

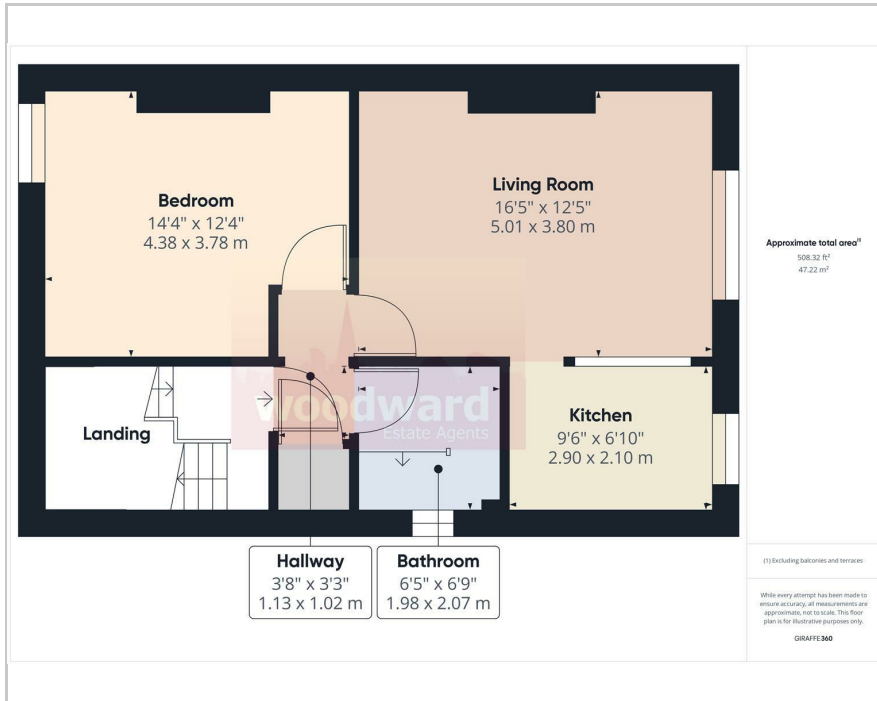


Roxborough Park, Harrow, HA1

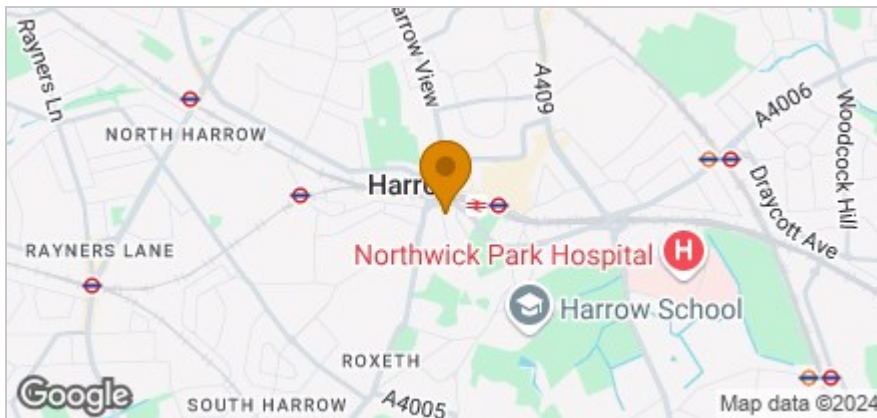
£275,000



## Floor Plan



## Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Accommodation

Welcome to this 1-bedroom first-floor flat, ideally situated on a quiet residential road in central Harrow. Boasting a generously sized double bedroom, this residence offers comfort and convenience in equal measure.

Step into the semi-open plan kitchen seamlessly connecting with the living area for effortless entertaining or relaxed evenings at home. The communal front garden adds a touch of greenery to the surroundings, providing a tranquil outdoor space to enjoy.

Conveniently located just a short walk from both Harrow town centre and Harrow on the Hill tube station, this property offers easy access to local amenities and excellent transport links.

Benefiting from a share of freehold with an impressive 954 years remaining on the lease, along with a low ground rent of £30 per year and a service charge of just £350 per year, this flat presents an attractive opportunity for homeowners and investors alike..

- Close to Public Transport
- Chain Free
- Communal Front Garden
- Shops and Amenities Nearby
- Share of Freehold

## Energy Efficiency Graph

