



# 709 HARROW ROAD

SUSTAINABLE EFFICIENT LUXURY RESIDENTIAL AND COMMERCIAL SPACE

709 Harrow Road London, HA0 2LL

SUSTAINABLE, LUXURY RESIDENTIAL & COMMERCIAL DEVELOPMENT BY

**GA CONSTRUCTIONS**

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*There is always  
something for everyone  
in Wembley!*

It has a rich history,  
a diverse community,  
and a range of amenities  
and attractions.

Whether you are a homeowner,  
tenant, or visitor,  
there is something  
for everyone in Wembley.

*Looking for the best place to live in Wembley?*

*709 Harrow Road might be the answer!*



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At the heart of Harrow Road  
will be the unique residence called  
**709 Harrow Road**  
the same as the street name.



# 709 HARROW ROAD

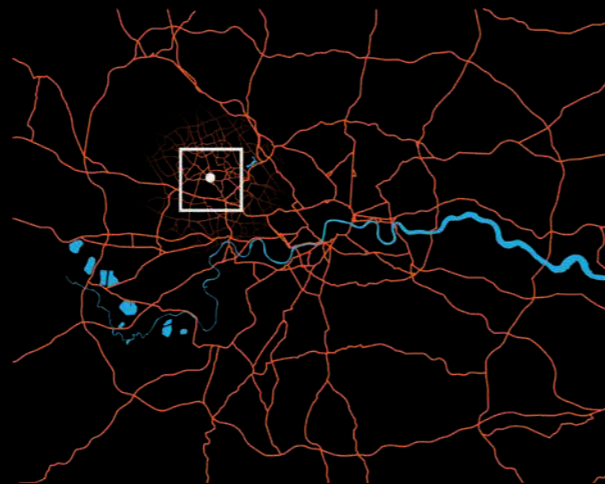
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## UNRIVALED Connection

The residence is on Keeler Corner, a large junction south of Sudbury Town High Street. To the east lies Barham Park - a prominent local green space with playground facilities, including adult gym equipment. Sudbury Baptist Church is Directly to the south, located on Keeler Corner. Further to the South is Sudbury Town Underground Station, which also serves as a bus terminus. Sudbury & Harrow over-ground station and various bus stops are to the north.

Therefore, the site is very well served by public transport and is highly sustainable.

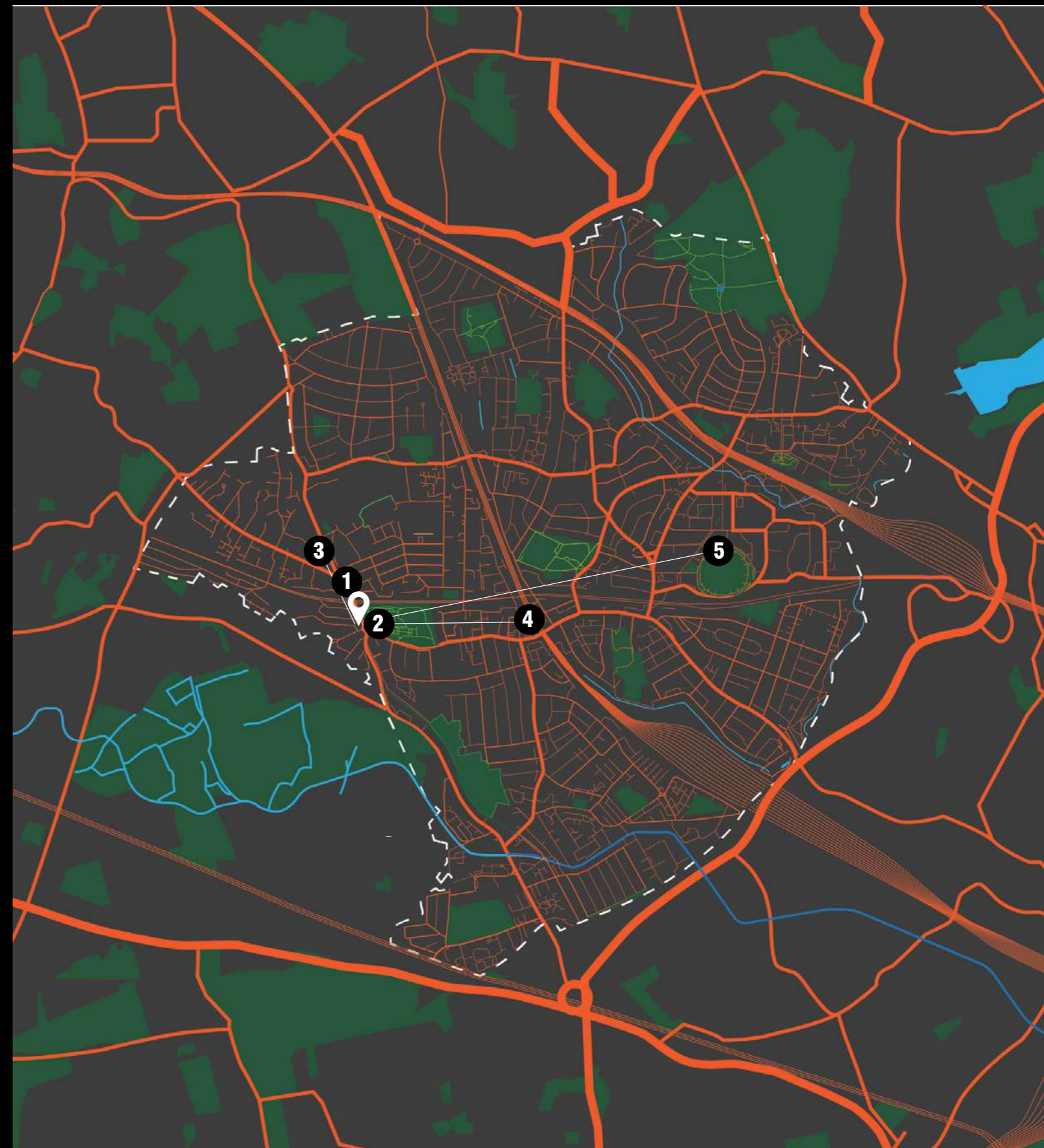
West of the site is predominantly residential, with a mix of semi-detached houses and larger-scale apartment blocks.



The Site has excellent links to public transport services. It is proposed that the development be car-free, except for two disabled parking bays - one for the residential aspect and another for the commercial unit on the ground floor. LBB Transportation has confirmed support for this approach in principle due to the high PTAL Rating of 5 ('Very Good') of the Site.

The proposed development significantly improves the existing access and servicing arrangement in the following ways:

- Facilitating the removal of the service road at the front of the property;
- Improving the pedestrian environment;
- Improving road safety along the site frontage and
- Concentrating all servicing activity to the rear of the Site.



### Getting Around

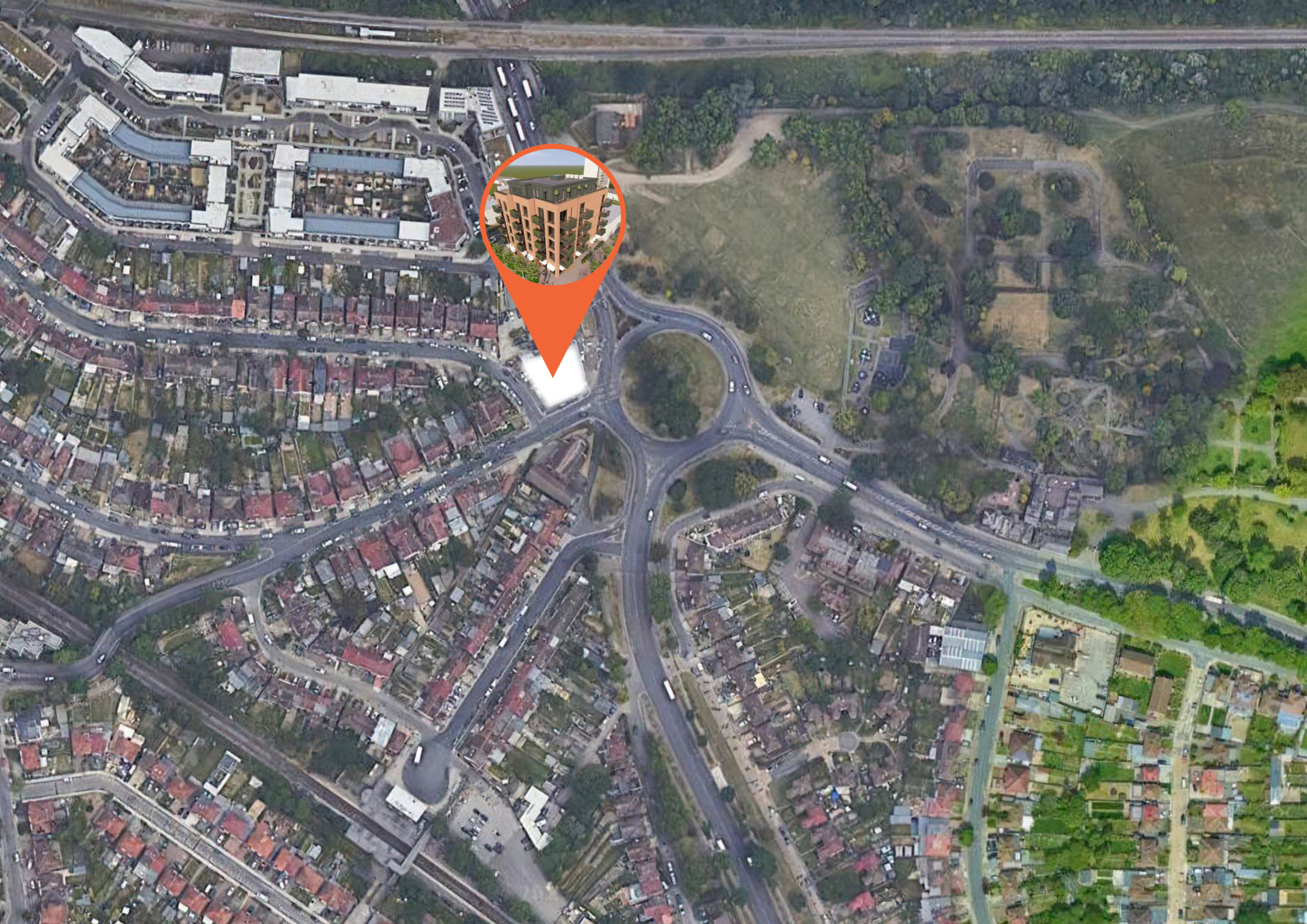
**1** SUDBURY & HARROW ROAD  
0 miles

**2** BRAHAM PARK  
0.7 miles

**3** SUDBURY TOWN  
1 mile

**4** WEMBLEY CENTRAL STATION  
1 mile



**5** WEMBLEY STADIUM  
2 miles



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## TRANSPORT

	CAR 	TRAIN 	CYCLE 	WALK 
SUDBURY ARROW ROAD STATION	1 min	4 mins	1 min	
WEMBLEY CENTER	4 mins	12 min	7 min	24 min
UNDERGROUND	5 mins	8 mins	7 mins	22 mins
BAKERLOO	27 mins	47 mins	34 mins	2 hrs
CHILTERN RAILWAYS	33 mins	58 mins	47 mins	3 hrs
PICCADILLY STATION	50 mins	44 mins	58 mins	3 hrs

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## HEALTH & CARE

	CAR 	WALK 
WEMBLEY CENTRE FOR HEALTH AND CARE	3 mins	12 mins

## EDUCATION

	CAR	WALK
SUDBURY PRIMARY SCHOOL	3 mins	13 mins
SOUTH VALE PRE-SCHOOL	3 mins	17 mins
LYON PARK PRIMARY SCHOOL	8 mins	34 mins
ALPERTON COMMUNITY SCHOOL	7 mins	29 mins

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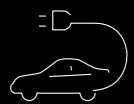
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Efficient Renewable Energy



Integrated Sustainability



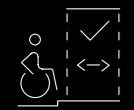
Electric Car Charging Points



Mechanical Ventilation Heat Recovery System



Underfloor Heating



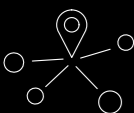
Wheelchair Accessible Flats



Fine Interior Finishes



Secure Cycle Storage



Unrivaled Connection



## RESIDENCE Specification

### Specification General

Harrow Road is built in compliance with the new UK national building regulations standards, providing a high standard in acoustic, thermal, environmental performance and carbon reduction requirements.

Aluminum framed double-glazed windows will achieve the highest acoustic standards, with sound reduction up to 38dB and U-value of 1.1W/m2K.

Furthermore, the rain screen cladding system will enhance acoustic and thermal performance

The residence is known for its dedication to commercial units and sustainability, providing residents with exclusive spaces, services and experiences.

Every apartment at 709 Harrow Road is utterly unique, offering the opportunity for both exceptional privacy and engagement in the vibrant community on your doorstep.

Each residence embraces grand proportions and volumes. From one to three-bedroom apartments to penthouses with big verandas, each provides one of the city's most exciting opportunities for modern living.

**COMMERCIAL** UNITS **LUXURY** FLATS **EXCLUSIVE** SPACES,  
SERVICES AND EXPERIENCES **SPACIOUS** PRIVATE AMENITY AREAS

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## External Specification

### Entrance

A sweeping entrance drive from Central Road allows a secure & convenient 'pick-up and drop-off' facility as well as parking for several fleet cars.

Set back from Central Road the building's main entry is an impressive one and a half storey height space to the centre of the front elevation, fully double glazed with a glass canopy over the double entrance door, which can be both manually or automatically opened.

The entrance door will be fitted with high-level security including a visual intercom to the entrance reception and individual floors. Several discreet security cameras will also provide 360-degree surveillance, with a state of the art 'real time' security response.

A twenty-four hour concierge & reception facility ensures all occupants and guests have immediate access to the property day or night. All post and deliveries are managed via the concierge and front reception.

Landscape programme for the development includes an extensive Eco-friendly 'Sedum' roof on top of the building and 3 ten year old mature London Plane trees to the front of the building and feature shrubs. The development is opposite to Barham Park and this offers good communal amenity space to residents. The park is large and offers both play areas and gym equipments for adults.

Feature LED 'bespoke' lighting will further enhance the planting throughout the property.





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## External Specification

### Facade

The rainscreen cladding system will enhance acoustic and thermal performance, producing a building of a high architectural quality that will stand the test of time. The building will be beautifully detailed using the finest 'Grade A' Italian tiles and its inherent qualities of texture, robustness and durability. Balconies are cantilevered, offering views and exposure but also shelter and shade if desired.

The top floor is set back to maximise privacy for residents or neighbouring properties. Materials used will be metal and glass giving a much lighter appearance.

High performance double-glazed recessed windows in aluminium frame ensure the highest level acoustic sound proofing and thermal insulation (satisfying BS EN ISO 140-3 to7/ BS EN ISO 717-1).



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## Internal Specification

### Internal

The main vertical circulation is approached directly from the impressive reception hall, with 8 person capacity lift and wide stair. The lift will be with 900mm wide centre opening doors and a high quality, tailored interior finish.

The stair has one section serving all floors above entry level, the other continuing down to the lower ground floor and then continuing down to basement level.

The lift allows level access directly from the entrance hall with the lift landings at each floor level served leading into a further lobby, which in turn has entrance doors to the accommodation. There will be the latest micro-controlled under-floor heating throughout the property.



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## Internal Specification

### Finishing Materials

- Entrance lobby and hallways flooring with the finest Italian marble
- Engineered wood flooring through all habitable rooms
- Finest porcelain tiles in all bathrooms and shower rooms.
- Doors in dark oak veneered with black handles and accessories
- Kitchen joinery and cabinetry designed by Italian top firms.
- High quality composite decking to all balconies and private terraces.
- Anthracite grey steel railing powder coated to all balconies and floor windows.

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Furthermore, the rainscreen cladding system will enhance acoustic and thermal performance.



## GREEN Spaces

709 Harrow Road Residence next to Barham Park.

Barham Park was built in 1698 and its famous landscape laid out over the following 30 years by Robert Benson, 1st Lord Bingley.

After 300 years, which include the South Sea Bubble, the untimely death of the heir, dissipation by illegitimate children, crippling gambling debts, a devastating fire, the ravages of two World Wars and death duties, the same family still lives at Barham and cares for its heritage.

Barham Park represents an important stage in British architecture and garden design: the house is neither baroque nor typically Palladian and the gardens are somewhere between the formal and the picturesque.

Barham is a rare survivor of the period and we have tried to keep it as its creator, Robert Benson, intended it.

With a nature reserve nearby, this park offers more than just a pleasing stroll.



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## ARTISTIC Impression

Each flat in the development features spacious private amenity areas that meet requirements of the London Plan. These areas are well-proportioned and offer enough space for outdoor furniture if desired. The balconies are an integral part of the building and the overall project, providing residents with either shelter and privacy or exposure and stunning views, depending on their preference. The development is opposite Barham Park, which offers ample communal amenity space for residents. The vast park includes a play area for children and gym equipment for adults. Additionally, we have created a play area for residents at the roof level.

This close-up view provides a clear representation of the intricate details of the architecture and the depth and interest present in the facade treatment.

The balconies offer a mix of exposure and shelter, partially covered and partially cantilevered. The building features a subtly pigmented reconstituted stone base, top and lintels running around it, lending it character and gravitas.



**LUXURY** FLATS **PRIVATE** ROOFTOPS

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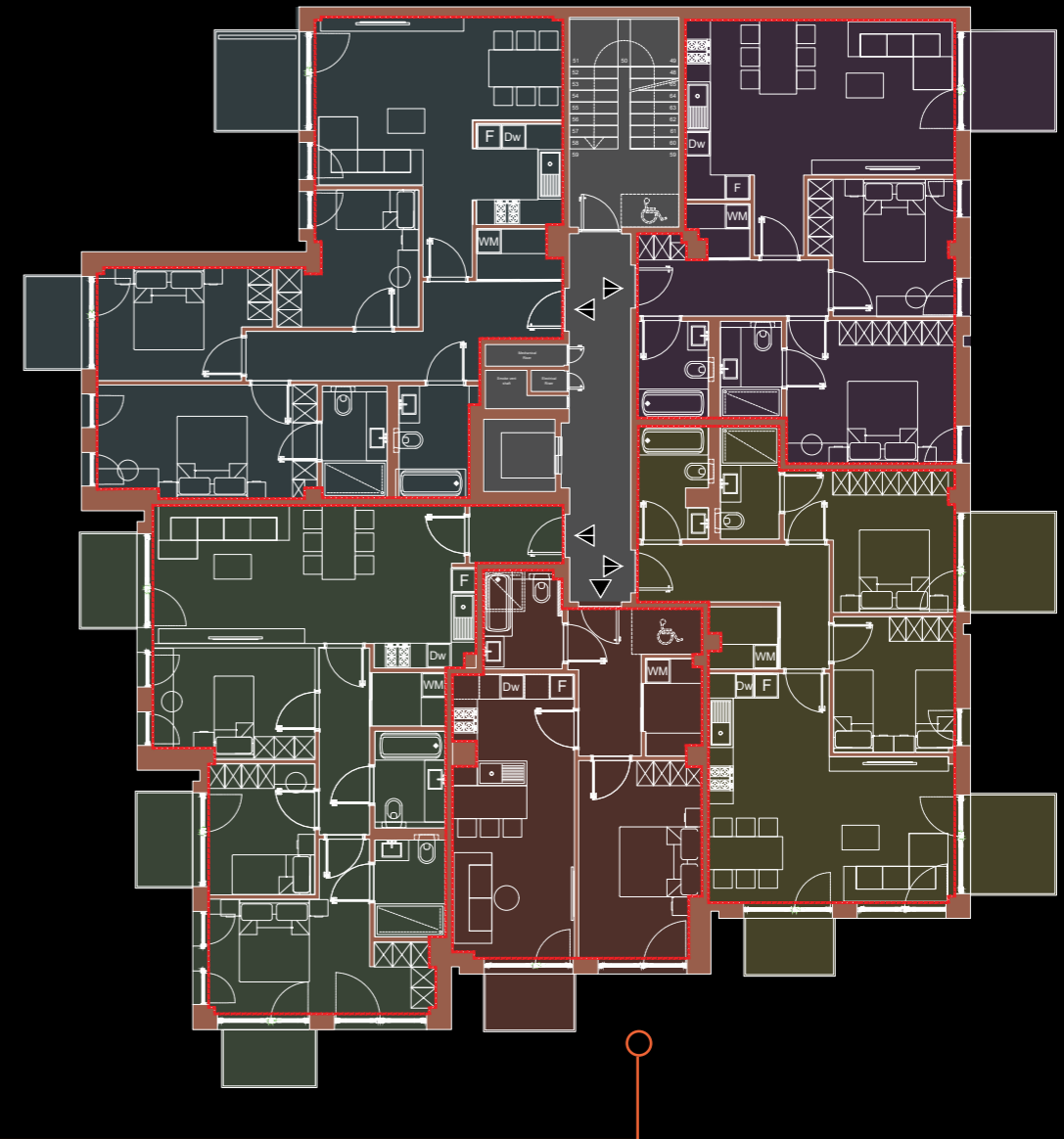
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FLATS | 1<sup>st</sup> - 4<sup>th</sup> Floor

## FLAT TYPE 1

1 bedroom Flat

52.2 m<sup>2</sup>



Flat Type 1   1 bedroom Flat	Meters	Feet & Inches
Living / Dining / Kitchen	2.95 x 6.88	9' 7" x 22' 6"
Bedroom	2.91 x 5.97	9' 5" x 19' 6"
Bathroom	1.91 x 2.58	6' 2" x 8' 5"
Total Area	52.2 m <sup>2</sup>	

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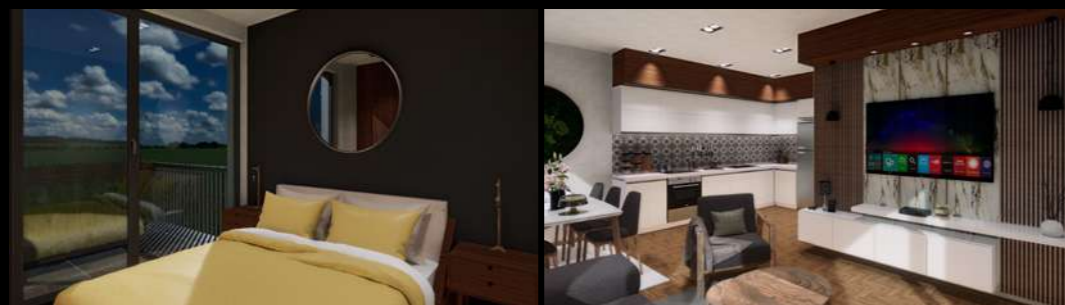
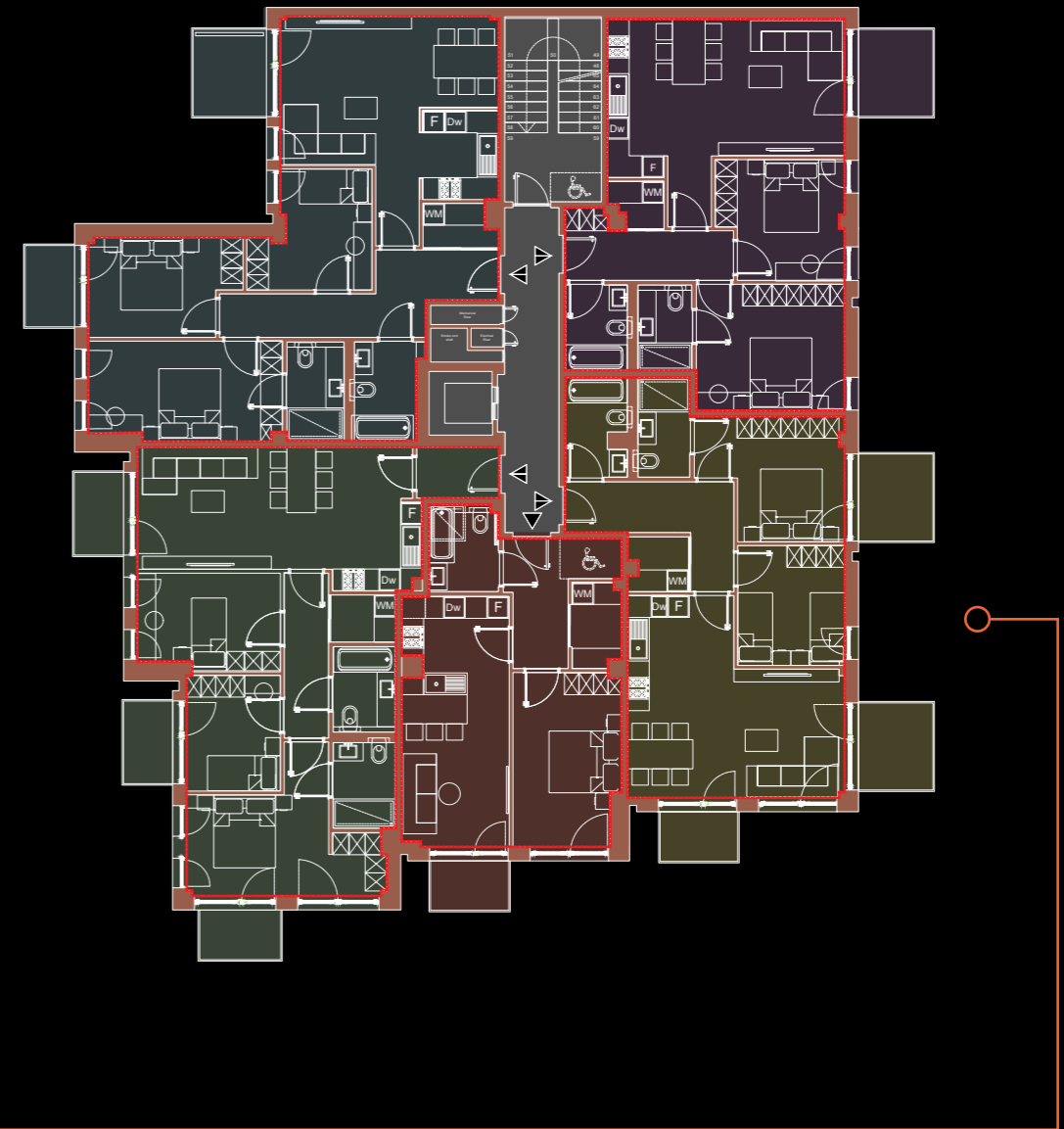
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FLATS | 1<sup>st</sup> - 4<sup>th</sup> Floor

## FLAT TYPE 2

2 bedroom Flat

72.1 m<sup>2</sup>



Flat Type 2   2 bedroom Flat	Meters	Feet & Inches
Living / Dining	5.98 x 3.54	19' 6" x 11' 6"
Kitchen	1.83 x 5.56	6' 0" x 18' 2"
Master Bedroom	4.14 x 3.45	13' 6" x 11' 3"
Bedroom 2	2.96 x 3.29	9' 7" x 10' 8"
Bathroom	1.70 x 2.75	5' 6" x 9' 0"
Total Area	72.1 m <sup>2</sup>	

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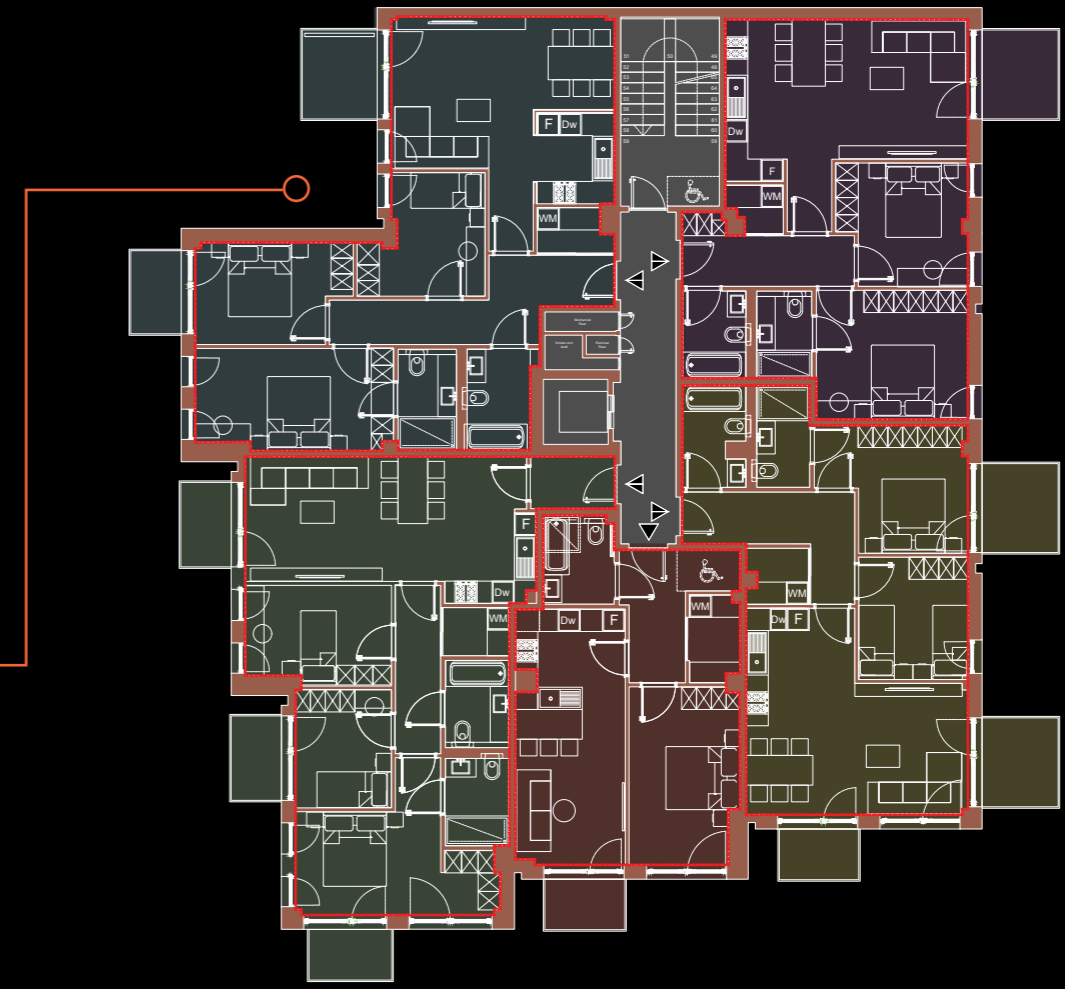
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FLATS | 1<sup>st</sup> - 4<sup>th</sup> Floor

## FLAT TYPE 3

3 bedroom Flat

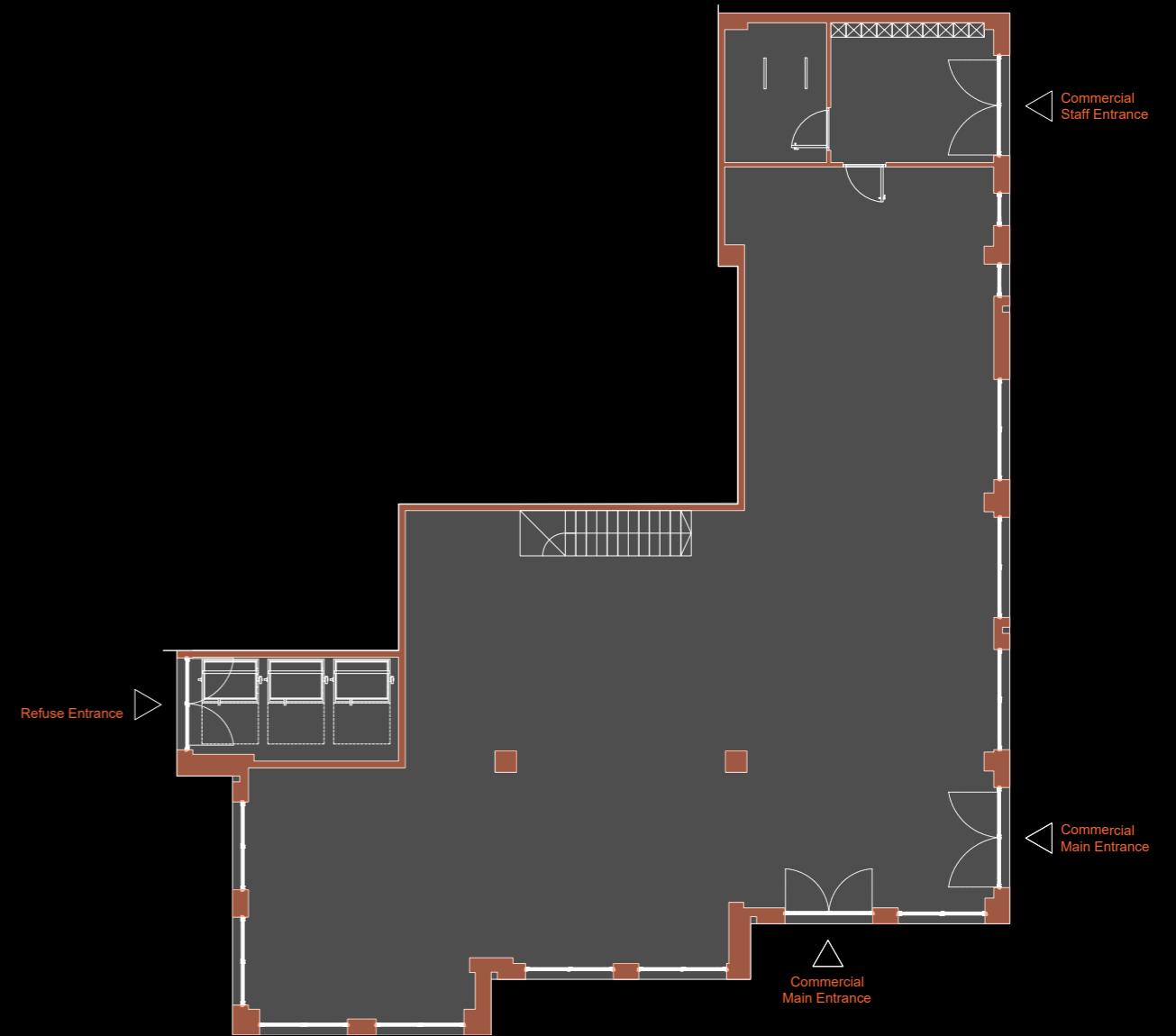
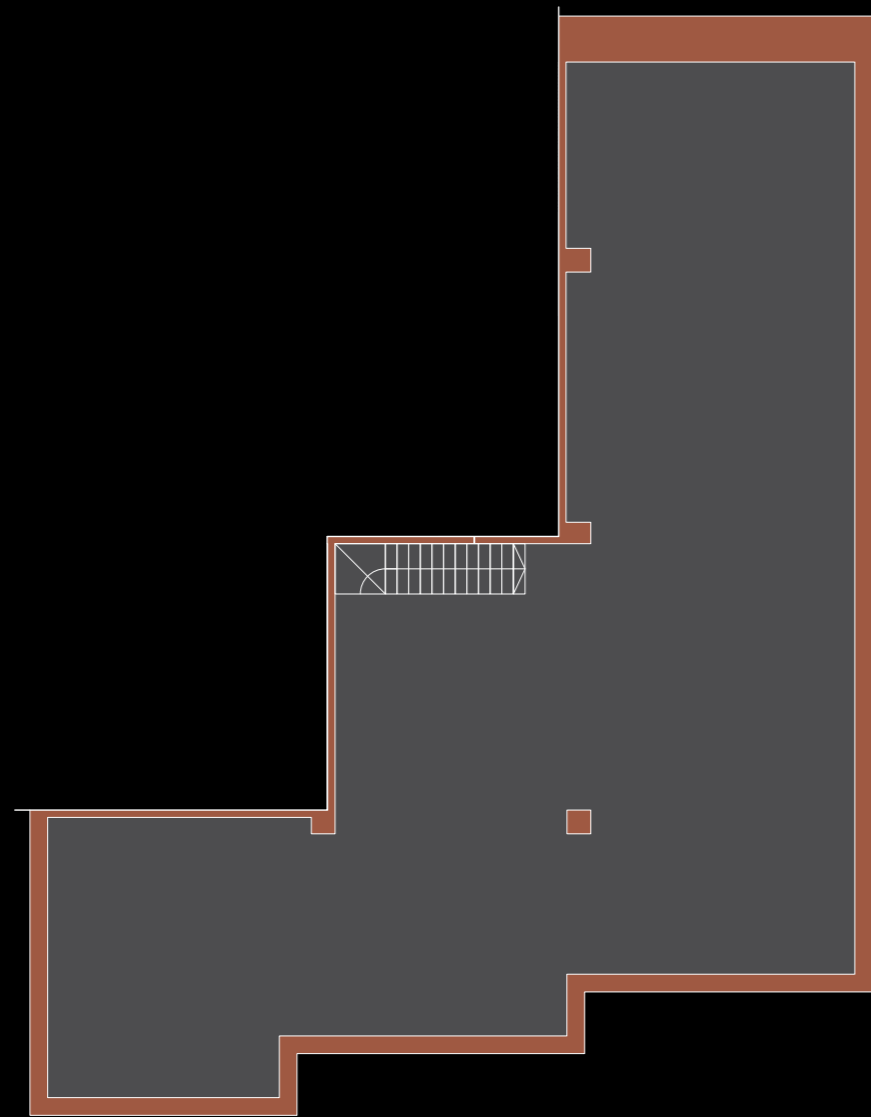
90.5 m<sup>2</sup>



Flat Type 3   3 bedroom Flat	Meters	Feet & Inches
Living/Dining	6.01 x 4.09	19' 7" x 13' 4"
Kitchen	2.09 x 2.53	6' 8" x 8' 3"
Master Bedroom	5.34 x 2.76	17' 5" x 9' 0"
Bedroom 2	4.25 x 2.75	13' 9" x 9' 0"
Bedroom 3	3.44 x 3.32	11' 3" x 10' 9"
Ensuite	1.57 x 2.71	5' 1" x 8' 9"
Bathroom	1.70 x 2.72	5' 6" x 8' 9"
Total Area	90.5 m <sup>2</sup>	



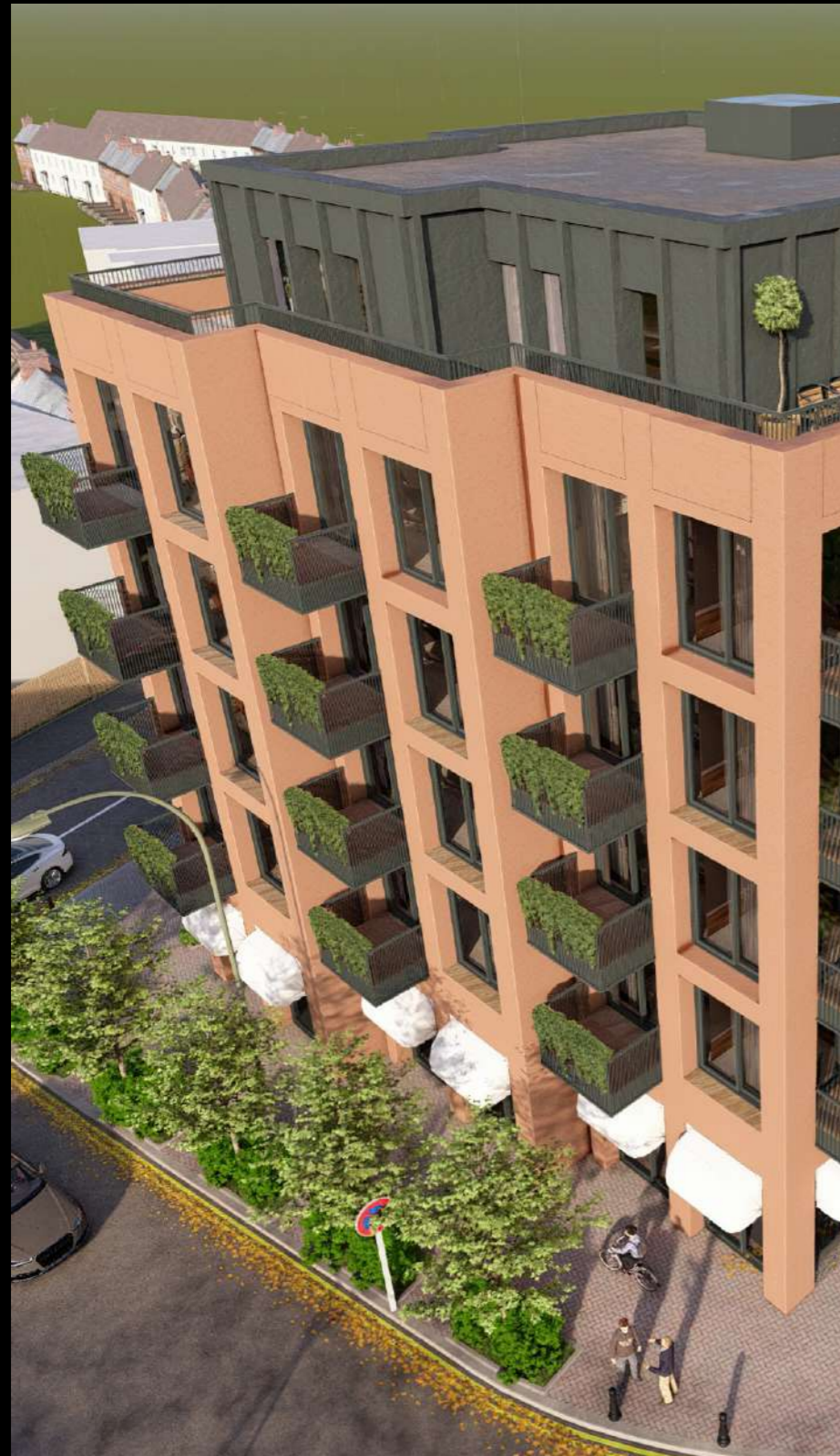
## COMMERCIAL Units | Ground Floor



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## Table of all units and metrics



Floor	Unit	Category	Description	GIA ft2	GIA m2
Basement	1	Retail unit	Retail unit	2,318	217
Ground	1	Retail unit	Retail unit	2,766	259
First	1	Residential	3 Bedroom 5 Person Flat	974	90.5
First	2	Residential	2 Bedroom 4 Person Flat	779	72.4
First	3	Residential	2 Bedroom 3 Person Flat	776	72.1
First	4	Residential	1 Bedroom 2 Person Flat	562	52.2
First	5	Residential	3 Bedroom 4 Person Flat	909.5	84.5
Second	6	Residential	3 Bedroom 5 Person Flat	974	90.5
Second	7	Residential	2 Bedroom 4 Person Flat	779	72.4
Second	8	Residential	2 Bedroom 3 Person Flat	776	72.1
Second	9	Residential	1 Bedroom 2 Person Flat	562	52.2
Second	10	Residential	3 Bedroom 4 Person Flat	909.5	84.5
Third	11	Residential	3 Bedroom 5 Person Flat	974	90.5
Third	12	Residential	2 Bedroom 4 Person Flat	779	72.4
Third	13	Residential	2 Bedroom 3 Person Flat	776	72.1
Third	14	Residential	1 Bedroom 2 Person Flat	562	52.2
Third	15	Residential	3 Bedroom 4 Person Flat	909.5	84.5
Fourth	16	Residential	3 Bedroom 5 Person Flat	974	90.5
Fourth	17	Residential	2 Bedroom 4 Person Flat	779	72.4
Fourth	18	Residential	2 Bedroom 3 Person Flat	776	72.1
Fourth	19	Residential	1 Bedroom 2 Person Flat	562	52.2
Fourth	20	Residential	3 Bedroom 4 Person Flat	909.5	84.5
Fifth	21	Residential	2 Bedroom 3 Person Flat	640.5	59.5
Fifth	22	Residential	2 Bedroom 3 Person Flat	669.5	62.2
Fifth	23	Residential	2 Bedroom 3 Person Flat	723	67.2

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**SALES**

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(0) 7883894045 | [info@ga-constructions.co.uk](mailto:info@ga-constructions.co.uk)