



Roxborough Avenue
Harrow, HA1

Offers in excess of £425,000



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Set within Little Court, this well proportioned first floor apartment extends to approximately 707 sq ft, offering a carefully balanced layout and a calm, well considered atmosphere throughout. Positioned within easy reach of Harrow town centre and Harrow on the Hill station, it combines everyday convenience with a quieter residential setting, making it equally suited to owner occupiers and investors.

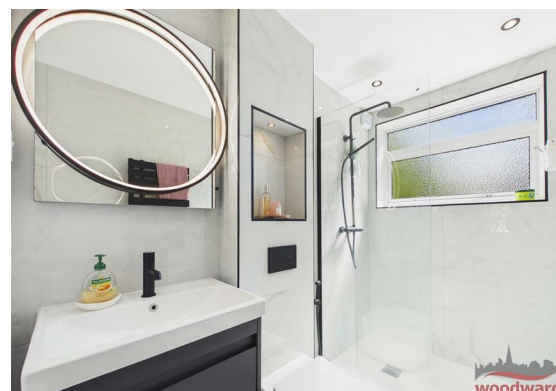
The living room is generous in scale and filled with natural light, enhanced by a Juliet balcony that introduces a subtle connection to the outside. The proportions allow for both comfortable seating and dining areas, creating a versatile space for relaxing or entertaining. The kitchen is arranged separately, practical in its layout with ample worktop space and storage, designed to function efficiently without compromising on flow.

Two double bedrooms are accessed from the central hallway, each well sized and offering flexibility for a range of uses including guest accommodation or home working. The principal bedroom is particularly spacious, while the second bedroom remains a true double. The bathroom is neatly appointed and positioned for convenience, completing a layout that feels both intuitive and easy to live in.

The apartment benefits from a share of freehold, a low service charge of approximately £1,300 per annum and no ground rent, offering strong long term value. A private garage provides secure storage or parking, complemented by residents parking and well maintained communal gardens that add a welcome sense of greenery.

Little Court enjoys an excellent location close to Harrow's wide range of shops, cafés, schools, supermarket and restaurants with superb transport links from Harrow-on-the-Hill station, providing fast and direct connections into Central London.





Living Room
15'10" x 12'5" (4.84 x 3.81)

Kitchen
13'8" x 7'5" (4.18 x 2.28)

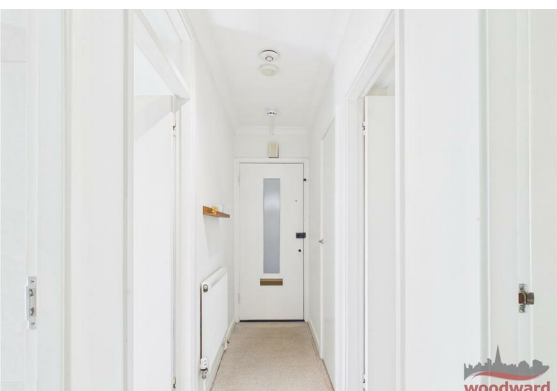
Bedroom
15'10" x 11'10" (4.83 x 3.61)

Bedroom
10'3" x 9'4" (3.14 x 2.86)

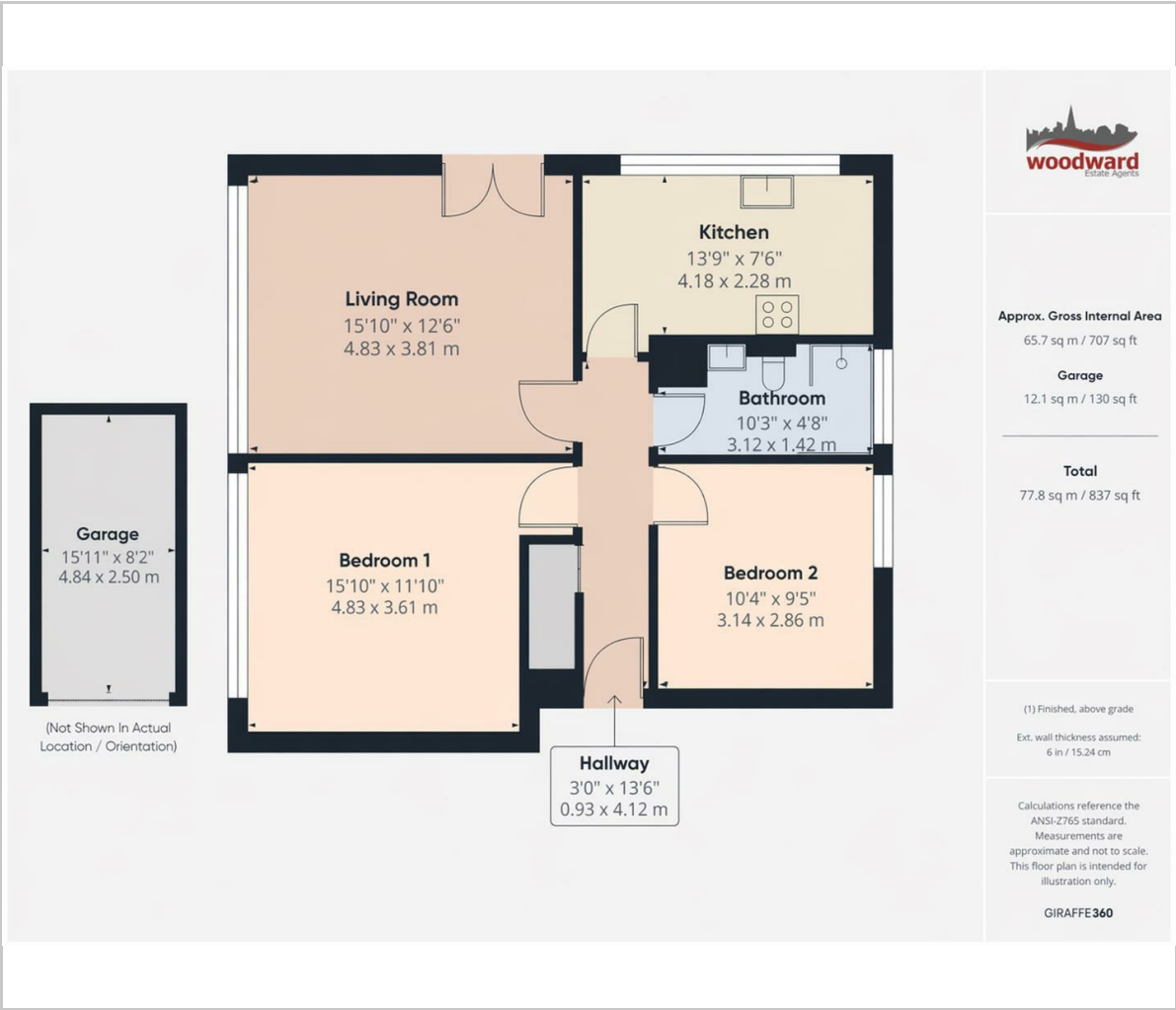
Hallway
3'0" x 13'6" (0.93 x 4.12)

Bathroom
10'2" x 4'7" (3.12 x 1.42)

Garage
15'10" x 8'2" (4.84 x 2.50)



Floor Plan



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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Area Map



Energy Efficiency Graph

