



**ROWLAND AVENUE, HARROW, HA3**  
**£625,000 FREEHOLD**

# 4 BEDROOM 2 BATHROOM BEAUTIFUL EXTENDED BLANK CANVAS IN THE HEART OF KENTON

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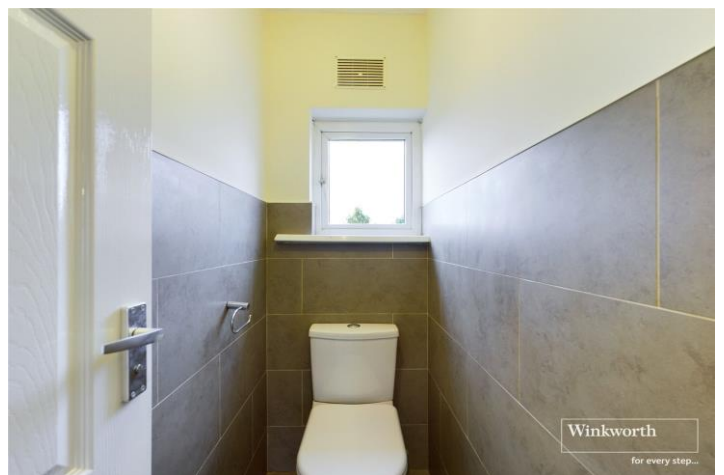




**DESCRIPTION:** Winkworth are delighted to offer for sale this beautiful blank canvas situated moments from ever popular Kenton Lane and all of its shops, amenities and transport links including Kenton Station (Bakerloo Line) less than 1 mile away. The lower floor of the property boasts an abundance of open living space hosting a bright and ample double reception room adjoining with a lovely minimalist kitchen space overlooking the garden. There is a convenient downstairs double bedroom benefiting from integrated storage and en-suite shower room via an already constructed extension. The upper level of the property consists of two double and one single bedrooms as well as a modern family bathroom with separate W/C. Further benefits of this beautiful ready to move into home include further scope to extend (STPP), a patio area and lengthy garden, and off street parking for two cars. This will make a fantastic family home or buy to let investment and is offered CHAIN FREE Internal viewings are advised.

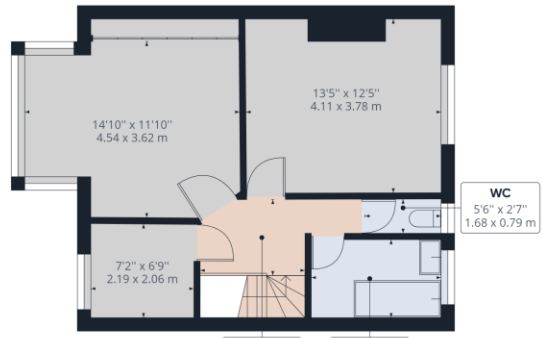


**Winkworth**





Ground Floor Building 1



Floor 1 Building 1

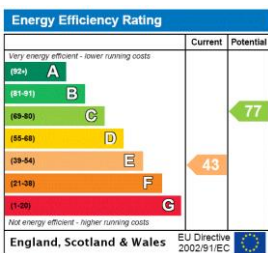
Approximate total area<sup>(1)</sup>  
1250.69 ft<sup>2</sup>  
116.19 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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See things differently

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