



## Kenton Lane

Harrow

£295,000

A two bedroom, ground floor flat available chain free, with a reception room, a separate kitchen and a family bathroom. The building comes with communal gardens.

The flat has the option for its own front door in a well maintained building in an excellent location.

Leasehold with 113 Years Remaining.  
Service Charge of £1302.75 per annum.  
Ground Rent of £250 per annum.  
Harrow Council Tax Band C.

### Viewing

Please contact our Davidson Frost-Wellings Office on 020 8954 8806 if you wish to arrange a viewing appointment for this property or require further information.

- Two Bedrooms
- Separate Kitchen
- Ground Floor Flat
- Available Immediately
- Leasehold
- Excellent Location



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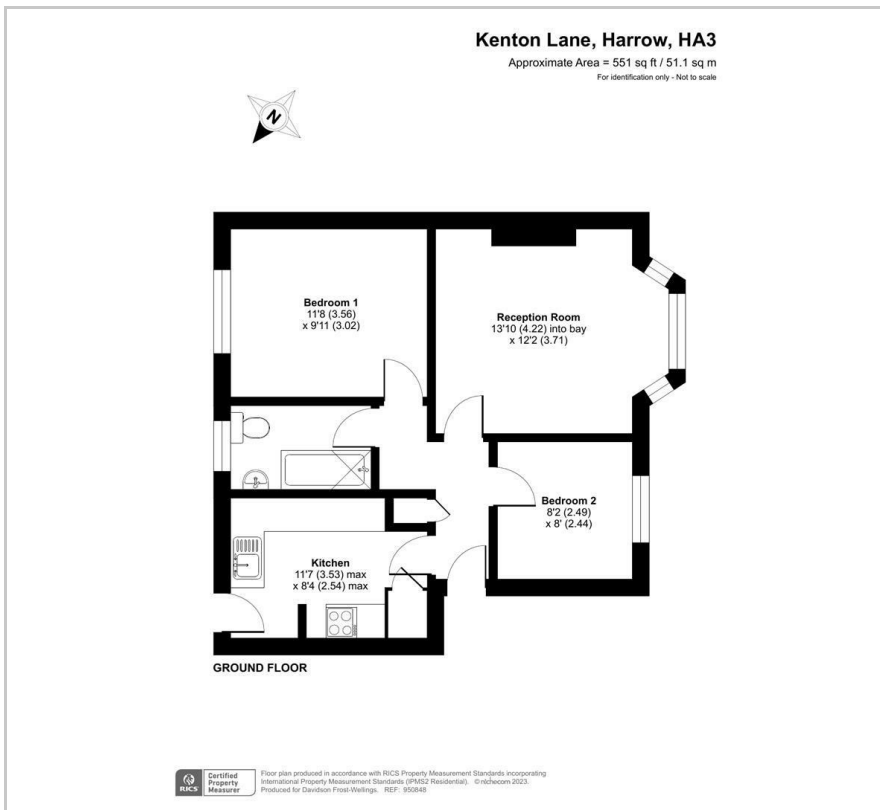


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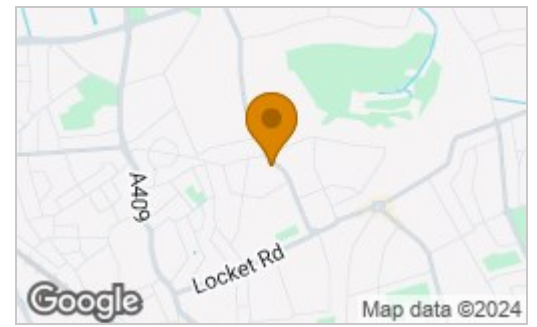


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## Floor Plan



## Area Map



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>71</b>
(55-68) <b>D</b>	<b>59</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 &amp; Wales</b>	EU Directive 2002/91/EC	



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