



17 London Road

Harrow on The Hill, HA1 3JJ

Price Guide £1,000,000



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Well situated on the summit of Harrow on The Hill, this spacious duplex apartment offers a unique blend of historical charm and modern living. Designed by the renowned architect Decimus Burton in 1828, this stunning period property is arranged over the ground & lower ground floors, providing ample room for both relaxation and entertainment.

The property boasts four well-proportioned bedrooms, perfect for families or those seeking extra space, the large bespoke kitchen/breakfast room serves as a delightful gathering space. The three bathrooms ensure convenience and comfort for all residents. The generous living room is ideal for hosting friends and family.

One of the standout features of this home is the large private garden with direct access, allowing you to enjoy outdoor living at its finest. This tranquil space is perfect for gardening enthusiasts or simply unwinding in the fresh air.

Throughout the apartment, many original period features have been lovingly retained, adding character and elegance to the living environment. The combination of historical architecture and contemporary amenities makes this property a truly special find.

With its prime location in the village conservation area you are particularly well served for good schooling including Orley Farm Preparatory School, John Lyon, St Dominic's Sixth Form College, St Anselms RC school and the renowned Harrow Public School which dates back to 1572 and whose Elizabethan and Victorian buildings dominate the old High Street.

Main Front Door

Communal Lobby

Own Front Door

Entrance Hall

Dining Area

Kitchen / Breakfast Room







- Living Room
- Conservatory
- Inner Lobby
- Master Bedroom
- En Suite
- Bedroom
- Shower Room
- Stairs From Dining Area Down to:
- Lower Ground Floor
- Bedroom/Gym
- Shower Room
- Bedroom
- Stairs down to Basement
- Cellar
- Garden Room
- Large Private Garden
- Garage available by separate negotiation
- Council Tax Band F
- Leasehold Information
- Share of Freehold
- Lease - 985 years remaining
- Average yearly maintenance charge £200-£300

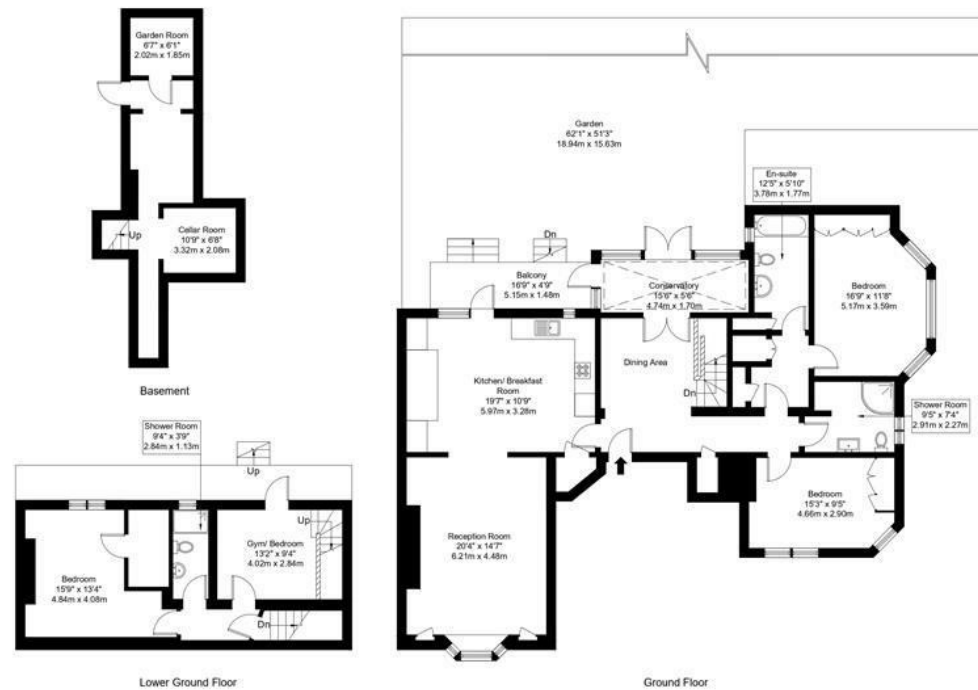
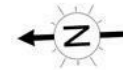


# London Road, HA1 3JJ

Approx Gross Internal Area = 201.3 sq m / 2166 sq ft

Balcony = 7.62 sq m / 82 sq ft

Total = 208.92 sq m / 2248 sq ft



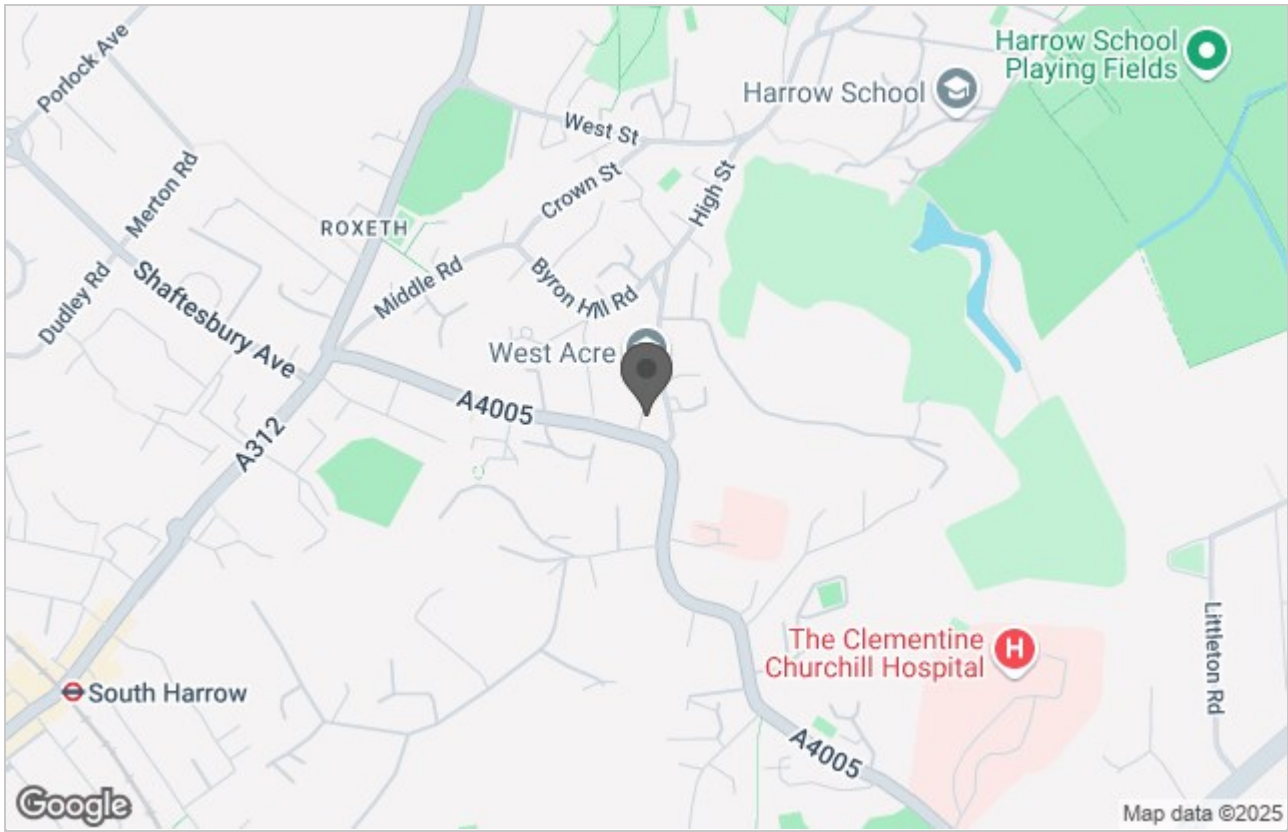
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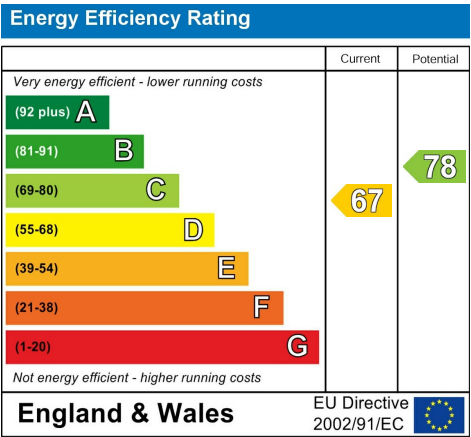
The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Area Map



Energy Efficiency Graph



Viewing

Please contact our Harrow on the Hill Office on 020 8422 3333 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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