



**Connells**

Roxborough Avenue  
HARROW



### Property Description

Connells are delighted to present this well-appointed one bedroom apartment, ideally situated on the sought-after Roxborough Avenue in Harrow. Offering contemporary open-plan living, this property is perfect for first-time buyers, professionals, or investors alike.

The accommodation comprises a spacious entrance hallway leading into a bright and airy open-plan reception room, seamlessly flowing into a modern fitted kitchen and dining area. The living space is enhanced by large windows and direct access to a private balcony, providing an ideal spot for relaxing or entertaining while enjoying elevated views.

The kitchen is stylishly designed with a range of wall and base units and ample workspace, making it both functional and visually appealing. The dining area comfortably accommodates a table, creating a sociable environment for everyday living.

The generous double bedroom offers a calm and comfortable retreat, with space for wardrobes and additional furnishings. Completing the property is a contemporary bathroom fitted with quality fixtures and a clean, modern finish.

Further benefits include excellent natural light throughout, secure entry, and a convenient location within easy reach of Harrow town centre, transport links, and local amenities.

Early viewing is highly recommended to fully appreciate the space, condition, and location this apartment has to offer.

### Entrance Hall

2 built in cupboards

### Lounge/Kitchen

Wall and base units, work surface, electric hob, extractor fan, oven, fridge freezer, balcony, dual aspect window

### Bedroom

Double glazed window to the side, carpet

### Bathroom

Vanity unit, wash hand basin, bath, low level WC, radiator, tiled floor





### First Floor

Total floor area 39.7 m<sup>2</sup> (428 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](http://www.propertybox.io)



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/HRW313046](http://connells.co.uk/Property/HRW313046)**

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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