



Roxborough Avenue, Harrow – HA1 3BU

In Excess of £350,000 | Leasehold



LAWRENCE RAND



Key Features & Description

- Two double bedrooms Ground Floor Flat
- Large Private Outdoor Patio
- Walking Distance to Harrow-on-the-Hill and Outstanding Schools
- Long Lease
- Contemporary Family Bathroom and W/C
- Modern Stylish Finish Throughout

Lawrence Rand is delighted to present this well-presented two-bedroom ground floor flat, ideally positioned within close proximity to Harrow town centre and Harrow-on-the-Hill Station. The property offers modern open-plan living, private outdoor space, and excellent transport links. The accommodation is well laid out and comprises an entrance hall & open-plan kitchen/living room with space for dining, two well-proportioned bedrooms, a modern bathroom, and a separate W/C. The property is in great condition throughout and ready to move into. Externally, a key highlight is the large private patio area which wraps around the entire flat, providing valuable outdoor space rarely found in properties of this type. Further benefits include a long lease and a well-maintained development in a highly convenient location close to local amenities, transport links, and schools. An excellent opportunity to purchase a well-located and low-maintenance home offering both comfort and practicality.

Presented with care by Lawrence Rand - helping you find the place you'll love to call home.





Nearest Stations:

Harrow-on-the-Hill – 0.3 miles (Metropolitan Line & National Rail)

West Harrow – 0.6 miles (Metropolitan Line)

South Harrow – 1.0 mile (Piccadilly Line)

Additional Information:

Council Tax band: D, London Borough of Harrow

Tenure: Leasehold, 118 years,

Service Charge: £1684 pa

Ground Rent: £350 pa

EPC Energy Efficiency Rating: C

Suppliers:

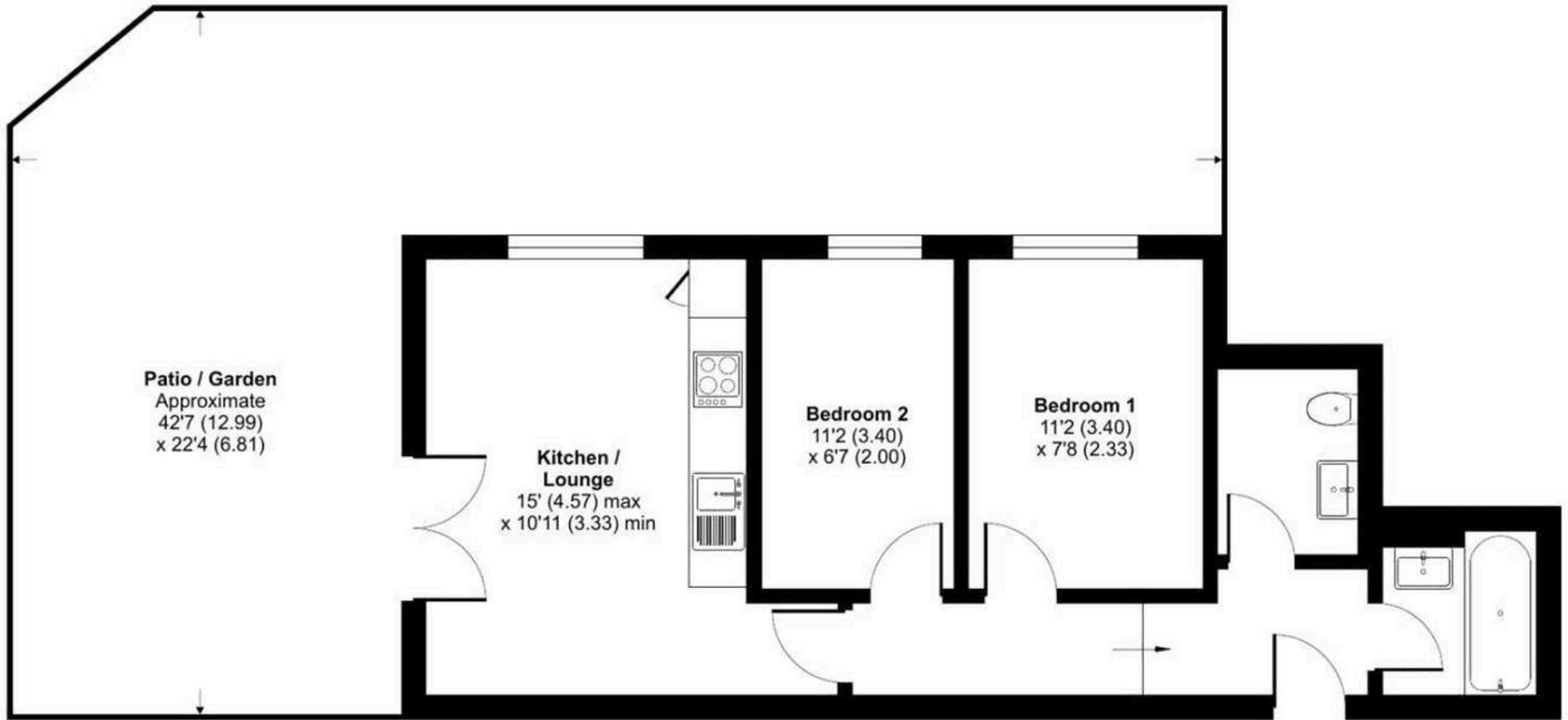
Electricity supply: Mains

Water supply: Mains water

Sewerage: Mains

Heating: Electric & underfloor heating





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