



30d Roxborough Park
Harrow On The Hill, HA1 3AY

£380,000



30d Roxborough Park

Harrow On The Hill, HA1 3AY

**** NO STAMP DUTY TO BE PAID FOR FIRST TIME BUYERS***** A Two bedroom apartment forming the top floor of this historic building situated on the lower slopes of Harrow on the Hill.

The top floor location provides far-reaching views as well as a quiet space to relax or work from. The apartment has excellent transport connections being only 8 minutes' walk from Harrow-on-the-Hill's Metropolitan Underground / Chiltern Line train station from which it is only 25 minutes into Bond Street. The excellent range of shopping facilities at Harrow's Town Centre is close by as are the welcoming pubs of Harrow-on-the-Hill.

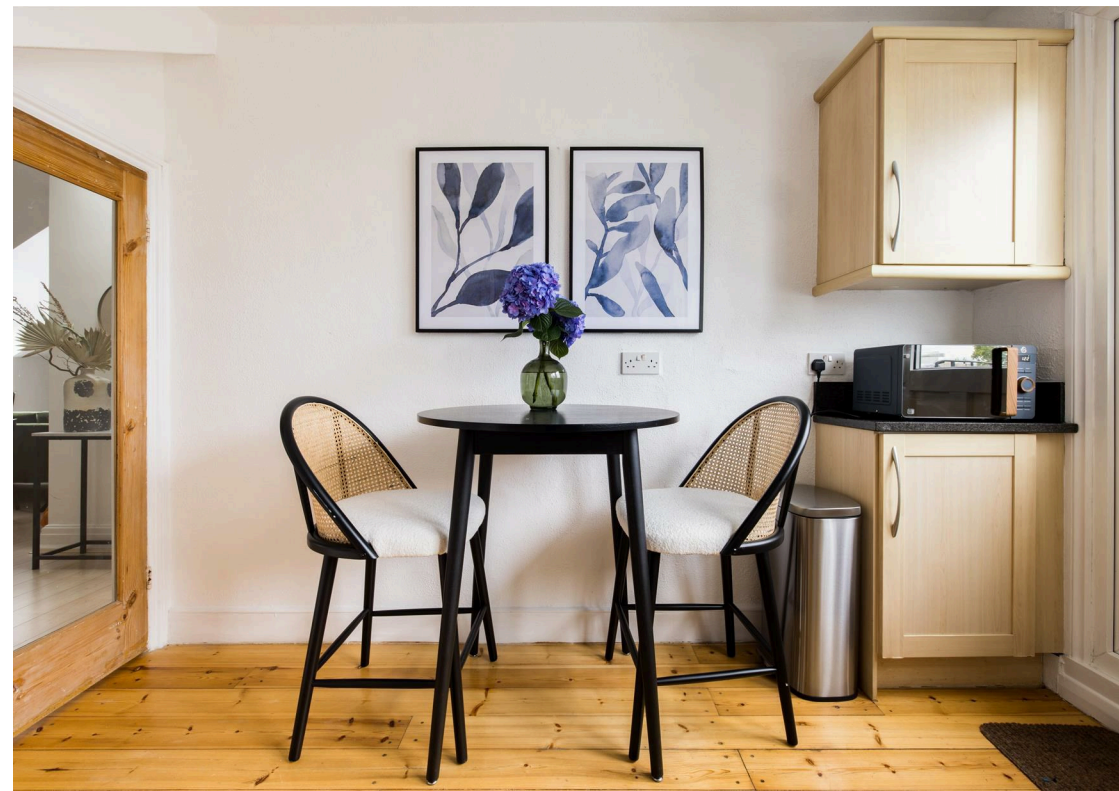
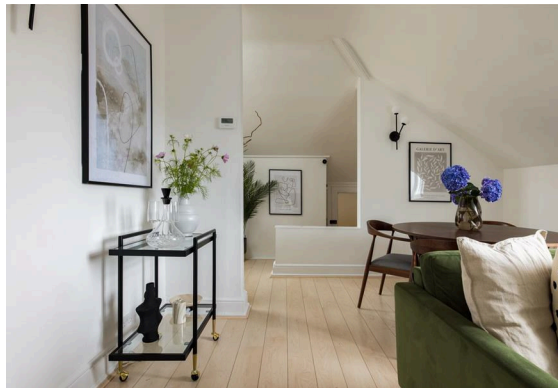
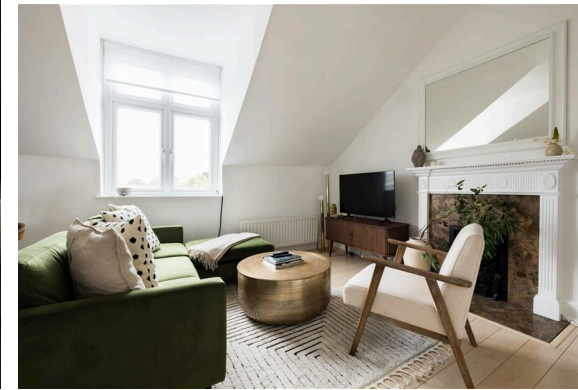
The property is well proportioned including a spacious varied height lounge, a fitted kitchen, an outside space with panoramic views, two generous size bedrooms plus a family bathroom. New appliances including a boiler, "Bosch" washer-dryer and hob have been added to give the new owner peace of mind from moving day.

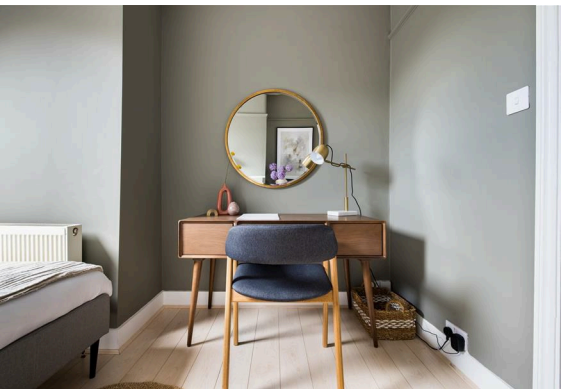
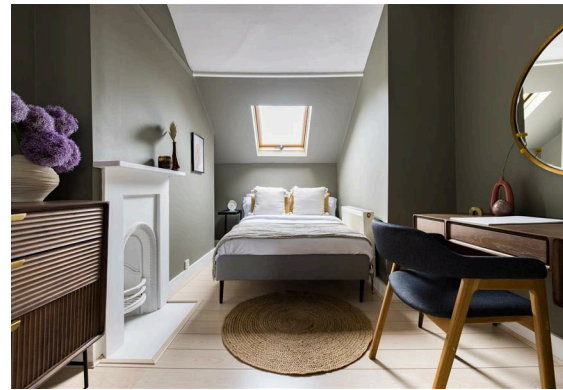
Benefits include a share of freehold and a long lease in excess of 950 years, double glazing plus the apartment is being sold with the benefit of No upper chain.

In addition, the area is particularly well served for good schooling including St Anselm's Catholic Primary School, Orley Farm Preparatory School, JohnLyon, St Dominics Sixth Form College and the renowned Harrow School.

Early viewing is highly recommended to avoid disappointment.

communal front door





communal hall way

Own front door

Lounge

Kitchen

Outside Space (Fire Exit)

Bedroom One

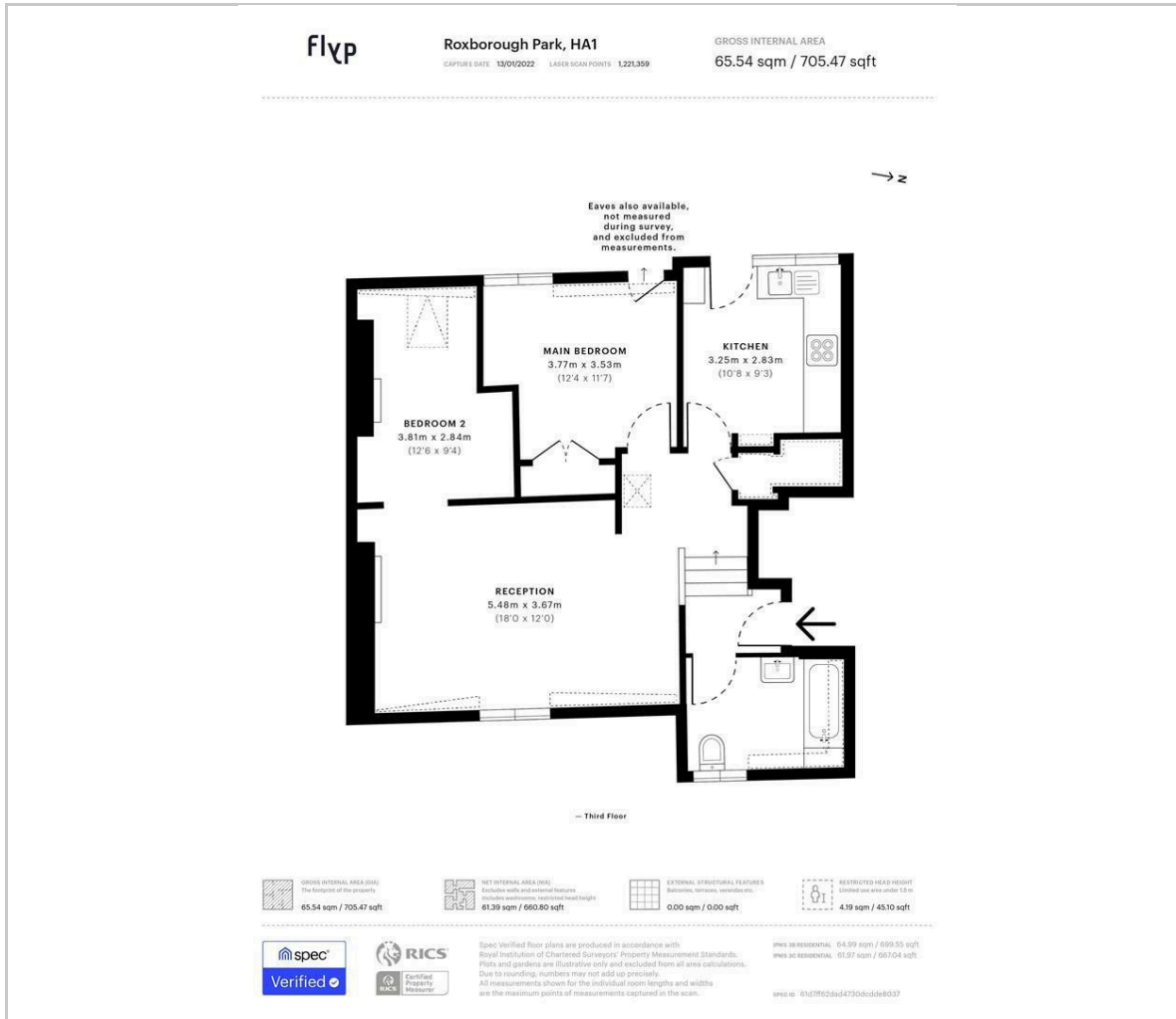
Bedroom Two

Bathroom

Lease- Share of freehold, New lease of 999 years o

Service Charge- £100 per month

Floor Plan



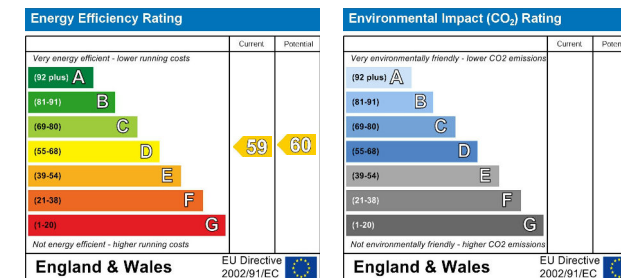
Viewing

Please contact our Harrow on the Hill Office on 020 8422 3333 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency 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.

33-35 High Street, Harrow On The Hill, Harrow, Middlesex, HA1 3HT
 Tel: 020 8422 3333 Email: enquiries@wilson-hawkins.co.uk www.wilson-hawkins.co.uk