



## Kenton Road, Harrow HA3 0XY

Mischa & Co presents this 1st floor one-bedroom apartment which is ideally located within close proximity to local amenities such as shops, transport links and various places of worship. The property benefits from a decent sized open-plan kitchen/diner, a large double bedroom with space for storage, a modern bathroom and an allocated parking space. Currently sold with vacant possession and chain free.

The property will be appointed a brand new lease of 999 years upon completion.

Council Tax Band B (Brent) and EPC Rating C (69).

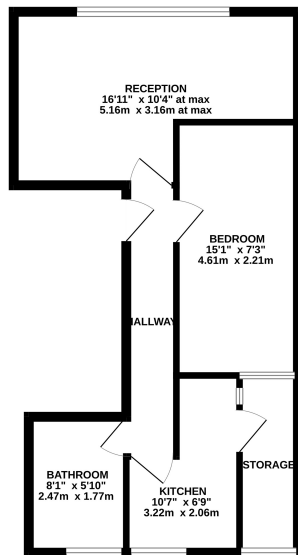
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
105+	A		
81-104	B		
62-80	C	69	74
45-61	D		
29-44	E		
13-28	F		
1-12	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

# £270,000 Leasehold

4 North Parade, Mollison Way, Edgware, HA8 5QH  
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## Floorplan

GROUND FLOOR  
447 sq. ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA - 447 sq. ft. (41.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of areas, volumes, rooms and any other facts are approximate and not responsible to whom for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, appliances and equipment shown here have not been tested and no guarantee as to their operability or efficiency can be given.  
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NB: Please note that all fittings, kitchen appliances and heating systems have not been tested by Mishca & Co Sales & Lettings. Whilst we endeavour to make our sales details accurate and reliable. Room sizes should not be relied upon for carpets and furnishings. If there is any point, which is of particular important to you, please contact our office and we will be pleased to verify any information for you. Do so particularly if contemplating travelling some distance to view this property.

