



## Rosslyn Crescent, Harrow

**£289,950 Leasehold**

Rawlinson Gold are delighted to present this two double bedroom, two bathroom second floor apartment ideally situated within walking distance of trains from both Harrow & Wealdstone (Bakerloo and London Overground) and Harrow on the Hill (Metropolitan and Chiltern Line) train stations. In addition, Harrow's town centre can be found nearby, with its comprehensive selection of shopping, dining, leisure and transport facilities, including a multi-screen cinema.

**This flat would make an excellent first time or investment purchase.**

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

- Purpose Built Flat • Second Floor • Two Double Bedrooms • Two Bathrooms • Reception with Kitchen • En-Suite to Master Bedroom • Allocated Parking • Local to Transport and Shopping Facilities • Double-Glazed Windows



**Rosslyn Crescent, Harrow**

**£289,950 Leasehold**

### **FURTHER DETAILS**

The accommodation of the flat comprises of an entrance hall which leads to a reception room with kitchen area, two double bedrooms; one with a private en-suite shower room and a further family bathroom. Outside there is communal parking spaces with one allocated to this flat.

### **LEASE DETAILS**

The lease is 125 years from 1st January 2006. The service charge for 1st January 2024 to 31st December 2024 is £1,817.24. The ground rent is £275 per annum.

### **LOCATION**

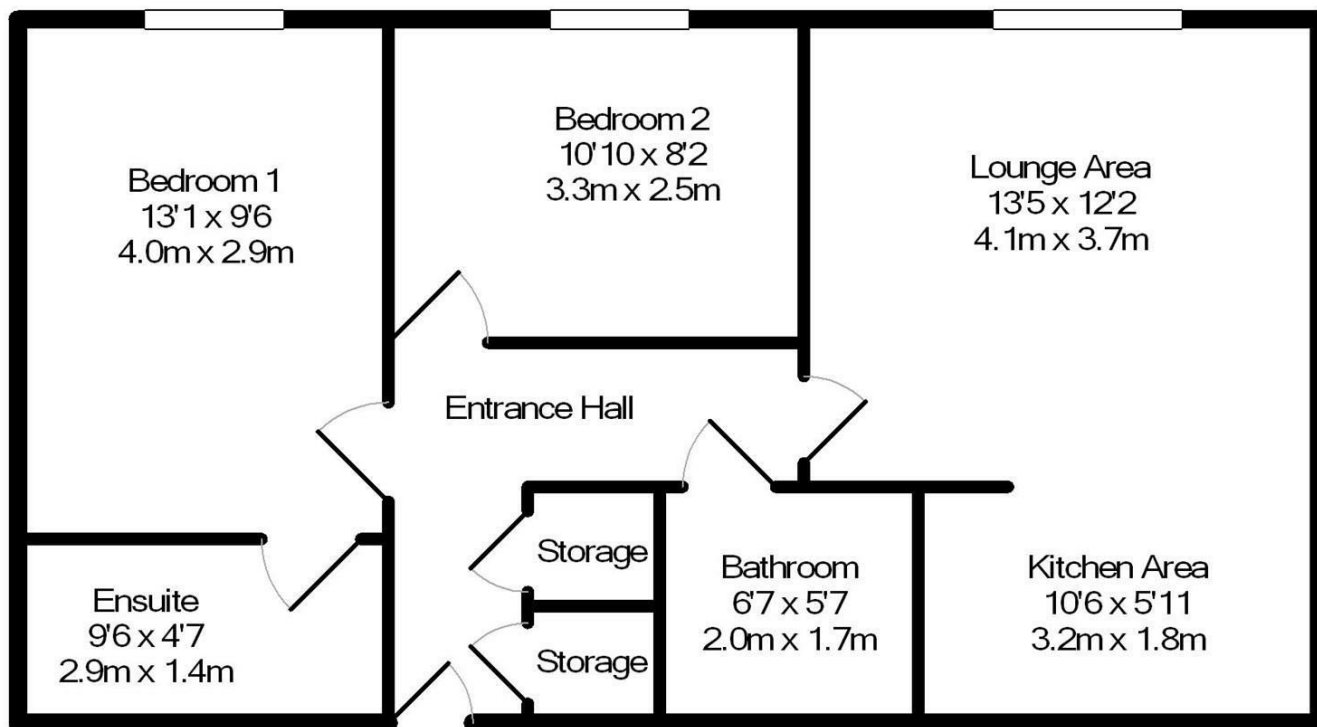
The property is situated on Rosslyn Crescent which in turn is located off Station Road. This is close to Harrow & Wealdstone (Bakerloo and London Overground) train station and Harrow-on-the-Hill (Metropolitan and Chiltern Line) train station. Both St Ann's and St George's shopping centres and a Tesco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







Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2013