



1 and 2 bedroom apartments

Spectrum - the Encore

Rayners Lane

Award-winning apartments



Welcome to Home Group

Home Group are proud to present Spectrum - the Encore. This collection of contemporary houses and apartments is the final stage of our successful and award-winning scheme.

We are very proud of Spectrum, a journey that has been rewarding for not only ourselves but also for our residents, who acknowledge and applaud the transformation we have made to this community.

This may be the end of our performance at Spectrum, however we continue to offer an impressive specification with the same outstanding attention to detail.



The beginning of your story

- Beautiful green spaces and parks all on your doorstep
- A variety of shops, bars and restaurants to choose from
- Close to a range of swimming pools and leisure centres
- Nearby to a selection of primary and secondary schools that are rated Ofsted Good or Outstanding
- Close to Harrow, the largest district in northwest London, with two shopping centres and large areas of parkland

Newtown Farm Ecology Park

0.2miles

West Harrow Recreation Ground

0.6miles

Wembley Stadium and Wembley Arena

3.6miles

St Anns Shopping Centre

2.3miles

Harrow Leisure Centre

3.5miles



- Cafe/restaurant
- Golf course
- Shops
- Schools/colleges
- Gym
- Station
- Underground

At the heart of central living

Spectrum has fantastic commuter links to central London and beyond.

Rayners Lane station is less than a mile away and it's worth the walk as from here you can access the Metropolitan and Picadilly lines. The Metropolitan line offers services to Uxbridge, Wembley Park, Baker Street, Kings Cross and Liverpool Street, while the Picadilly line connects you to Hammersmith and Leicester Square.

Spectrum is also well placed for travelling by road, you can access the M25 in under 20 minutes, and for those trips abroad, Heathrow Airport is only 10 miles away.



Air travel

Miles, minutes

Heathrow

10 miles, 25 minutes

Luton

25 miles, 40 minutes



Underground

Minutes

From Rayners Lane station:

Eastcote

2.8 miles, 9 minutes

Wembley

4 miles, 14 minutes

Watford

9.2 miles, 32 minutes

Welwyn Garden City

20 miles, 39 minutes

Oxford

49 miles, 60 minutes



By road

Miles, minutes

Harrow on the Hill

6 minutes via the Metropolitan line

Baker Street

26 minutes via the Metropolitan line

Oxford Circus

33 minutes via the Metropolitan and Bakerloo line

Kings Cross

35 minutes via the Metropolitan line

Liverpool Street

44 minutes via the Metropolitan line

Leicester Square

45 minutes via the Piccadilly line

Did you know?

Winston Churchill and Indian Prime Minister Nehru attended school in nearby Harrow, and that Dev Patel, the Hollywood actor was born and raised in Rayners Lane? Elton John also grew up in Pinner - so along with our current residents, you'll be in great company living in this area.

Distances are approximate and listed without traffic.

A perfect performance

We are extremely proud of the high quality specification that we continue to offer at Spectrum. Every level of care and attention has been taken to ensure that you are moving into a home that has been designed and equipped for 21st century modern living.

Our specification includes:

- Indesit single oven, ceramic hob
- Hotpoint extractor hood
- Indesit integrated dishwasher, fridge-freezer and free standing washer-dryer
- Blanco stainless steel bowl and half sink fitted with draining board
- Bristan stainless steel mixer tap with pull out nozzle
- White sanitary ware with contemporary chrome accessories
- Heated bathroom towel rail
- Tilo Eiche Helsinki laminate flooring fitted in hallway, living room and kitchen
- Wool mix broadloom Willow carpet fitted to all bedrooms
- Power points and electrical fittings conveniently positioned throughout
- RAK Light Grey tiled flooring in bathrooms
- Radiators with thermostatic valves
- Vailant Echo Plus combination and system boilers
- Luxury Amtico vinyl flooring in Bleached Elm

Specifications are subject to change. Images are indicative only and are of previous developments.



The end of our journey, but the beginning of yours

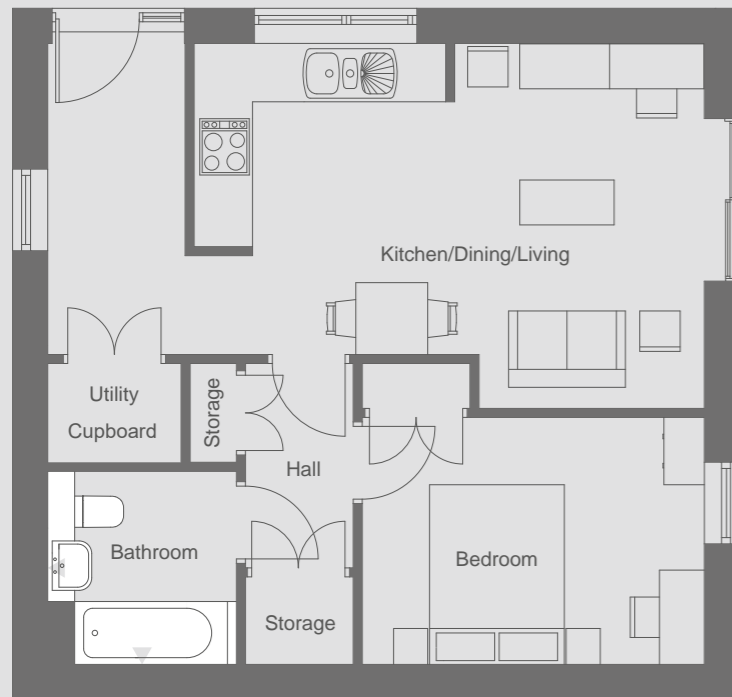
Every good performance deserves an encore. Spectrum - the Encore marks the final phase of one of Home Group's flagship developments, which has seen us truly transform a neighbourhood and create a thriving community.

As a company we have been around for a while, and have been dedicated to matching the right homes with the right people for over 80 years. We are committed to working individually with everyone that comes our way. You have plenty on your plate during a move and that's why we are here to support you every step of the way, making sure everything runs smoothly.

Our team of caring and organised staff are there for you throughout the process of buying your new home, lightening the load and making the process as straightforward as possible. I think you will agree that deserves an encore.

Spectrum - the Encore

1 bedroom apartment Aldwych (Type 1A)



Measurements

Kitchen/Dining/ Living room	4.06m x 7.31m
Bedroom	3.35m x 3.81m
Bathroom	2.15m x 2.10m

Total: 50.9m²

1 bedroom apartment Coliseum (Type 1C)



Measurements

Kitchen/Living/ Dining	4.46m x 7.31m
Bedroom	3.44m x 5.11m
Bathroom	2.15m x 2.10m

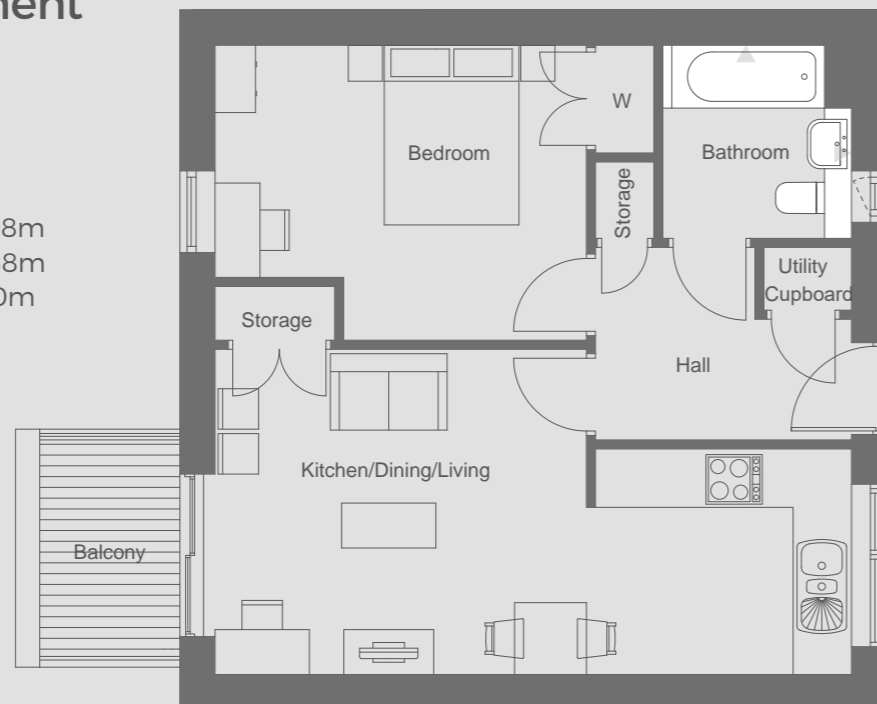
Total: 53.1m²

1 bedroom apartment Garrick (Type 1B)

Measurements

Kitchen/Living/ Dining room	4.32m x 7.08m
Bedroom	3.28m x 4.88m
Bathroom	2.15m x 2.10m

Total: 49.9m²

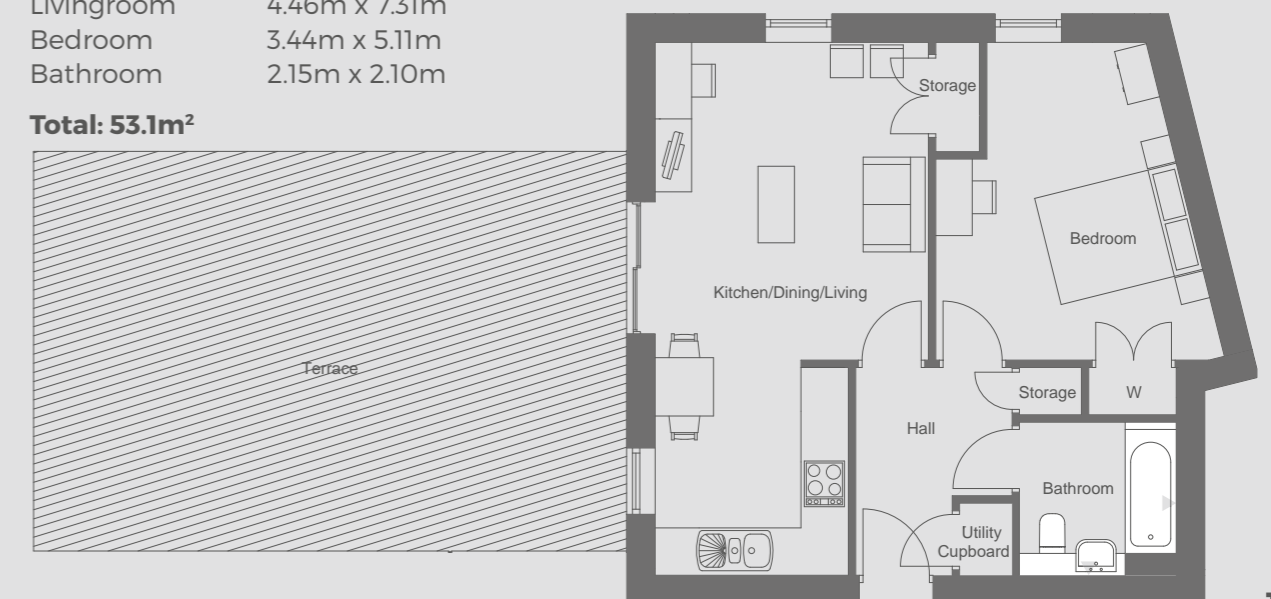


1 bedroom apartment Coliseum (Type 1C/A)

Measurements

Kitchen/Dining/ Livingroom	4.46m x 7.31m
Bedroom	3.44m x 5.11m
Bathroom	2.15m x 2.10m

Total: 53.1m²



Any floor plans are a general outline of the layout of the property for guidance only. All measurements are approximate and may vary and any intending purchasers should not rely on them as statements of fact or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. Dimensions shown are not intended to be relied upon for installation of appliances or items of furniture or otherwise.

Spectrum - the Encore

1 bedroom apartment Lyceum (Type 1D)

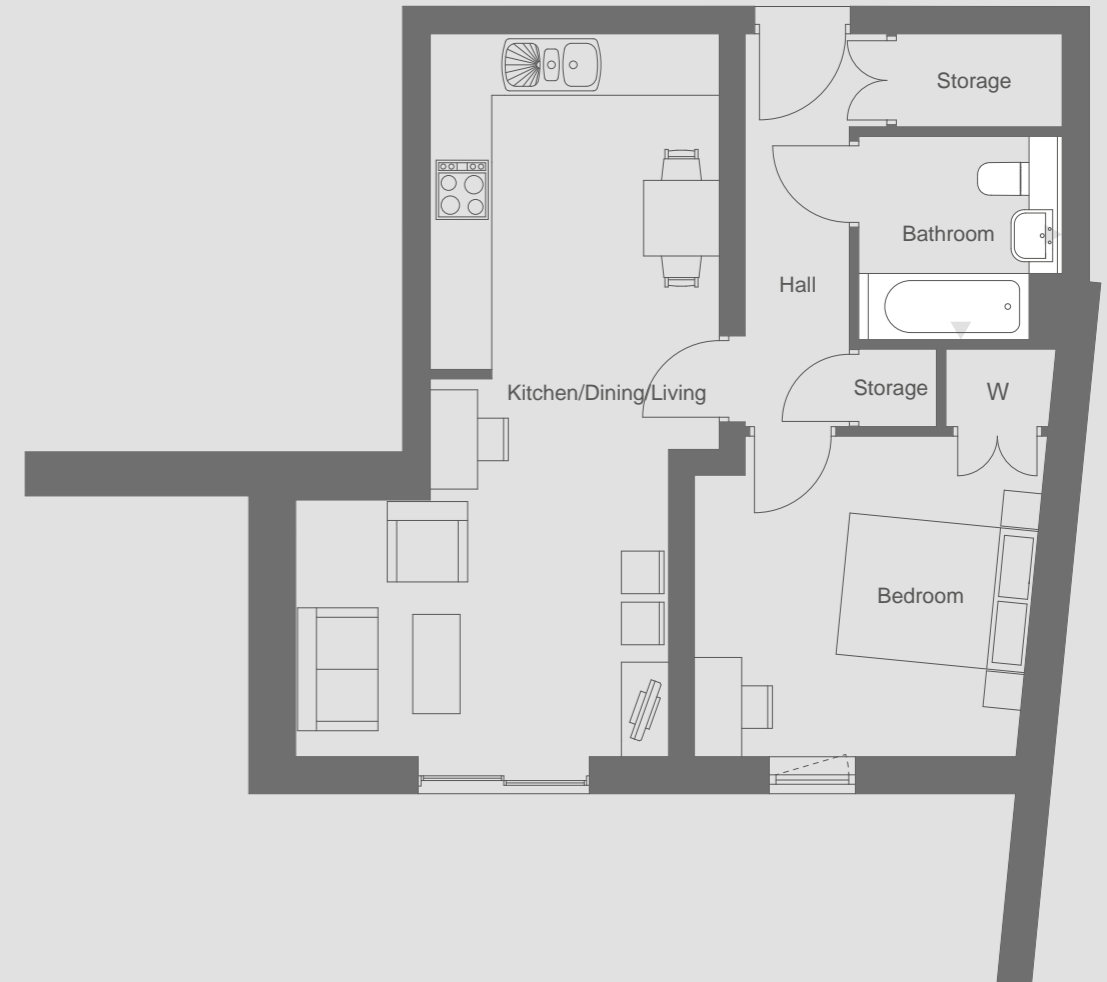


Measurements

Kitchen/Dining/Living room	5.40m x 5.85m
Bedroom	3.20m x 3.64m
Bathroom	2.10m x 2.15m

Total: 51.8m²

1 bedroom apartment Peacock (Type 1E)



Measurements

Kitchen/Dining/Living room	7.65m x 3.94m
Bedroom	4.31m x 3.58m
Bathroom	2.15m x 2.15m

Total: 54.3m²

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Spectrum - the Encore

2 bedroom apartment Barbican (Type 2A)



Measurements

Kitchen/Dining/ Living room	7.13m x 3.81m
Bedroom 1	3.86m x 3.45m
Bedroom 2	3.86m x 2.75m
Bathroom	2.10m x 2.15m
En suite	2.10m x 1.60m

Total: 70.3m²

2 bedroom apartment Barbican Type 2A/L

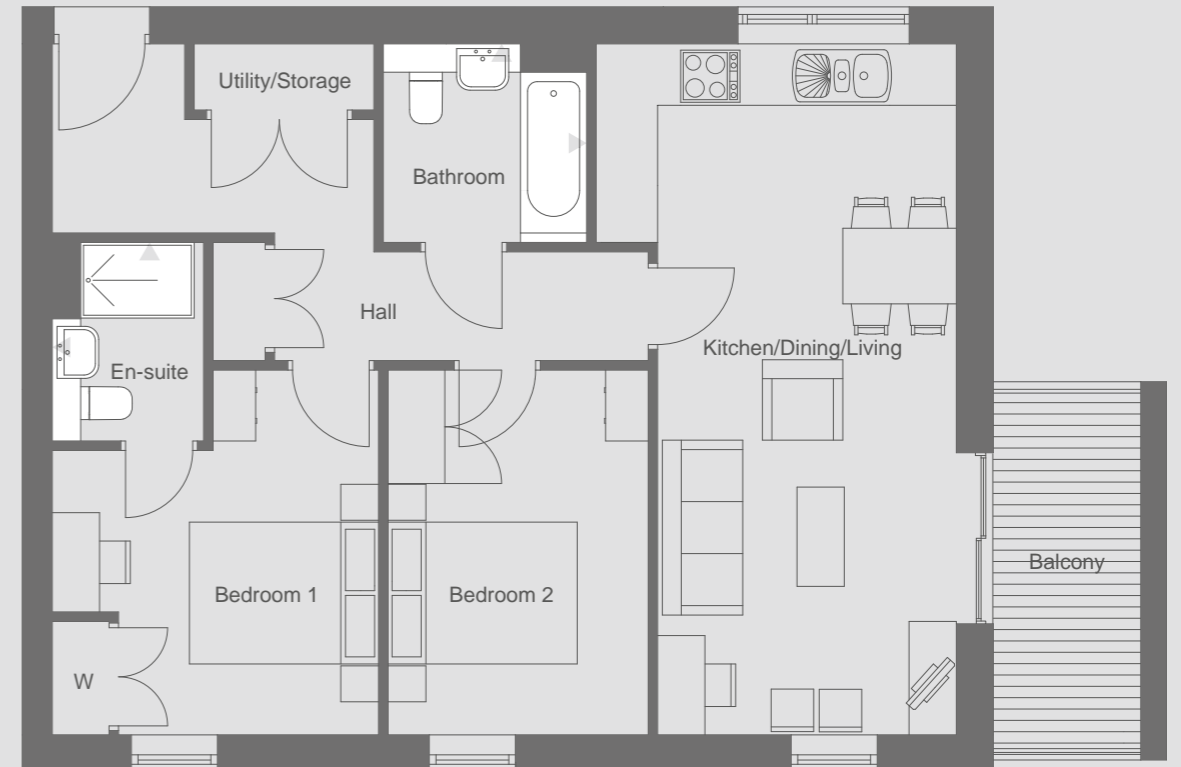


Measurements

Kitchen/Dining/ Living room	7.31m x 3.81m
Bedroom 1	3.86m x 3.45m
Bedroom 2	3.86m x 2.75m
Bathroom	2.10m x 2.15m
En suite	2.10m x 1.60m

Total: 70.3m²

2 bedroom apartment Barbican Type 2A/R



Measurements

Kitchen/Dining/ Living room	7.31m x 3.81m
Bedroom 1	3.86m x 3.45m
Bedroom 2	3.86m x 2.75m
Bathroom	2.10m x 2.15m
En suite	2.10m x 1.60m

Total: 70.3m²

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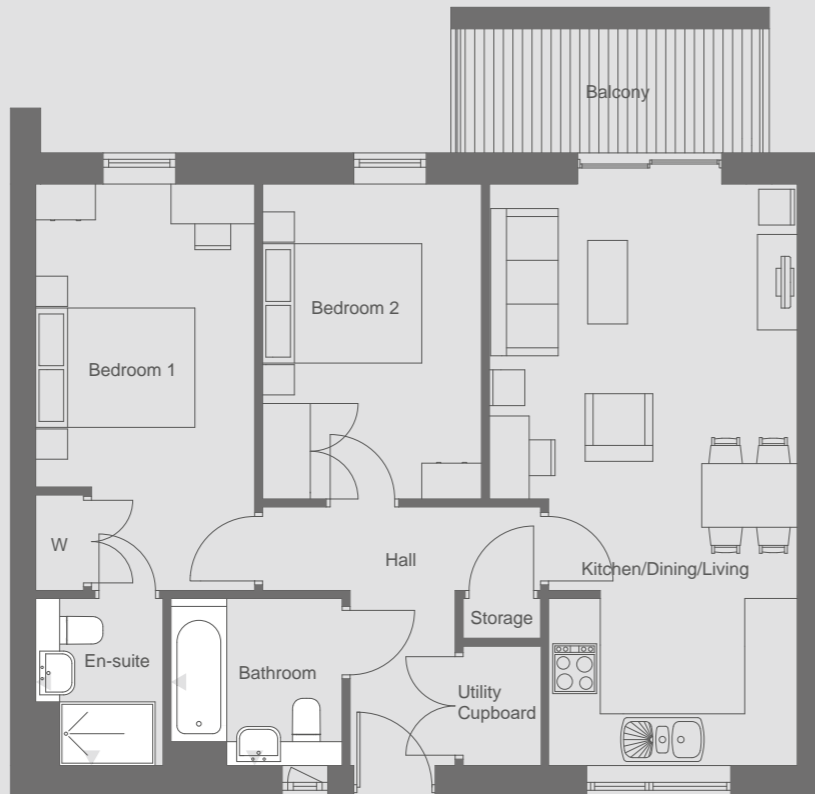
Spectrum - the Encore

2 bedroom apartment Lyric (Type 2B/L1)

Measurements

Kitchen/Dining/
Living room 7.31m x 3.87m
Bedroom 1 5.11m x 2.75m
Bedroom 2 3.96m x 2.75m

Total: 70.2m²

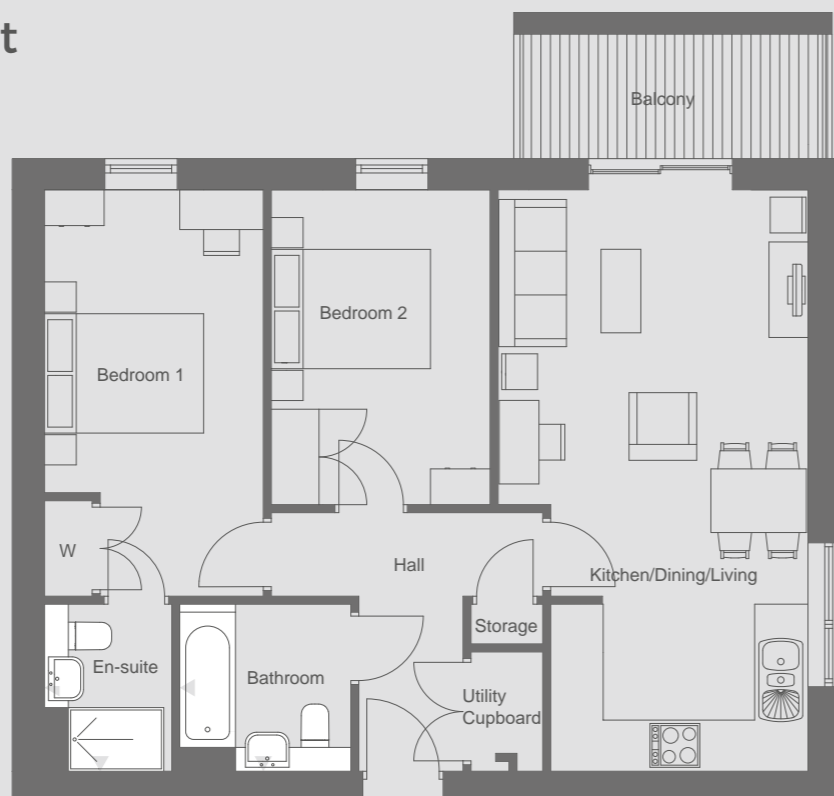


2 bedroom apartment Lyric (Type 2B/L2)

Measurements

Kitchen/Dining/
Living room 7.31m x 3.87m
Bedroom 1 5.11m x 2.75m
Bedroom 2 3.96m x 2.75m

Total: 70.3m²



2 bedroom apartment Lyric (Type 2B/R1/Type 1)



Measurements

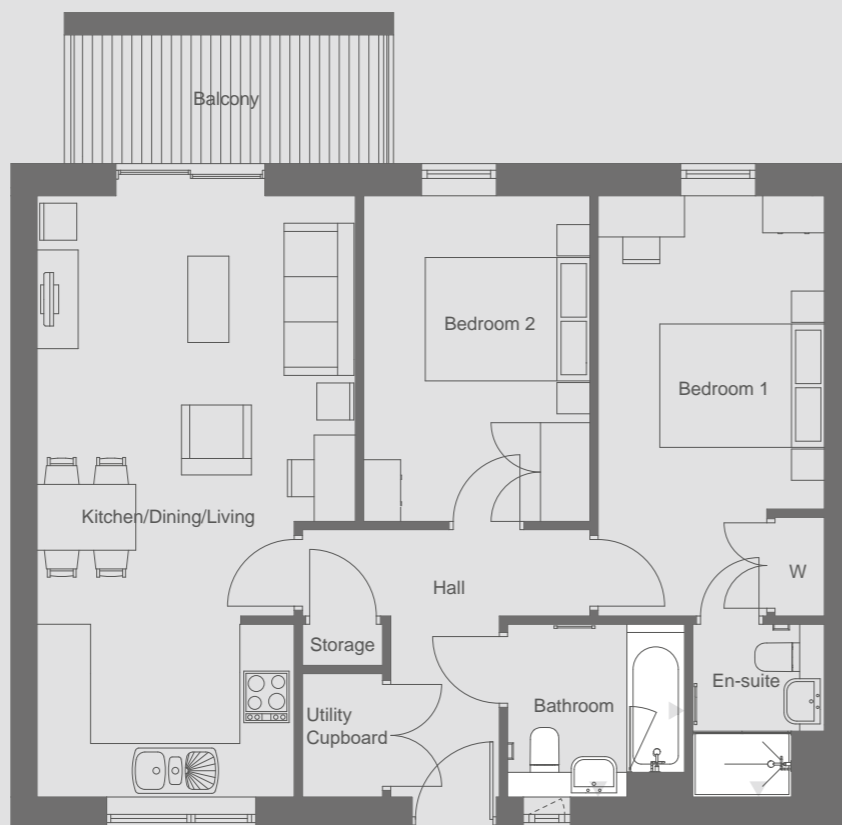
Kitchen/Dining/
Living room 7.31m x 3.87m
Bedroom 1 5.11m x 2.75m
Bedroom 2 3.96m x 2.75m
Bathroom 2.10m x 2.15m
En suite 2.10m x 1.60m

Total: 70.2m²

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Spectrum - the Encore

2 bedroom apartment Lyric (Type 2B/R1/Type 2)

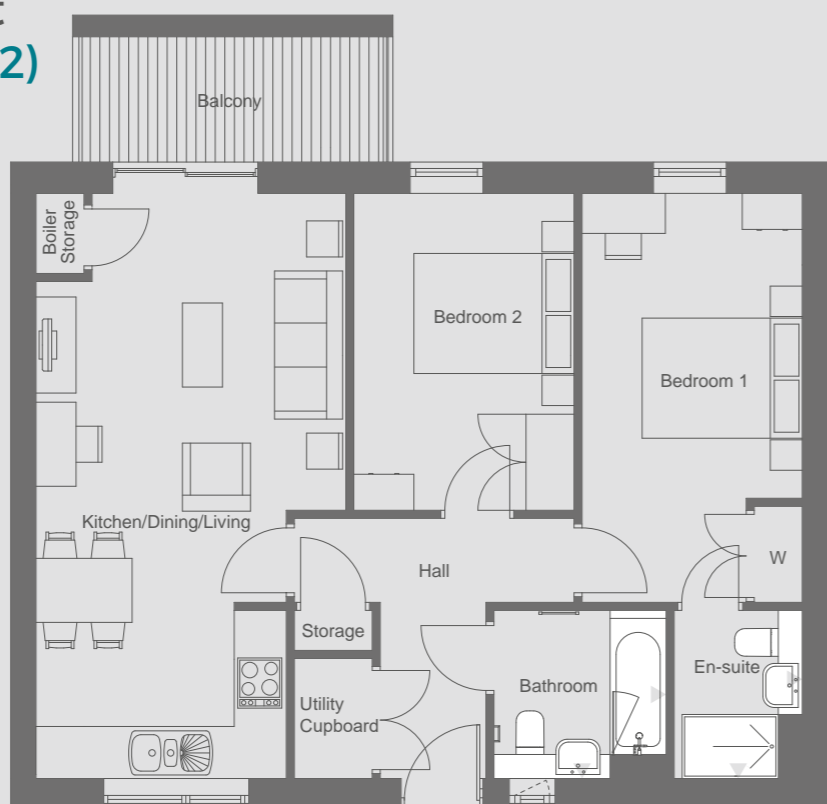


Measurements

Kitchen/Dining/ Living room	7.31m x 3.87m
Bedroom 1	5.11m x 2.75m
Bedroom 2	3.96m x 2.75m
Bathroom	2.10m x 2.15m
En suite	2.10m x 1.60m

Total: 70.2m²

2 bedroom apartment Lyric (Type 2B/R1/Type 2)

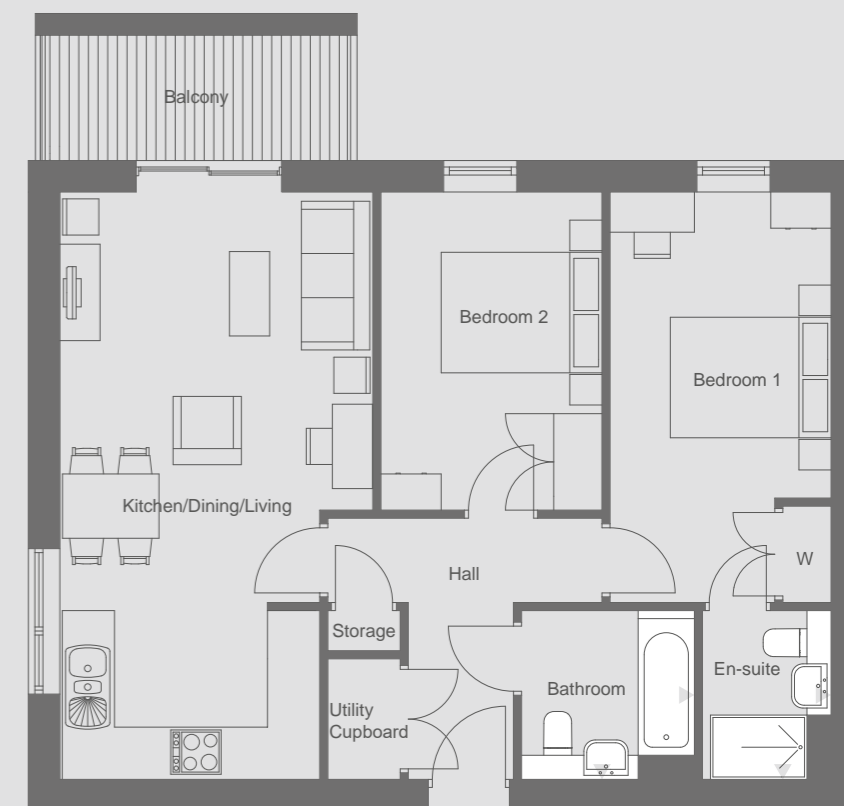


Measurements

Kitchen/Dining/ Living room	7.31m x 3.87m
Bedroom 1	5.11m x 2.75m
Bedroom 2	3.96m x 2.75m
Bathroom	2.10m x 2.15m
En suite	2.10m x 1.60m

Total: 70.2m²

2 bedroom apartment Lyric (Type 2B/R2)

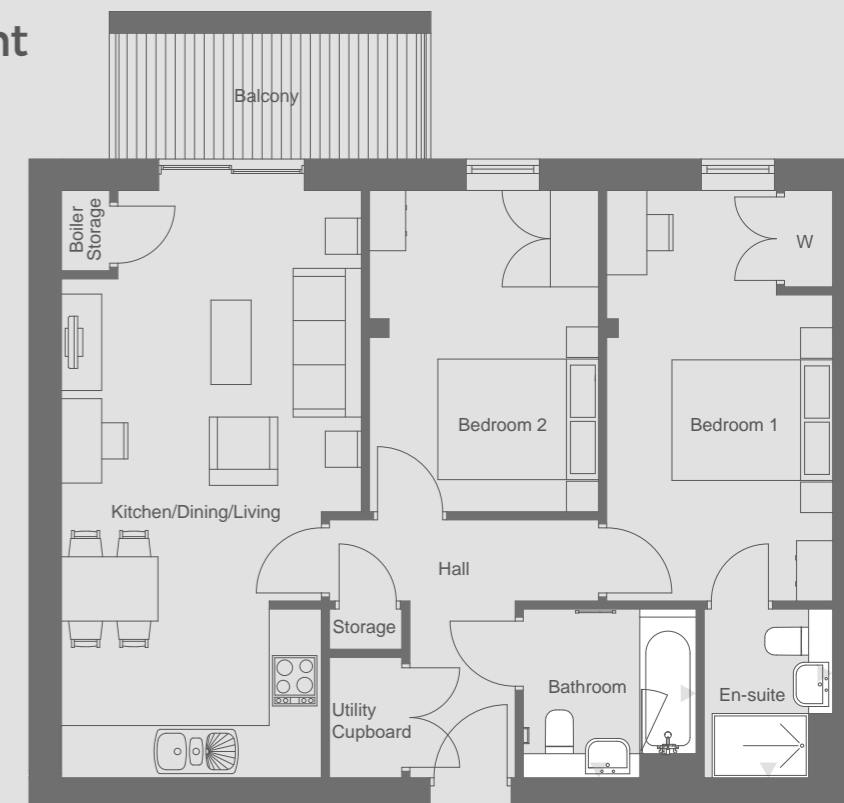


Measurements

Kitchen/Dining/ Living room	7.31m x 3.89m
Bedroom 1	5.11m x 2.75m
Bedroom 2	3.96m x 2.75m
Bathroom	2.10m x 2.15m
En suite	2.10m x 1.60m

Total: 70.2m²

2 bedroom apartment Lyric (Type 2B/R3)



Measurements

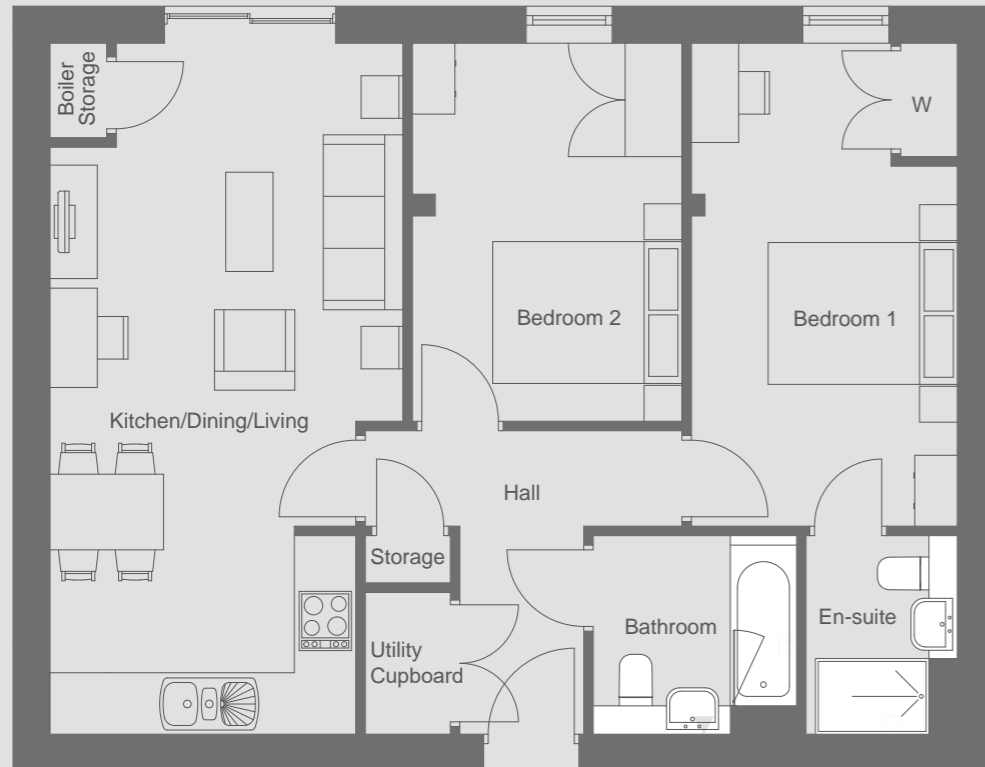
Kitchen/Dining/ Living room	7.31m x 3.73m
Bedroom 1	5.11m x 2.81m
Bedroom 2	4.0m x 2.81m
Bathroom	2.10m x 2.15m
En suite	2.10m x 1.60m

Total: 70.2m²

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Spectrum - the Encore

2 bedroom apartment Lyric (Type 2BR4)



Measurements

Kitchen/Dining/Living room	7.31m x 3.73m
Bedroom 1	5.11m x 2.84m
Bedroom 2	4.0m x 2.85m
Bathroom	2.10m x 2.15m
En suite	2.10m x 1.60m

Total: 70.3m²

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2 bedroom apartment Dominion (Type 2C)



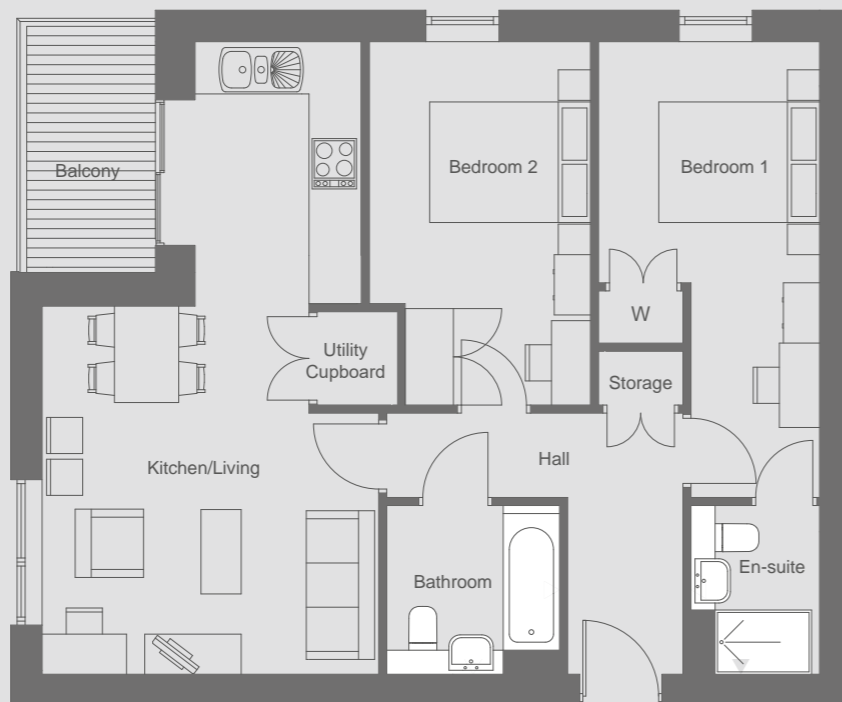
Measurements

Kitchen/Dining/ Living room	4.58m x 7.42m
Bedroom 1	3.08m x 3.54m
Bedroom 2	4.38m x 2.75m
Bathroom	2.99m x 2.15m
En suite	2.10m x 1.60m

Total: 69.9m²

Spectrum - the Encore

2 bedroom apartment Novello (Type 2D)

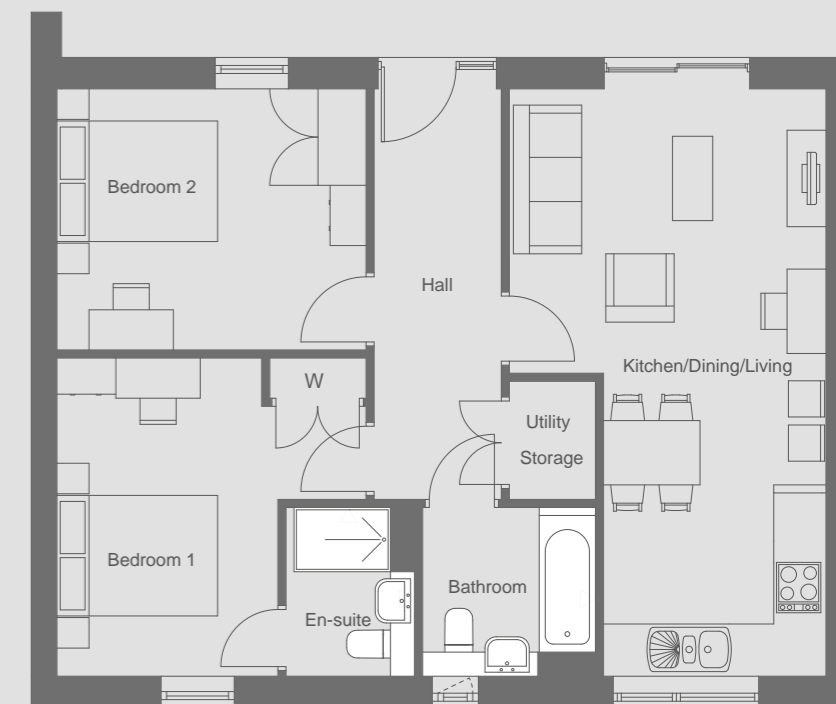


Measurements

Kitchen/ Living room	7.87m x 4.42m
Bedroom 1	5.67m x 2.75m
Bedroom 2	4.52m x 2.75m
Bathroom	2.10m x 2.15m
En suite	2.10m x 1.60m

Total: 70m²

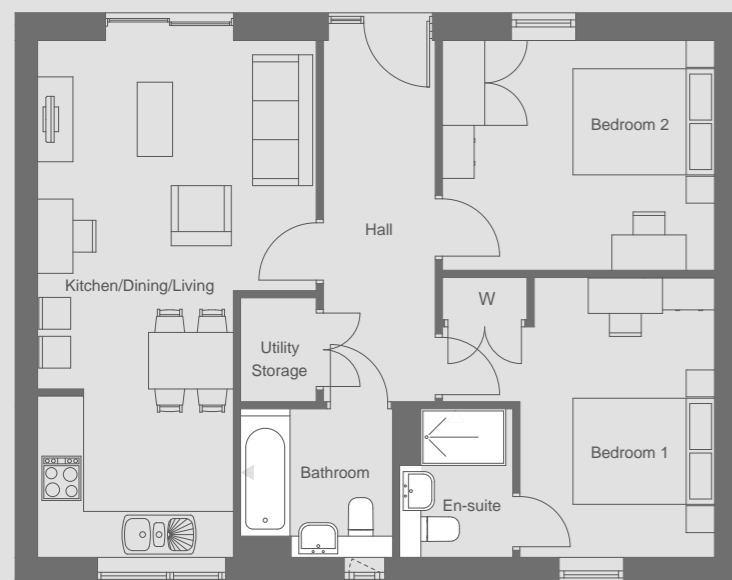
2 bedroom apartment Gielgud (Type 2E/R/Type 1)



Measurements

Kitchen/Dining/ Living room	7.31m x 3.94m
Bedroom 1	3.96m x 3.85m
Bedroom 2	3.25m x 3.85m
Bathroom	2.10m x 2.15m
En-suite	2.10m x 1.60m

Total: 69.9m²

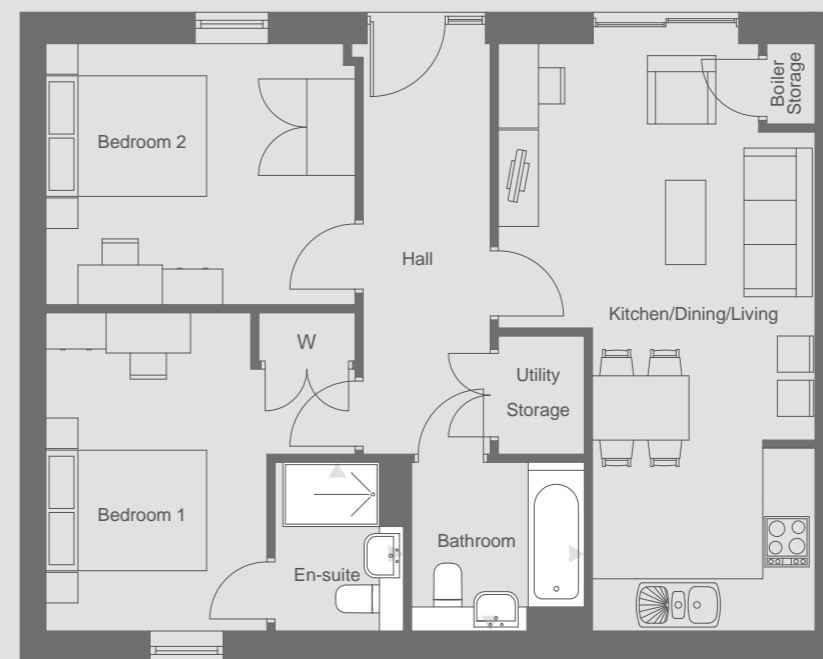


2 bedroom apartment Gielgud (Type 2E/L)

Measurements

Kitchen/Dining/ Living room	7.31m x 3.94m
Bedroom 1	3.96m x 3.85m
Bedroom 2	3.25m x 3.85m
Bathroom	2.10m x 2.15m
En suite	2.10m x 1.60m

Total: 70.2m²



2 bedroom apartment Gielgud (Type 2E/R/Type 2)

Measurements

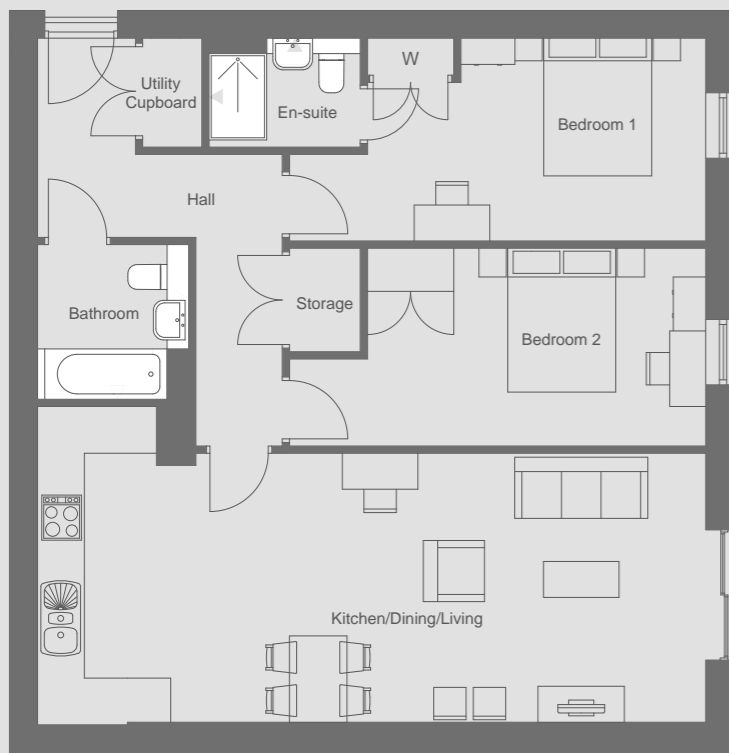
Kitchen/Dining/ Living room	7.31m x 3.94m
Bedroom 1	3.96m x 3.85m
Bedroom 2	3.25m x 3.85m
Bathroom	2.10m x 2.15m
En suite	2.10m x 1.60m

Total: 70m²

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Spectrum - the Encore

2 bedroom apartment Shaftesbury (Type 2F)



Measurements

Kitchen/Dining/ Living room	4.48m x 9.28m
Bedroom 1	2.82m x 5.78m
Bedroom 2	2.75m x 5.78m
Bathroom	2.10m x 2.15m
En suite	1.51m x 2.10m

Total: 89.4m²

2 bedroom apartment Victoria (Type 2G)



Measurements

Kitchen/Dining/ Living room	7.94m x 3.83m
Bedroom 1	4.55m x 4.03m
Bedroom 2	3.48m x 4.29m
Bathroom	2.10m x 2.15m
En suite	2.10m x 1.60m

Total: 73m²

2 bedroom apartment Victoria (Type 2 G/A)

Measurements

Kitchen/Dining/ Living room	7.94m x 3.83m
Bedroom 1	4.55m x 4.03m
Bedroom 2	3.48m x 4.29m
Bathroom	2.10m x 2.15m
En suite	2.10m x 1.60m

Total: 73m²



2 bedroom apartment Palladium (Type 2H)

Measurements

Kitchen/Dining/ Living room	4.39m x 6.94m
Bedroom 1	3.15m x 3.51m
Bedroom 2	3.15m x 3.94m
Bathroom	2.15m x 2.10m
En suite	2.14m x 1.70m

Total: 72m²



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10 steps to buying

You've found your dream home, here's what happens next:

Step 1. Get things moving

We're delighted that you've chosen to enquire about a Home Group development. In the first instance, contact us and we will happily talk you through this process and arrange your viewing. Please phone or call into the sales office to arrange a convenient time.

Step 2. A little more about you

Before you can reserve your new home, there are some simple forms that you need to complete. These are just a formality, but they're important as they help us tailor our expertise to your requirements. If you require any assistance or help filling them in, your Sales Advisor will be on hand to help.

Step 3. Arrange your finances

If you need a mortgage to purchase your new home, you'll need to obtain an Agreement in Principle (AIP) from your preferred bank or building society. Many people use the services of an Independent Financial Advisor (IFA) to help them select the right mortgage product and assist with the application process. Home Group can put you in touch with a trusted IFA who will help you select a product that is a good fit for your requirements.

Step 4. Reserve your home

To secure your home, you need to pay a £1,000 reservation fee (£500 if shared ownership) of which is refundable*. This reservation fee takes your home off the market for 28 days, (unless otherwise stated) giving you time to ensure you're ready for your move.

Step 5. Make it legal

Having paid your reservation fee, you need to instruct a solicitor. Your solicitor handles all the legal aspects of your purchase, from reservation to completion. Once you've appointed a solicitor, our legal team will send them a detailed information pack containing all the information they need to assist you with your purchase. If you need help finding a solicitor, your Sales Advisor will be happy to recommend some.

Step 6. Exchange contracts

Good news, if you're at this stage, your home is reserved. During, or by the end of this 28 day reservation period, you should be in a position to pay your deposit and exchange contracts. Once contracts are exchanged, we are both legally committed to complete on the purchase and you are one step closer to moving in to your new home.

Step 7. Home Demonstration and Inspection

Before you complete on your purchase, we'll be in touch to arrange a demonstration of your new home. Your Sales Advisor will give you the chance to experience your new home for the first time whilst also gaining your confirmation that you are happy ahead of moving in.

Step 8. The keys to your new home

Completion normally takes place within 10 working days of exchanging contracts, or as soon as the property is ready to move into. Upon completion, you get the keys and take ownership of your new home.

Step 9. You're in!

Congratulations and welcome to your new home.

Step 10. With you ALL the way

Don't worry, we're still here to help you settle in; your Sales Aftercare Team will keep in touch and contact you shortly after you move in, but if you have any questions about your home or need anything in the meantime, just drop us a line. Thank you for choosing Home Group.

*Fully refunded before instruction of Home Group solicitors. £150 fee will be retained by Home Group as an administration fee if we have instructed our solicitors.

Get in touch

Phone 0800 073 0600
Email BuyAHome@homegroup.org.uk
Web www.homegroup.org.uk

Let's get social



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