



HINDES ROAD, HA1
£365,000 TO BE ADVISED

Tenure: Leasehold
Term: 993 years (approx.)
Service Charge: £3600 per annum
Ground Rent: £425 per annum (subject to increase)
Council Tax Band: C

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DESCRIPTION:

Welcome to Rosen House, a prestigious retirement development in the heart of Harrow, offering a beautifully appointed one-bedroom apartment exclusively for those aged 60 and over.

Designed for comfort and independence, this spacious home features a bright living/dining area with Juliet balcony, a modern kitchen with integrated appliances, and a generous double bedroom with a custom walk-in wardrobe. The stylish, level-access wet room adds convenience and ease.

Residents benefit from an on-site House Manager, 24-hour emergency call system, and superb communal facilities including a lounge with free Wi-Fi, landscaped gardens, a guest suite, lift access, and secure scooter storage with charging points.

Perfectly located near shops, cafés, parks, and excellent transport links via Harrow-on-the-Hill and Harrow & Wealdstone stations — offering quick access to Central London.

Experience secure, low-maintenance living in a vibrant and supportive community. Contact us today to arrange a viewing.







This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		