



35 London Road
Harrow on The Hill, HA1 3JJ

WILSON
HAWKINS
ESTATE AGENTS
£459,950

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Set amongst the period buildings of Harrow on The Hill in the village conservation area, this spacious two-bedroom maisonette offers a delightful blend of modern living and serene surroundings. The property boasts a well-appointed reception room, perfect for relaxation or entertaining guests.

One of the standout features of this maisonette is its own section of a rear garden, offering a private outdoor retreat for gardening, al fresco dining, or simply unwinding in the fresh air. Additionally, the property includes a garage in a block, providing convenient parking or extra storage space.

With a long lease of 133 years, this maisonette presents an excellent opportunity for both first-time buyers and those looking to invest in a desirable area. The combination of spacious interiors, a private garden, and a prime location makes this property a must-see for anyone seeking a comfortable and stylish home in Harrow.

The property is a stones throw from the historic high street with its independent coffee shops, cocktail bars & restaurants and 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 Public School.

Own Front Door

Stairs to First Floor





Hallway

Lounge

Kitchen

Bedroom One

Bedroom Two

Bathroom

Outside

Own Section of Garden

Garage in Block

Additional Information

Council Tax Band D

Lease - 133 years

Service Charge - on an ad hoc basis

Ground Rent £12.12 pa



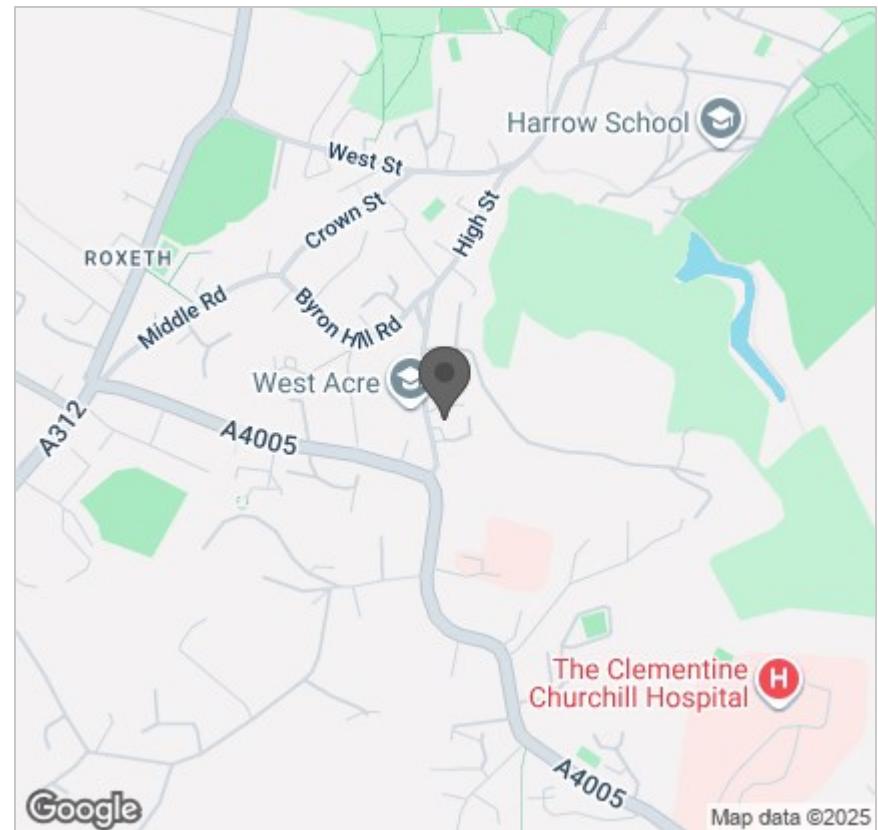
Floor Plan



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.

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		

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 www.wilson-hawkins.co.uk