



London Road

Harrow, HA1

Asking price £350,000



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Located on London Road at the summit of Harrow on the Hill, this well presented two bedroom apartment occupies the second floor of an elegant period building, offering a rare combination of character, outlook and convenience.

The principal living space sits to the front, where elevated views across the Hill create a wonderful sense of light and openness. An open plan kitchen has been seamlessly integrated, fitted with contemporary cabinetry and appliances, forming a sociable and well balanced living environment.

Both bedrooms are well proportioned, with the principal bedroom benefiting from an en suite, while a second modern bathroom serves the remainder of the apartment. Each space has been finished in a neutral and cohesive style, complementing the building's period origins. Further features include gas central heating, an entryphone system and low outgoings, making it as practical as it is attractive.

Externally, there is unrestricted parking directly outside, while a number of bus routes are located just moments from the front door, providing easy access off the Hill in all directions.

Harrow on the Hill remains one of north west London's most distinctive settings, often described as a village within the capital. Its conservation status preserves a rich architectural character, with historic buildings, winding streets and a strong sense of community. A selection of independent cafés, restaurants, pubs and shops sit within walking distance, while Harrow town centre at the foot of the Hill offers a wider range of amenities including shopping centres, supermarkets and leisure facilities.

Harrow on the Hill station provides fast and direct connections into central London via the Metropolitan Line and Chiltern services, making this an exceptionally well connected and highly desirable place to live.

## Kitchen/Living Area

12'11" x 19'10" (3.94 x 6.06)

## Bedroom

13'3" x 7'11" (4.06 x 2.43)

## En Suite

6'0" x 4'11" (1.85 x 1.52)

## Bedroom

6'9" x 10'4" (2.08 x 3.16)

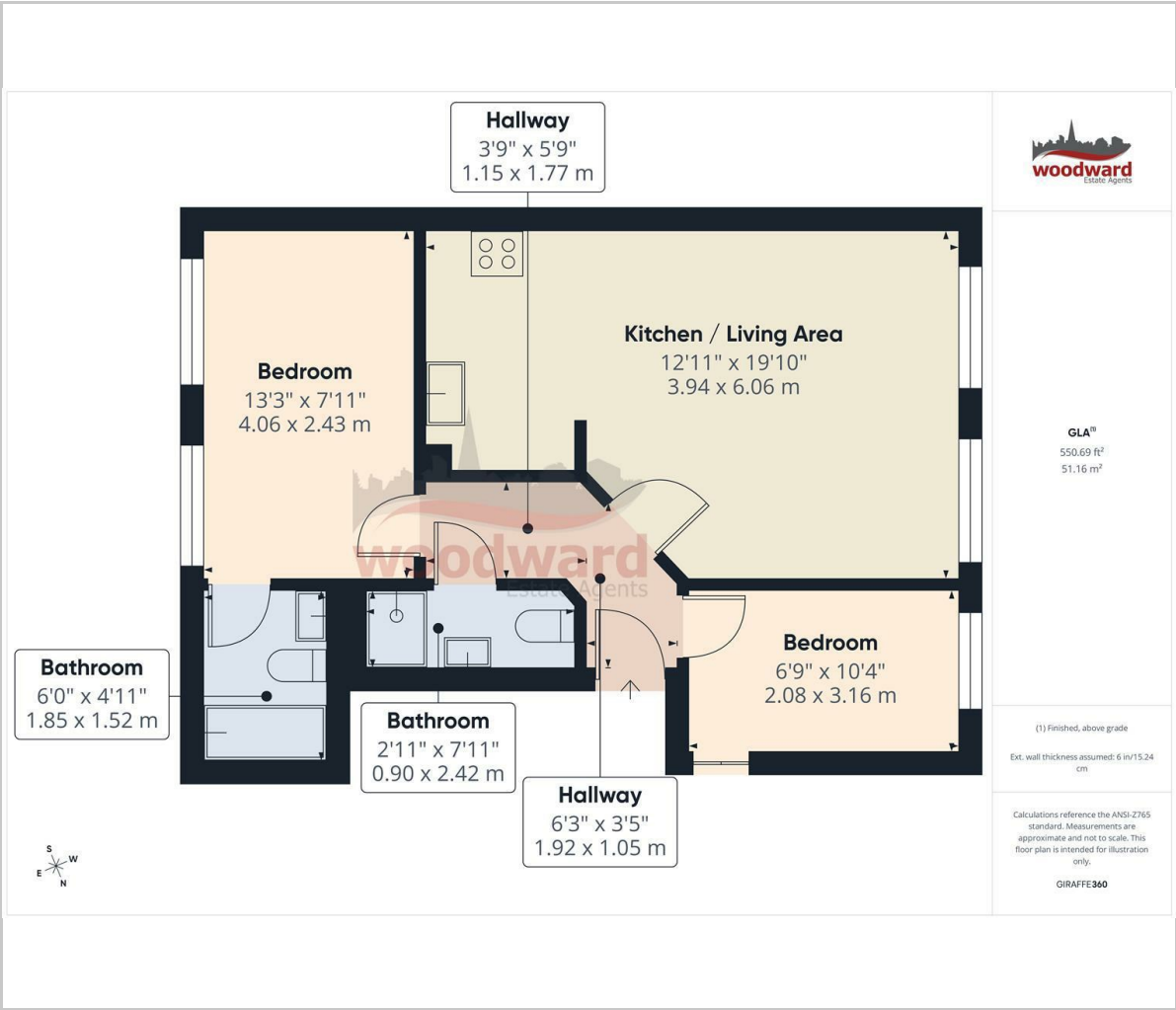
## Bathroom

2'11" x 7'11" (0.90 x 2.42)





Floor Plan



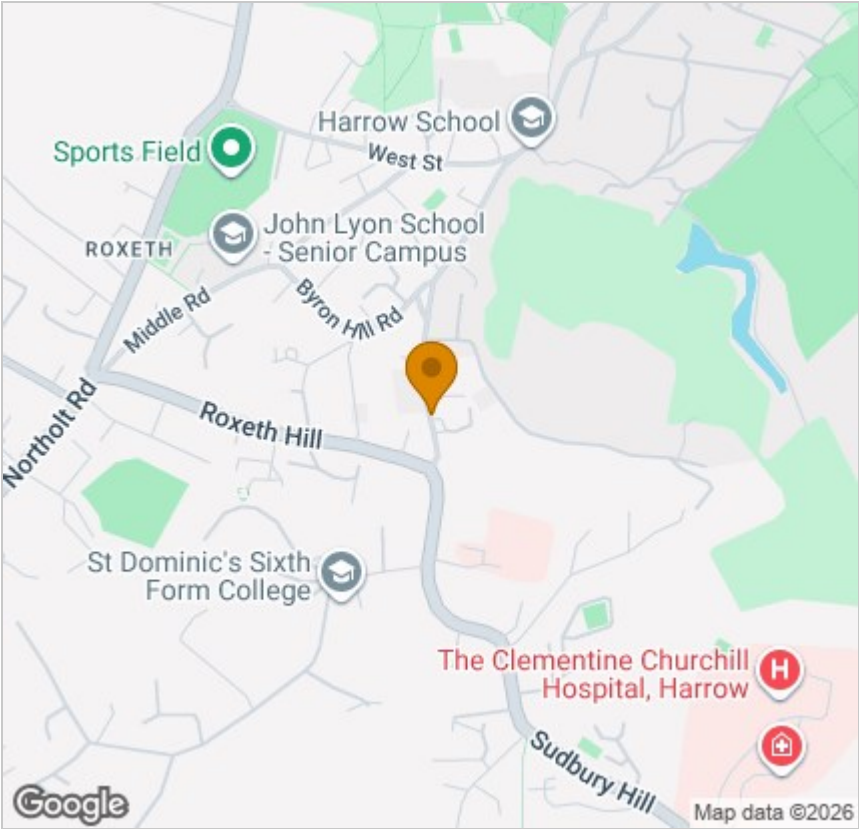
Viewing

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

