

# The Floorplan...

Approximate Gross Internal Area  
50.06 sq m (538.84 sq. ft)

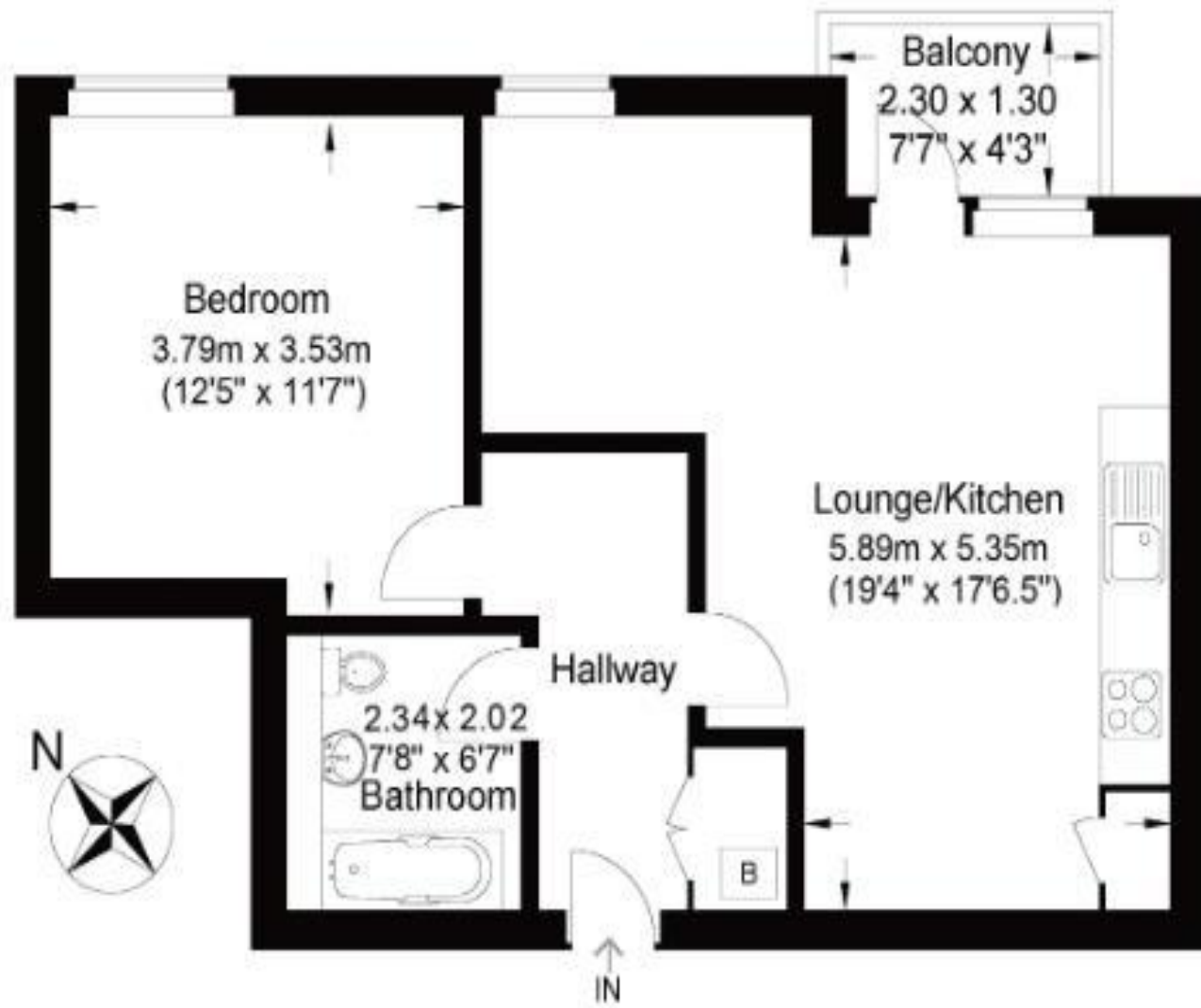


Illustration for identification purposes only, measurements are approximate, not to Scale

## More Details From...

Call: [Brian Cox North Harrow: 020 3866 6640](tel:02038666640)

Email: [Azi.Rahman@brian-cox.co.uk](mailto:Azi.Rahman@brian-cox.co.uk)

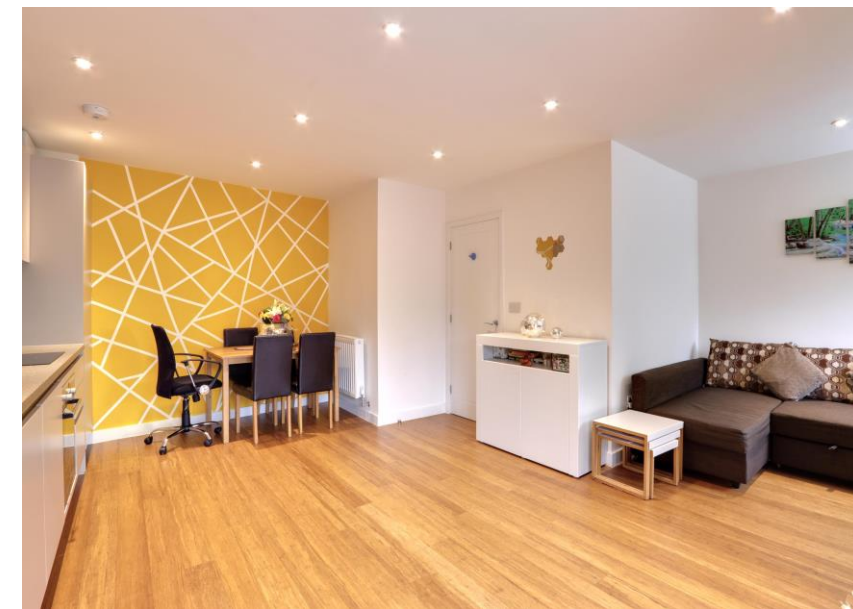
Web: [www.brian-cox.co.uk](http://www.brian-cox.co.uk)



0203 866 6640  
[brian-cox.co.uk](http://brian-cox.co.uk)



Brian Cox are delighted to offer to the market this larger than average one bedroom luxury apartment situated within close proximity to local shops, schools and transportation. The accommodation comprises: entrance hallway, one double bedroom, bathroom, open plan lounge/fitted kitchen and balcony. The property comes with an allocated parking space for one car. The property would be ideal for first time buyers and BTL Investors, call early to avoid disappointment.



Guide Price £265,000  
Leasehold

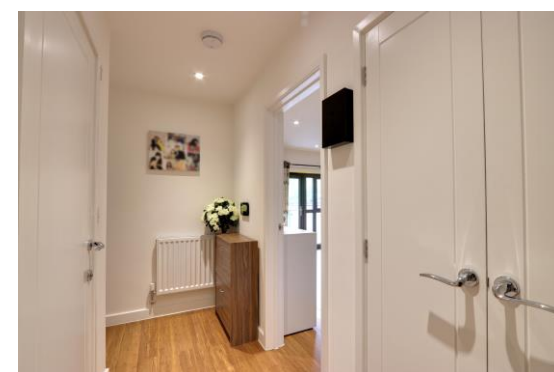
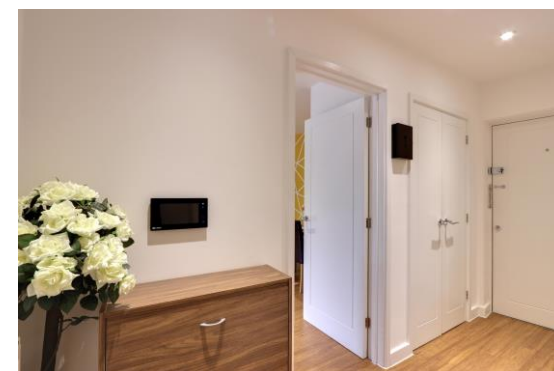
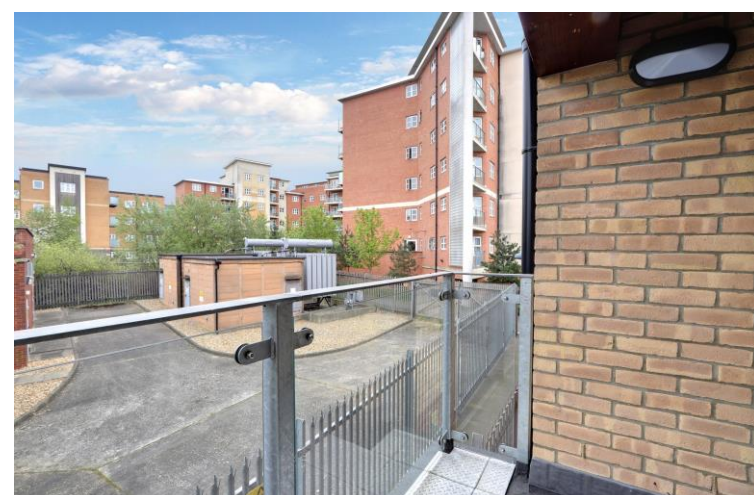
Roxeth Green Avenue, Harrow HA2 0GP

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.



### In Brief...

- One Bedroom
- Allocated Parking
- Larger than Average
- Ideal for First Time Buyers and BTL Investors
- Stunning Condition Throughout
- Internal Viewing Advised
- EPC Rating B & Council Tax Band C



### The Location...

#### Nearest Stations ...

South Harrow (0.3 miles)  
Northolt Park (0.7 miles)

South Harrow is South-West of Harrow-on-the-Hill in the London Borough of Harrow and its development originally spread South and West from the hamlet of Roxeth as a result of urbanisation and easier access from Central London by rail. The area includes the geometric garden estate of Shaftesbury Circus. Beyond this historic heart, lies a newly-developed retail park which compliments the original high street, Northolt Road, offering a variety of amenities. A variety of local buses serve the nearby town centre of Harrow which features two indoor shopping centres, a cinema and a wide range of major retailers. There are many local schools within close proximity to the property, including Grange Primary School; Roxeth Primary School ; Welldon Park Primary School and Heathland School.