

**WILSON**  
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ESTATE AGENTS

Holm Oak Mount Park Avenue  
Harrow on The Hill, HA1 3JN

£1,995,000





## Holm Oak Mount Park Avenue

Harrow on The Hill, HA1 3JN

A beautiful locally Listed Arts & Crafts Residence with 3529 sq ft of accommodation situated near the summit of 'The Hill' and designed by the renowned architect, Charles Forster Hayward who was a prominent Harrow architect, having designed several Harrow School boarding houses. Holm Oak was originally built in 1863 as the first house on the Mount Park Estate and converted into two family homes in 2000 using the local architect Andrew Reed, an award winning architect in his time, having also designed for Harrow School.

The well proportioned accommodation is arranged over four floors consisting of six bedrooms, three/four reception rooms and four bathrooms with ample parking and a detached garage. This fine family home offers a wealth of character, charm and original features and an internal inspection is highly recommended.

Harrow on the Hill is designated as a conservation area and has a range of properties of both historical interest and high architectural merit dating from 16th Century. The magnificent church of St Mary's has Norman origins dating from 1094. The historic buildings, restaurants & wine bars on the old High Street are within a few minutes walk. Both Sudbury Hill's Piccadilly & Chiltern Line stations and South Harrow's train station are within easy walking distance & Harrow on The Hill Metropolitan/Chiltern Line train station for a fast commute to the City is within 0.75 miles.

The area is 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.

Entrance Porch

Entrance Hall

Guest Cloakroom







- Reception Room
- Reception Room
- Stairs to Lower Ground Floor
- Guest Cloakroom
- Reception Room
- Kitchen/Breakfast Room
- Utility Room
- First Floor
- Landing
- Bedroom
- En Suite Bathroom
- Bedroom
- Jack & Gill En Suite Bathroom
- Bedroom/Study
- Stairs to Second Floor
- Shower Room
- Bedroom
- Bedroom with Sauna
- Jack & Gill En Suite Bathroom
- Bedroom
- Outside
- Detached Garage
- Drive Way with Off Street Parking
- Large West Facing Garden
- Council Tax Band H



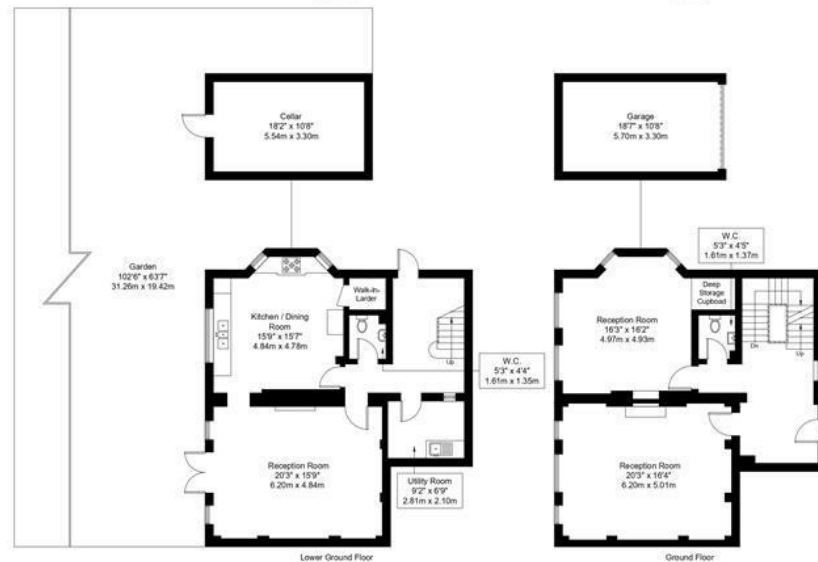
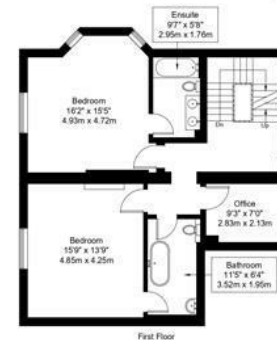
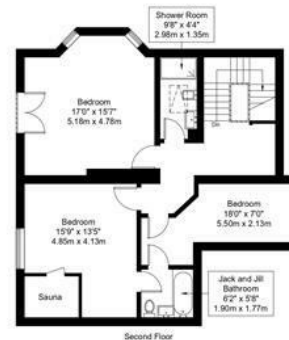
# Mount Park Avenue, HA1 3JN

Approx Gross Internal Area = 327.86 sq m / 3529 sq ft

Garage = 18.81 sq m / 202 sq ft

Cellar = 18.28 sq m / 197 sq ft

Total = 364.95 sq m / 3928 sq ft



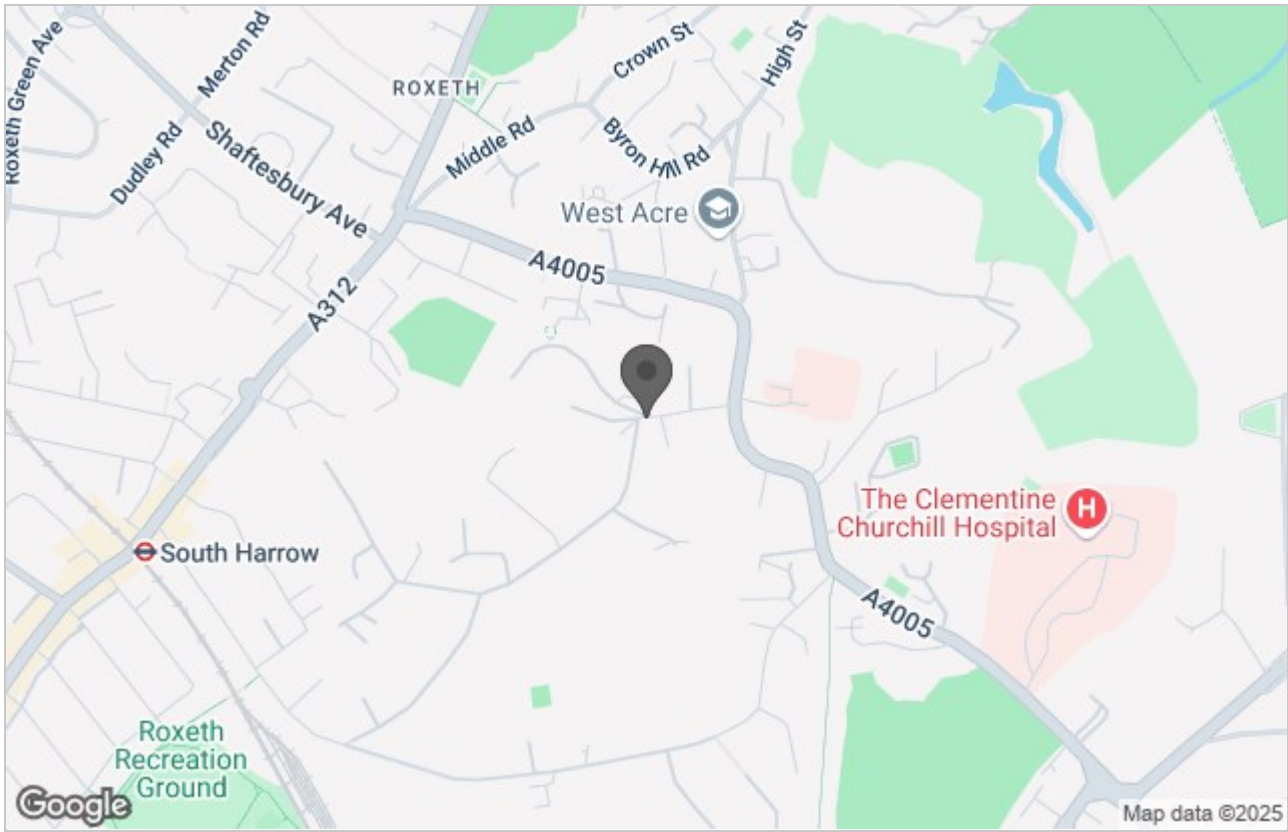
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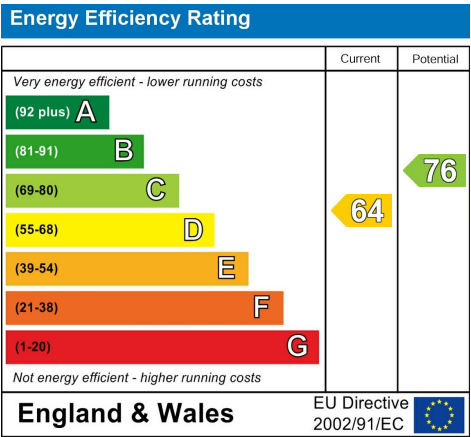
The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied 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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