



49A Roxborough Road, HA1 1NS  
£1,445 Per Month



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Charming 1-Bed Ground Floor Maisonette with its Private Garden & 2 Parking spaces.  
@ £1445.00 PCM - Unfurnished with 1 parking space.

Or  
@ £1525.00 PCM - Furnished with 2 parking spaces.

Welcome to this delightful 1-bedroom ground floor maisonette, perfectly positioned within walking distance of Harrow on the Hill Station. This fully furnished well-proportioned home boasts a total internal floor area of approximately 581 sq. ft., offering an excellent blend of convenience and comfort, making it an ideal choice for professionals, families, couples, or singles seeking a cosy and accessible living space. Upon entering, you're greeted by a modern kitchen with ample space for cooking and dining, featuring contemporary fittings and fixtures. A well-appointed bathroom adds to the convenience of the living space. Adjacent to the kitchen, the spacious lounge provides a welcoming area for relaxing and entertaining guests. The comfortable bedroom offers a peaceful retreat with ample space for a double bed and additional furniture.

A standout feature of this property is the private garden, perfect for gardening, barbecues, or simply unwinding. Additionally, the maisonette includes two dedicated parking spaces, enhancing convenience and security.

The location is incredibly advantageous, with easy access to public transport, shops, restaurants, and other local amenities, thanks to its proximity to Harrow on the Hill Station.

EPC Rating - D  
Council Tax Band - C

This maisonette is not just a place to live but a place to thrive. For further details or to arrange a viewing, please contact us today.



## Floor Plans

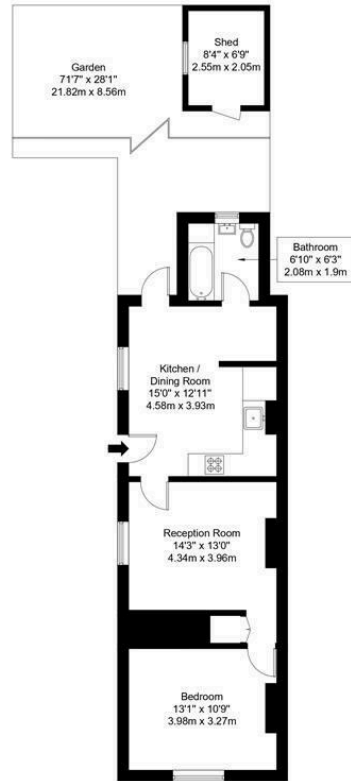
### Roxborough Road, HA1 1NS

Approx Gross Internal Area = 54 sq m / 581 sq ft

Shed = 5.2 sq m / 56 sq ft

Garden = 108.3 sq m / 1166 sq ft

Total = 167.5 sq m / 1803 sq ft



Ground Floor

Ref :

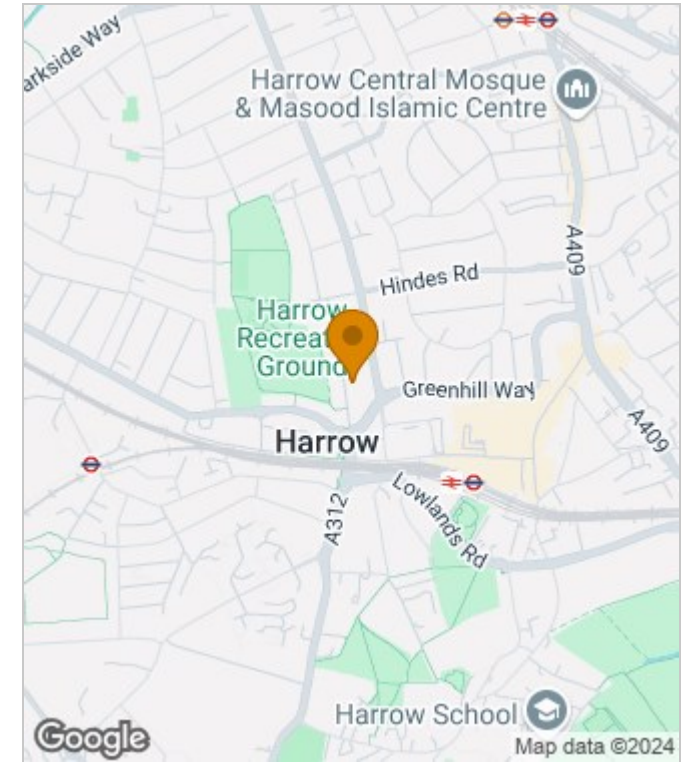
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**B L E U  
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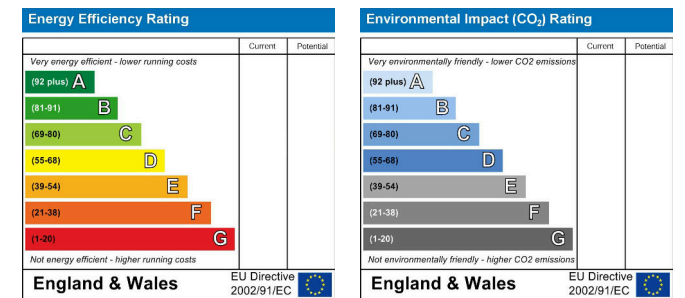
The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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## Area Map



## Energy Performance Graph



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