

## Hawthorne Avenue

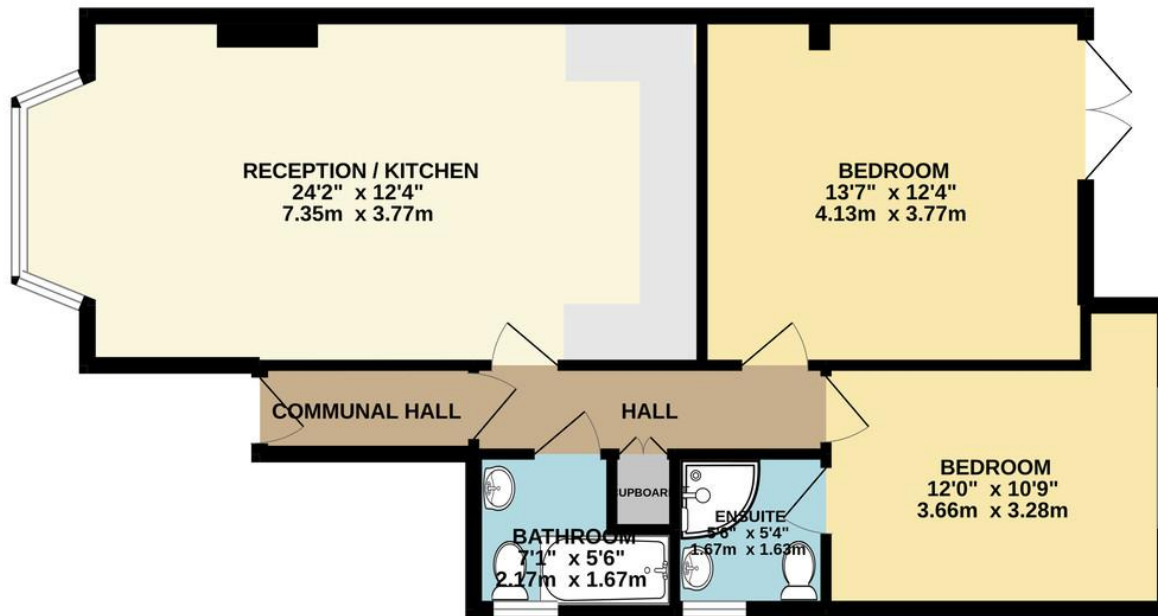
Kenton, Harrow, HA3 8AG

£495,000

A stunning brand new ground floor conversion flat providing two bedrooms, two bathrooms (1 en-suite), with own 40' x 26' south west facing rear garden, off street parking, open plan kitchen / living room and share of freehold. The property is located on a quiet cul-de-sac off Kenton Road, near to Kenton Station, Northwick Park Station and Northwick Park Hospital. NO UPPER CHAIN.



GROUND FLOOR  
691 sq.ft. (64.2 sq.m.) approx.



TOTAL FLOOR AREA : 691 sq.ft. (64.2 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.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75   c	78   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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