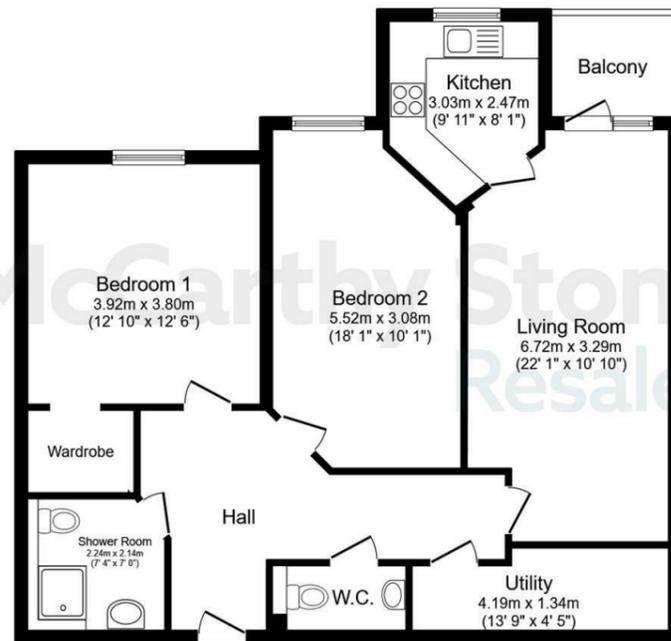


**17 Randolph House**

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



Total floor area 87.4 sq.m. (941 sq.ft.) approx  
 This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

**Council Tax Band: E**



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

**Shared Ownership £232,500 Leasehold**

\*\* 50% SHARED OWNERSHIP \*\*

A bright and spacious TWO DOUBLE BEDROOM retirement apartment situated on the FIRST FLOOR. Boasting Living Dining Room with direct access to the SOUTH WESTERLY facing WALK-OUT BALCONY, and MODERN fitted kitchen, shower room and guest cloaks/WC.

The apartment is set within the sought after Randolph House retirement development close to all local amenities, tube/train stations and bus routes. Additional care packages available, staffed 24/7 and one hour per week of domestic help.

**Call us on 0345 556 4104 to find out more.**

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

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# Randolph House, 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, underfloor heating thermostatically controlled in all rooms, fitted and tiled shower room, guest WC/cloakroom, two spacious double bedrooms and a beautifully bright living room opening to a walk-out balcony seating 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.

## Local Area

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, where the

24-hour Tunstall emergency response system is wall mounted. Door to a large walk-in storage/airing cupboard. 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 benefitting from a double glazed patio door with window to side opening to a walk-out balcony, ideal for a small bistro set. This beautiful room provides space for dining too. Telephone points. TV point (with Sky/Sky+ capabilities). Air conditioning. Raised power sockets. Two ceiling light points. Part glazed door leads into a separate kitchen.

## Kitchen

A modern kitchen with tiled floor and an excellent range of wall and base units with contrasting worktops. The quality appliances include waist height electric oven with microwave above, ceramic hob with stainless steel extractor hood and opaque glass splash back, integral fridge/freezer and dishwasher. Electronically operated double glazed window.

## Bedroom One

Double bedroom of excellent proportions with a walk-in wardrobe boasting plenty of hanging and storage space. Twin opening full length windows allow for ample natural light. Air conditioning. TV and telephone point. Raised power points.

## Bedroom Two

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.

## Shower Room

Contemporary tiled shower room with a walk in level access thermostatically controlled shower with grab rail, close coupled WC, vanity unit with wash basin inset and illuminated mirror above. Heated towel rail and emergency pull-cord.

## Guest WC/cloakroom

Part tiled walls and flooring, WC, pedestal wash basin and illuminated mirrored cabinet.

# 2 Bed | £232,500

## Car Parking

Car parking space available for sale at an additional £5,000.

## 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
- 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.

Service charge: £14,351.16 per annum (for financial year end 30/06/2026)

## Lease Information

Lease Length: 999 years from January 2017  
Ground Rent: £500 per annum  
Ground Rent Review Date: January 2032

## Additional Information & Services

- Superfast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage
- Air conditioning in the living room and bedroom one - fitted in 2023

## Shared Ownership

- £232,500 for 50% shared ownership
- Monthly rent of £1,225.07

