



Allan Howard & Co.

ESTATE AGENTS • RESIDENTIAL LETTINGS & SALES

£425,000 (Offers over)

Cedar Court, Kenton Road, Kenton, HA3



- TWO DOUBLE BEDROOMS
- LUXURY CONDITION
- GAS CENTRAL HEATING
- PARKING FOR TWO CARS
- DOUBLE GLAZED
- TWO BATHROOMS
- CHAIN FREE
- WALKING DISTANCE TO KENTON & NORTHWICK PARK STATIONS
- LEASE APPROX 113 YEARS

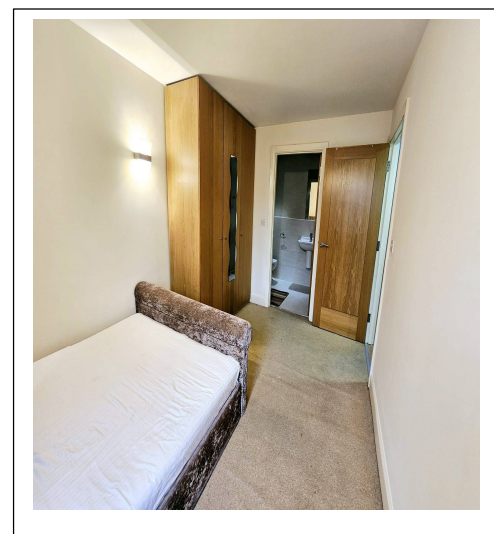
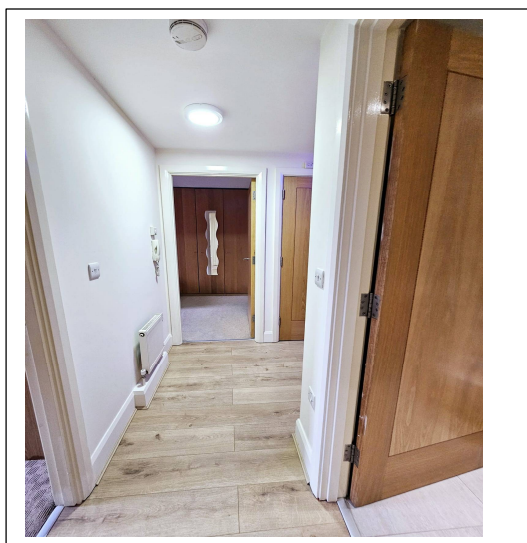
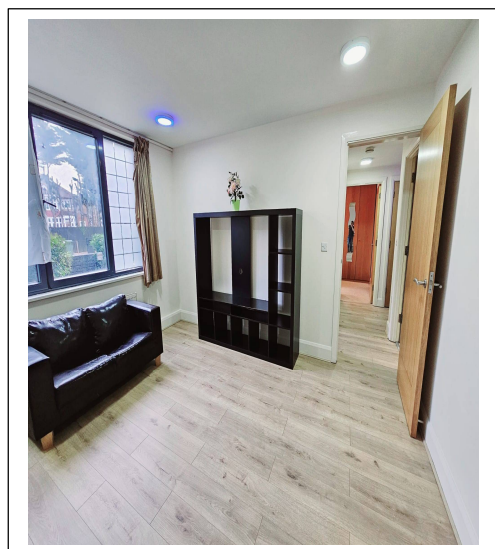
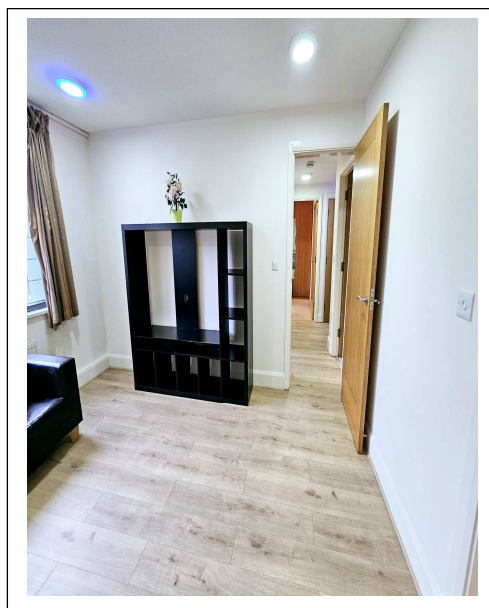
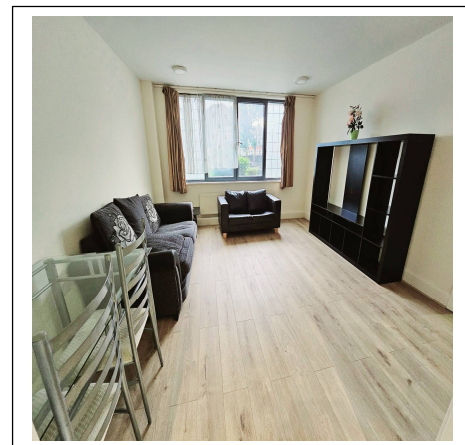
Allan Howard & Co are pleased to offer for sale this LUXURY TWO DOUBLE BEDROOM, TWO BATHROOM, ground floor flat situated in the heart of Kenton with very easy access to KENTON and NORTHWICK PARK STATIONS, local bus routes, shopping facilities and local restaurants.

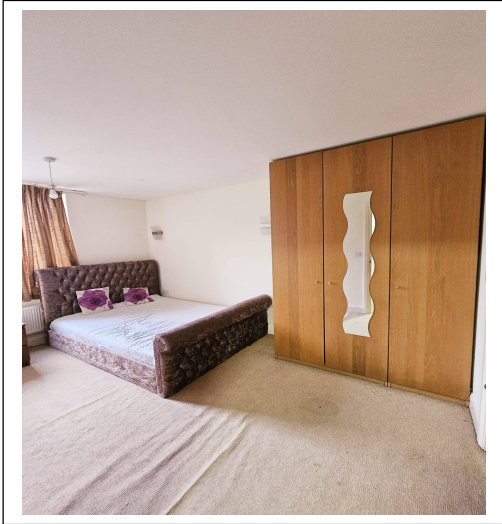
THE PROPERTY HAS RECENTLY BEEN DECORATED AND BENEFITS INCLUDE: PARKING FOR TWO CARS, TWO DOUBLE BEDROOMS, TWO BATHROOMS, MODERN FITTED KITCHEN, DOUBLE GLAZING AND GAS CENTRAL HEATING NO CHAIN!!

LEASE 113 YEARS (APPROX)
SERVICE CHARGE £2,400 PER ANNUM (APPROX)
GROUND RENT £250.00 PER ANNUM (APPROX)

CALL NOW FOR AN IMMEDIATE APPOINTMENT TO VIEW - 0208 907 2525.

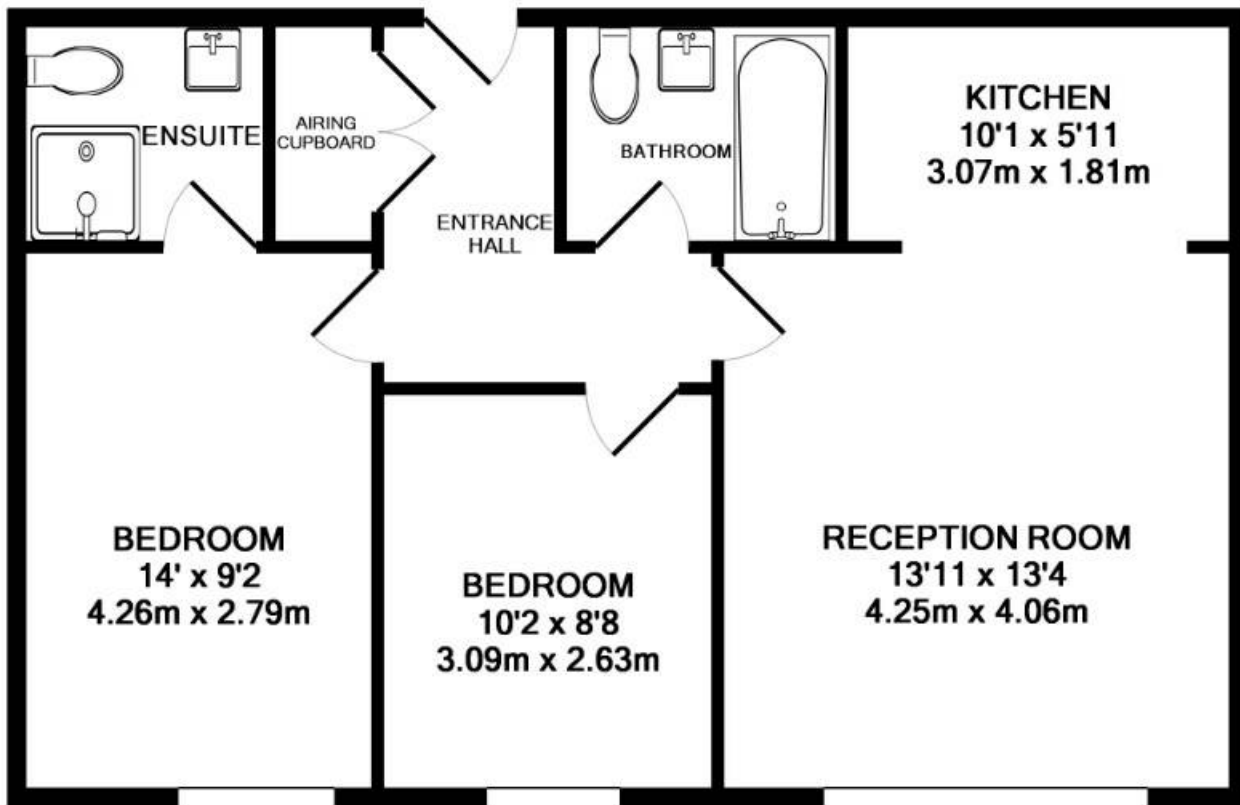
Cedar Court, Kenton Road, Kenton, HA3





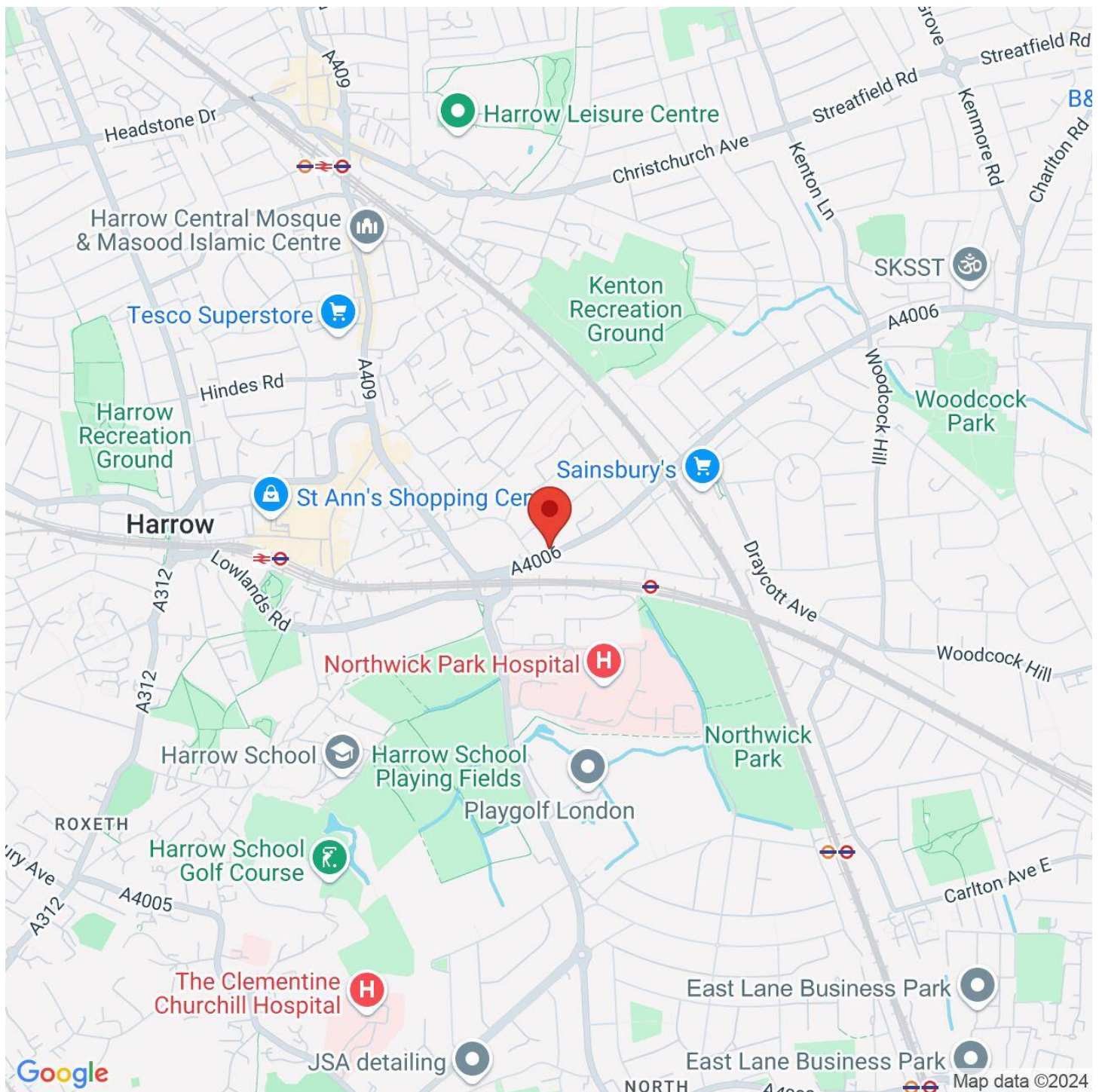
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	72	72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	



CEDAR COURT, KENTON ROAD, KENTON, HA3 8FE
TOTAL APPROX. FLOOR AREA 617 SQ.FT. (57.4 SQ.M.)

Measurements are approximate. Not to scale. Illustrative purposes only
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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 WHATSOEVER 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.