

38, Bryant Apartments, Perceval Square

Harrow, London HA1 1GX



PERFECTLY
CONNECTING
PEOPLE AND
PROPERTY







Energy Efficient London Apartment with Plenty of Storage, Special Features and Spectacular Views – In an Envious Location

A beautifully finished, fifth-floor, one-bedroom, contemporary apartment, with concierge service and lift access, and within a short stroll of Harrow's rail and bus stations. On the doorstep is an array of leisure, fitness and shopping outlets. With wonderful views from both communal roof terraces and your apartment's balcony of the London skyline, iconic landmarks and the ancient church and prestigious school high in the adjacent village of Harrow on the Hill, there's something rather special about your new home.

The striking apartment block is one of four which, together with a library, circle a new square complete with water feature. Built in 2019 as part of a major regeneration project, you have a bird's eye view, not least of the superb transport interchange hub that gives you such quick and easy access to the City and beyond.

Take the Metropolitan line to the heart of London in about 15 minutes. The bus station is here too, if you prefer. Travelling to Oxford, Cambridge and further afield by National Rail is a breeze. If you have a car, while an economic option is to buy a season ticket for parking close by, you can purchase a space in your apartment block's basement, if you wish; you also have bike storage here and a facility for visitors to park free of charge.

A vibrant, exciting place, Harrow has not one but two shopping centres, a wide choice of eateries and coffee houses, a cinema and supermarkets; and the magnificently contrasting, historic village on the Hill. Shop in M&S, Boots, TK Maxx and a host of other household names, as well as in a fine selection of independent outlets. Enjoy a pint of London Pride in the Victorian, Castle pub.

If you have a dog, a fifth of the Borough is covered in parks, commons and open spaces, woodland and ponds. If you're into fitness, you can use pitches, pool, courts and gym at Harrow School, where Churchill and six other prime ministers were educated. And as you gaze over at Harrow on the Hill from your apartment, you might reflect on the words of another former pupil, the great Romantic poet, Byron, who was at his happiest here:

"Oh! as I trace again thy winding hill,
Mine eyes admire, my heart adores thee still...."

You, too, will adore living here.



38, Bryant Apartments,

Harrow, London HA1 1GX



AT A GLANCE

- **Double Bedroom**, with fitted, sliding door, mirrored wardrobes
- **Bathroom**, with shower over bath, with glass shower screen
- **Open-plan living space**, with full-height south-facing windows:

Kitchen, with glass splashbacks; undermounted stainless steel sink and chrome tap, with water-saving, articulated aerator; built-under Zanussi fan oven, induction hob and canopy hood (ducted); built-in microwave oven; integrated, slimline dishwasher; integrated fridge/freezer

Walk-in utility cupboard (double doors), with space for washing machine etc / **Further Deep Storage cupboard**, for coats and, shoes and general storage

Dining area, with space for table and chairs

Sitting area, (full-height windows) with space for sofa bed etc

- **Balcony** – south-facing, with full-height west-facing window (provides shelter and views of sunsets)
- Hot water system and underfloor heating – metered supply from Bryant Apartments' boiler / Video and audio front entrance control panel / CCTV security
- **999-year lease** from 2019 (date of build) / Ground rent (currently £425 per annum) / Service charge (currently £220 per month), includes **Concierge service** (including accepting parcel deliveries); window cleaning; communal area cleaning; building insurance and maintenance; basement bike storage; occasional foc guest parking

FURTHER FACTS & FIGURES

- Ultrafast full fibre broadband availability / Council tax band: C / EPC rating: B / **Pets accepted**
- Harrow-on-the-Hill Station (Bus and Rail): 200 yards – fastest trains to Marylebone: 13 minutes
- In Town Centre: M&S, Boots, Holland & Barrett; TK Maxx etc. / independent shops and supermarkets / Cinema / Pubs and restaurants
Harrow School: Community Sports and Fitness Club



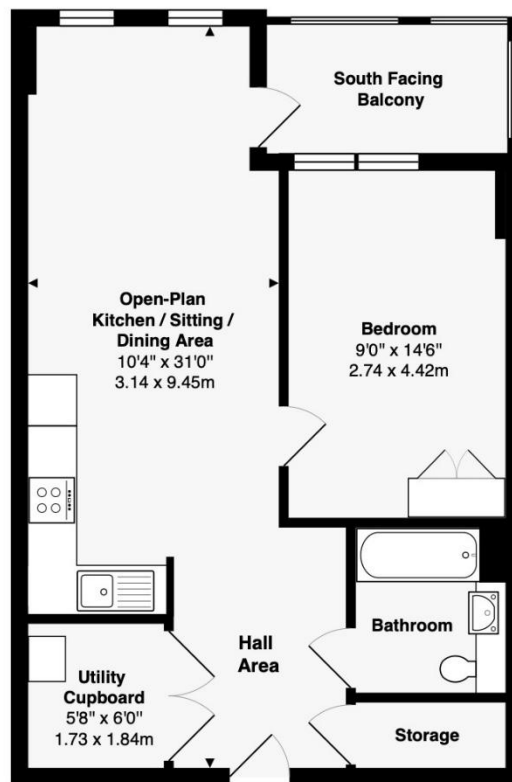
Designed by Skidmore, Owings & Merrill, the renowned architect of iconic buildings from Sweden to San Francisco, it's no surprise that your new home is brimming with style and sustainability. You have underfloor heating, of course, but might find that you barely need it, such is the efficiency of the insulation and quadruple-glazed, high-performance windows in your apartment. For your comfort, the ventilation system takes moist, stale air out and warm, fresh air in. For security, and for convenient parcel deliveries, the concierge is there to greet you and your visitors twelve hours a day in the welcoming foyer, from where the lift whisks you to your floor – or you can use the stairs as part of your fitness regime.

It's a joy to come home. The community atmosphere of your surroundings and of the immaculately maintained communal areas of the apartment block itself, is strong. How lovely to join other residents on the rooftop terrace for a glass of champagne as you welcome in the new year, fireworks lighting up the night sky all around you; or just relaxing here, peacefully, in summertime, with breathtaking views of the Wembley arch, The Shard and other iconic London landmarks.

Yet step inside your light-filled apartment, and you have a private, year-round, outlook that will never cease to amaze you, both from your sitting room and your balcony, from sunrise to glorious sunset, from morning coffee to evening glass of wine. Never has people watching on station platforms been more fascinating. Never will you tire of springing out of bed and flinging open your curtains to St Mary's steeple rising from the greenery high on the Hill.

The bespoke, blackout bedroom curtains, as well as those in the sitting room, with their cute bobbles, are specially made to resist fading in the south-facing sunshine, and are a tasteful, and rather expensive, example of the loving touches lavished on your new home. The designer wall covering that greets you as soon as you step inside has hints of pink to pick up on the Farrow & Ball paint of your living space. The stylish, handleless kitchen furniture, topped by beautiful quartz, tones in perfectly with the walls and glass splashbacks. The hand-painted silk wall covering in your bedroom is worth thousands of pounds and is a calming reminder of the joys of nature - with a nod to the parakeets that twitter in the trees of the village a few minutes away. A lovely apartment in a super location.





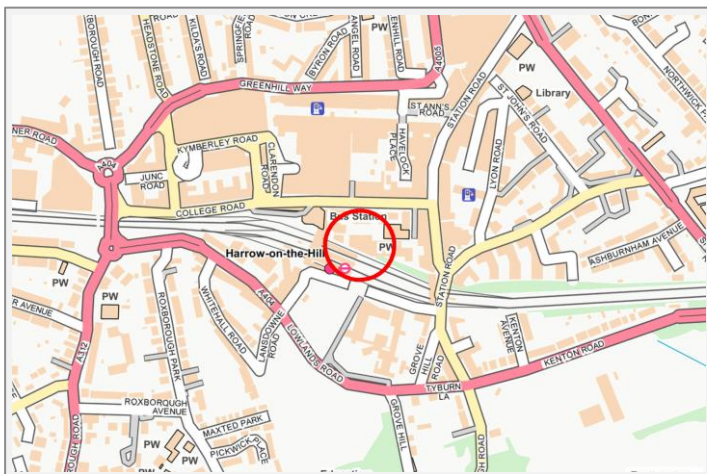
Fifth Floor

Total Area: 554 ft2 ... 51.5 m2 (excluding balcony)

This brochure, including the boundary and floor plans (not to scale), is a guide only and nothing within it forms part of an offer or contract. All dimensions are approximate.

ARTISTRY
PROPERTY AGENTS

38, Bryant Apartments, Perceval Square Harrow, London HA1 1GX



Harrow on Hill High Street – 5 minute walk

To discuss this unique home or one you wish to sell, please contact us.

Artistry Property Agents | 36 St Peter's Street | Bedford | MK40 2NN

T 01234 889987 | E info@artistryproperty.co.uk

www.artistryproperty.co.uk