



2 Wellington Terrace

Harrow on The Hill, HA1 3EP

Asking Price £399,950

## 2 Wellington Terrace

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A Two Bedroom period cottage situated in this quiet side road off West Street. The property does require some improvement and refurbishment and is offered for sale with vacant possession.

Spacious Lounge with open plan kitchen, downstairs bathroom, 2 generous bedrooms, gas central heating, rear patio garden plus raised section of garden.

The property offers scope to add a full width rear extension as both neighbours either side have extended their properties. (Subject to the usual consents).

Wellington Terrace is a quiet sought after side road lying within the atmospheric Conservation Area of HARROW ON THE HILL and is within a few minutes walking distance of the historic high street with its popular restaurants, cafes & bars.

Sellers Sole Agents.

[Front Door](#)

[Lobby](#)

[Lounge](#)

[Kitchen](#)

[Down Stairs Bathroom](#)

[Stairs to First Floor](#)

[Bedroom One](#)

[Bedroom Two](#)

[Rear Patio Garden](#)





Additional Raised Section of Garden  
EPC Rating D  
Council Tax Band D

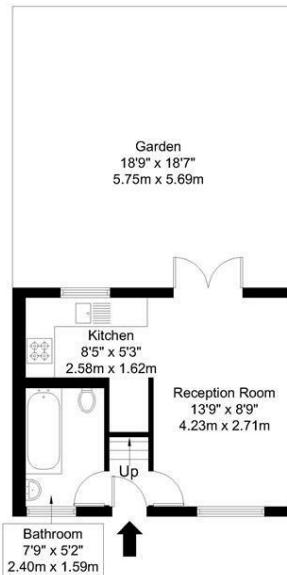
## Floor Plan

### Wellington Terrace, HA1 3EP

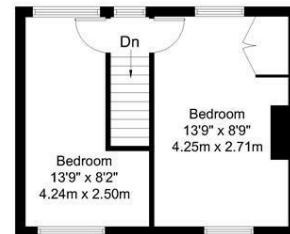
Approx Gross Internal Area = 44.9 sq m / 483 sq ft

Garden = 32.7 sq m / 352 sq ft

Total = 77.6 sq m / 835 sq ft



Ground Floor



First Floor

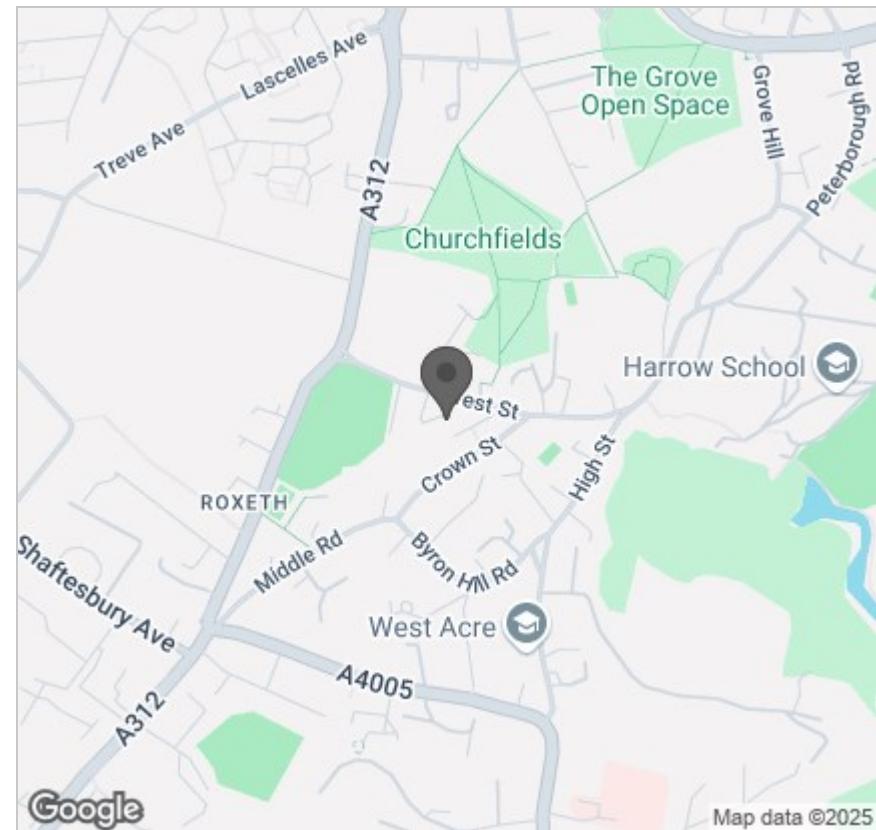
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PLAN**

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		89
(81-91) <b>B</b>		68
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		

## 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.

33-35 High Street, Harrow On The Hill, Harrow, Middlesex, HA1 3HT

Tel: 020 8422 3333 Email: [enquiries@wilson-hawkins.co.uk](mailto:enquiries@wilson-hawkins.co.uk) [www.wilson-hawkins.co.uk](http://www.wilson-hawkins.co.uk)