



Wellington Terrace  
Harrow on the Hill, HA1

**Offers in excess of £725,000**



# Wellington Terrace

Harrow on the Hill, HA1

Located in the heart of Harrow on the Hill village, this four bedroom Victorian cottage forms part of an attractive terrace on Wellington Terrace. Arranged over three floors, the house combines period character with a well considered interior and offers flexible accommodation suited to family life.

The ground floor opens to a welcoming living room at the front of the house. Generous in proportion and filled with natural light, it provides a calm and comfortable space, distinct from the kitchen and dining areas below. Period proportions and simple detailing sit comfortably alongside a clean, modern finish.

The lower ground floor is arranged as an open plan kitchen and dining room, creating a sociable and practical hub to the home. The kitchen is fitted with contemporary cabinetry and ample preparation space, with room for a large dining table. This level also accommodates one of the four bedrooms, offering versatility for guests, a study or additional family space, together with access to the garden.

Across the upper floors are three further bedrooms, well proportioned and arranged to provide flexibility. The principal rooms enjoy elevated views across the rooftops of the Hill. Bathrooms are neatly appointed and thoughtfully distributed across the levels.

To the rear, a private garden offers a sheltered outdoor space, enclosed by brick boundaries that reflect the historic character of the terrace. As an end of terrace house, the property benefits from additional natural light and a greater sense of openness.

Wellington Terrace sits a short walk from the High Street, where independent shops, cafés and restaurants are set among notable historic buildings. Harrow on the Hill station is within walking distance, offering Metropolitan Line and National Rail services, connecting swiftly to central London. The house is offered with no onward chain.

## Living Room

15'1" x 14'7" (4.62 x 4.47)

## Bedroom

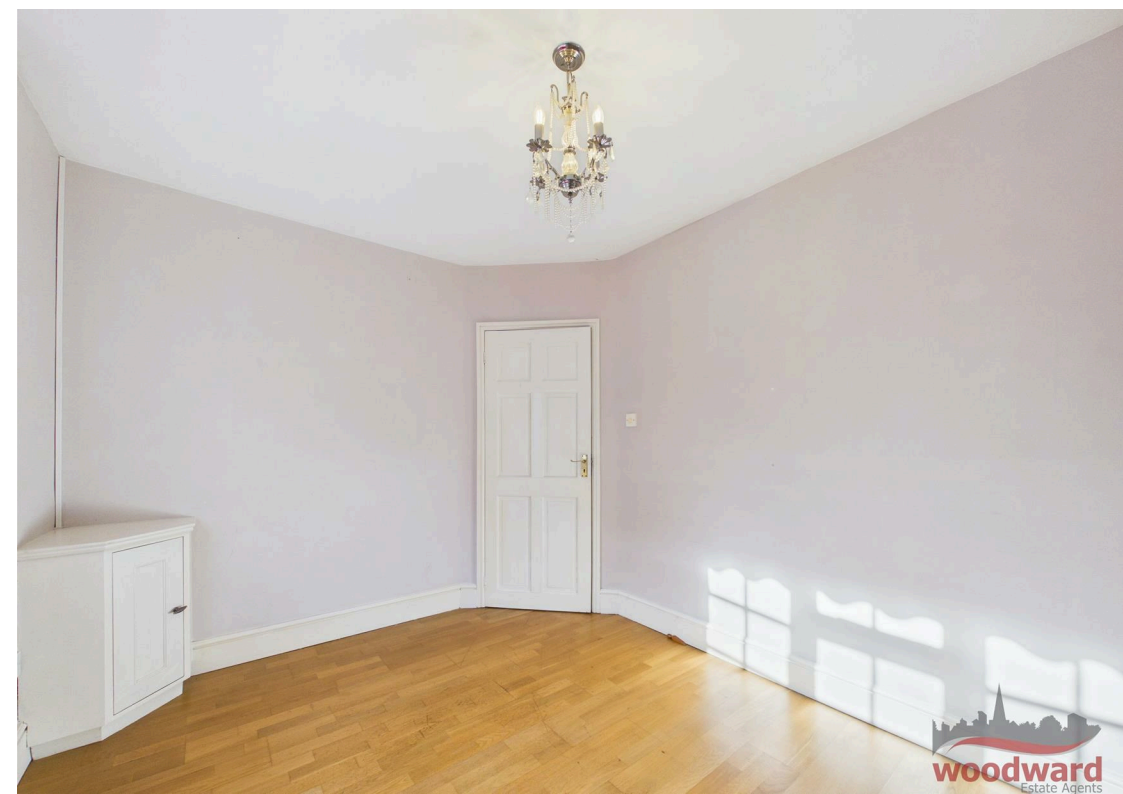
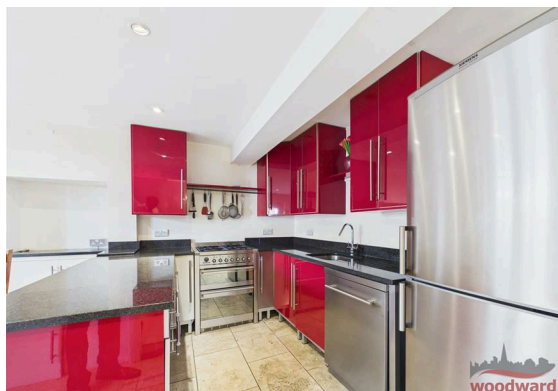
11'4" x 8'9" (3.47 x 2.68)

## Kitchen/Dining Room

14'4" x 15'0" (4.39 x 4.59)

## Bedroom

11'11" x 8'2" (3.64 x 2.51)





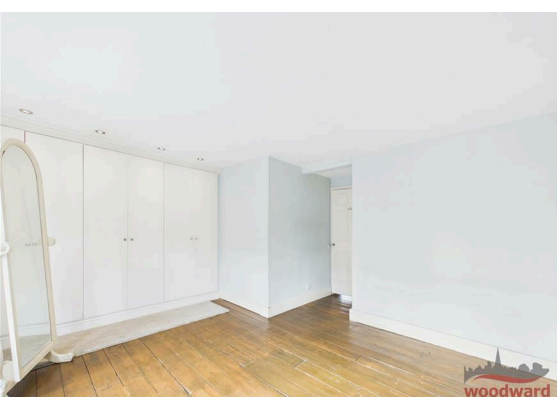
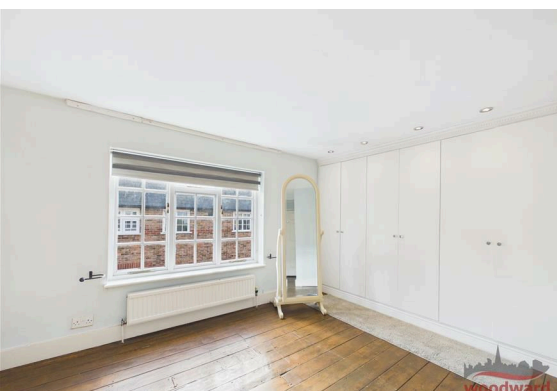
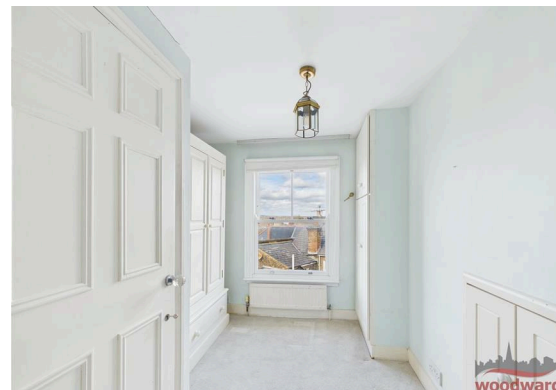
**En Suite**  
2'8" x 8'1" (0.82 x 2.48)

**Bedroom**  
13'0" x 11'4" (3.98 x 3.47)

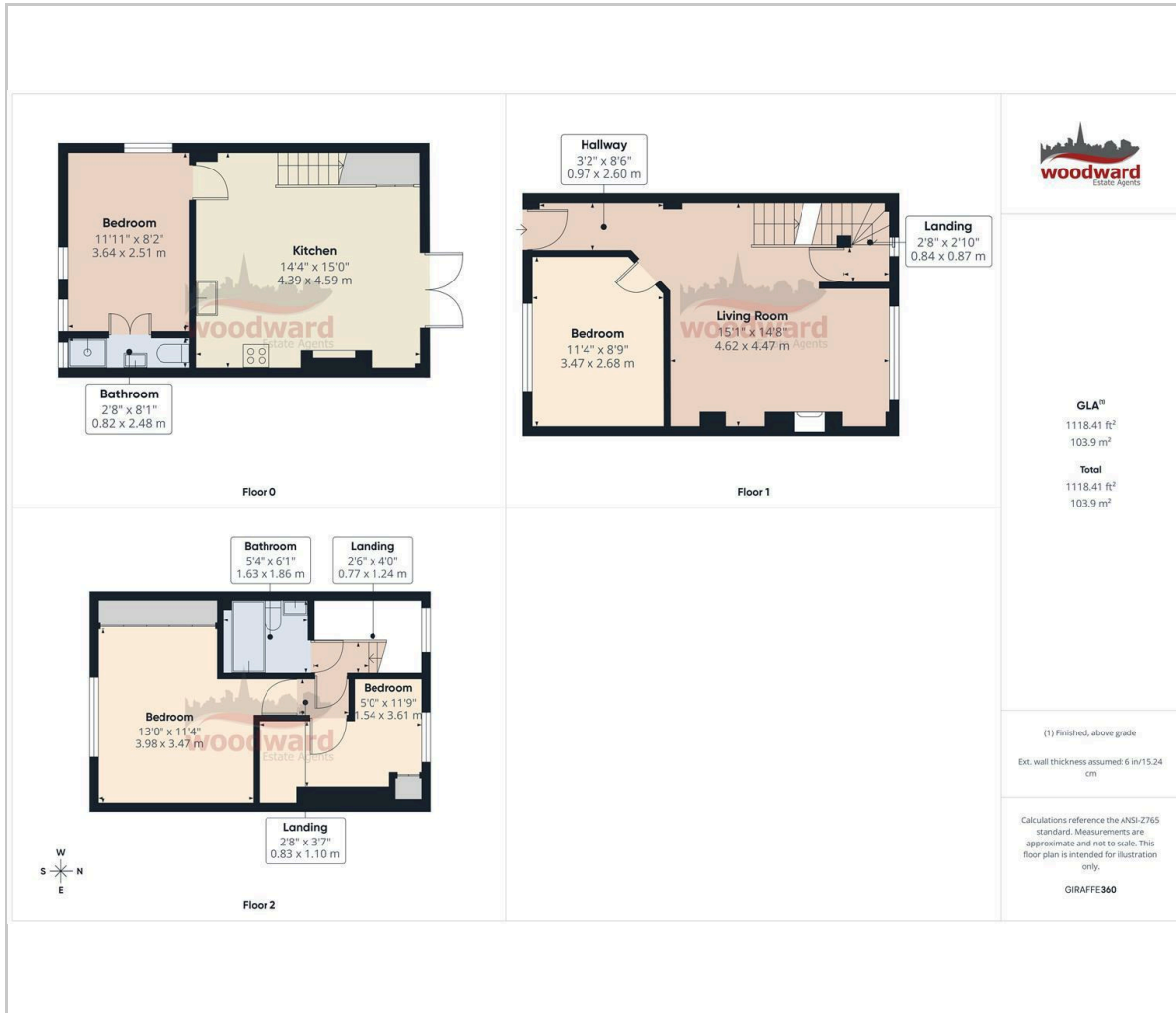
**Bedroom**  
5'0" x 11'10" (1.54 x 3.61)

**Bathroom**  
5'4" x 6'1" (1.63 x 1.86)

**Garden**



## Floor Plan



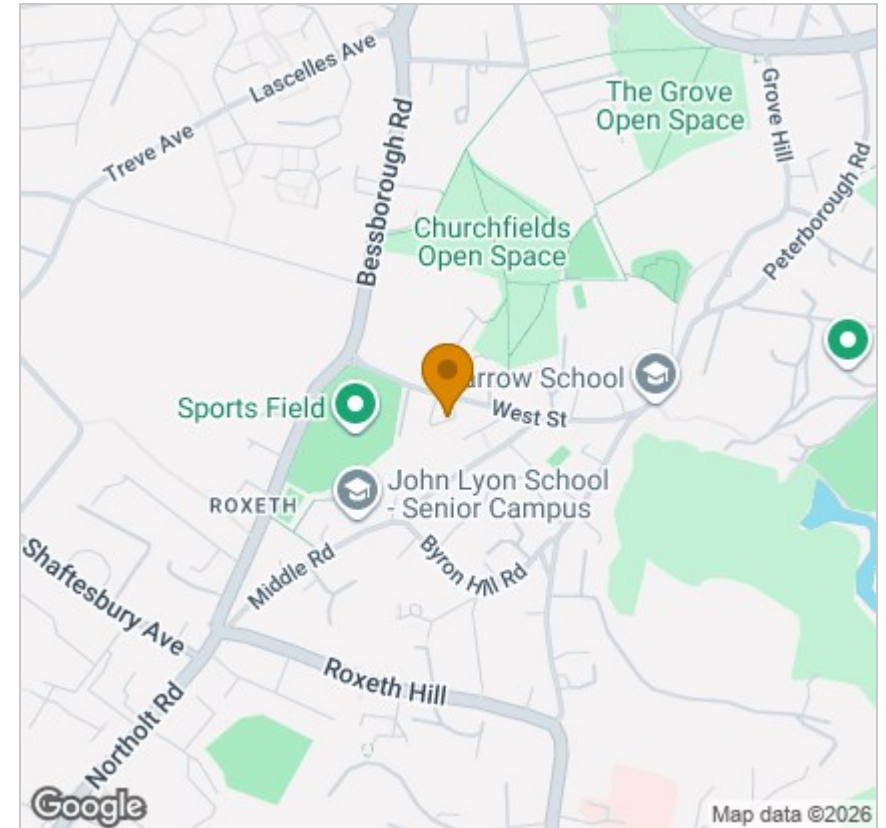
## Viewing

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

