



Rosslyn Crescent, Harrow

£618,000 Freehold

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4 Bedroom Mid-Terraced House | Two Reception Rooms | Fully Fitted Kitchen | Master Bedroom with Ensuite | Private Garden | No Chain

Empire Estates are delighted to offer for sale this extended and spacious four-bedroom, two-bathroom mid-terraced family home, ideally located just a short distance from Harrow & Wealdstone High Street.

Situated on a quiet residential street, the property features a private rear garden, perfect for family enjoyment with potential for further extension (STPP).

The ground floor offers two generous reception rooms, a fitted family kitchen, and a



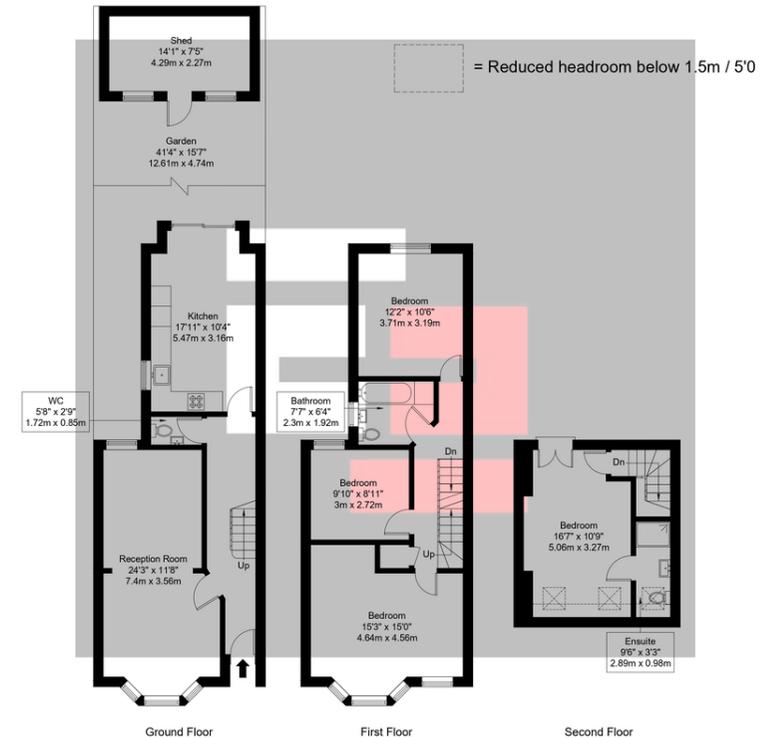
Rosslyn Crescent, HA1 2SA

Approx Gross Internal Area = 125.1 sq m / 1347 sq ft

Restricted head height = 1.8 sq m / 19 sq ft

Shed = 9.7 sq m / 104 sq ft

Total = 136.6 sq m / 1470 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	63 D	
39-54	E		



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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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