

BALDWIN HOUSE.

A smart, well connected collection
of 36 brand new apartments adjacent
to the famous Harrow School and
with ideal access to London.

BALDWIN HOUSE.

This excellent selection of 36 brand new one and two bedroom apartments has been carefully designed, built and styled to offer contemporary and stylish living for people looking for a location with access to London renowned shopping, parks, nightlife & arts yet retaining the leafy village atmosphere of historic Harrow.

Stanley Baldwin
1st Earl Baldwin of Bewdley
Conservative Prime Minister of the United Kingdom
Graduate of Harrow School





HARROW LOCATION.

Harrow enjoys a unique blend of being one of outer Londons leafiest and greenest boroughs with over 3000 acres of parkland and protected greenbelt land with the record of being one of the best connected.

Harrow on the Hill Underground Station is only 4mins walk from Baldwin House where during the week you can get into London's West End Baker Street Station in only 3 stops and it is only a further 3 stops to King Cross St Pancras connection you to the Eurostar.

The rest of the world really is at your fingertips.

One fifth of the borough is composed of parkland and open spaces, creating a green belt equivalent to eight Hyde Parks.



BALDWIN HOUSE.

Canary Wharf

The City

The Shard

London Eye

Wembley Stadium

Chelsea

Battersea



Harrow on the Hill Station

6 mins



Wembley Park Station

11 mins



Finchley Road Station

15 mins



Marylebone Station (National Rail)

17 mins



Baker Street Station

21 mins



Bond Street Station

23 mins



Oxford Circus Station

25 mins



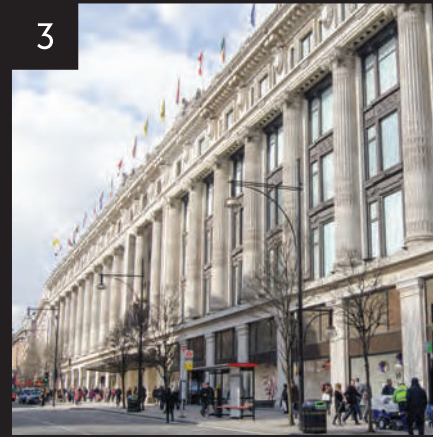
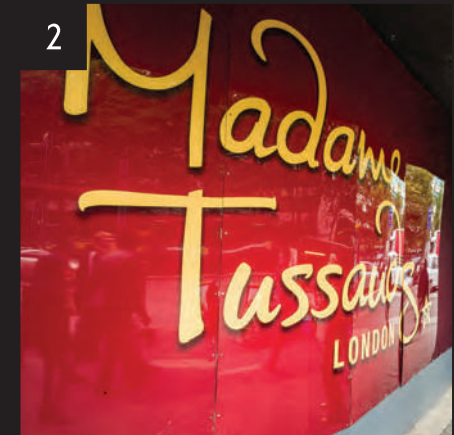
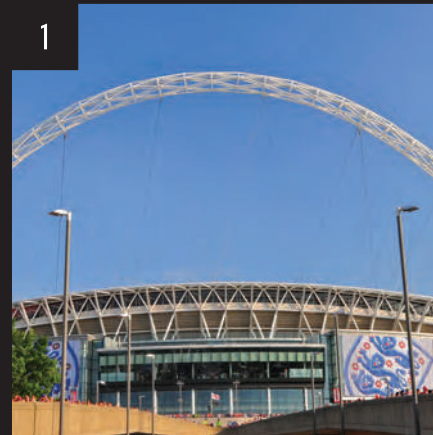
Kings Cross St Pancras Station

LONDON LIFESTYLE.



There really isn't much debate or discussion about London being one of the greatest cities in the world. Whether you're interested in history, culture, shopping or international finance - it all meets in one place.

This is your opportunity to be part of the phenomenon - to be part of the most exciting and dynamic city in the world.

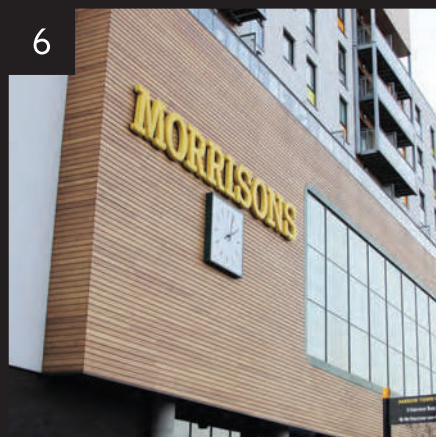


- 1 Wembley Stadium**
7 mins from Harrow on the Hill to Wembley Stadium
- 2 Madame Tussauds**
17 mins from Harrow on the Hill to Baker Street
- 3 Selfridges**
21 mins from Harrow on the Hill to Bond Street
- 4 Westminster**
25 mins from Harrow on the Hill to Westminster
- 5 The Shard**
30 mins from Harrow on the Hill to London Bridge
- 6 Hyde Park**
31 mins from Harrow on the Hill to Hyde Park Corner



HARROW LOCAL.

Harrow is mentioned in the Domesday Book in 1066 - you don't get better than that for bona fide history. It grew steadily over the next ten centuries with Harrow Road featuring as a critical link to London.



1. Harrow View point – Harrow is the highest land point in London which gives you stunning views for miles around.

2 & 3. A little local history mixed in with a selection of boutique shops, quaint cafes and architectural details dating back hundreds of years.

4. Café Café – Georges little restaurant/ cocktail bar located on the top of harrow on the hill by the famous Boys School. Great place to have a lovely evening meal or cocktail in the sunshine overlooking Harrows gorgeous character.

5. High Street – Not only do you have two great shopping centres you have over 300m of pedestrianised high streets.

6. Harrow's Morrison's located a short walk away with a focus on the 'fresh market' where customers can purchase 450 types of fruit and vegetables as well as choose goods from the continental-style delicatessen counter, the butcher's, cheesemonger's and fishmonger's counters and the bakery. Store general manager Colin Bevan said: "We can't wait to show off the new store to the local community and would like to thank them for their patience while it was being completed." "It is one of our flagship stores and the team have worked hard to train as specialists in areas such as butchery and bakery." "This means that many of the products sold in store are made fresh every day." The store has created 246 new jobs.

7 & 8. Harrows St Georges Shopping Centre literally a stone's throw away. All the high street fashion and lifestyle stores in compact mall with a variety of restaurants and a multi-screen cinema. Harrows St Ann's Shopping Centre located next door to St Georges is opposite Harrow on the Hill station, St Anns is home to over 40 high street brands including H&M, Primark, M&S, Bhs, River Island along with a dedicated food court on the second floor for a quick spot of lunch during the week or as a place to catch up with friends over the weekend. Open 7 days a week, accompanied by its own secure car park of 940 spaces, and within easy reach of bus and train connections from central London, it is a convenient destination for all your shopping needs.

HARROW SCHOOL.

Founded in 1572, the school is internationally renowned as one of the finest private schools in the world. The hallowed hallways and lecture rooms have seen eight former British and Asian Prime Ministers including Sir Winston Churchill, countless military heroes and statesmen pass through.

Incredibly, there has often been a Royal presence throughout history - alongside their commitment to the less well off with scholarships for 30 pupils.

A lesser known fact is that the sport 'Squash' was invented here.



The Harrow School uniform still features a black tie, which the boys were instructed to wear at the time of the death of Queen Victoria. As nobody instructed the boys to stop wearing the tie after the mourning period had ended, it is still part of the uniform today.



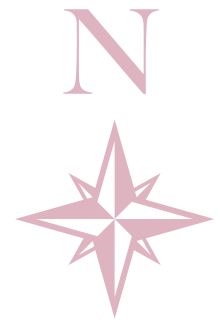
The Old Speech Room was built in 1819-21
as a chamber in which to encourage public speaking.



STET FORTUNA DOMUS
Let Fortune Attend Those Who Dwell Here

GROUND FLOOR.

Apartments 1 to 8



WHILST THESE PLANS HAVE BEEN DRAWN WITH ALL DUE CARE AND ATTENTION FOR THE CONVENIENCE OF THE INTENDING PURCHASER, THE INFORMATION CONTAINED HEREIN IS A PRELIMINARY GUIDE ONLY.

APARTMENT 1**One bedroom apartment on the ground floor**

Internal area - 47.80 sq.m / 514.5 sq.ft

Kitchen	3790mm x 2200mm	12'5" x 7'2"
Living Area	4400mm x 3790mm	14'5" x 12'5"
Bedroom	3510mm x 3320mm	11'6" x 10'10"

APARTMENT 2**One bedroom apartment on the ground floor**

Internal area - 47.51 sq.m / 511.4 sq.ft

Kitchen	3625mm x 2210mm	11'10" x 7'3"
Living Area	4420mm x 3625mm	14'6" x 11'10"
Bedroom	3765mm x 3375mm	12'4" x 11'0"

APARTMENT 3**One bedroom apartment on the ground floor**

Internal area - 46.81 sq.m / 503.9 sq.ft

Kitchen	3490mm x 2200mm	11'5" x 7'2"
Living Area	4405mm x 3490mm	14'5" x 11'5"
Bedroom	3690mm x 3335mm	12'1" x 10'11"

APARTMENT 4**One bedroom apartment on the ground floor**

Internal area - 50.58 sq.m / 544.4 sq.ft

Kitchen	4250mm x 2540mm	13'11" x 8'4"
Living Area	4250mm x 3000mm	13'11" x 9'10"
Bedroom	4970mm x 2800mm	16'3" x 9'2"

APARTMENT 5**One bedroom apartment on the ground floor**

Internal area - 54.88 sq.m / 590.70 sq.ft

Kitchen	4850mm x 3000mm	15'10" x 9'10"
Living Area	4850mm x 4380mm	15'10" x 14'4"
Bedroom	3875mm x 2930mm	12'8" x 9'7"

APARTMENT 6**One bedroom apartment on the ground floor**

Internal area - 50.57 sq.m / 544.3 sq.ft

Kitchen	4475mm x 2000mm	14'8" x 6'6"
Living Area	4475mm x 3515mm	14'8" x 11'6"
Bedroom	3885mm x 3265mm	12'8" x 10'8"

APARTMENT 7**One bedroom apartment on the ground floor**

Internal area - 46.56 sq.m / 501.2 sq.ft

Kitchen	4385mm x 2000mm	14'4" x 6'6"
Living Area	4385mm x 3550mm	14'4" x 11'7"
Bedroom	3950mm x 3110mm	12'11" x 10'2"

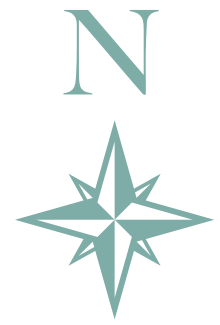
APARTMENT 8**One bedroom apartment on the ground floor**

Internal area - 53.77 sq.m / 578.8 sq.ft

Kitchen	3465mm x 2955mm	11'4" x 9'8"
Living Area	5055mm x 3470mm	16'7" x 11'4"
Bedroom	4785mm x 3915mm	15'8" x 12'10"

FIRST FLOOR.

Apartments 9 to 16



APARTMENT 9**Two bedroom apartment on the first floor**

Internal area - 63.69 sq.m / 685.6 sq.ft

Kitchen	3755mm x 3000mm	12'3" x 9'10"
Living Area	3580mm x 3200mm	11'8" x 10'5"
Bedroom 1	3915mm x 3265mm	12'10" x 10'8"
Bedroom 2	3655mm x 2765mm	11'11" x 9'0"

APARTMENT 10**Two bedroom apartment on the first floor**

Internal area - 58.79 sq.m / 632.8 sq.ft

Kitchen	3200mm x 2595mm	10'5" x 8'6"
Living Area	4360mm x 4000mm	14'3" x 13'1"
Bedroom 1	4105mm x 3070mm	13'5" x 10'0"
Bedroom 2	3335mm x 2490mm	10'11" x 8'2"

APARTMENT 11**Two bedroom apartment on the first floor**

Internal area - 58.42 sq.m / 628.8 sq.ft

Kitchen	4355mm x 2595mm	14'3" x 8'6"
Living Area	4000mm x 3145mm	13'1" x 10'3"
Bedroom 1	3460mm x 3355mm	11'4" x 11'0"
Bedroom 2	3360mm x 2175mm	11'0" x 7'1"

APARTMENT 12**Two bedroom apartment on the first floor**

Internal area - 61.63 sq.m / 663.4 sq.ft

Kitchen	3830mm x 2245mm	12'6" x 7'4"
Living Area	4000mm x 3830mm	13'1" x 12'6"
Bedroom 1	5190mm x 2935mm	17'0" x 9'7"
Bedroom 2	3100mm x 2785mm	10'2" x 9'1"

APARTMENT 13**One bedroom apartment on the first floor**

Internal area - 48.36 sq.m / 520.5 sq.ft

Kitchen	4000mm x 3000mm	13'1" x 9'7"
Living Area	4885mm x 3980mm	16'0" x 13'0"
Bedroom	3095mm x 2965mm	10'1" x 9'8"

APARTMENT 14**One bedroom apartment on the first floor**

Internal area - 46.37 sq.m / 499.1 sq.ft

Kitchen	4455mm x 2840mm	14'7" x 9'3"
Living Area	4455mm x 3000mm	14'7" x 9'10"
Bedroom	4480mm x 2860mm	14'8" x 9'4"

APARTMENT 15**Two bedroom apartment on the first floor**

Internal area - 61.05 sq.m / 657.1 sq.ft

Kitchen	3945mm x 2000mm	12'11" x 6'6"
Living Area	3945mm x 3040mm	12'1" x 9'11"
Bedroom 1	3610mm x 3225mm	11'10" x 10'6"
Bedroom 2	3250mm x 2895mm	10'7" x 12'9"

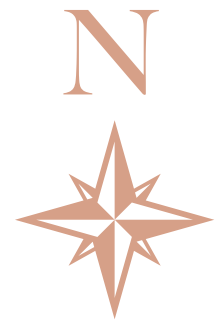
APARTMENT 16**Two bedroom apartment on the first floor**

Internal area - 55.50 sq.m / 597.4 sq.ft

Kitchen	3505mm x 2385mm	11'5" x 7'9"
Living Area	4000mm x 3505mm	13'1" x 11'5"
Bedroom 1	3285mm x 3070mm	10'9" x 10'0"
Bedroom 2	4180mm x 1945mm	13'8" x 6'4"

SECOND FLOOR.

Apartments 17 to 24



APARTMENT 17**Two bedroom apartment on the second floor**

Internal area - 63.69 sq.m / 685.6 sq.ft

Kitchen	3735mm x 2580mm	12'3" x 8'5"
Living Area	3300mm x 3000mm	10'9" x 9'10"
Bedroom 1	3915mm x 3260mm	12'10" x 10'8"
Bedroom 2	3560mm x 2760mm	11'8" x 9'0"

APARTMENT 18**Two bedroom apartment on the second floor**

Internal area - 58.79 sq.m / 632.8 sq.ft

Kitchen	3500mm x 2580mm	11'5" x 8'5"
Living Area	4395mm x 4000mm	14'5" x 13'1"
Bedroom 1	4095mm x 3005mm	13'5" x 9'10"
Bedroom 2	3320mm x 2470mm	10'10" x 8'1"

APARTMENT 19**Two bedroom apartment on the second floor**

Internal area - 58.42 sq.m / 628.8 sq.ft

Kitchen	4355mm x 2595mm	14'3" x 8'6"
Living Area	4000mm x 3140mm	13'1" x 10'3"
Bedroom 1	3370mm x 3295mm	11'0" x 10'9"
Bedroom 2	3360mm x 2165mm	11'0" x 7'1"

APARTMENT 20**Two bedroom apartment on the second floor**

Internal area - 61.63 sq.m / 663.4 sq.ft

Kitchen	3770mm x 2255mm	12'4" x 7'4"
Living Area	4000mm x 3770mm	13'1" x 12'4"
Bedroom 1	5085mm x 2975mm	16'8" x 9'9"
Bedroom 2	3085mm x 2775mm	10'1" x 9'1"

APARTMENT 21**One bedroom apartment on the second floor**

Internal area - 48.36 sq.m / 520.5 sq.ft

Kitchen	4200mm x 3000mm	13'9" x 9'10"
Living Area	4880mm x 3915mm	16'0" x 12'10"
Bedroom	3780mm x 2970mm	12'4" x 9'8"

APARTMENT 22**One bedroom apartment on the second floor**

Internal area - 46.37 sq.m / 499.1 sq.ft

Kitchen	4450mm x 2100mm	14'7" x 6'10"
Living Area	4450mm x 2350mm	14'7" x 7'8"
Bedroom	4480mm x 2860mm	14'8" x 9'4"

APARTMENT 23**Two bedroom apartment on the second floor**

Internal area - 61.05 sq.m / 657.1 sq.ft

Kitchen	3865mm x 2030mm	12'8" x 6'7"
Living Area	3865mm x 3000mm	12'8" x 9'10"
Bedroom 1	3610mm x 3210mm	11'10" x 10'6"
Bedroom 2	3250mm x 2895mm	10'7" x 9'5"

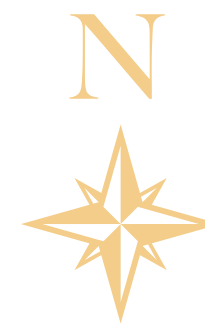
APARTMENT 24**Two bedroom apartment on the second floor**

Internal area - 55.50 sq.m / 597.4 sq.ft

Kitchen	3785mm x 2000mm	12'5" x 6'6"
Living Area	4360mm x 3785mm	14'3" x 12'5"
Bedroom 1	3280mm x 3070mm	10'9" x 10'0"
Bedroom 2	3960mm x 1945mm	12'11" x 6'4"

THIRD FLOOR.

Apartments 25 to 30



APARTMENT 25**Two bedroom apartment on the third floor**

Internal area - 63.49 sq.m / 683.4 sq.ft

Kitchen	3865mm x 3075mm	12'8" x 10'1"
Living Area	3500mm x 3295mm	11'5" x 10'9"
Bedroom 1	3910mm x 3285mm	12'9" x 10'9"
Bedroom 2	3565mm x 2755mm	11'8" x 9'0"

APARTMENT 26**Two bedroom apartment on the third floor**

Internal area - 60.08 sq.m / 646.7 sq.ft

Kitchen	3190mm x 2615mm	10'5" x 8'6"
Living Area	4470mm x 4000mm	14'7" x 13'1"
Bedroom 1	4090mm x 3020mm	13'5" x 9'10"
Bedroom 2	3375mm x 2530mm	11'0" x 8'3"

APARTMENT 27**Two bedroom apartment on the third floor**

Internal area - 57.32 sq.m / 617.0 sq.ft

Kitchen	4375mm x 2575mm	14'4" x 8'5"
Living Area	4000mm x 3170mm	13'1" x 10'4"
Bedroom 1	3585mm x 3360mm	11'9" x 11'0"
Bedroom 2	3360mm x 2010mm	11'0" x 6'7"

APARTMENT 28**One bedroom apartment on the third floor**

Internal area - 49.50 sq.m / 532.8 sq.ft

Kitchen	3670mm x 2245mm	12'0" x 7'4"
Living Area	4000mm x 3670mm	13'1" x 12'0"
Bedroom	3635mm x 3090mm	11'11" x 10'2"

APARTMENT 29**One bedroom apartment on the third floor**

Internal area - 45.00 sq.m / 484.4 sq.ft

Kitchen	2245mm x 1925mm	7'4" x 6'4"
Living Area	5755mm x 3000mm	18'11" x 9'10"
Bedroom	4200mm x 3035mm	13'9" x 9'11"

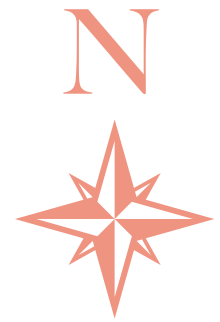
APARTMENT 30**One bedroom apartment on the third floor**

Internal area - 48.00 sq.m / 516.7 sq.ft

Kitchen	4895mm x 1500mm	16'1" x 4'11"
Living Area	4895mm x 2525mm	16'1" x 8'3"
Bedroom	3565mm x 3510mm	11'8" x 11'6"

FOURTH FLOOR.

Apartments 31 to 36



APARTMENT 31**Two bedroom apartment on the fourth floor**

Internal area - 63.49 sq.m / 683.4 sq.ft

Kitchen	3685mm x 3000mm	12'1" x 9'10"
Living Area	3595mm x 3285mm	11'9" x 10'9"
Bedroom 1	3910mm x 3280mm	12'9" x 10'9"
Bedroom 2	3655mm x 2755mm	11'11" x 9'0"

APARTMENT 32**Two bedroom apartment on the fourth floor**

Internal area - 60.08 sq.m / 646.7 sq.ft

Kitchen	3190mm x 2615mm	10'5" x 8'6"
Living Area	4350mm x 4000mm	14'3" x 13'1"
Bedroom 1	4090mm x 3020mm	13'5" x 9'10"
Bedroom 2	3395mm x 2535mm	11'1" x 8'3"

APARTMENT 33**Two bedroom apartment on the fourth floor**

Internal area - 57.32 sq.m / 617.0 sq.ft

Kitchen	4360mm x 2595mm	14'3" x 8'6"
Living Area	4000mm x 3170mm	13'1" x 10'4"
Bedroom 1	3495mm x 3355mm	11'5" x 11'0"
Bedroom 2	3360mm x 2020mm	11'0" x 6'7"

APARTMENT 34**One bedroom apartment on the fourth floor**

Internal area - 49.50 sq.m / 532.8 sq.ft

Kitchen	3670mm x 2245mm	12'0" x 7'4"
Living Area	4000mm x 3670mm	13'1" x 12'0"
Bedroom	3635mm x 3090mm	11'11" x 10'2"

APARTMENT 35**One bedroom apartment on the fourth floor**

Internal area - 45.00 sq.m / 484.4 sq.ft

Kitchen	2245mm x 1925mm	7'4" x 6'4"
Living Area	5755mm x 3000mm	18'11" x 9'10"
Bedroom	4200mm x 3035mm	13'9" x 9'11"

APARTMENT 36**One bedroom apartment on the fourth floor**

Internal area - 48.00 sq.m / 516.7 sq.ft

Kitchen	4895mm x 1500mm	16'1" x 4'11"
Living Area	4895mm x 2525mm	16'1" x 8'3"
Bedroom	3565mm x 3510mm	11'8" x 11'6"



BALDWIN HOUSE.

You get a very special sense of arrival when entering the communal lobby. Bright, contemporary and welcoming, Baldwin House creates great expectations delivered by the quality of the apartments above.

BALDWIN HOUSE.



Modern living is defined by the ability to spend time together - not the separation of rooms - but their togetherness. These open plan apartments are ideal for entertaining, relaxing or just enjoying the view.



BALDWIN HOUSE.

At the end of the day you simply need a place to unwind and recharge the batteries. Beautifully appointed and neutrally decorated - each bedroom has been specially created with relaxation in mind.

BALDWIN HOUSE.



Well appointed and carefully designed to be functional yet also to create a pleasant space. With fixtures and fittings from Villeroy & Boch, a quality finish is both assured and delivered.

PROPERTY SPECIFICATION

Baldwin House offers smart, versatile, low maintenance and contemporary design. Clean yet striking, bright yet neutral, the decor reflects modern Harrow and modern London, a welcoming home to many nationalities, backgrounds and lifestyles.

GENERAL

- Stainless steel door furniture
- Fitted wardrobes to all master bedrooms
- Integrated visual door entry system
- Oak flooring to selected rooms - carpet to other rooms
- Floor tiling to selected rooms
- Thermostatically controlled central heating
- Double glazing
- TV/FM points to living room*

KITCHENS

- Bespoke high gloss Kitchens
- Quartz worktops & splashback
- Under unit lighting
- Blanco sink and tap unit
- Neff hob and oven
- Fully integrated appliances to include:
 - Washer dryer
 - Dishwasher
 - Fridge-freezer
 - Stainless steel cooker hood

BATHROOMS & EN SUITES

- Villeroy & Boch sanitaryware
- Utopia integrated vanity units
- Porcelain tiled floor with wall tiles to bath/shower surround
- Handsgrohe mixer taps & shower heads with thermostatic blending valves
- Chrome heated towel rails

ELECTRICAL

- Brushed stainless steel downlighters
- Brushed stainless steel sockets and switches
- Sky Plus multi room with communal dish and aerial pre-installed*

COMMUNAL AND EXTERNAL AREAS

- Porcelain tiles to entrance hall
- Fully fitted carpets to hallways
- High specification residents lift.

PARKING

- Allocated parking**

* Purchasers responsible for their own connection and related charges for data, cable and telephone services

** Available to specific apartments.

Please note; this specification was correct at time of printing. All details listed should be discussed with your Sales Advisor to clarify exactly the items to be included in your property. James Taylor Homes policy is one of continuous improvement and we must, therefore, reserve the right to make amendments to the above specification without notice. This specification is for guidance only and does not form part of any contract.



James Taylor Homes

James Taylor Homes is a dynamic niche residential developer with passion and commitment to deliver high quality and exclusive homes in premier locations throughout London and the Homes Counties.



We have established an unrivalled expertise and reputation in creating unique and imaginative new homes that fuse great design with the latest modern technology and building techniques. Whether it's a contemporary city centre apartment or a stunning executive home, you can be assured that all exude individual character and unique style.

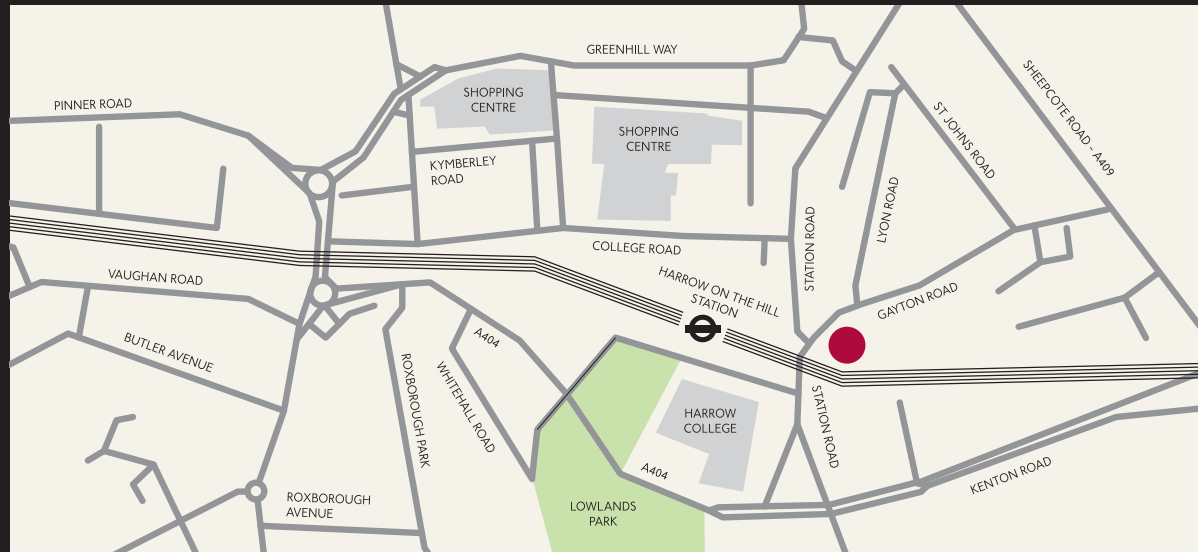
Each of our homes benefits from a ten year structural warranty and our personal approach makes James Taylor Homes the first choice the more discerning customer.

James Taylor House,
St Albans Road East,
Hatfield,
Hertfordshire
AL10 0HE

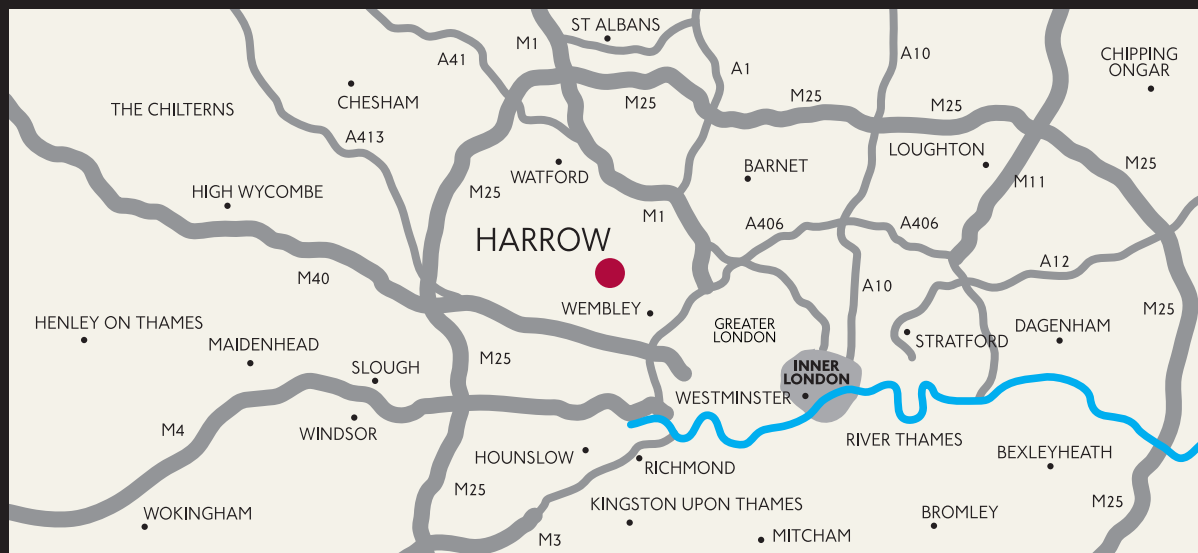
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James Taylor Homes



Site address: Baldwin House, Gayton Road, Harrow, Middlesex HA1 2XU



Another development by James Taylor Homes

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