



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



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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

FREE MARKET APPRAISAL

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



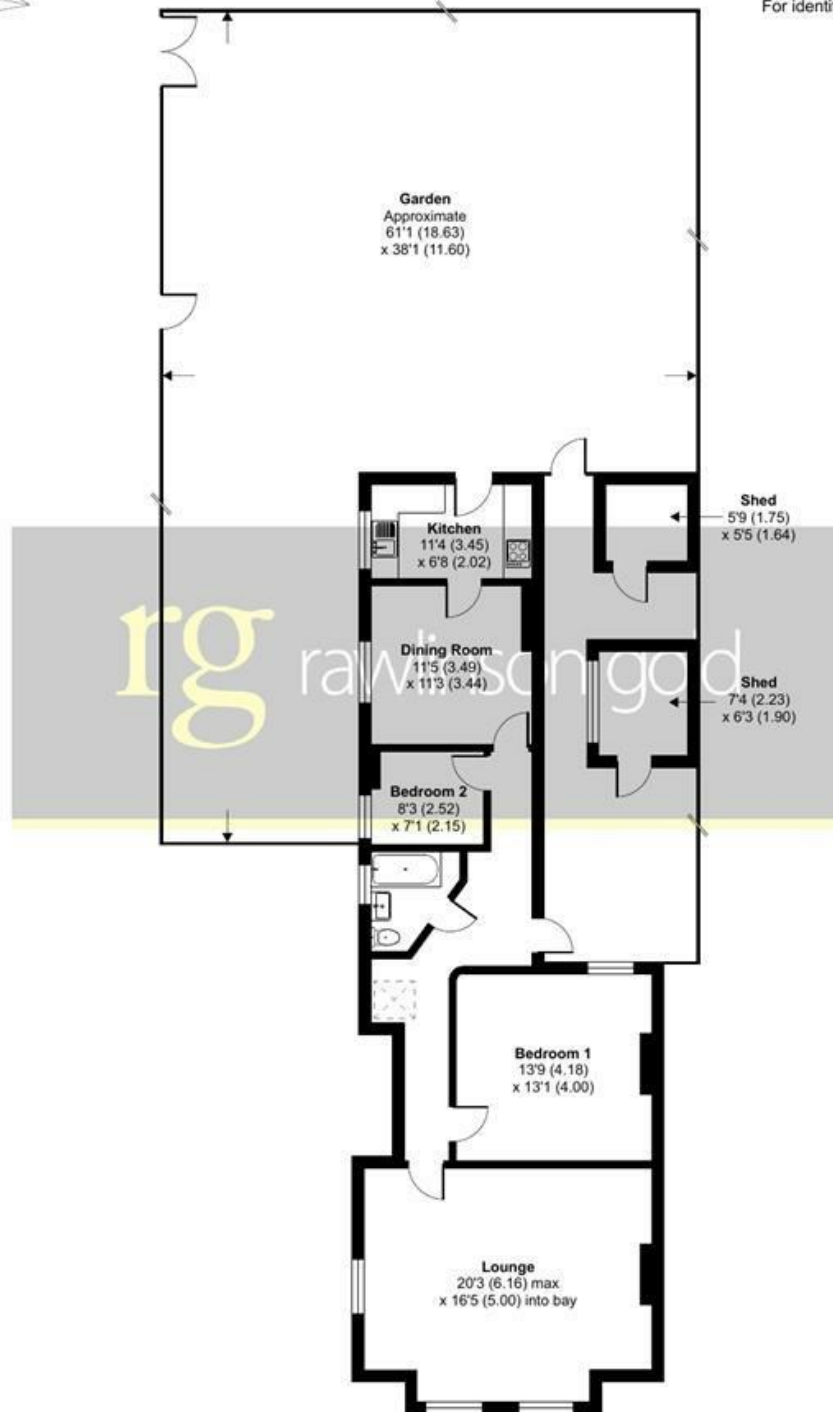
Rosslyn Crescent, Harrow, HA1

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



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Rawlinson Gold (Harrow) Ltd. REF: 1284888