



## Rosslyn Crescent, Harrow

**£450,000 Share of Freehold**

A spacious two-bedroom ground floor flat offered for sale with the benefit of no upper chain. This well-proportioned home features a large reception room, a separate kitchen with an adjoining dining room, and a private rear garden ideal for outdoor enjoyment. Further benefits include off-street parking for one to two cars, a share of the freehold, and a location close to train services—making it perfect for commuters. This property presents an excellent opportunity for first-time buyers, downsizers, or investors alike.

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

- Two Bedroom Ground Floor Flat • Large Reception Room • Kitchen With Additional Dining Room • Rear Garden • Off Street Parking For One/Two Cars • Close To Train Services • Share of Freehold • No Upper Chain



**RG** Rawlinson Gold

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### **FURTHER DETAILS**

The accommodation of this ground floor property comprises of a large reception room, a kitchen with an additional dining room, two bedrooms and a bathroom. Outside there are gardens and paved areas and there is off street parking for one or two cars

### **FREEHOLD/LEASE**

The flat is to be sold with a share of the freehold, and a newly extended lease of 189 years from 29th September 1999 on completion.

### **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.

### **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)

### **FREE MARKET APPRAISAL**

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



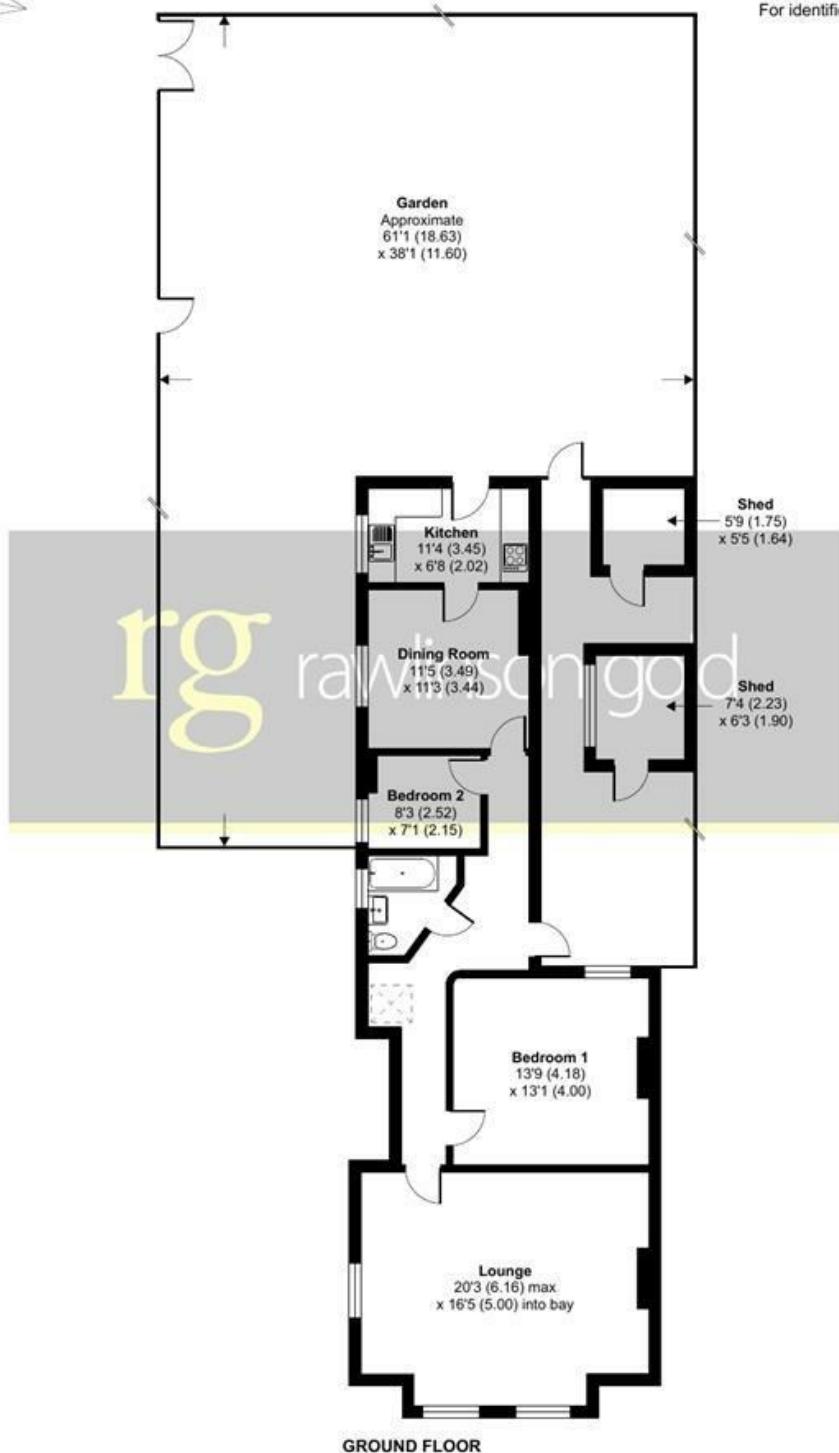
## Rosslyn Crescent, Harrow, HA1

Approximate Area = 946 sq ft / 87.8 sq m

Outbuilding = 77 sq ft / 7.1 sq m

Total = 1023 sq ft / 94.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.  
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