



Sudbury Hill
Harrow, HA1
Asking price £525,000

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Discover an expansive ground floor apartment boasting two generously sized double bedrooms and a garage, tucked away in a peaceful cul-de-sac atop Harrow on the Hill. With a flawless presentation, this residence offers spacious rooms and is conveniently located just a short stroll from the historic High Street, offering a plethora of bars and restaurants for your entertainment. Moreover, it provides easy access to rapid public transportation to London.

This property, available without any onward chain, features a notably spacious entrance hall, two ample double bedrooms with fitted wardrobes in the master, a splendid living room, and a contemporary kitchen/breakfast room complete with granite worktops and tiled floors. Enjoy delightful garden views both from the side and to the rear, along with recent modern timber flooring and carpeting, double glazing, gas central heating, and an Entryphone system. Additionally, a share of freehold is included with a lease extending over 900 years.

Nestled within a Conservation Area, Harrow on the Hill village exudes a strong sense of community and tranquillity uncommon in London. Yet, it offers easy access to both Metropolitan/Chiltern Line (Harrow on the Hill) and Piccadilly Line stations (Sudbury Hill/South Harrow) for a swift commute to the City. Explore the array of upscale independent cafes, pubs, and restaurants nearby, while practical needs are met by a nearby Waitrose supermarket and the comprehensive amenities of Harrow town centre.

Recreation opportunities abound with nearby Church Fields and various leisure facilities including golf courses and a Vue Cinema. The area is renowned for its esteemed state, private, and church schools such as St Anselm's Catholic Primary School, Orley Farm Preparatory School, and John Lyon School for Boys, all within walking distance.

Reception Room
17'5" x 14'11" (5.33 x 4.57)

Kitchen
12'0" x 10'0" (3.68 x 3.05)

Bedroom 1
14'11" x 12'7" (4.55 x 3.86)

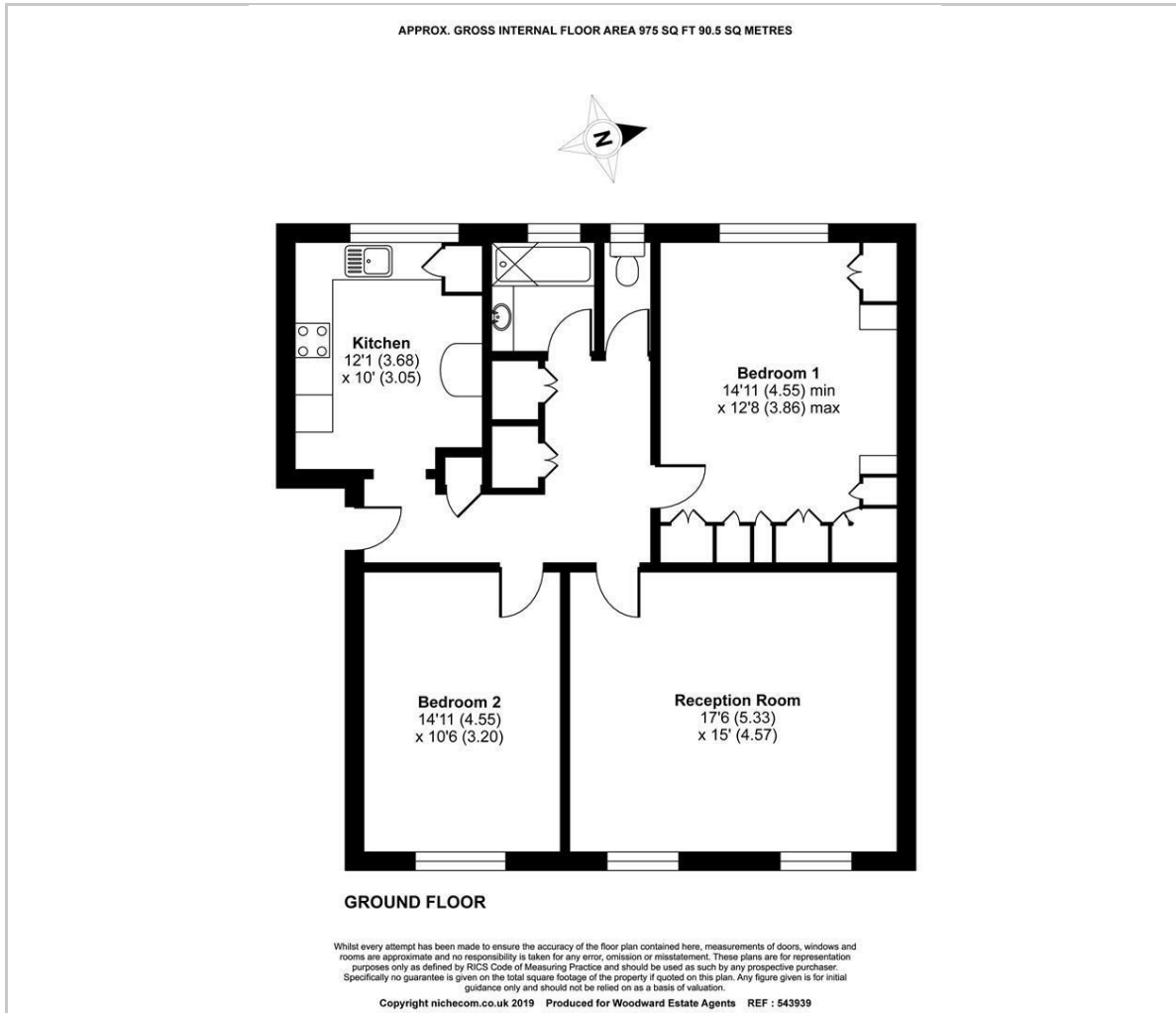
Bedroom 2
14'11" x 10'5" (4.55 x 3.20)

Bathroom
5'11" x 5'10" (1.82 x 1.79)

W/C
5'10" x 2'7" (1.79 x 0.79)



Floor Plan



Viewing

Please contact our Woodward Estate Agents Office on 020 8864 8844 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

