



# Allan Howard & Co.

ESTATE AGENTS • RESIDENTIAL LETTINGS & SALES

## £795,000

## Northwick Avenue, Kenton, HA3



- 6 BEDROOM HOUSE
- 2 BATHROOMS
- HMO LICENSE
- 100` REAR GARDEN
- 2 MINS FROM NORTHWICK PARK TUBE
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- SCOPE TO EXTEND SUBJECT TO P/P
- VERY SPACIOUS
- POTENTIAL RENT £3500 PCM

We are pleased to offer for sale this Extended and spacious 6 bedroom 2 bathroom semi-detached house with an HMO license situated only 2 mins from Northwick Park station ( met line).

Ground floor accommodation: 1 double bedroom, 1 single bedroom, conservatory, kitchen/breakfast room, guest wc/shower room, reception room.

First floor accommodation: 4 double bedrooms, bathroom/wc, separate wc,


Garden: approx. 100` Own driveway with parking for 1 car. There is further scope to extend subject to planning permission.

HMO - Potential rent £3500 pcm.

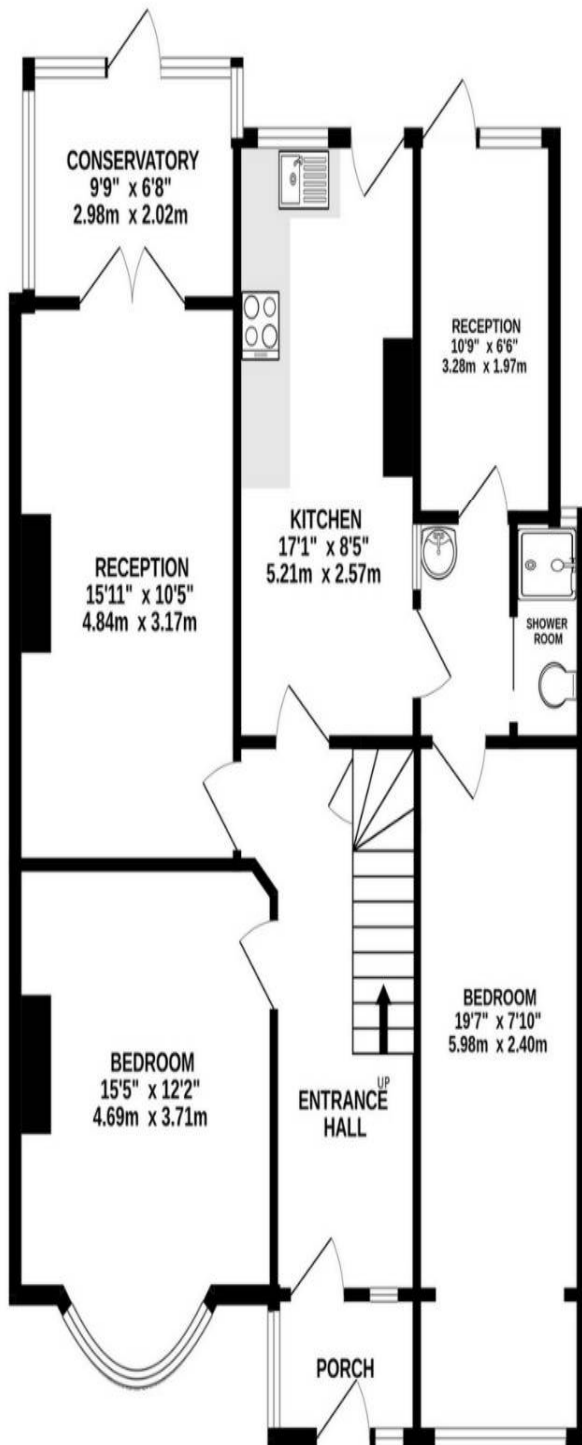


# Northwick Avenue, Kenton, HA3

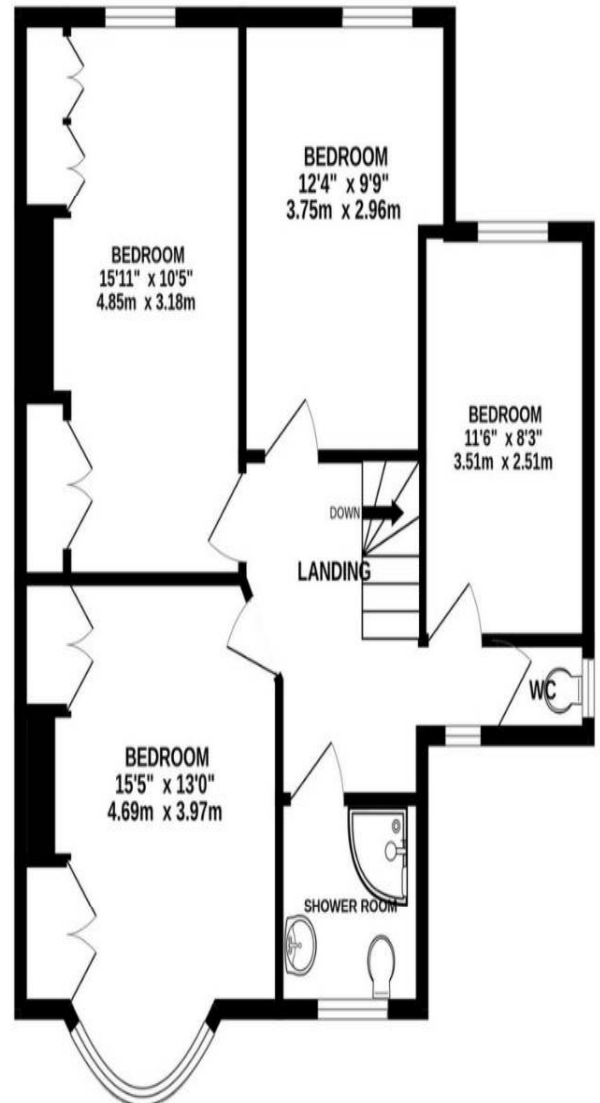


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

**GROUND FLOOR**  
929 sq.ft. (86.3 sq.m.) approx.



**1ST FLOOR**  
647 sq.ft. (60.1 sq.m.) approx.



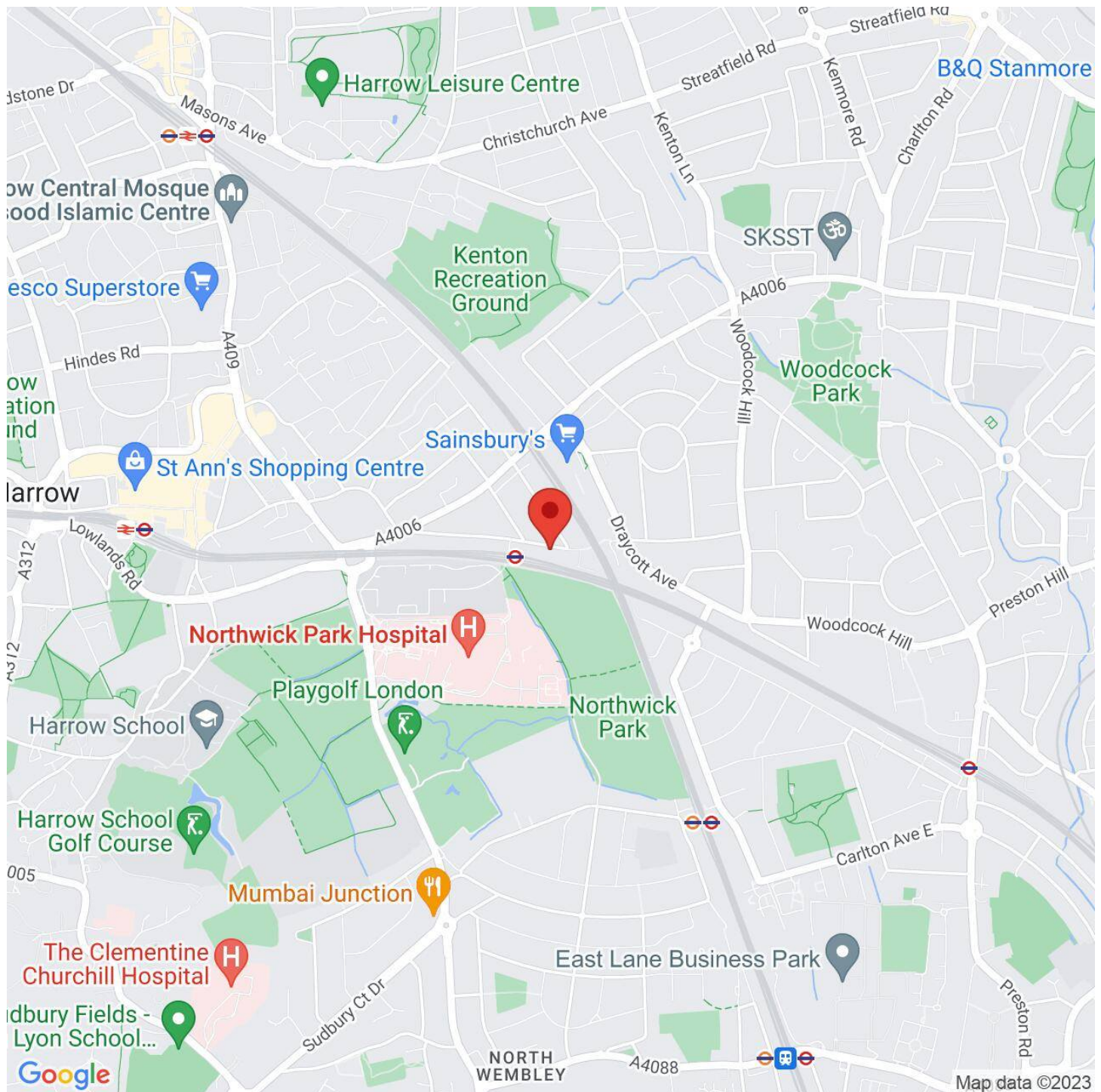
**NORTHWICK AVENUE, KENTON, HA3 0AT**

**TOTAL FLOOR AREA : 1575 sq.ft. (146.3 sq.m.) approx.**

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

Made with Metropix ©2023





#### VIEWING BY APPOINTMENT WITH AGENTS ALLAN HOWARD

134a Kenton Road, Harrow, Middlesex, HA3 8AL T: 020 8907 2525 E: kenton@allanhoward.co.uk W: www.allanhoward.co.uk

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER ALLAN HOWARD NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.