



# MATRIX VILLAGE

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[MATRIXVILLAGE.COM](https://matrixvillage.com)

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## A harmonious residential mix of 48 contemporary apartments



## An exceptional opportunity to be part of Harrow's exciting residential future



Matrix Village offers residents the chance to form an exclusive community in Harrow, with an exciting collection of 48 properties occupying a commanding corner position. This destination address comprises of one, two and three bedroom apartments - a balance purposefully chosen to create a harmonious residential mix. The architectural style has been carefully devised to be sympathetic to its surroundings yet distinctive enough to mark Matrix Village as a forward-thinking landmark development. Interesting roof lines, balconies and generous glazing benefit those viewing the development from the outside as much as the residents within. Internally, the specification reflects the desire for low-maintenance, high-style living, with a clean crisp finish, an abundance of natural light and an enduring build quality.

Matrix Village plays an integral part of the 'Heart of Harrow' initiative - an ambitious and vibrant vision that encompasses bold housing options, new civic buildings, an enhanced public realm and improved cultural opportunities for the town's residents.

The location of Matrix Village draws residents in to Harrow's exciting future, while offering close proximity to a number of public transport options, highly rated schools and the wide, open space of Alexandra Park.

# Harrow: where heritage highlights meet a fresh future



## Getting from A to B

Harrow is well connected by rail, road and air, with residents never far from a transport hub. The road links are ideal for those travelling to Central London or in the opposite direction to The Midlands, with direct access to the A40 for the M40 and the M25. Of particular note is the rapid road connection to Heathrow Airport, taking as little as 20 minutes.

Harrow's public transport options are profuse, with residents able to travel by mainline train, Tube and London Overground. Choose Harrow & Wealdstone station for trains to Euston and out in to Hertfordshire; South Harrow for the Piccadilly line; West Harrow for the Metropolitan line; Kenton for the Bakerloo line and the London Overground, and Northolt Park for services to Marylebone and out to Buckinghamshire.

## Bright Future

Harrow has been identified as an Opportunity Area in the Mayor's London Plan - making it a place of rich regeneration and revitalization. Although new housing is at the plan's heart, there is a commitment to improve infrastructure and transport, introduce new digital hubs and office space, and push forward environmental initiatives that will see the creation of new parks and green spaces. As a result, Harrow will continue to flourish as a long-term location, evolving in step with its residents and providing a place where people want to live.

Working in tandem with the London Plan is the 'Heart of Harrow' - a long-term council-led initiative to ensure Harrow is progressive and sustainable with an emboldened leisure and arts scene.



## Fascinating Past

Harrow's heritage can be traced back to Roman times, later becoming an ancient parish, manor owned by the Archbishop of Canterbury and a market town, before transforming in to a commuter hub in Victorian times. Historic vestiges have become attractive landmarks, notably Grim's Dyke - a Victorian manor house built with Elizabethan and Gothic influences; Headstone Manor - owned for six days by Henry VIII, and the buildings that comprise Harrow School, dating back as far as 1572. As well as being home to the prestigious boys' boarding facility, Harrow-on-the-Hill conservation area provides a master class in Georgian architecture.

## Creative Powerhouse

Art has home in Harrow, thanks to a trio of facilities that draw talent from across the UK and Europe. The University of Westminster chose Harrow for its £17 million cutting-edge media, design and arts campus, with a 600-seat theatre, independent cinema, gallery, cafés, bars and refurbished performance spaces. Harrow Arts Centre is the borough's professional multi art-form venue, while Usurp provides gallery space, performance areas and studios for artists looking for a collaborative environment.



Greater London

# The energy & convenience of city living balanced with a glimpse of the home counties countryside



## Elevating the Every Day

A High Street where independent businesses thrive, a pedestrianised town centre, two indoor malls with flagship stores and an all-important Waitrose provide shopping facilities and social opportunities that make Harrow a desirable destination. Olde world charm is provided by Harrow-on-the Hill, while West Harrow is where young families fuel the café culture.



## Green Belt Beauty

Harrow falls within the Metropolitan Green Belt, with over 1,000 hectares of protected land - equivalent to eight Hyde Parks - and 29 conservation areas. The Green Belt preserves Harrow's character, provides residents with a buffer from unchecked urban sprawl and marks a gateway to the neighbouring Hertfordshire towns.

Far reaching views across London to the North Downs and the Surrey Hills can be enjoyed from the Green Belt's ridge - especially at Old Redding Viewpoint - while eight sites of ancient woodlands also fall within the designated area.



## Happy in Harrow

Harrow was crowned the happiest place to live in London during 2018. Those already living in the area were asked by the Office for National Statistics to rate their life satisfaction, happiness, how worthwhile the things they do are and levels of anxiety. Harrow scored well above the national happiness average, with an above average score for satisfaction and the lowest levels of anxiety of any London borough. Now Matrix Village presents you with a chance to share Harrow's sense of wellbeing.

## Join the Rayners Lane Community

Rayners Lane lies to the west of Harrow town centre - a friendly neighbourhood in zone 5 that's characterised by a number of original Art Deco buildings. It enjoys its own High Street, a growing food and drink scene, and direct access to the Metropolitan and Piccadilly Tube lines. Families are drawn to Rayners Lane as much as commuters, thanks to a number of respected state, private and faith schools, while Roxbourne Park is another family focal point. Its football, cricket and basketball facilities, model steam railway, play area and woodland walk are set over 26 sprawling hectares. The adjoining Roxbourne Rough Nature Reserve is another of Rayners Lane's outdoor assets, with ample opportunity to enjoy wildlife in a city setting.

# About Laxcon Developments



## Exceeding Expectations

Established in 1984, Laxcon Developments are a family run company that places people at the heart of everything they do. Rejuvenation projects are of particular interest of Laxcon as these provide an opportunity to offer complete design & build, maintenance and management contracting services from start to finish.

Working hand in hand with Laxcon Construction who are a part of international Laxmanbhai Group, they strive to continue the company's legacy of being an innovative, creative and a dependable firm who exceed expectations.

Laxcon's trained and experienced team carry out a range of projects covering residential, commercial, industrial and public sector developments to the most stringent budgets and deadlines whilst maintaining the highest of standards.

# Laxcon Development Woolwich SE18



## An Art Deco Classic

The Grade II listed Emporium is an Art Deco classic that was simply too beautiful to alter. This stunning building was built as a department store in 1938 by the Royal Arsenal Co-Operative Society to serve the nearby community of Royal Woolwich Arsenal workers. However, the building now required a delicate and thoughtful conversion to bring it to the 21st century. Not only did Laxcon undertake to respect the history of the building, but also of Woolwich itself. Once the home of the nation's mightiest military arsenal, Woolwich has fine historic civic and military buildings stretching from the banks of the Thames up to the top of Shooters Hill.

Located just east of Greenwich, it is now one of the most desirable areas in London, with unrivalled connections to Canary Wharf, central London, and the West End. Emporium enjoys a prime location in the centre of Woolwich's shopping area. In carrying out this exciting rejuvenation project Laxcon made sure the Emporium retained many of its fine original features including its period railings, mouldings and ceilings up to 3 metres high.

The specification includes a **Premier Guarantee Building Warranty CFSH Level 4 / BREEAM DR compliant units.**



“Beautifully finished for residents to personalise & presented ‘turn-key’ ready”



# Specification: it's all in the detail

## Accommodation

Matrix Village comprises two separate wings: **Matrix Court and Emporium Court**. Both feature a selection of one, two and three-bedroom apartments, each built to exacting standards featuring a high specification that includes decked balconies, oak veneered internal doors and an LABC Guarantee.

Secure basement parking is available on a first come, first served basis, with charging provisions for a limited number of electric cars and a dedicated cycle storage area. Residents will also enjoy a landscaped communal garden, private outside space to many of the units and a secure entrance foyer.

## Kitchens

Whether it's a lazy brunch or full dinner banquet, the Italian designed kitchens at Matrix Village will please even the keenest of cooks. A full suite of integrated appliances are provided, including an oven, hob, hood and fridge-freezer, with a dishwasher and microwave available in selected flats, all complemented by sleek white gloss kitchen units and hardwearing quartz worktops.

## Bathrooms

Designed to create a tranquil, spa-like environment, all bathrooms and en suites at Matrix Village feature Grohe fittings and thoughtful touches, such as heated towel rails, underfloor heating and mirrored cabinets. Sleek porcelain wall and floor tiles combine with classic white Vitra sanitaryware for an enduring yet practical space.

## Security

Matrix Village is a place to retreat from the busy world, with a level of security designed for peace-of-mind. Residents benefit from CCTV security to the communal entrance, fob-operated communal doors, an entrance foyer with 'secure by design' approved post boxes, video door entry to all individual apartments, and mains operated heat and smoke detectors.

## Efficiency

In creating Matrix Village, we have made it easier for residents to live as efficiently as possible. As we have electric car charging points and cycle storage in the basement, we have included a smart metering system for all utilities, with display devices in every apartment; fitted energy-efficient white goods, LED lights and thermostatically-controlled underfloor heating throughout; and offer every apartment with whole house ventilation via a heat recovery system.

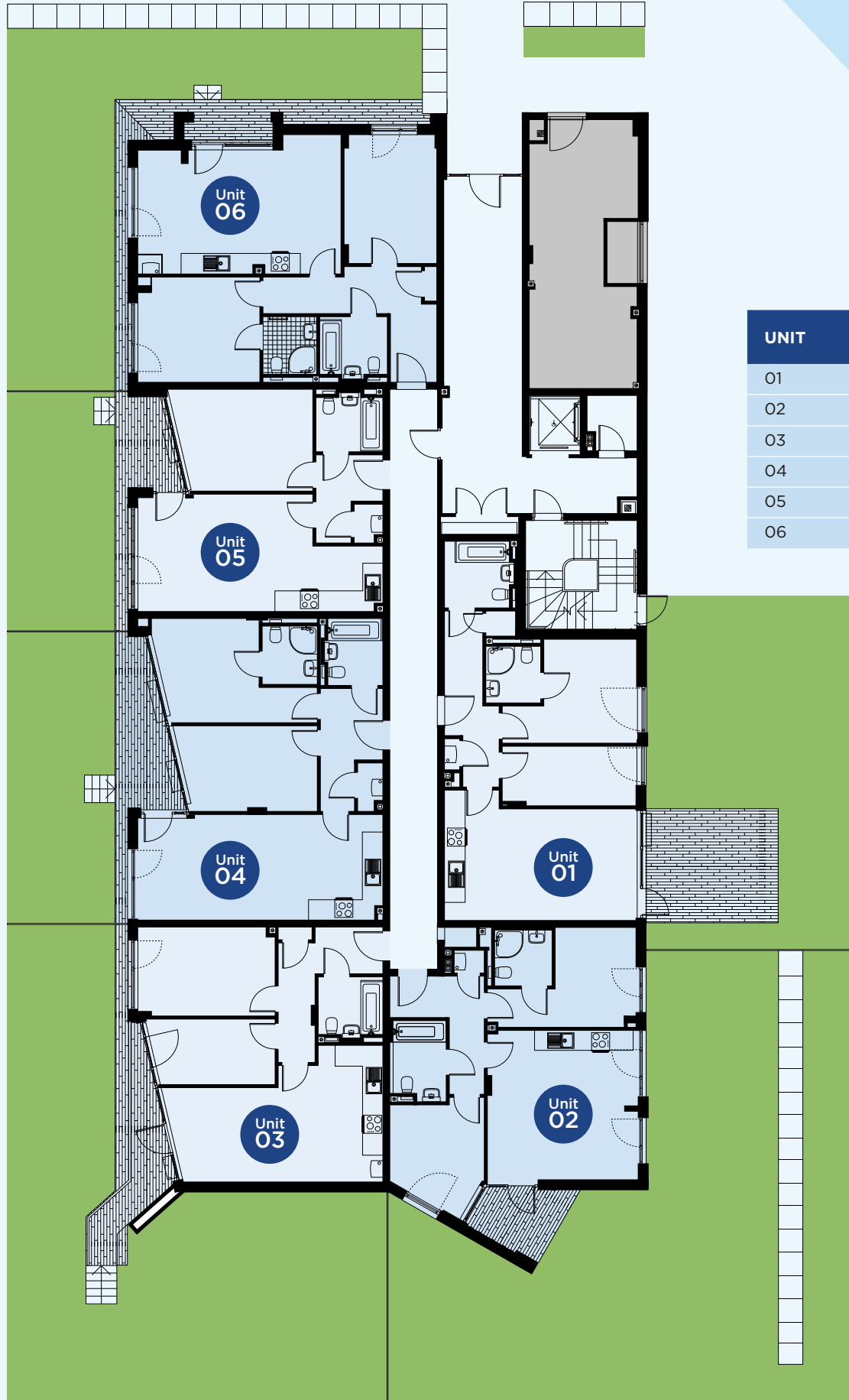
## Electrical

As well as electric underfloor heating and LED lighting, either as down lighters or pendants, every apartment features telephone and data sockets to the living room and bedroom(s); provision for Sky/Virgin/BT; BT fibre optic broadband, and external lighting to all balconies and terraces.

## Internal Finishes

Every apartment at Matrix Village is presented 'turn-key' ready; beautifully finished for residents to personalise. Smooth surfaces and woodwork are painted in versatile white, complemented by real wood veneer internal doors fitted with stain stainless steel ironmongery. Generous ceiling heights of 2.4m make for perfect proportions, with double glazed windows and external doors providing natural light and soundproofing. Floor coverings are also provided as standard.

# EMPORIUM COURT Ground Floor



UNIT	BEDROOMS	SIZE (SqFt)
01	2	678
02	2	673
03	2	640
04	2	747
05	1	552
06	2	804



# First Floor

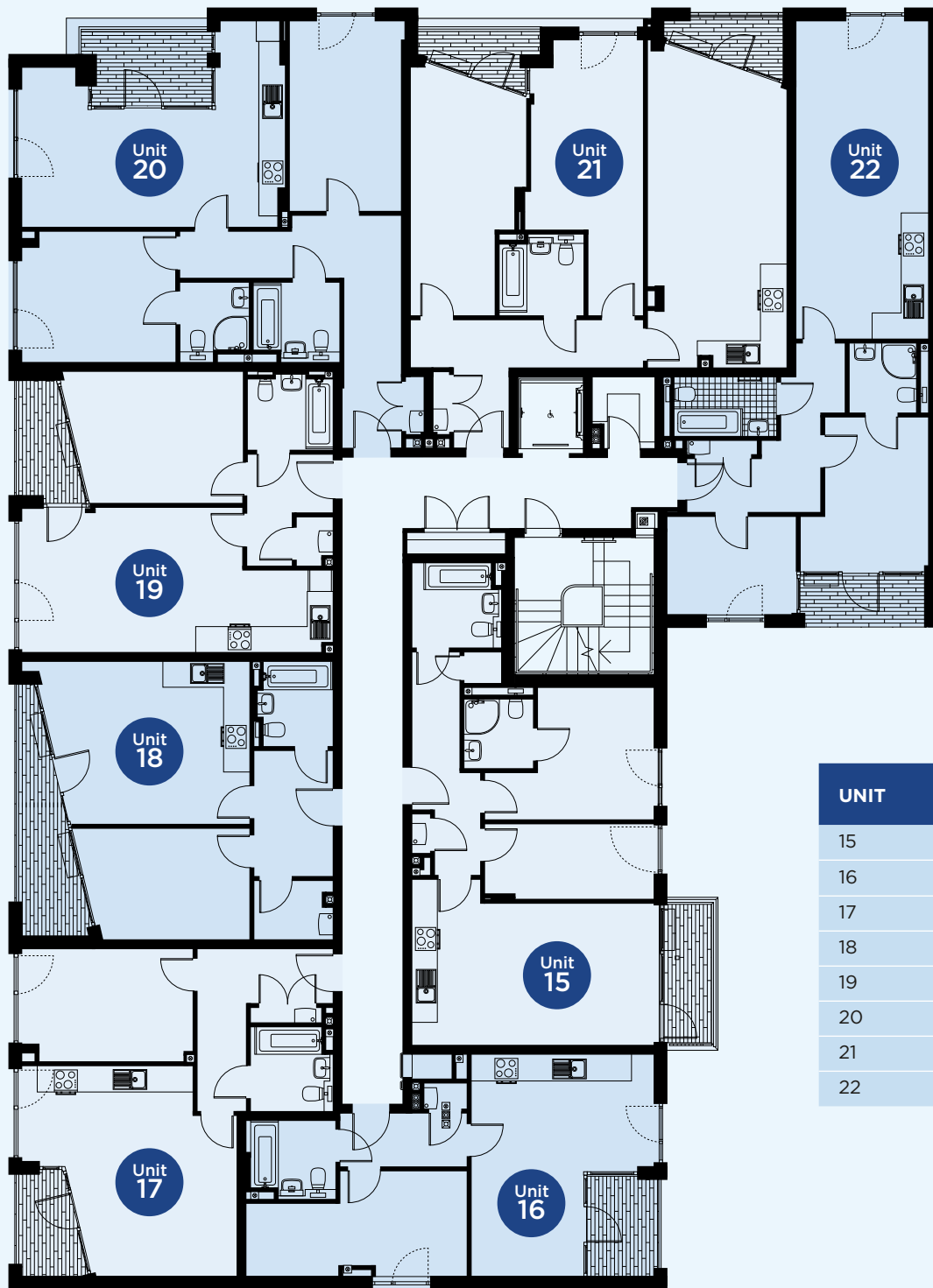


UNIT	BEDROOMS	SIZE (SqFt)
07	2	678
08	2	673
09	2	640
10	2	747
11	1	552
12	2	844
13	1	555
14	3	970

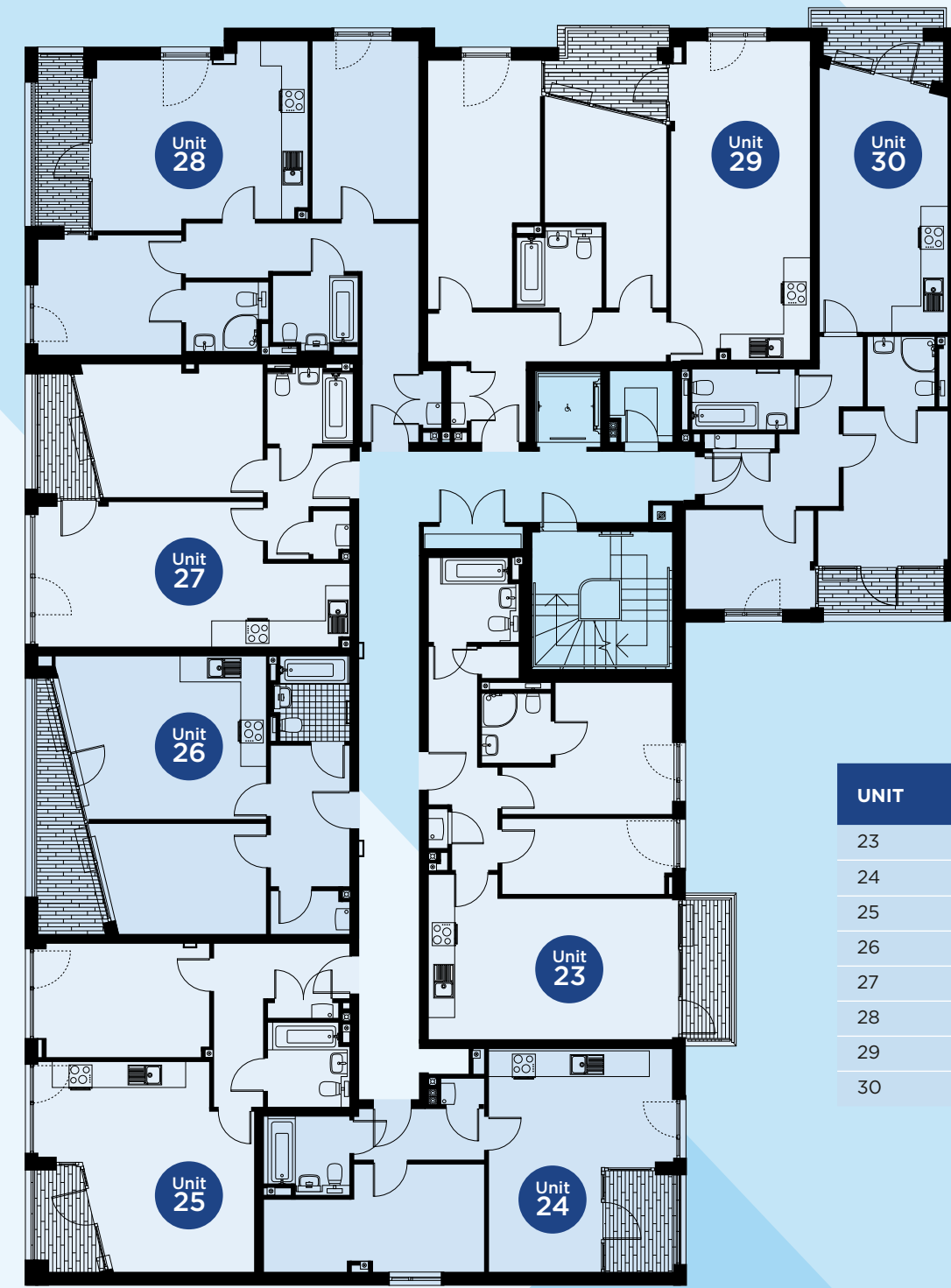


# EMPORIUM COURT Second Floor

# Third Floor



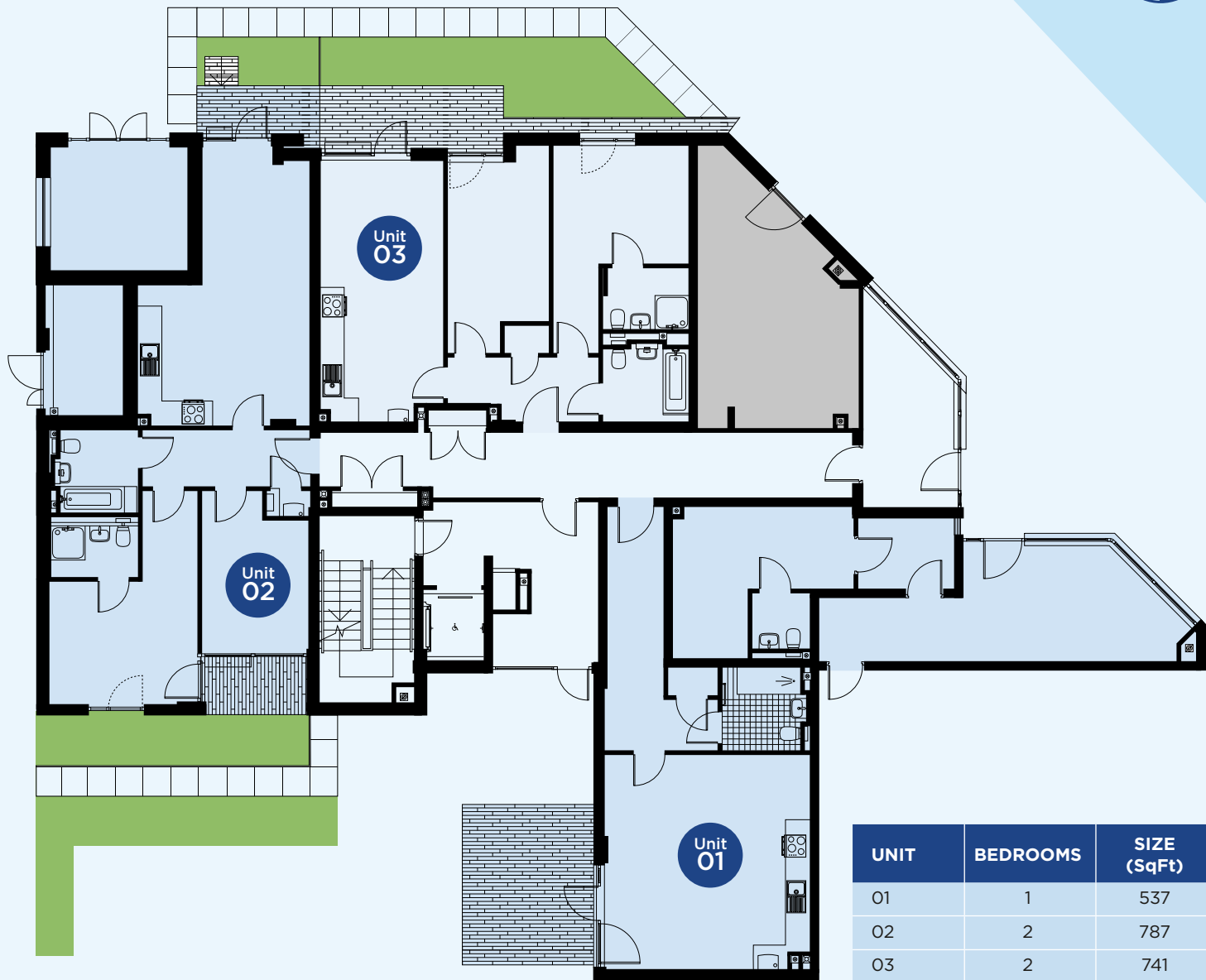
UNIT	BEDROOMS	SIZE (SqFt)
15	2	678
16	1	489
17	1	547
18	1	510
19	1	552
20	2	837
21	2	829
22	2	701



UNIT	BEDROOMS	SIZE (SqFt)
23	2	681
24	1	489
25	1	549
26	1	511
27	1	556
28	2	775
29	2	801
30	2	626

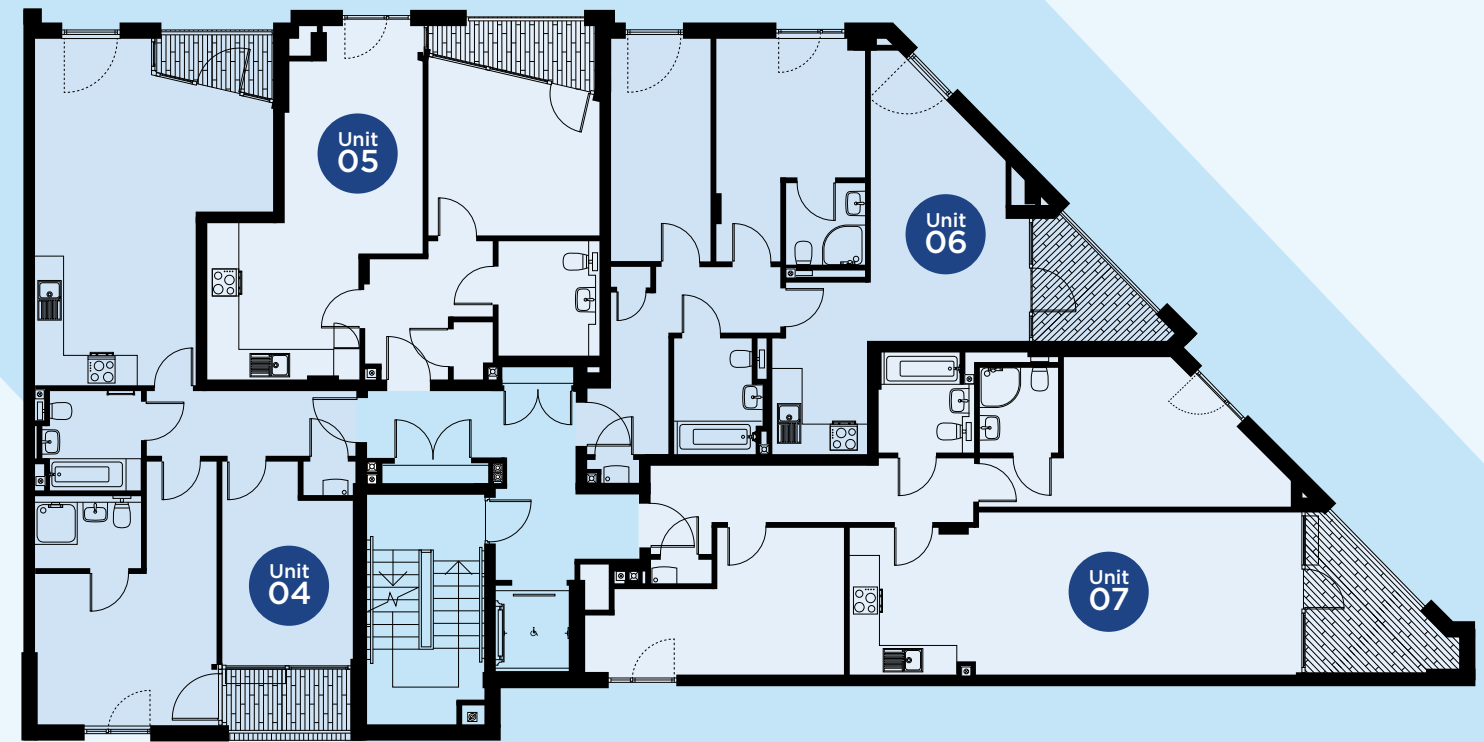


# MATRIX COURT Ground Floor



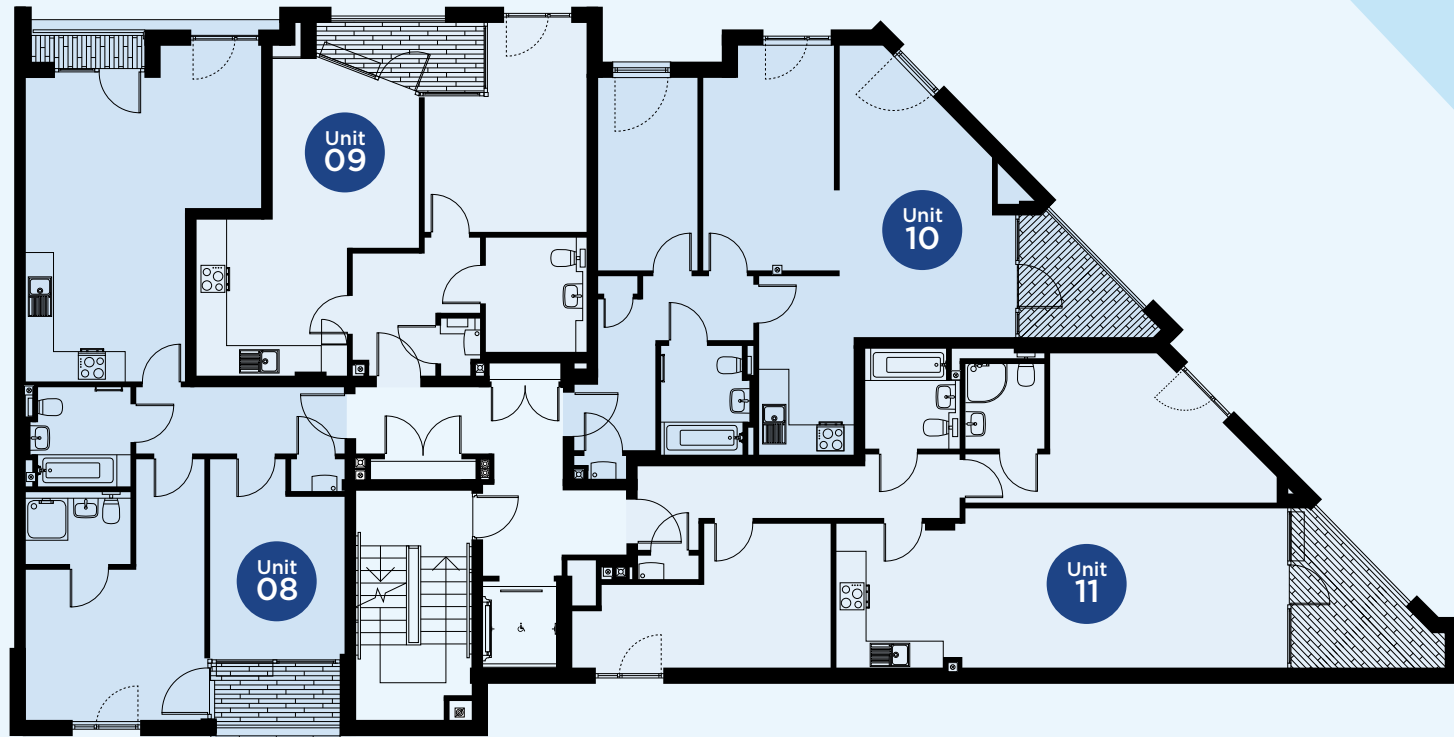
UNIT	BEDROOMS	SIZE (SqFt)
01	1	537
02	2	787
03	2	741

# First Floor



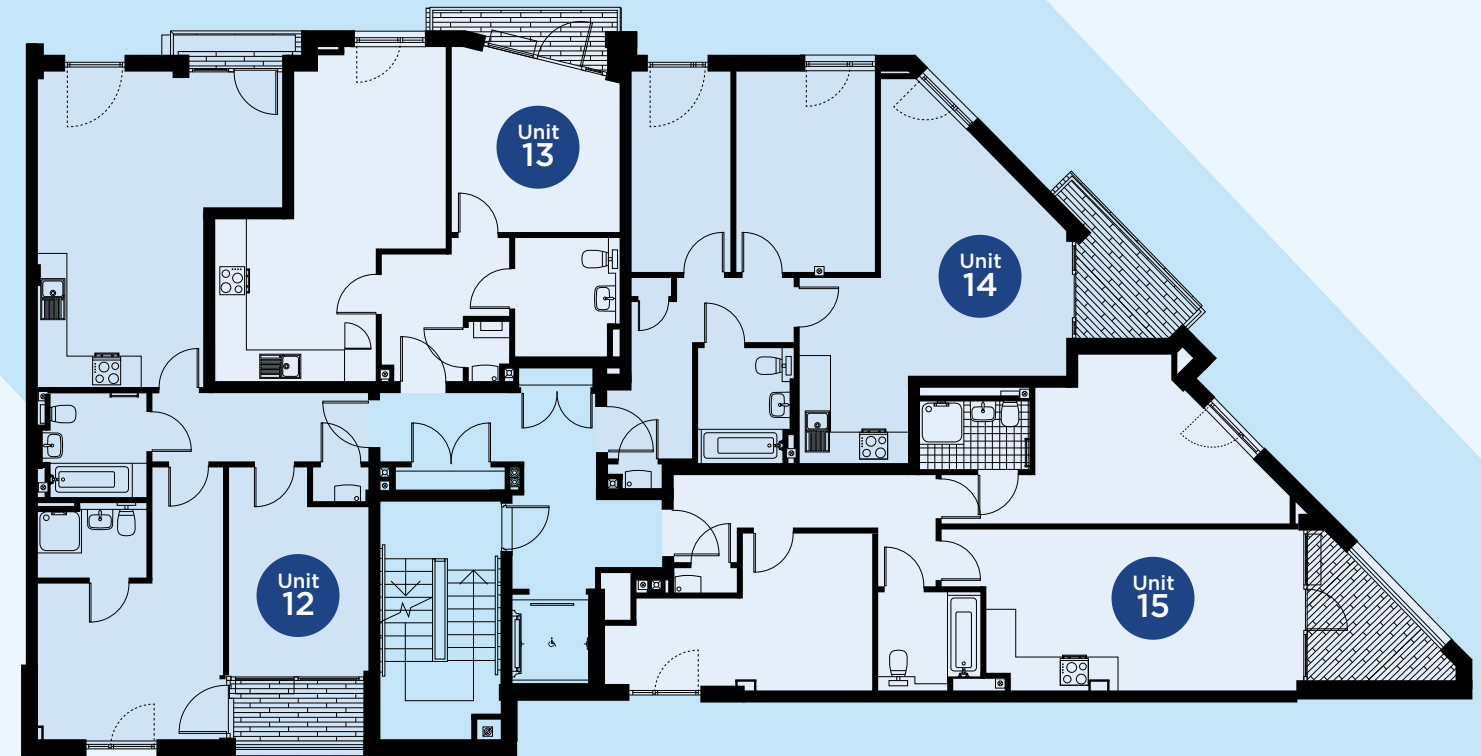
UNIT	BEDROOMS	SIZE (SqFt)
04	2	805
05	1	551
06	2	732
07	2	888

# MATRIX COURT Second Floor



UNIT	BEDROOMS	SIZE (SqFt)
08	2	803
09	1	545
10	2	702
11	2	883

# Third Floor



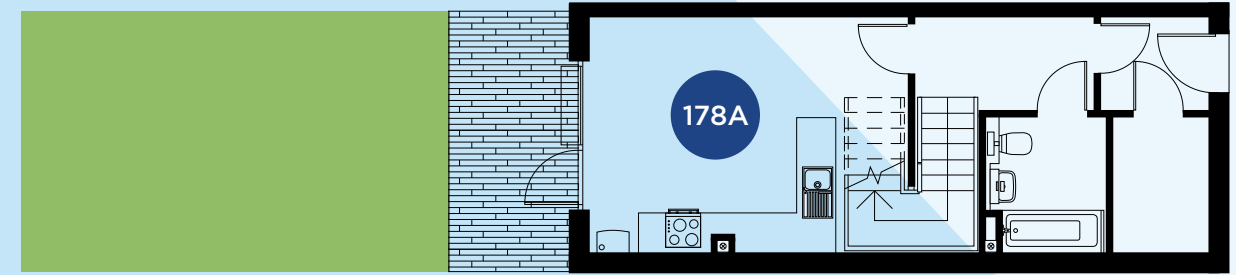
UNIT	BEDROOMS	SIZE (SqFt)
12	2	784
13	1	541
14	2	681
15	2	788

# MATRIX COURT Ground Floor

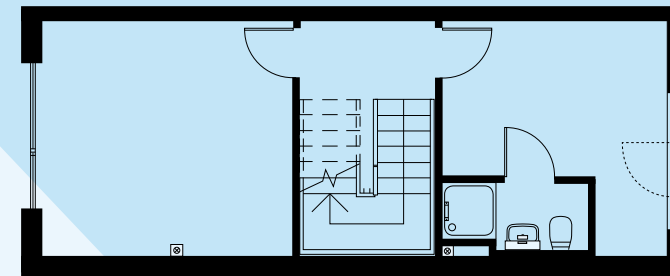
UNIT	BEDROOMS	SIZE (SqFt)
16	2	1012
17	2	910
18	2	661



# EASTCOTE LANE Ground Floor

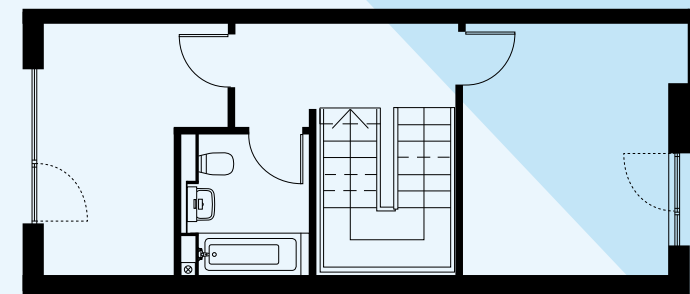


## First Floor

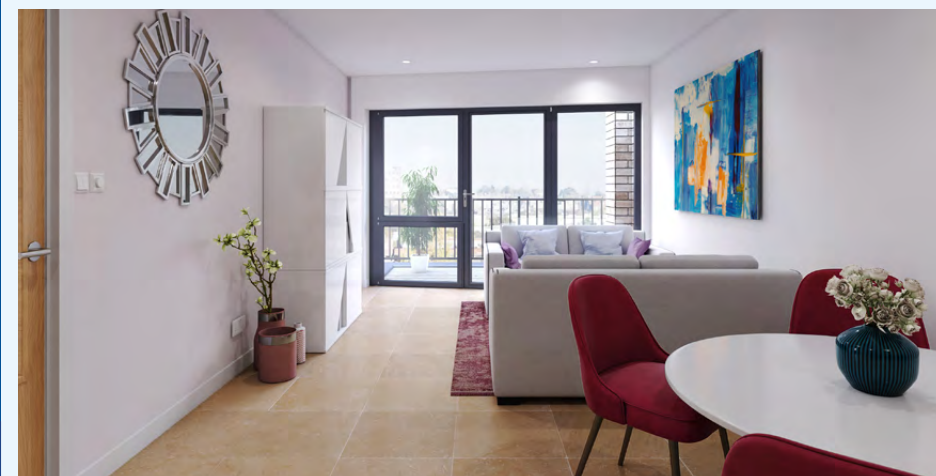


UNIT	BEDROOMS	SIZE (SqFt)
178A	3	1300

## Second Floor



“Low maintenance, high-style living, with a clean crisp finish.”



## We look forward to welcoming you to Matrix Village

### Getting in Touch

For more information about Matrix Village, please visit our website or contact Elliot Lee:

#### MATRIX VILLAGE

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### By Road

#### • FROM THE M40

Drive in a south-east direction, taking the A40/Western Avenue. Use the left lane to take the A312 slip road to Northolt. Turn left on to Church Road/A312 and continue as the road turns in to Alexandra Avenue/A4090. Matrix Village will be on your left, just after the turning for Eastcote Lane.

#### • FROM THE M1

Head south, exiting at junction 4 for the A41/Harrow/Edgware. Follow signs for the A410 at the following two roundabouts. At the third roundabout, take the 1st exit onto Headstone Lane. Turn left onto Pinner Rd/A404, then left on to Imperial Drive/A4090. Continue until this road turns in to Alexandra Avenue. Matrix Village will be on your right, just after the turning for Minehead Road.

### By Rail

Matrix Village is a 15 minute walk from three public transport hubs: Northolt Park train station (Chiltern Railways); Rayners Lane Tube station (Metropolitan and Piccadilly lines) and South Harrow Tube station (Piccadilly line).

The Vendor/Agents of these properties give notice that: These particulars are intended for the guidance only of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own professional advice. All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representatives of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. All measurements are approximate. All photographs, computer generated images and floor plans are for visual purposes only. Their accuracy is not guaranteed and they do not form part of any contract. The vendor reserves the right to vary the specification as and when necessary.

**A Development By**

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