



LITTLE
COURT

Connells

Little Court Roxborough Avenue
Harrow



Property Description

Connells are pleased to offer to the market this beautifully presented two bedroom first-floor apartment offering generous living space, excellent natural light and superb convenience for Harrow's wide range of amenities and transport links.

The property is accessed via a secure entryphone system, leading into well-kept communal areas. Once inside, you are greeted by a spacious entrance hall with ample storage. The bright and inviting living/dining room is a standout feature, enhanced by a charming Juliet balcony that allows for plenty of fresh air and creates a light, open ambiance. The modern fitted kitchen offers a practical layout with good worktop space and storage, while both bedrooms are well proportioned, with the principal bedroom comfortably accommodating a double bed. The accommodation is completed by a neatly presented family bathroom.

Externally, residents benefit from attractive, established communal gardens, providing a peaceful setting rarely found so close to town. The property additionally boasts a private garage, offering secure parking or further useful storage.

Little Court is ideally situated just moments from Harrow-on-the-Hill Station (Metropolitan Line & National Rail), plus a wealth of shops, restaurants, cafés and leisure facilities. The area is also known for excellent schools and leafy residential streets, making this an ideal purchase for first-time buyers, commuters, downsizers or investors alike.

Agents Note:

Please be advised that these details are produced to the best of our knowledge from a visual inspection of the property, and due to the nature of the sale have not been confirmed as correct. We advise you to satisfy yourself in relation to the boundaries, condition and services prior to proceeding.





Total floor area 66.5 m² (716 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells



To view this property please contact Connells on

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182 Station Road
 HARROW HA1 2RH

EPC Rating: C Council Tax
 Band: C

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/HRW312629

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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