



John Perrin Place, Off Preston Hill, Kenton Harrow, HA3 9UR

£250,000 Leasehold

- One Bedroom First Floor Flat
- Chain Free Sale
- Ideal Buy To Let OR First Time Buy
- Double Glazing & Central Heating
- Living Room with balcony
- Kitchen
- Bathroom / wc
- EPC Rating C



A First Floor One Bedroom Flat situated in a block just off Preston Hill, convenient for Preston Road's transport & shopping facilities. Double Glazing & Central Heating, Living Room with balcony, Kitchen, Bedroom, Bathroom. EER C. Chain Free Sale. Keys with Sole Agents for early viewing.

Communal Entrance

Stairs to first floor.

Entrance Hall

Radiator, electric metre.

Living Room

16' 3" x 10' 8" (4.95m x 3.25m) Radiator, laminate flooring, tiled fireplace, built-in cupboard, double glazed window to front, double glazed door to balcony.

Kitchen

6' 7" x 5' 3" (2.01m x 1.60m) Fitted wall and base units, single drainer stainless steel sink & drainer, gas cooker point, plumbed for washing machine, walls part tiled, double glazed window to rear.

Bedroom

12' 9" x 9' 1" (3.89m x 2.77m) Radiator, built-in cupboard, fitted carpet, double glazed window.

Bathroom

6' 8" x 6' 2" (2.03m x 1.88m) Panelled bath with mixer tap and hand shower, low level wc, pedestal wash hand basin, chrome radiator, double glazed window to rear.

Communal Grounds

Lease

125 years from 1990, Peppercorn Ground Rent £10 per annum
Service Charges £100 per calendar month.

DISCLAIMER

Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you please contact our office and we will be pleased to verify any information. Property particulars are prepared as a guide, and are not intended to constitute part of an offer or contract. We have not carried out a survey and the services and appliances have not been tested. Measurements have been taken using a sonic measure and may be subject to a 6" margin of error. Lease details, service charges and ground rent are given as a guide only and should be checked and confirmed by your Solicitor prior to an exchange of contracts.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C	73	78
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

