



**KENTON ROAD, MIDDLESEX, HA3**

**£345,000 LEASEHOLD**

**CALLING ALL BUYERS!**

**Tenure: Leasehold**

**Term: 108 year and 0 months**

**Service Charge: £142.97 Per Month**

**Ground Rent: £ 00.00 Per Annum**

**Council Tax Band: D**

**EPC Rating: C**

**Harrow | 020 8861 3933 | harrow@winkworth.co.uk**



### DESCRIPTION:

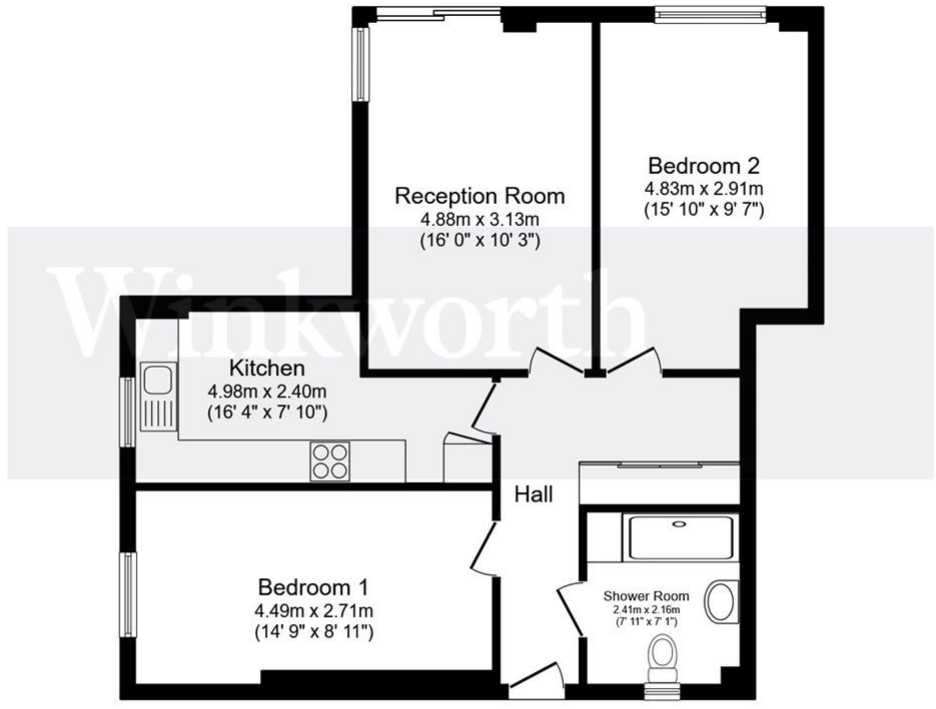
Situated in the heart of Kenton is this charming two bedroom apartment, comprising of two large double bedroom, fully fitted bathroom, modern kitchen and a light filled living area. This flat and boasts a bright and inviting atmosphere throughout and is ideal for those seeking a peaceful and comfortable living space.

Ideal for first time buyers or investors, situated in a sought-after location, this property benefits from excellent transport links, local amenities, and reputable schools within close proximity. This property comes with allocated parking which is gated.

One of the highlights of this property is its communal terrace, offering an outdoor retreat where residents can unwind and soak in the surrounding views.







Total floor area 68.7 m<sup>2</sup> (740 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A		
(81-91)	B		
(69-80)	C	75	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	