



ELMWOOD AVENUE, MIDDLESEX, HA3

£375,000 LEASEHOLD

Tenure: Leasehold (Approx. 136 Years)

Council Tax Band: C

EPC Rating: C

Harrow | 020 8861 3933 | harrow@winkworth.co.uk

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DESCRIPTION:

Winkworth Harrow are proud to present to the Sales Market, this gem of a family home.

Situated in the heart of Kenton is this charming two bedroom ground floor maisonette, comprising of two large double bedroom, fully fitted bathroom, modern kitchen and a light filled living area. This flat and boasts a bright and inviting atmosphere throughout and is ideal for those seeking a peaceful and comfortable living space.

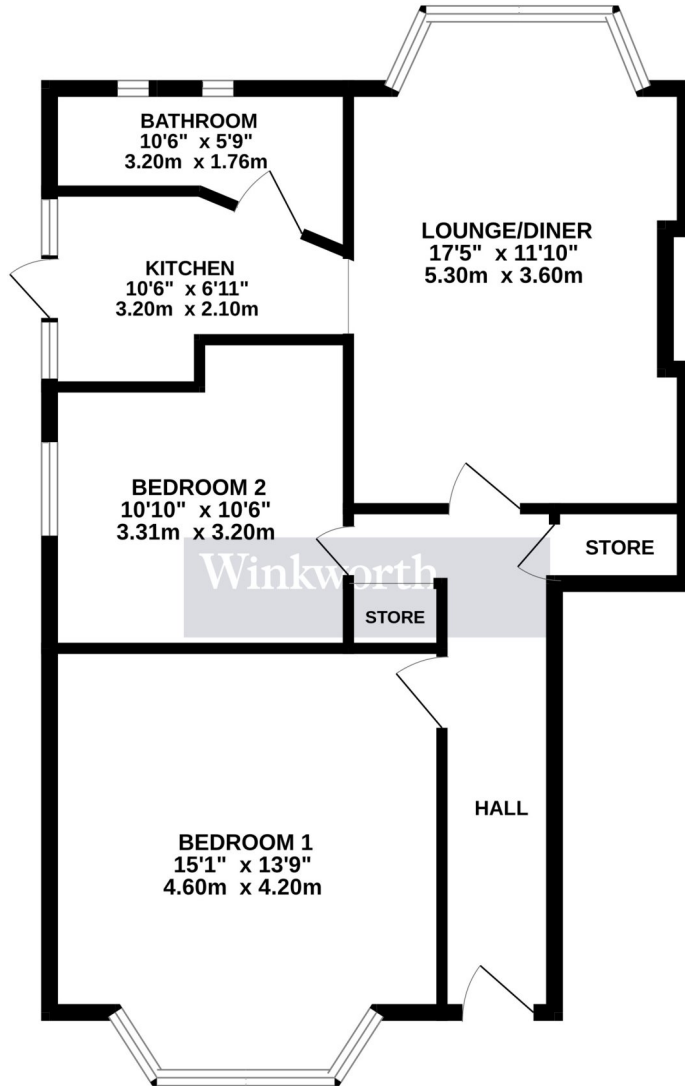
Ideal for first time buyers or investors, situated in a sought-after location with easy access to local amenities, schools, and transport links, this property offers both comfort and practicality.

Don't miss the opportunity to make this wonderful property your new home.

Book your viewing now to avoid disappointment!



GROUND FLOOR
690 sq.ft. (64.1 sq.m.) approx.



TOTAL FLOOR AREA : 690 sq.ft. (64.1 sq.m.) approx.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements are given as an indication 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) A		
(81-91) B			
(69-80) C		71	79
(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	



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means that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between