

ROXBOROUGH AVENUE, HARROW

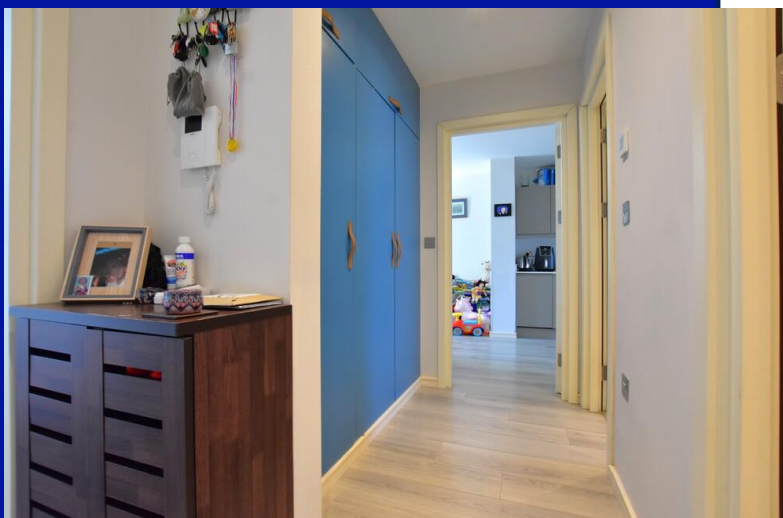


Two Bedroom Ground Floor Apartment

Guide Price £350,000

Description

****CHAIN FREE** – Robertson Phillips is delighted to offer for sale this well-presented two-bedroom ground floor apartment with parking and a long lease, perfectly located for easy access to shopping and transport facilities in the Harrow area. Situated just an 8-minute walk from Harrow-on-the-Hill Tube Station, the property enjoys a peaceful setting away from the busy town centre, with the added benefit of being close to outstanding schools such as St Anselm's Primary School and green spaces including The Grove Open Space and Harrow Recreation Ground. This charming apartment features a bright dual-aspect lounge, triple glazing, underfloor heating, and offers a main bedroom alongside a smaller second bedroom that could also serve as a study or guest room. It also includes a fitted kitchen with integrated appliances and induction hob, a modern bathroom suite, and a private terrace, perfect for outdoor relaxation. Accessed via a private entrance shared with just three flats, this apartment offers an exclusive and peaceful living experience.



- *Two bedroom ground floor apartment*
- *Modern finishes throughout*
- *Secured parking to the rear*
- *Viewings Highly Advised*
- *Easy reach of facilities in Central Harrow*
- *Own private outside space*
- *Chain Free*

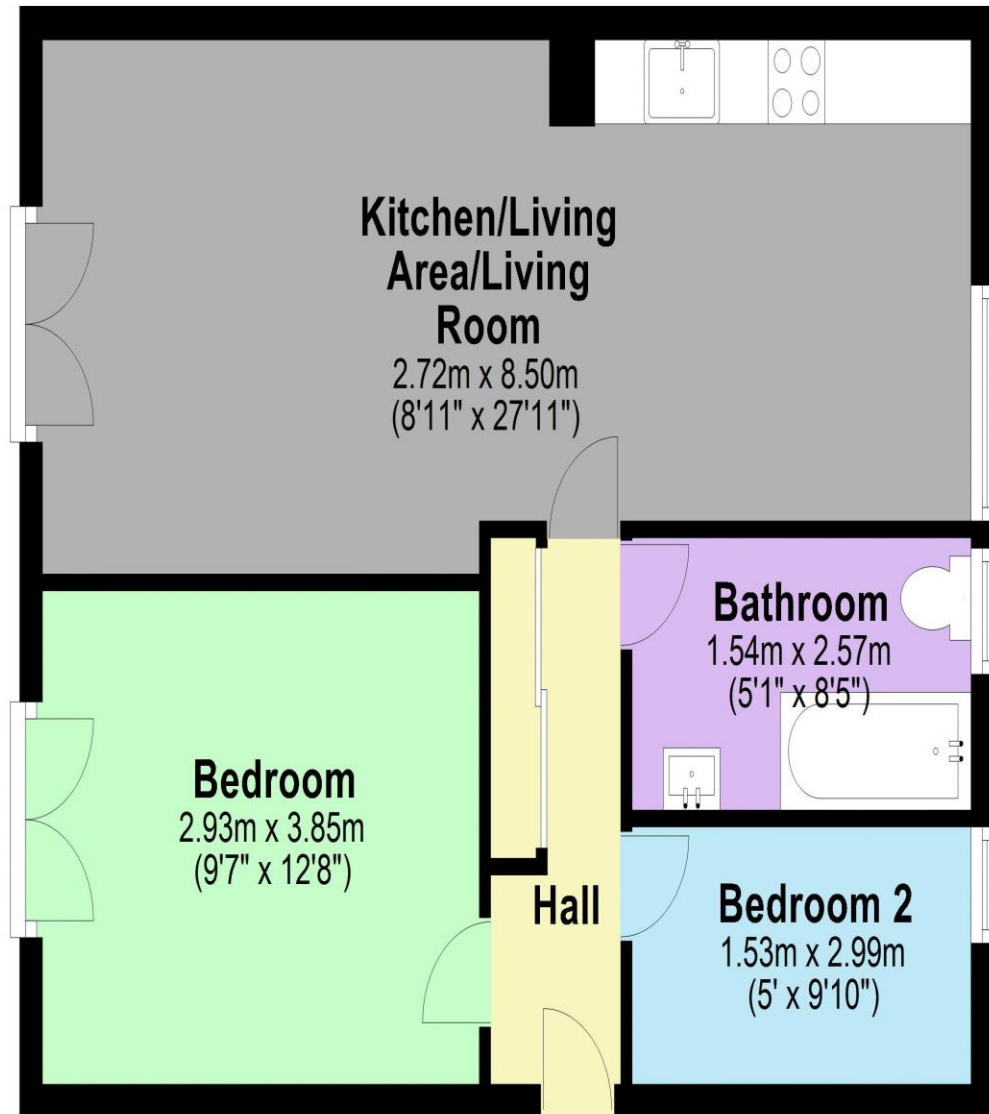


Additional Information

TENURE: LEASEHOLD

LOCAL AUTHORITY: LONDON BOROUGH OF HARROW.

ENERGY EFFICIENCY RATING: C



Ground Floor

Approx. 49.0 sq. metres (527.4 sq. feet)

Total area: approx. 49.0 sq. metres (527.4 sq. feet)



We have not sought to verify the legal title of the property, the existence of planning permissions and/or building regulation approvals and have been unable to check the working condition of any services or appliances.

Property layouts are for general guidance and are not drawn exactly to scale. Measurements are taken at the widest points and bays, alcoves, wardrobes etc. may not be shown.