



TEMPLE FORTUNE
ESTATES

Roxborough Avenue, Harrow HA1 3BU

TWO-BEDROOM GROUND-FLOOR FLAT FOR SALE

PRICE
£325,000

ABOUT THE PROPERTY

Beautifully presented ground-floor flat, built in 2018 and set within a secure gated development of just three flats, each with its own private entrance.

Located on the sought-after lower slopes of Harrow on the Hill, the property is approximately seven minutes' walk from Harrow-on-the-Hill Station, offering Metropolitan Line and National Rail services. Harrow town centre's shops, restaurants, gyms and amenities are also within easy reach.



PROPERTY FEATURES



APARTMENT WITH PRIVATE
TERRACE



TWO BEDROOMS
ONE DOUBLE AND ONE SINGLE



MODERN FAMILY
BATHROOM



ALLOCATED SECURE
GATED PARKING



570 SQ FT OF LIVING
SPACE

GET IN TOUCH

020 8952 0908
079 5629 1499

admin@templefe.co.uk
www.templefe.co.uk

1 Hallswelle Parade, Finchley
Road, London, NW11 0DL



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MORE ABOUT THE PROPERTY

The property features a modern open-plan kitchen with integrated appliances and a living room with direct access to a private terrace. The double bedroom benefits from fitted wardrobes, while the separate study offers a useful space for home working, nursery or storage.

Further benefits include a contemporary fully tiled bathroom, underfloor heating throughout and an allocated parking space within the secure gated car park.

This modern and well-connected home is ideal for first-time buyers, commuters, or investors.

- **Ground Rent:** £250 per annum
- **Service Charges:** £2,100 per annum
- **Council Tax:** London Borough of Harrow: Band D
- **EPC Rating:** C



NEARBY TRANSPORT LINKS:



Harrow-on-the-Hill Station

Metropolitan Line & National Rail: approximately 0.3 miles



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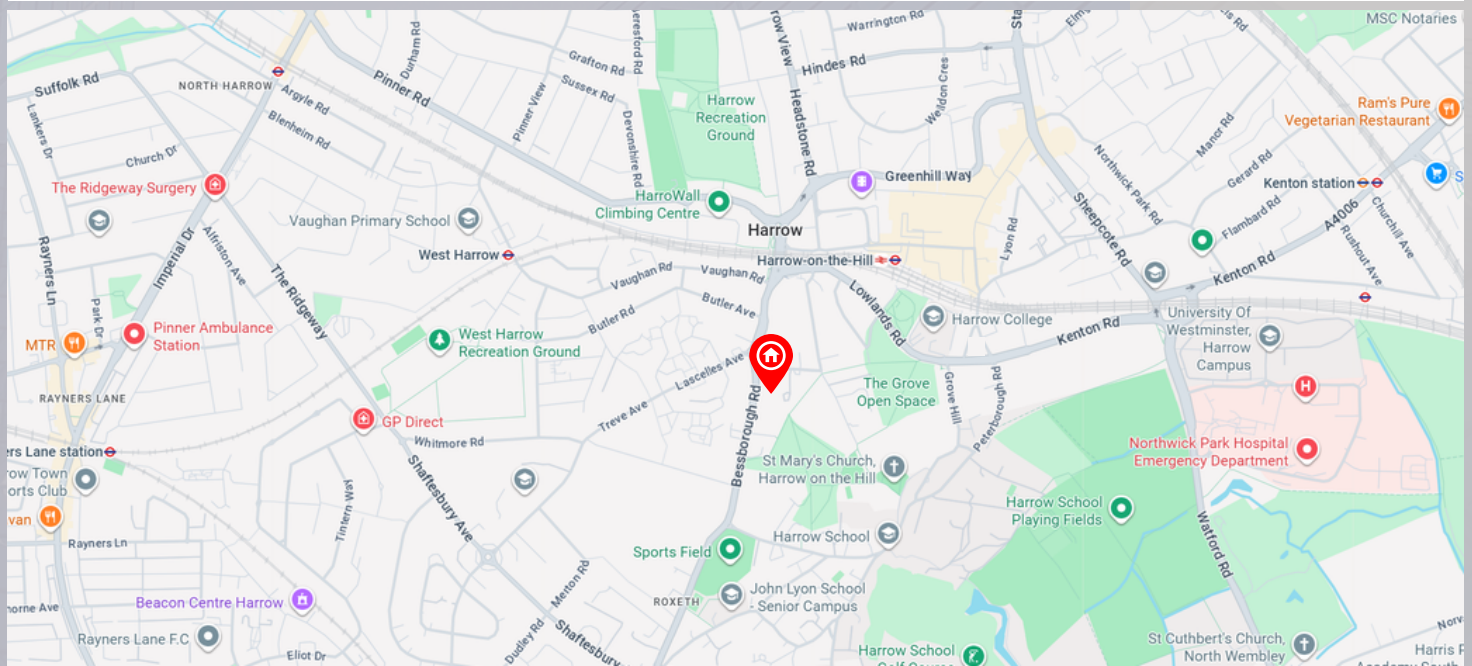
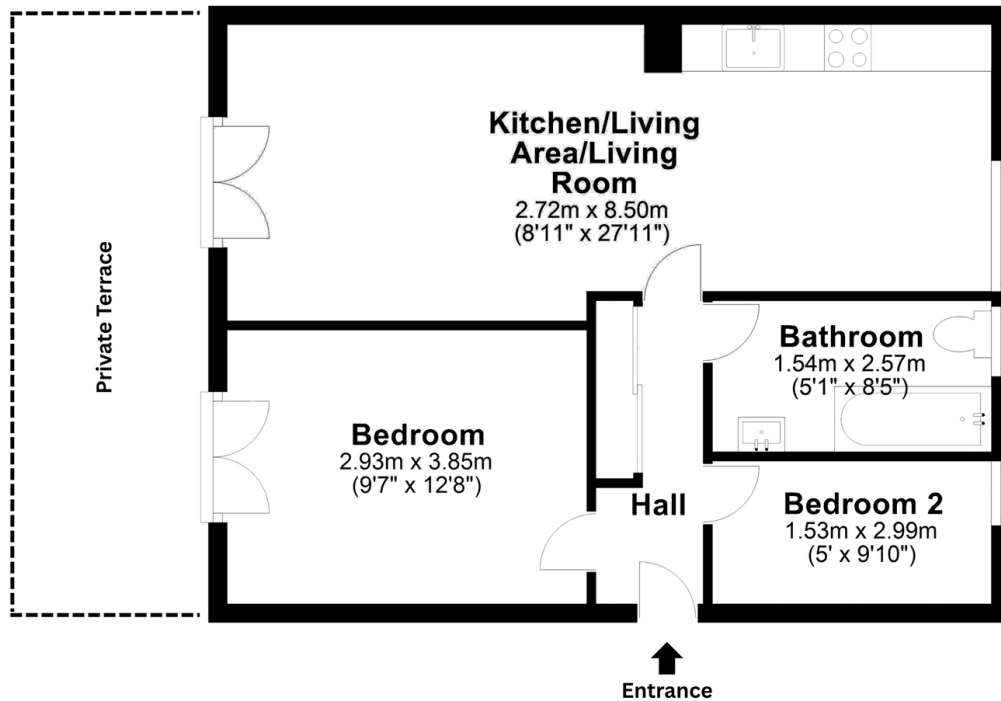


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ROXBOROUGH AVENUE, HARROW, HA1 3BU

APPROXIMATE FLOOR AREA: 53 SQ M / 570 SQ FT
GROUND FLOOR

*This floor plan is provided for illustrative purposes only. Not to scale.
Dimensions are approximate; please contact the agency for precise measurements.*



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