



ESTATE & LETTINGS AGENTS

Kingshill Avenue, Harrow, HA3



FOR SALE £275,000 Leasehold

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

Major Estates are pleased to present this 1 bedroom ground floor flat, offering an excellent opportunity for buyers looking to put their own stamp on a property. While the flat does require refurbishment, it provides great potential to create a comfortable home or investment in a sought-after residential area.

Situated on a quiet residential road in Kenton, the property benefits from its own driveway providing off-street parking to the front, along with a private garden to the rear. Internally, the flat comprises a double bedroom, living room, fitted kitchen and a bathroom. With the advantage of being chain free, this property could suit first-time buyers, investors or those looking for a project.

The lease has approximately 84 years remaining. No service charge and ground rent £75.00 per annum.

Key Features

- 1 bedroom ground floor flat
- Requires refurbishment – great potential
- Double bedroom
- Living room
- Fitted kitchen
- Bathroom
- Private garden to the rear
- Own driveway with off-street parking
- Quiet residential road in Kenton
- Chain free sale
- Lease: Approx. 84 years remaining
- No service charge
- Ground rent £75.00 per annum



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Floor Plan



Approximate Gross Internal Area = 47.4 sq m / 510 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1282752)

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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.

