TAONA HOUSE

STANMORE

CLICK TO ENTER

TAONA HOUSE

STANMORE

A stunning new landmark building comprising seventy exclusive apartments arranged over five floors. The external architecture hints of Art Deco with light-coloured brick and bronze metal-work balconies.

A selection of studio, one, two and three bedroom apartments have been designed to a high specification for modern living with quality appliances and fittings. The majority of the available apartments have outside space.



Taona House



The Merrion Avenue façade



The view towards Harrow from a third floor balcony

LOCATION

This impressive new development offers a range of studio, one, two, and three bedroom apartments and is ideally located adjacent to Stanmore Underground Station, which is served by the Jubilee line, so the homes are within a few minutes walk of excellent connections to the West End and the City.

The location is convenient for Stanmore's main high street, The Broadway, the area offers a variety of shops that include supermarkets, chemists, restaurants and a multitude of essential amenities.

This is a quiet and diverse area of North West London surrounded by parks and beautiful green open spaces. The area enjoys a number of leisure and recreational facilities which includes Stanmore Golf Club, the Country Park and Bentley Priory Nature Reserve, a Site of Special Scientific Interest that surrounds the Bentley Priory stately home. The Royal Orthopaedic Hospital and Aspire Leisure Centre are also only a few minutes away to the north, while there are other sports facilities at the Canons Sports Centre to the south.

The location is perfectly situated near many primary and secondary schools which includes Bentley Wood High School for Girls, Stanmore College and one of the UK's top public schools, North London Collegiate School. A short distance away is also the world famous and historic, Harrow School.



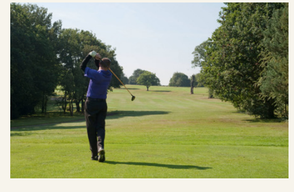
Jubilee Line

Stanmore	Finchley Road	Baker Street	Bond Street	Waterloo	London Bridge	Canary Wharf	Stratford
	22 mins	27 mins	29 mins	35 mins	38 mins	45 mins	57 mins
	Metropolitan	Metropolitan, Circle, Bakerloo Hammersmith & City	Central (Crossrail)	Mainline, Northern Bakerloo	Mainline Northern	DLR (Crossrail)	Mainline, Central Overground, DLR

Source : TfL











THE APARTMENTS

Each apartment is finished to a high specification and features German designed kitchens with Bosch appliances and Corian worktops, contemporary bathroom/shower rooms with VADO fittings, underfloor heating throughout and balconies/terraces to most apartments.

Further benefits include down lighting and feature lighting, bespoke wardrobes to the master bedroom, Oak engineered wood flooring to hallway, living and bedrooms, plus a 10-year BLP structural warranty.

Parking is available to purchase with selected apartments and subject to availability.











SPECIFICATION

KITCHEN

Contemporary designed German Kitchen with Matt Laminate Onyx Grey door fronts

Corian worktop and splash back in Petal

Contemporary stainless steel sink and tap by Caple

Bosch appliances throughout - oven, electric induction hob and extractor hood, fridge freezer, dishwasher and space and plumbing for washing machine

BATHROOMS / EN SUITES

Fully tiled floors and partially tiled walls in porcelain in a variation of soft tones

Bespoke bathroom cabinetry by Champion Build in two finishes (varies in apartments)

All bathrooms have wall hung WC with concealed cisterns with dual flush plate in chrome by Gerbert

All bathroom fixtures by VADO

Glass shower screen

Heated towel rail

INTERIOR

Underfloor heating throughout powered by a communal heating system

Painted flat-fronted interior doors with black nickel door furniture

Downlighting in bathrooms, kitchens and living spaces

Feature lighting in hall, living room and kitchen

All sockets and switches in black nickel finish

All ceilings, internal walls, door frames and skirting decorated in a variation of soft tones

Bespoke wardrobes in Woodline Cream finish by Champion Build to master bedrooms (in a majority of apartments)

FLOORING

Oak engineered wood flooring by Egger throughout the apartments

Quadrant carpet in light grey in all communal areas

Please note this is an indicative specification, individual apartments may vary and it may be subject to change. Images are of the show home.



Communal roof terrace (Floor 4)

HOME ENTERTAINMENT / COMMUNICATIONS

2 data/telephone outlets per apartment

TV outlet in lounge and all bedrooms

Wired for Sky TV

EXTERNAL

Communal roof terrace (Floor 4)

Landscaped communal gardens and courtyards

Children's play area

SECURITY

Sprinkler system to all apartments

Heat and smoke detectors

Video entry system

Key fob entry system to main entrance, lifts and floors

Lockable individual post boxes in main lobby

CCTV to main entrance and car park

WARRANTY

10-year BLP warranty

GROUND FLOOR



Plans not to scale.



Apartments available (click to view plan)

1	2 Bedroom		73 sq m	780 sq ft
6	1 Bedroom		55 sq m	591 sq ft
8	3 Bedroom		86 sq m	930 sq ft
9	1 Bedroom	SOLD	58 sq m	622 sq ft
10	2 Bedroom	SOLD	80 sq m	857 sq ft

SECOND FLOOR



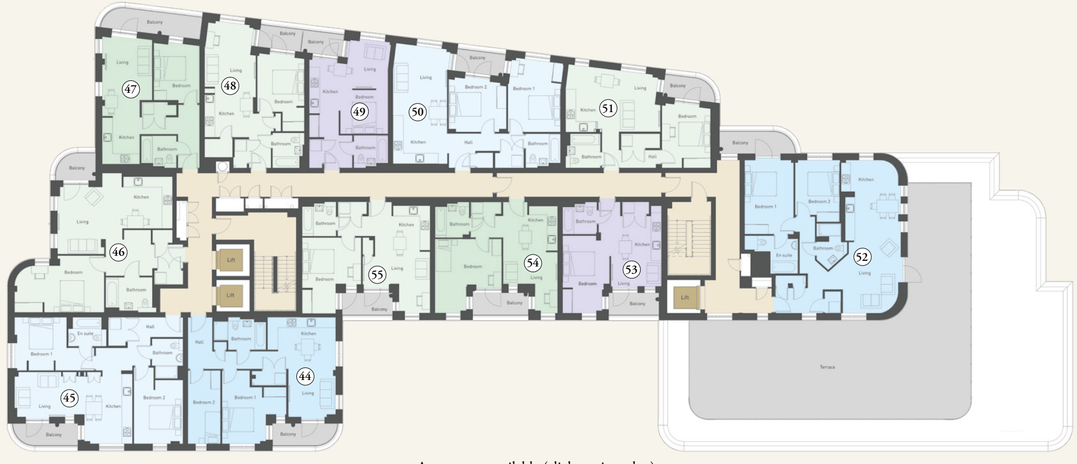
Plans not to scale.



Apartments available (click to view plan)

28	2 Bedroom		66 sq m	711 sq ft
29	2 Bedroom		76 sq m	821 sq ft
30	1 Bedroom		68 sq m	732 sq ft
31	1 Bedroom		49 sq m	525 sq ft
32	1 Bedroom	SOLD	49 sq m	528 sq ft
33	Studio	SOLD	36 sq m	392 sq ft
34	2 Bedroom	SOLD	69 sq m	744 sq ft
35	1 Bedroom		49 sq m	527 sq ft
36	Studio		44 sq m	478 sq ft
37	3 Bedroom		86 sq m	930 sq ft
38	2 Bedroom	SOLD	64 sq m	693 sq ft
39	1 Bedroom		49 sq m	532 sq ft
40	2 Bedroom		72 sq m	780 sq ft
41	Studio	SOLD	37 sq m	399 sq ft
42	1 Bedroom		46 sq m	499 sq ft
43	1 Bedroom		49 sq m	531 sq ft

THIRD FLOOR



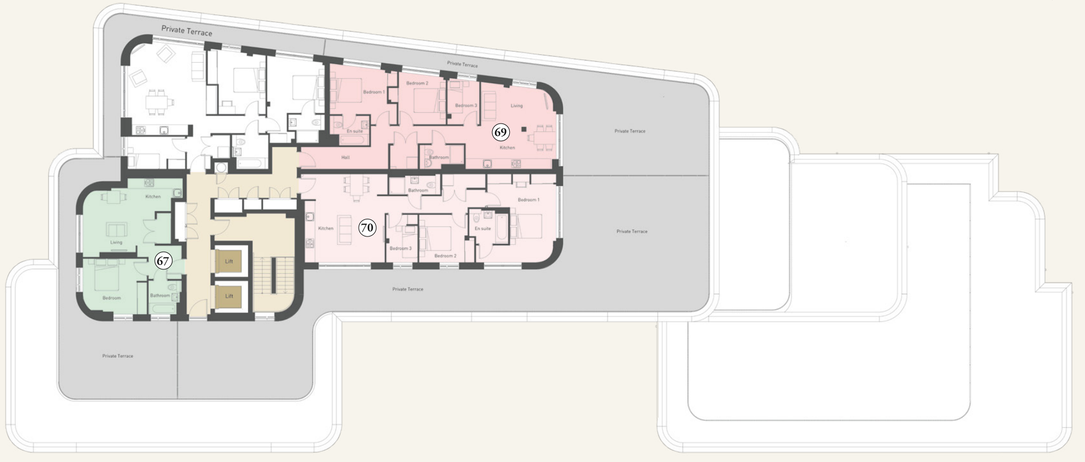
Apartments available (click to view plan)

44	2 Bedroom	SOLD	66 sq m	711 sq ft
45	2 Bedroom	SOLD	76 sq m	821 sq ft
46	1 Bedroom		68 sq m	733 sq ft
47	1 Bedroom		49 sq m	525 sq ft
48	1 Bedroom	SOLD	49 sq m	529 sq ft
49	Studio	SOLD	36 sq m	391 sq ft
50	2 Bedroom		69 sq m	746 sq ft
51	1 Bedroom		49 sq m	527 sq ft
52	2 Bedroom		88 sq m	943 sq ft
53	Studio	SOLD	37 sq m	399 sq ft
54	1 Bedroom	SOLD	46 sq m	499 sq ft
55	1 Bedroom		49 sq m	531 sq ft

Plans not to scale.



FIFTH FLOOR

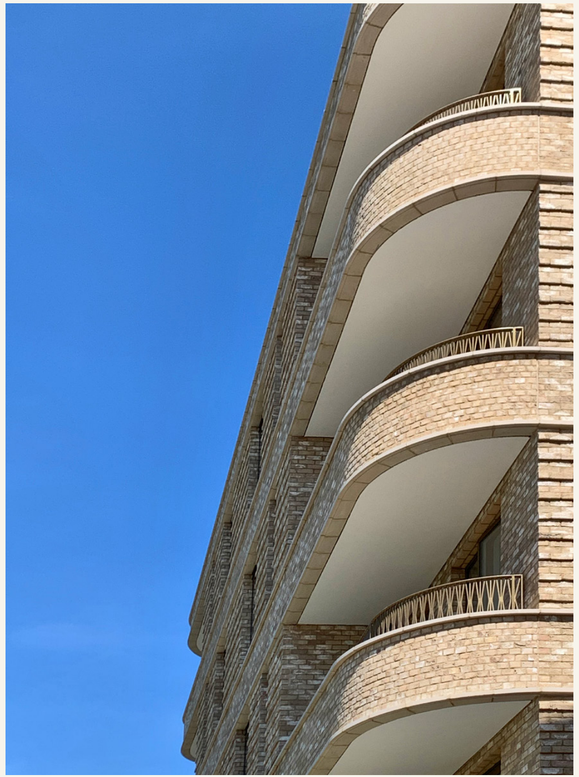


Plans not to scale.



Apartments available (click to view plan)

67	1 Bedroom	SOLD	49 sq m	532 sq ft
69	3 Bedroom	SOLD	84 sq m	906 sq ft
70	3 Bedroom	SOLD		





Art Deco inspired architecture

TAONA HOUSE

1 Merrion Avenue, Stanmore, Middlesex HA7 4BS

For further details contact the sole agents

Hamptons
THE HOME EXPERTS

020 8954 8626
stanmorenewhomes@hamptons.co.uk
www.hamptons.co.uk

Guarantee

BLP BUILDING DEFECTS INSURANCE

IMPORTANT: These particulars are for illustration only. The developer operates a policy of continuous product development and individual features such as windows and elevational treatments may vary from time to time. Consequently, these particulars should be treated as general guidance only and cannot be relied upon accurately describing any of the specified matters prescribed by any order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty. All services and facilities may not be available on completion of the property. Should you have any queries please direct them via your solicitor. | January 2021 | Designed and produced by creativewiredesign.co.uk

APARTMENT 1

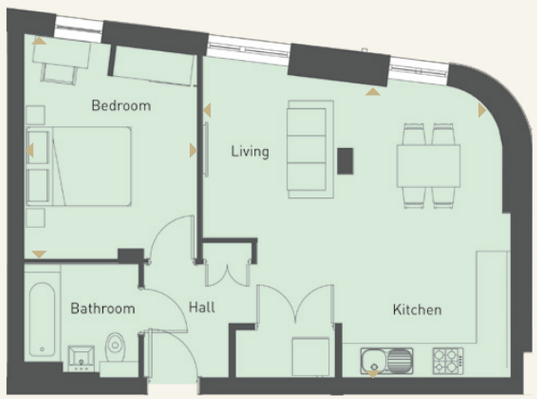


Ground Floor	73 sq m	780 sq ft
Living / Kitchen	6.76 x 4.00m	22'2" x 13'2"
Bedroom 1	4.76 x 3.85m	15'6" x 12'6"
Bedroom 2	4.14 x 2.35m	13'7" x 7'7"

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Room dimensions are shown as maximum measurements,
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Click here to return to Ground Floor Plan

APARTMENT 6

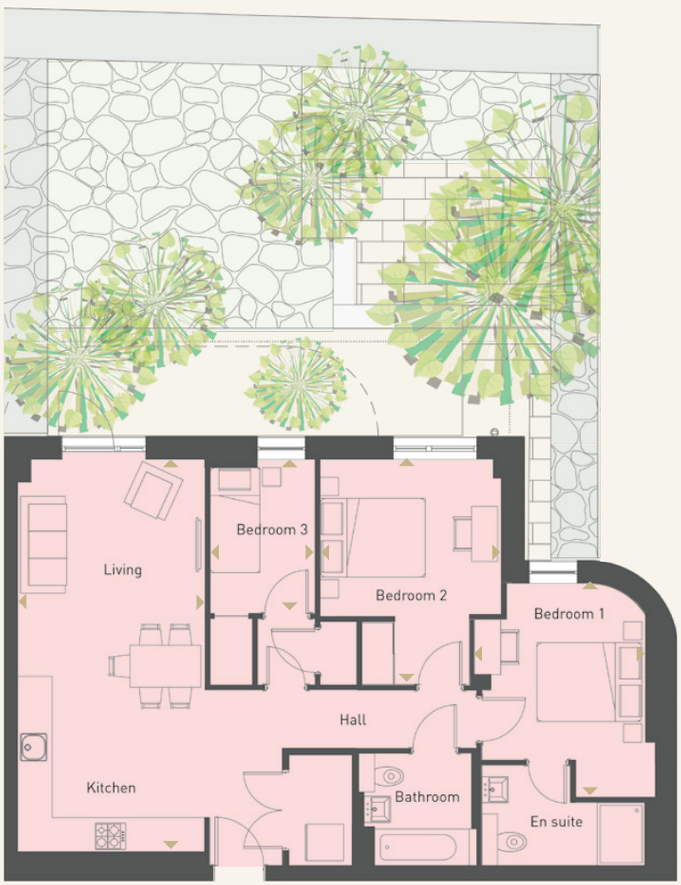


Ground Floor	55 sq m	591 sq ft
Living / Kitchen	5.56 x 5.54m	18'3" x 18'2"
Bedroom	4.37 x 3.30m	14'4" x 10'9"

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APARTMENT 8



Ground Floor	86 sq m	930 sq ft
Living / Kitchen	7.47 x 3.53m	24'6" x 11'7"
Bedroom 1	3.68 x 3.40m	12'1" x 11'2"
Bedroom 2	4.29 x 3.43m	14'1" x 11'3"
Bedroom 3	4.29 x 2.01m	14'1" x 6'7"

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APARTMENT 9



Ground Floor	58 sq m	622 sq ft
Living	5.81 x 3.89m	19'1" x 12'9"
Kitchen	3.79 x 2.18m	12'5" x 7'2"
Bedroom	5.00 x 3.20m	16'5" x 10'6"

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APARTMENT 10



Ground Floor	80 sq m	857 sq ft
Living / Kitchen	7.19 x 4.14m	23'7" x 13'7"
Bedroom 1	4.37 x 3.68m	14'4" x 12'1"
Bedroom 2	3.25 x 2.69m	10'8" x 8'10"

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APARTMENT 28

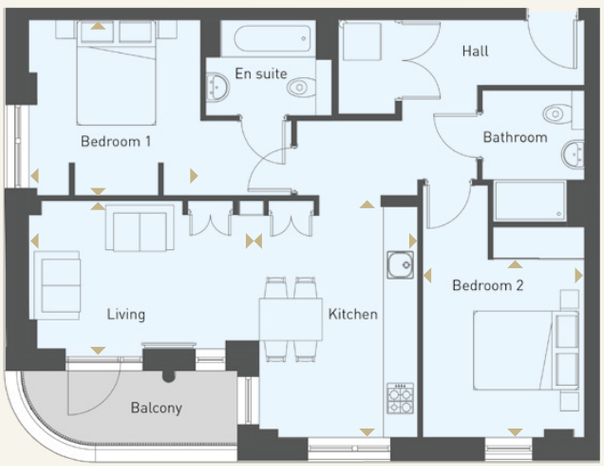


Second Floor	66 sq m	711 sq ft
Living / Kitchen	6.22 x 4.27m	20'5" x 14'0"
Bedroom 1	4.83 x 4.01m	15'10" x 13'2"
Bedroom 2	4.85 x 2.01m	15'11" x 6'7"

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Click here to return to Second Floor Plan

APARTMENT 29



Second Floor	76 sq m	821 sq ft
Living	4.34 x 2.82m	14’3” x 9’3”
Kitchen	4.17 x 1.98m	13’8” x 6’6”
Bedroom 1	3.28 x 3.23m	10’9” x 10’7”
Bedroom 2	3.56 x 3.30m	11’8” x 10’10”

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APARTMENT 30



Second Floor	68 sq m	732 sq ft
Living	4.19 x 4.06m	13’9” x 13’4”
Kitchen	3.20 x 3.20m	10’6” x 10’6”
Bedroom	5.61 x 3.53m	18’5” x 11’7”

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APARTMENT 31

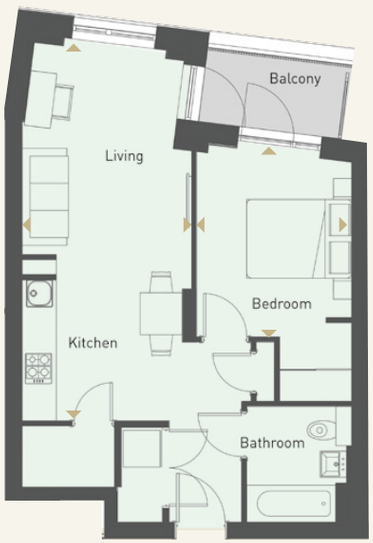


Second Floor	49 sq m	525 sq ft
Living / Kitchen	7.98 x 3.12m	26’2” x 10’3”
Bedroom	3.61 x 2.85m	11’10” x 9’4”

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Click here to return to Second Floor Plan

APARTMENT 32



Second Floor	49 sq m	528 sq ft
Living / Kitchen	7.24 x 3.20m	23’9” x 10’6”
Bedroom	3.53 x 2.90m	11’7” x 9’6”

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APARTMENT 33

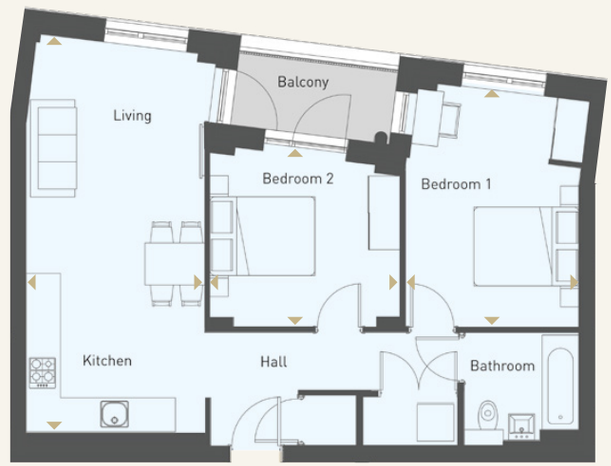


Second Floor	36 sq m	392 sq ft
Living	2.97 x 2.57m	9'9" x 8'5"
Kitchen	4.90 x 1.85m	16'1" x 6'1"
Bedroom	2.95 x 2.74m	9'8" x 9'0"

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APARTMENT 34

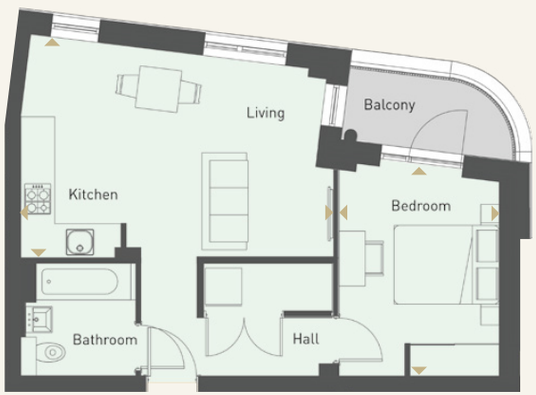


Second Floor	69 sq m	744 sq ft
Living / Kitchen	7.49 x 3.40m	24'7" x 11'2"
Bedroom 1	4.85 x 3.25m	15'11" x 10'8"
Bedroom 2	3.58 x 3.48m	11'9" x 11'5"

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APARTMENT 35



Second Floor	49 sq m	527 sq ft
Living / Kitchen	5.87 x 4.09m	19'3" x 13'5"
Bedroom	4.04 x 3.18m	13'3" x 10'5"

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APARTMENT 36

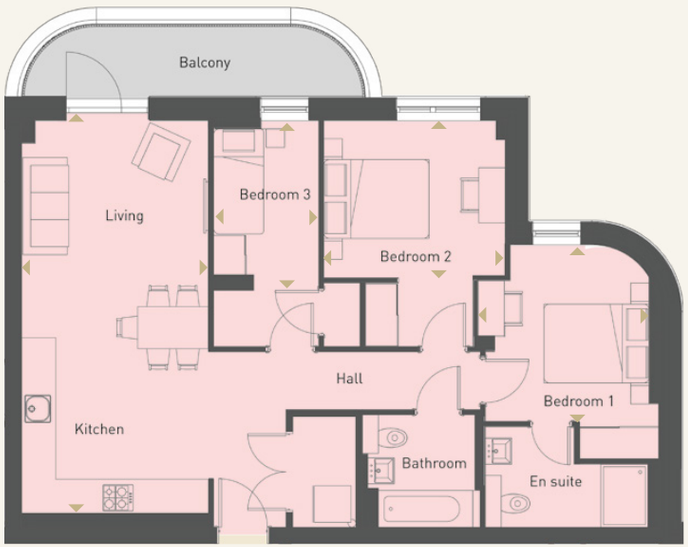


Second Floor	44 sq m	478 sq ft
Living	5.97 x 2.31m	19'7" x 7'7"
Kitchen	2.95 x 2.31m	9'8" x 7'7"
Bedroom	2.95 x 2.90m	9'8" x 9'6"

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APARTMENT 37



Second Floor	68 sq m	930 sq ft
Living / Kitchen	7.45 x 3.53m	24'5" x 11'7"
Bedroom 1	3.43 x 3.38m	11'3" x 11'1"
Bedroom 2	3.43 x 2.92m	11'3' x 9'7"
Bedroom 3	4.32 x 1.98m	14'2" x 6'6"

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APARTMENT 38



Second Floor	64 sq m	693 sq ft
Living	4.39 x 2.57m	14'5" x 8'5"
Kitchen	4.70 x 2.78m	15'5" x 9'1"
Bedroom 1	3.73 x 3.25m	12'3" x 10'8"
Bedroom 2	3.68 x 1.98m	12'1" x 6'6"

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APARTMENT 39

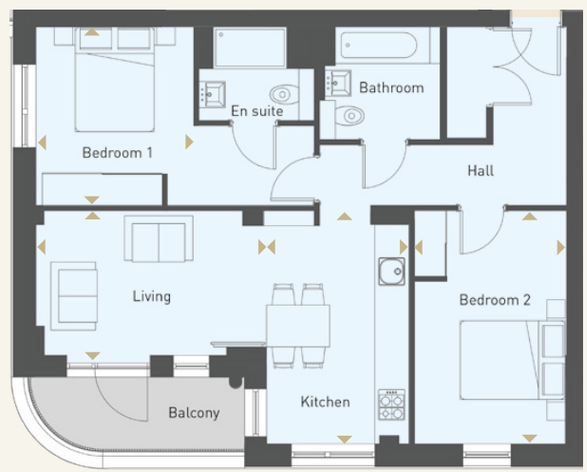


Second Floor	49 sq m	532 sq ft
Living	4.19 x 3.71m	13’9” x 12’2”
Kitchen	3.48 x 2.44m	11’5” x 8’0”
Bedroom	3.73 x 3.43m	12’3” x 11’2”

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Click here to return to Second Floor Plan

APARTMENT 40



Second Floor	72 sq m	780 sq ft
Living	4.37 x 2.82m	14’4” x 9’3”
Kitchen	4.42 x 2.03m	14’6” x 6’8”
Bedroom 1	3.40 x 2.95m	11’2” x 9’8”
Bedroom 2	4.42 x 2.90m	14’6” x 9’6”

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Click here to return to Second Floor Plan

APARTMENT 41



Second Floor	37 sq m	399 sq ft
Living / Kitchen	5.10 x 3.95m	16’9” x 12’11”
Bedroom	4.89 x 2.92m	15’10” x 9’7”

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APARTMENT 42



Second Floor	46 sq m	499 sq ft
Living / Kitchen	6.63 x 3.40m	21’9” x 11’2”
Bedroom	4.65 x 4.14m	15’3” x 13’7”

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APARTMENT 43



Second Floor	46 sq m	531 sq ft
Living / Kitchen	6.63 x 4.19m	21'9" x 13'9"
Bedroom	4.80 x 3.71m	15'6" x 12'2"

This plan is not to scale and is for indicative purposes only.
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APARTMENT 44

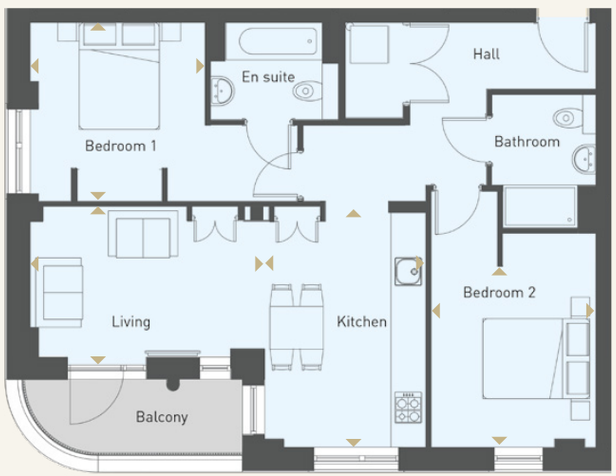


Second Floor	66 sq m	711 sq ft
Living / Kitchen	6.22 x 4.27m	20'5" x 14'0"
Bedroom 1	4.83 x 4.01m	15'10" x 13'2"
Bedroom 2	4.85 x 2.01m	15'11" x 6'7"

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APARTMENT 45



Second Floor	76 sq m	821 sq ft
Living	4.34 x 2.82m	14’3” x 9’3”
Kitchen	4.17 x 1.98m	13’8” x 6’6”
Bedroom 1	3.28 x 3.23m	10’9” x 10’7”
Bedroom 2	3.56 x 3.30m	11’8” x 10’10”

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APARTMENT 46



Second Floor	68 sq m	733 sq ft
Living	4.19 x 3.86m	13’9” x 12’8”
Kitchen	3.20 x 3.18m	10’6” x 10’5”
Bedroom	5.61 x 3.53m	18’5” x 11’7”

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APARTMENT 47

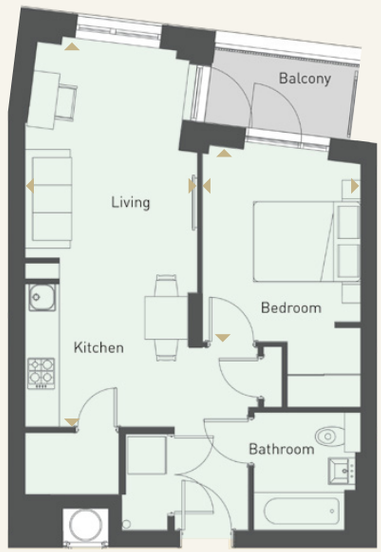


Second Floor	49 sq m	525 sq ft
Living	4.95 x 3.12m	16’3” x 10’3”
Kitchen	2.90 x 2.31m	9’6” x 7’7”
Bedroom	3.71 x 2.85m	12’2” x 9’4”

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APARTMENT 48

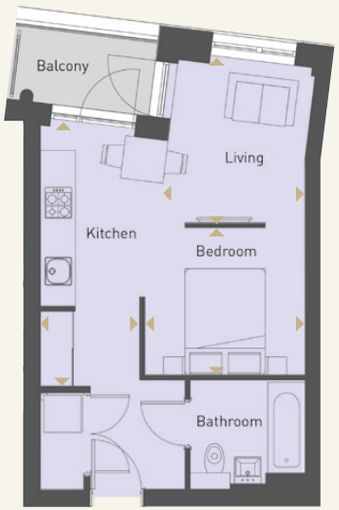


Second Floor	49 sq m	529 sq ft
Living / Kitchen	7.31 x 3.20m	24’0” x 10’6”
Bedroom	3.56 x 2.90m	11’8” x 9’6”

This plan is not to scale and is for indicative purposes only.
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APARTMENT 49

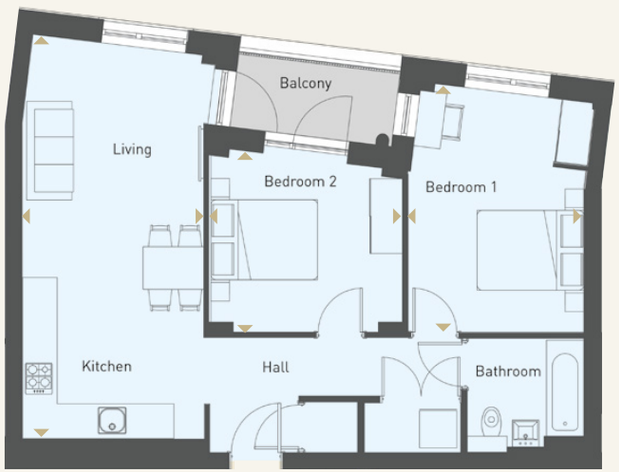


Second Floor	36 sq m	391 sq ft
Living	2.97 x 2.49m	9'9" x 8'2"
Kitchen	2.95 x 2.77m	9'8" x 9'1"
Bedroom	2.85 x 2.59m	9'4" x 8'6"

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APARTMENT 50



Second Floor	69 sq m	746 sq ft
Living / Kitchen	7.52 x 3.40m	24'8" x 11'2"
Bedroom 1	4.62 x 3.25m	15'2" x 10'8"
Bedroom 2	3.58 x 3.43m	11'9" x 11'3"

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Click here to return to Third Floor Plan

APARTMENT 51



Second Floor	49 sq m	527 sq ft
Living / Kitchen	5.92 x 4.11m	19'5" x 13'6"
Bedroom	4.04 x 3.18m	13'3" x 10'5"

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APARTMENT 52



Second Floor	49 sq m	527 sq ft
Living / Kitchen	5.92 x 3.68m	31'6" x 12'1"
Bedroom1	9.60 x 1.80m	11'4" x 9'2"
Bedroom 2	4.62 x 3.05m	15'2" x 10'0"

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Click here to return to Third Floor Plan

APARTMENT 53



Third Floor	**37 sq m**	**399 sq ft**
Living / Kitchen	5.10 x 3.95m	16’9” x 12’11”
Bedroom	4.89 x 2.92m	15’10” x 9’7”

This plan is not to scale and is for indicative purposes only.
Room dimensions are shown as maximum measurements,
and are given as a indication only.

Click here to return to Third Floor Plan

APARTMENT 54

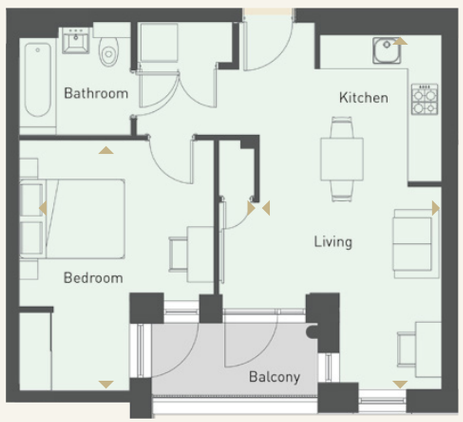


Third Floor	**46 sq m**	**499 sq ft**
Living / Kitchen	6.63 x 3.40m	21’9” x 11’2”
Bedroom	4.65 x 4.14m	15’3” x 13’7”

This plan is not to scale and is for indicative purposes only.
Room dimensions are shown as maximum measurements,
and are given as a indication only.

Click here to return to Third Floor Plan

APARTMENT 55



Third Floor	49 sq m	531 sq ft
Living / Kitchen	6.76 x 4.19m	22'2" x 13'9"
Bedroom	4.72 x 3.71m	15'6" x 12'2"

This plan is not to scale and is for indicative purposes only.
Room dimensions are shown as maximum measurements,
and are given as a indication only.

Click here to return to Third Floor Plan

APARTMENT 67

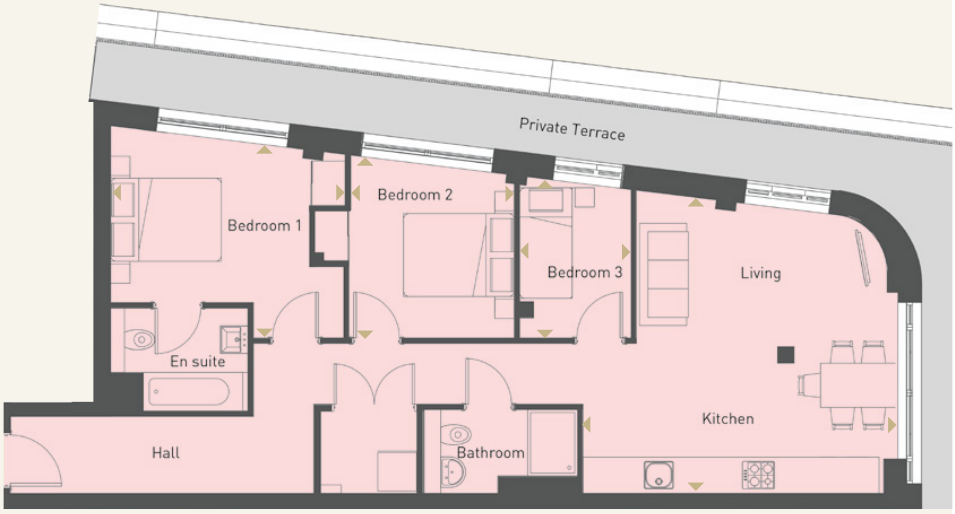


Fifth Floor	49 sq m	532 sq ft
Living / Kitchen	5.54 x 4.98m	18'2" x 16'4"
Bedroom	4.01 x 3.48m	13'2" x 11'5"

This plan is not to scale and is for indicative purposes only.
Room dimensions are shown as maximum measurements,
and are given as a indication only.

Click here to return to Fifth Floor Plan

APARTMENT 69





Fifth Floor **46 sq m** **906 sq ft**

This plan is not to scale and is for indicative purposes only.
Room dimensions are shown as maximum measurements,
and are given as a indication only.

Click here to return to Fifth Floor Plan