



PORTRA RISE

Kenna House

**Floor Plans and Specification
London Living Rent**

L&Q

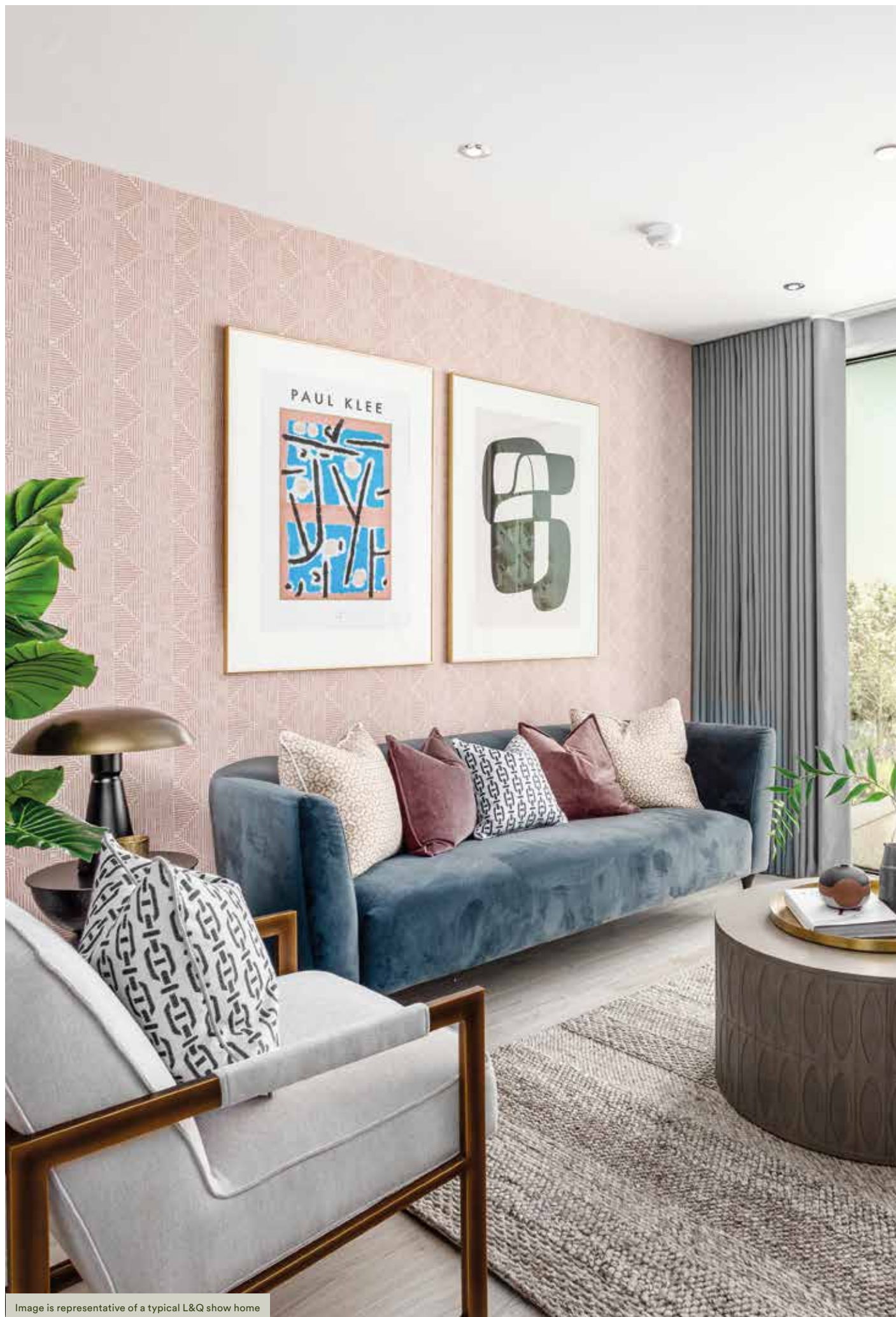


Image is representative of a typical L&Q show home

A bustling suburb *and well-connected location*

Located on the site of an old Kodak factory, L&Q presents a photogenic development with 138 new apartments available through London Living Rent. With an on-site supermarket and a school and health centre planned for the future – all just minutes away from an underground station that will take you straight into central London.

For those looking to live in a tight-knit community, green spaces in abundance and easy routes into central London, these contemporary yet history-rich apartments are in the perfect spot.

The building's photographic heritage is reflected in design touches like the mixture of portrait and landscape windows. It's a picture-perfect canvas to make your own.

A shared green podium with mature trees, a play area and wildflower garden connects the homes, making it an ideal space to relax, play and get to know your neighbours.

With three overground and underground stations on your doorstep, heading to the city or further afield is simple. But nothing beats a short walk to your favourite restaurant or cafe, before a long stroll through your favourite park.

Portra Rise has a number of London Living Rent homes available which is the perfect stepping stone to buying a home through Shared Ownership - with the discounted rent allowing you to save extra money each month to put towards a deposit*.

*Shared Ownership eligibility criteria will apply on your Shared Ownership home, L&Q cannot guarantee you will meet future affordability requirements should you wish to buy a Shared Ownership home.

London Living Rent from L&Q

London Living Rent (LLR) is designed for people who are currently renting and want to get onto the property ladder but can't afford to do so yet – either through Shared Ownership or on the open market.

London Living Rent lets you:

- Rent a home at a lower price compared to renting privately
- Save faster towards a deposit to buy your own home
- Rent the home you want to buy
- Buy a share of your home through Shared Ownership with L&Q within 10 years*

Rent a brand-new and stylish home and you can benefit from:



Generously
sized homes



Amenities and shops
within walking distance



Excellent transport
links close by

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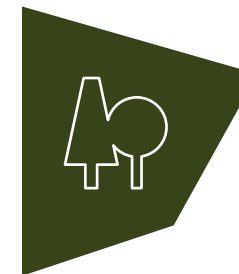
Image is representative of a typical L&Q show home



So much to do *and everywhere to explore*



Homes with plenty
of space to grow



An abundance of surrounding
green spaces to enjoy



A stream of independent
shops and restaurants nearby



Several sports clubs
and amenities close
to home



A new health
centre and school
on site



Close to Harrow & Wealdstone
station, providing 15 minute
journeys to Euston*



Local supermarkets
within easy reach



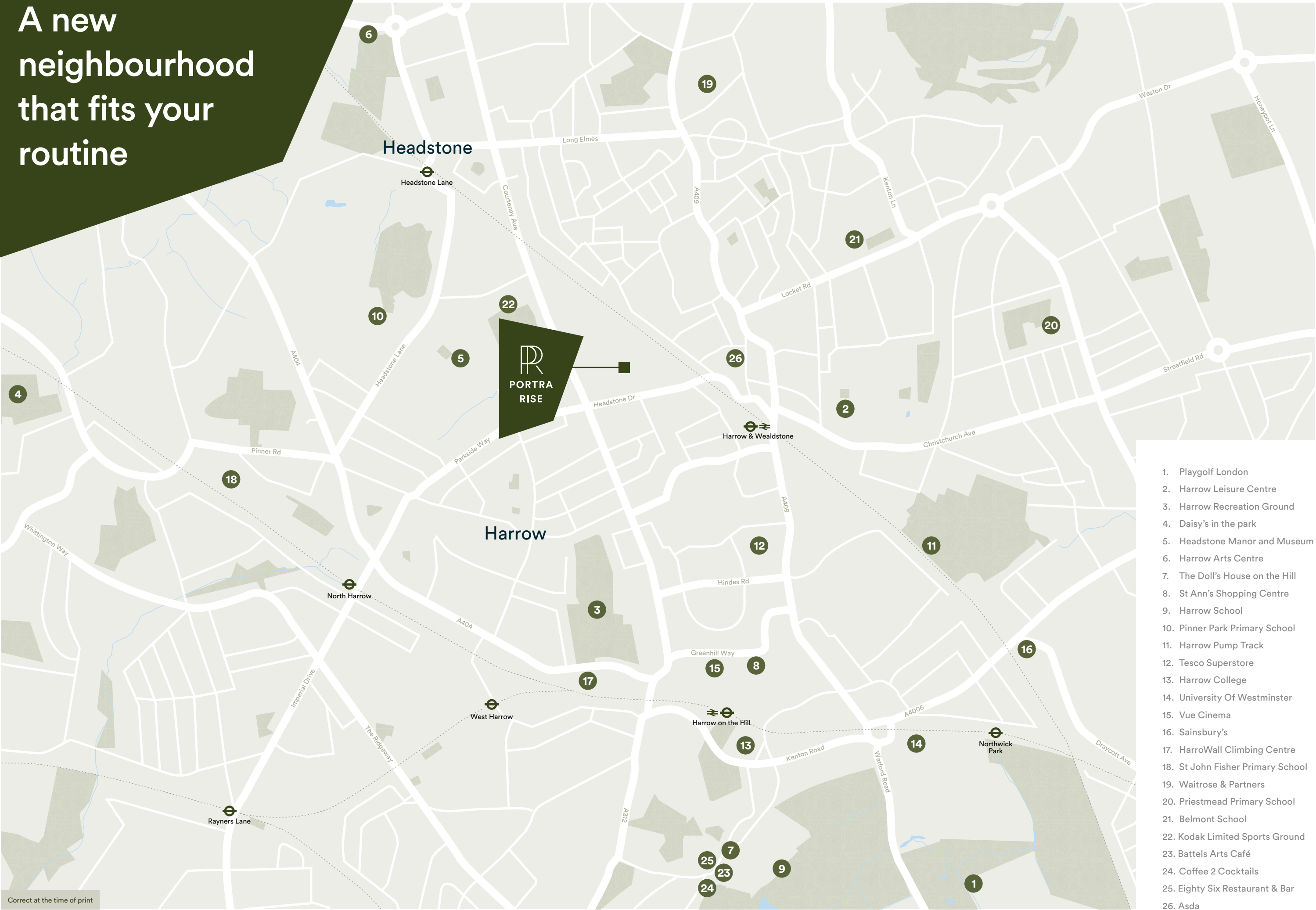
Easy routes straight
onto the M1 and A40



Wembley Stadium is just
an 18 minute drive away*

*Travel times are approximate
Distances taken from [google.co.uk/maps](https://www.google.co.uk/maps)

A new neighbourhood that fits your routine



1. Playgolf London
2. Harrow Leisure Centre
3. Harrow Recreation Ground
4. Daisy's in the park
5. Headstone Manor and Museum
6. Harrow Arts Centre
7. The Doll's House on the Hill
8. St Ann's Shopping Centre
9. Harrow School
10. Pinner Park Primary School
11. Harrow Pump Track
12. Tesco Superstore
13. Harrow College
14. University Of Westminster
15. Vue Cinema
16. Sainsbury's
17. HarroWall Climbing Centre
18. St John Fisher Primary School
19. Waitrose & Partners
20. Priestmead Primary School
21. Belmont School
22. Kodak Limited Sports Ground
23. Battels Arts Café
24. Coffee 2 Cocktails
25. Eighty Six Restaurant & Bar
26. Asda

Well connected



By rail from Harrow & Wealdstone

Wembley	7 mins
Euston	11 mins
Watford	22 mins
King's Cross	26 mins
Heathrow	1 hr 10 mins



On foot from Portra Rise

Headstone Manor & Museum	7 mins
Asda	8 mins
Harrow & Wealdstone Station	9 mins
Harrow Leisure Centre	15 mins
Shobha's Rasoi	19 mins



By road from Portra Rise

Wembley Stadium	14 mins
M1	22 mins
Luton Airport	29 mins
Heathrow Airport	37 mins
Milton Keynes	51 mins



By cycle from Portra Rise

Harrow Arts Centre	8 mins
Pinner Memorial Park	12 mins
Playgolf London	12 mins
The Doll's House on the Hill	15 mins
Ruislip Lido	28 mins



Sports

From the state-of-the-art gym at Harrow Leisure Centre to the 9-hole golf course just a short drive away, the area isn't short of facilities to keep you active.

Harrow Leisure Centre
3 mins by cycling
15 mins by walking
Harrow Skate Park
4 mins by cycling
17 mins by walking



Outdoors

Harrow's green spaces are unmatched. Kenton Recreation park is known for its sporting facilities, while Pinner Memorial Park is the perfect place to stroll and relax by the ponds.

Kenton Recreation Ground
7 mins by cycling
Pinner Memorial Park
13 mins by cycling



Culture

Immerse yourself in 1,200 years of Harrow's history at Headstone Manor and Museums, or catch a play, concert or comedy night at Harrow Arts Centre.

Headstone Manor and Museum
4 mins by cycling
15 mins by walking
Harrow Arts Centre
10 mins by cycling



Eat & Drink

From Victorian bread ovens to Tanzanian spices, Harrow's eclectic food and drink scene has it all. Try The Doll's House on the Hill for treats on vintage china or Shobha's Rasoi for authentic pan-Indian cuisine.

Shobha's Rasoi
4 mins by cycling
15 mins by walking
The Doll's House on the Hill
4 mins by cycling
15 mins by walking



Education

Take a tour around the famous Harrow School's Grade I listed buildings, where Lord Byron, Churchill and more recently Benedict Cumberbatch spent their youth. John Lyon school in the picturesque Harrow on the Hill is also a prestigious academic option.

Harrow High School
5 mins by cycling
13 mins by walking
Harrow College
6 mins by cycling
13 mins by walking
St Anselms Catholic Primary School
7 mins by cycling
17 mins by walking



Shopping

Find a great selection of high street brands at the St George's Shopping Centre and St Anns shopping centres near by and for your everyday essentials there are a variety of supermarkets in close reach.

St George's Shopping Centre
6 mins by cycling
St Anns Shopping Centre
8 mins by cycling

A convenient commute and
so close to the action



Harrow & Wealdstone Station



Wembley Stadium



Olympic Way Wembley Park



King's Cross Station

Harrow and Wealdstone underground and overground station is a mere three-minute cycle or nine-minute walk from your front apartment door. You're in Central London in less than half an hour too.

Harrow & Wealdstone is on the Bakerloo line, as well as the overground, taking you straight into Central London. Cross Country rail will also get you there in less than half an hour. You can also get to Wembley in seven minutes, Euston in 11 and King's Cross in just over 25.

The Metropolitan line goes from Harrow on the Hill, North Harrow or West Harrow and will take you into Marylebone in 15 minutes.

Finally, if you've travelling by car, Harrow's close proximity to the M1 means it's easy to get to and from anywhere.

An urban village with a buzzing community

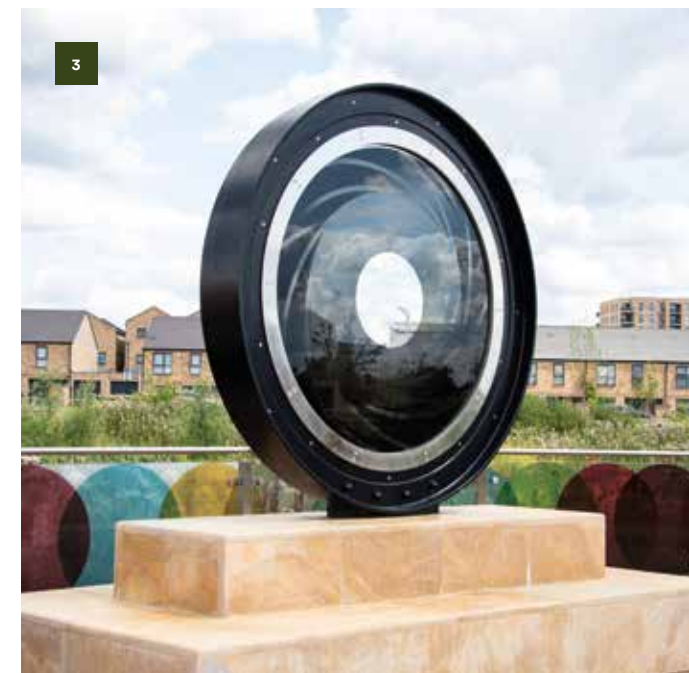
With excellent transport links to the city, all the amenities you could need and more green spaces than most London boroughs, Harrow is fast becoming one of the capital's most popular places to live.

Harrow's diverse and vibrant population means there's always an abundance of local choice – from an eclectic mix of restaurants and bars to a whole host of events and festivals.

You won't have to venture far to find what you need. Close by are two shopping centres, a leisure centre, tennis courts, a golf course, restaurants, cafés, bars, independent businesses and supermarkets of all shapes and sizes.

Although it feels exciting and urban, green spaces dominate this part of the city. From recreation grounds to parks to the oldest village ponds in the UK, you're never short of spaces to get active, relax or feel at one with nature.

1. Coffee 2 Cocktails
2. Harrow School
3. Kodak Sports Ground
4. Battels Arts Café
5. The King's Head Gantry
6. Headstone Manor & Museum







Images depict a typical L&Q show home

Specification

All the homes located at Portra Rise have a fully inclusive specification throughout. Each apartment will be complete with private outdoor space.

Kitchen



- Modern kitchen cabinets with a complementary worktop and matching upstand
- Full height matching splashback behind the hob
- Under cupboard lighting
- Stainless steel sink with matching chrome tap
- Fully integrated appliances including oven, induction hob, fridge/freezer, dishwasher and extractor

Wall and Floor Finishes



- White emulsion painted walls and ceilings
- White satin architraves and skirting boards
- Limewashed oak flooring to hallway/kitchen/living/dining areas
- Ceramic large format floor and wall tiles to bathrooms
- Fitted carpet to bedrooms

Bathroom



- Modern white sanitaryware including semi-countertop basin with chrome basin tap
- Back-to-wall WC with concealed cistern
- Chrome dual flush plate for water efficiency
- Full height mirror above sink
- Steel bath with bespoke bath panel
- Chrome towel radiator
- Steel bath with glass shower screen, chrome bath mixer tap and thermostatic shower valve with overhead shower attachment
- White shaver point

Heating, Electrical and Lighting



- The radiators are powered by electricity, while hot water is supplied by energy-efficient air source heat pumps
- Low energy white LED to kitchen/living/dining and hallway areas
- Pendant lights in bedrooms
- Chrome sockets to the kitchen and White sockets to all remaining rooms
- Double sockets to include USB charging where applicable
- Mains operated ceiling mounted smoke/heat detector

Ensuite



- Embrace glass shower screen and thermostatic shower valve with overhead shower attachment
- Back-to-wall WC with concealed cistern
- Chrome towel radiator
- White shaver point
- Full height mirror above sink
- Modern white sanitaryware including semi-countertop basin with chrome basin tap

General



- White internal doors
- Washing machine located in utility cupboard
- Private balcony or terrace to all apartments
- Video door entry system to apartments
- Communal bicycle storage in all apartment blocks

The specification of the properties is correct at the date of print but may change as building works progress. Any images are indicative of the anticipated quality and style of the specification and may not represent the actual furnishings and fittings of the properties. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any offer, contract, warranty or representation and should not be relied upon as a statement or representation of fact.

Site Plan



For further clarification regarding specific individual plots, please ask our Lettings Associates. Any depiction of the layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout including the locations of Market Sale, Shared Ownership, London Living Rent, Private Rent and Affordable Rent properties (known as tenures). However, there may be occasions when the tenure location, house designs, boundaries, landscaping and positions of roads and footpaths, play areas and other facilities or amenities may change as the development proceeds and as properties are marketed. The layout (including tenure locations) is subject to amendments due to changing planning permission for the development, and depictions of the layout should be used as guidance only. No site map including tenure locations (whether computer generated or otherwise) forms part of any offer, contract, warranty, or representation and are for illustrative and guidance purposes only, quality of this technology may vary. In relation to computer generated images, [maximum/minimum] dimensions have been used to generate this image and as a result dimensions may vary (and should not be relied on by you).



Image is a CGI and is for indicative purpose only

Kenna House



First Floor



Second Floor



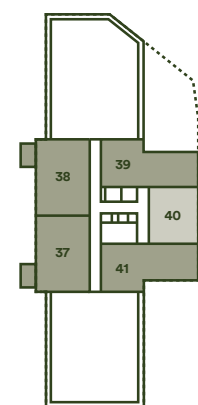
Third Floor



Fourth Floor



Fifth Floor



Sixth Floor



Seventh Floor



Eighth Floor



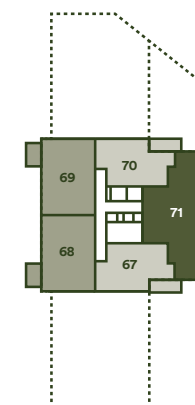
Ninth Floor



Tenth Floor



Eleventh Floor



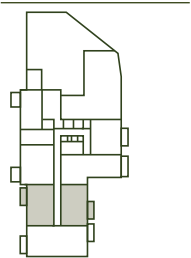
Key

- One bedroom apartments
- Two bedroom apartments
- Three bedroom apartments

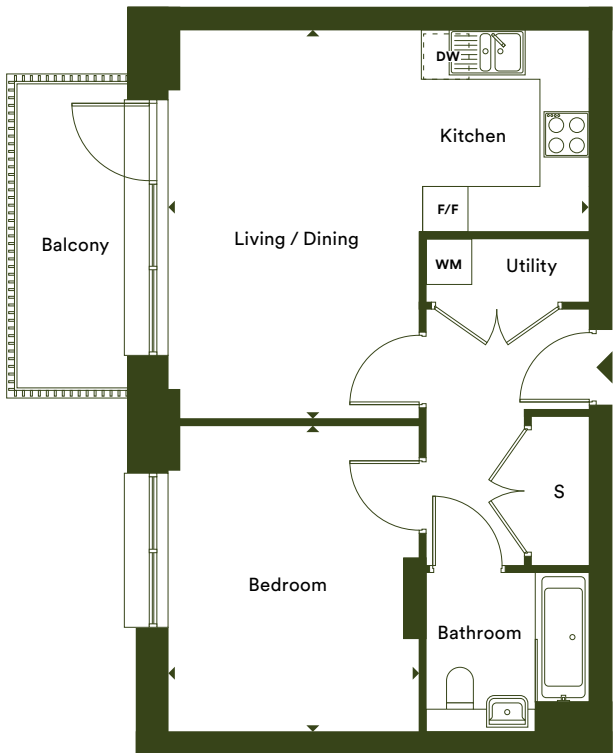
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One bedroom apartment

Type 03
Apartments 7, 9, 17, 19, 27 & 29



Floors 2 to 4



Accommodation

Living / Dining / Kitchen	5.19m x 5.62m	17' x 18' 5"
Bedroom	4.08m x 3.36m	13' 4" x 11'
Total Internal Area	51.6 m²	555.42 ft²
Balcony	1.50m x 4.08m	4' 11" x 13' 4"

Floor Plot Apartment

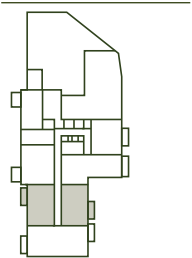
Floor	Plot	Apartment
2	2.06	7
2	2.04	9
3	3.06	17
3	3.04	19
4	4.06	27
4	4.04	29

F/F – Fridge/Freezer | S – Storage | WM – Washing Machine | DW – Dishwasher

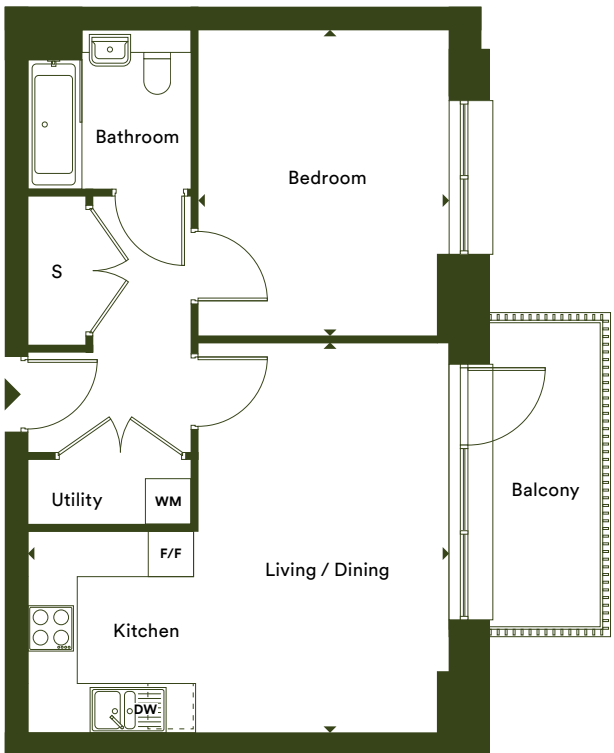
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One bedroom apartment

Type 03 A
Apartments 1 & 3



Floor 1



Accommodation

Living / Dining / Kitchen	5.19m x 5.62m	17' x 18' 5"
Bedroom	4.08m x 3.36m	13' 4" x 11'
Total Internal Area	51.7 m²	556.49 ft²
Balcony	1.50m x 4.08m	4' 11" x 13' 4"

Floor Plot Apartment

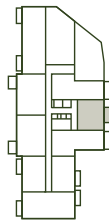
Floor	Plot	Apartment
1	1.04	1
1	1.02	3

F/F – Fridge/Freezer | S – Storage | WM – Washing Machine | DW – Dishwasher

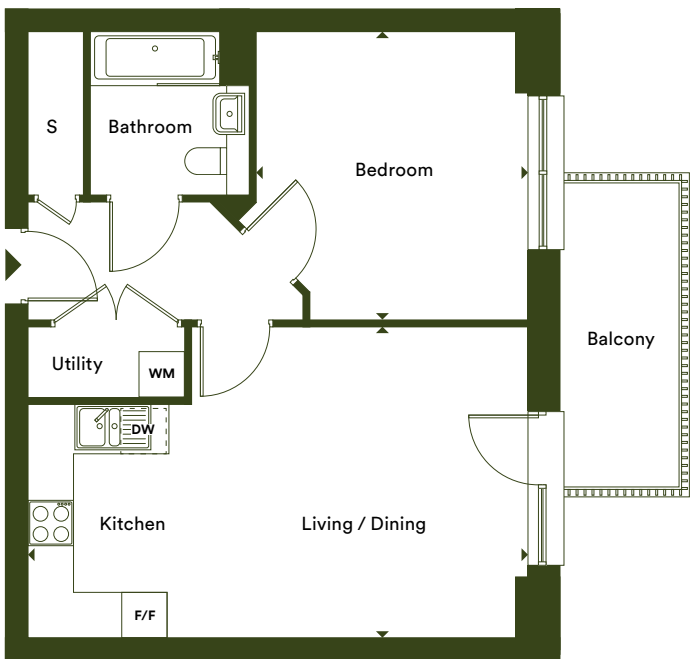
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One bedroom apartment

Type 09
Apartments 15, 25, 35 & 40



Floors 2 to 5



Accommodation

Living / Dining / Kitchen	4.14m x 6.65m	13' 7" x 20' 9"
Bedroom	3.83m x 3.63m	12' 6" x 11' 10"
Total Internal Area	52.7 m²	567.29 ft²
Balcony	1.50m x 4.08m	4' 11" x 13' 4"

Floor Plot Apartment

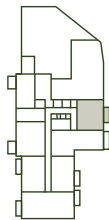
Floor	Plot	Apartment
2	2.08	15
3	3.08	25
4	4.08	35
5	5.04	40

F/F – Fridge/Freezer | S – Storage | WM – Washing Machine | DW – Dishwasher

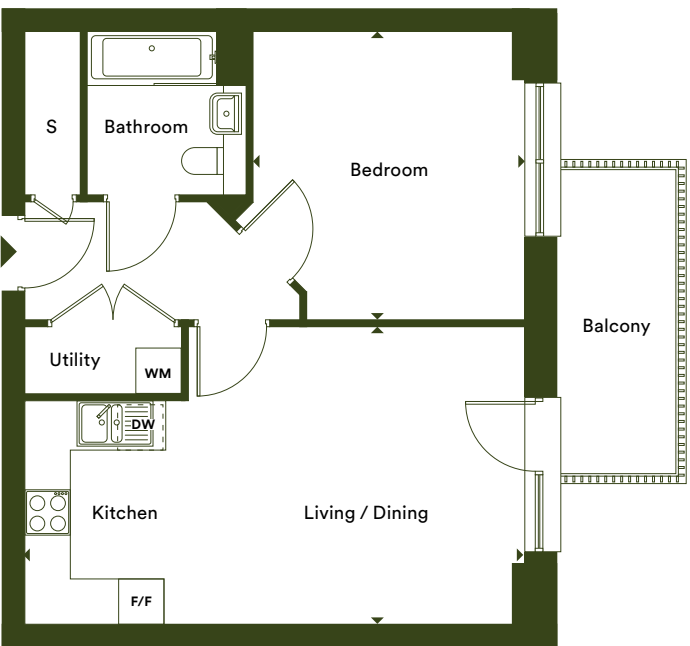
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One bedroom apartment

Type 09 A
Apartment 5



Floor 1



Accommodation

Living / Dining / Kitchen	3.97m x 6.65m	13' x 21' 9"
Bedroom	3.82m x 3.62m	12' 6" x 11' 10"
Total Internal Area	51.5 m²	554.34 ft²
Balcony	1.50m x 4.08m	4' 11" x 13' 4"

Floor Plot Apartment

Floor	Plot	Apartment
1	1.06	5

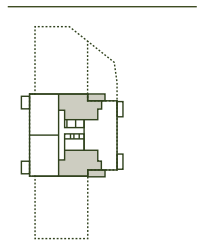
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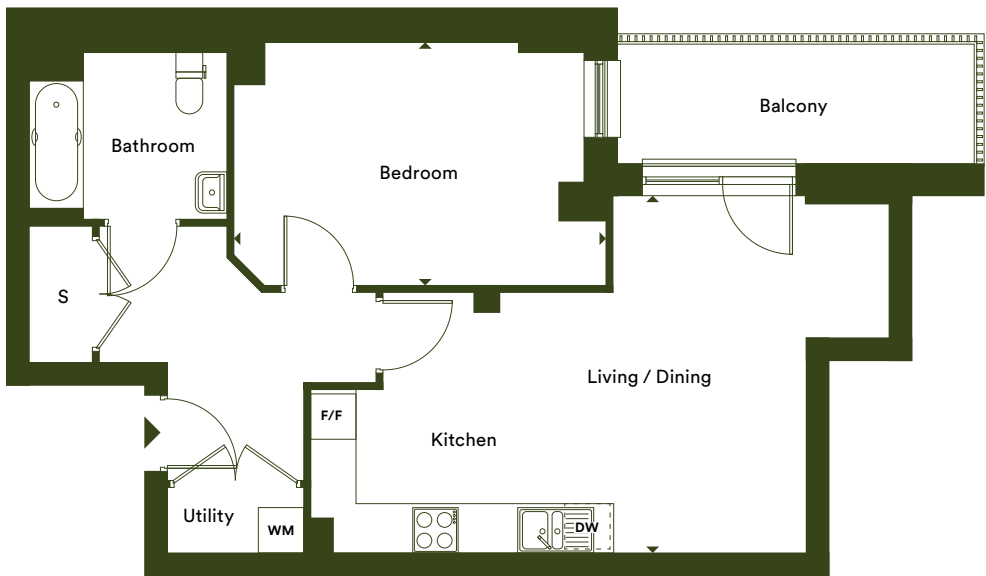
One bedroom apartment

Type 12
Apartments 42, 45, 47, 50, 52, 55, 57, 60, 62, 65, 67 & 70

Apartments 42, 47, 52, 57, 62 & 67 are mirrored



Floors 6 to 11



Accommodation		
Living / Dining / Kitchen	4.77m x 7.68m	15' 7" x 25' 2"
Bedroom	3.25m x 4.67m	10' 8" x 15' 3"
Total Internal Area	60.6 m²	652.29 ft²
Balcony	1.50m x 4.99m	4' 11" x 16' 4"

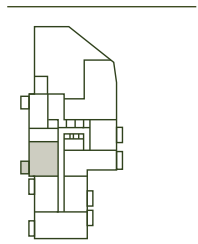
Floor	Plot	Apartment
6	6.03	42
6	6.05	45
7	7.03	47
7	7.05	50
8	8.03	52
8	8.05	55
9	9.03	57
9	9.05	60
10	10.03	62
10	10.05	65
11	11.03	67
11	11.05	70

F/F – Fridge/Freezer | S – Storage | WM – Washing Machine | DW – Dishwasher

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One bedroom apartment

Type 18
Apartment 4



Floor 1



Accommodation		
Living / Dining / Kitchen	5.31m x 5.25m	17' 5" x 17' 2"
Bedroom	3.54m x 4.33m	11' 7" x 14' 2"
Total Internal Area	62 m²	667.36 ft²
Balcony	3.41m x 2.20m	11' 2" x 7' 2"

Floor	Plot	Apartment
1	1.01	4

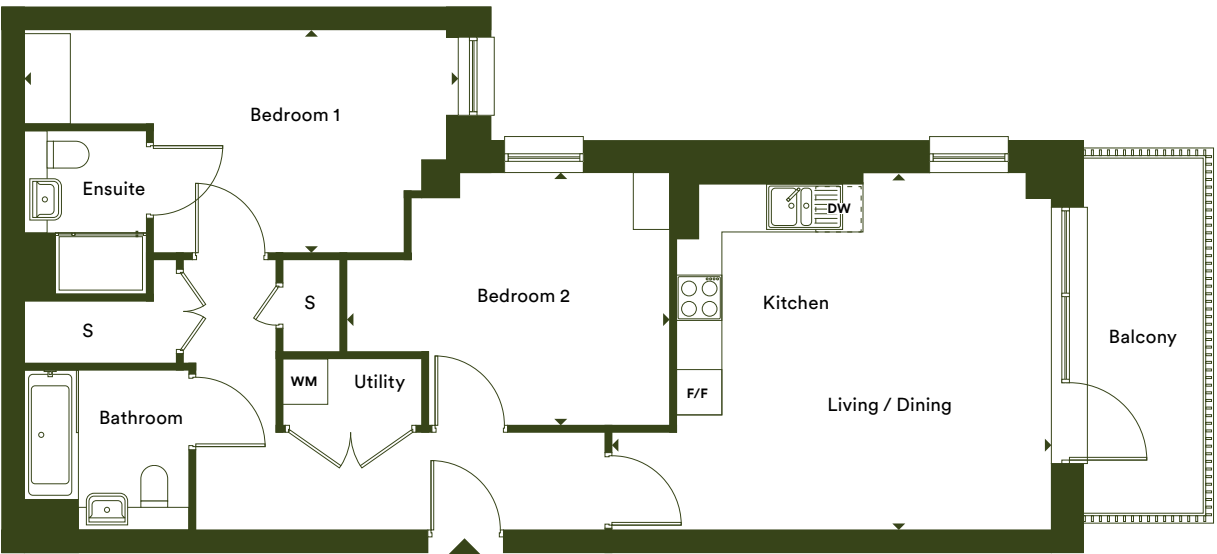
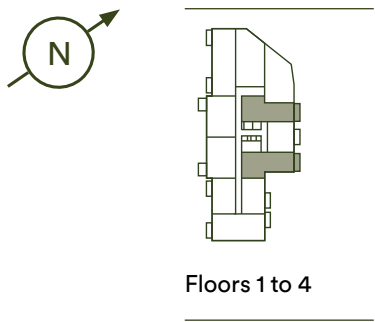
F/F – Fridge/Freezer | S – Storage | WM – Washing Machine | DW – Dishwasher

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Two bedroom apartment

Type 33
Apartments 6, 14, 16, 26 & 36

Apartments 6, 16, 26 & 36 are mirrored



Accommodation		
Living / Dining / Kitchen	4.77m x 5.78m	15' 7" x 18' 11"
Bedroom 1	2.98m x 5.62m	9' 9" x 18' 5"
Bedroom 2	3.38m x 4.28m	11' 1" x 14'
Total Internal Area	74.4 m²	800.83 ft²
Balcony	1.50m x 4.76m	4' 11" x 15' 7"

Floor	Plot	Apartment
1	1.05	6
2	2.07	14
2	2.09	16
3	3.07	26
4	4.07	36

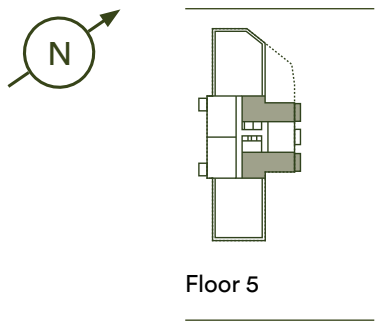
F/F – Fridge/Freezer | S – Storage | WM – Washing Machine | DW – Dishwasher

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Two bedroom apartment

Type 33 A
Apartments 39 & 41

Apartment 39 is mirrored



Accommodation		
Living / Dining / Kitchen	4.77m x 5.74m	15' 7" x 18' 10"
Bedroom 1	2.84m x 5.62m	9' 3" x 18' 5"
Bedroom 2	3.35m x 4.34m	10' 11" x 14' 2"
Total Internal Area	75.1 m²	808.37 ft²
Balcony	1.50m x 4.76m	4' 11" x 15' 7"

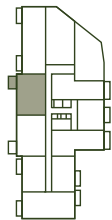
Floor	Plot	Apartment
5	5.03	39
5	5.05	41

F/F – Fridge/Freezer | S – Storage | WM – Washing Machine | DW – Dishwasher

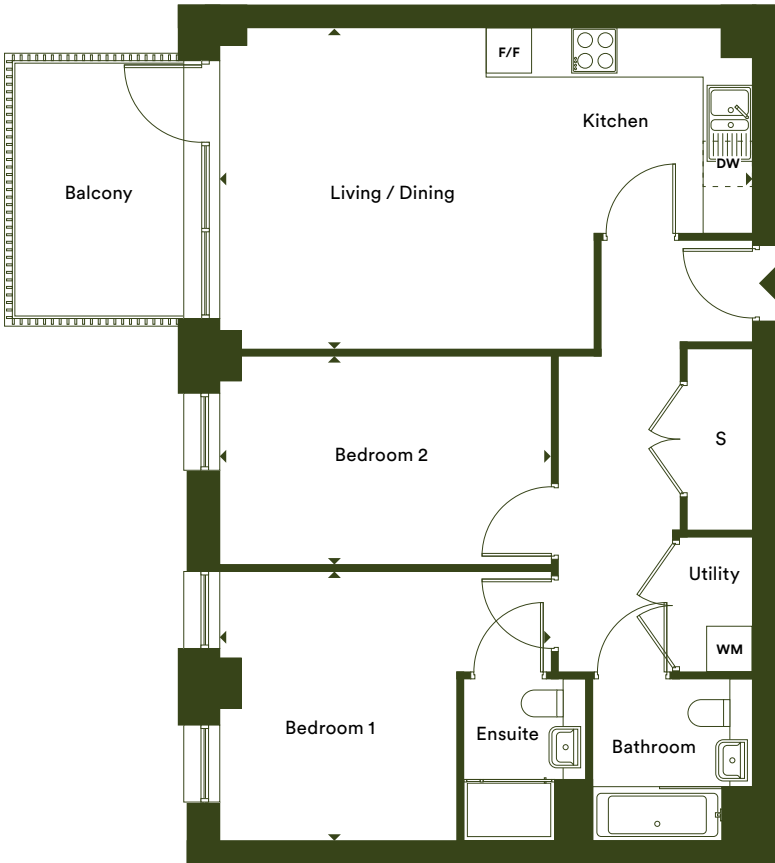
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Two bedroom apartment

Type 36
Apartments 11, 21 & 31



Floors 2 to 4



Accommodation		
Living / Dining / Kitchen	4.24m x 7.02m	13' 10" x 23'
Bedroom 1	3.57m x 4.38m	11' 8" x 14' 4"
Bedroom 2	2.78m x 4.38m	9' 1" x 14' 4"
Total Internal Area	75.5 m ²	812.68 ft ²
Balcony	3.41m x 2.20m	11' 2" x 7' 2"

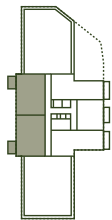
Floor	Plot	Apartment
2	2.02	11
3	3.02	21
4	4.02	31

F/F – Fridge/Freezer | S – Storage | WM – Washing Machine | DW – Dishwasher

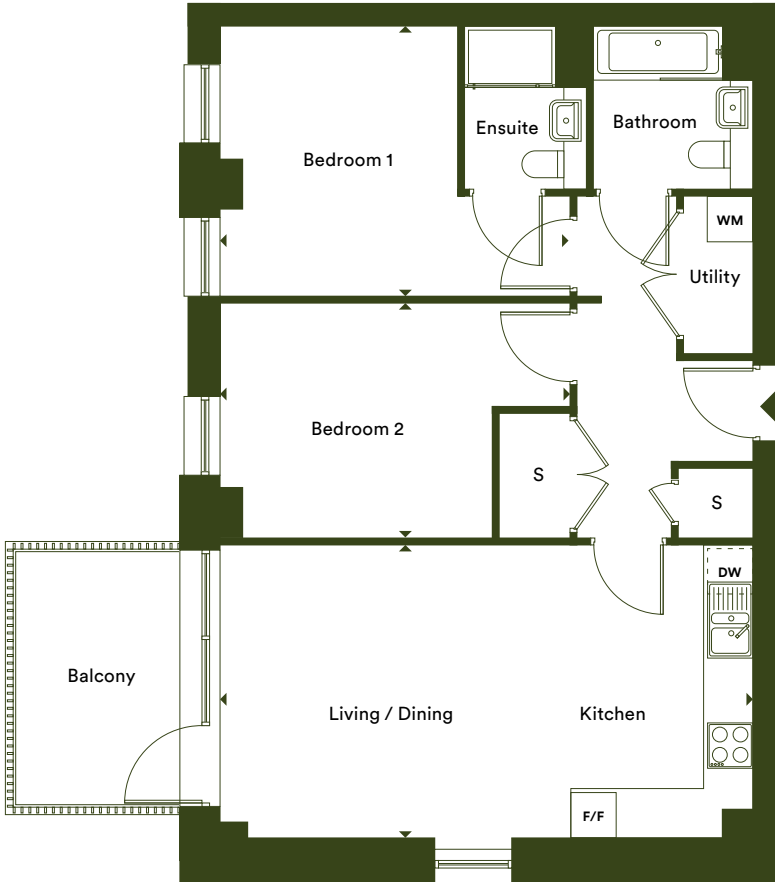
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Two bedroom apartment

Type 36 A
Apartments 37, 38, 43, 44, 48, 49, 53, 54, 58, 59, 63, 64, 68 & 69



Floors 5 to 11



Accommodation		
Living / Dining / Kitchen	4.77m x 7.08m	15' 7" x 23' 2"
Bedroom 1	3.61m x 4.66m	11' 10" x 15' 3"
Bedroom 2	3.11m x 4.66m	10' 2" x 15' 3"
Total Internal Area	76.5m ²	820.2 ft ²
Balcony	3.41m x 2.20m	11' 2" x 7' 2"

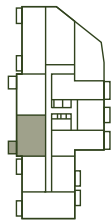
F/F – Fridge/Freezer | S – Storage | WM – Washing Machine | DW – Dishwasher

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Floor	Plot	Apartment
5	5.01	37
5	5.02	38
6	6.01	43
6	6.02	44
7	7.01	48
7	7.02	49
8	8.01	53
8	8.02	54
9	9.01	58
9	9.02	59
10	10.01	63
10	10.02	64
11	11.01	68
11	11.02	69

Two bedroom apartment

Type 36 B
Apartments 10, 20 & 30



Floors 2 to 4



Accommodation

Living / Dining / Kitchen	4.27m x 5.80m	14' 0" x 19'
Bedroom 1	3.61m x 4.64m	11' 10" x 15' 3"
Bedroom 2	2.75m x 4.93m	9' x 16' 2"
Total Internal Area	75.4 m²	811.6 ft²
Balcony	3.41m x 2.20m	11' 2" x 7' 2"

Floor Plot Apartment

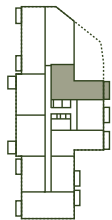
2	2.03	10
3	3.03	20
4	4.03	30

F/F – Fridge/Freezer | S – Storage | WM – Washing Machine | DW – Dishwasher

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Two bedroom apartment

Type 64
Apartments 24 & 34



Floors 3 to 4



Accommodation

Living / Dining / Kitchen	4.77m x 6.11m	15' 7" x 20'
Bedroom 1	3.69m x 5.62m	12' 1" x 18' 5"
Bedroom 2	3.01m x 3.98m	9' 10" x 13'
Total Internal Area	88.3 m²	948.3 ft²
Balcony	1.50m x 4.76m	4' 11" x 15' 7"

Floor Plot Apartment

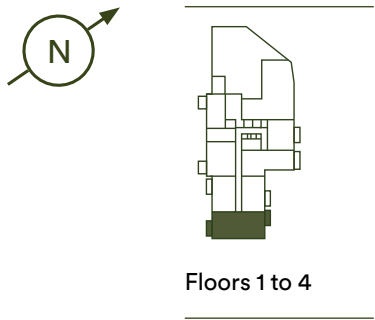
3	3.09	24
4	4.09	34

F/F – Fridge/Freezer | S – Storage | WM – Washing Machine | DW – Dishwasher

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Three bedroom apartment

Type 38
Apartments 2, 8, 18 & 28



Accommodation		
Living / Dining / Kitchen	4.50m x 7.12m	14' 9" x 23' 4"
Bedroom 1	4.00m x 4.04m	13' 1" x 13' 3"
Bedroom 2	3.10m x 3.86m	10' 2" x 12' 8"
Bedroom 3	2.60m x 3.20m	8' 6" x 10' 6"
Total Internal Area	98.1 m ²	1055.9 ft ²
Balcony	1.50m x 4.08m	4' 11" x 13' 4"

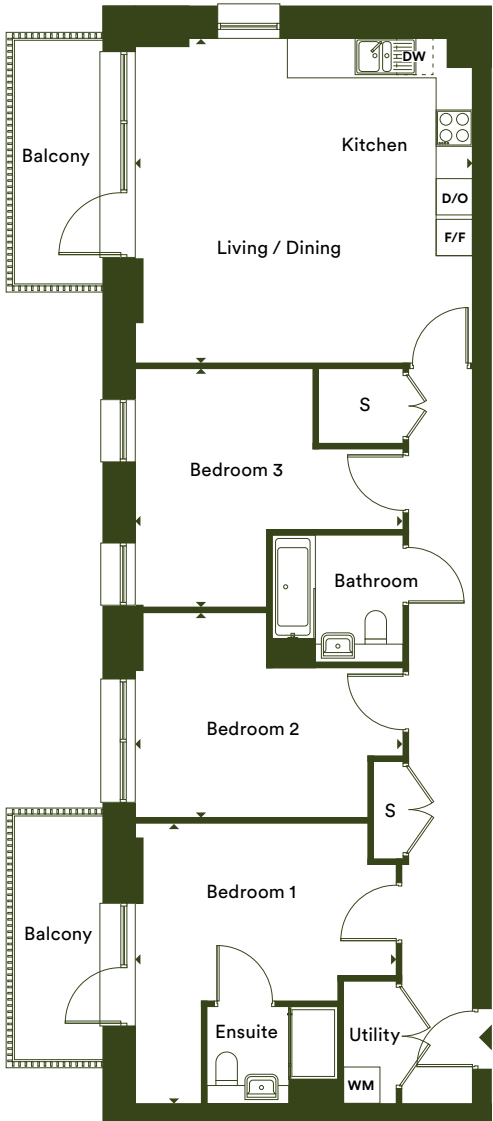
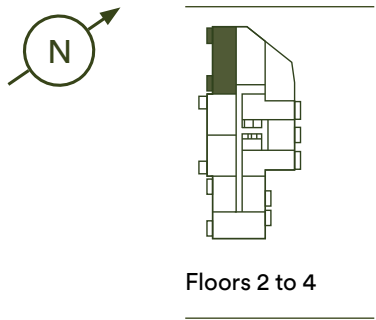
Floor	Plot	Apartment
1	1.03	2
2	2.05	8
3	3.05	18
4	4.05	28

F/F – Fridge/Freezer | S – Storage | WM – Washing Machine | DW – Dishwasher | D/O – Double Oven

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Three bedroom apartment

Type 50
Apartments 12, 22 & 32



Accommodation		
Living / Dining / Kitchen	5.41m x 5.62m	17' 9" x 18' 5"
Bedroom 1	4.67m x 4.35m	15' 3" x 14' 3"
Bedroom 2	3.95m x 4.46m	12' 1" x 14' 7"
Bedroom 3	3.41m x 4.46m	11' 2" x 14' 7"
Total Internal Area	98 m ²	1054.9 ft ²
Balcony	1.50m x 4.08m	4' 11" x 13' 4"

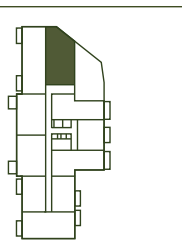
Floor	Plot	Apartment
2	2.01	12
3	3.01	22
4	4.01	32

F/F – Fridge/Freezer | S – Storage | WM – Washing Machine | DW – Dishwasher | D/O – Double Oven

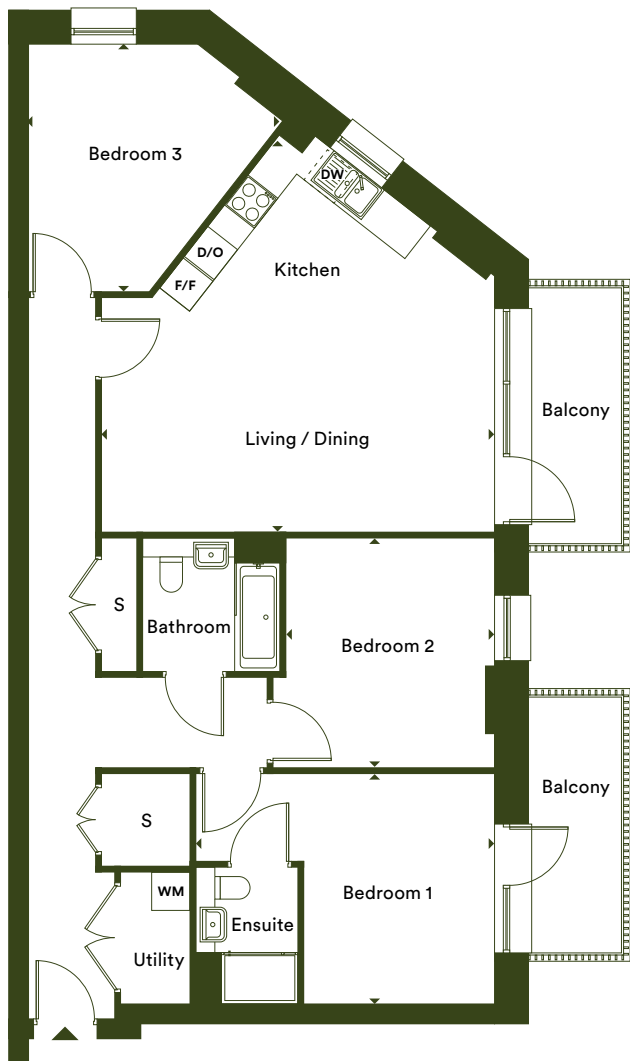
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Three bedroom apartment

Type 53
Apartments 13, 23 & 33



Floors 2 to 4



Accommodation

Living / Dining / Kitchen	4.06m x 6.22m	13' 3" x 20' 4"
Bedroom 1	3.66m x 4.73m	12' x 15' 6"
Bedroom 2	3.63m x 3.52m	11' 10" x 11' 6"
Bedroom 3	3.94m x 3.57m	12' 11" x 11' 8"
Total Internal Area	102.4 m²	1102 ft²
Balcony	1.50m x 4.08m	4' 11" x 13' 4"
Terrace to plot 13	52.9m²	

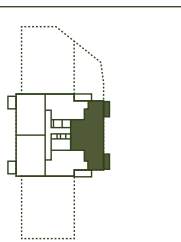
Floor	Plot	Apartment
2	2.10	13
3	3.10	23
4	4.10	33

F/F – Fridge/Freezer | S – Storage | WM – Washing Machine | DW – Dishwasher | D/O – Double Oven

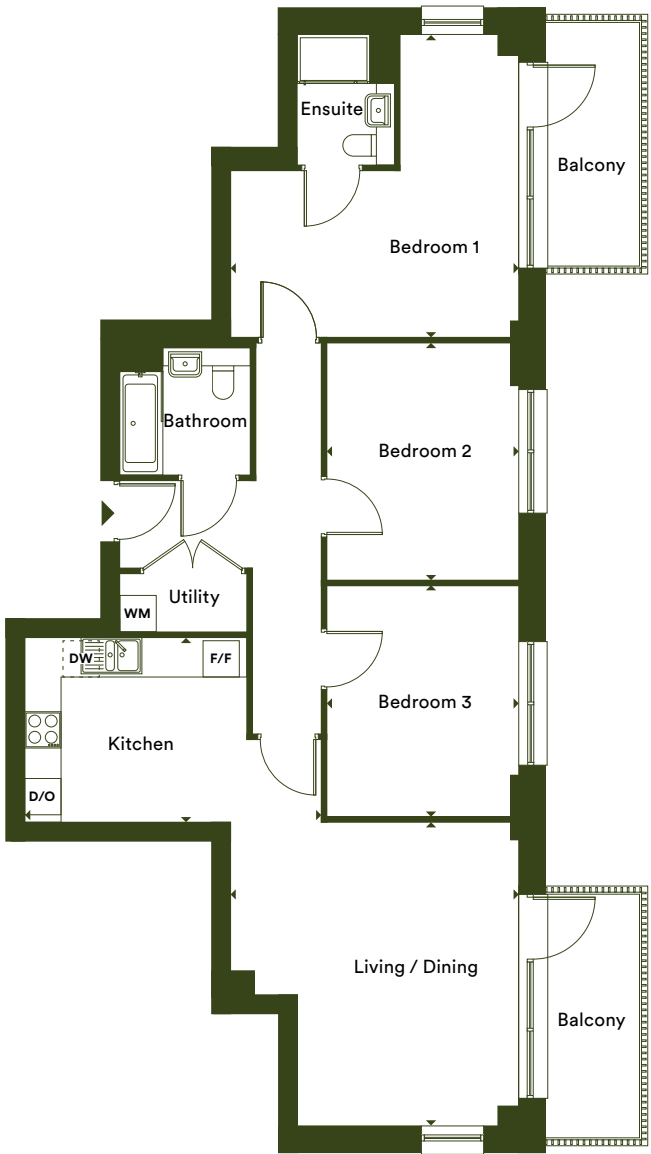
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Three bedroom apartment

Type 54
Apartments 46, 51, 56, 61, 66 & 71



Floors 6 to 11



Accommodation

Living / Dining	5.06m x 4.81m	16' 7" x 15' 9"
Kitchen	3.10m x 3.69m	10' 2" x 12' 1"
Bedroom 1	5.03m x 4.81m	16' 6" x 15' 9"
Bedroom 2	3.94m x 3.20m	12' 1" x 10' 6"
Bedroom 3	3.83m x 3.20m	12' 6" x 10' 6"
Total Internal Area	108.1 m²	1163.6 ft²
Balcony	1.50m x 4.08m	4' 11" x 13' 4"

Floor	Plot	Apartment
6	6.04	46
7	7.04	51
8	8.04	56
9	9.04	61
10	10.04	66
11	11.04	71

F/F – Fridge/Freezer | S – Storage | WM – Washing Machine | DW – Dishwasher | D/O – Double Oven

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