



London Road

Harrow on the Hill, HA1

**Offers in excess of £575,000**



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Located at the summit of Harrow on the Hill, this distinguished first floor apartment occupies an impressive period building of scale and presence. The historic High Street is only a short walk away, with its collection of independent shops, cafés and restaurants set against the backdrop of the Hill's notable architecture.

The apartment offers a flexible layout currently arranged as two bedrooms, two reception rooms and two bathrooms, with clear potential to create a third bedroom if desired. Ceiling heights approach ten feet, lending volume and a quiet grandeur to the principal rooms. Tall timber sash windows draw in excellent natural light, with double glazing fitted to the front elevation, while the main lounge centres around an open fireplace, reinforcing the building's period character.

The interiors balance tradition and function. A separate kitchen is fitted with modern cabinetry and integrated appliances, and the bathrooms are finished in a clean, contemporary style. Decorative detailing sits comfortably alongside practical upgrades, creating a home that feels both established and considered.

Outside, the property benefits from allocated parking for two cars and a substantial rear garden plot, a rare advantage in this village setting.

Further features include gas fired central heating, partial air conditioning, timber flooring and an entryphone system. The apartment is offered with a share of freehold and a new 999 year lease upon completion.

Harrow on the Hill combines architectural heritage with strong transport connections. Metropolitan, Main Line and Piccadilly Line services are all within easy reach, alongside several bus routes. Harrow town centre lies just over half a mile away, offering a wide range of shopping and leisure facilities, with Waitrose nearby for everyday needs.

**Living Room**  
18'0" x 14'4" (5.51 x 4.39)

**Dining Room**  
14'0" x 11'10" (4.29 x 3.63)

**Kitchen**  
14'2" x 7'10" (4.32 x 2.41)

**Bedroom 1**  
14'4" x 13'5" (4.39 x 4.09)

**Bedroom 2**  
12'0" x 9'3" (3.66 x 2.82)





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**Bedroom 1**

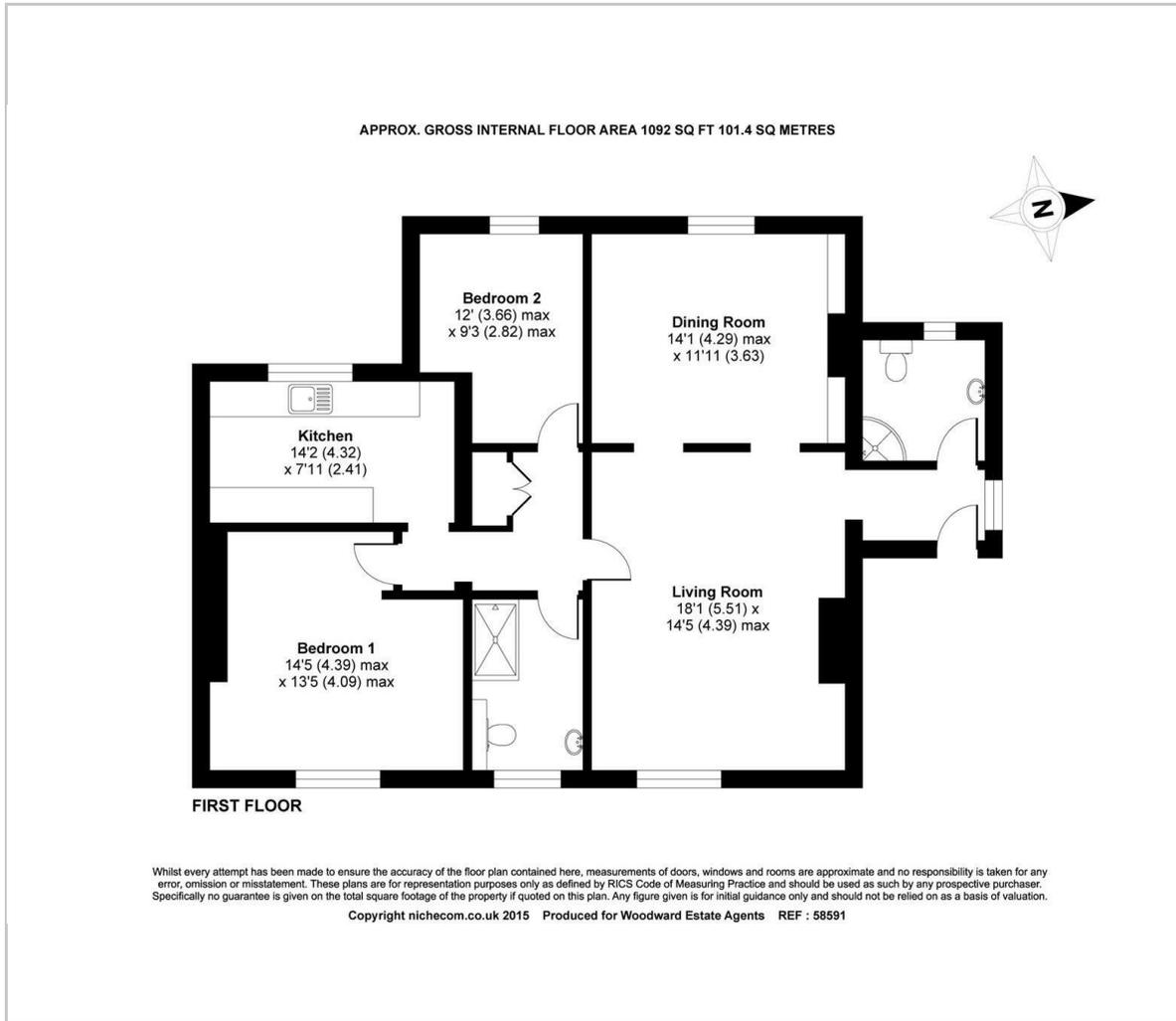
14'4" x 13'5" (4.39 x 4.09)

**Bedroom 2**

12'0" x 9'3" (3.66 x 2.82)



## Floor Plan



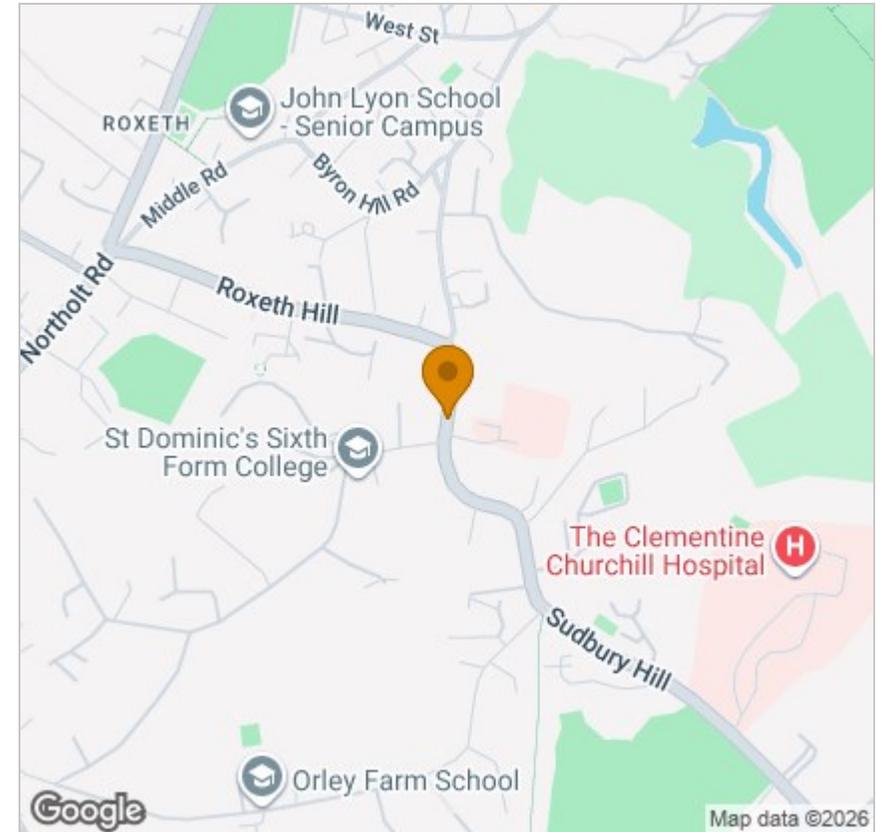
## Viewing

Please contact our Woodward Estate Agents Office on 020 8864 8844 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

