



465a Kenton Lane

Harrow Weald, HA3 7JN

£319,950



Wilson Hawkins are pleased to offer this spacious 2 bedroom flat with its own section of rear garden conveniently situated for local amenities at Belmont Circle and Wealdstone.

14'1 x 11' Lounge & Master Bedroom, Fitted Kitchen with Private Balcony, Own Front Door, Modern Bathroom Suite, Gas Central Heating & Double Glazing (new rear windows).

The property is within walking distance to Harrow & Wealdstone Station (Bakerloo & Overground) and high street with a good range of shopping facilities. Nearby are a number of good schools such as Belmont and St Joseph's Catholic Primary School.



Own Front Door

Inner Lobby

Stairs to First Floor

Landing

Lounge 14'2" x 11'1" (4.32 x 3.38)

Kitchen 10'4" x 9'5" (3.15 x 2.87)

Door To Balcony

Master Bedroom 14'8" x 11'1" (4.47 x 3.38)

Bedroom Two 8'7" x 7'7" (2.62 x 2.31)

Bathroom 5'9" x 5'4" (1.75 x 1.63)

Outside

Own Section of Rear Garden Approx 20'0" in length (Approx 6.10 in length)

Communal Garden to Front

Lease Details

Lease: We have been advised the number of years remaining on the lease is 115 Years

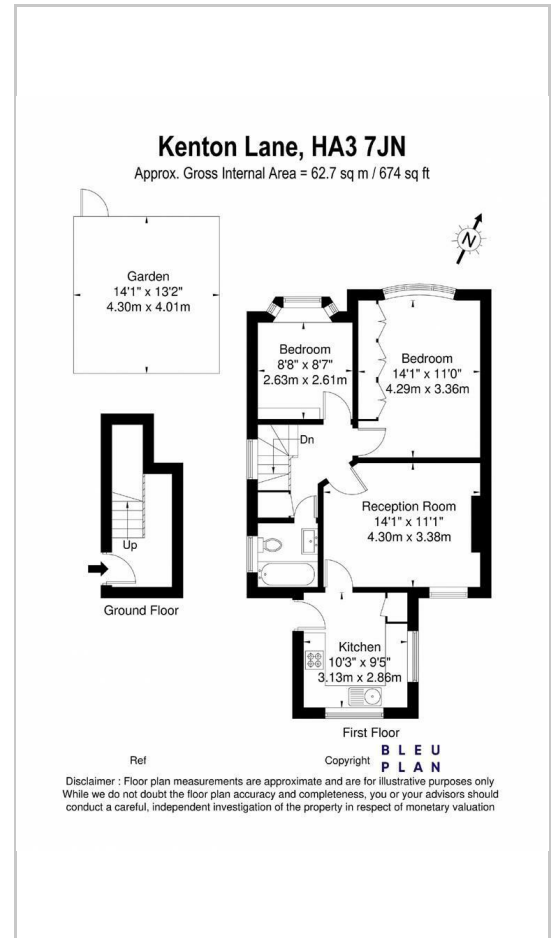
Service Charge: £155 per quarter

Ground Rent : £200 per annum

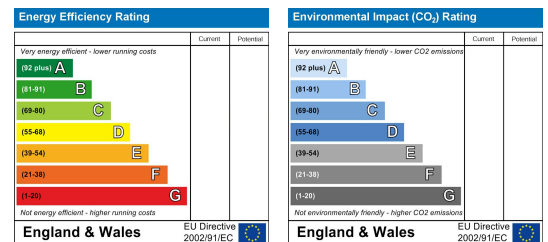
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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