



## Kenneth Gardens

Stanmore

£450,000

Davidson Frost-Wellings are pleased to present this two bedroom first floor maisonette on Kenneth gardens. This home also benefits from a private garden and off street parking for one car.

Kenneth Gardens is located between Gordon Avenue and Uxbridge Road, benefiting from all local amenities and boutiques; it offers excellent transport facilities with links to London. The area boasts an abundance of greenery, charming commons, and acres of Green Belt. It is one of Northwest London's most desirable areas due to its boutique cafes, shopping facilities, and location to prominent state and private schools which include Haberdashers' Aske's, North London Collegiate, St. Margaret's, and Stanmore College.

Harrow council tax band D  
Leasehold 154 Years remaining  
Service charge £0  
Ground rent £0

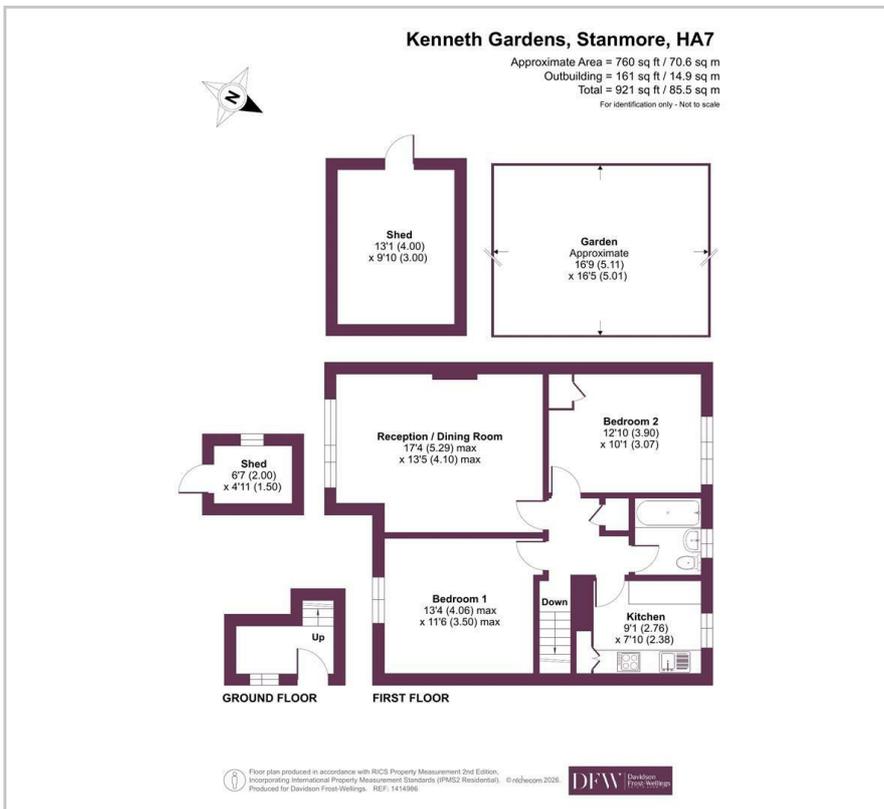
### Viewing

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 bedroom
- Large boarded loft
- First floor
- Private garden
- Off street parking for one car
- Chain free



# Floor Plan



# Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



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