



## Kenmore Avenue

Kenton, Harrow, HA3 8PD

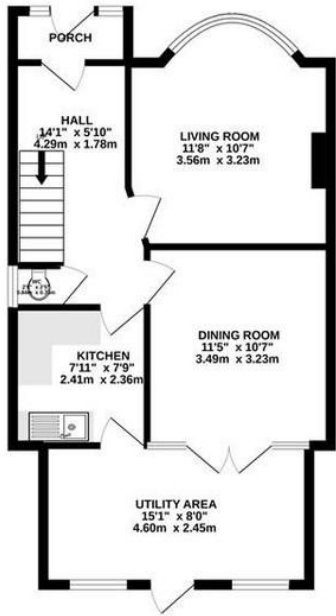
**Offers in Excess of £565,000**

A five bedroom semi-detached house with two reception rooms, lean-to conservatory, shared drive to garage and approx. 120' west-facing rear garden. Located close to Belmont Circle for local shops, buses, health centre, St. Joseph and Priestmead schools.

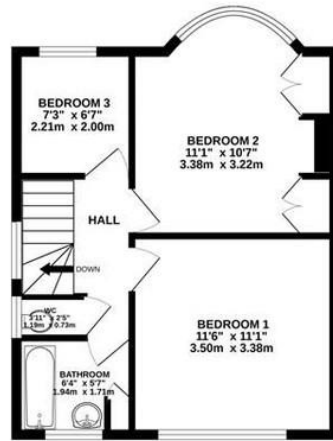
EPC Rating: E



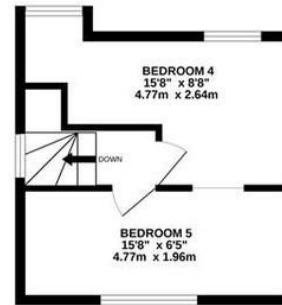
GROUND FLOOR  
556 sq.ft. (51.7 sq.m.) approx.



1ST FLOOR  
412 sq.ft. (38.3 sq.m.) approx.



2ND FLOOR  
243 sq.ft. (22.6 sq.m.) approx.



TOTAL FLOOR AREA: 1212 sq.ft. (112.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes 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.

Made with Metropix ©2022



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D		
39-54	E	54   E	
21-38	F		
1-20	G		

Belmont Circle Office  
506 Kenton Lane  
Harrow  
Middlesex  
HA3 8RD

[www.blacklarsestateagents.co.uk](http://www.blacklarsestateagents.co.uk)  
0208 907 7701  
[sales@blacklarsestates.co.uk](mailto:sales@blacklarsestates.co.uk)

Agents Note: Whilst every care has been taken to prepare these 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/tenants are advised to recheck the measurements