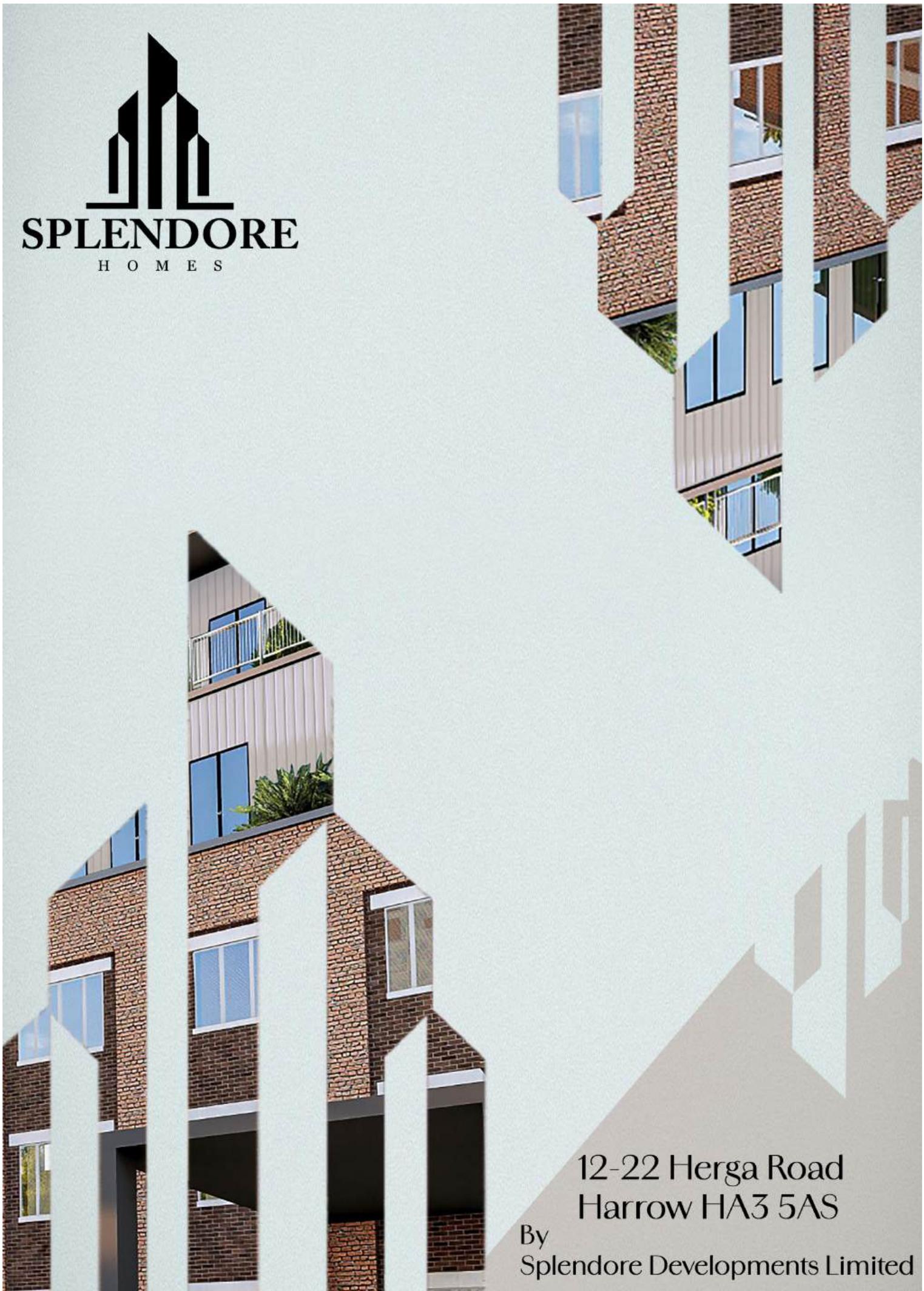




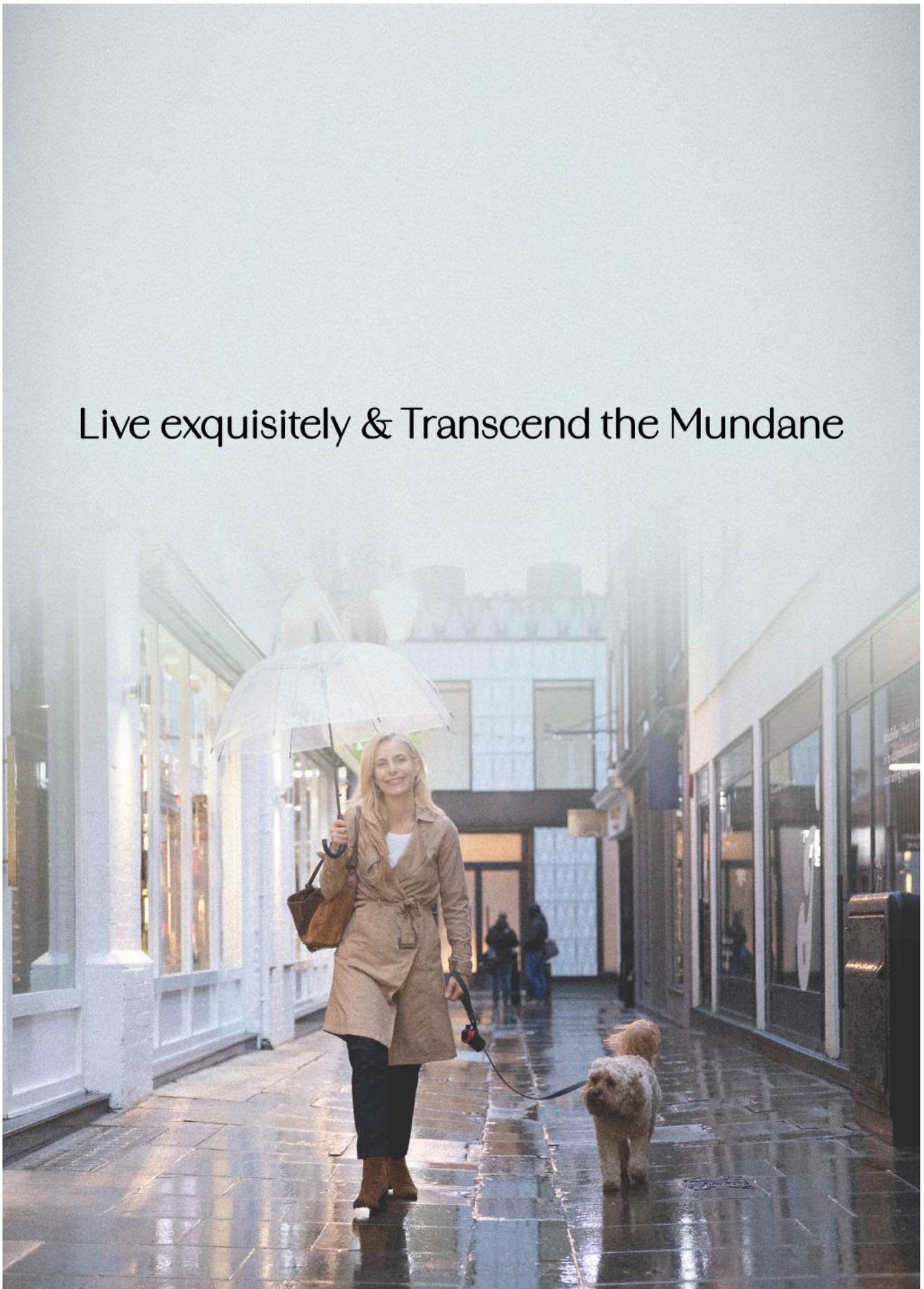
**SPLENDORE**  
H O M E S



12-22 Herga Road  
Harrow HA3 5AS

By  
Splendore Developments Limited

Live exquisitely & Transcend the Mundane



# Experience the Fusion of Style and Serenity

In a serene London sanctuary, craftsmanship merges with lush landscapes, where meticulously crafted residences bask in radiant sunlight. Airy spaces dissolve into private oases, blurring boundaries and fostering tranquility amid nature's secrets and curated artistry.



# Vision of Splendore

We aim to set new standards in modern living by seamlessly integrating luxurious craftsmanship, uncompromising quality, and practical functionality. Guided by deep customer understanding and strong ethics, we create innovative, sustainable designs that embrace tradition and modernity.





12-22 Herga Road  
Harrow HA3 5AS

## Location

The property sits on Herga Road in a highly prominent position next to The Bridge, and close to the High Street. The property's proximity to Harrow & Wealdstone Station (150 ft) and the High Street makes it a very desirable location to prospective residents, being moments from a plethora of shops, supermarkets, cafes, a gym and library.

# An Ode to Grandeur

Splendore Homes epitomizes opulent sophistication in contemporary living, nestled amidst lush greenery. Flooded with natural light, these grand residences boast a blend Heritage and modern architecture and exquisite interior artistry, offering unparalleled convenience at the core of Harrow's vibrant neighborhood.



# Executive Summary

- A Newly build Residential Development located in Harrow
- The Property is located at a 3-min walk from the Harrow and Wealdstone station, providing direct services to London Euston in as little as 15 mins
- The Building is set within Ground plus 4 floors extending to approx 19,650 sqft
- The Property consists of 34 \* 1 Beds and 3 \* 2 Beds
- Each apartment had spacious living room and fitted with branded kitchen appliances



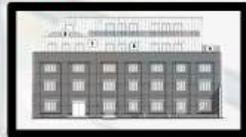
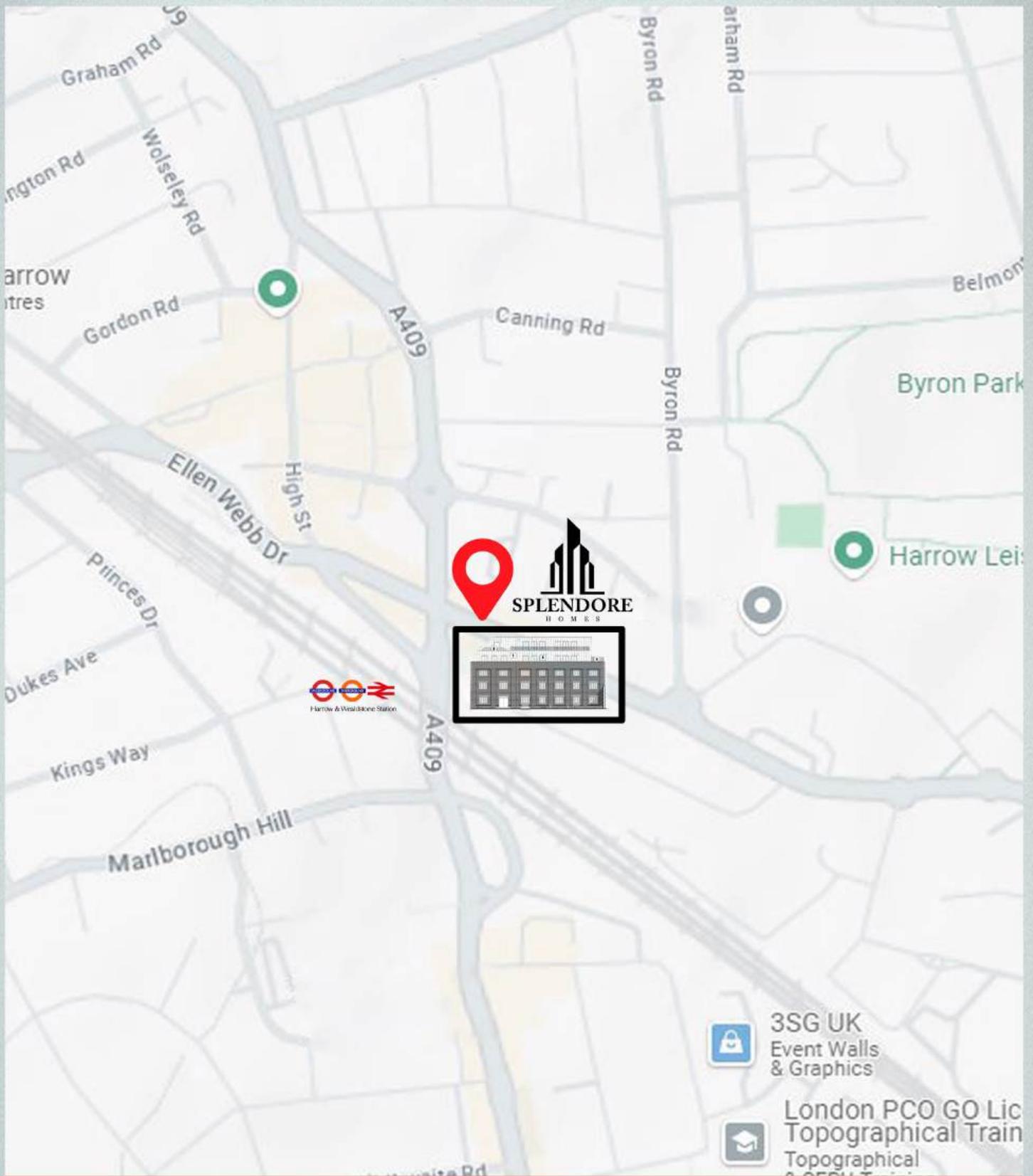
# Proposed Area Schedule

Ground Floor			3rd Floor		
	Bedrooms	SQM2		Bedrooms	SQM2
Unit 1	1 Bed	38	Unit 31	1 Bed	46
Unit 2	1 Bed	38	Unit 32	1 Bed	47
Unit 3	1 Bed	37	Unit 33	2 beds	63
Unit 4	1 Bed	37	Unit 34	2 beds	67
Unit 5	1 Bed	38	Unit 35	1 Bed	44
Unit 6	1 Bed	36	Communal Area		35
Unit 7	1 Bed	37			
Unit 8	1 Bed	37			
Unit 9	1 Bed	49			
Communal Area		100			
1st Floor			4th Floor		
Unit 11	1 Bed	37	Unit 41	1 Bed	46
Unit 12	1 Bed	38	Unit 42	2 beds	65
Unit 13	1 Bed	37	Unit 43	1 Bed	51
Unit 14	1 Bed	37	Communal Area		35
Unit 15	1 Bed	39	<b>Total Residential</b>		<b>1827</b>
Unit 16	1 Bed	36			
Unit 17	1 Bed	38			
Unit 18	1 Bed	37			
Unit 19	1 Bed	42			
Unit 20	1 Bed	44			
Communal Area		55			
2nd Floor			<b>DISCLAIMER</b>		
Unit 21	1 Bed	37	<p>The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute or constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Splendors, their clients or any joint agents have authority to make or give any representation or warranty whatsoever in relation to this property. January 2025.</p>		
Unit 22	1 Bed	38			
Unit 23	1 Bed	37			
Unit 24	1 Bed	37			
Unit 25	1 Bed	39			
Unit 26	1 Bed	36			
Unit 27	1 Bed	38			
Unit 28	1 Bed	37			
Unit 29	1 Bed	42			
Unit 30	1 Bed	45			
Communal Area		55			

# Connectivity

- ▶ Harrow benefits from excellent transport communications. The A40 Western Avenue, the A406 North Circular Road and the M1 motorway are all within close proximity of Harrow, giving vehicular access to both Central London and the national road network.
- ▶ Located just 150 ft from the property, Harrow & Wealdstone Station provides Overground, Southern, West Midlands and Bakerloo Line services to popular destinations such as -
  - London Euston (18 minutes via West Midlands Trains),
  - London Paddington (30 minutes via Bakerloo Line),
  - Oxford Circus (38 minutes via the Bakerloo Line)
  - and Watford Junction (7 minutes via West Midlands Trains).
- ▶ In addition, Harrow-on-the-Hill train Station provides both Overground and Underground services. Chiltern Railways run direct services to London Marylebone in 16 minutes, while the Metropolitan Line provides easy access into Central London, with a journey time of 25 minutes to King's Cross St Pancras.
- ▶ Harrow is also conveniently located only 11 miles from London Heathrow Airport.





3SG UK  
Event Walls  
& Graphics



London PCO GO Lic  
Topographical Train  
Topographical



Underground & Overground  
2 Miles



Central London  
12 Miles



Heathrow Airport  
11 Miles



Nearest Mall  
15 Miles

# Find a Place For You and Your Loved Ones



# Alluring Amenities: Elevating Everyday Living

Compose a harmonious blend of productivity, leisure,  
and wellbeing, seamlessly woven into your lifestyle,  
crafting a masterpiece of home.



# Interiors and Apartment Features

Explore our one, two - bedroom apartments, each designed for comfort and charm.

Uncover a space where authenticity thrives and growth abounds. Your Residence for a Life of Bliss, Community, and Infinite Potential.



# Sophisticated and Welcoming

Our interiors set the tone for truly arriving in style. Sleek architectural elements are highlighted by trendy lighting, creating a visually stunning and inviting impression.



# Luxe Living & Redefined Modern Design



## Modern interiors and Premium finishes



Clean lines with a refreshing touch of sophistication: From minimalist design to refined finishes, discover a space that exudes timeless charm and understated luxury.

# Space Utilization and Layouts

From streamlined design to functional layouts, each detail is meticulously crafted to offer a lavish sanctuary. Explore architectural wonders and practical innovations, revealing fresh levels of elegance and coziness at every corner.



# Contemporary Kitchen layouts

Unleash your inner chef in a stylish space that inspires culinary creativity, from sleek countertops to state-of-the-art appliances.



# Embrace Tomorrow's Future



## Cutting-edge Smart Home Tech and Lighting Fixtures

Step into the future of living where cutting-edge technology and seamless connectivity redefine how you experience your home.



# Sleek Bathrooms in Serenity, Style and Comfort

## Bathroom, Powder & Laundry Rooms

Immerse yourself in our stylishly designed bathrooms, and the convenience of a powder room in every apartment, offering both elegance and comfort. Well-placed laundry rooms increase efficiency, ensuring laundry chores are swiftly handled.



# The City is Your Playground

Splendore Homes, an energetic London community, seamlessly blends city living with serene residential charm. Boasting diverse architecture, verdant landscapes, and a bustling town center, it promises a dynamic lifestyle. Emphasizing sustainability and community, SPLENDORE HOMES strategically sits near the metro & Offering Community Centers, Parks, Shopping Malls, Supermarkets, Schools, Hospitals, Hotels and much more.





**SPLENDORE**  
H O M E S

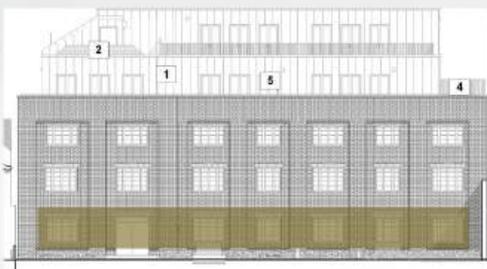
# FLOOR PLANS





Road

Ground Floor



Gf





Third Floor



3<sup>rd</sup> Floor



Fourth Floor



4<sup>th</sup> Floor



# A New Beginning, Embrace the Possibilities



**SPLENDORE**  
H O M E S

🌐 [www.splendoredevelopments.com](http://www.splendoredevelopments.com)

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