



Rooks Corner, Roxeth Green Avenue, South Harrow, HA2 0GP

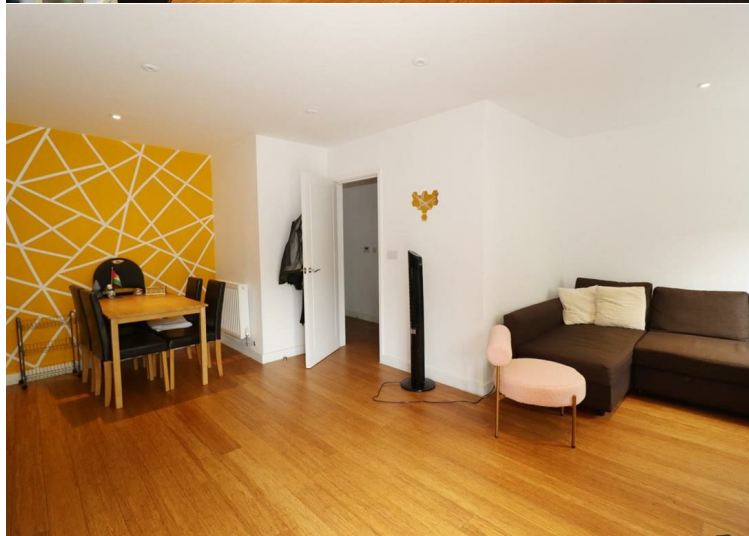
Asking Price £245,000



**Rooks Corner, Roxeth Green
Avenue, South Harrow, HA2 0GP**

Nestled within a secure gated development this beautifully presented luxury one-bedroom first-floor apartment is an ideal choice for first-time buyers, professionals, or investors seeking a high-specification property in a convenient location. Upon entering, you are welcomed into a bright and spacious open-plan living space that seamlessly blends a contemporary kitchen, dining, and lounge area. The room is flooded with natural light from large windows and opens out onto a private balcony. The double bedroom is generously proportioned and offers ample space for storage and furnishings, creating a calm and cosy retreat. The stylish bathroom is finished to a high standard and features a full-sized bath with overhead shower, sleek sink unit, and WC.

- Luxury 1st Floor Flat
- Open Plan Kitchen And Reception Room
- Spacious Double Bedroom
- Ample Storage Cupboard
- Luxury Bathroom
- Private Balcony
- In A Gated Community
- Gas Central Heating/Double Glazed
- 116 Year Lease Remaining (as advised)
- Ideally Situated For Shops And Tube



INTERNALLY

The heart of the home is the spacious open-plan kitchen, diner, and lounge area. With large windows allowing plenty of natural light to flow through. The area also opens directly onto a private balcony. The double bedroom is generously proportioned, providing ample space for additional furniture and creating a calm, comfortable retreat. The modern bathroom is well-finished and includes a bath with overhead shower, toilet, and sink, all within a sleek layout. Further benefits include a handy internal storage area, secure entry, and a bright, welcoming hallway that ties the apartment together.

EXTERNALLY

The flat includes a parking space, a video entry system and CCTV has a private balcony.

LOCATION

Roxeth Green Avenue sits in the peaceful Roxeth neighbourhood of South? Harrow, within the London Borough of Harrow. Perfectly positioned for commuters, it's just 490?yards from South Harrow Tube station on the Piccadilly line, with additional services at Northolt Park rail station roughly 0.7 miles away. Its also within a walking distance of shops including a Waitrose supermarket, Iceland and Aldi. Families are also well served by a variety of schooling options close by, Grange Primary School and The Welldon Park Academy are within about 500 metres.

ADDITIONAL INFORMATION

Council Tax Band C £1,501 per annum

High EPC rating B

Lease Remaining 116 Years

£300 Ground Rent Per Annum

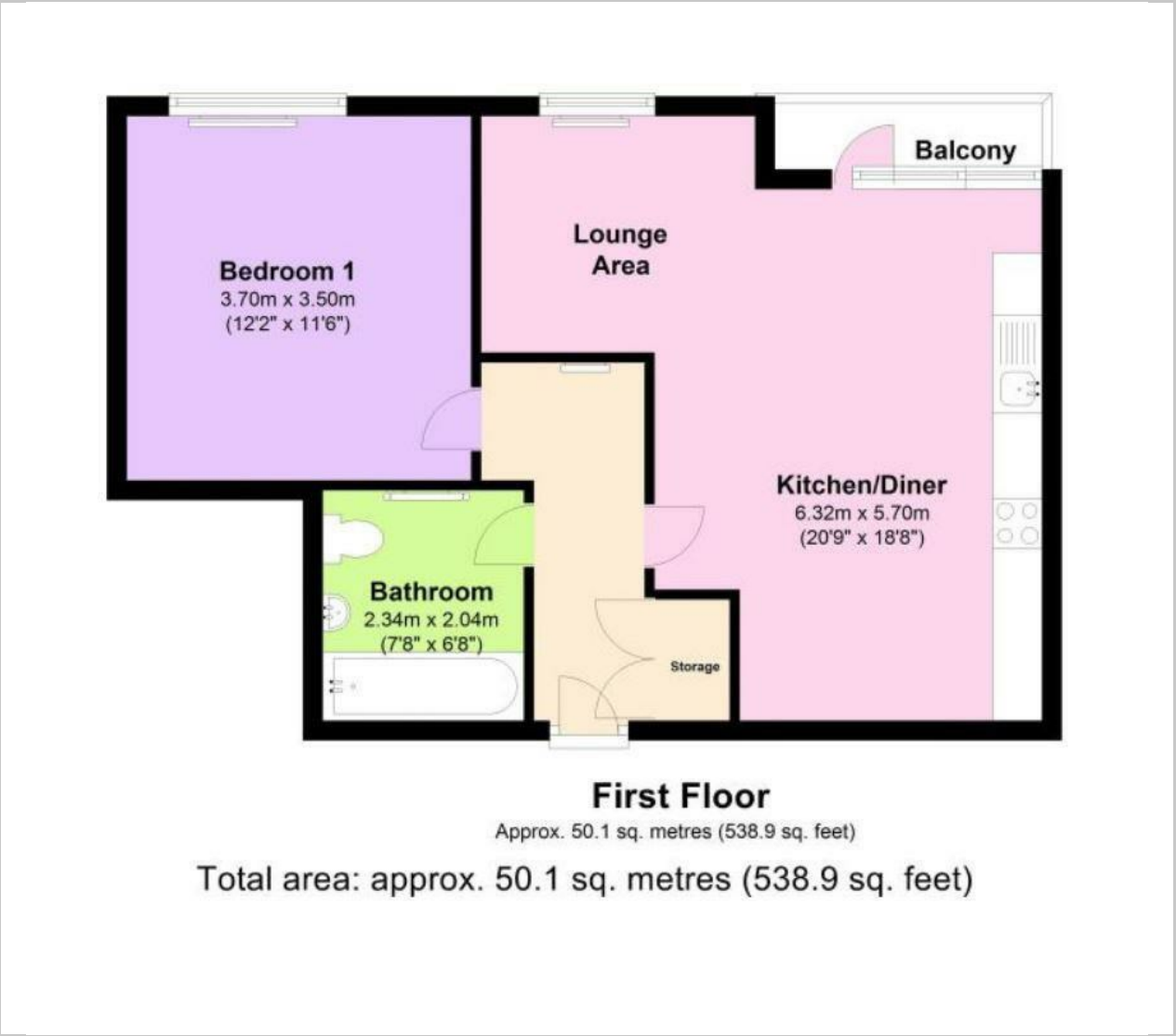
Service Charge £2180



Council Tax Band: C

Leasehold

Floor Plan



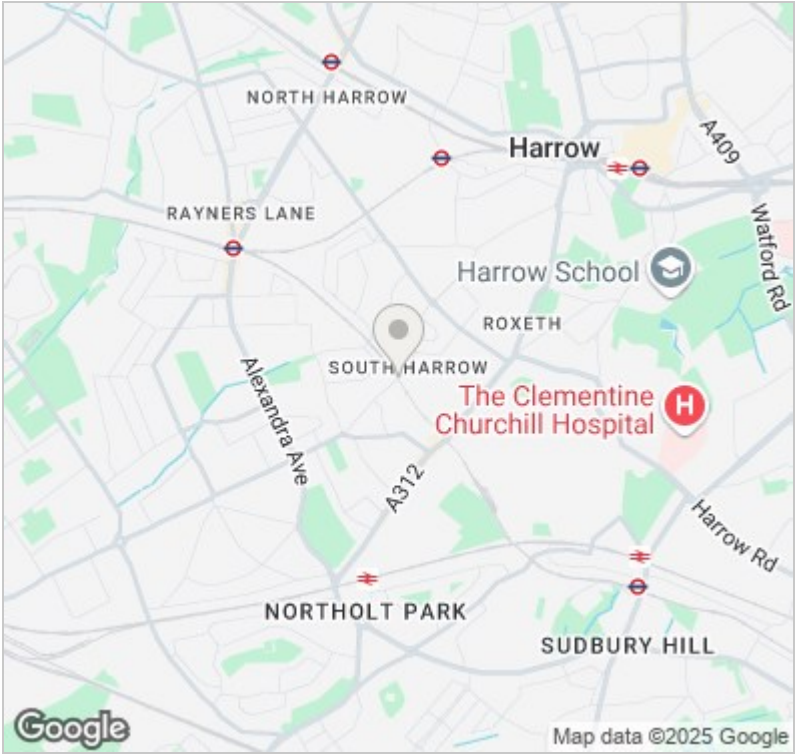
Viewing

Please contact our David Conway & Co Ltd Office on 02084225222 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

