



*ESTATE & LETTINGS AGENTS*

## Kenton Road, Harrow, HA3



**FOR SALE £365,000 Share Of Freehold**

Major Estates Harrow LTD ~ 77 High Street, Wealdstone, Harrow, HA3 5DQ  
T: 020 8424 8686 ~ E: [sales@majorestate.com](mailto:sales@majorestate.com) ~ [www.majorestate.com](http://www.majorestate.com)

Rarely available 2 double bedroom 1<sup>st</sup> floor purpose built apartment located in the heart of Kenton. Just off Kenton Road you enter the clock through secure entrance with stairs to the 1<sup>st</sup> floor where you will find the flat, hallway that has doors to: front aspect living/dining room with access to the balcony, fitted kitchen, modern bathroom and 2 double bedrooms with fitted wardrobes. The property has gas central heating, double glazed windows and is in good decorative order. There is free parking to the front of the block.

Located off Kenton Road with its array of shops/restaurants/supermarkets and transport into Central London. Within a short distance are Outstanding/Good rates schools. With easy access to Harrow Town Centre, Wembley Stadium and Kingsbury.

Chain free.

- 2 Double Bedrooms
- Fitted Wardrobes In Both Bedrooms
- Living/Dining Room
- Balcony Off Living Room
- Fitted Kitchen
- Gas Hob
- Modern Bathroom
- Off Kenton Road
- Free On Street Parking
- Access to Kenton Station Close By
- Easy Reach to Harrow/Kingsbury/Wembley
- Shops/Restaurants/Supermarkets in Easy Reach
- Share Of Freehold for the flat and land surrounding
- 999 Year Lease
- Gas Central Heating
- Double Glazed Windows
- £84.00 per Month Service Charge
- Chain Free
- Viewing Advised
-





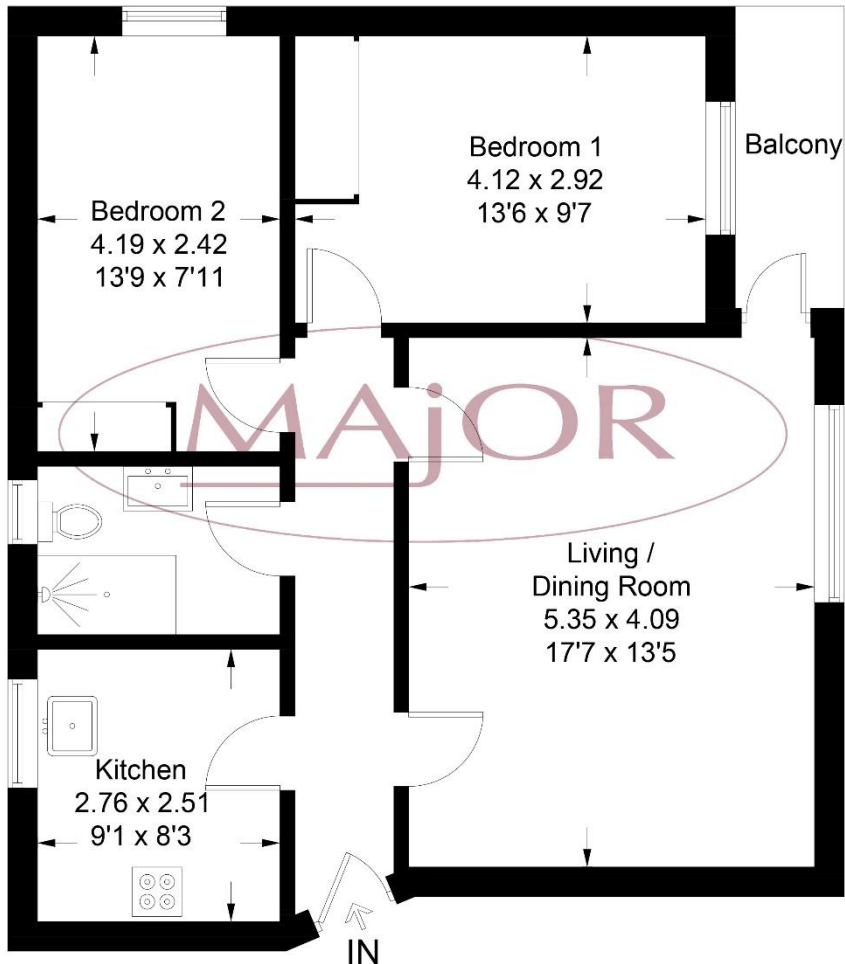
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## Floor Plan



Approximate Gross Internal Area = 64.5 sq m / 694 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1029250)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	77	80
(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, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Address:

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## **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. Life assurance may be required. Written quotations available.

## **Mortgages**

For a competitive, free, no obligation Mortgage quotation please contact our independent, in-house, whole of market FCA registered Mortgage adviser on 020 8424 8686. We deal with the whole market to find the appropriate residential or buy to let Mortgage deals according to your personal circumstances and subject to status.

Your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it.

