



**Rosslyn Crescent, Harrow**

**£599,950 Freehold**

This four-bedroom family home is offered for sale with the benefit of no upper chain and is ideally positioned within a short walk of Harrow's vibrant town centre. The property is exceptionally well connected, with Harrow-on-the-Hill station (Metropolitan and Chiltern Lines) and Harrow & Wealdstone station (Lioness and Bakerloo Lines) both nearby, making it an excellent choice for commuters.

The accommodation includes a modern, contemporary-style kitchen, a stylish family bathroom, and the added convenience of a ground-floor cloakroom, creating a practical and comfortable home for modern family living.

**EPC Rating: C**  
**Council Tax Band: D**

- Four Bedroom Home • Superbly Located • No Upper Chain • Contemporary Kitchen • Modern Bathroom • Guest W.C • Rear Garden



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### **FURTHER DETAILS**

The accommodation comprises of an entrance hall, through lounge, dining room, kitchen and guest cloakroom, all on the ground floor. To the first floor there are four bedrooms and a family bathroom. Outside there is a garden to the rear, and a small front garden.

### **LOCATION**

The property is situated on Rosslyn Crescent, which in turn is located off Station Road. This is close to Harrow & Wealdstone (Bakerloo and London Overground) train station and Harrow-on-the-Hill (Metropolitan and Chiltern Line) train station. Both St Ann's and St George's shopping centres and a Tesco superstore can be found nearby. Furthermore, this property is within the catchment area of Ofsted outstanding schools.

### **FREE MARKET APPRAISAL**

Please contact our Harrow Office if we can be of assistance with the sale or rental of your current property.

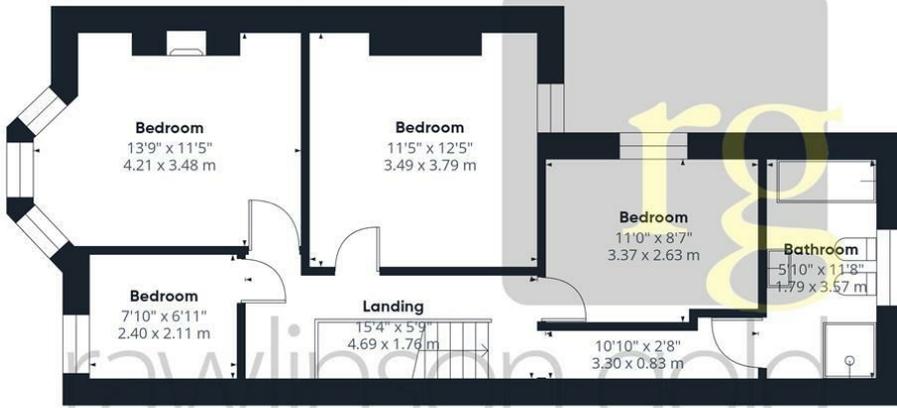
### **CONTACT RAWLINSON GOLD**

If you would like to arrange a viewing or discuss any aspect of this property, please contact our Harrow Office on 020 8861 2020 or by email at [harrow@rawlinsongold.co.uk](mailto:harrow@rawlinsongold.co.uk)





Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**

1202 ft<sup>2</sup>  
111.5 m<sup>2</sup>

**Reduced headroom**

12 ft<sup>2</sup>  
1.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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