



ROXBOROUGH ROAD HARROW, HA1 1PB

£1,800 PER CALENDAR

Brian Cox are very pleased to bring to the market this attractive first-floor, two-bedroom maisonette located in the ever-popular Harrow area.

The property is offered in great condition throughout and features two excellent-sized bedrooms, a spacious lounge, and a modern fitted kitchen and bathroom. Further benefits include double-glazed windows, gas central heating, internal storage, on-street permit parking, and a rear garden.

Ideally positioned, the property provides easy access to local schools, shops, and excellent transport links, including Harrow-on-the-Hill Station and the nearby bus garage.

This property won't be available for long, so CALL NOW to arrange a viewing.





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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Northolt
173 Church Road
Northolt
Middlesex
UB5 5AG

020 88424008
managementteam@brian-cox.co.uk
www.brian-cox.co.uk

