



12b Larkfield Avenue
Harrow, HA3 8NF

£419,950

2 2 1 C

12b Larkfield Avenue

Harrow, HA3 8NF

OPEN HOUSE EVENT- SATURDAY 10th August 2024 between 11:00am- 12:00 (Noon) (please call the office for your individual appointment).

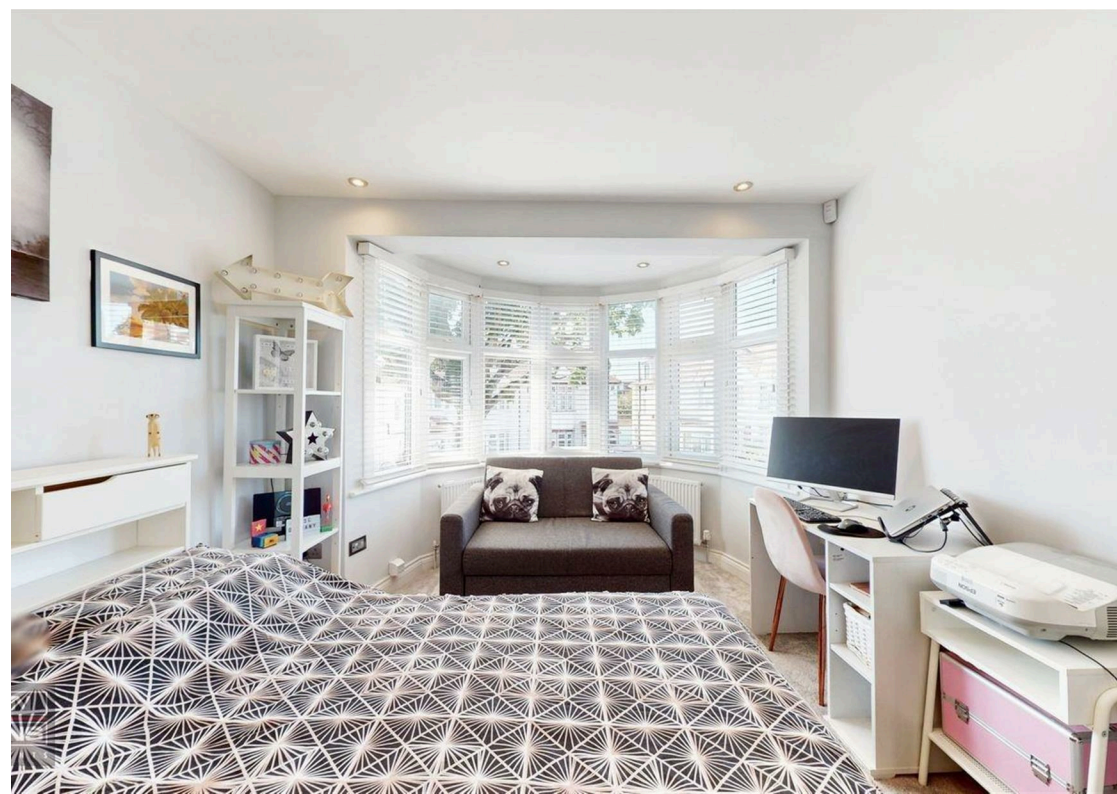
A Modern two double bedroom duplex flat situated in a sought after side road in Kenton.

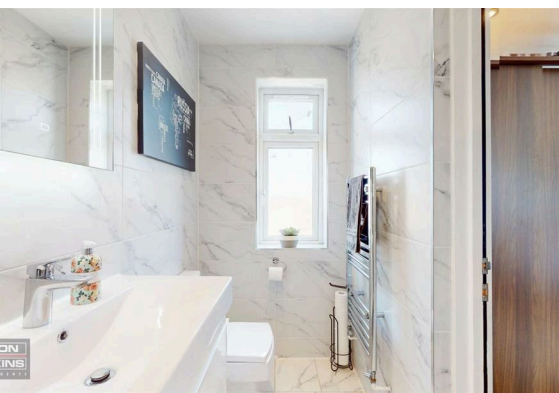
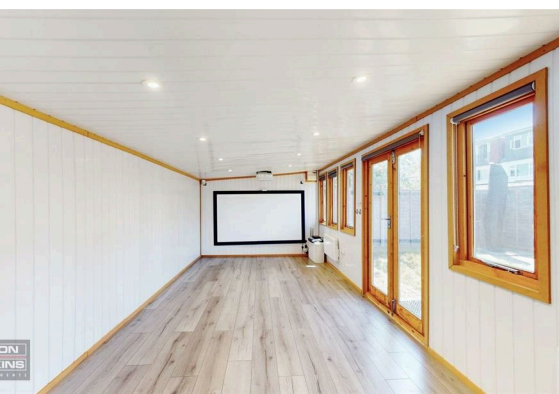
This stylish flat is tastefully decorated and benefits from bright and modern interiors throughout. The flat comprises an open plan 17'9 X 14'2 kitchen/breakfast room with integrated "Bosh appliances", and inset spot light. Two generous size bedrooms, the master bedroom situated on the top floor 19'11 X 13'2 has its own contemporary en-suite shower room plus there is a stunning family bathroom on the first floor. Further benefits include double glazing, gas central heating, own private rear garden with an outside office/cinema room which has power, lighting & heating plus has a surround sound system great for entertaining

Situated off Christchurch Avenue, close to local shopping/travel facilities including Kenton, Harrow & Wealdstone Rail, Overground and Underground Station (Bakerloo Line). Northwick Park tube stations (Metropolitan line), Within close reach of ofsted outstanding rated schools such as Priestmead Primary School.

Call vendors sole agents to avoid disappointment.

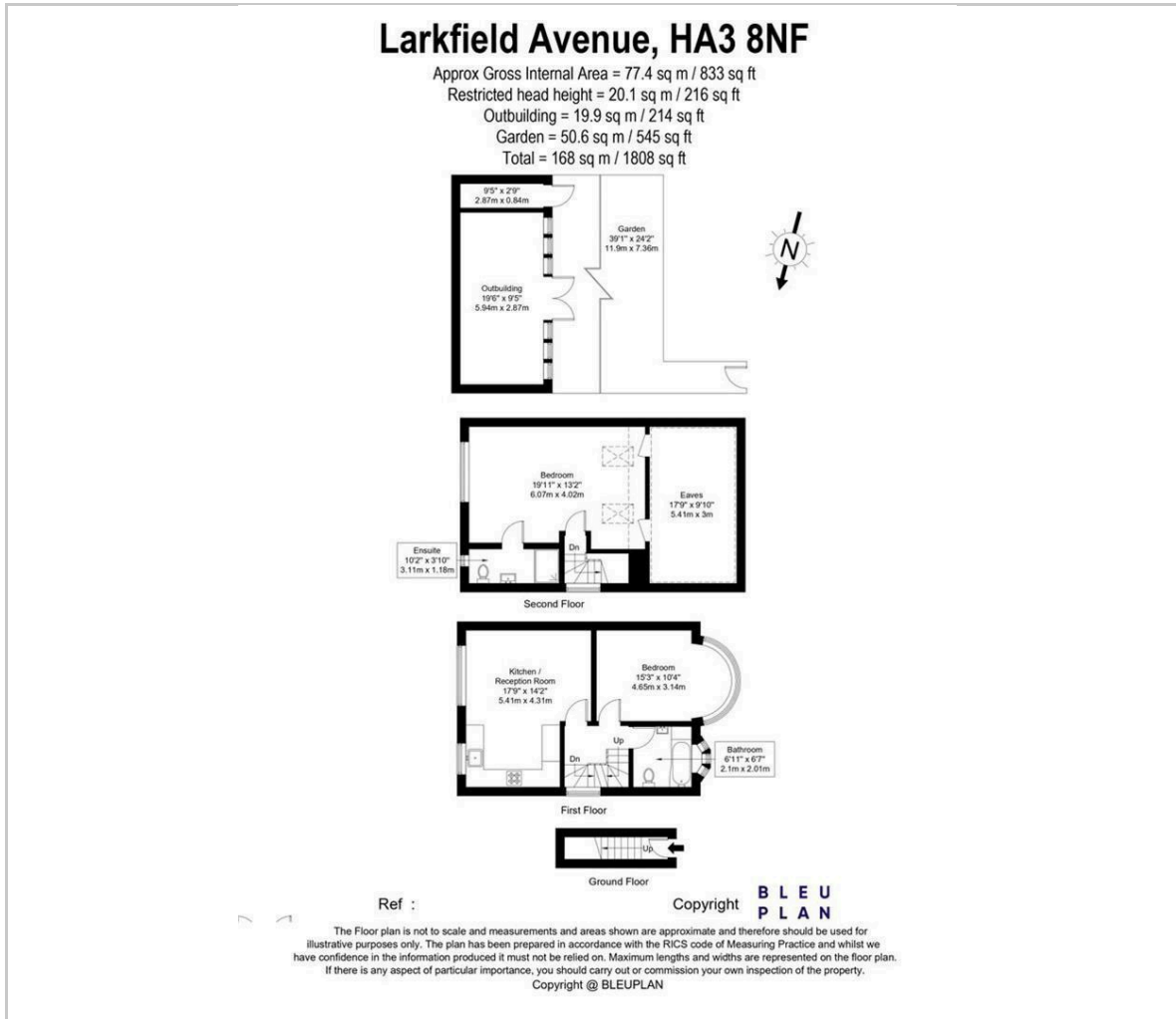
Own front door





- Stairs to first floor
- Open planned kitchen/dining room
- Bedroom two
- Family bathroom
- Stairs to first floor
- Master bedroom
- En-suite shower room
- Outside
- Own private rear garden
- Outouse/cinema room
- Further information
- Lease- 120 years remaining
- Service Charge- £812.50 per annum
- Ground rent- £350 per annum
- Building insurance- £539.32
- Council Tax Band- C

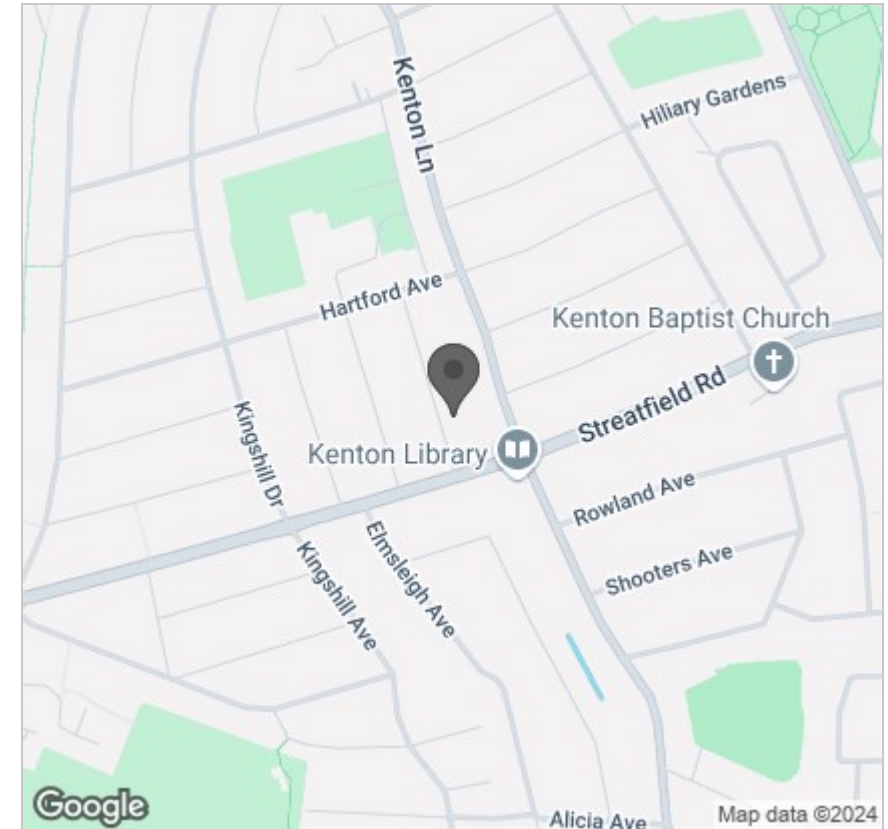
Floor Plan



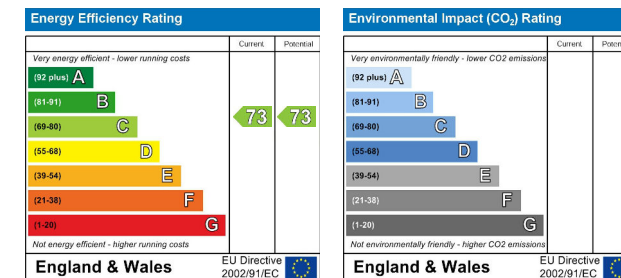
Viewing

Please contact our Harrow on the Hill Office on 020 8422 3333 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

33-35 High Street, Harrow On The Hill, Harrow, Middlesex, HA1 3HT
 Tel: 020 8422 3333 Email: enquiries@wilson-hawkins.co.uk www.wilson-hawkins.co.uk