



# HARLOW HOUSE

– HIGH WYCOMBE –

A superb development of elegant  
1 & 2 bedroom apartments in High Wycombe

PROPERTY  
MATTERS



# WELCOME TO HARLOW HOUSE

Following the successful completion of Trinity Place, High Wycombe, Property Matters is proud to bring to market Harlow House







Light, spacious and refurbished to a high standard

10 year warranty

Gas fired high efficiency combination boiler

999 year lease to each apartment

9 minute walk to High Wycombe Train Station

9 apartments have fantastic views of the Rye Country Park  
situated only 50 meters away

4 apartments have their own front doors

2 apartments come with secure private gardens

9 car parking spaces available

2 apartments will be offered as fully furnished



IN THE HEART OF THE COUNTRYSIDE  
WITH LONDON LESS THAN 30 MILES AWAY



Situated in the heart of Buckinghamshire, Harlow House is ideally situated to enjoy the stunning landscapes, rolling countryside and magnificent beechwood forests that surround High Wycombe.

National Trust protected properties such as Hughenden Manor, a three-floor mansion with beautifully landscaped gardens, Windsor Castle and the annual Royal Regatta in Henley make for wonderful days out. Opposite the development is the Rye County Park which offers numerous recreational facilities; childrens playgrounds, catering outlets, fishing & boating, off-road cycle trails, running track and riverside walks. Whether exploring the regions history or escaping the stresses of modern living you will not have to travel far from this charming English Town.

High Wycombe may be in the heart of the countryside, but as central London is less than 30 miles away and quick and easy to get to, you are well placed to enjoy the entertainment the Capital has on offer.



EACH APARTMENT IS UNIQUE,  
LIGHT, BRIGHT AND SPACIOUS

Providing a comfortable and welcoming home in a prominent city centre position.  
The interiors have been designed to provide a neutral palette awaiting your personal touch,  
whilst the high-end appliances, fixtures and fittings provide you with modern-day convenience.







Computer generated image not to scale. Finishes and materials may vary from those shown and furniture is illustrative only. Please ask for specific details.

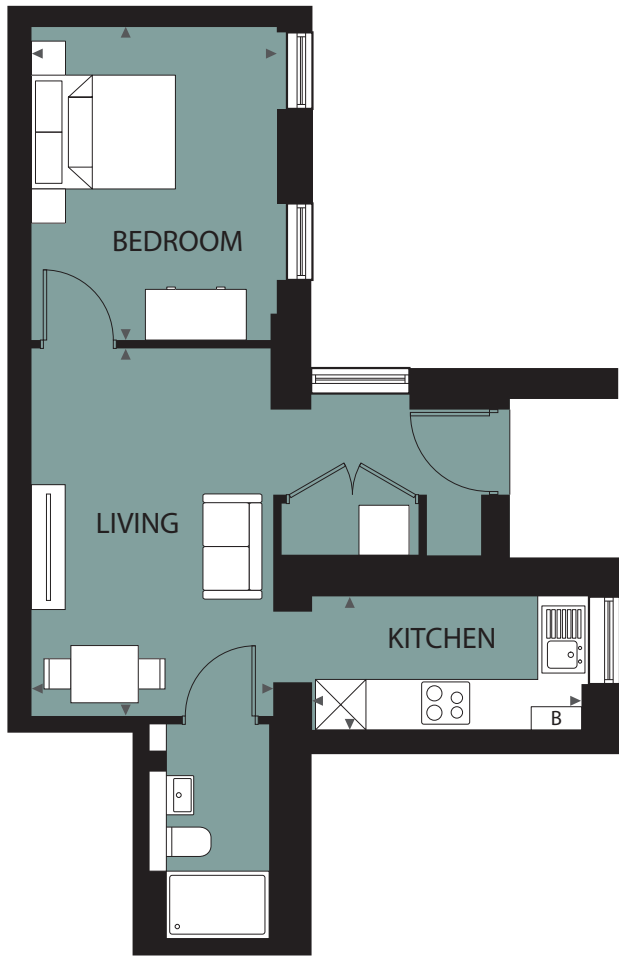
## SITE PLAN

**Ideal for young professionals, commuters and investors, this exceptional development benefits from its proximity to London and the facilities, services and major transport routes that High Wycombe provides.**

Harlow House is a superb development of elegant apartments with careful attention to detail in both design and construction giving a distinctive look and a robust structure. The external façade, in keeping with the adjacent Conservation Area gives the building a traditional feel, whilst inside the apartments provide ample living space and modern living with a bespoke touch.







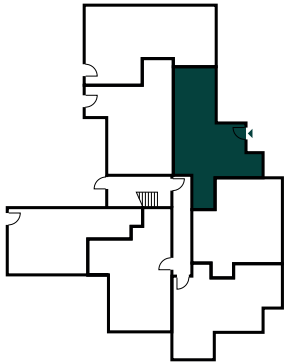
GROUND FLOOR – APARTMENT ONE

1 bedroom home, 38.5 square metres

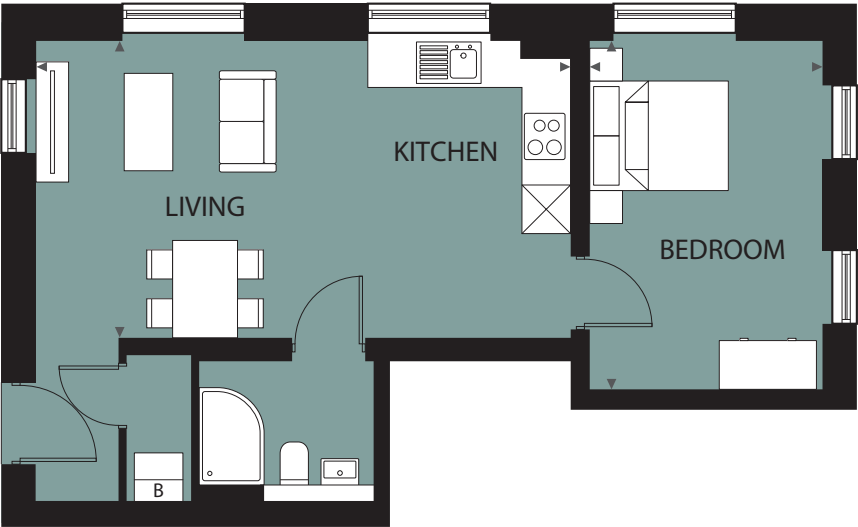
Kitchen  
Living Area  
Bedroom

3.20m x 1.58m  
4.36m x 2.84m  
3.71m x 2.91m

10'5" x 5'2"  
14'3" x 9'3"  
12'2" x 9'6"



Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Overall dimensions are usually stated and there may be projections into these.



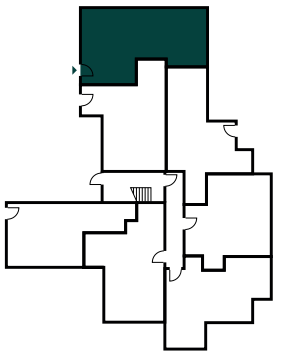
GROUND FLOOR – APARTMENT TWO

1 bedroom home, 46 square metres

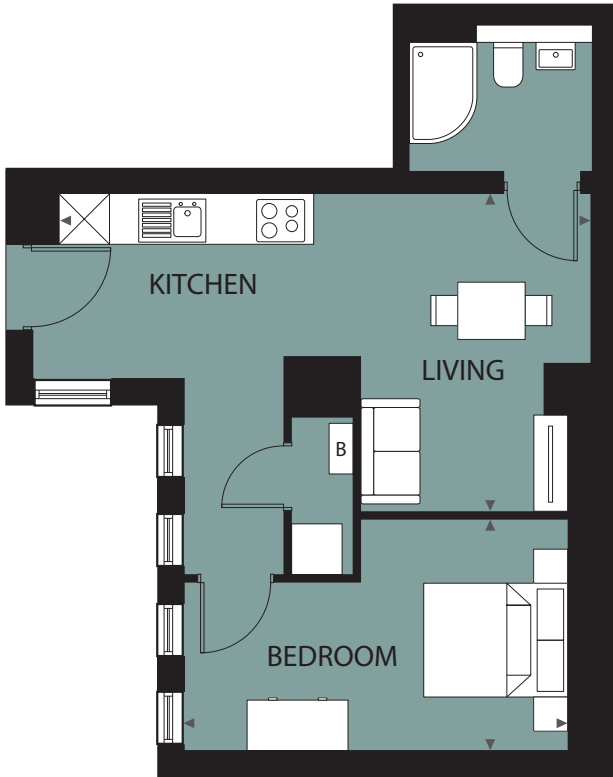
Kitchen / Living  
Bedroom

6.59m x 3.68m  
4.29m x 2.91m

21'7" x 12'0"  
14'0" x 9'6"



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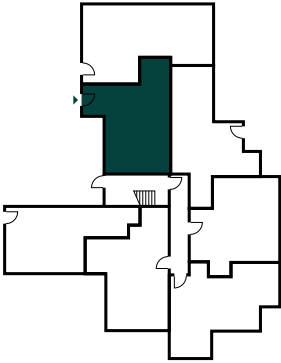
GROUND FLOOR – APARTMENT THREE

1 bedroom home, 39 square metres

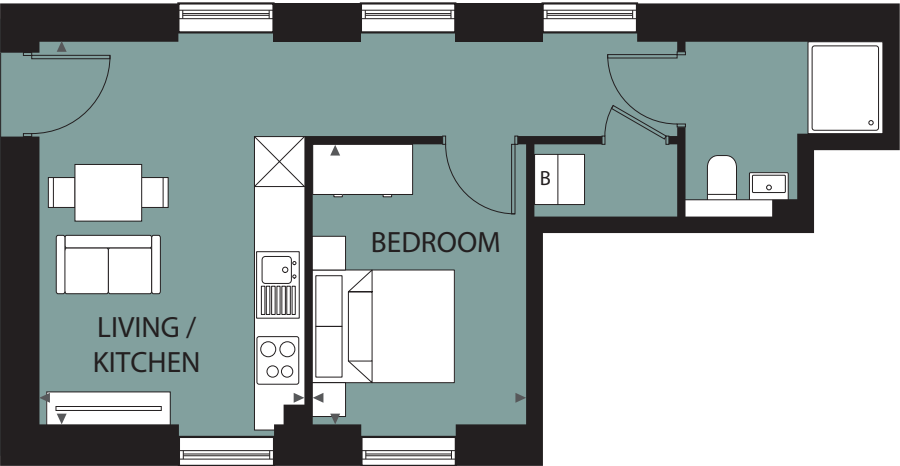
Kitchen / Living  
Bedroom

6.63m x 3.76m  
4.54m x 2.73m

21’9” x 12’4”  
14’10” x 8’11”



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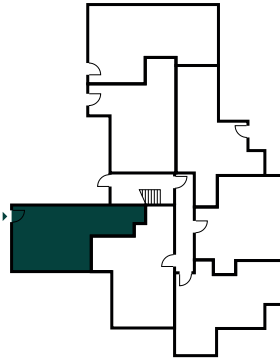
GROUND FLOOR – APARTMENT FOUR

1 bedroom home, 37 square metres

Kitchen / Living  
Bedroom

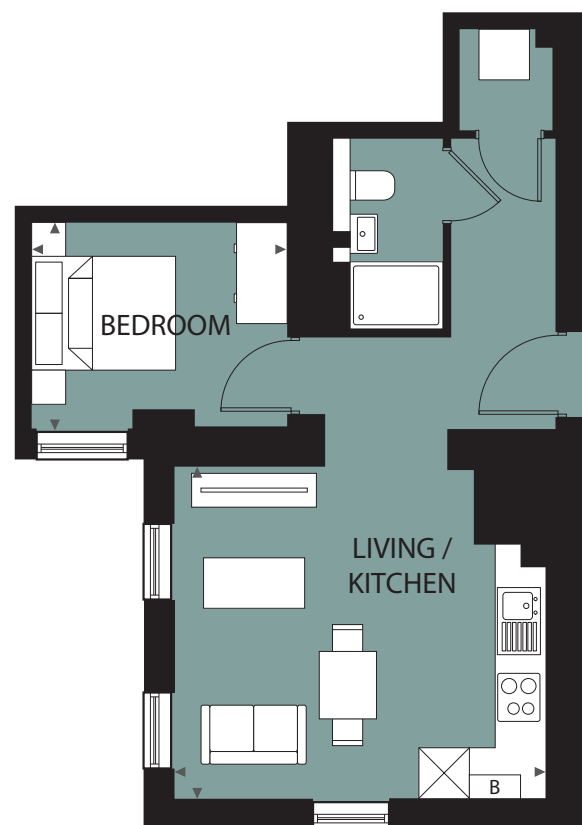
4.58m x 3.18m  
3.35m x 2.56m

15’0” x 10’5”  
10’11” x 8’4”



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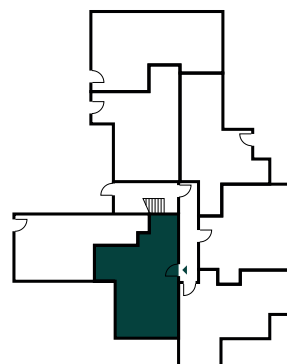
## GROUND FLOOR – APARTMENT FIVE

1 bedroom home, 37 square metres

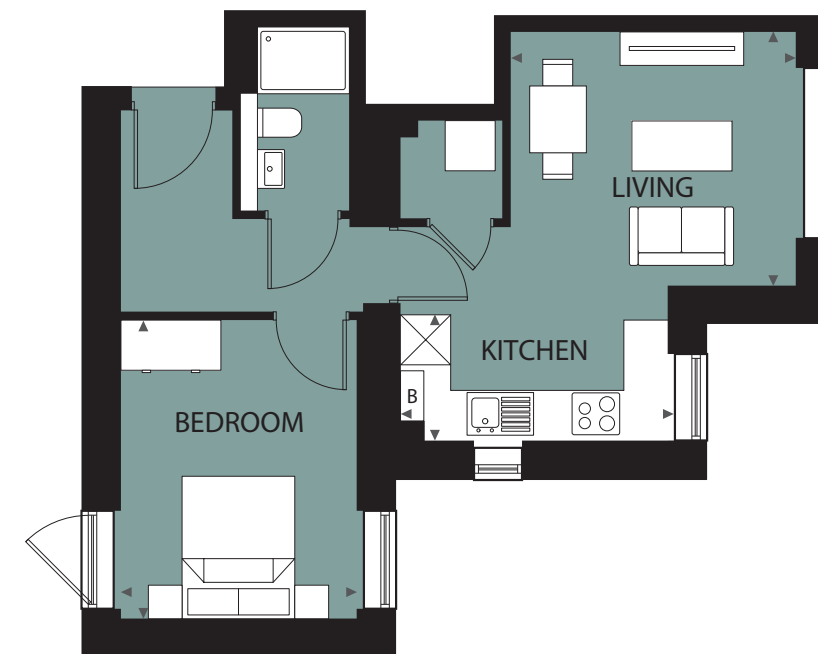
Kitchen / Living  
Bedroom

4.40m x 3.89m  
3.03m x 2.43m

14'5" x 12'9"  
9'11" x 7'11"



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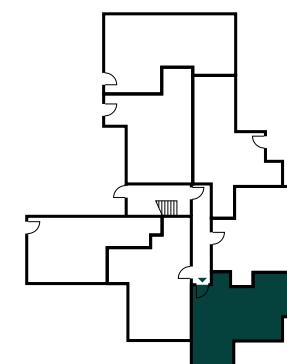
## GROUND FLOOR – APARTMENT SIX

1 bedroom home, 40 square metres

Kitchen  
Living Area  
Bedroom

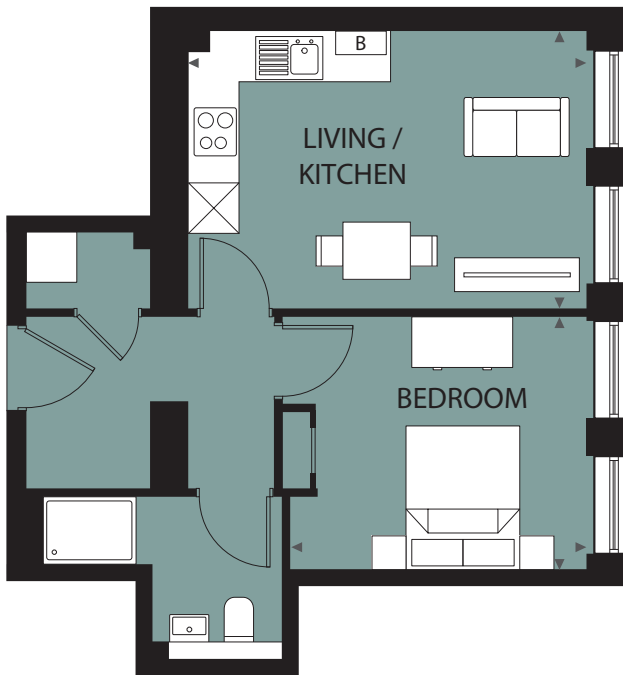
3.20m x 1.64m  
3.41m x 3.05m  
3.57m x 2.84m

10'5" x 5'4"  
11'2" x 10'0"  
11'8" x 9'3"



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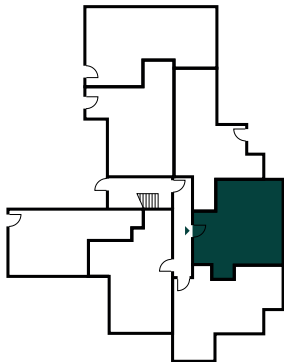




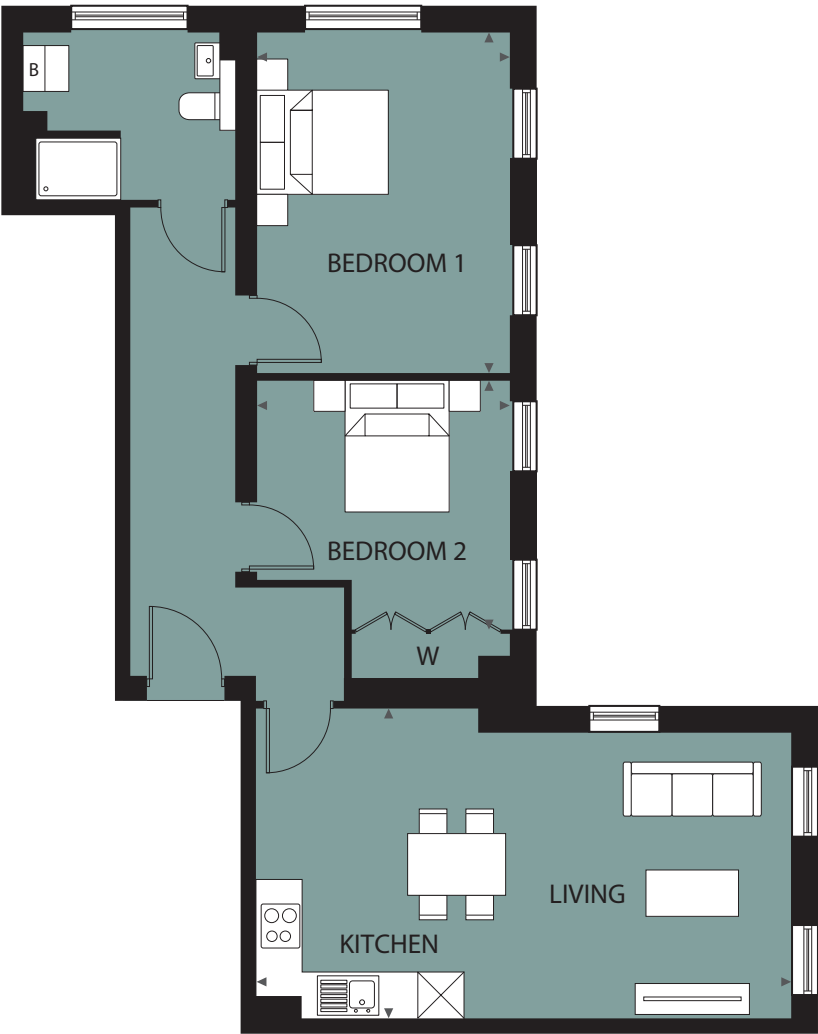
GROUND FLOOR – APARTMENT SEVEN

1 bedroom home, 39 square metres

Kitchen / Living	4.72m x 3.30m	15'5" x 10'9"
Bedroom	3.51m x 2.99m	11'6" x 9'9"



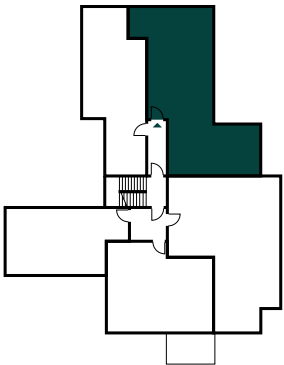
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FIRST FLOOR – APARTMENT EIGHT

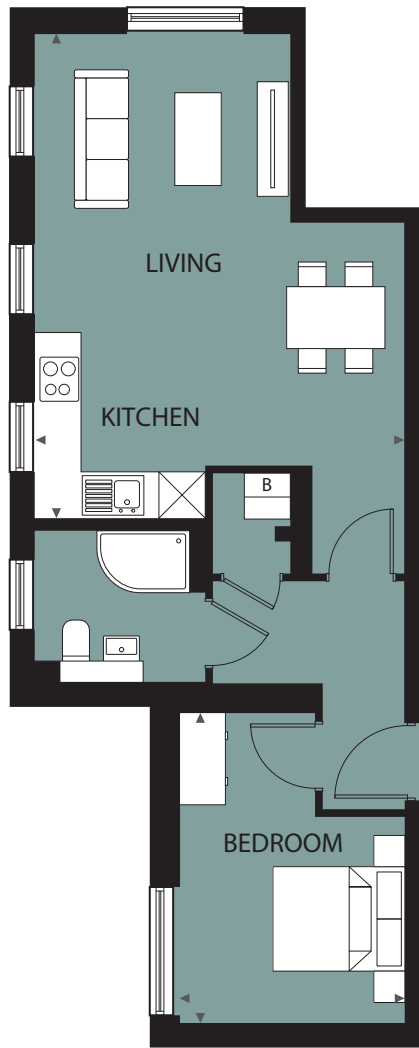
2 bedroom home, 72 square metres

Kitchen / Living	6.96m x 4.01m	22'10" x 13'1"
Bedroom 1	4.41m x 3.28m	14'5" x 10'9"
Bedroom 2	3.55m x 3.28m	11'7" x 10'9"



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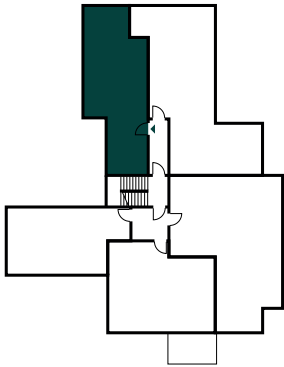
FIRST FLOOR – APARTMENT NINE

1 bedroom home, 50 square metres

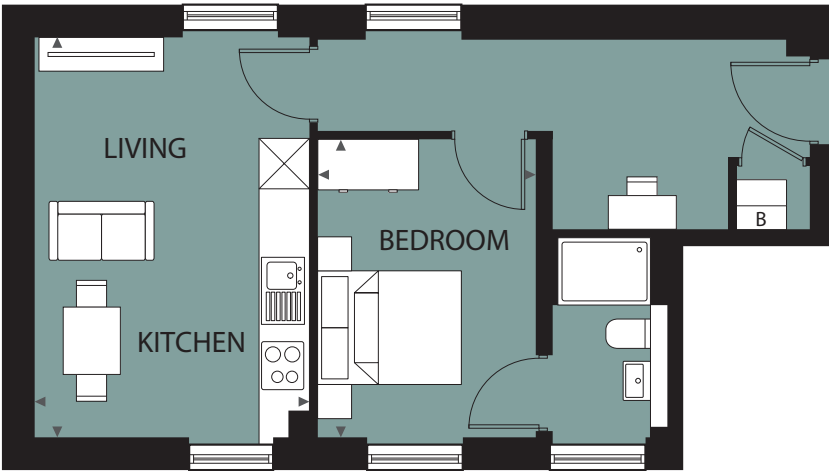
Kitchen / Living  
Bedroom

6.27m x 4.78m  
4.01m x 2.90m

20'6" x 15'8"  
13'1" x 9'6"



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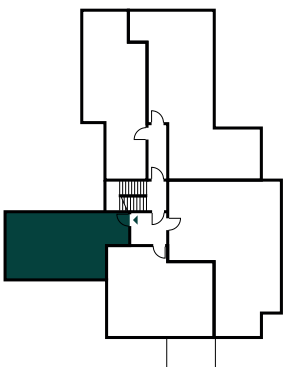
FIRST FLOOR – APARTMENT TEN

1 bedroom home, 40 square metres

Kitchen / Living  
Bedroom

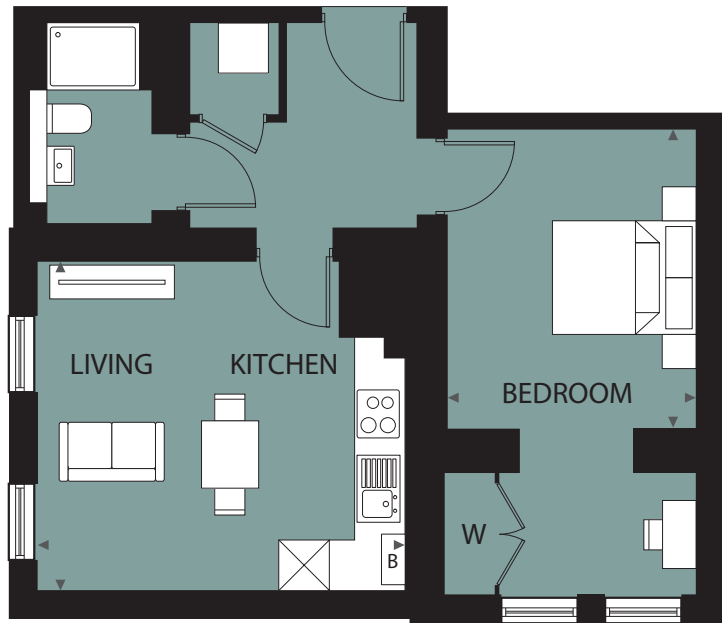
4.73m x 3.25m  
3.55m x 2.59m

15'6" x 10'7"  
11'7" x 8'5"



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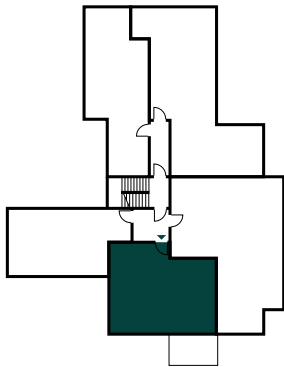
FIRST FLOOR – APARTMENT ELEVEN

1 bedroom home, 46 square metres

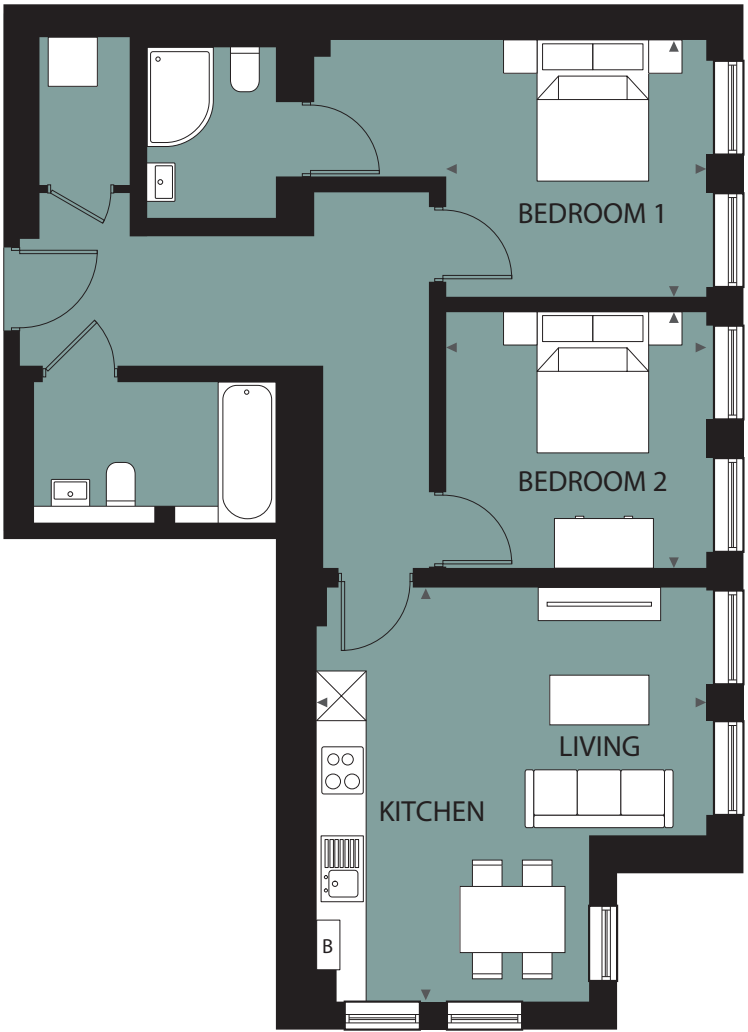
Kitchen / Living  
Bedroom

4.42m x 4.00m  
3.55m x 2.95m

14'5" x 13'1"  
11'7" x 9'8"



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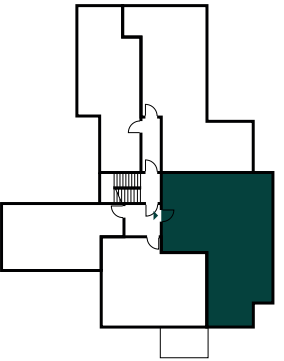
FIRST FLOOR – APARTMENT TWELVE

2 bedroom home, 73 square metres

Kitchen / Living  
Bedroom 1  
Bedroom 2

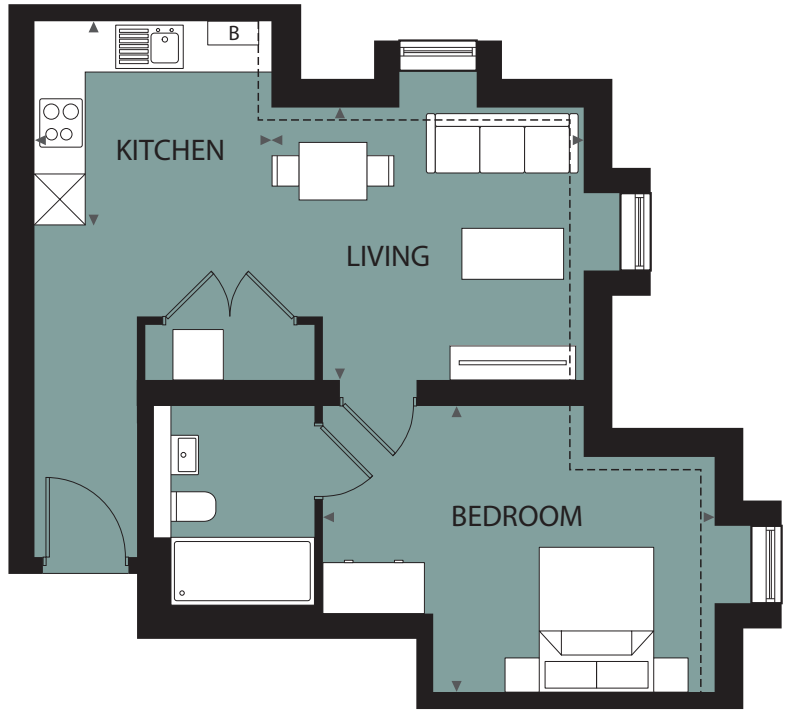
4.99m x 4.71m  
3.15m x 3.11m  
3.14m x 3.11m

16'4" x 15'5"  
10'4" x 10'2"  
10'3" x 10'2"



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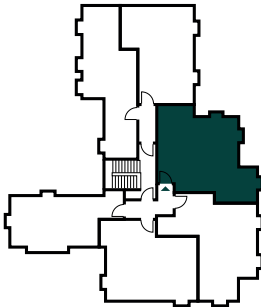




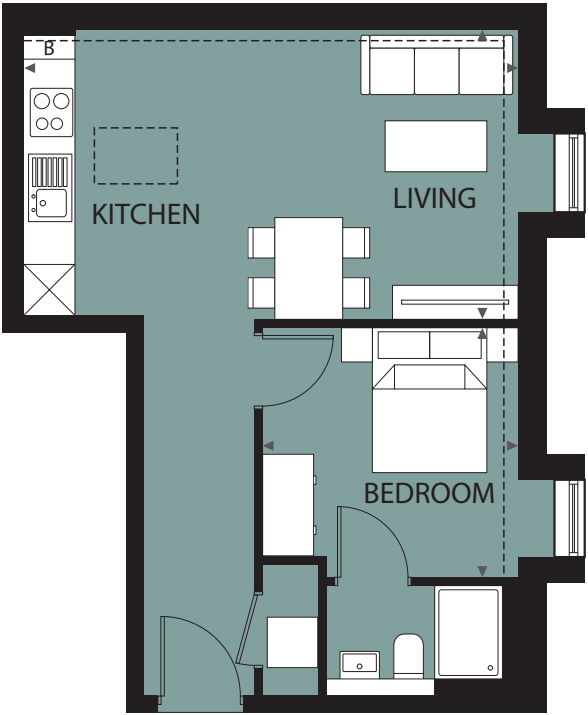
SECOND FLOOR – APARTMENT THIRTEEN

1 bedroom home, 47 square metres

Kitchen	2.80m x 2.39m	9'2" x 7'10"
Living Area	3.67m x 3.22m	12'0" x 10'6"
Bedroom	4.62m x 3.37m	15'1" x 11'0"



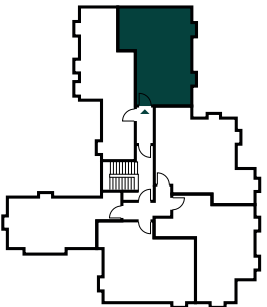
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SECOND FLOOR – APARTMENT FOURTEEN

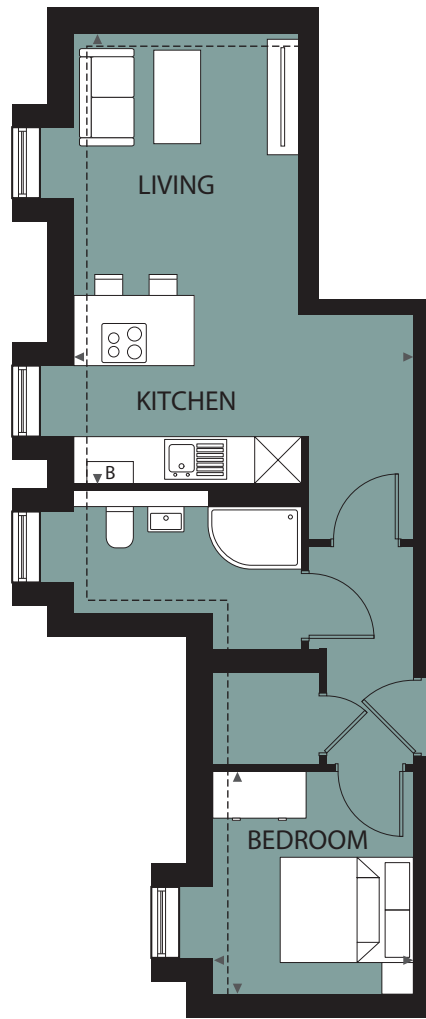
1 bedroom home, 40 square metres

Kitchen / Living	5.86m x 3.30m	19'2" x 10'9"
Bedroom	2.94m x 3.00m	9'7" x 9'8"



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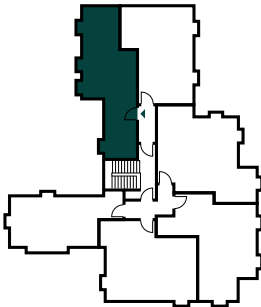
SECOND FLOOR – APARTMENT FIFTEEN

1 bedroom home, 42 square metres

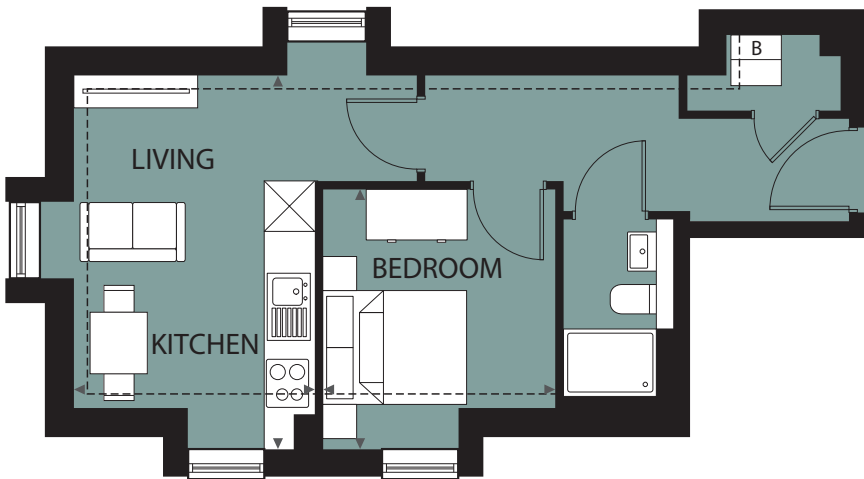
Kitchen / Living  
Bedroom

6.90m x 3.13m  
2.88m x 2.84m

22'7" x 10'2"  
9'5" x 9'3"



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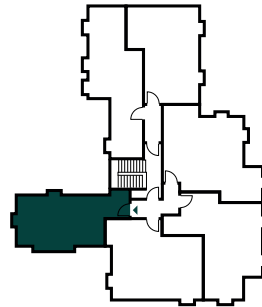
SECOND FLOOR – APARTMENT SIXTEEN

1 bedroom home, 37 square metres

Kitchen / Living  
Bedroom

4.31m x 3.11m  
3.00m x 2.76m

14'1" x 10'2"  
9'8" x 9'0"



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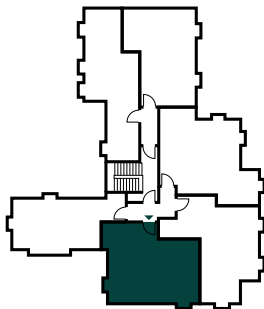
SECOND FLOOR – APARTMENT SEVENTEEN

1 bedroom home, 45 square metres

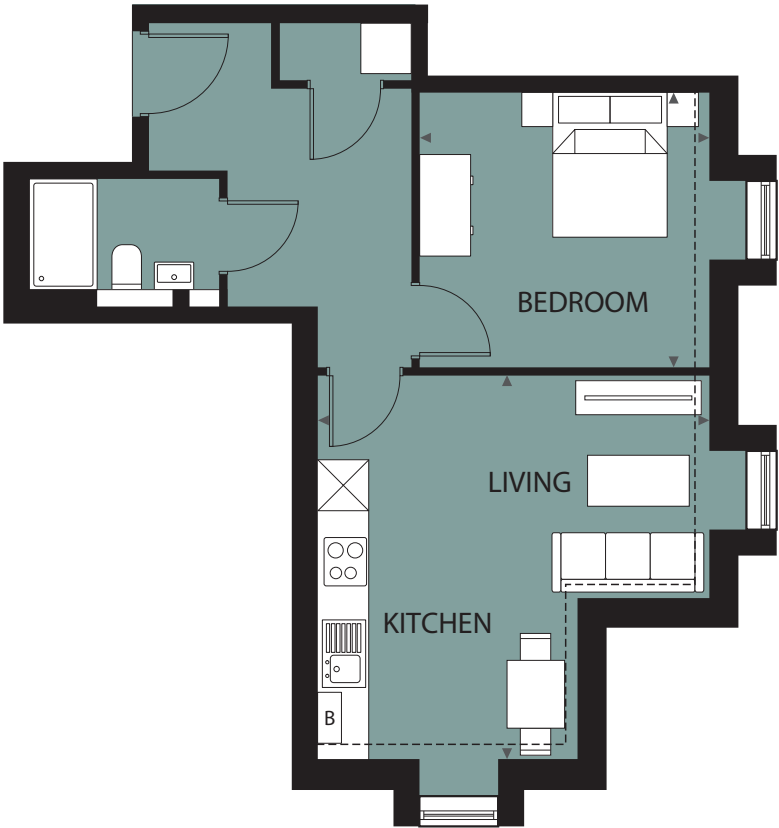
Kitchen / Living  
Bedroom

6.65m x 4.13m  
5.28m x 3.10m

21'8" x 13'5"  
17'3" x 10'2"



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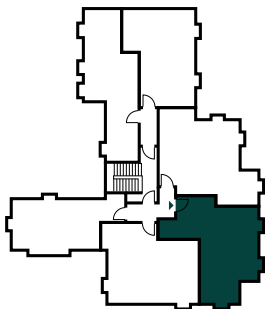
SECOND FLOOR – APARTMENT EIGHTEEN

1 bedroom home, 43 square metres

Kitchen / Living  
Bedroom

4.86m x 4.78m  
3.65m x 3.24m

15'9" x 15'6"  
11'9" x 10'7"



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# PROXIMITY

All this with the convenience of a beautiful town centre with fantastic shopping and leisure facilities only a 10 minute walk away. High Wycombe Train station is a 5 minute walk away and the M40 a 1.7mile drive taking the stress out of commuting.





# SPECIFICATION

## GENERAL

- 999 year lease to each apartment
- 10 year Warranty
- Built to comply with all current building regulations
- Video entry system providing secure entry to the building allowing access with fobs and keys
- Communal rear garden
- Views over the Rye County Park

## HEATING

- Gas-fired high efficiency combination boiler
- Wet central heating system with radiators to all rooms with the exception of bathrooms and en-suites
- Heated towel rails to bathrooms and en-suites
- Thermostatic valves to radiators
- Fully programmable heating system

## FLOORING

- Luxury flooring throughout hallway and living areas
- Karndean™ floor in bathrooms with co-ordinating ceramic wall tiles to all wet areas

## ELECTRICAL

- White low energy downlighters throughout
- Mains power, battery backed up smoke detectors
- NICEIC Certified
- Alarm Systems fitted to all ground floor units

## BATHROOMS

- Designer Roca™ range sanitary ware
- Thermostatic shower with handheld attachment
- Glass hinged shower screens with chrome channels
- Electric heated towel rail

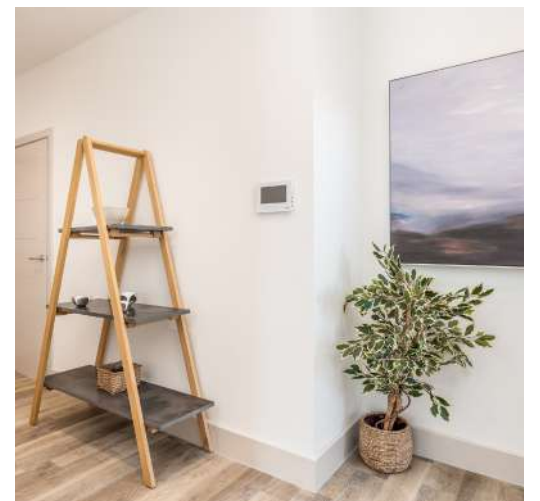
## KITCHENS

- High gloss finish, contemporary kitchens
- Fully fitted with coordinating surfaces and up-stands
- Sink unit with mixer tap
- Designer glass splash back behind cooker
- Integrated appliances including dishwasher, washing machine, 70/30 fridge/freezer and microwave

## DETAILED DESIGN

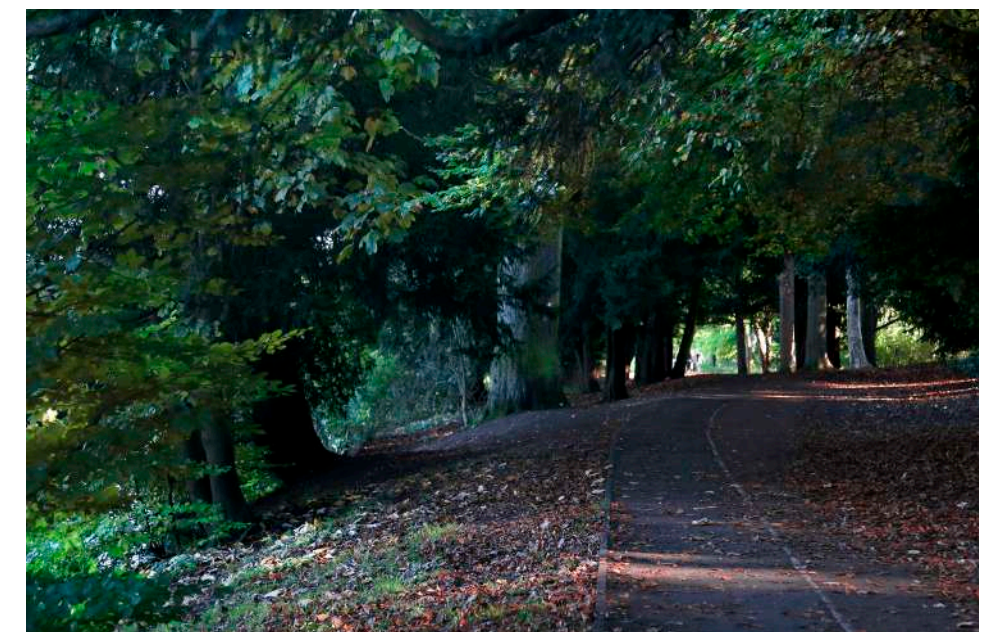
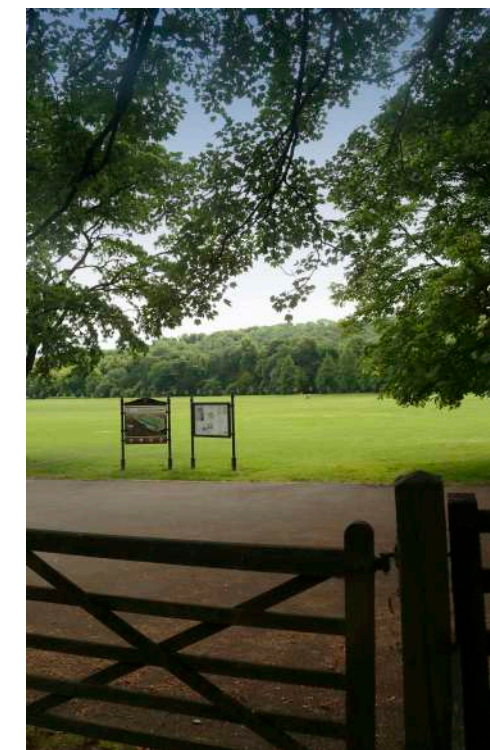
In light of our sustainability policy, the following measures have been implemented:

- Increased u-values in excess of current regulations
- Maximised light and space to allow for more daylight and less electricity
- High Performance windows





# STUNNING LANDSCAPES, ROLLING COUNTRYSIDE AND MAGNIFICENT BEECHWOOD FORESTS





# LOCATION

Harlow House is located a stone's throw away from High Wycombe mainline Railway Station, which offers direct trains to London Marylebone Station in 24 minutes. There are also direct rail links to Aylesbury, Banbury and Bicester, making the development ideally located for commuters.

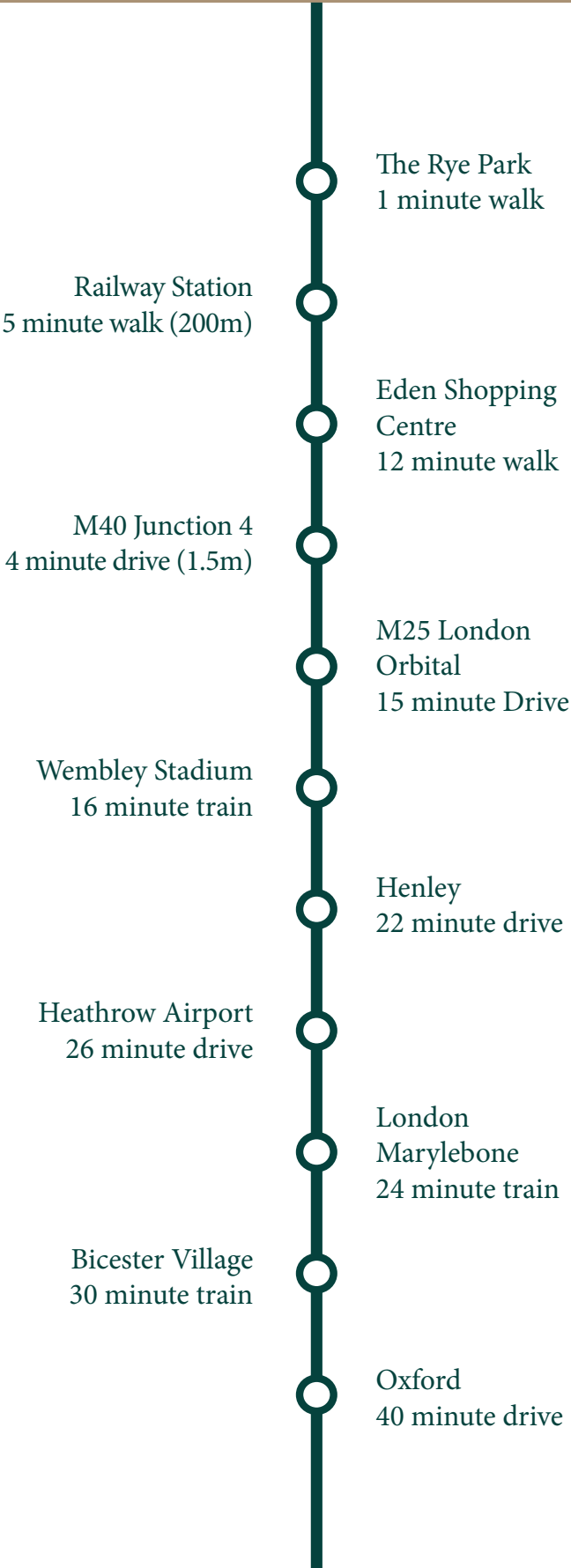
High Wycombe benefits from easy access to the M40 (Junction 4), allowing quick access (less than 20 miles) to Heathrow Airport and the rest of London via the M25, M40 and M4.



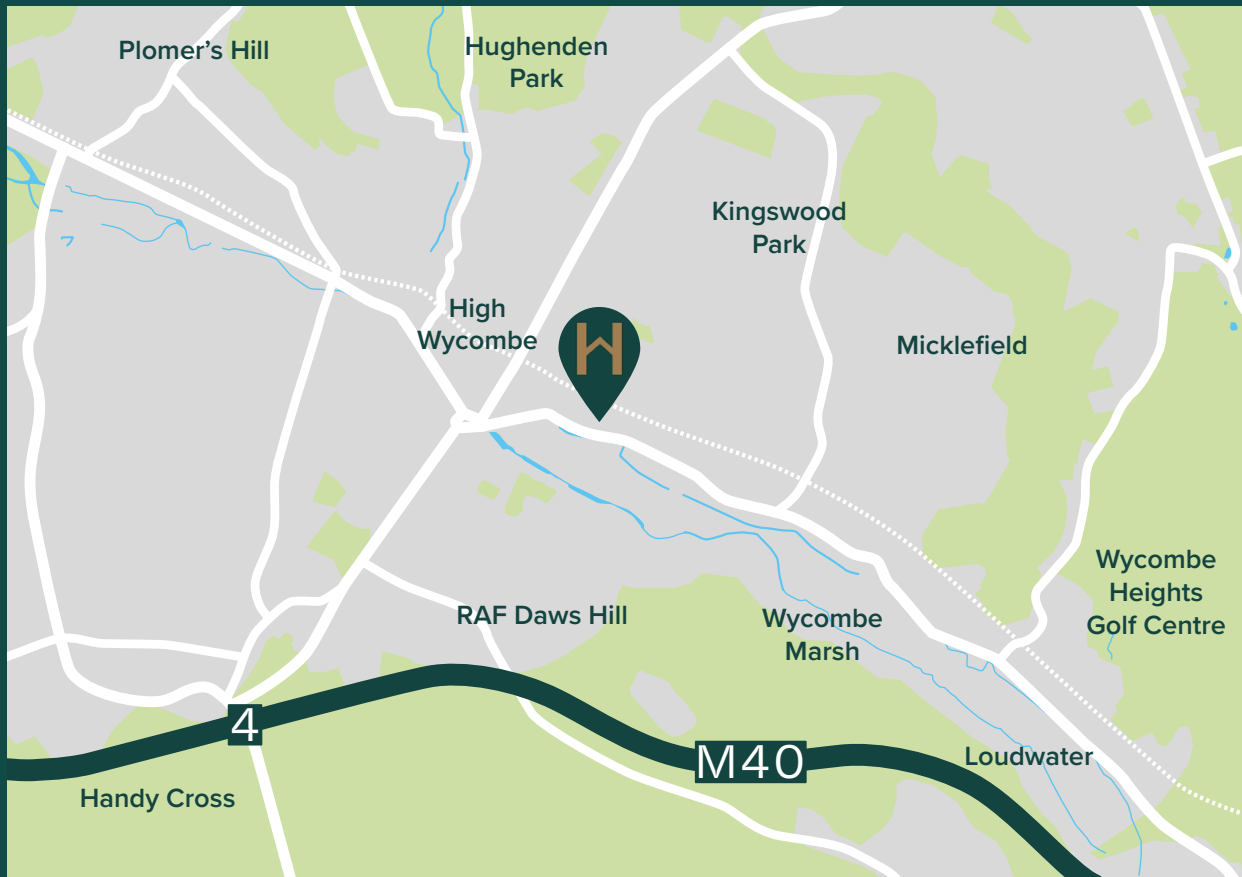
The newly re-developed High Wycombe Railway Station is 5 minutes walk from the development and provides direct services to London Marylebone.

High Wycombe is strategically located on the M40 motorway, with Junction 4 only 1.7 miles away providing access to the national motorway network, Central London and Heathrow Airport.

The town has a central bus station attached to the Eden Shopping Centre which services the town's local districts. It also has a Park and Ride facility located close to Junction 4 of the M40.







## HOW TO FIND HARLOW HOUSE

### Harlow Road, High Wycombe HP13 6AA

From M40 junction 4, follow the A404 North towards High Wycombe. Continue following signs for the town centre. At the mini roundabout, bear right towards Beaconsfield (A40) and continue straight through the next roundabout. At the next major traffic lights, turn left onto the A40 (London Road). Continue straight, then turn right onto Hatters Lane. Follow the road, then turn left onto Harlow Road.

**On-site parking is available for viewings.**