

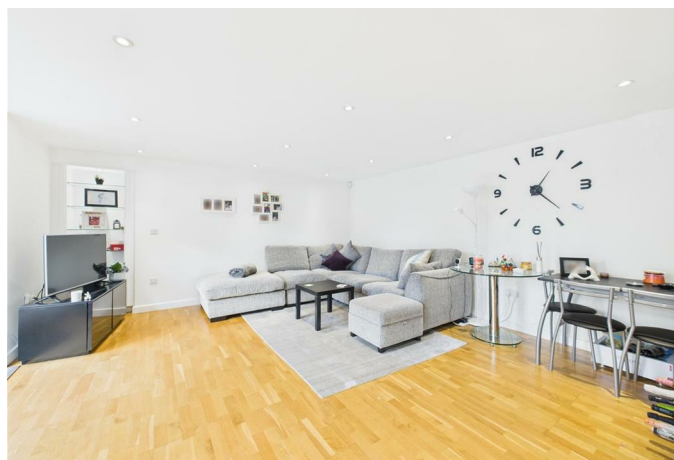


28 Roxborough Park, Harrow, HA1 3AY

Experience refined living in this exceptional ground-floor residence, part of an exclusive conversion of just six homes within a distinguished period building. With soaring ceilings and elegant tall windows, this apartment is bathed in natural light, creating an airy and sophisticated ambiance.

Positioned on this coveted road in the historic Harrow-on-the-Hill, you're only a five-minute stroll from the Metropolitan and National Rail services, offering swift access to the City. This prime location blends convenience with charm just moments from an excellent selection of shops, restaurants, and cafés. The beautiful open spaces of Roxborough Park are within easy reach, offering a tranquil escape. The property briefly comprises: Expansive open-plan living, kitchen and entertaining space, master bedroom with luxurious en-suite bathroom, second generous double bedroom and a modern bathroom suite. Further benefits include a utility room, private parking space, a substantial private garden for your exclusive enjoyment, and low outgoings within a self-managed building. Offered with a Share of Freehold, this home represents a rare opportunity to acquire a piece of heritage in one of the area's most desirable addresses.

With excellent road links to the Home Counties and all London airports, this property is ideal for discerning buyers seeking elegance, exclusivity, and convenience. Arrange your private viewing today and elevate your lifestyle.



ENTRANCE HALL

Front aspect double glazed door, front aspect double glazed window, stairs down to:

HALLWAY

Under stairs storage, downlighting, doors to:

KITCHEN

Rear aspect double glazed window, part tiled walls,

downlighting, a range of base and eye level units, integrated fridge, freezer, dishwasher, oven with four electric hob rings, wall mounted boiler, stainless steel sink and drainer, extractor fan.

LIVING ROOM

Rear aspect double glazed window, rear aspect double glazed door to rear garden, downlighting, radiator x 2, fitted shelving units.

ULTITLY ROOM

Space for washing machine and tumble dryer, radiator.

BEDROOM ONE

Front aspect double glazed window, downlighting, double radiator, a range of fitted storage, door to:

ENSUITE

Tiled flooring, part tiled walls, downlighting, stand in shower, wash hand basin, low level w/c, radiator, extractor fan.

BEDROOM TWO

Front aspect double glazed window, downlighting, double radiator, a range of fitted storage.

BATHROOM

Side aspect double glazed frosted window, tiled flooring, part tiled walls, pedestal wash hand basin, tiled enclosed bathtub, stand in shower, heated towel rail, low level w/c.

REAR GARDEN

Private rear garden, mainly laid to lawn, patio area, rear gate with access to communal gardens.

LEASE

TBC

OUTGOINGS

TBC

COUNCIL TAX

London Borough of Harrow - Band C -£2,129.65

N.B. WE RECOMMEND YOUR SOLICITOR VERIFIES THIS BEFORE EXCHANGE OF CONTRACTS.

DISTANCE TO STATIONS

Harrow on the Hill (0.3 Mile)-
Metropolitan/ Piccadilly Line
West Harrow (0.7 Mile)-
Metropolitan/ Piccadilly Line



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	82	82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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