



**CARLTON AVENUE, HARROW, MIDDLESEX, HA3**  
**£339,995 SHARE OF FREEHOLD**

## **DUPLIX, NEW LEASE, GREAT LOCATION**

Tenure: Share of Freehold  
EPC Rating: D  
Council Tax Band: C

Harrow | 020 8861 3933 | harrow@winkworth.co.uk

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**DESCRIPTION:**

Winkworth Harrow are delighted to be instructed on this superb two bedroom duplex conversion flat, arranged over two levels.

The property boasts two bedrooms, both with built in storage, fully fitted bathroom, modern kitchen and spacious living room.

Carlton Avenue is situated in a quiet Cul-de-Sac between Kenton Recreation Ground and Kenton Road's vast array of shopping amenities.

Further benefits include close proximity to Kenton and Northwick Park Stations, both offering quick and easy commutes into Central London and Sainsbury's Supermarket only a stone's throw away.

Carlton Avenue is offered for sale with the Ground Rent to be determined upon grant of a new lease.

Book your viewing now to avoid disappointment.

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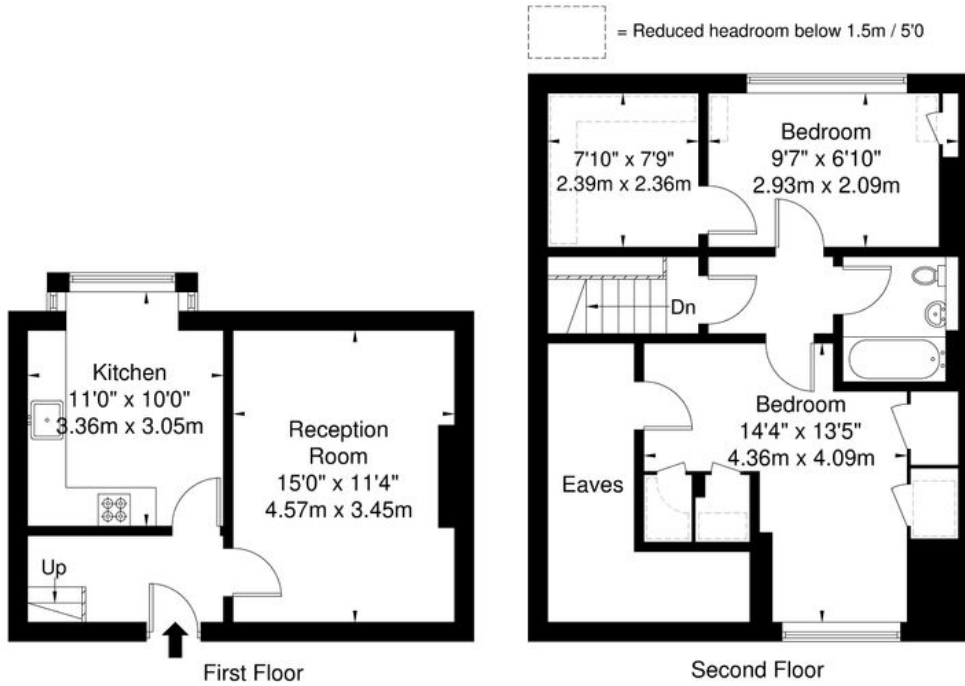






# Carlton Avenue Harrow HA3 8AY

Approx. Gross Internal Area = 84.1 sq m / 905 sq ft



Ref

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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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	
A (92+)	
B (81-91)	
C (69-80)	
65	69
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	

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