



ROSSLYN CRESCENT, , HA1 2RZ £750,000



**This charming four bedroom Edwardian property is rich with the character of the period, offering a blend of timeless elegance and modern comforts.**

The spacious accommodation includes two generously sized reception rooms, a large kitchen/family room, featuring a range of contemporary units that provide a stylish and functional dining space.

The property boasts a beautifully appointed bathroom, thoughtfully designed to harmonize with the character of the house. There are three well-proportioned double bedrooms, each offering ample space and natural light, plus a fourth single bedroom, which could also be utilised as a home office or study.

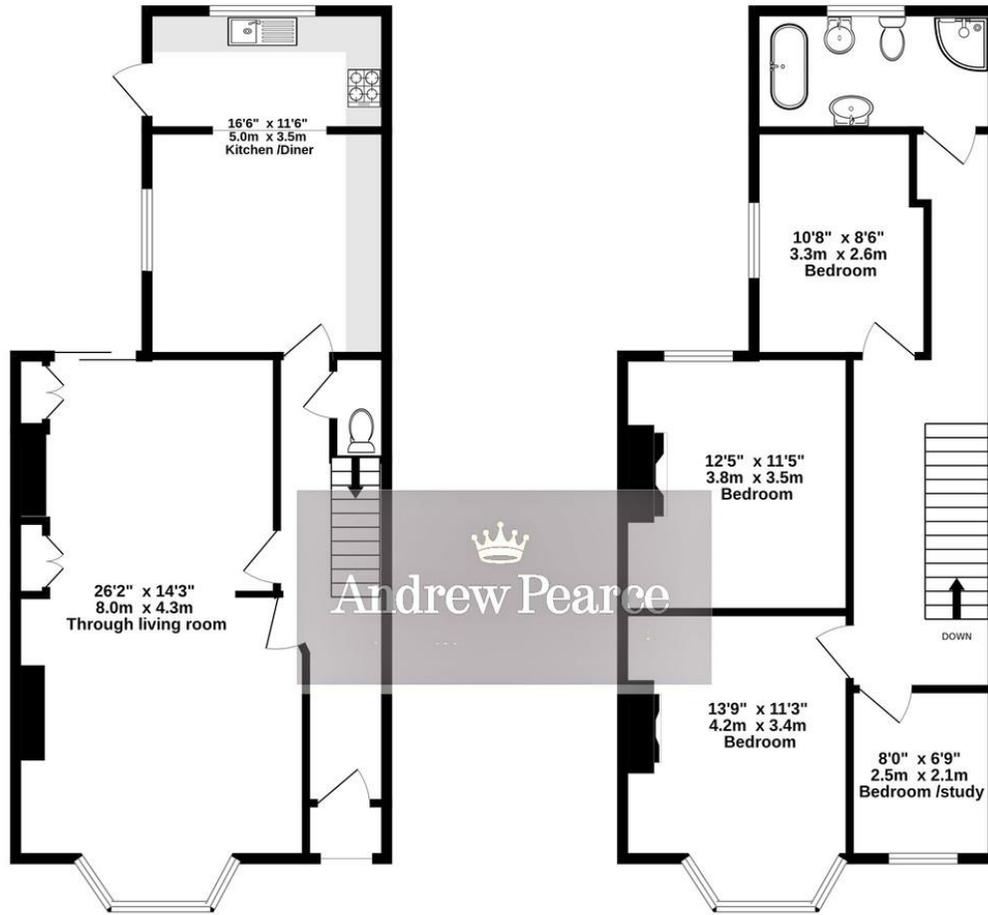
The private rear garden is well-established and offers a peaceful retreat. Situated on a quiet road, the property is conveniently located within proximity of Harrow's extensive shopping options and transport amenities. Additionally, Harrow Mosque is nearby, offering added convenience for those seeking a place of worship.



With its ideal combination of period charm and modern living, this property is a true gem in an excellent location.

GROUND FLOOR  
625 sq.ft. (58.1 sq.m.) approx.

1ST FLOOR  
625 sq.ft. (58.1 sq.m.) approx.



Andrew Pearce

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 1250 sq.ft. (116.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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