



## 1 bed apartment to buy in HA3

408 Kenton Road, Harrow, Middlesex, HA3 9BH

**£170,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Secure Underground Parking
- ✓ Phone Entry System
- ✓ Balcony
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

Secure UnderWithin walking distance of Kenton Bakerloo Line Station is this 1 bedroom apartment.Features include large open plan living incorporating lounge and fitted kitchen,balcony and secure underground parking. Please note some images have been photoshopped and virtually decluttered to remove personal details and belongings of the current occupant.ground Parking

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 106

Annual Ground Rent Amount: £300.00

Annual Service Charge Amount: £2,702.00

Price: Starting Bid £170,000

Property Type: Apartment

Parking: Allocated

Year built: 2007

Construction materials: Insulated concrete framework

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

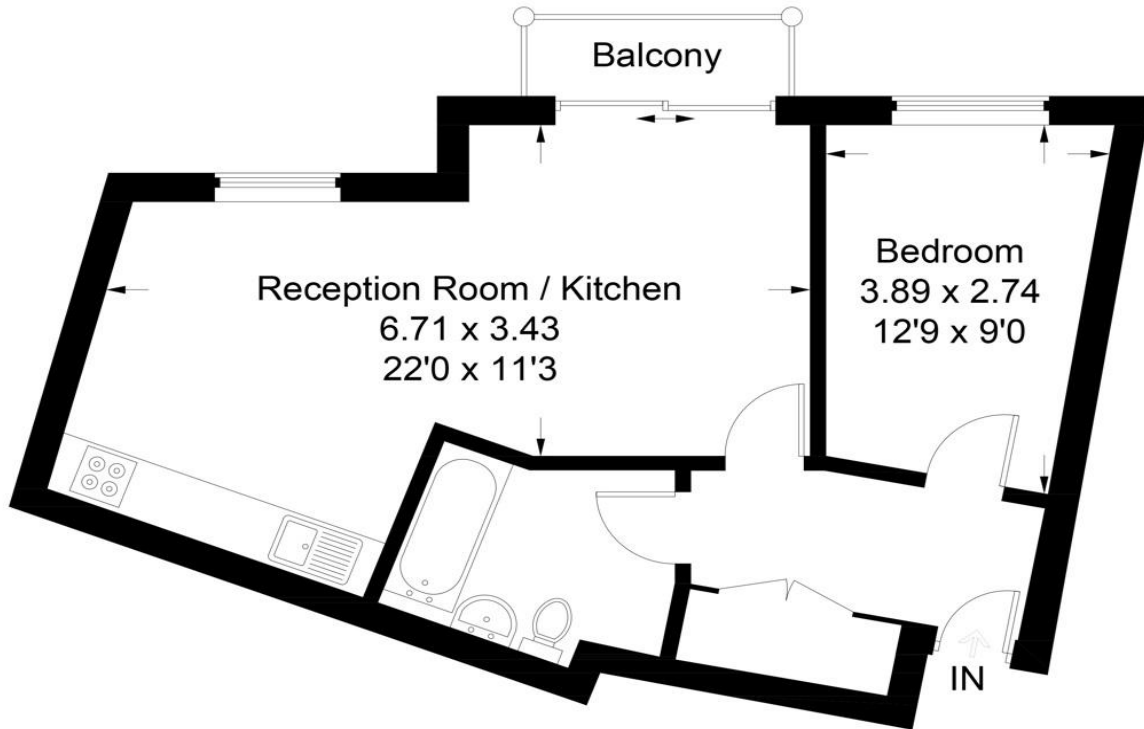
Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Approximate Gross Internal Area  
45.7 sq m / 492 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		76	76
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

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