



ESTATE & LETTINGS AGENTS

Hughenden Avenue, Harrow, HA3



FOR SALE £325,000 Leasehold

Major Estates Harrow LTD ~ 77 High Street, Wealdstone, Harrow, HA3 5DQ
T: 020 8424 8686 ~ E: sales@majorestate.com ~ www.majorestate.com

Two-Bedroom First-Floor Flat with Off-Street Parking and Garden Access

Nestled within a quiet cul-de-sac on Hughenden Avenue, this charming two-bedroom first-floor converted flat offers an exceptional opportunity for first-time buyers, small families, or investors. With Kenton Recreation Ground at the end of the road and excellent transport links nearby, the property combines tranquillity with convenience.

Key Features:

- **Spacious Accommodation:** The property boasts a bright and airy lounge, a well-appointed kitchen, two generously sized bedrooms, and a family bathroom.
- **Outdoor Space:** Enjoy the benefits of off-street parking and a private side garden, offering potential for outdoor relaxation or entertaining.
- **Modern Conveniences:** Double-glazed windows and a gas central heating system ensure comfort and energy efficiency throughout the year.

Location Highlights:

Situated close to Kenton Road, the property is within walking distance of Sainsbury's supermarket and Kenton Station (Bakerloo Line & Overground), providing seamless access to central London. Additionally, Kenton Recreation Ground, located at the end of the cul-de-sac, offers open green spaces for leisure and recreation.

Lease Information:

The property benefits from a long lease of 189 years starting from 24th June 1987, providing peace of mind for future ownership.

This delightful flat presents the perfect combination of a peaceful residential setting with excellent amenities and transport links nearby.

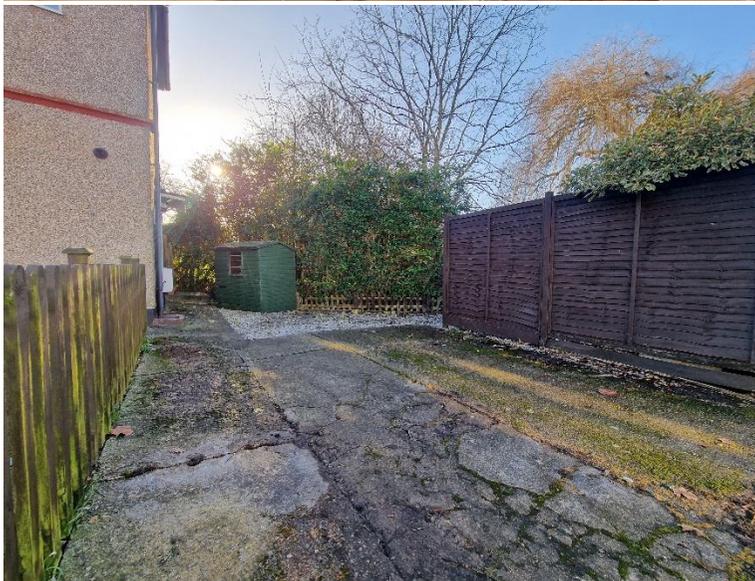
Contact us today to arrange a viewing and discover the potential of this fantastic property!



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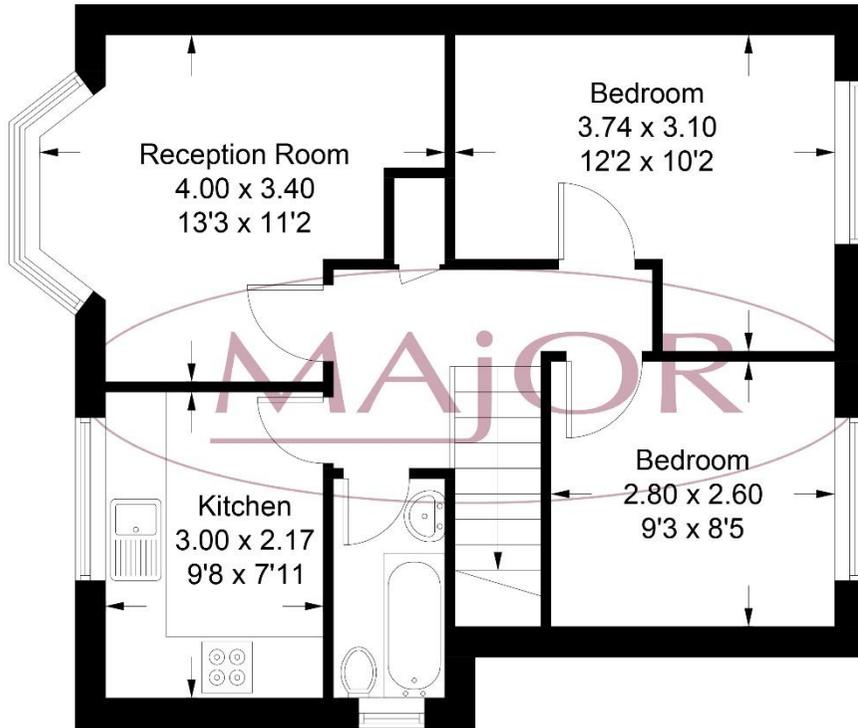


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Floor Plan



Approximate Gross Internal Area = 45.1 sq m / 485 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1156333)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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.

