.

Location
Gayton Road, Harrow on the Hill, Harrow, HA1 2HH

Local Authority
London Borough of Harrow

Tenure
250 year lease commenced 24th December 2016

Warranty
10-year NHBC buildmark warranty

Anticipated Completion
Estimated completion Q4 2018/Q2 2019

Pricing
1 Beds from £359,000
2 Beds from £467,500
3 Beds from £550,000

Net internal floor areas
539 - 952 SQFT

Ground Rent
1 Beds - £350 PA
2 Beds - £400 PA
3 Beds - £450 PA

Estimated service Charge
£1,100 est.
GENERAL SPECIFICATION –

GENERAL
- Ideal Easy Twist fitted carpet in magnolia to hallway and all main rooms
- White oak veneer internal doors
- Carlisle Brass door ironmongery in polished chrome
- Walls painted in Almond White and ceilings in white

KITCHENS
- Kitchen units by Manhattan in High Gloss White, with Graphite plinth and soft close doors and drawers, and Black Brazil worktops
- Stainless steel 1½ bowl sink with single lever, monoblock mixer tap
- Stainless steel Zanussi electric oven, with black induction hob and integrated canopy hood
- Fully integrated Zanussi 80/20 fridge/freezer
- Fully integrated dishwasher
- Fully integrated microwave
- Free standing Zanussi washer dryer
- Ceramic floor tiles in black satin finish
- Walls painted in Dove White and ceilings in white
- Brushed aluminium downlights to ceilings and under counter LED lighting
- Satin chrome finish appliance switches and sockets

ELECTRICAL
- Combined television/telephone and satellite outlet to living room
- Provision for satellite system
- Provision for internet broadband

SECURITY
- Audio entry system
- Security locks to all ground floor external doors and windows
- Front door spy hole (with secure lock system)
- Smoke detector

ADDITIONAL
- Audio-video entry system
- Fitted underlay in all carpeted areas

BATHROOMS & EN SUITES
- Affinity Jasmine brushed wall tiling to full height on all walls in main bathroom, 3 walls in ensuite, remaining wall painted Dove White
- Shaver point
White sanitaryware with chrome finish fittings and water saving baths and showers
- Apartments with an ensuite feature clear glass shower enclosures with low-level shower tray, plus a chrome mixer/shower tap to bath in the main bathroom
- Apartments without an ensuite feature a bath mixer tap and a separate thermostatic shower fitted over the bath, with a clear glass shower screen
- Ceramic floor tiles in black satin finish
- Plain mosaic wall tiling in Warm White to full height in showers and splashbacks to handbasins
- Chrome downlights to ceilings
- Chrome heated towel rail

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INDICATIVE INTERNAL
TRANSPORT LINKS – UNDERGROUND, RAIL & CROSSRAIL

Harrow on the Hill Underground Station - 0.3 mile* - 5 minute walk* (from Austen House)

Average journey times from Harrow on the Hill underground station:

- Wembley Park Station - 6 minutes** (from Harrow on the Hill station)
- Baker Street Station - 19 minutes** (from Harrow on the Hill station)
- Bond Street Station – 21 minutes** (from Harrow on the Hill station)
- Marylebone Station – 22 minutes** (from Harrow on the Hill station)
- Regents Park Station – 24 minutes** (from Harrow on the Hill station)
- Paddington Station – 25 Minutes** (from Harrow on the Hill station)
- Kings Cross St Pancras Station – 25 minutes** (from Harrow on the Hill station)
- Oxford Circus Station - 26 minutes** (from Harrow on the Hill station)
- Waterloo Station – 27 Minutes** (from Harrow on the Hill station)
- Bank Station – 37 minutes** (from Harrow on the Hill station)
- Heathrow Airport Station - 53 minutes** (from Harrow on the Hill station)
LONDON UNIVERSITIES AND COLLEGES

University of Westminster
University of Westminster, Watford Road, Harrow, London HA1 3TP, United Kingdom
0.5 miles – 10 minute walk*

University of Westminster
University of Westminster, 309 Regent St, City of Westminster, W1B 2UW
11.3 miles – 20 minute drive*
Closest station – Oxford Circus Station – 26 minutes from Harrow on the Hill Station**

London Business School
26 Sussex Pl, London NW1 4SA
11.2 miles – 35 minute drive*
Closest station – Baker Street – 19 minutes from Harrow on the Hill Station **

Imperial College London
Exhibition Road, SW7 2AZ
11.8 miles – 35 minute drive*
Closest station – South Kensington Station – 34 minutes from Harrow on the Hill Station **

UCL – University College London
Gower Street, WC1 E 6BT
12.9 miles – 40 minute drive*
Closest station – Warren Street Station – 31 minutes from Harrow on the Hill Station **

London School of Economics
Houghton St, London WC2A 2AE
13.8 miles – 45 minute drive*
Closest station – Temple Station – 32 minutes from Harrow on the Hill Station **

King’s College London
Strand, WC2R 2LS
14.5 miles – 50 minute drive*
Closest station – Temple Station – 32 minutes from Harrow on the Hill Station **

City University London
Northampton Square, London EC1V 0HB
14.4 miles – 50 minute drive*
Closest station – Angel - 37 minutes from Harrow on the Hill Station **

*times sourced from google.maps.co.uk
**times sourced from tfl.gov.uk
AREA INFORMATION – HARROW BOYS SCHOOL

Harrow School – 14 minute walk – 0.6 miles’ from Austen House - Commonly referred to as "Harrow", is an English independent school for boys situated in the town of Harrow, in north-west London. There is some evidence that there has been a school on the site since 1243, but the Harrow School of today was formally founded in 1572 by John Lyon under a Royal Charter of Elizabeth I. Harrow is one of the original nine public schools that were regulated by the Public Schools Act 1868. Harrow is also ranked 7th in the top 20 boys only independent senior boarding schools in the UK for 2016.

The School has an enrolment of 814 boys spread across twelve boarding houses, all of whom board full-time. It remains one of the four all-boys, full-boarding schools in Britain, the others being Radley College, Eton College, and Winchester College. Harrow's uniform includes straw hats, morning suits, top hats and canes. Its long line of famous alumni includes eight former British/Indian Prime Ministers (including Churchill, Baldwin, Peel, and Palmerston), numerous foreign statesmen, former and current members of both houses of the U.K. Parliament, two Kings and several other members of various royal families, 20 Victoria Cross and one George Cross holders, and a great many notable figures in both the Arts and the Sciences. The Good Schools Guide published in 2014 said "Parents looking for a top notch, blue chip, full boarding, and all boys' school will be hard-pressed to beat Harrow. This is a school on top of its game".
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AREA INFORMATION – HARROW SHOPPING CENTRES

St Anne’s & St Georges shopping centres 7 minutes’ walk (0.4 miles) from Austen House – As a shopping destination Harrow caters for all tastes, from a large selection of well-known national retailers to a range of independent traders. From arts and crafts to high street fashion, Harrow offers both modern convenience shopping and fascinating quirky shops. Harrow’s town centre contains:

- Two shopping centres
- Parades of shops throughout Station Road and the ascending, traditional College Road
- Over 300m of fully pedestrianised streets with a variety of shops, bars and cafes.
COUNCIL TAX BANDS 2016/2017
http://www.harrow.gov.uk/info/100004/council_and_democracy/1495/council_tax_bands_2016_17

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DOCUMENTATION REQUIRED FOR EXCHANGE OF CONTRACT

1. Passport / ID card
2. A current utility bill (not mobile phone) or bank statement showing name and home address
   If neither document can be provided then:–
   1. An Inland Revenue demand or
   2. A letter from employer stating home address

Please be advised that the solicitors must see the original copies of the above.

OTHER ASSOCIATED BUYING FEES

1. Non-refundable booking deposit of £2,500 payable upon reservation
2. A further 10% of purchase price is payable on exchange
3. A further 5% of the purchase price is payable 3 months after
4. Balance of 85% payable on completion

PURCHASER LEGAL FEES

1. All apartments will have a £1,750 legal fee plus VAT

STAMP DUTY - From 4th December 2017, SDLT rates will be applied on a graduated basis.

For more information go to https://www.gov.uk/stamp-duty-land-tax-rates.

Stamp duty bands:
- 0% of the first £125,000 of property price
- 2% of the next £125,000 of property price
- 5% on the next £675,000 of property price
- 10% on the next £575,000 of property price
- 12% on the rest of property price (over £1.5 million)

New Additional Property:
- 3% of the first £125,000 of property price
- 5% of the next £125,000 of property price
- 8% on the next £675,000 of property price
- 13% on the next £575,000 of property price
- 15% on the rest of property price (over £1.5 million)
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VENDOR’S SOLICITORS
Nockolds Solicitors
46 New Broad Street
London
EC2M 1JH

Contact: Jo Page
Tel: +44 (0)1279 712521
Email: jpage@nockolds.co.uk

RECOMMENDED
PURCHASER’S SOLICITORS
PCB Lawyers LLP
70 Baker Street
London
W1U 7DL

Contact: Sam Molloy
Tel: +44 (0) 20 7299 9261
Email: smolloy@pcblawyers.com

RECOMMENDED
LETTINGS AGENTS
Fraser & Co
Unit 12
West End Quay
London
W2 1JX

Contact: Debbie McCreesh
Tel: +44(0) 20 3367 2126
Email: Debbie.McCreesh@fraser.uk.com
www.fraser.uk.com

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2/8/17