



HINTON & DOWNES
residential

SALES, LETTINGS & MANAGEMENT

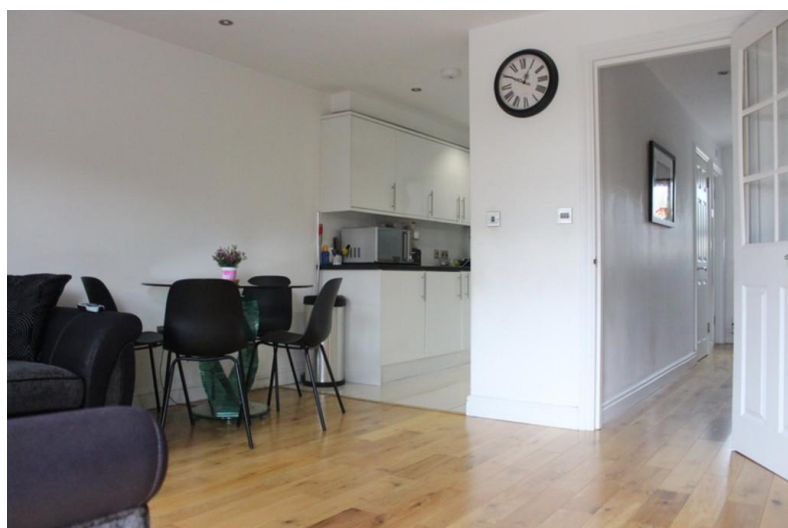
Viewfield Close

Kenton, Middlesex HA3 0PP

- Two bedroom split level maisonette
- Offered for sale in very good order throughout
- Close to all facilities
- Residents parking and communal gardens

£362,000

EPC Rating '72'





Property Description

A modern two bedroom duplex apartment situated close to Preston Road and all local amenities including the Metropolitan Line station, good local schools and parks. The flat has a spacious reception/dining room, a modern fitted kitchen, modern bathroom and two double bedrooms. Benefits from gas central heating, a balcony off the lounge and a private park bay.

This flat would in our opinion make an ideal first time purchase or a buy to let investment. Viewfield Close is situated off Woodcock Hill and Preston Road is a short walk to Preston Road station and all local amenities. Mount Stewart school is also in close proximity to the flat.

FRONT DOOR

Opening into entrance hall with stair case to first floor landing...

FIRST FLOOR LANDING

With window to front, cupboard housing hot water cylinder, further staircase to second floor landing, doors to...





RECEPTION/DINING ROOM

3.96m (13' 0")7 x 3.96m (13' 0")

With rear aspect window, door opening onto balcony, radiator..

KITCHEN

2.13m (7' 0")9 x 2.13m (7' 0")4

With units to eye and base level, ample work top surfaces incorporating a stainless steel sink unit with mixer tap, plumbing for washing machine, built in oven and hob with extractor, part tiled walls, front aspect window, part tiled walls.



BATHROOM

Fitted with a three piece suite comprising a corner shower cubicle, pedestal hand wash basin, low flush w.c., wall mounted electric fan heater.

STAIR CASE TO SECOND FLOOR...

BEDROOM 1

3.96m (13' 0")7 x 2.74m (9' 0")8

Rear aspect window, radiator.



BEDROOM 2

3.35m (11' 0")4 x 3.05m (10' 0")4

Front aspect window, radiator.

PARKING

Residents car park to front of development, allocated car park space for flat.

COMMUNAL GARDENS

Communal gardens mainly laid to lawn.

LEASE

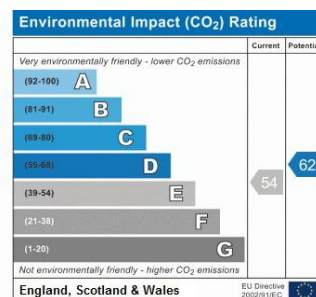
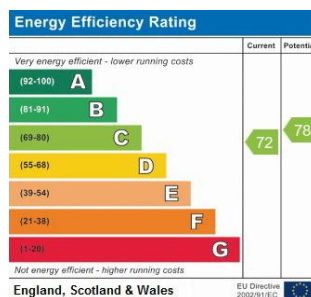
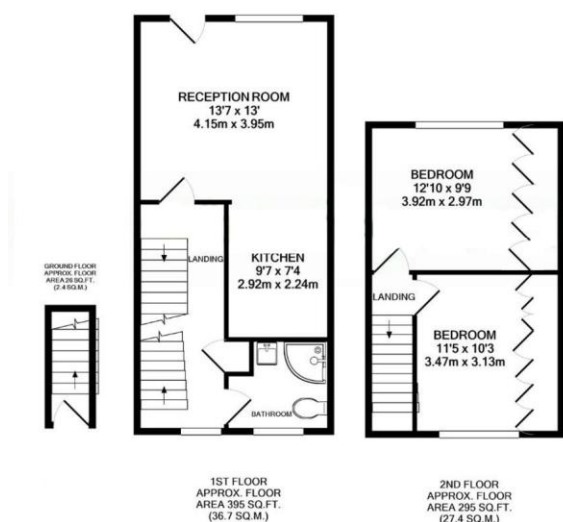
The lease is 125 years from 18 April 1989.

SERVICE CHARGES & GROUND RENT

We have not been supplied with the details of the service charges and ground rent. All buyers are requested to make their own investigation of the service charges and ground rent payable.



VIEWFIELD CLOSE, KENTON, HA3 0PP
TOTAL APPROX. FLOOR AREA 716 SQ.FT. (66.5 SQ.M.)



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.