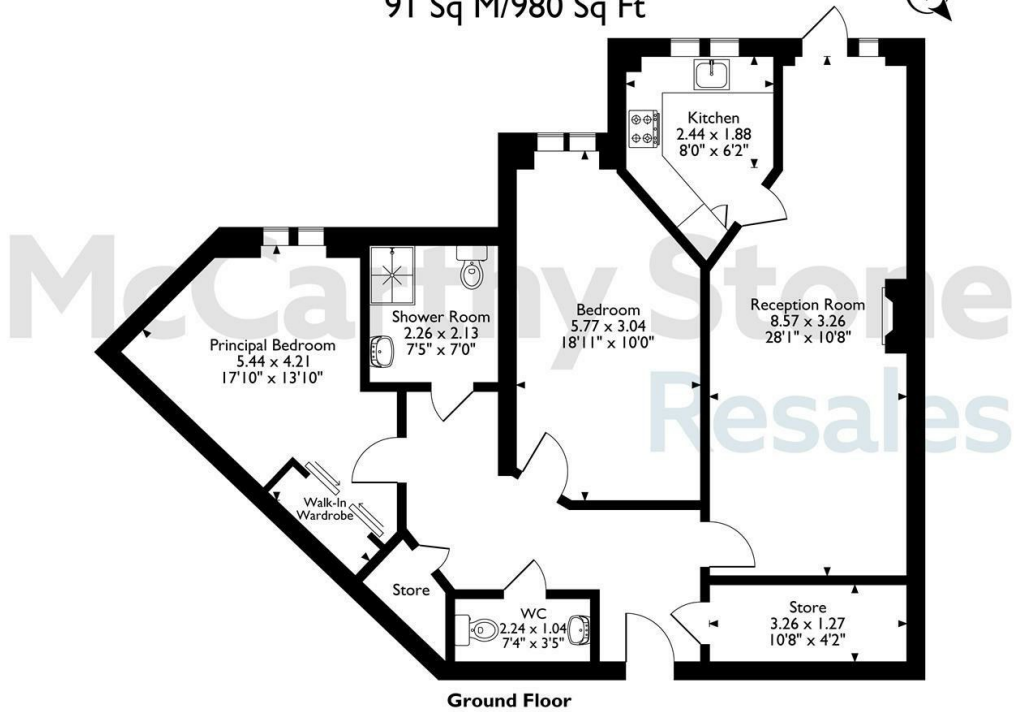


Randolph House, Flat 11, 2-12, Northwick Park Road, Harrow  
Approximate Gross Internal Area  
91 Sq M/980 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.  
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Council Tax Band: E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



## 11 Randolph House

2-12 Northwick Park Road, Harrow, HA1 2NU



### Asking price £425,000 Leasehold

A bright and spacious TWO double bedroom apartment situated on the GROUND FLOOR with a sunny SOUTH facing primary aspect. This apartment boasts a modern kitchen with INTEGRATED APPLIANCES, a spacious living area with ample room for dining and direct access to a PATIO area. Randolph House, a McCarthy Stone retirement living PLUS development is nestled in Harrow. Additional care packages available, staffed 24/7 and one hour per week of domestic help. Randolph house features an on-site restaurant, Homeowner's lounge and landscaped gardens. \*ALLOCATED PARKING SPACE INCLUDED\*

\*Entitlements Advice and Part Exchange available\*

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk



# Northwick Park Road, Harrow

**Summary**  
Randolph House is a purpose built Retirement Living Plus development built by McCarthy & Stone, designed specifically for the over 70s, for those who wish to enjoy independent living but may need some extra care and support. There is an Estate Manager who leads the team and oversees the development.

The apartment comprises a modern fully fitted kitchen, fitted and tiled shower room, guest WC/cloakroom, two spacious double bedrooms and a beautifully bright living room opening to a patio area. 24 hour emergency call system.

Communal facilities include a club lounge where social events and activities take place, a function room and landscaped gardens. There is a fully equipped laundry room and a restaurant which has table service and serves freshly prepared meals daily. If your guests wish to stay, there is guest suite accommodation which can be booked (fees apply). There is a 24 hour emergency call system provided by a personal pendant and call points in the hall and bathroom as well as onsite management 24 hours a day.

One hour of domestic support per week is included in the service charge at Randolph House with additional services including care and support available at an extra charge. However, this can be from as little as 15 minutes per session which can be increased or decreased to suit your needs.

Randolph House is conveniently located within the affluent and charming area of Harrow, Northwest London, where you can enjoy village style living. Residents of Randolph House benefit from a well-established community with plenty of amenities, including supermarkets, post office, GP and pharmacy close to home. The area boasts more than 50 parks and green areas, making it a highly desirable place to live. Randolph House is close to three tube stations and a mainline station, as well as excellent road links and major bus routes.

**Entrance Hall**  
Front door with spy hole leads to the entrance hall. Door to a large walk-in storage/airing cupboard. The 24-hour Tunstall emergency response system is wall mounted in the hall. Smoke detector. Security door entry system. Doors lead to the living room, both bedrooms, shower room and WC.

**Living Room**  
A delightfully bright and spacious living room which benefits from a double glazed patio door which opens onto the patio area, perfect

for a bistro table. This beautiful room provides space for dining too, conveniently in front of the patio door. Telephone points. TV point (with Sky/Sky+ capabilities). Raised power sockets. Two ceiling light points. Partially glazed door leads into a separate kitchen.

**Kitchen**  
A modern kitchen with a range of wall and base units finished in a sleek high gloss with chrome handles and complimentary wooden effect worksurfaces over. Integrated appliances comprising; waist height electric oven with microwave above (for minimal bend), electric four ring hob with stainless steel extractor hood and opaque glass splash back, integral fridge/freezer. The double glazed window is electronically operated. Everything is laid out to make cooking and cleaning as effortless as possible.

**Bedroom One**  
Double bedroom of excellent proportions neutrally decorated and carpeted throughout, with a built in mirrored sliding wardrobe providing ample hanging space. Full height double glazed windows allowing natural daylight to flood the room. TV and telephone point. Raised power points for convenience.

**Bedroom Two**  
This is a spacious second double bedroom that could have alternative uses such as a hobby room, study or dining room. Twin opening full length double glazed windows. TV and telephone point. Raised power sockets for convenience.

**Shower Room**  
A fully fitted and tiled suite comprising; walk in level access thermostatically controlled shower, chrome wall mounted grab rail. Close coupled WC. Vanity unit with inset wash basin and illuminated mirror above. Heated towel rail. Emergency pull-cord.

**Guest WC/cloakroom**  
A fully fitted suite comprising; Part tiled walls and flooring, WC, pedestal wash basin and wall mounted illuminated mirrored vanity unit above.

**Service Charge (Breakdown)**

- 24-hour on-site staffing
- 1 hour's domestic assistance per week
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas

## 2 Bed | £425,000

- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your council tax, electricity or TV licence. Please contact the estate manager or property consultant to find out more about the service charges.

Check out benefits you may be entitled to supporting you with service charges and living costs. (often offset by Government Entitlements eg Attendance Allowance £3,500-£5,200)'.

Service charge: £14,351.15 for financial year ending 30/06/2026)

**Leasehold**  
Lease 999 years from January 2017  
Ground Rent: £510 per annum  
Ground Rent Review Date: January 2032

**Moving Made Easy & Additional Information**  
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

FOR MORE INFORMATION CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

- Fibre to the cabinet broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

**Parking**  
This apartment includes an allocated parking space which is ideally situated next to the development entrance hall.

