



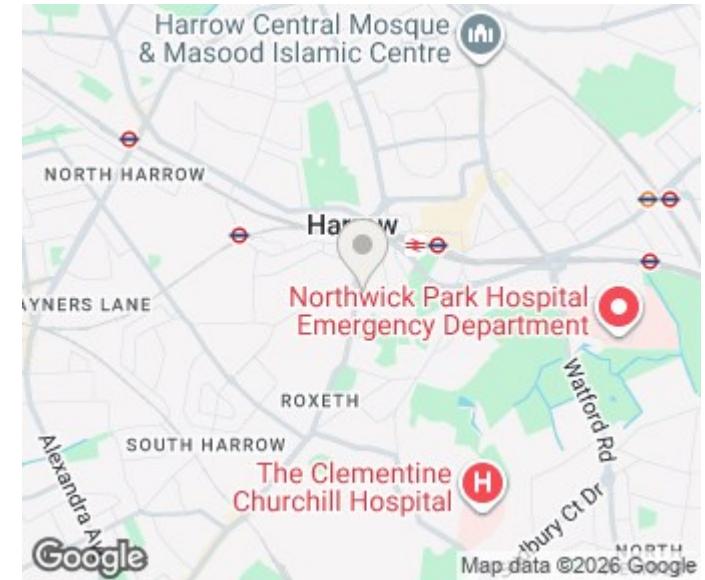
ROXBOROUGH HOUSE 2 ROXBOROUGH AVENUE HARROW, HA1 3BU

£1,750 PER CALENDAR

Brian Cox are delighted to bring to the market this beautifully presented two-bedroom apartment, set within a sought-after development of luxury residences on the lower slopes of historic Harrow on the Hill.

The property is ideally located just a seven-minute walk from Harrow on the Hill Station, offering fast and convenient access to both the West End and the City within approximately 30 minutes.

Accommodation comprises two well-proportioned bedrooms, a bright open-plan living area with a modern fitted kitchen, a contemporary family bathroom, and a private balcony enjoying stunning views.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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

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