

# DAVID CHARLES

ESTATE AGENTS • VALUERS • SURVEYORS  
THE ESTATE OFFICE • 34 HIGH STREET • PINNER • MIDDLESEX HA5 5PW  
TELEPHONE 020 8866 0222 • FAX 020 8868 3544  
WEBSITE [www.david-charles.co.uk](http://www.david-charles.co.uk) • E-MAIL [pinnersales@david-charles.co.uk](mailto:pinnersales@david-charles.co.uk)

## HIGH STREET, HARROW ON THE HILL, MIDDLESEX, HA1 3LL



**PRICE....£949,950....FREEHOLD**

A five/six bedroom Grade II listed family home (2177 Sq Ft/202.2 Sq M) favourably situated in the heart of Harrow On The Hill conservation area and is offered with vacant possession. The property is now in need of updating and has a Georgian facade concealing an original oak timber frame building believed by English Heritage to date from circa 1500, contains many original features including a fine open hearth fireplace. White Hart House which was known as 'The White Hart Inn' was an ale house until 1868. The accommodation includes three spacious reception rooms, a shower room and a 20' kitchen/breakfast room with a spiral staircase leading to a garden room. The kitchen has glazed sliding doors leading onto a garden terrace with stunning views to the West. On the first floor are four generous size bedrooms, a family bathroom, a separate shower room and two further bedrooms on the second floor. There is a well stocked West facing 70' garden and allocated parking to the rear. The historic buildings, restaurants and wine bars on the old High Street are within a couple of minutes' walk. Harrow On The Hill Metropolitan/Chiltern Line train station is within 0.7 miles with its fast links to the city and there are an excellent range of shopping facilities at St George's and St Ann's shopping centres. The area is particularly well served for good schooling including Orley Farm Preparatory School, John Lyon, St Dominic's Sixth Form College, St Anselm's RC School and the renowned Harrow School.

**020 8866 0222**









## **COUNCIL TAX**

London Borough of Harrow - Band G - £3,270.60

## **LOCAL SCHOOLS**

St Anselm's Catholic Primary School - 0.28 miles

Roxeth Primary School - 0.29 miles

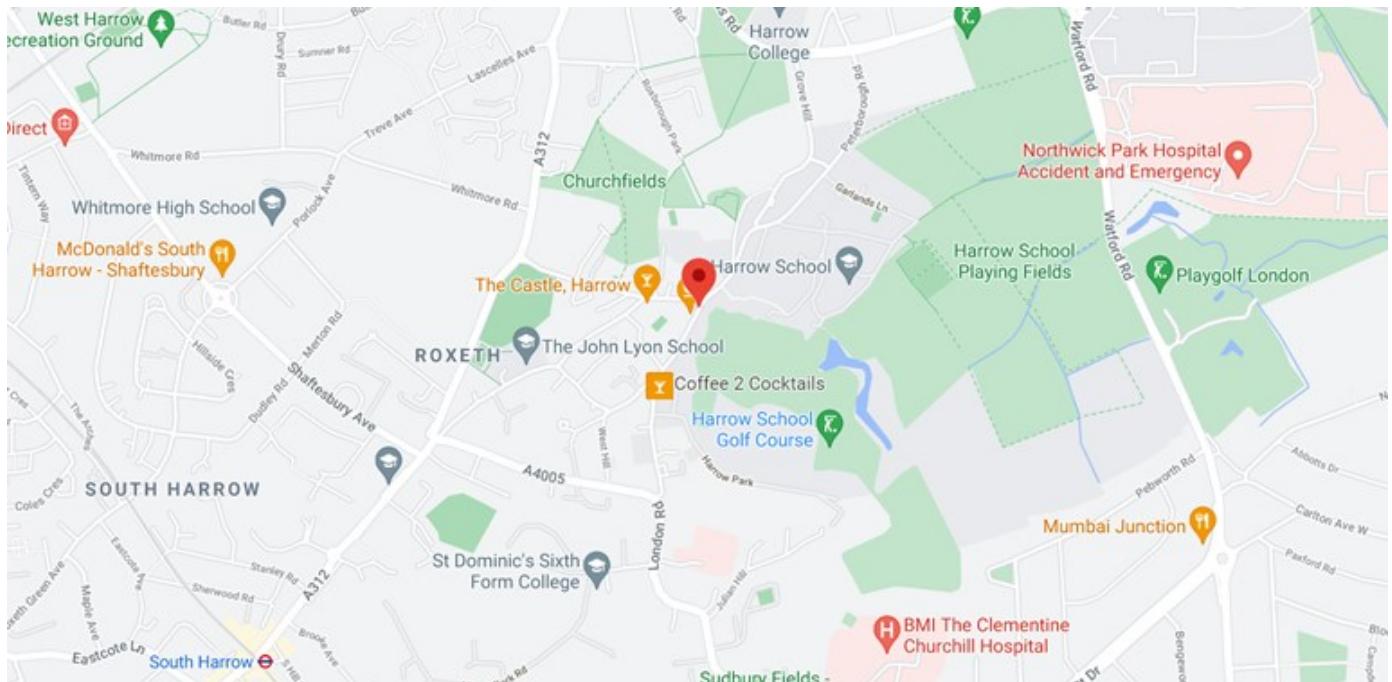
Whitmore High School - 0.61 miles

Harrow High School - 0.75 miles

## **LOCAL TRANSPORT**

Harrow On The Hill Station (Metropolitan Line) - 0.7 miles

South Harrow Station (Piccadilly Line) - 0.9 miles



### **Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		81
(55-68) <b>D</b>		
(39-54) <b>E</b>		55
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

## White Hart House

Approximate Gross Internal Area

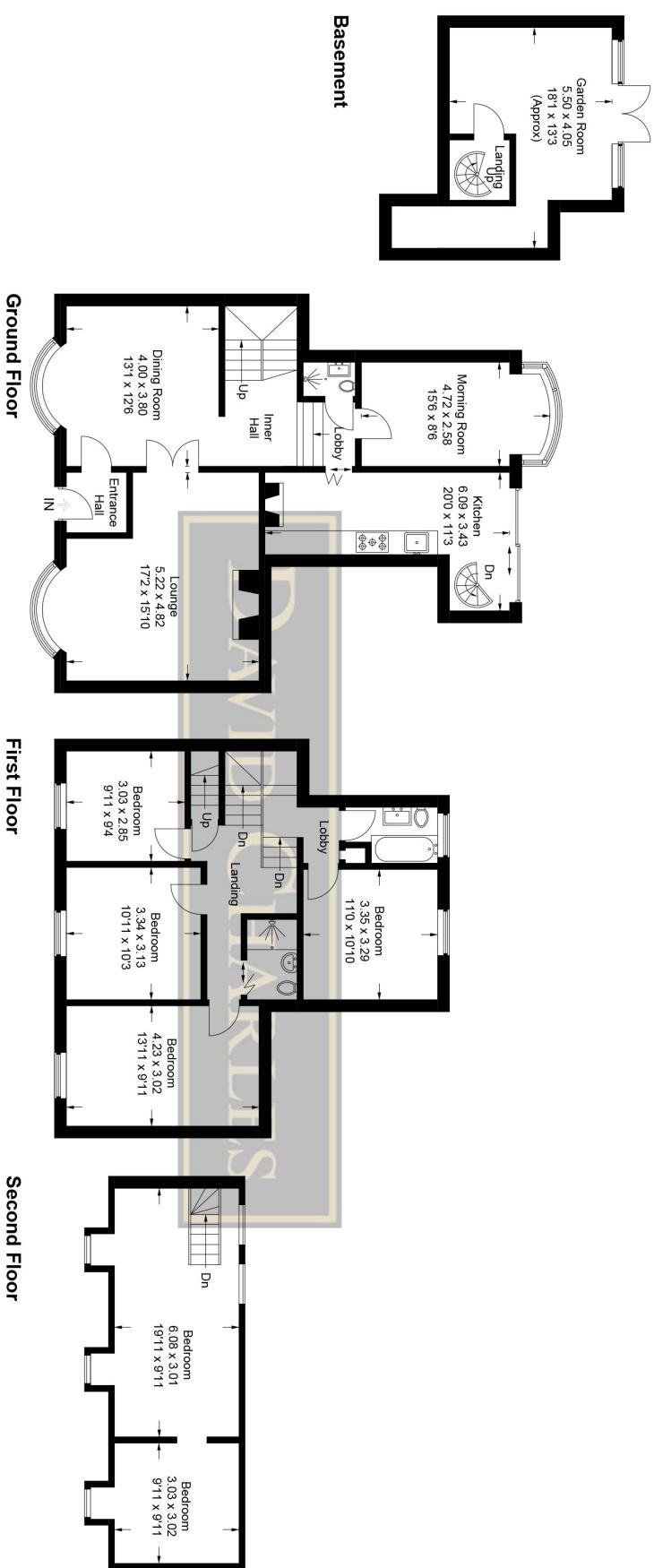
Basement = 20.3 sq m / 219 sq ft

Ground Floor = 78.2 sq m / 842 sq ft

First Floor = 63.5 sq m / 683 sq ft

Second Floor = 40.2 sq m / 433 sq ft

Total = 202.2 sq m / 2177 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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**For appointments to view please call David Charles 020 8866 0222**

*All measurements are taken manually and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract. Services and appliances have not been tested and therefore no warranty is offered on their operational condition.*