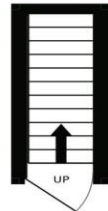
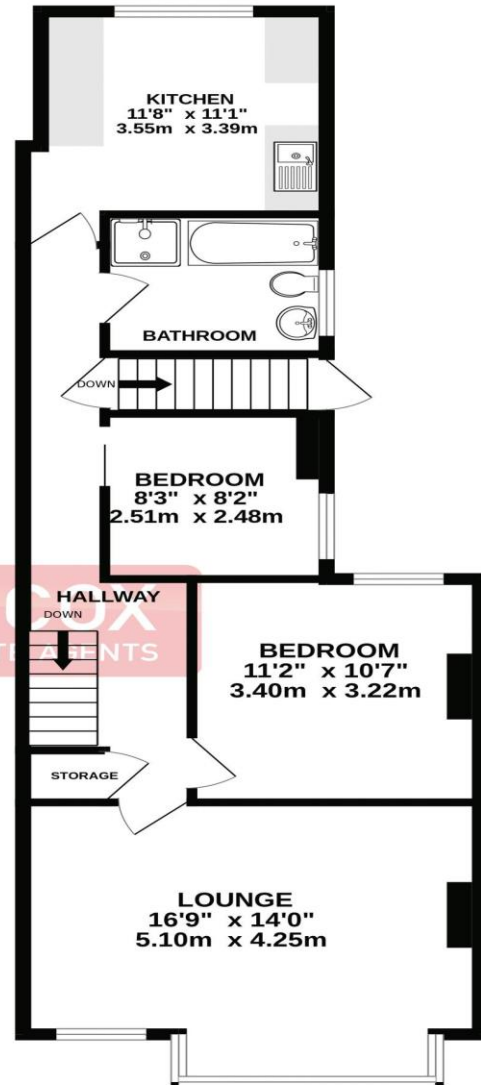


the floorplan...

GROUND FLOOR  
25 sq.ft. (2.3 sq.m.) approx.



1ST FLOOR  
705 sq.ft. (65.5 sq.m.) approx.



TOTAL FLOOR AREA : 730 sq.ft. (67.8 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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more details from...

call: **Brian Cox Harrow: 020 8912 0006**

email: [info@brian-cox.co.uk](mailto:info@brian-cox.co.uk)

web: [www.brian-cox.co.uk](http://www.brian-cox.co.uk)



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020 8912 0006  
[brian-cox.co.uk](http://brian-cox.co.uk)



Brian Cox and Company are proud to bring to the market this two bedroom first floor flat located a moments walk from Harrow's Station Road and the numerous restaurants, shops, amenities and transport options. Whilst this property is in need of some updating it provides a blank canvas for any owner to put their own personality into this home. It briefly consists of two bedrooms, a four piece family bathroom, bright kitchen and a large 16ft Lounge. Further benefits include no onward chain and a new 150 year lease. Viewings are available now, so call to arrange yours!!



£304,950

Leasehold

Rosslyn Crescent, Harrow

HA1 2RY





## in brief...

- Two Bedroom
- First Floor Flat
- New 150 Year Lease
- In Need of Updating
- Convenient Location
- No Chain



## the location...

### nearest stations ...

- Harrow & Wealdstone (0.3 miles)
- Harrow-on-the-Hill (0.6 miles)
- Kenton (0.7 miles)

Harrow is a large suburban town in the London Borough of Harrow, North West London, England. It is centred 10.5 miles (16.9 km) North West of Charing Cross.

Harrow has two large shopping centres which are St Anns and St Georges with its many large department stores, restaurants, cafes and cinema.

There are many local Schools in the area some of these include Elmgrove Primary School & Nursery, Marlborough Primary School, Norbury School and Harrow Primary School.

If you have older children there are also local Secondary Schools in the area which include Harrow High School, Whitefriars School and Whitmore High School.