

## Rosslyn Crescent, Harrow

- Two Bedroom with Study Masionette
- Within Proximity of Harrow Town Centre
- Share of Freehold
- Metropolitan & Bakerloo Line.
- Harrow on The Hill & Harrow Wealdstone Stations
- Alpha Preparatory School & St.Jerome
- Surrounded by local amenities

**£375,000**



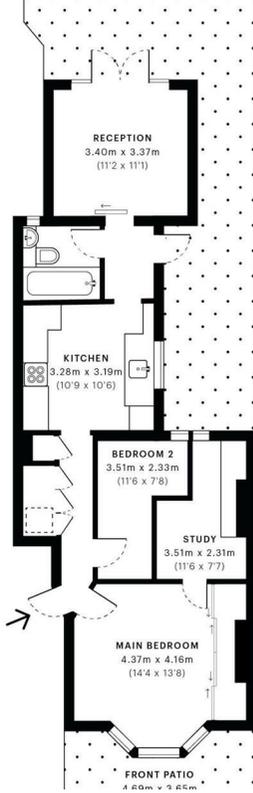
# Rosslyn Crescent, Harrow

## DESCRIPTION

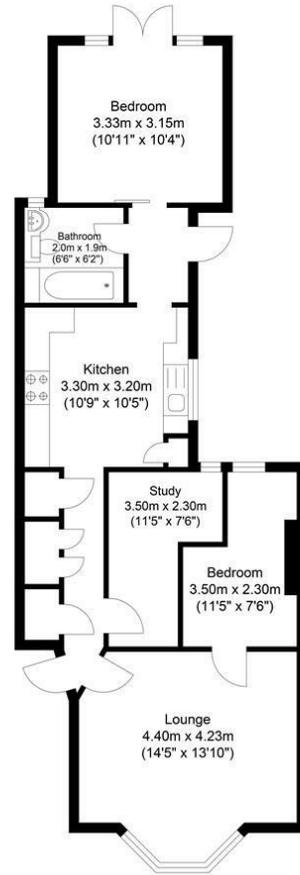
**\*\*BRIGHT, AIRY & LOCATION PERFECT\*\*** A perfect home for first time buyers and commuters travelling into central London as Harrow on The Hill and Harrow & Wealdstone stations are within easy access. The current owners have maintained the property in our opinion, good condition and is ready to move into. The property is perfect for those with growing children, the location is surrounded with plenty of schools to choose from.

The main reception leads in to the garden with plenty of outdoor space. The property benefits with natural lighting, Harrow Town Centre and Tesco within walking distance. There is plenty of off street parking (permit). To really appreciate the livelihood and location of this beautifully presented home, we highly recommend an internal inspection. Viewings strictly by appointments only.





Approx Gross Internal Floor Area : 64.43 sq m. (693.51 sq. ft.)  
 Garden Measurement - (22.0m x 3.30m = 72'2" x 10'9")



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property depicted on this plan. Any figure given is for visual guidance only and should not be relied on as a basis of valuation.  
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## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

### Viewing

Please contact our Hunters Harrow on the Hill Office on 0203 667 1333 if you wish to arrange a viewing appointment for this property or require further information.

6 Station Parade, Harrow, HA3 8SB

Tel: 0203 667 1333 Email:

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