

**WILSON  
HAWKINS**

ESTATE AGENTS



26a Crown Street  
Harrow On the Hill, HA2 0HR

£949,950



## 26a Crown Street

Harrow On the Hill, HA2 0HR

A rare opportunity to acquire this 4 bedroom semi detached Grade 11 listed family home favorably situated on a quiet residential street of Harrow on the Hill Conservation area.

Part of the building believed by English Heritage to date from circa 1600 and contains many original feature's including a fine open fire place and beamed ceilings. This Georgian residence was extended in the early 1900's with an additional Victorian wing added to the rear , arranged on three floors with five different levels and offering generous accommodation comprising a 16'4 x 14'9 lounge, a separate dining area, a sitting room and 11'1x 9'9 kitchen. On the first floor of the rear wing there are two bedrooms and a bathroom and on the first floor of the original front portion of the property there is a 16'2 x 13 bedroom. The second floor there is a loft room currently utilized as a further double bedroom with stunning views of The Hill.

Harrow on the Hill High Street with its historic buildings, well regarded bars and restaurants is within a short walk and Harrow Town Centre, with its Metropolitan/Chiltern Line station and excellent range of shopping facilities is also nearby.

The area is particularly well served for good schooling including Orley Farm Preparatory School, John Lyon, St Dominic's Sixth Form College, St Anselms RC school and the renowned Harrow School.

Font door





Lounge  
Dining room  
Sitting room  
Kitchen  
Stairs to first floor

Bedroom One  
Bedroom Two  
Bathroom  
Bedroom Three  
Stairs to Second floor  
Bedroom four  
Outside  
Larger than average paved rear garden  
Council Tax Band- F

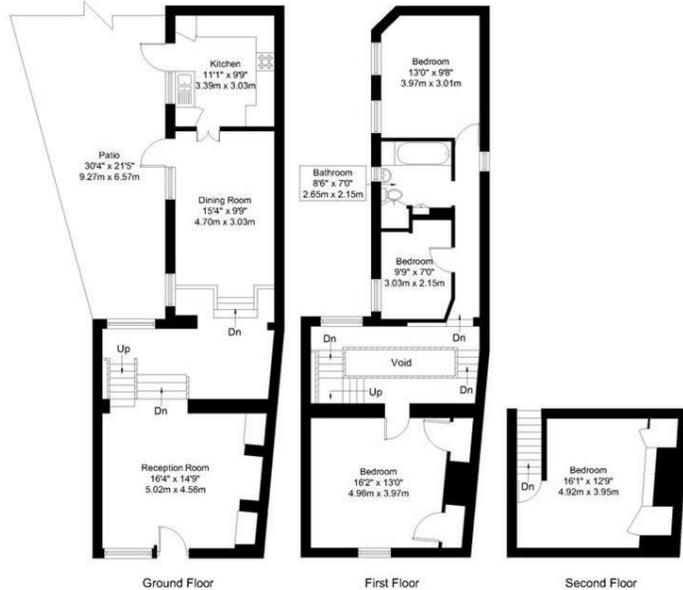
## Floor Plan

### Crown Street, HA2 0HR

Approx Gross Internal Area = 142.8 sq m / 1537 sq ft

Patio = 40.7 sq m / 438 sq ft

Total = 183.5 sq m / 1975 sq ft



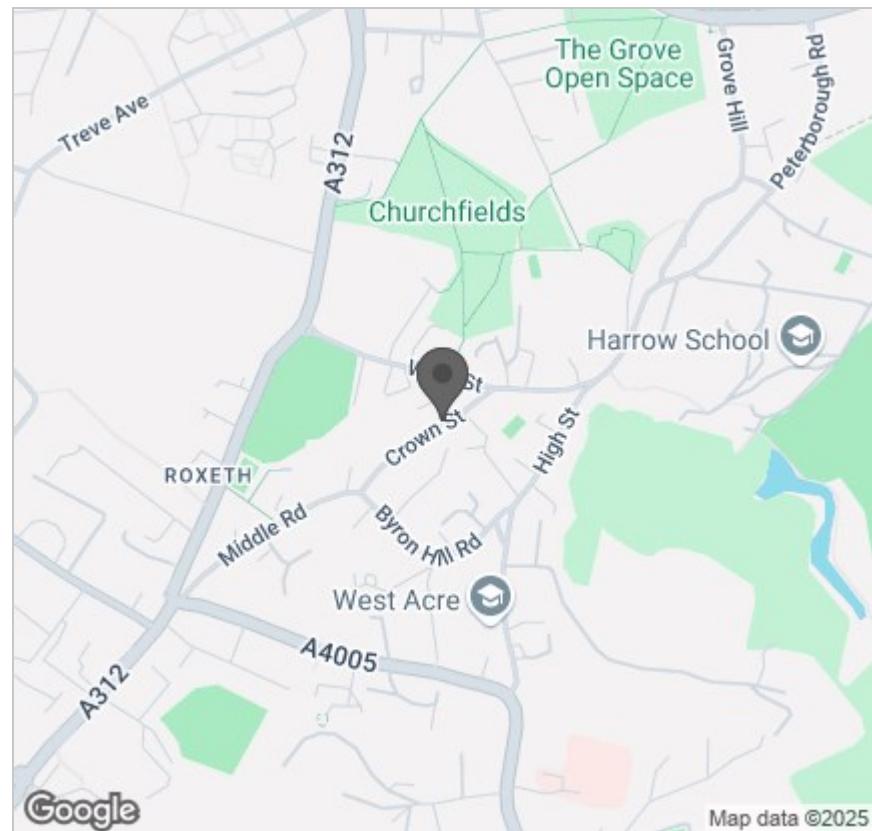
Ref:

Copyright **BLEU  
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.

Copyright @ BLEUPLAN

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) <span style="background-color: green; color: white; padding: 2px 5px;">A</span>		
(81-91) <span style="background-color: lightgreen; color: black; padding: 2px 5px;">B</span>		
(69-80) <span style="background-color: yellow; color: black; padding: 2px 5px;">C</span>		
(55-68) <span style="background-color: orange; color: black; padding: 2px 5px;">D</span>		
(39-54) <span style="background-color: red; color: black; padding: 2px 5px;">E</span>		
(21-38) <span style="background-color: darkorange; color: black; padding: 2px 5px;">F</span>		
(1-20) <span style="background-color: darkred; color: black; padding: 2px 5px;">G</span>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <span style="background-color: lightblue; color: black; padding: 2px 5px;">A</span>		
(81-91) <span style="background-color: lightblue; color: black; padding: 2px 5px;">B</span>		
(69-80) <span style="background-color: lightblue; color: black; padding: 2px 5px;">C</span>		
(55-68) <span style="background-color: lightblue; color: black; padding: 2px 5px;">D</span>		
(39-54) <span style="background-color: lightblue; color: black; padding: 2px 5px;">E</span>		
(21-38) <span style="background-color: lightblue; color: black; padding: 2px 5px;">F</span>		
(1-20) <span style="background-color: lightblue; color: black; padding: 2px 5px;">G</span>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

## 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)