



Allan Howard & Co.

ESTATE AGENTS • RESIDENTIAL LETTINGS & SALES

£399,950

Rembrandt Court, Kenton Road, Kenton, HA3



- TWO DOUBLE BEDROOM FLAT
- GARAGE
- SHARE OF FREEHOLD
- BALCONY
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- COMMUNAL GARDENS
- MODERN KITCHEN/BREAKFAST ROOM
- LOFT SPACE
- EXCELLENT DECORATIVE ORDER

We are pleased to offer for sale this charming and spacious two double bed second floor purpose built flat with garage ideally located within walking distance of Kenton & Northwick Park tube stations (Bakerloo and Met Line) offering easy access to Central London. Share of freehold.

The property is in excellent decorative order throughout and benefits include: two double bedrooms, balcony, garage, gas central heating, double glazed windows, superb kitchen/breakfast room, modern bathroom, loft space, share of freehold, communal gardens. No upper chain.

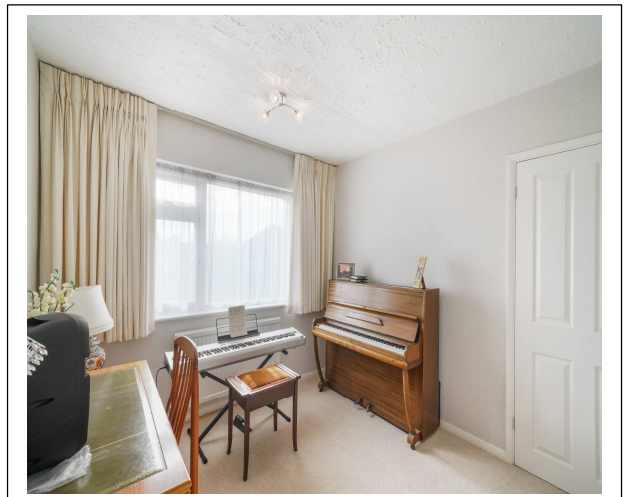
Viewings are highly recommended to fully appreciate this wonderful property.

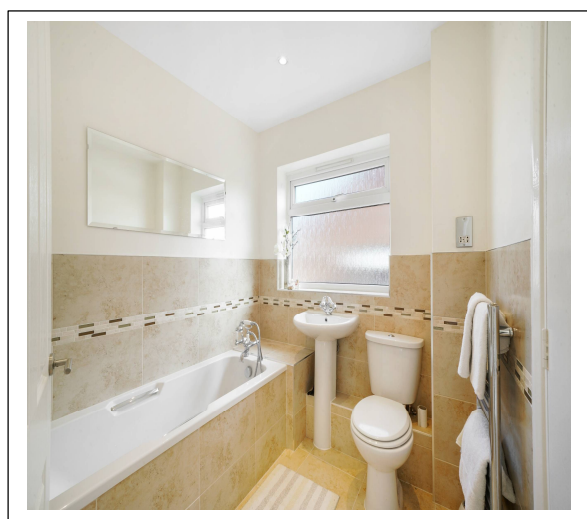
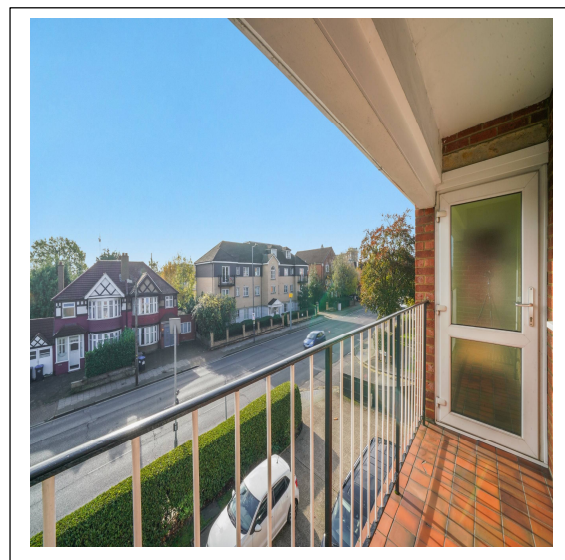
Service charge: £900 per annum

No ground rent

Share of freehold No upper chain

Rembrandt Court, Kenton Road, Kenton, HA3






Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>		<p>56</p>	<p>77</p>

England, Scotland & Wales

EU Directive
2002/91/EC

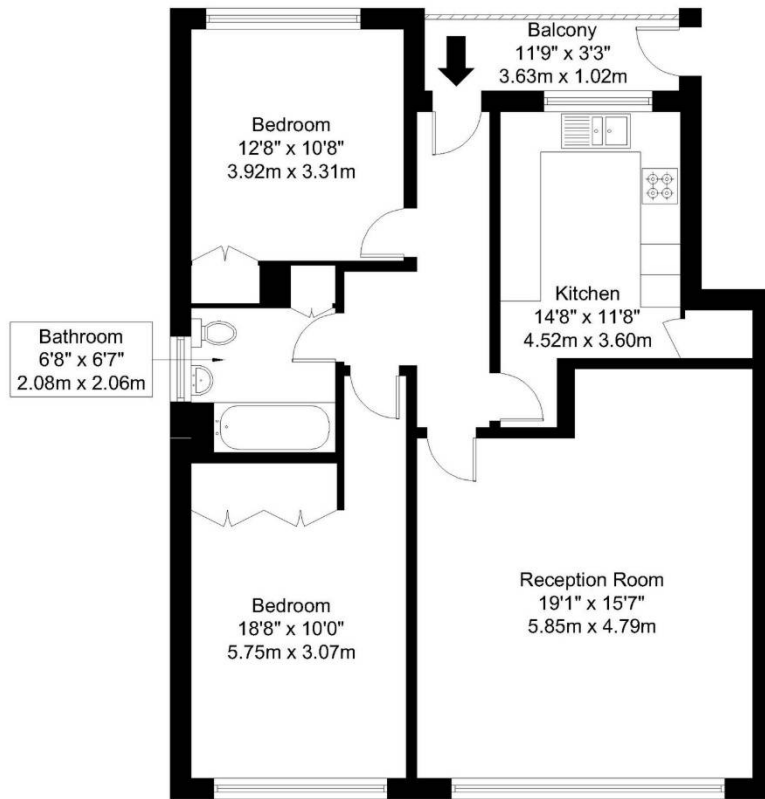
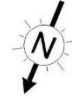


Kenton Road, HA3 8BE

Approx Gross Internal Area = 76.9 sq m / 828 sq ft

Balcony = 3.7 sq m / 40 sq ft

Total = 80.6 sq m / 868 sq ft



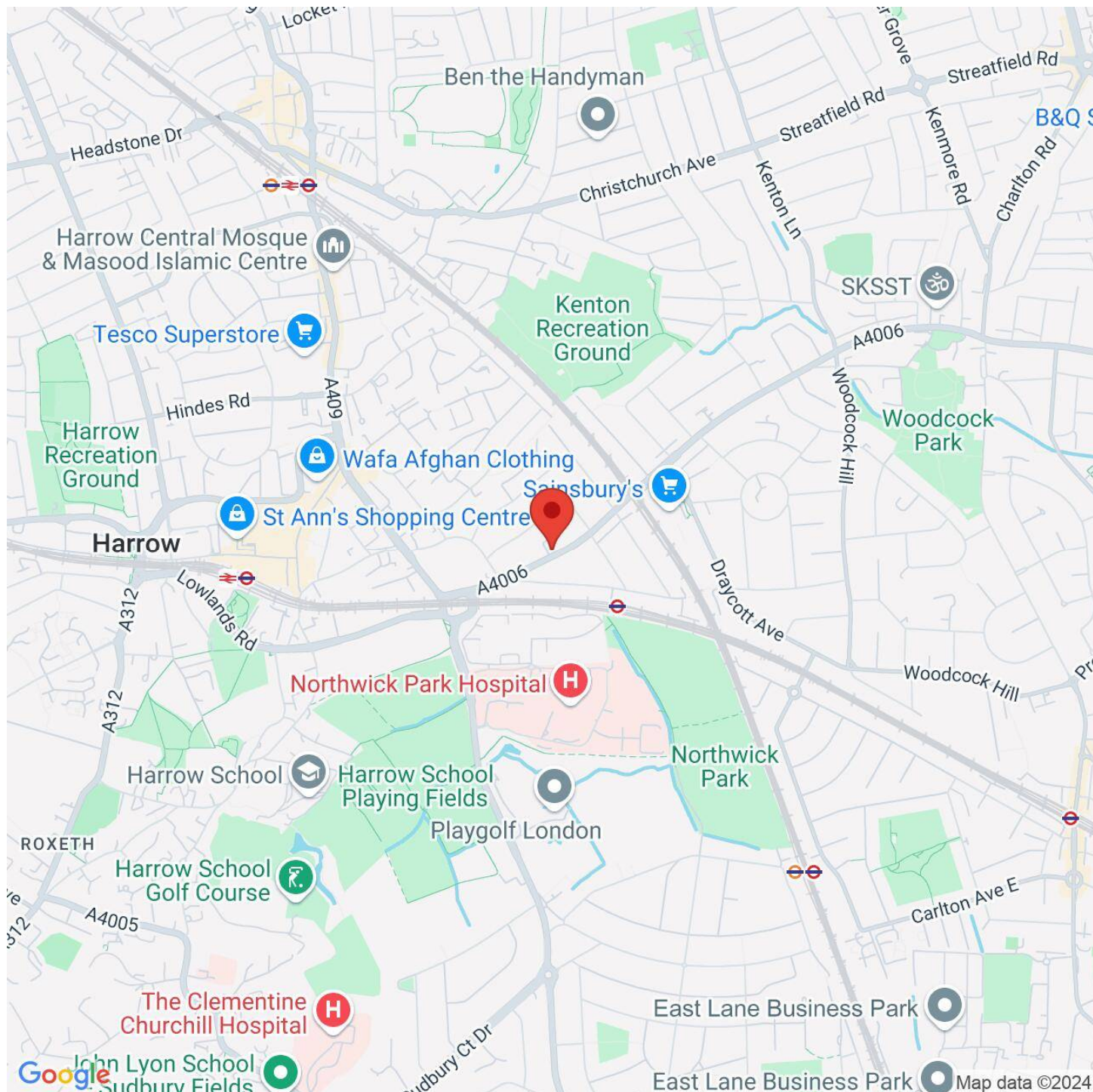
Second Floor

Ref:

Copyright **BLEU
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

Copyright @ BLEUPLAN



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.