



**Roxborough Park**

Harrow, HA1

**£295,000**





## Roxborough Park

Harrow, HA1

In a very central location, close to all the amenities of Harrow Town Centre with a short walk to Harrow on the Hill station which provides over ground and Metropolitan line services to central London.

This spacious 1 bedroom top (3rd) floor flat features a well-proportioned open plan living room, modern kitchen and double bedroom. Offered for sale chain-free, and additionally comes with a long 957 year lease and low service charge of £300 per year making this Ideal for first time buyers and investors.

Please review the photos and virtual tour provided which form part of the description and illustrate the condition of the property. Additional features worth mentioning include, gas central heating, double glazed windows and a large loft space for storage. Being top floor brings the advantage of no one living above, and loft space.

Harrow is an attractive part of North-West London with great connections to the City and an attractive mix of property dating from Edwardian times to the modern day. A vibrant and progressive town, it has 2 covered shopping centres and many High Street stores plus a choice of major supermarkets and leisure facilities including a multi-screen Vue Cinema, restaurants, gymnasiums, parks and nearby golf courses. The delightful Conservation Area of Harrow on the Hill nearby provides a tranquil contrast for enjoyable walks and visiting the upmarket coffee shops, cocktail bars and pub restaurants when entertaining.





**Bedroom**  
11'1" x 11'4" (3.4 x 3.47)

**Bathroom**  
8'9" x 6'11" (2.69 x 2.12)

**Loft**

**Living room / Kitchen**  
19'8" x 19'8" (6 x 6.01)



- **Tenure: Share of freehold 957 years remaining**
- **Ground rent: £30**
- **Yearly contribution: £300**

## Floor Plan



## Viewing

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

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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## Area Map



## Energy Efficiency Graph

