



Allan Howard & Co.

ESTATE AGENTS • RESIDENTIAL LETTINGS & SALES

£475,000

Kenton Road, Harrow, HA3



- SPACIOUS 3 DOUBLE BED FLAT
- SHARE OF FREEHOLD
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- FULLY FITTED KITCHEN
- OPPOSITE KENTON STATION
- CHAIN FREE
- EXCELLENT DECORATIVE ORDER THROUGHOUT
- VERY LARGE RECEPTION ROOM
- SEPARATE DINING AREA

We are delighted to offer for sale this extremely spacious and larger than average three double bedroom first floor flat situated in a sought after residential block in the heart of Kenton, opposite Kenton station and only a 5 mins walk to Northwick Park station (met line). The property is offered in excellent decorative order throughout and benefits include: gas central heating, double glazed windows, 3 double bedrooms, very large reception room, share of freehold, fully fitted kitchen, bathroom with separate WC, dining area.

Harrow Town centre is a short distance away with an array of shops, restaurants and a cinema.

Share of Freehold.

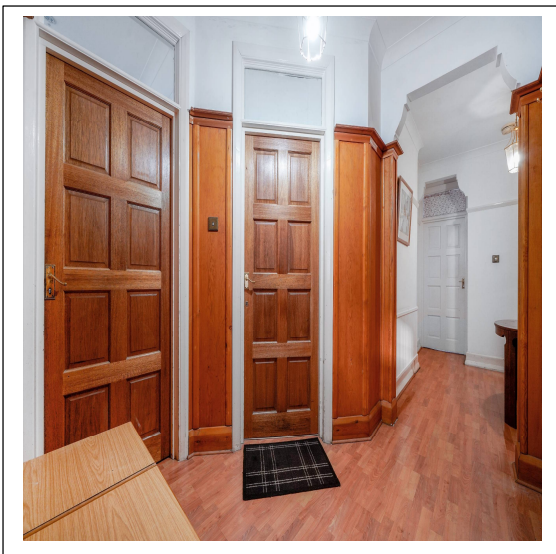
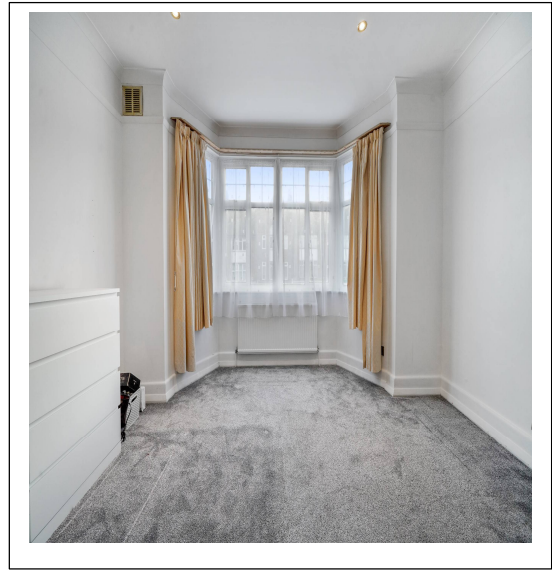
Chain Free

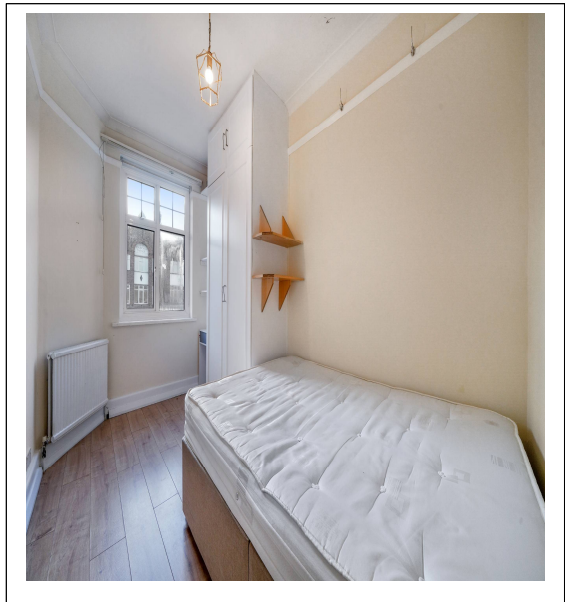
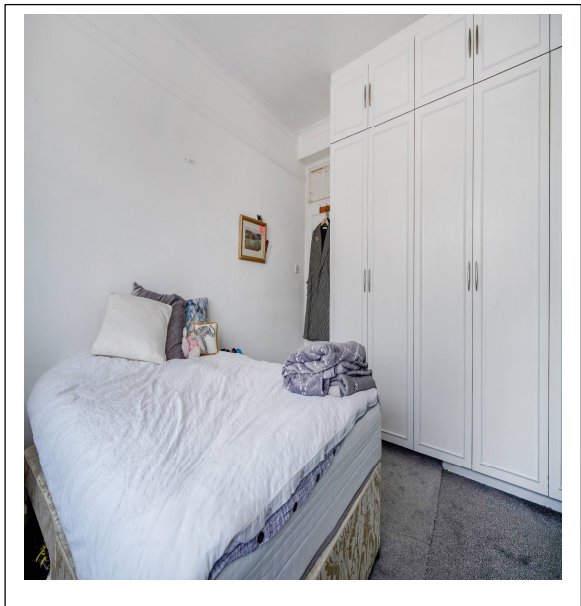
Lease: 900 years with share of freehold

Service charge: £2400 per annum


Parking available

Kenton Road, Harrow, HA3



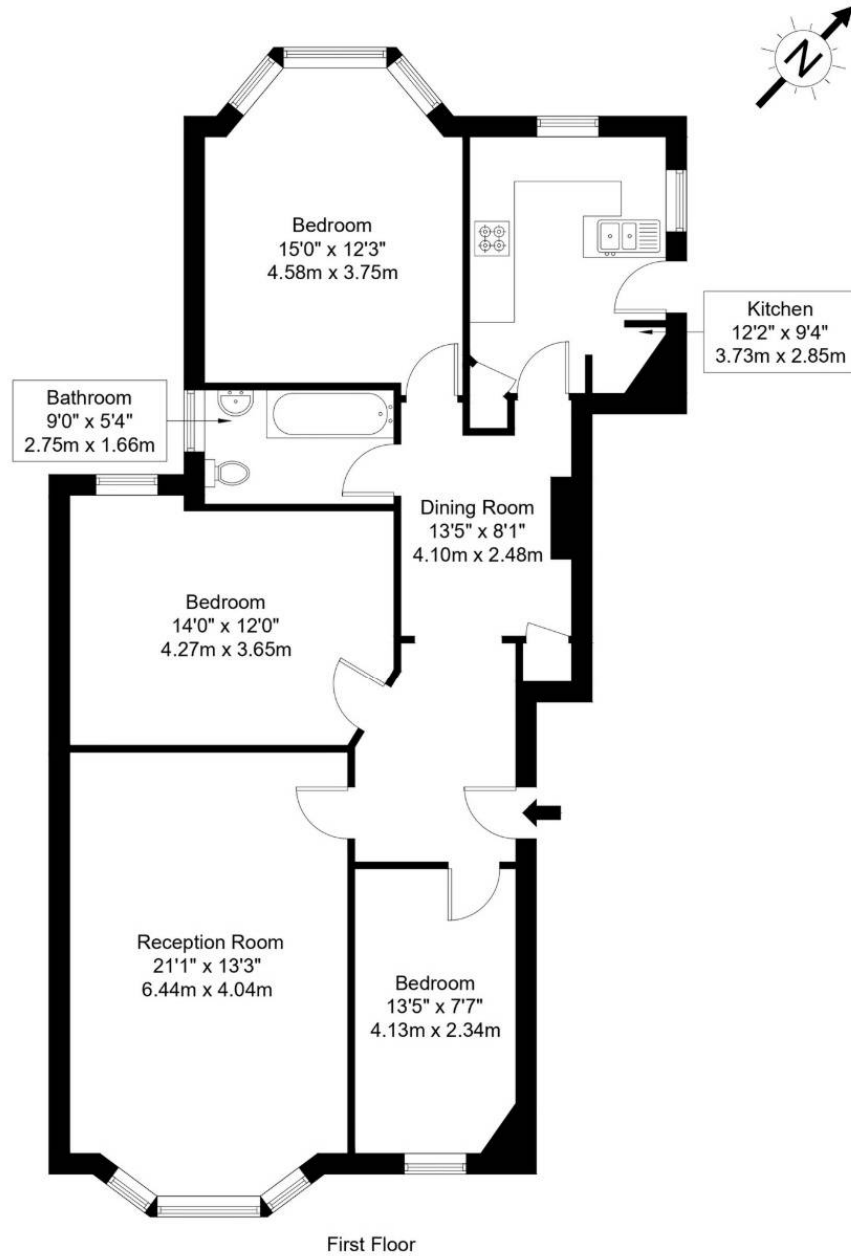




Energy Efficiency Rating		
	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	69	80
<p>England, Scotland & Wales</p>	<p>EU Directive 2002/91/EC</p>	

Kenton Road, HA3 8AQ

Approx Gross Internal Area = 100.87 sq m / 1086 sq ft

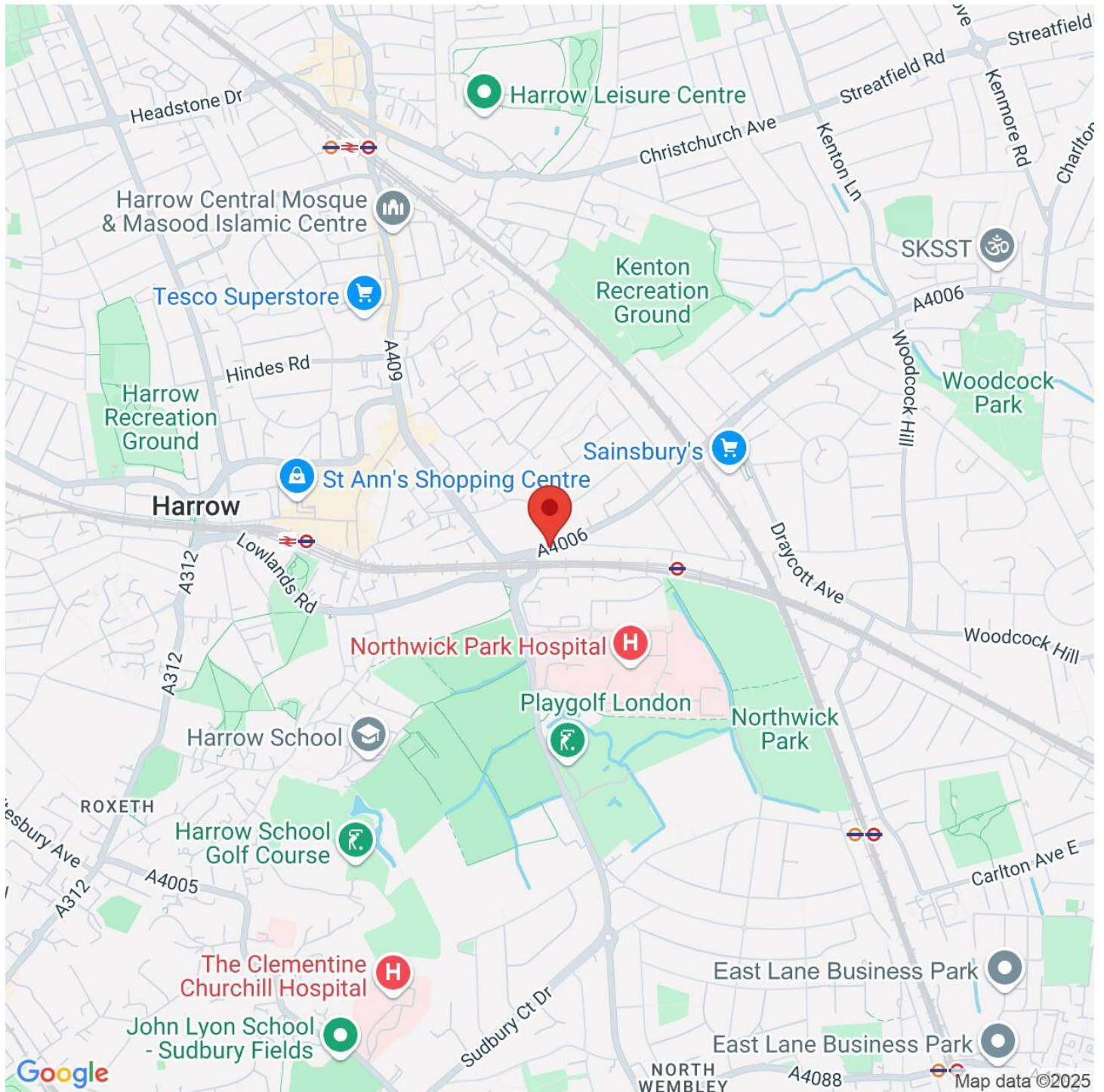


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PLAN**

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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VIEWING BY APPOINTMENT WITH AGENTS ALLAN HOWARD

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General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER ALLAN HOWARD NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.