



# Photos Coming Soon

(newly converted, modern apartment)

Hawthorne Avenue, Kenton  
HA3 8AG

**£495,000**

A newly converted 2 bedroom ground floor apartment which benefits from own west-facing garden as well as driveway parking to the front. With 2 bathrooms (1 en-suite) and open plan fitted kitchen and LED spot lighting, this would make an ideal first home, or rental investment.

Situated on a quiet cul-de-sac off Kenton Road, within walking distance of both Kenton Station (Bakerloo Line and Euston to Watford Line) and Northwick Park Station (Metropolitan Line), major bus routes, good schools and local shops. The apartment is also offer with as Share of Freehold and Chain Free.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		

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