





# West Street, Harrow, HA1 3EL

This exquisite two-bedroom Victorian cottage, positioned within the exclusive Harrow on the Hill Village Conservation Area, offers a rare blend of heritage charm and contemporary luxury. Behind its period façade, the home features a beautifully spacious lounge diner flooded with natural light, a sleek modern kitchen with premium cabinetry, and an opulent bathroom showcasing a freestanding bath with overhead shower. Immaculately finished with elegant solid oak wood flooring throughout, the property also boasts gas central heating and a private courtyard garden perfect for alfresco dining. Sold as a freehold, it enjoys a prime location just a short walk to Harrow-on-the-Hill Station, boutique cafés, historic village walks, and some of London's most prestigious schools.

- Charming two-bedroom Victorian cottage Built Circa 1850's
- Located in the prestigious Harrow on the Hill Village Conservation Area
- Spacious Lounge Diner with abundant natural light
- Modern fitted kitchen with sleek cabinetry, integral washing machine and dishwasher
- Luxury bathroom with freestanding bath and overhead shower
- Elegant Solid Oak wood flooring throughout the property
- Gas Central Heating
- Private courtyard garden ideal for outdoor relaxation
- Freehold tenure offering full ownership
- Walking distance to Harrow-on-the-Hill station (Metropolitan Line) & South Harrow station (Piccadilly Line)

Council Tax Band: E

Freehold







## INTERNALLY

A beautifully presented two-bedroom Victorian cottage offering contemporary living across two stylishly arranged floors, set within an enviable location. The front door opens into a superbly spacious and light-filled reception room, designed for both relaxation and refined entertaining featuring a fully flued, working Victorian fireplace. With generous proportions and dual-aspect glazing, this room offers ample space for a formal dining area and lounge seating. The seamless layout makes this the heart of the home—ideal for hosting or unwinding in style. A sleek and well-equipped kitchen featuring contemporary fitted cabinetry, integral washing machine and dishwasher, ample work surfaces, and space for integrated appliances. The angled design adds architectural interest, while the generous window ensures natural light floods the space—ideal for any culinary enthusiast. Open plan staircase leads to upstairs landing with doors to the Master bedroom, a peaceful and stylish principal bedroom, boasting a well-balanced layout with twin windows, ideal for fitted wardrobes and premium furnishings. A serene retreat perfect for restful nights and morning light. Bedroom 2 a spacious second double bedroom with versatility to serve as a guest suite, children's room, or sophisticated home office. Clean lines and neutral tones make this a flexible and elegant space. The bathroom is a tastefully finished bathroom featuring a free standing bath with overhead shower, basin, and WC. Thoughtfully laid out and immaculately presented—perfect for indulgent soaks or quick morning routines. The property has solid oak wood flooring throughout, gas central heating.

## EXTERNALLY

Private courtyard Garden with a brick-built barbecue

## LOCATION

A Prime Spot in the Heart of Harrow Nestled in the desirable and well-connected enclave of West Street, this property enjoys a highly sought-after location in the vibrant heart of Harrow. Combining residential tranquility with exceptional convenience, 41 West Street is just a short stroll from Harrow-on-the-Hill Station, offering direct Metropolitan Line and Chiltern Rail services into Central London, making it a perfect home for commuters. South Harrows Piccadilly line station is also within walking distance. This charming residential street is steeped in character and benefits from close proximity to the historic Harrow-on-the-Hill village, known for its picturesque architecture, boutique cafes, and the prestigious Harrow School. Whether you're enjoying a scenic walk, a coffee with friends, or exploring the area's cultural heritage, this location effortlessly blends lifestyle and leisure. Moments away, St Ann's and St George's shopping centres provide an excellent range of high street retailers, dining options, and amenities. Families will appreciate the abundance of outstanding local schools, both state and independent, and green spaces like Roxeth Recreation Ground and Church Fields, perfect for weekend relaxation. With a welcoming community feel, strong transport links, and all essentials within easy reach, West Street offers a harmonious balance of convenience and charm—making it one of Harrow's most desirable addresses.

## ADDITIONAL INFORMATION

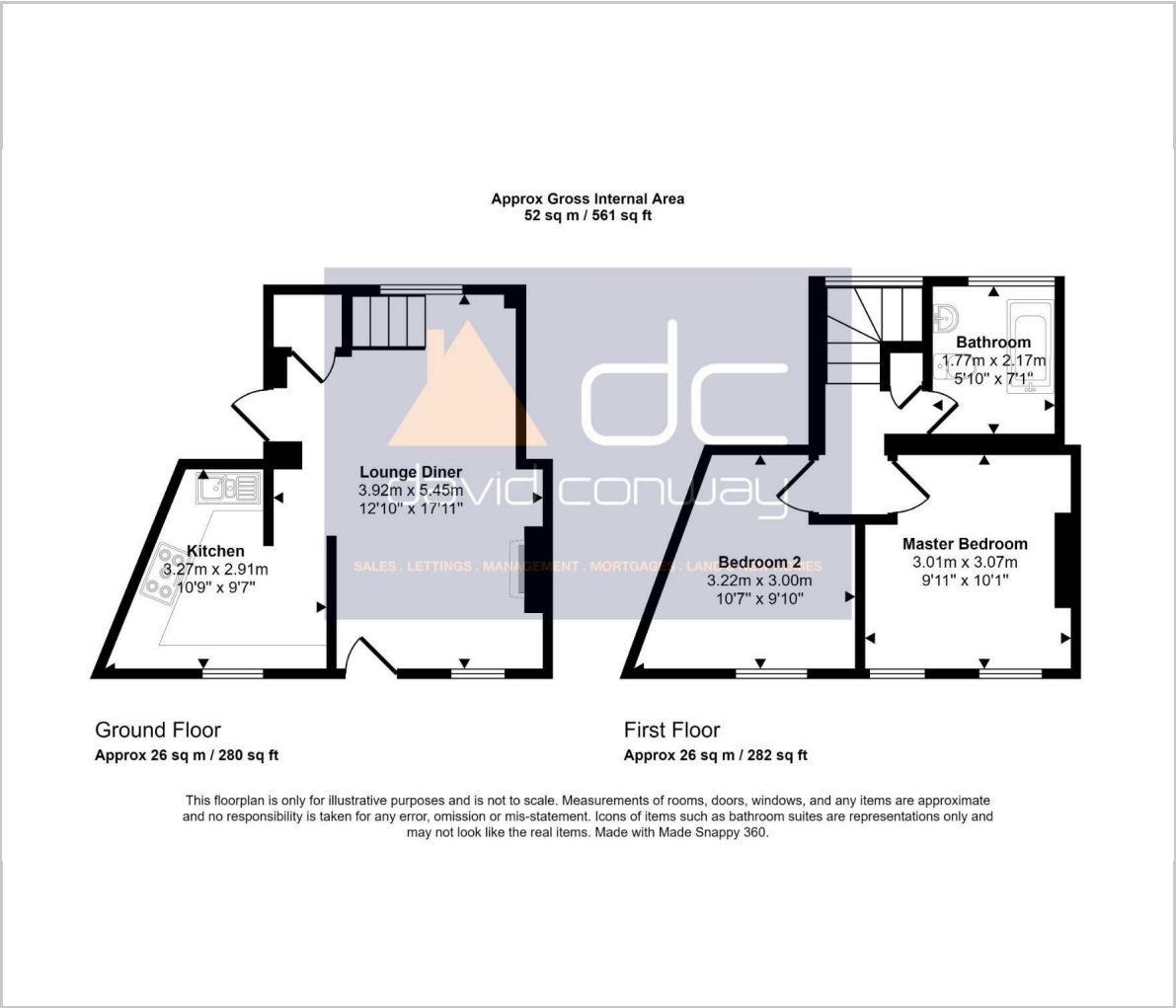
Council Tax Band E £2928 per annum

West Street is in Harrow on the Hill Village conservation Area





Floor Plan



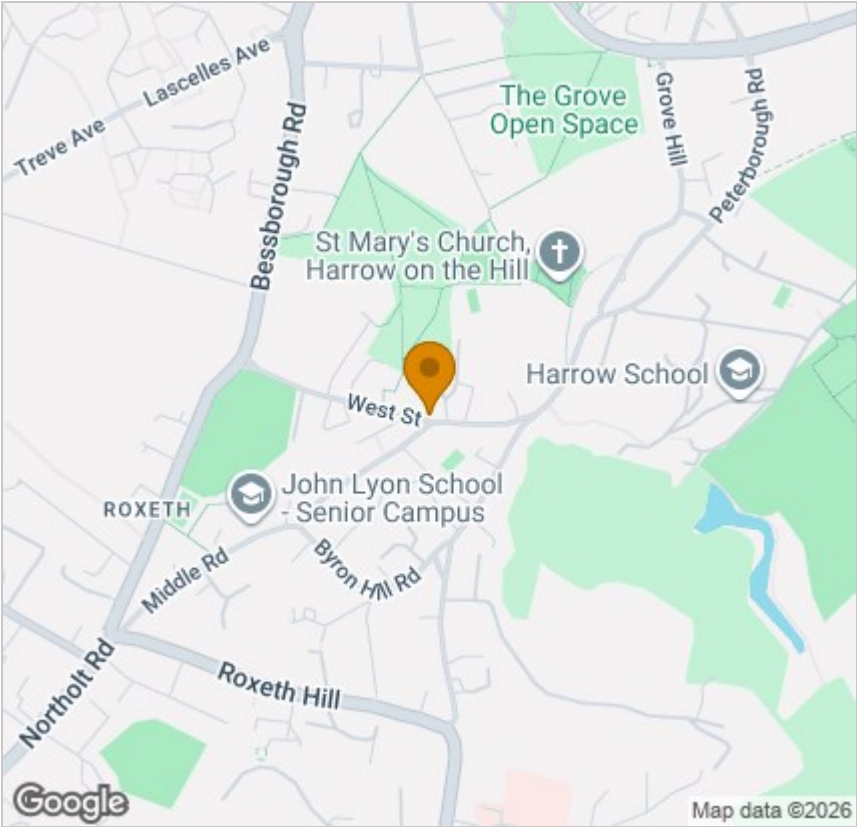
Viewing

Please contact our David Conway & Co Ltd Office on 02084225222 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

