



| West Hill House | West Hill | Harrow | HA2 0JQ

FINE & COUNTRY





DESCRIPTION

Welcome to West Hill House — a rarely available, exquisitely refurbished three-bedroom residence with the flexibility to create a fourth bedroom, offering over 2,200 sq ft of elegant living space in the heart of Harrow on the Hill. With its own private entrance and courtyard garden, this exceptional home delivers the feel of a house within a refined apartment setting.

On the market for the first time in nearly 25 years, the property has undergone a comprehensive renovation, including a newly installed roof, full basement tanking (with a share under this apartment's ownership), and a recently restored façade, ensuring both longevity and timeless kerb appeal.

The interiors are immediately impressive, with 11-foot ceilings, generous proportions and excellent natural light throughout. Finished to an exceptional standard, the home features a bespoke German kitchen with integrated Siemens appliances, luxurious bathrooms including a Jacuzzi bath and Italian tiling, and a dedicated cinema room with Sony projector, surround sound and smart blinds. Importantly, this cinema room can be easily reconfigured back into a fourth bedroom, making the layout highly adaptable for families or those needing additional accommodation.

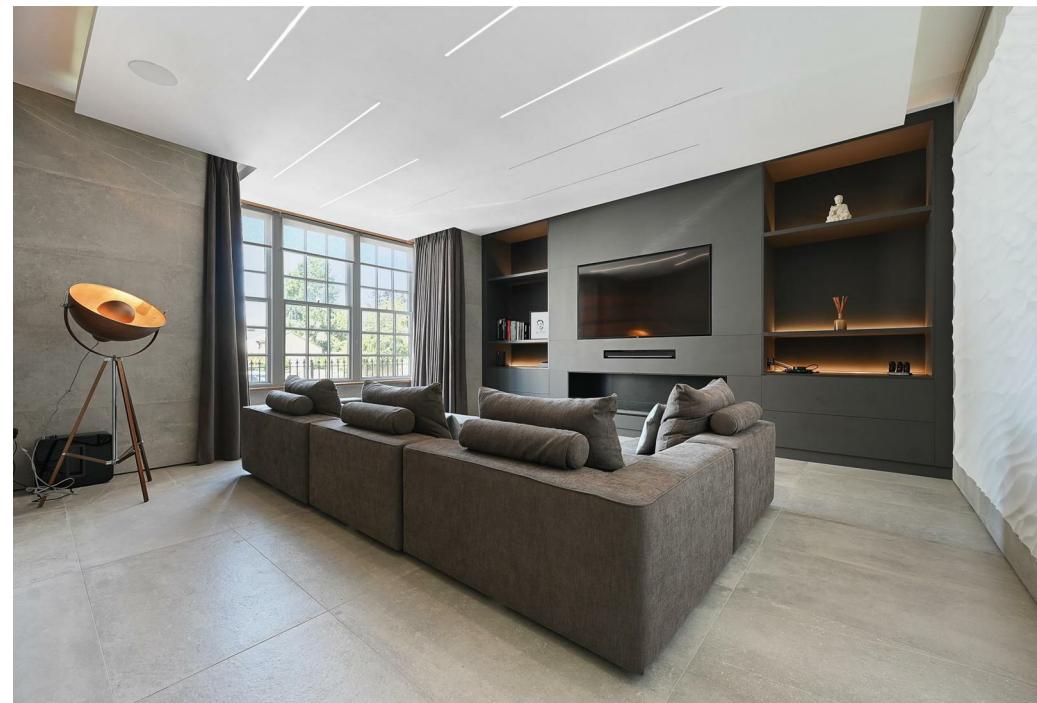
Two elegant reception rooms provide flexible living and entertaining space, complemented by underfloor heating, smart-home technology, and carefully curated bespoke finishes.

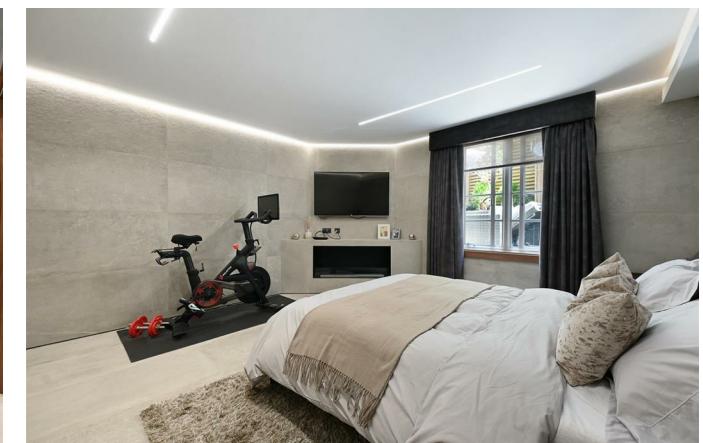
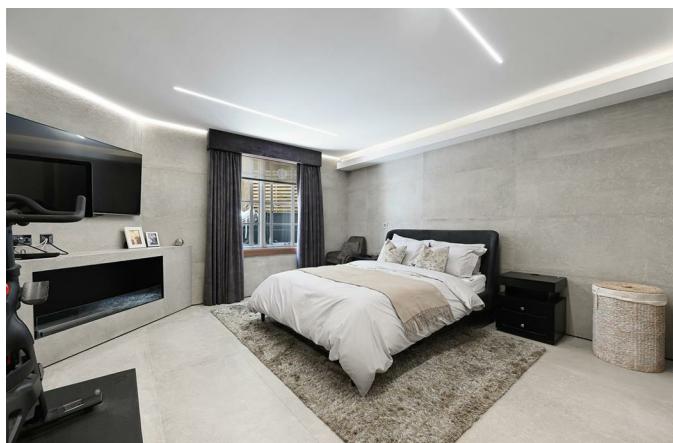
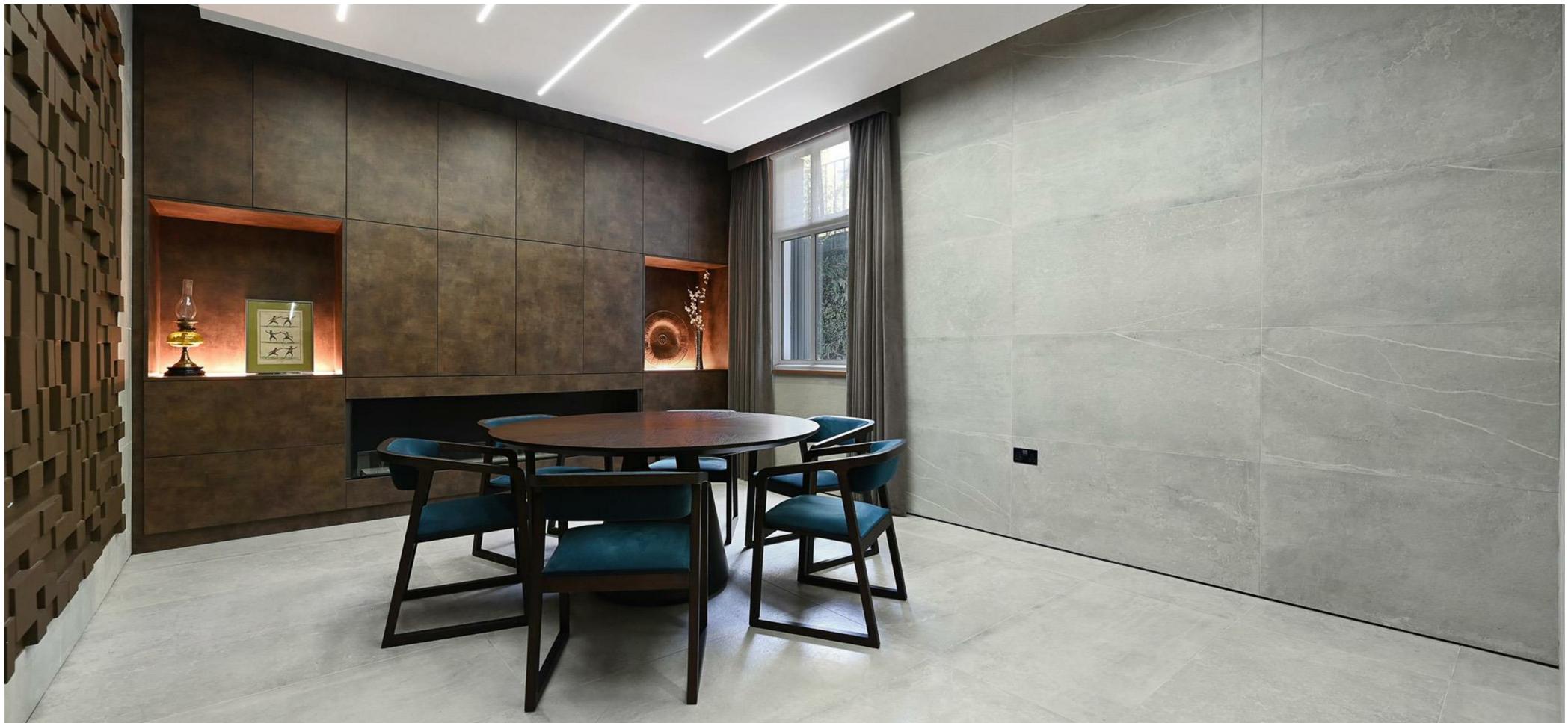
Outside, the private courtyard garden offers a peaceful setting for outdoor dining and relaxation. The location is superb, moments from Harrow on the Hill's historic high street, cafés, boutiques, Harrow School and local heritage landmarks.

Excellent transport links include the Metropolitan Line reaching Baker Street in 17 minutes, along with convenient access to Central London, Heathrow, the M1 and M40.

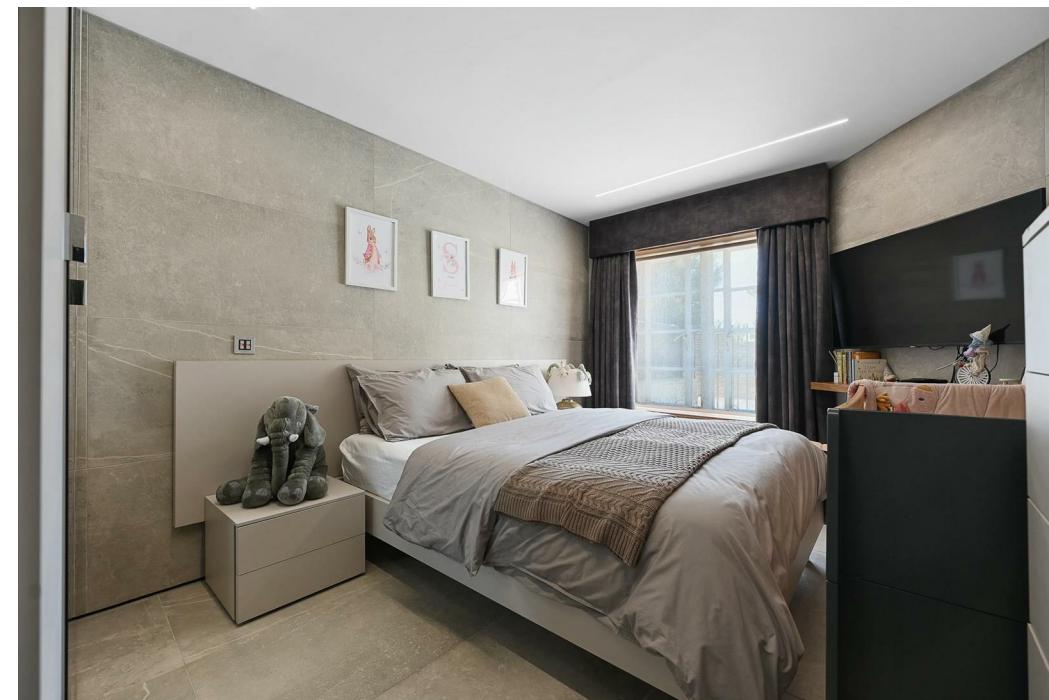
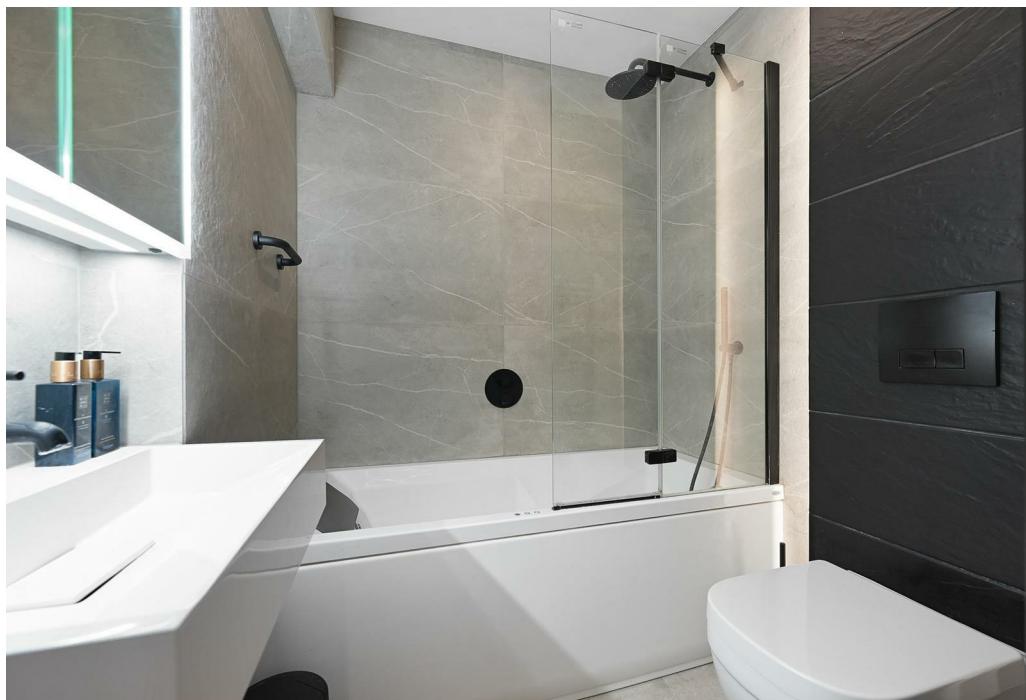
Set within a distinguished period building in a sought-after conservation area, this is a rare opportunity to acquire one of Harrow on the Hill's finest residences.

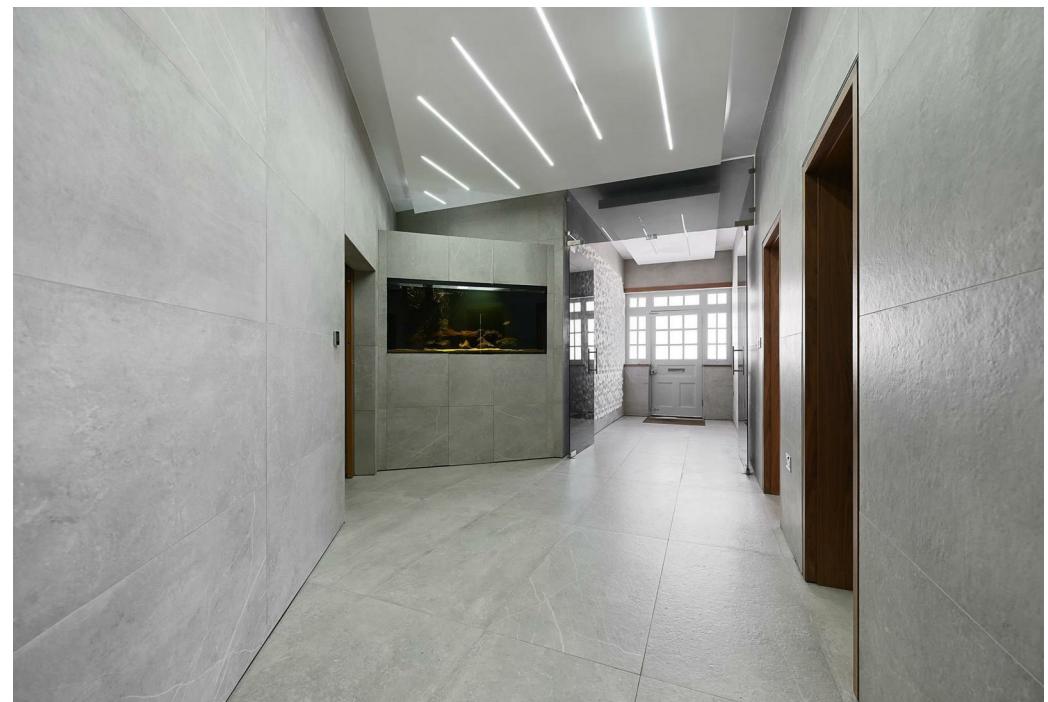














DESCRIPTION

- Lateral Apartment with it's own Private Entrance
- Refurbished to Immaculate Specification
- Bespoke German Kitchen with Siemens Appliances
- 11ft Ceilings
- Cinema Room
- Underfloor Heating
- Share of Freehold
- Permit Parking
- Shared Basement for Storage
- Excellent Transport Links into Central London via Metropolitan Line





GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 2204 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 2204 SQ FT/ 205 SQM

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ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client.
Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement.
The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2021 Fine & Country Ltd. Trading as Fine & Country Harrow and Pinner. Registered in England and Wales. Company Reg No. Registered in England and Wales. Company Reg. No. 08328850 Registered office address: FCAL Limited, 121 Park Lane, Mayfair, W1K 7AG. Registered office: Amberside, Wood Lane, HP2 4TP

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		82
EU Directive 2002/91/EC		

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