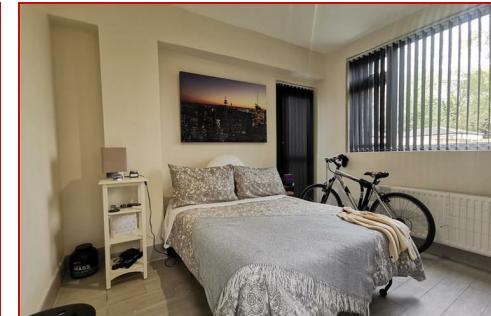




**BENJAMIN
STEVENS.**
estate agents



35 Kenton Park Road, Harrow HA3 8UB

£1,250 PCM

Benjamin Stevens are pleased to present this one bedroom ground floor apartment to let in Harrow.

The property boasts an open plan reception/kitchen, double bedroom, bathroom. The property is located on Kenton Park Road and is a short distance away from local amenities such as retail shops, restaurants and parks.

Transport links include local bus routes taking you to Mill Hill and Queensbury and then local train stations Queensbury Underground, Kenton Station and Northwick Park Underground.

Other features include access to shared garden, modern interior and gas central heating throughout.

To arrange a viewing, please call 020 3271 0111

Front Aspect

Reception 10'9 x 9'5 (3.28m x 2.87m)

Wood effect flooring and double glazed window to the front aspect.

Kitchen 6'9 x 4'5 (2.06m x 1.35m)

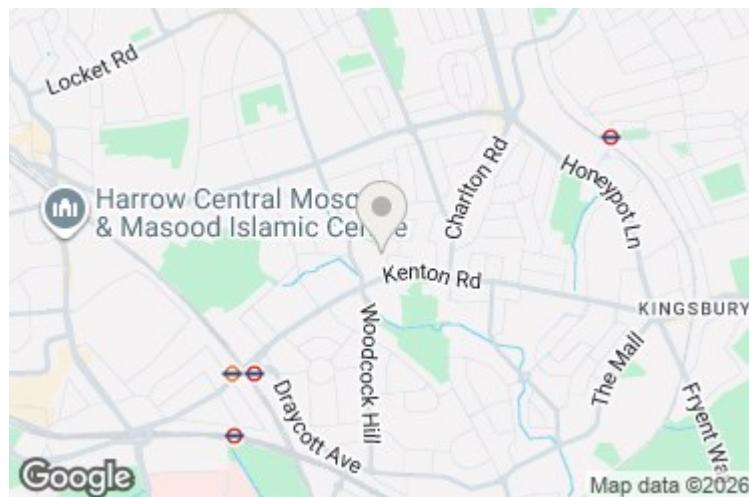
Range of wall and base units, gas cooker with extractor hood, stainless steel sink with mixer taps and drainer board, fridge freezer and wood effect flooring.

Bedroom 10'9 x 10'4 (3.28m x 3.15m)

Wood effect flooring and double glazed window to the rear aspect.

Bathroom 6'9 x 4'4 (2.06m x 1.32m)

Panelled bath with mixer taps and shower attachment and screen, wall attached unit sink with mixer taps, low level w/c and fully tiled throughout.



GROUND FLOOR
285 sq.ft. (26.5 sq.m.) approx.



TOTAL FLOOR AREA : 285 sq.ft. (26.5 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	