

# HARROW PROPERTY BULLETIN

Pebworth Estate and Harrow on the Hill 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.

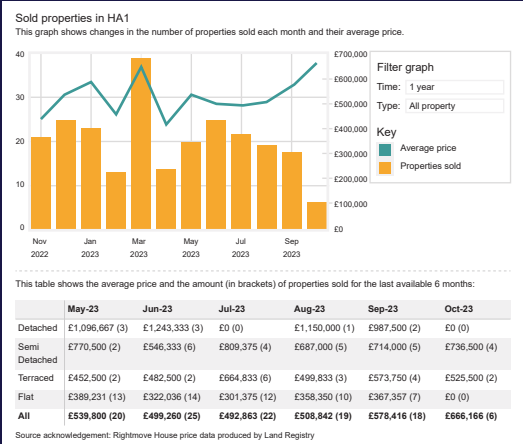
The owner of the rest of the land, Captain Spencer-Churchill, intended to develop it as a high-class estate, Northwick Park. The focal point of this new development was to be a tennis and social club.

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

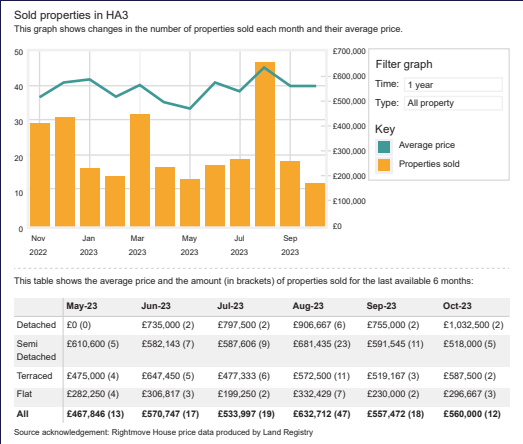
## MARKET TRENDS

### HA1 VS HA3

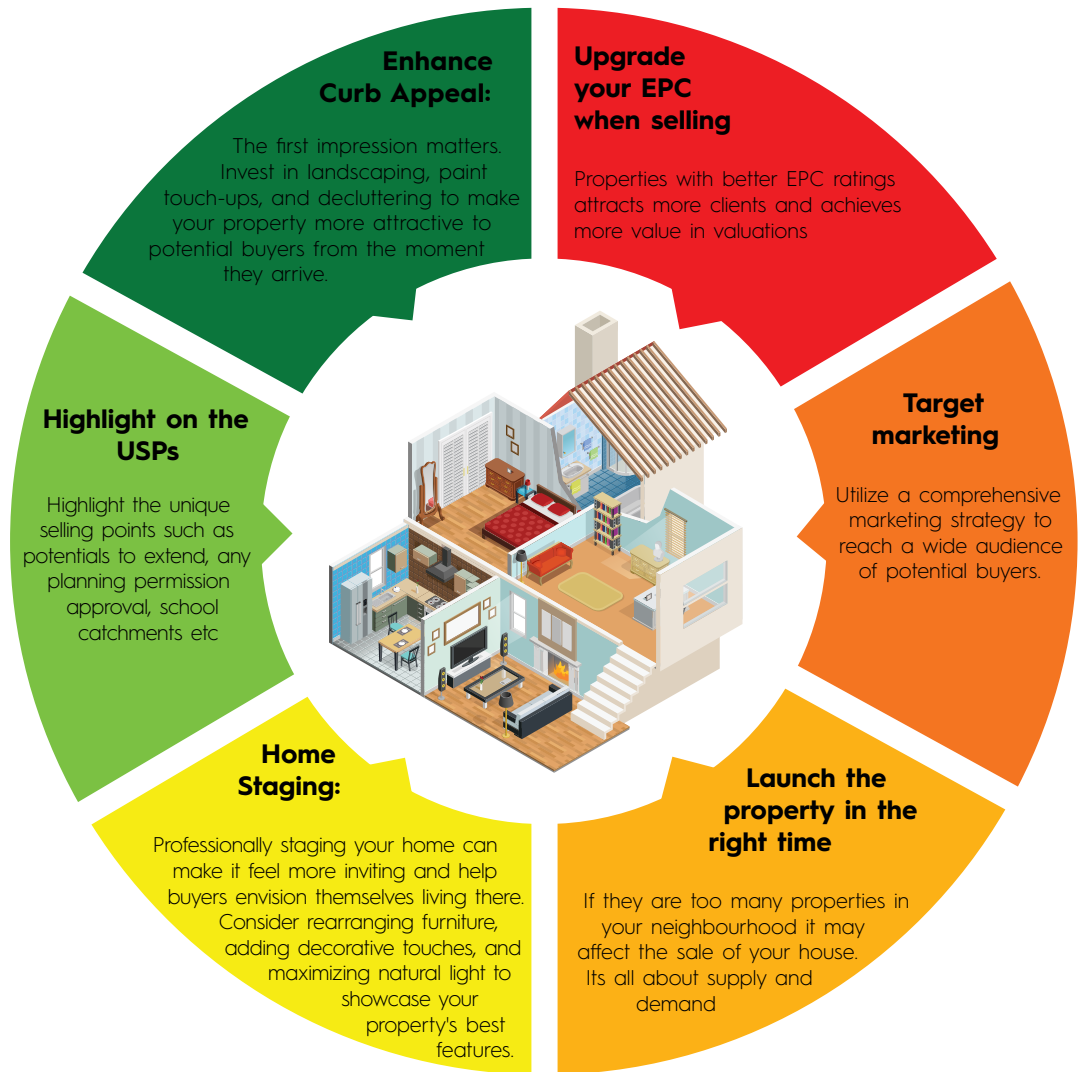
#### HA1



#### HA3



# HOW TO ACHIEVE THAT 10% MORE WHEN SELLING YOUR PROPERTY



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## AVERAGE HOUSE PRICES IN YOUR AREA

ROAD/STREET	AVERAGE VALUE**
Amery Road, HA1	£1,300,000 - £1,650,000
Pebworth Road, HA1	£1,350,000 - £1,700,000
Littleton Road/Littleton Crescent, HA1	£1,350,000 - £1,800,000
Mulgrave Road, HA1	£1,150,000 - £1,500,000
Sudbury Court Drive, HA1	£1,150,000 - £1,450,000
Bengeworth Road, HA1	£900,000 - £1,100,000
Orley Farm Road, HA1	£1,400,000 - £1,950,000
South Hill Avenue, HA1 (Private Estate)	Varies for each plot and property
Ingleby Drive, HA1 (Private Estate)	Varies for each plot and property
Mount Park Road, HA1 (Private Estate)	Varies for each plot and property
Harrow Fields Gardens, HA1	£700,000 - £900,000

\*\* 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!**



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