

HARROW PROPERTY BULLETIN KENTON EDITION



March 2024



Market Trends
HA3 VS HA1



How To Achieve 10%
More When Selling



Average House
Price In Your Area



HARROW SCHOOL BATHING PLACE ADJACENT TO THE WATFORD ROAD, 1937



The Ducker was built around 1866 by and for Harrow School. The footbridge gave pupils a safe crossing over the Watford Road, to the pool. It was passed into the care of the local council in the 1970's

In 1905, Harrow School Trust acquired 192 acres (0.8 km²) of Sheepcote Farm to prevent development near the school. This became a golf course in 1907. In 1936, Wembley Council bought this land and, in the 1950s, closed the Northwick Park Golf Club. In 1959, Harrow

Technical College (today part of the University of Westminster) was built on the site. Northwick Park Hospital followed in the 1970s.

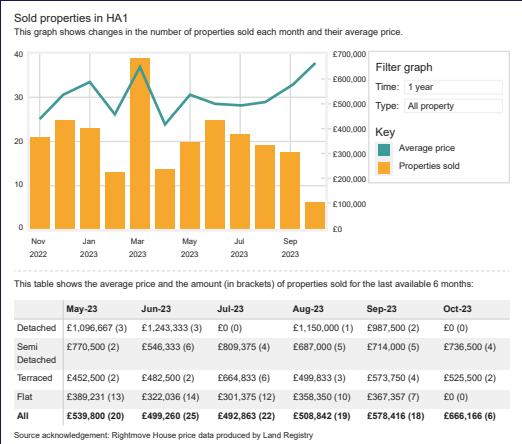
The owner of the rest of the land, Captain Spencer-Churchill, intended to develop it as a high-class estate, Northwick Park. The focal point of this new development was to be a tennis and social club.

Source: ©History England <https://www.brent.gov.uk/libraries-arts-and-heritage/brent-museum-and-archives>

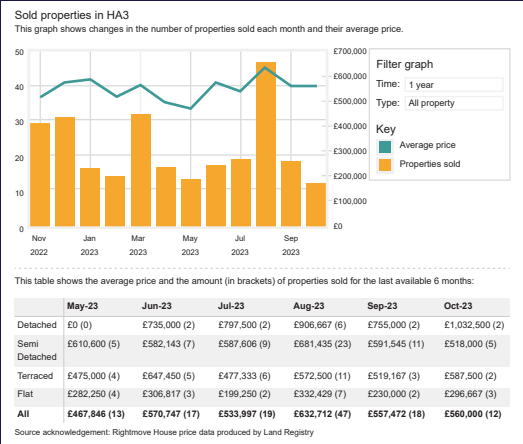
MARKET TRENDS

HA1 VS HA3

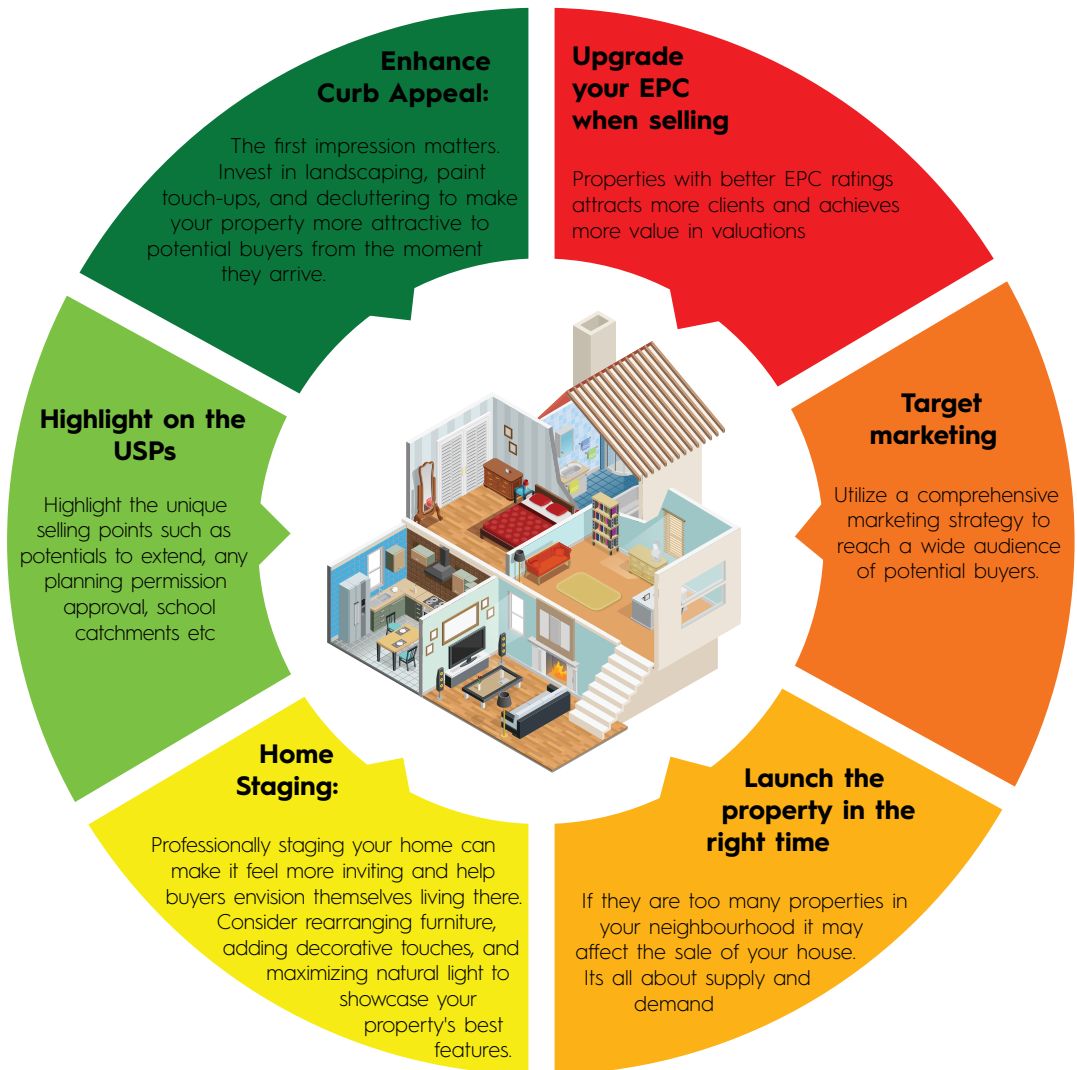
HA1



HA3



HOW TO ACHIEVE THAT 10% MORE WHEN SELLING YOUR PROPERTY



DISCLAIMER - This newsletter is for indicative purposes only, and no responsibility is accepted to any third party for the whole or any parts of its contents. Neither the entirety nor any part of this report, nor any reference thereto, may be included in any published document, circular, or statement. The information provided is believed to be accurate at the time of publication, but readers are advised that it may become outdated or inaccurate over time. Readers should exercise their own judgment when making decisions based on its contents.

AVERAGE HOUSE PRICES IN YOUR AREA

ROAD/STREET	AVERAGE VALUE**	HIGHEST SOLD PRICE
Becmead Avenue	£825,000 - £995,000	£837,500 - July 2021
Dovedale Avenue	£900,000 - £1,300,000	£790,000 - August 2015
Greystone Gardens	£950,000 - £1,375,000	£1,035,000 - September 2021
Ilmington Road	£900,000 - £1,300,000	£1,262,000 - April 2022
Lapstone Gardens	£900,000 - £1,300,000	£900,000 - April 2018
Lindsay Drive	£750,000 - £950,000	£775,000 - July 2017
Mount Stewart Avenue	£900,000 - £1,300,000	£920,000 - July 2023
Northwick Circle	£1,500,000 - £1,900,000	£1,625,000 - April 2018
Regal Way	£775,000 - £950,000	£925,000 - March 2023
Shaftesbury Avenue	£900,000 - £1,300,000	£1,268,000 - September 2022
Sheridan Gardens	£950,000 - £1,375,000	£1,185,000 - June 2017
The Ridgeway	£900,000 - £1,300,000	£1,075,000 - June 2017
Trevelyan Crescent	£900,000 - £1,250,000	£900,000 - August 2023
Wellacre Road	£875,000 - £1,200,000	£824,950 - December 2017
Winchfield Close	£900,000 - £1,250,000	£830,000 - May 2022
Woodcock Hill	£875,000 - £1,250,000	£865,000 - June 2021
Woodhill Crescent	£900,000 - £1,400,000	£1,350,000 - October 2022

** Note: Highest price value is based on extended modernised properties, where on lower price based on standard properties that may require modernisation. Please contact us for accurate valuation

Source - Rightmove, Land registry sold data

THINKING OF SELLING IN 2024?

DON'T SETTLE FOR AN ORDINARY VALUATION

Unlock the full potential of your property with our proven expert tips

Get a **FREE valuation** and benefit from strategies to enhance your property's value including **IMPROVING EPC** rating to **COMPLEMENTARY HOME STAGING**

DON'T MISS OUT ON MAXIMISING YOUR SELLING POTENTIAL - CONTACT US TODAY!



Empire Chase

14 Peterborough Road, Harrow, HA1 2BQ
0208 4227722 www.empirechase.co.uk

