



West Street

Harrow on the Hill, HA1

Guide price £449,950





## West Street

Harrow on the Hill, HA1

Located in the tranquil Harrow on the Hill Village, this exceptional 3-bedroom, first-floor split-level flat offers the perfect blend of village charm and urban convenience. Boasting an impressive 874 sq/ft of space, the property features three well-proportioned bedrooms, making it an ideal home for families or professionals.

Recently redecorated, the flat showcases classic sash windows and is presented in excellent condition. It comes with the added benefit of a share of the freehold and is offered with no onward chain. Notably, there are no service charges or ground rent, and the lease has an impressive 976 years remaining.

Located on West Street, you'll be immersed in the village lifestyle with all its perks. Harrow on the Hill offers a unique sense of community setting it apart from the bustling city life. For commuters, the Metropolitan/Chiltern Line (Harrow on the Hill) and Piccadilly Line stations (Sudbury Hill/South Harrow) are within walking distance, providing quick and easy access to the City.

The area is brimming with upmarket independent coffee bars, pubs, and restaurants, creating a vibrant local scene. Practical needs are well catered for with a nearby Waitrose supermarket and the comprehensive amenities of Harrow town centre. For outdoor enthusiasts, Church Fields and nearby golf courses offer ample recreational opportunities, while leisure activities can be enjoyed at the local Vue Cinema.

Families will appreciate the proximity to highly regarded educational institutions such as St Anselm's Catholic Primary School, Orley Farm Preparatory School, and John Lyon School for Boys, all within walking distance.

**Living Room**  
26'6" x 16'6" (8.10 x 5.03)

**Bedroom 1**  
10'10" x 7'6" (3.32 x 2.29)

**Bedroom 2**  
9'8" x 9'4" (2.97 x 2.87)

**Kitchen**  
10'7" x 7'8" (3.25 x 2.36)

**Hallway**  
18'11" x 6'7" (5.79 x 2.01)

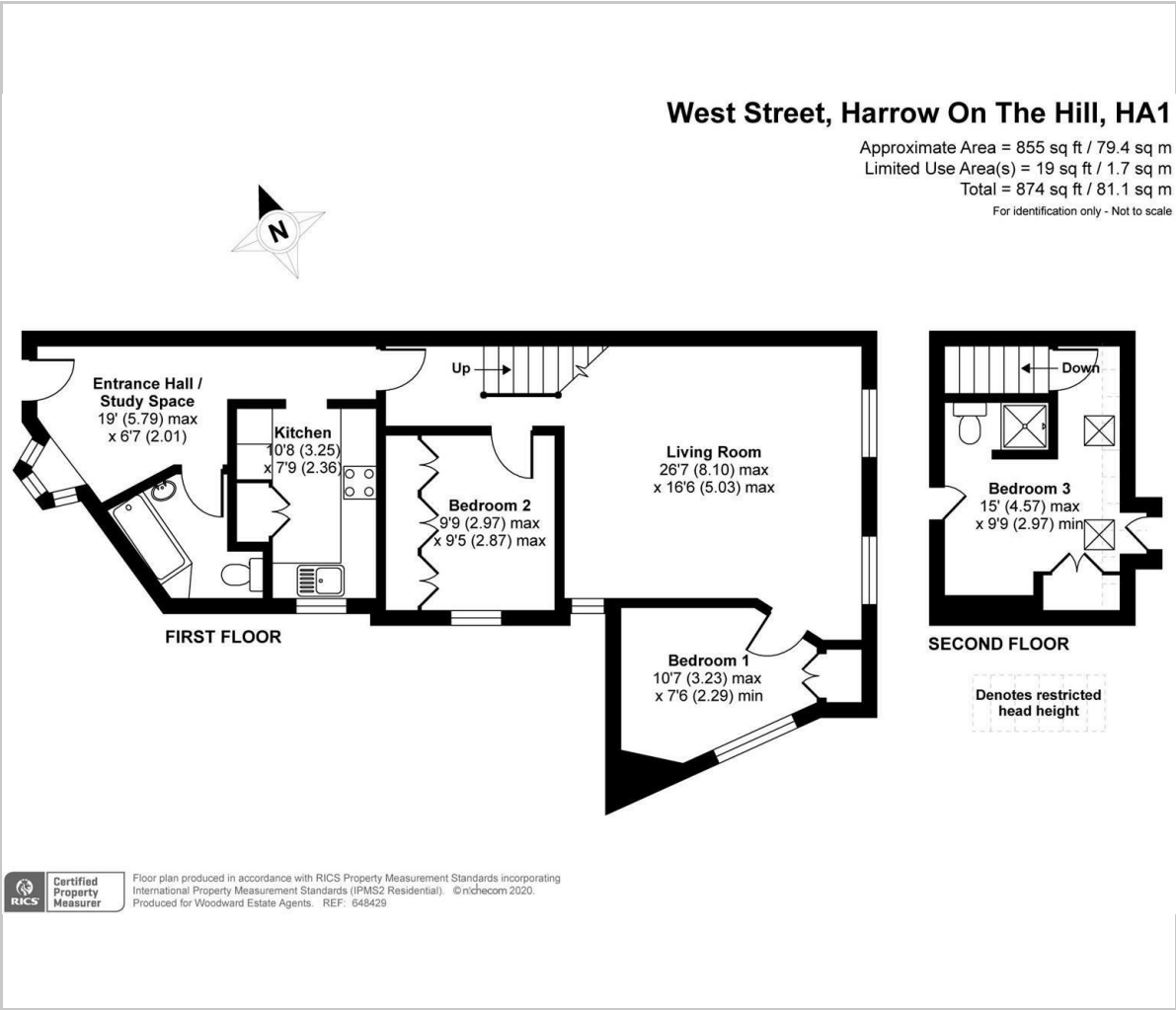
**Bathroom**  
6'11" x 6'0" (2.13 x 1.83)

**Bedroom 3**  
14'11" x 9'8" (4.57 x 2.97)





Floor Plan



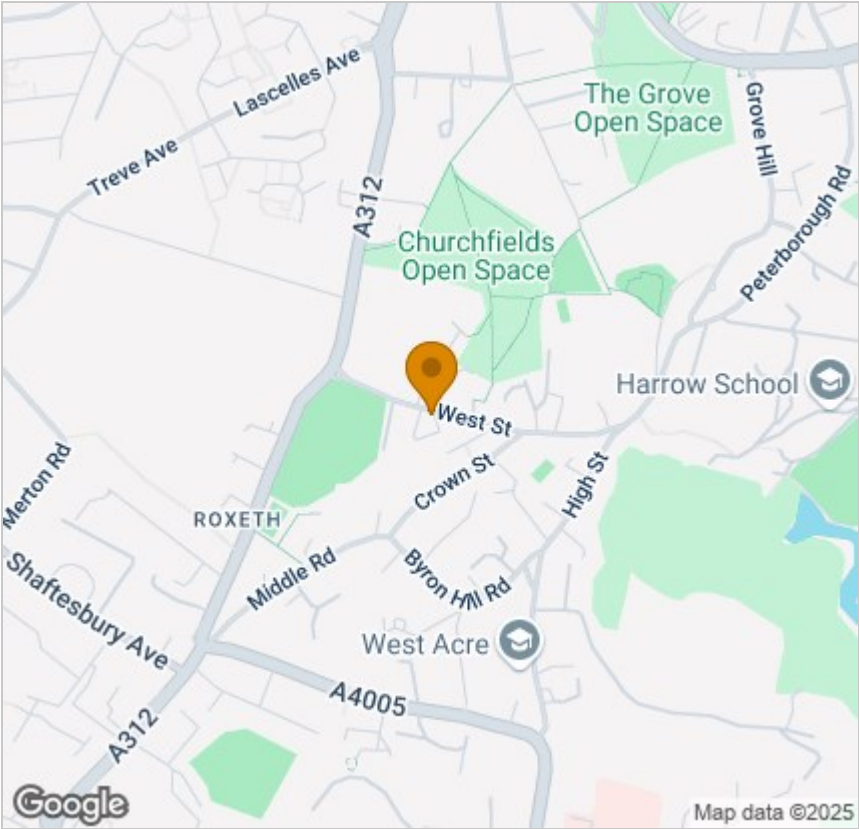
Viewing

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.

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.

The Old Fire Station 90 High Street, Harrow-on-the-Hill, Middlesex, HA1 3LP  
Tel: 020 8864 8844 Email: [info@woodward.co.uk](mailto:info@woodward.co.uk) <https://www.woodward.co.uk>

Area Map



Energy Efficiency Graph

