



10 Lychgate Manor

1 Roxborough Park Harrow on The Hill, HA1 3YL

£439,950



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A beautiful 2 bedroom, 2 bathroom Top Floor (3rd Floor) apartment with private balcony, situated in this prestigious development on the western slopes of the Hill and within 10 minutes walking distance to Harrow Town Centre with its excellent range of shopping facilities and Metropolitan/Chiltern Line train station. 15' x 12'5 lounge with door to balcony. The balcony is not overlooked and there are great panoramic views. Fully fitted kitchen with range of integrated appliances, generous master bedroom with en-suite, large loft area for storage, remote controlled gated access, allocated underground parking space with trickle charging point and storage cage. Visitor parking. Separate pedestrian entry gate with video entry phone, double glazing, gas fired central heating and a 989 year lease plus share of Freehold.

The development enjoys extensive landscaped communal gardens and lift access to all floors. Viewing through owners Sole agents.

Gated Entrance with video phone

Communal Front Door

Stairs/lift to Third Floor

Own Front Door

Entrance Hall

Lounge

Private Balcony

Kitchen

Master Bedroom





En Suite Shower Room

Bedroom Two

Bathroom

Secure Underground Parking

Allocated Parking Space with Trickle Charger

Landscaped Communal Gardens

Further Information

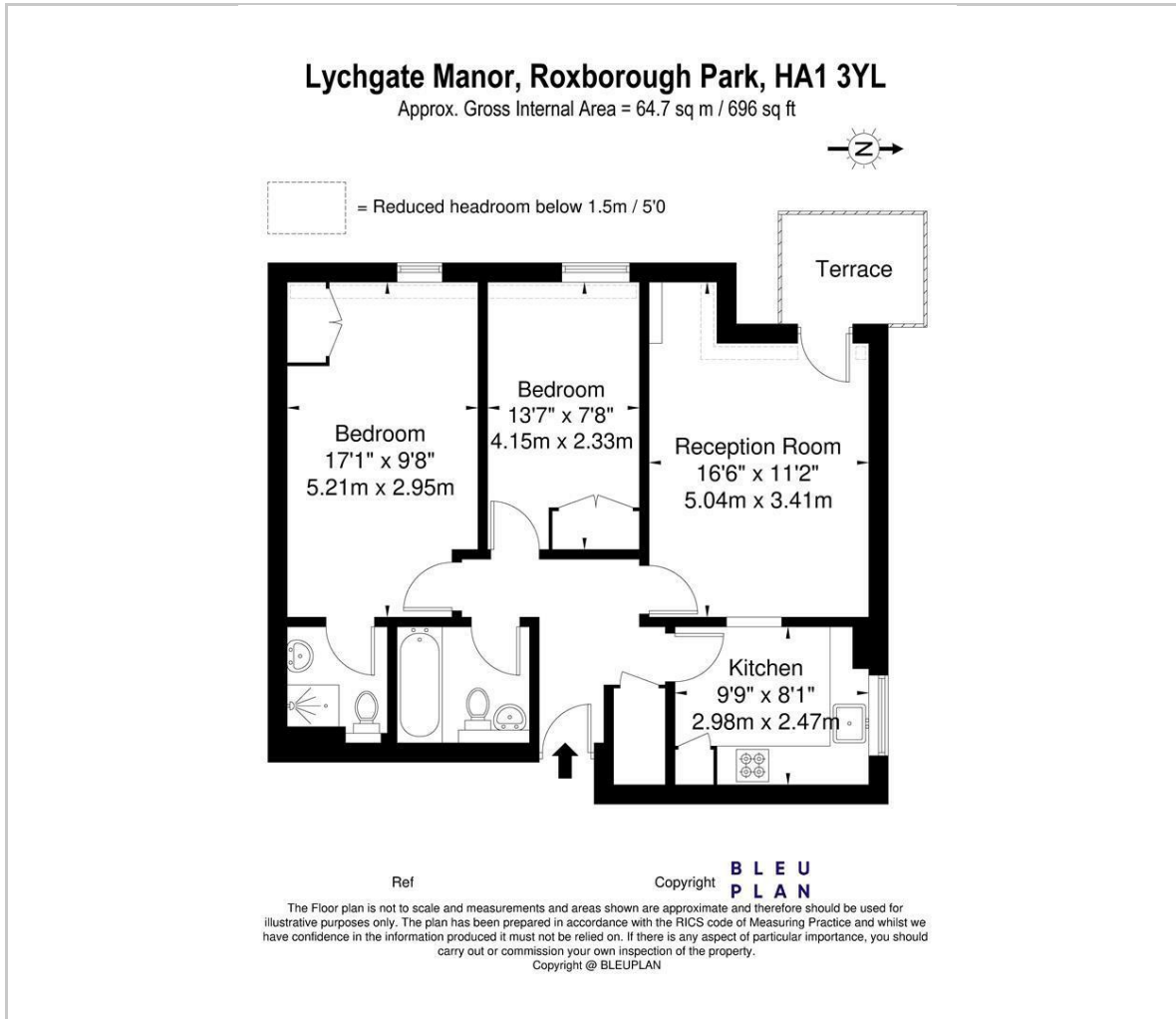
Share of Freehold Plus 987 Year Lease

Service Charge £250 per Month

Council Tax Band F



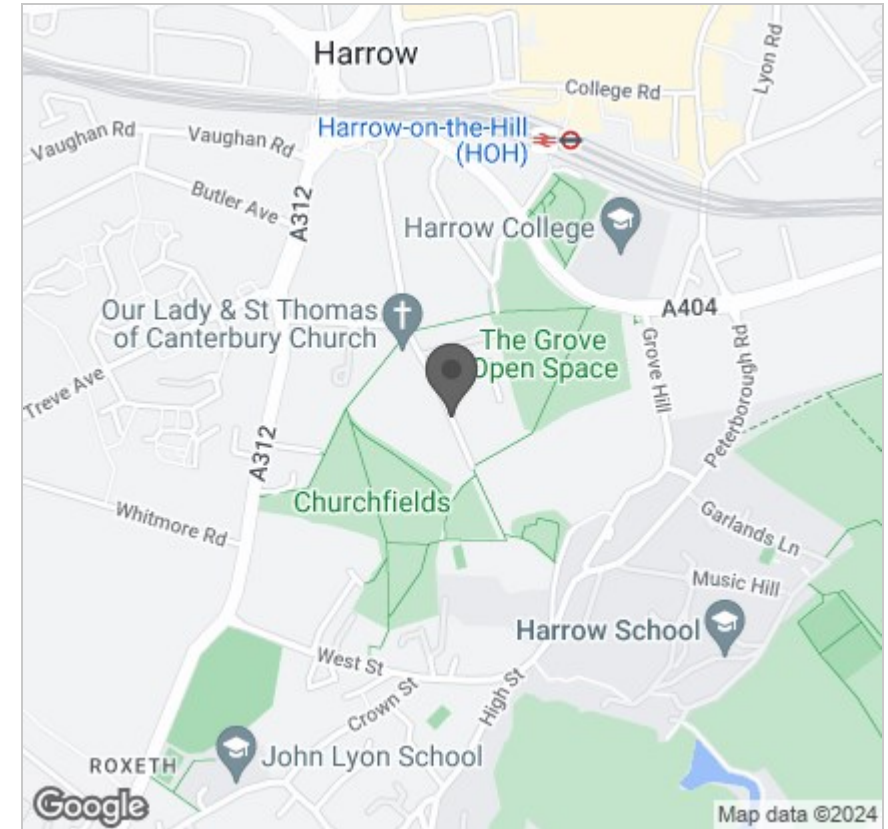
Floor Plan



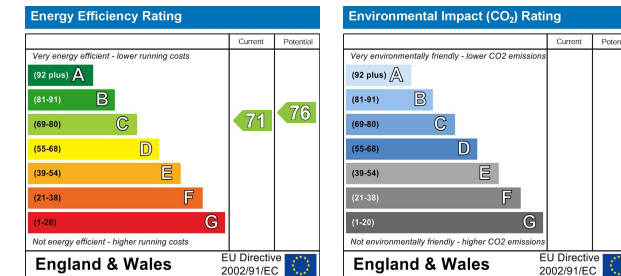
Viewing

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.

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