



**Connells**

Rosslyn Crescent  
Harrow





### Property Description

Connells are pleased to offer to the market this two-bedroom ground floor maisonette.

The property is well presented throughout and benefits from modern interiors and a private garden and briefly comprises of fitted wardrobes to both bedrooms and ample storage space, while laminated flooring runs throughout, giving the home a sleek and easy-to-maintain finish. The spacious living area is perfect for relaxing or entertaining, and has a fully fitted kitchen. Additional benefits include a private rear garden.

The surrounding area offers easy access to local amenities, well regarded schools, and good transport links with Harrow and Wealdstone station a stones throw away and many local buses into Harrow Town Centre.

This would make an ideal property for first time buyers or investors.

Viewings are highly recommended.

### Entrance Hall

### Kitchen / Living Room

16' 9" MAX x 10' 10" MAX ( 5.11m MAX x 3.30m MAX )

### Bathroom

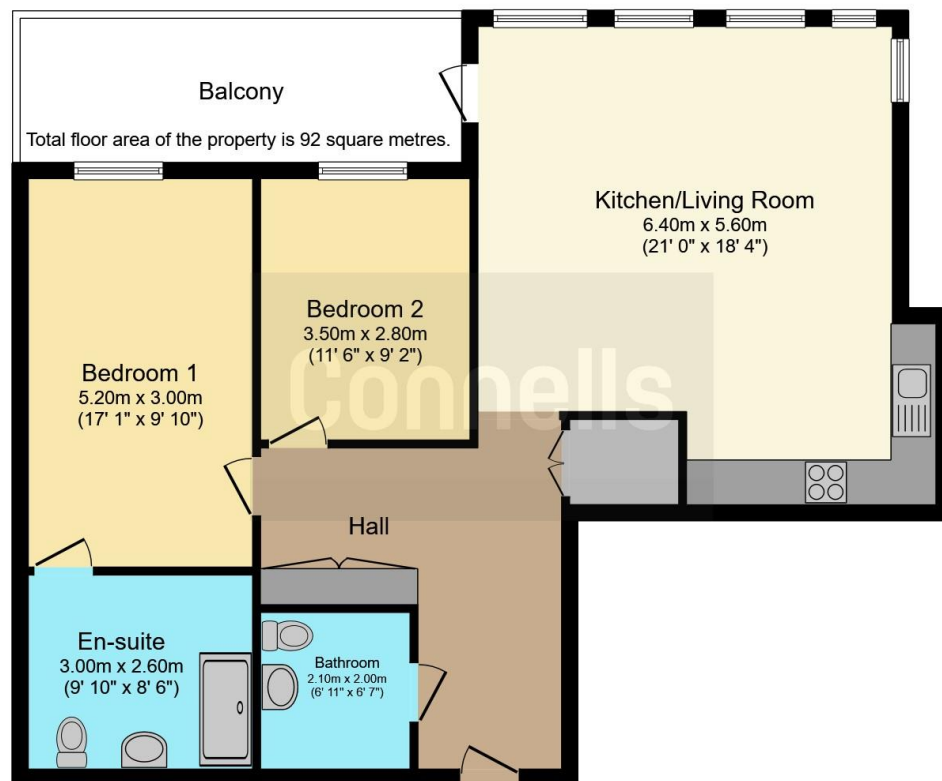
### Bedroom One

12' 10" INTO BAY x 12' 6" MAX ( 3.91m INTO BAY x 3.81m MAX )

### Bedroom Two

10' 10" MAX x 10' 6" MAX ( 3.30m MAX x 3.20m MAX )





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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182 Station Road  
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**EPC Rating: C**

**view this property online [connells.co.uk/Property/HRW311042](http://connells.co.uk/Property/HRW311042)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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