



 **LAWRENCE RAND**

Sudbury Hill, Harrow, Middlesex, HA1 3ND

**£1,425,000**



**Key features:**

- Stunning six-bedroom detached family home
- Four bathrooms
- Three receptions
- Large kitchen
- Well-kept garden
- Garage & off-street parking
- Sought after location

**About the property:**

A rare gem nestled atop the prestigious Harrow on the Hill, this remarkable residence boasts a grand total of six bedrooms. This detached family home spans three spacious floors, offering a blend of contemporary luxury and classic charm that is sure to captivate the most discerning of buyers.

Upon entering, one is welcomed by a sense of grandeur, with three expansive reception rooms providing the ideal setting for both intimate gatherings and lavish entertaining. The heart of the home lies in the large family kitchen and dining room, a culinary haven for culinary enthusiasts and family meals alike.

Ascend to the upper floors, where the six bedrooms await, including a luxurious master bedroom complete with an ensuite and dressing area, offering a serene sanctuary for relaxation. With three bathrooms, including two additional ensembles, convenience and privacy are guaranteed for all residents.

For those in need of ample parking, the property comes complete with a garage and a driveway capable of accommodating several vehicles, ensuring convenience for residents and guests.

**Location:**

This remarkable property is perched on the summit of Harrow on the Hill, offering stunning views and a tranquil ambience that is unrivalled. A stone's throw away from sought-after schools and Harrow town centre, residents will enjoy a wealth of amenities, including shops and restaurants.

**Verified Material Information**

London Borough of Harrow

Council tax band: G

Council tax annual charge: £3810.54 per annum

Tenure: Freehold

Property construction: Standard form

Energy Performance rating: C

**Suppliers:**

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: Double glazing

**Broadband & mobile coverage:**

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Excellent, Vodafone -

Excellent, Three - Excellent, EE - Excellent

**Additional information:**

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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