



Roxborough Park  
Harrow on the Hill, HA1

Offers in excess of £435,000



# Roxborough Park

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A well presented two bedroom, two bathroom second floor apartment located in the highly regarded Lychgate Manor, a gated development in the heart of Harrow on the Hill. Offering a private balcony, one parking space and generous living space, this property is ideal for buyers looking for a well connected yet peaceful home.

The apartment features a bright and spacious living room, with large windows allowing plenty of natural light and access to a private balcony. The recently renovated separate kitchen is well fitted with ample storage, generous worktop space and integrated appliances. The main bedroom benefits from built in storage and a recently renovated en suite shower room, while the second bedroom is well sized. A separate family bathroom includes a full sized bath and has also been recently renovated.

Lychgate Manor is a secure gated development with well maintained communal gardens and an intercom entry system. The property also benefits from an allocated parking space.

Located just a short walk from Harrow on the Hill High Street, residents can enjoy a range of independent cafés, restaurants and shops. Harrow on the Hill Station (Metropolitan Line) provides excellent transport links into central London, making this an ideal home for commuters.





**Living Room**

14'6" x 12'0" (4.44 x 3.67)

**Kitchen**

8'11" x 11'0" (2.73 x 3.37)

**Bedroom**

11'10" x 9'5" (3.62 x 2.88)

**Bedroom**

11'7" x 7'3" (3.54 x 2.21)

**En Suite**

6'0" x 4'9" (1.83 x 1.47)

**Bathroom**

5'7" x 7'7" (1.72 x 2.32)

**Balcony**

4'5" x 8'5" (1.36 x 2.59)



## Floor Plan

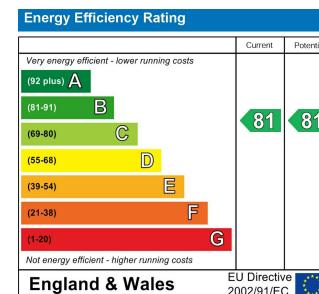


Total area: approx. 71.1 sq. metres (765.1 sq. feet)

## Area Map



## Energy Efficiency Graph



## 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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