



The Squirrels South Hill Avenue
Harrow on The Hill, HA1 3NU

£2,500,000

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On the market for only the second time in more than 60 years is this stunning detached, early twentieth century house with great character and charm. Originally built in 1928, the property was sympathetically extended in 2007. The Squirrels is situated within a conservation area in one of the most sought after roads on Harrow on The Hill and was previously the home of Kenneth Connor MBE, the famous British comedy and Shakespearean actor.

This fine Arts and Crafts property comprises five bedrooms, five bathrooms (incl a wet room with an Indonesian handmade tile floor) and four reception rooms - one with double height ceiling. Many original Edwardian features have been retained including some high quality panelling, exposed beams; open fireplaces, tiled floors and leaded light windows. The expansive Smallbone kitchen was created from five of the original rooms. Separate utility room leading on to the boiler room. Triple aspect study/office which overlooks the garden plus a wine cellar.

To the rear of the property a vaulted breakfast room and oak panelled family room open onto the secluded garden. There is private access to the family room and en-suite bedroom above with Juliet balcony which could work well as a granny annexe.

The Squirrels sits comfortably in a plot of apprx 0.25 acres with mature gardens on 3 sides & boasts a summer house and





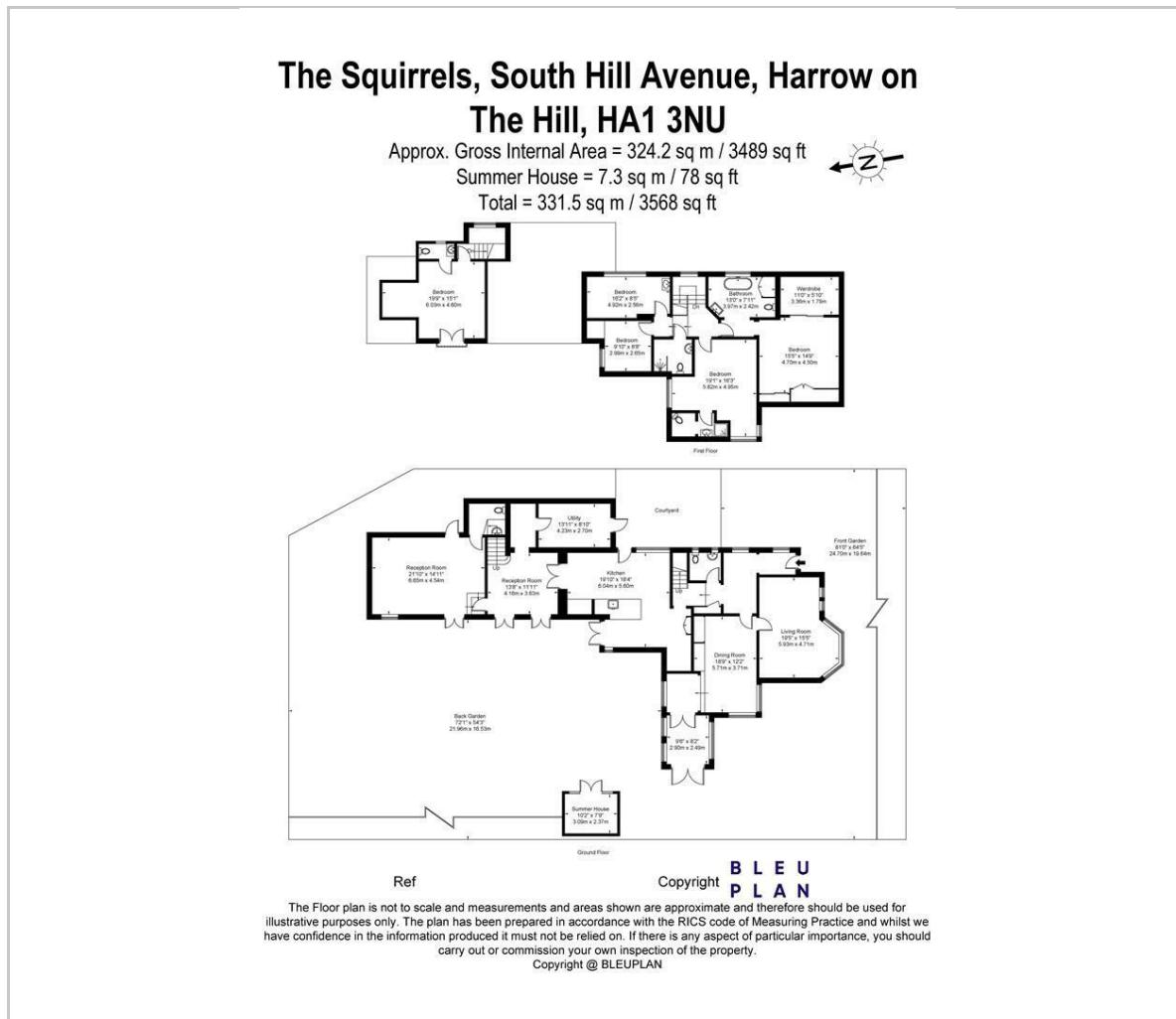
two garden sheds. Electronic gates give access to off street parking for three vehicles.

A Waitrose supermarket, local shopping and leisure facilities are within easy reach. The area is renowned for the quality of its schooling including Orley Farm Independent School, St George's RC Primary School, John Lyon Independent Secondary School and the world famous Harrow School.

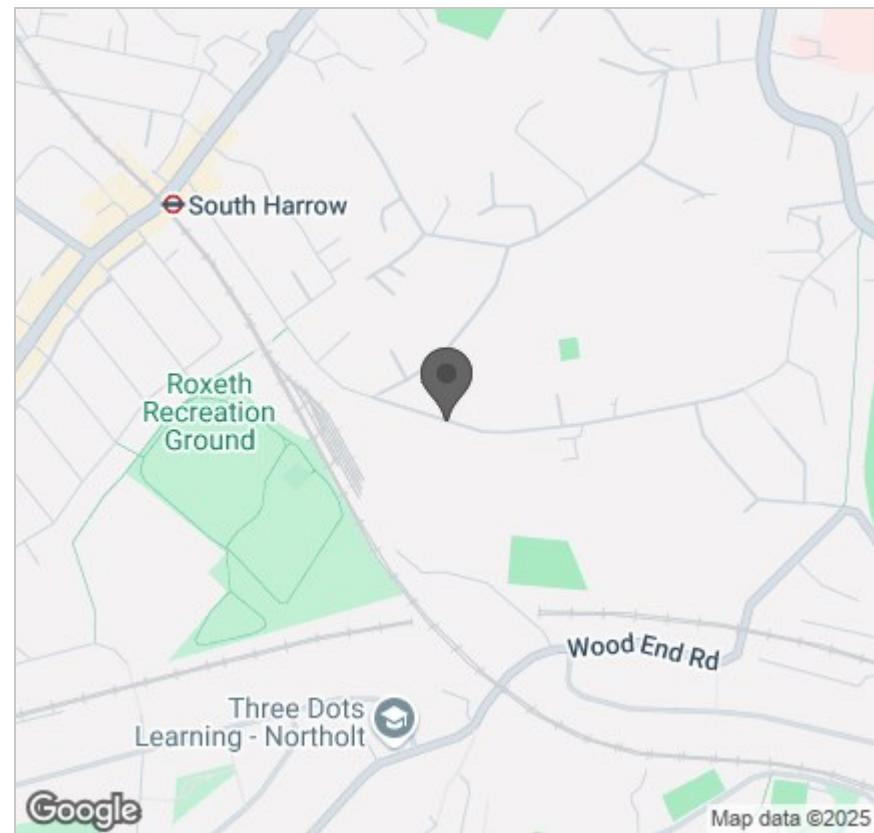
South Harrow & Sudbury Hill (Piccadilly line), Harrow on the Hill (Metropolitan and Chiltern mainline to Marylebone) Greenford (Central line), Sudbury and Harrow Road (British Rail) all within easy distance.

Council Tax Band G

Floor Plan



Area Map



Energy Efficiency Graph

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		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ 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.

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