



**Rosslyn Crescent, Harrow**

**£299,950 Leasehold**

**A two bedroom first floor flat to be sold with no upper chain and the benefit of a newly extended lease upon completion. This property is conveniently situated within walking distance of both, Harrow & Wealdstone's Bakerloo and London Overground and Harrow on the Hill's Metropolitan and Chiltern Line train stations, as well as Harrow's town centre, 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: D  
Council Tax Band: C**

**• First Floor • Two Bedroom Flat • To Be Sold With a Newly Extended Lease • No Upper Chain • Reception • Kitchen • Shower-Room • Gas Central Heating System • Close To Shopping Facilities • Close to Train Stations**



rawlinson gold **rg**  
ESTATE AGENTS  
Est. 1994

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### **FURTHER DETAILS**

The flat is accessed via a communal entrance which leads to a private front door from where stairs lead to the first floor. Internally the flat comprises of a good size landing, reception room, kitchen, two bedrooms and a shower room.

### **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 also be found nearby. In addition, this property is within the catchment area of Ofsted outstanding schools.

### **LEASE DETAILS**

To be sold with a newly extended lease on completion of 189 years from March 1982. The service charge from 25th March 2023 to 28th September 2023 was £463.00. There is no ground rent.

### **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>

521.77 ft<sup>2</sup>  
48.47 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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