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# London Properties



## Elgin Avenue, Kenton, Middlesex

London Properties are pleased to offer to the market this extended 3-bedroom semi-detached house located close to Belmont Circle for shops, transport and local schools. The accommodation comprises open plan to lounge & dining area, Good sized kitchen/Breakfast room, The first floor has 2 double bedrooms and 1 single and modern family bathroom with separate WC. Externally the property has off street parking to front, shared drive to side leading to rear garden with garage. The property benefits from no upper chain & internal viewings are highly recommended through London Properties by appointment only.

**£585,000 Freehold**



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Proprietor: Mukesh B. Mehta

## ADDITIONAL PHOTOGRAPHS



PIC 1



PIC 2



PIC 3



PIC 4



PIC 5

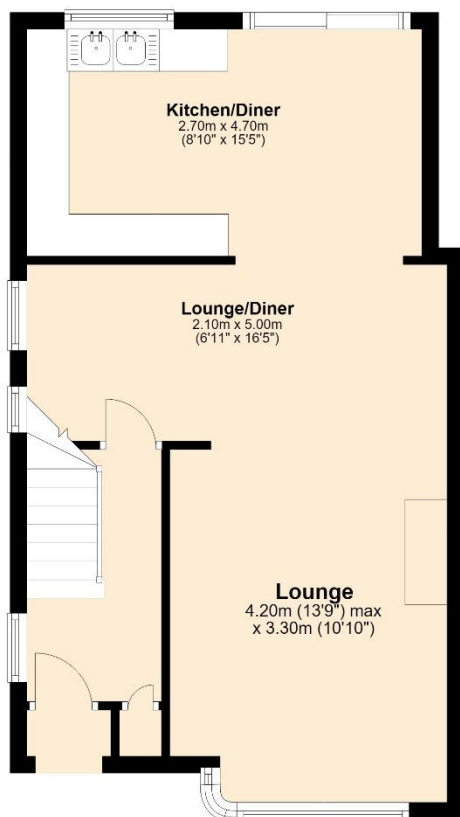


PIC 6

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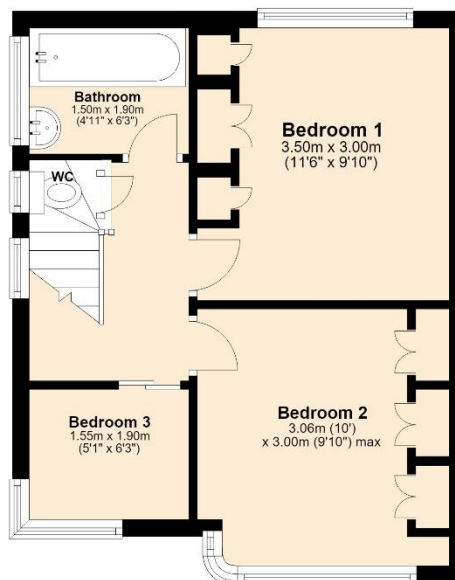
## Ground Floor

Approx. 44.0 sq. metres (473.3 sq. feet)



## First Floor

Approx. 31.7 sq. metres (340.7 sq. feet)



Total area: approx. 75.6 sq. metres (814.0 sq. feet)

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**Elgin Avenue, Kenton, Middlesex, HA3 8QJ**

**ACCOMMODATION COMPRISES:**

	Entrance through hardwood glass panel door opening to....
<b>HALLWAY:</b>	Side aspect double glazed window, cloak's cupboard, understairs storage cupboard housing fuse board, radiator, and fitted carpet.
<b>LOUNGE/DINER:</b>	<b>13' 9" (4m 19cm) x 10' 10" (3m 30cm).</b> Front & side aspect window, feature chimney style stack with gas fire & mantle, radiator x 2, power points, wood ceiling beams, television aerial point and fitted carpet & the size for the lounge/Diner is 6'11 X 16'5.
<b>KITCHEN/DINER:</b>	<b>8' 10" (2m 69cm) x 15' 5" (4m 70cm).</b> Rear aspect double glazed window, wall and base level units with rolltop work surfaces, gas hob with extractor fan above and oven below, power points, splash back tiles, plumbed for washing machine, space for fridge/freezer, radiator, laminated wood flooring & rear aspect double glazed sliding doors leading to rear garden.
<b>Stairs to first floor:</b>	Fitted carpet,
<b>Landing:</b>	Side aspect double glazed window, access loft storage and fitted carpet.
<b>BEDROOM 1:</b>	<b>10' 0" (3m 5cm) x 9' 10" (3m 0cm).</b> Front aspect double glazed window, fitted wardrobes, radiator, power points and fitted carpet.
<b>BEDROOM 2:</b>	<b>11' 6" (3m 51cm) x 9' 10" (3m 0cm).</b> Rear aspect double glazed window, fitted wardrobes, radiator, power points and fitted carpet.
<b>BEDROOM 3:</b>	<b>5' 1" (1m 55cm) x 6' 3" (1m 91cm).</b> Front aspect double glazed window, radiator, power points and fitted carpet.
<b>BATHROOM:</b>	<b>4' 11" (1m 50cm) x 6' 3" (1m 91cm).</b> Side aspect double glazed frosted window, panel enclosed bath, wash hand pedestal unit, fully tiled walls & tiled flooring.

<b>SEPARATE WC:</b>	Side aspect double glazed window, Low level WC, tiled walls & laminated wood flooring.
<b>Exterior:</b>	
<b>REAR GARDEN:</b>	Approximately 65ft: patio area, laid to lawn with shrubbery boards, another patio area/path leading to garage.
<b>GARDEN:</b>	Access via share driveway, double gates, driveway/path leading to garage with up & over doors with power & light.
<b>FRONTAGE:</b>	Off street parking for 2 cars.

### **GENERAL INFORMATION:**

<b>TENURE:</b>	Freehold
<b>LOCAL AUTHORITY:</b>	Harrow
<b>COUNCIL TAX:</b>	Band - E
<b>FIXTURES &amp; FITTINGS:</b>	All fixtures and fittings are expressly excluded from the sale unless specifically mentioned herein.
<b>ENERGY PERFORMANCE CERTIFICATE:</b>	D – 65/78
<b>VIEWINGS:</b>	Through London Properties by appointment only.
<b>AGENTS NOTE:</b>	London Properties have not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor.
<b>MAILING LIST:</b>	We at the London Properties Sales Team hope to be in regular contact with you to assist in your search for a suitable property. To keep our records up to date we request that you keep us informed as to the progress of your search so as to avoid any unnecessary inconvenience. Thank you for your assistance in this matter.
<b>DETAILS BY E-MAIL:</b>	We can send full colour sales particulars by e-mail. If you would like to receive details via this medium, please either telephone us with your e-mail address or send an e-mail to the sales team at: <a href="mailto:info@london-properties.co.uk">info@london-properties.co.uk</a>

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**REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.**

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