



**BUMBLEBEE**  
SALES & LETTINGS

**Asking Price £375,000**  
Kelly Court, Northwick Avenue, Kenton, Harrow



**2**

Bedrooms



**1**

Bathroom

3rd Floor, 2 Bristol Avenue, Colindale, London NW9 4EW |  
info@bumblebeeproperty.co.uk

**020 8359 3399**



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**Asking Price £375,000**  
**Kelly Court, Northwick Avenue, Kenton, Harrow**



Bumblebee are delighted to offer a rare opportunity to purchase this spacious two double bedroom first (top) floor flat on a popular road. Ideal for first time buyers or investors, situated in a small block of just four purpose built flats. This property comes with allocated parking which is gated & CCTV operated!

Property comprises a lounge, kitchen, two double bedrooms, bathroom W/C. Further benefits include double glazed windows, fitted wardrobes, electric heating, and communal garden. Located within a few minutes to local shops on Kenton Road, Sainsburys, schools and Northwick Park Hospital. Surrounded by three beautiful parks. For commuters, it's a three minute walk to Northwick Park tube station (Metropolitan Line) or five minutes walk to Bakerloo / Kenton overground. We recommend an early viewing to avoid disappointment. As a bonus, this flat will come with a new lease upon completion.

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Note, our client is also selling their adjacent one bedroom flat - giving buyers a unique opportunity to own 50% of this brilliant block.

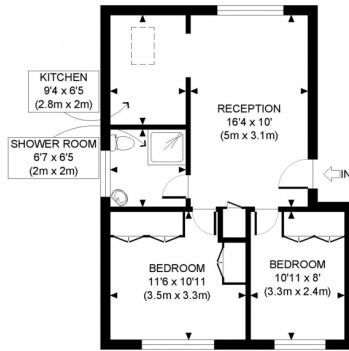
#### Disclaimer

The property particulars are produced in good faith based upon information from the vendor and access for visual appraisal to provide a fair description of the property for the guidance of intending purchasers. These should not be construed as a contract or offer. All details and measurements are approximate and are only a general guide. Any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Please note, we have not tested the bathroom fittings, kitchen appliances, central heating, or electrical systems. If there is any point which is of particular importance to you, we will be pleased to see if we can get more information.



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FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 500 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 500 SQ FT/ 46 SQM

PROPERTY PHOTO PLANS CO.UK  
ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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