RUFFORD CLOSE, HARROW, HA3

£285,000 LEASEHOLD – APPROX 172 YEARS REMAINING

SPACIOUS ONE BEDROOM GROUND FLOOR APARTMENT

- SERVICE CHARGE APPROX £1,000 PER ANNUM
- NO GROUND RENT PAYABLE

Kingsbury | 020 8204 0000 | kingsbury@winkworth.co.uk

Winkworth

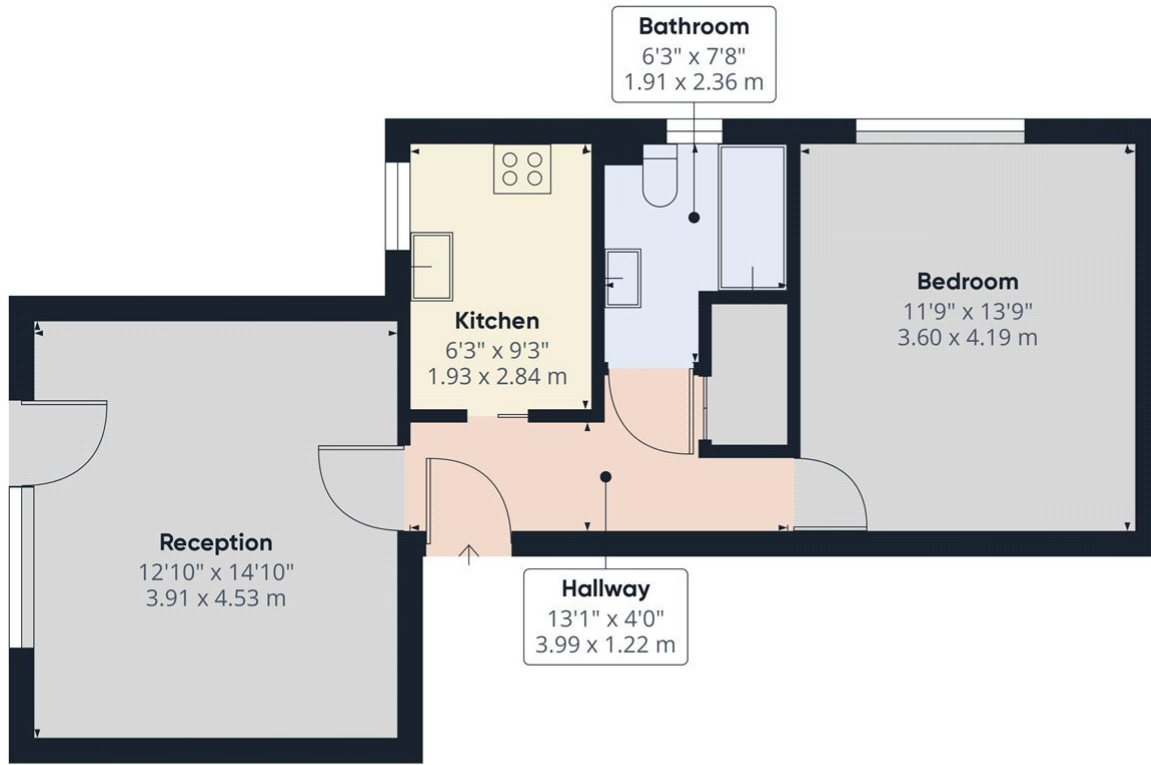for every step...

winkworth.co.uk

Welcome to your peaceful retreat in the heart of Kenton! Nestled within a serene residential cul-de-sac, this ground floor purpose-built one-bedroom flat offers a perfect blend of comfort and convenience. Upon entering, you are greeted by a welcoming ambiance that flows seamlessly throughout the space. The fitted kitchen provides a functional yet stylish area, while the adjacent family bathroom offers functionality. The large double bedroom ensures ample space for rest and rejuvenation, while the spacious living room provides an ideal setting for entertaining guests or unwinding. Step outside and discover the joys of communal gardens, where residents can bask in the tranquillity of nature or socialize with neighbours amidst lush greenery. With residents parking available, convenience is at your doorstep. Beyond the confines of your home, the vibrant offerings of Harrow await. From a plethora of shopping and dining options to excellent transport links and educational facilities, everything you need is easily accessible, enhancing both lifestyle and convenience. Whether you're seeking your first home or considering an investment opportunity, this property presents an ideal choice. Don't miss the chance to make this peaceful haven your own!

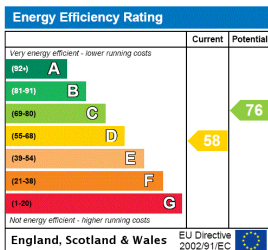
Winkworth

for every step...

Bathroom
6'3" x 7'8"
1.91 x 2.36 m

Bedroom
11'9" x 13'9"
3.60 x 4.19 m

Kitchen
6'3" x 9'3"
1.93 x 2.84 m

Reception
12'10" x 14'10"
3.91 x 4.53 m

Hallway
13'1" x 4'0"
3.99 x 1.22 m

Approximate total area⁽¹⁾

530.75 ft²
49.31 m²

(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.

GIRAFFE**360**

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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales — EU Directive 2002/91/EC

Tenure: Leasehold

Term: Expires - 04/04/2196

Service Charge: £1000 per annum

Ground Rent: £0 Annually

Council Tax Band: C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Kingsbury | 020 8204 0000 | kingsbury@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk