



Roxborough Park  
Harrow on the Hill, HA1  
**Asking price £539,950**

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# Roxborough Park

Harrow on the Hill, HA1

This stylish two-bedroom penthouse is set within a modern development in Harrow on the Hill, an area known for its charming village atmosphere and excellent transport links. Spanning approximately 875 sq ft, the apartment benefits from two secure underground gated parking spaces, access to communal gardens, a passenger lift, and no onward chain. Bright, well-proportioned interiors and thoughtful updates throughout make this an appealing move-in-ready home.

## Inside the Home

Located on the top floor of a well-maintained block, the apartment is accessed via a smart communal lobby served by a lift. Inside, a spacious hallway leads to a bright dual-aspect reception room with ample space for relaxing and dining. Its elevated position and corner setting allow natural light to flood the room throughout the day.

A separate, newly decorated kitchen sits just off the living area, fitted with sleek cabinetry, generous worktops and integrated appliances in a clean, neutral finish.

The principal bedroom is particularly spacious and includes a large en suite bathroom. The second bedroom opens onto a private balcony and would also work well as a guest room or home office.

A contemporary main bathroom and good storage throughout enhance everyday comfort, complemented by double-glazed windows and gas central heating.

Residents also enjoy use of well-kept communal gardens, offering a tranquil outdoor retreat moments from the front door.

## Local Life

Ideally located in Harrow on the Hill, the apartment is a short walk from the area's independent shops, cafés and historic pubs. Harrow on the Hill Underground and National Rail station is about 10 minutes away on foot, with quick access to central London.

Nearby Harrow town centre offers an array of restaurants, shopping centres, and a cinema. Reputable schools, including the renowned Harrow School, are close by, while green spaces and sports facilities are also within easy reach.







### **Living Room**

11'3" x 21'2" (3.43 x 6.47)

### **Kitchen**

6'5'9" x 10'9" (20.06 x 3.29)

### **Bedroom**

11'1" x 17'3" (3.38 x 5.26)

### **Bedroom**

8'11" x 10'9" (2.72 x 3.28)

### **En Suite**

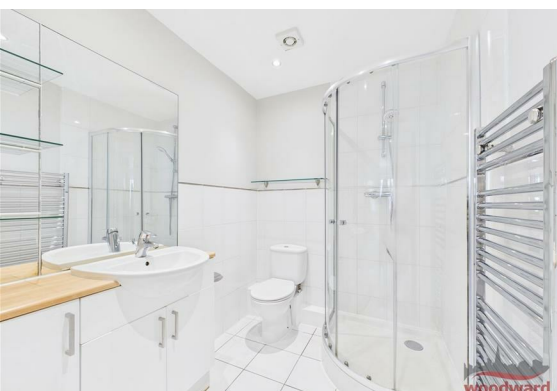
5'10" x 6'11" (1.79 x 2.12)

### **Bathroom**

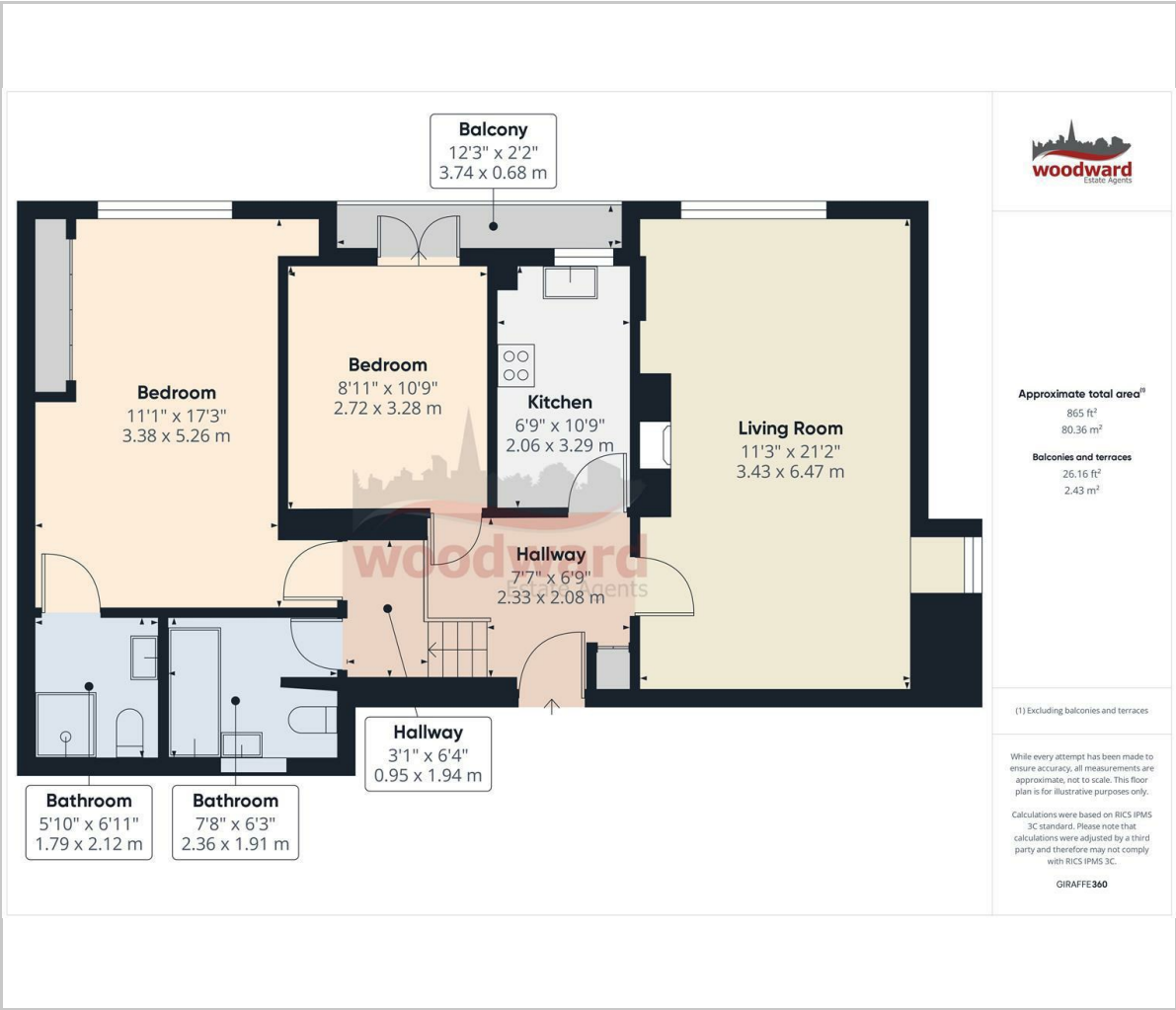
7'8" x 6'3" (2.36 x 1.91)

### **Balcony**

12'3" x 2'2" (3.74 x 0.68)



Floor Plan



Viewing

Please contact our Woodward Estate Agents Office on 020 8864 8844 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

