



GREENHILL LOFTS

• HARROW •

IDEAS GROW IN HARROW

BROCHURE



IDEAS GROW IN HARROW

The epitome of affordable sophistication, Greenhill Lofts is a curated collection of upscale 1 and 2-bed apartments located a short journey from London's beating inner heart.





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ENTRENCHED IN HISTORY



01 HISTORIC HARROW



GREENHILL LOFTS

• HARROW •



The Greenhill Lofts is an exciting opportunity to bring new life to Harrow with 14 sophisticated apartments spread across three floors.

This quiet London borough is most famous for being home to the esteemed and revered Harrow School – a independent boarding school for boys. Harrow has been the epicentre of world-class education and knowledge for five centuries, with alumni such as Winston Churchill, Benedict Cumberbatch, Laurence Fox, and multiple Nobel laureates.





Only a short train ride away from the centre of London – one of the most cosmopolitan and exciting cities in the world, Greenhill Lofts marries a high city living with leafy suburbia.

A series of exceptional and high-class one and two-bed apartments, the development is situated in a quiet neighbourhood, entrenched in history, and with plenty of amenities nearby.

These spacious and carefully designed homes offer peace and serenity from the daily hustle and bustle of the city, whilst still remaining nestled in it. With the option of either one or two-bed apartments, owners have the flexibility to choose an apartment that meets their aspirations or investment goals.

INVEST IN KNOWLEDGE

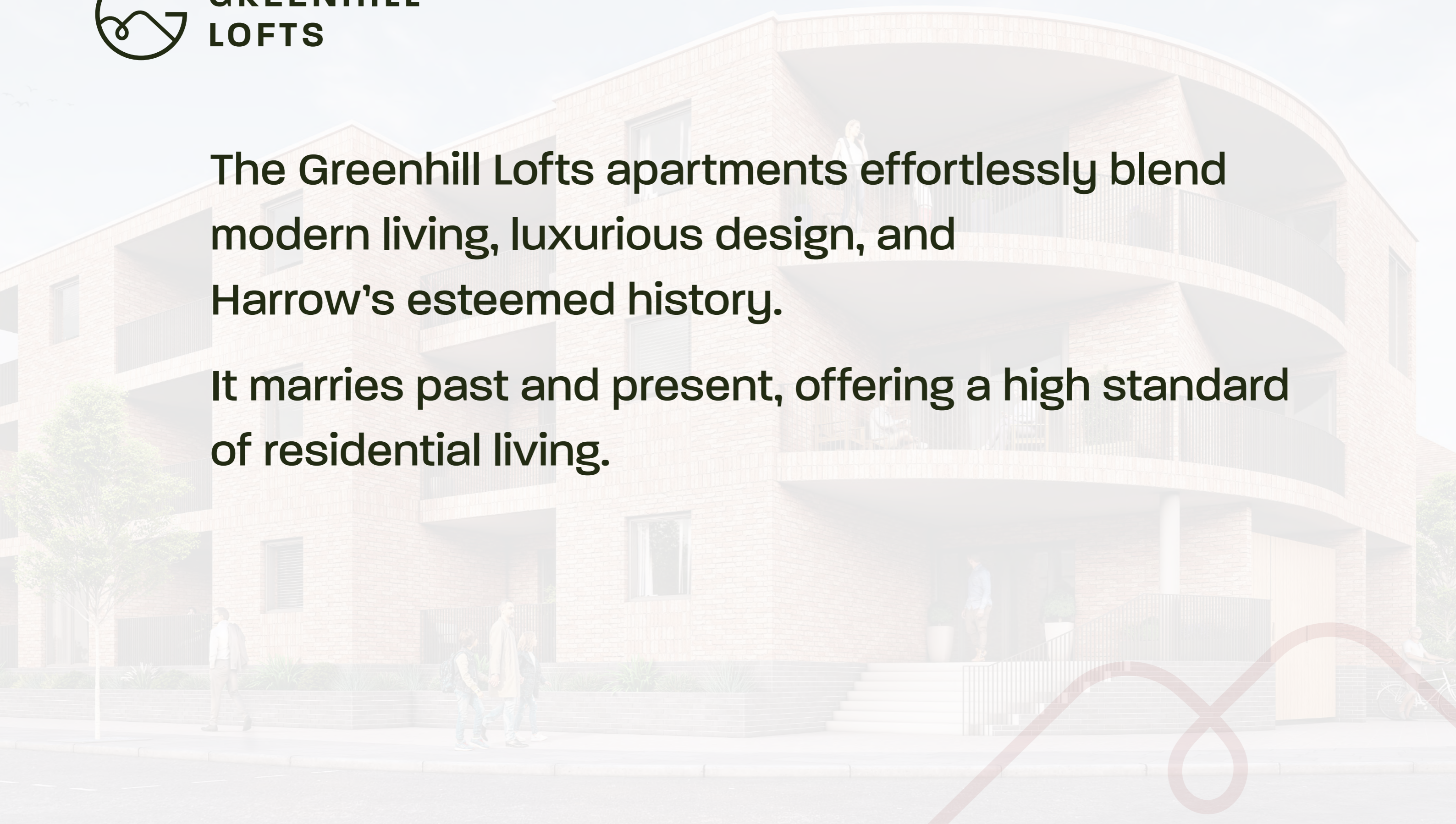




**GREENHILL
LOFTS**

The Greenhill Lofts apartments effortlessly blend modern living, luxurious design, and Harrow's esteemed history.

It marries past and present, offering a high standard of residential living.





IDEAS GROW IN HARROW



GREENHILL LOFTS

ROSSLYN CRESCENT, HARROW

Greenhill Lofts is a series of beautiful apartments tailored to a high standard, with modern features and luxe furnishings. These spacious, carefully designed homes usher in a new era of living and sophistication. It offers easy living and quiet containment, whilst still maintaining the benefits of city living.





13.9%
Price Growth

A STRONG INVESTMENT

At Greenhill Lofts, modern living is guaranteed. The development is situated right in the heart of Harrow, with strong and fast transport links to the city of London and surrounding areas. It is expected to be popular with working professionals and young families attracted by the educational opportunities in the borough.

As London's population grows, more people are looking to its surrounding boroughs for places to live and commute from. London's population is predicted to reach 11 million by 2030, making now a better time than ever to invest in Greater London properties. For national rail lines, Harrow is connected to the London station of Euston, connecting Harrow to the rest of the country.





6.3%
Rental Yield



A DIFFERENT CLASS

Harrow has enjoyed an incredible 19% annual growth in asking rent, with an average rental price of £2,206 as of October 2023. A suburb of London, like the rest of the city, Harrow is experiencing strong growth in house and rental prices.

With the city continuing to expand and attract hundreds of thousands of new talent and bright minds, this rental growth and robust rental yields ensure strong profits for investors.



FLOOR PLANS



GROUND FLOOR



1ST FLOOR



2ND FLOOR



SPECIFICATIONS

SERVICES

Mains electrical services, and cold water services are sourced from the central storage tank and boosted to each flat/apartment.

HEATING AND HOT WATER

Baxi combi boiler with a 7-year warranty, upon recommendation of SAP surveyor, White panelled radiators, controllable with single programmer per dwelling.

ELECTRICAL

Electrical Accessory plates, white slimline finish, Baxi combi boiler with 7-year warranty, upon recommendation of SAP surveyor), Recessed LED low energy downlights with white surrounds (except bedrooms).

KITCHEN

Bespoke contemporary white gloss kitchen with soft close hinges and Dark Grey Quartz worktop.

SANITARY WARE

Electrical Accessory plates, white slimline finish, Baxi combi boiler with 7-year warranty, upon recommendation of SAP surveyor), Recessed LED low energy downlights with white surrounds (except bedrooms).

DOORS

Grey Wenge veneered solid core entrance doors with solid Wenge lipping. Polished Chrome door furniture including interlocking lever rose door handles.

SKIRTING AND ARCHITRAVE

Architraves and skirting white Howdens Burford Contemporary range or equivalent.

DECORATION

Pendant lighting in bedroom, Bespoke contemporary white gloss kitchen with soft close hinges.

CERAMIC TILING

Ceramic flooring and half-wall tiling in bathroom.

FLOORING

Oak effect LVT flooring through, tiled bathroom floor.

DOOR ENTRY

24 Hour CCTV around external areas and internal common parts. 16-camera system accessible remotely.

GARDEN

Concrete paving in gardens laid on top of weed membrane. LED lights are controlled by a switch with dusk-to-dawn sensors. External energy efficient, PIR lighting and power sockets to all terrace areas.



02 HARROW HERITAGE

HOME OF BRIGHT YOUNG MINDS

Harrow's history and appeal lie in its contributions to education.

It is home to Harrow School, a prestigious independent boarding school for boys aged 11 to 18. Having educated some of the best minds the world has seen, the school has been a pull for lots of families over the years who have located to be closer to it when sending their children there. Other esteemed educational institutes in or near the centre of Harrow include Harrow High School, Whitmore High School, St Dominic's Sixth Form College, Salvatorian College, and Harrow College.

Education besides, the London town has also seen a lot of workers come and go over the centuries. Workers were drawn to Harrow due to the placement of several factories nearby, including the likes of Kodak. Now, workers still move to Harrow in high numbers due to its commutable distance from the city of London.

With a strong history in education and business, this trend has only continued as Harrow School produces more great minds and more workers are attracted to this leafy suburb for peace of mind whilst still being close to their offices.

HARROW SCHOOL

Harrow School is a prestigious independent boarding school for boys, aged 11 to 18. It was founded in 1572 by John Lyon, a local landowner and farmer, under a Royal Charter which was granted by Queen Elizabeth I. Since its inception, it quickly gained status as one of the best schools in the country, even in Europe.

It is renowned for its academic excellence and esteemed alumni, which includes a string of world leaders, inventors, artists, and Nobel Laureates. Alumni include Lord Byron, Winston Churchill, Jawaharlal Nehru, Benedict Cumberbatch, Lord Rayleigh, and many more.

Harrow School offers a wide range of studies, groups, and societies for students to partake in. Students can immerse themselves in art, drama, and music studies, as well as plenty of sports to train in. The school covers 324 acres, which includes six conservation areas, a registered park, a nine-hole golf course, and a working farm.

AISL Harrow International School

Harrow School is also part of the wider conglomerate of esteemed Harrow International Schools, which operate in several countries across Asia. They provide classic British education for British pupils who are living abroad with families or those wanting an international learning experience for their children. These schools seek to offer the gold standard of education the British school system offers, setting students up for further success at university and beyond. The schools take on children in early years education to the age of 5, before offering a preparatory school, high school, and sixth form.

AISL Harrow International School Campuses:

- Harrow International School Appi, Japan
- Harrow International School Hong Kong, Hong Kong
- Harrow International School Shenzhen, China
- Harrow International School Shanghai, China
- Harrow International School Haikou, China
- Harrow International School Beijing, China
- Harrow International School Bangkok, Thailand





DESIGNED FOR MODERN LIVING

Greenhill Lofts marks a new start for Harrow's residential scene, providing city living with a country club lifestyle.

It offers tenants and investors an exciting new residential opportunity. Tenants can find breathing room from the hustle and bustle of London and enjoy an upper-class, country lifestyle.

North Wessex Downs National Landscape is just a short drive away from the opposite direction of London. Colne Valley Regional Park is also easily accessible via car or public transport.

OPPORTUNITY ON YOUR DOORSTEP

One of the biggest attractions for Harrow is its proximity to London. London is one of the most populous cities in the world thanks to its unique blend of culture, in-depth history, modernity, and strong economy. It's predicted that by 2030, London will have 11 million residents – with a good portion of that in Harrow. Hundreds of thousands of people come to London from all over the country and the world to work, study, and play.

London is sprawling and vast, with plenty of up-and-coming neighbourhoods, multiple regeneration projects, and a growing number of job opportunities. This constant growth and demand has ensured that the city's economy still thrives—even in turbulent times. It is the wealthiest and most productive city in the UK, a fact that won't change any time soon.

A city with teeming potential, the London property market is one of the most desirable and profitable in the world, with countless investment opportunities. Read on to find out more about what makes London so unique and why it is an attractive and lucrative opportunity for investors.

£85BN

Economic Output from
London Annually

QUIET LIVING

A pioneer in education and knowledge, Harrow is backdropped by rolling fields, a peaceful landscape, and a quaint town centre.

TRUE TO ITS ORIGINS

Harrow Borough Council has recently approved a regeneration plan in conjunction with Wates' Residential Joint Venture partnership to revitalise Harrow and elevate it into the 21st century whilst staying true to its origins. It seeks to bring in a new era of growth and community development in the borough's Opportunity Area – part of the bustling centre. It includes plans to deliver more family housing, and less dense developments sympathetic to their surroundings. Current proposals include 1,100 new homes.

It has never been a more exciting time to invest in Harrow than now. Greenhill Lofts will be the perfect choice for young professionals and new families looking for a hotspot with easy access to London.

Connecting like-minded professionals looking for a metropolitan lifestyle and quiet living, this development is a fantastic opportunity for families and professionals looking for tranquility in their day to day lives.



6.3%
Rental Yield



HARROW AS YOUR CASTLE

Harrow has recently been named as the safest London borough. Not only is it the safest borough in London, it is actually the second safest place to be in all of the UK, coming second to only Dorset.

This study was measured by crimes per capita, with only 62 crimes per 1000 people being reported for the preceding year to March 2023. The report was from ADT, an alarm company.

This highlights that Harrow is a perfect place to raise a family, ensuring that residents' children are safe.

1ST

London is the most productive city in the UK

5 MILLION

People are employed in London

200,000+

New jobs created in the past five years

1.2 M+

Jobs by 2041

£500 BN

Value each year is generated in London

3 M+

People are employed in professional roles

751,000+

People are employed in finance - one of the biggest industries

STUDENTS

The largest student population in the UK and the biggest employer of recent graduates

GRADUATE

Highest graduate salary in the country

FINANCE

London remains the centre of the country's economy.

HISTORY

London's exciting and rich history has made the city a firm favourite with locals and tourists



03 HOME AT HARROW

Harrow is part of the leading city in the UK – London. It is the epicentre of the UK's economy, culture, history, politics, and much more. Harrow is a vital part of this iconic city, with its own rich history, economy, and community.

Harrow's town centre has a bustling retail section. There are plenty of restaurants, bars, and cafes for residents and visitors to enjoy. There is also a range of activities in the form of gyms, cinemas, and other forms of entertainment.



GREENHILL LOFTS

ROSSLYN CRESCENT, HARROW

Harrow is entrenched in rich history and knowledge. It is deeply connected to London and the surrounding area. It embodies the epitome of British sophistication and education – something renowned the world over.



GREENHILL LOFTS

Harrow is a fantastic neighbourhood for residents who want everything on their doorstep.

It has a strong selection of shops, and the centre of London is just 30 minutes for those wanting to look further afield.

Beyond chains, Harrow also has plenty of independent businesses for those looking for something unique.

THE NEIGHBOURHOOD

 AVERAGE WALKING TIMES

ENTERTAINMENT

- ① Vue Cinema Harrow 19 mins
- ② Harrow Pump Track 11 mins
- ③ Wealdstone Library 13 mins
- ④ Byron Park 15 mins
- ⑤ Headstone Manor and Museum 30 mins

RETAIL

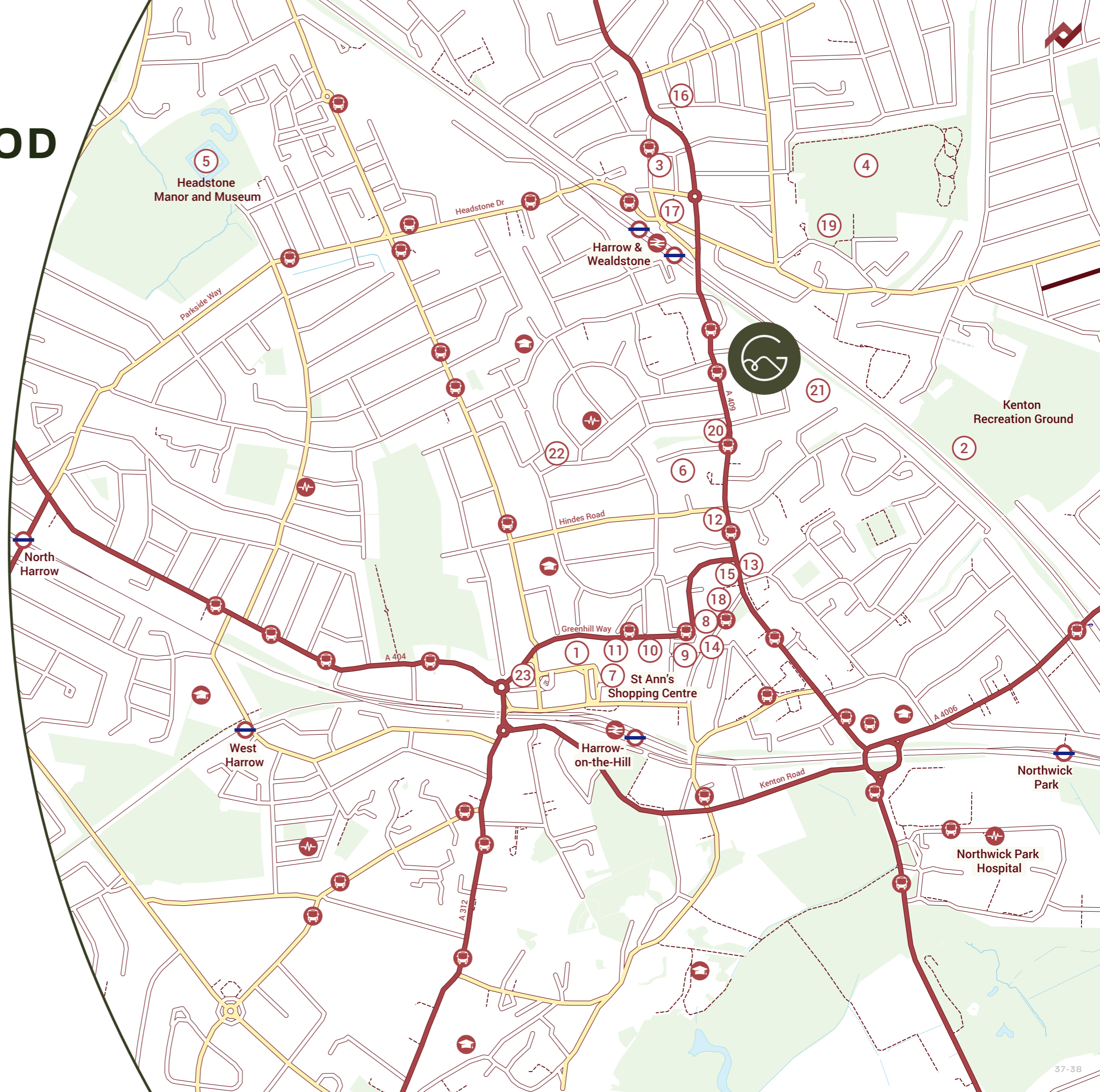
- ⑥ Tesco Superstore 5 mins
- ⑦ St Ann's Shopping Centre 17 mins
- ⑧ New Look 11 mins
- ⑨ Foot Locker 14 mins
- ⑩ Next 15 mins
- ⑪ Waterstones 15 mins

LEISURE

- ⑫ Mumbai Local Harrow 6 mins
- ⑬ Toro's Steakhouse 9 mins
- ⑭ Nando's 12 mins
- ⑮ Taste of Lahore 9 mins
- ⑯ Rin Sushi 16 mins
- ⑰ Barretts Freehouse 11 mins
- ⑱ The George 11 mins

HEALTH & WELLBEING

- ⑲ Harrow Leisure Centre 15 mins
- ⑳ The Harrow Pharmacy 2 mins
- ㉑ CrossFit Harrow 2 mins
- ㉒ The Body Factory 9 mins
- ㉓ The Gym Group London Harrow 19 mins





14 MINS
Commute To Euston

30 MINS
Commute To London

WEALTH OF KNOWLEDGE

Located in the Greater London constituency, Harrow is a prime location for both investors and tenants.

The development is just a short walk from Harrow-on-the-Hill and Harrow & Wealdstone tube stations, taking residents to London and beyond in just 30 minutes. This makes Harrow appeal to young professionals in the city, as well as inward and outward commuters.

Beyond London, Harrow is 32 miles from Reading and 46 miles from Oxford – both a commutable distance away by car. It is also conveniently located next to Slough, a town outside London that is known for the Slough Trading Estate. Slough Trading Estate is one of the largest trading estates in all of Europe and is responsible for thousands of jobs. What's more, Harrow is only a 14 minute train ride on National Rail to London Euston, further connecting this borough to the rest of the UK.

Harrow is also a short distance from both Heathrow and Luton airports, connecting this quiet yet exciting town to the rest of the world.



CHOOSE YOUR DESTINATION



TRAIN



CAR



WALKING



FOR FURTHER INFORMATION
PLEASE GET IN TOUCH



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