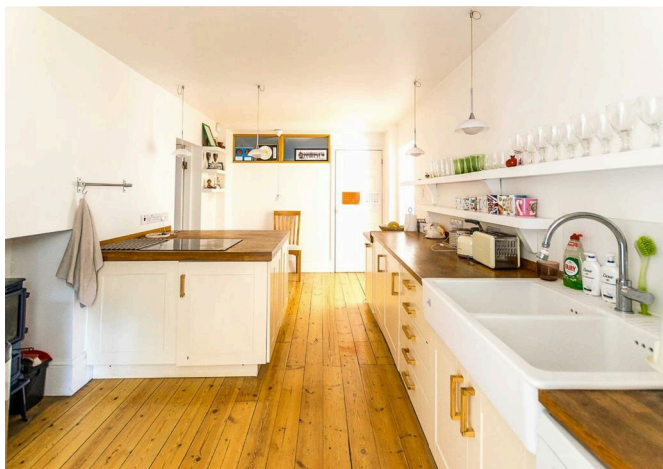




30a Roxborough Park, Harrow On The Hill, HA1 3AY  
£695,000





## 30a Roxborough Park, Harrow On The Hill, HA1 3AY

**£695,000**

Wilson Hawkins are pleased to bring to the market this substantial and unique 3 BEDROOM GARDEN FLAT located on this sought after road on the LOWER SLOPES of HARROW ON THE HILL. The property occupies the ground floor of this former elegant Edwardian residence and offers versatile and ample living accommodation. This tastefully decorated home offers a host of interesting features combined with impressive room dimensions and comes with a private 100' mature REAR GARDEN and GARAGE. Large basement, scope for a summer house, 2 wood burners and triple glazing throughout.

Harrow town centre lies at the foot of the Hill with 2 covered shopping centres, a choice of major supermarkets and a multi-screen Cinema. There are many excellent private, state and church schools including the renowned St ANSELMS Catholic School close by plus parks, golf courses and open spaces to enjoy. Harrow's Metropolitan and Chiltern Line station is within 5 MINUTES WALKING DISTANCE.

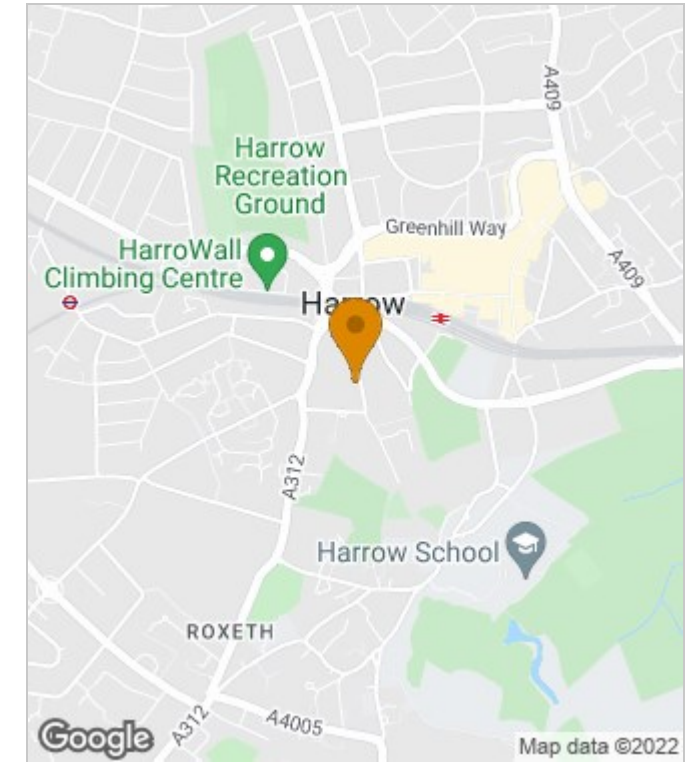




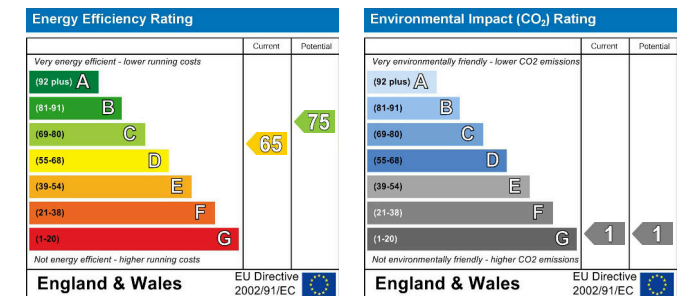
# Floor Plans



# Area Map



# Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.