



Kenton Lane, Harrow, HA3 6AQ

£1,300 pcm

- One Bedroom Ground Floor Flat
- Central Heating & Double Glazing
- Living Room
- Modern Kitchen with Garden Access
- Tiled Bathroom / WC
- Off Street Parking
- EPC Rating D



A One Bedroom Ground Floor Flat, situated within easy reach of Stanmore, Belmont Circle and Harrow Weald. Central Heating, Double Glazing, Living Room, Fitted Kitchen with Access to Garden, Modern Tiled Bathroom. EER D. Off Street Parking, Communal Garden, Viewing through Sole Agents.

Ground Floor Flat 1, Entrance Hall

3' 9" x 3' 3" (1.14m x 0.99m) max. Fitted carpet.

Living Room

14' 0" x 11' 10" (4.27m x 3.61m) Radiator, fitted carpet, wall lights, double glazed window to rear, opening to Kitchen:

Modern Kitchen

9' 0" x 6' 3" (2.74m x 1.91m) Matching wall and base units with stone worktops, oven, hob, extractor, sink & drainer, integrated under counter fridge/freezer, plumbed for washing machine, double glazed window, double glazed door to garden.

One Bedroom

13' 8" x 11' 10" (4.17m x 3.61m) Radiator, fitted carpet, double glazed bay window to front.

Spacious Bathroom

6' 5" x 5' 10" (1.96m x 1.78m) White bath with overhead shower and screen, wash hand basin with cupboard below, wc, extractor, double glazed window.

Communal Garden

Garden laid mainly to lawn.

Off Street Parking

Parking to the front for one vehicle.

Additional Information

Rent is £1300 per calendar month (one months rent due before the commencement of the agreement).

Deposit £1500 due before the commencement of the agreement.

Council Tax Band C. £1,922. 49p p.a. London Borough of Harrow.

Utilities you will need to pay to the utility company of your choice.

DISCLAIMER

Whilst we endeavour to make our 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. Photos are from our library. Measurements have been taken using a sonic measure and may be subject to a 6" margin of error.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

