



# Allan Howard & Co.

ESTATE AGENTS • RESIDENTIAL LETTINGS & SALES

**£875,000**

**Northwick Avenue, Kenton, HA3**



- SPACIOUS FOUR BEDROOM DETACHED HOUSE
- TWO BATHROOMS
- 1 MIN FROM NORTHWICK PARK TUBE
- GAS CENTRAL HEATING
- 80` GARDEN
- SCOPE TO EXTEND/DEVELOP
- NEWLY REFURBISHED
- HMO LICENSE
- NO UPPER CHAIN

Allan Howard & Co are pleased to offer for sale this spacious FOUR BEDROOM TWO BATHROOM DETACHED HOUSE which has just been decorated situated 1 min from Northwick Park Station ( met line) THE PROPERTY HAS AN HMO LICENSE AND IS IN EXCELLENT DECORATIVE ORDER THROUGHOUT.

Ground floor: 2 reception rooms, fully fitted kitchen, guest wc/shower room


1st floor: 3 double bedrooms, 1 single bedroom, bath/combined wc, separate wc.

80` garden  
driveway with parking for 1 car.

# Northwick Avenue, Kenton, HA3

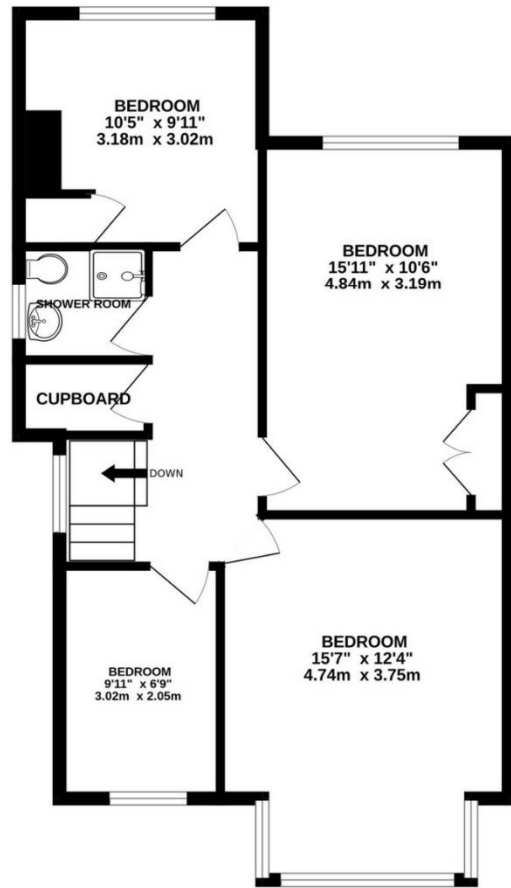
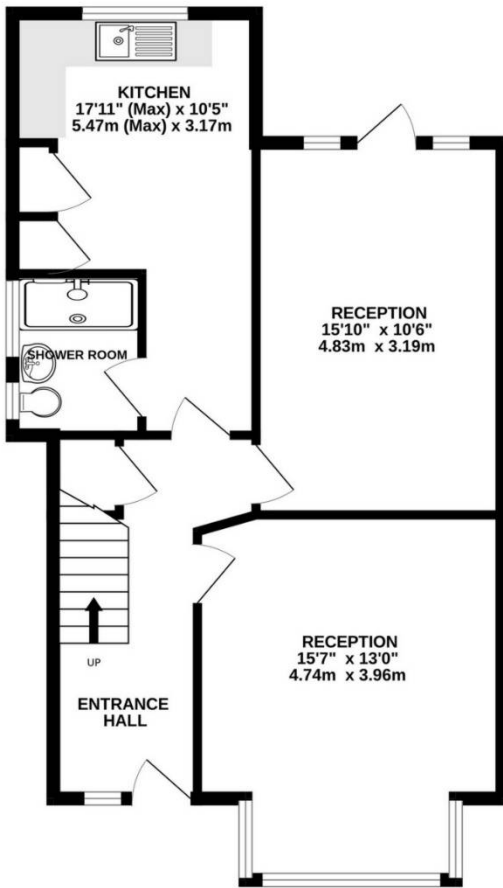




Energy Efficiency Rating		
	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92-100) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>	72	84
England, Scotland & Wales		EU Directive 2002/91/EC 

**GROUND FLOOR**  
645 sq.ft. (59.9 sq.m.) approx.

**1ST FLOOR**  
645 sq.ft. (59.9 sq.m.) approx.

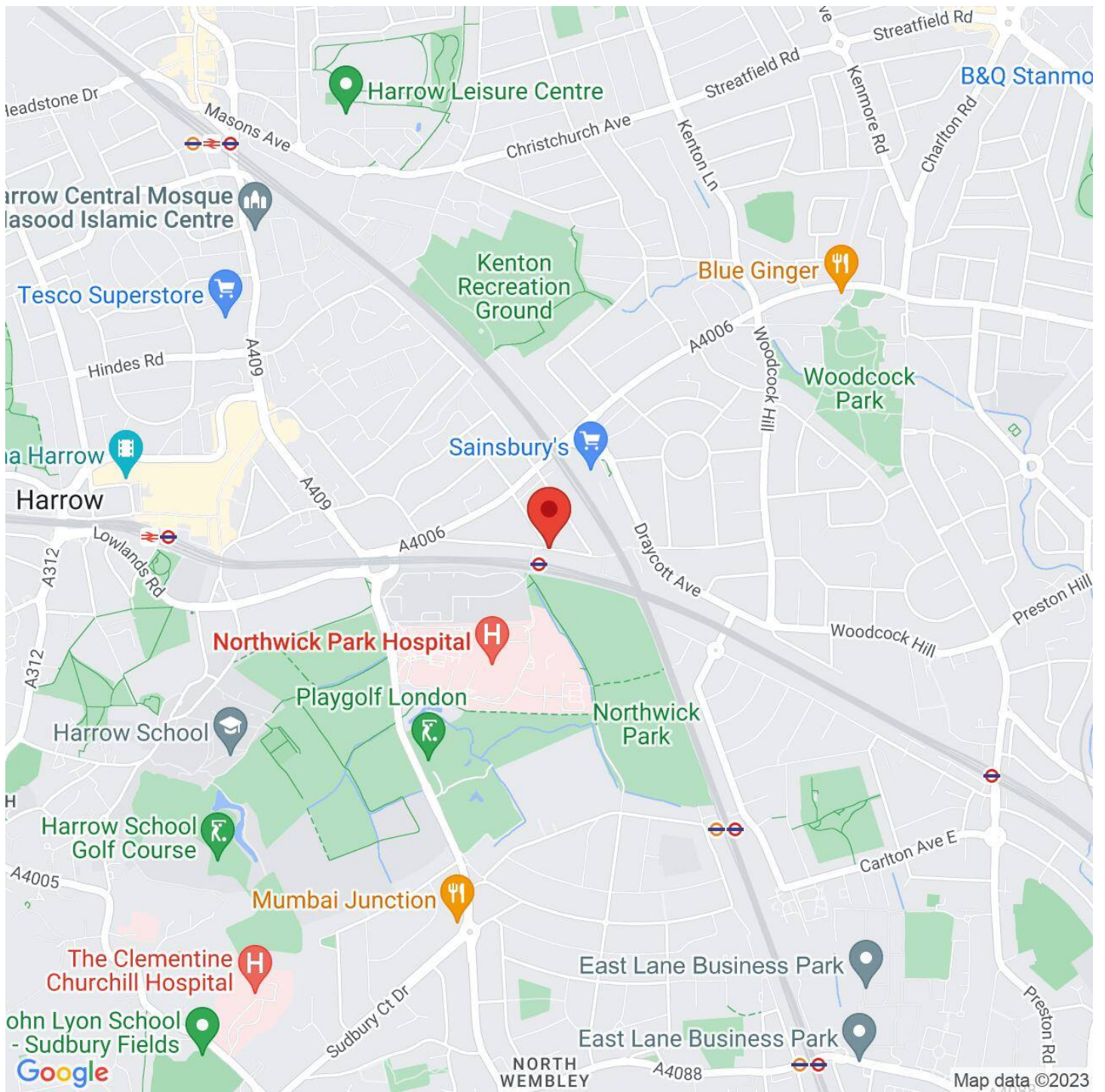


NORTHWICK AVENUE, KENTON, HA3 0AT

**TOTAL FLOOR AREA : 1290 sq.ft. (119.8 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.

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**VIEWING BY APPOINTMENT WITH AGENTS ALLAN HOWARD**

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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.

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