



HINTON & DOWNES
residential

SALES, LETTINGS & MANAGEMENT

Sefton Avenue

Harrow HA3 5JR

- Newly converted
- Modern
- Private garden
- 999 year lease

Asking Price Of **£410,000**

EPC Rating '57'





Property Description

A NEWLY CONVERTED ONE BEDROOM GROUND FLOOR APARTMENT WITH OWN GARDEN. The property is conveniently located for easy access to the amenities of the High Road and local transport links. The property is brand newly refurbished and comprises; a large double bedroom, a spacious reception room, modern shower room and a fitted kitchen with space to dine. The property benefits from direct access to the private rear garden and gas central heating throughout. We have been advised that the lease is 999 years.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements