



**Connells**

Rooks Corner Roxeth Green Avenue  
HARROW

# Rooks Corner Roxeth Green Avenue HARROW HA2 0GP

for sale offers in excess of  
**£325,000**



## Property Description

Connells are delighted to present this spacious and well-appointed two-bedroom upper floor flat, ideally situated in a sought-after residential location off Roxeth Green Avenue in Harrow.

This charming property offers generous living accommodation throughout, making it an ideal purchase for first-time buyers, investors, or those looking to downsize.

Upon entering, you are welcomed into a bright and airy reception room, perfect for relaxing or entertaining guests. The space benefits from large windows that flood the room with natural light, enhancing the sense of openness and comfort.

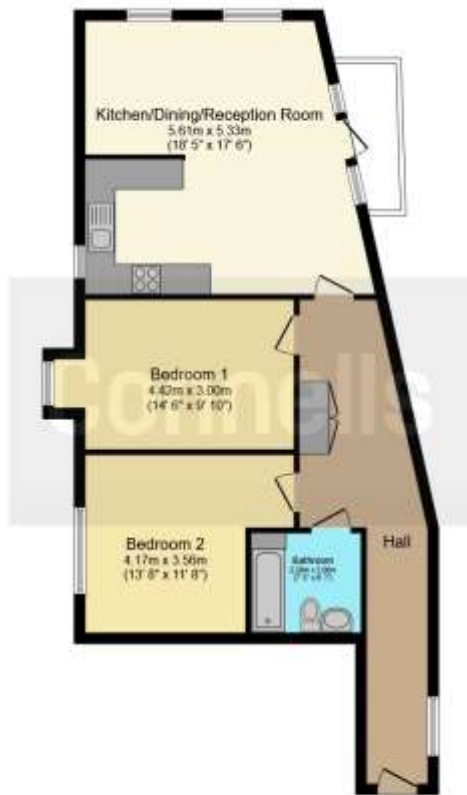
The fully fitted kitchen is thoughtfully designed with a range of modern wall and base units, integrated appliances, and ample countertop space, catering to all your culinary needs.

There are two well-proportioned bedrooms, each offering comfortable living space and flexibility for use as a guest room, home office, or nursery. The family bathroom is finished to a high standard, featuring a contemporary suite with bath, shower, wash basin, and WC. Additional benefits include off-street parking, providing convenience and peace of mind, as well as access to local amenities, transport links, and schools.

This property combines style, practicality, and location, making it a must-see. Early viewing is highly recommended to fully appreciate all that this home has to offer.







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.localagent.com](http://www.localagent.com)



To view this property please contact Connells on

**T 020 8427 4321**  
**E [harrow@connells.co.uk](mailto:harrow@connells.co.uk)**

182 Station Road  
 HARROW HA1 2RH

EPC Rating: B

Council Tax  
 Band: C

Service Charge:  
 2400.00

Ground Rent:  
 300.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/HRW312312](http://connells.co.uk/Property/HRW312312)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 2015. Should you require 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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