



96, High Street, Harrow on the Hill, HA1

£670,000





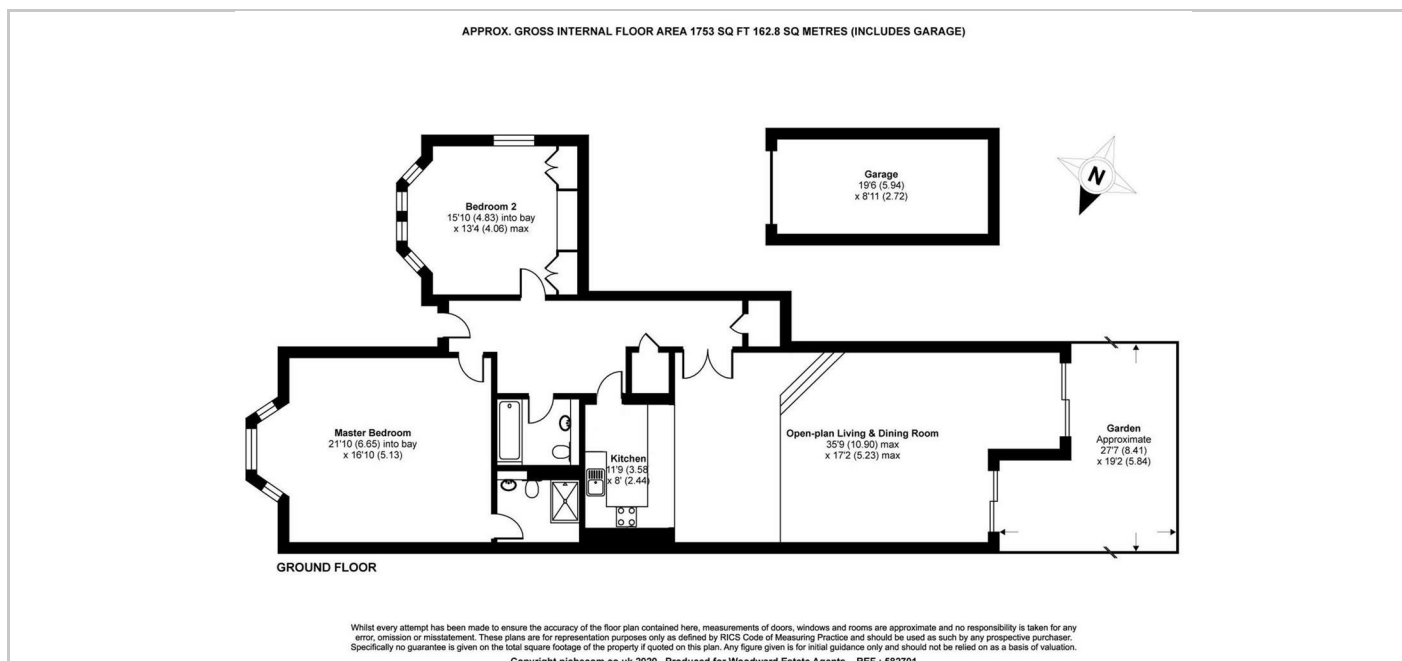
- Spectacular ground floor garden apartment in Coniston Court
- Thirty five foot split level living and dining room with high ceiling
- Huge principal bedroom around twenty two feet with en suite bathroom
- Share of the freehold with approx 971 years remaining and peppercorn ground rent
- Gas central heating
- Approx 1,750 square feet of accommodation
- Full height glazed doors to private patio and communal gardens
- Large second double bedroom plus further bathroom
- Garage within secure gated development
- Offered for sale with no onward chain

## THE PROPERTY

Set in the heart of Harrow on the Hill village, this spectacular ground floor garden apartment forms part of Coniston Court, a prestigious modern development on the High Street. Measuring around 1,750 square feet, it offers volumes and proportions that are rare in apartment living, together with a private patio garden, share of the freehold and a garage within gated grounds.

A generous entrance hall opens to a remarkable thirty five foot split level living and dining room with high ceiling and full height glazed doors to the garden, creating a dramatic yet comfortable central space. The fitted kitchen sits just off the hall, while a separate corridor leads to the bedroom wing. Here a huge twenty two foot principal bedroom has an en suite bathroom and direct views to the garden, complemented by a large second double bedroom and a further bathroom. Gas central heating runs throughout and the property would now reward sympathetic updating, allowing a buyer to finish it to their own taste.

Outside, the apartment enjoys a private paved patio opening on to landscaped communal gardens, as well as a garage set within the secure gated grounds. Coniston Court was built in the early nineteen nineties and sits within the Conservation Area, moments from local cafes, pubs and restaurants. Harrow on the Hill Metropolitan and Chiltern line station is within easy walking distance, with Piccadilly line stations also close by. The apartment is offered for sale with no onward chain, a share of the freehold with about nine hundred and seventy one years remaining and a peppercorn ground rent.



## SITUATION

## Directions

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>