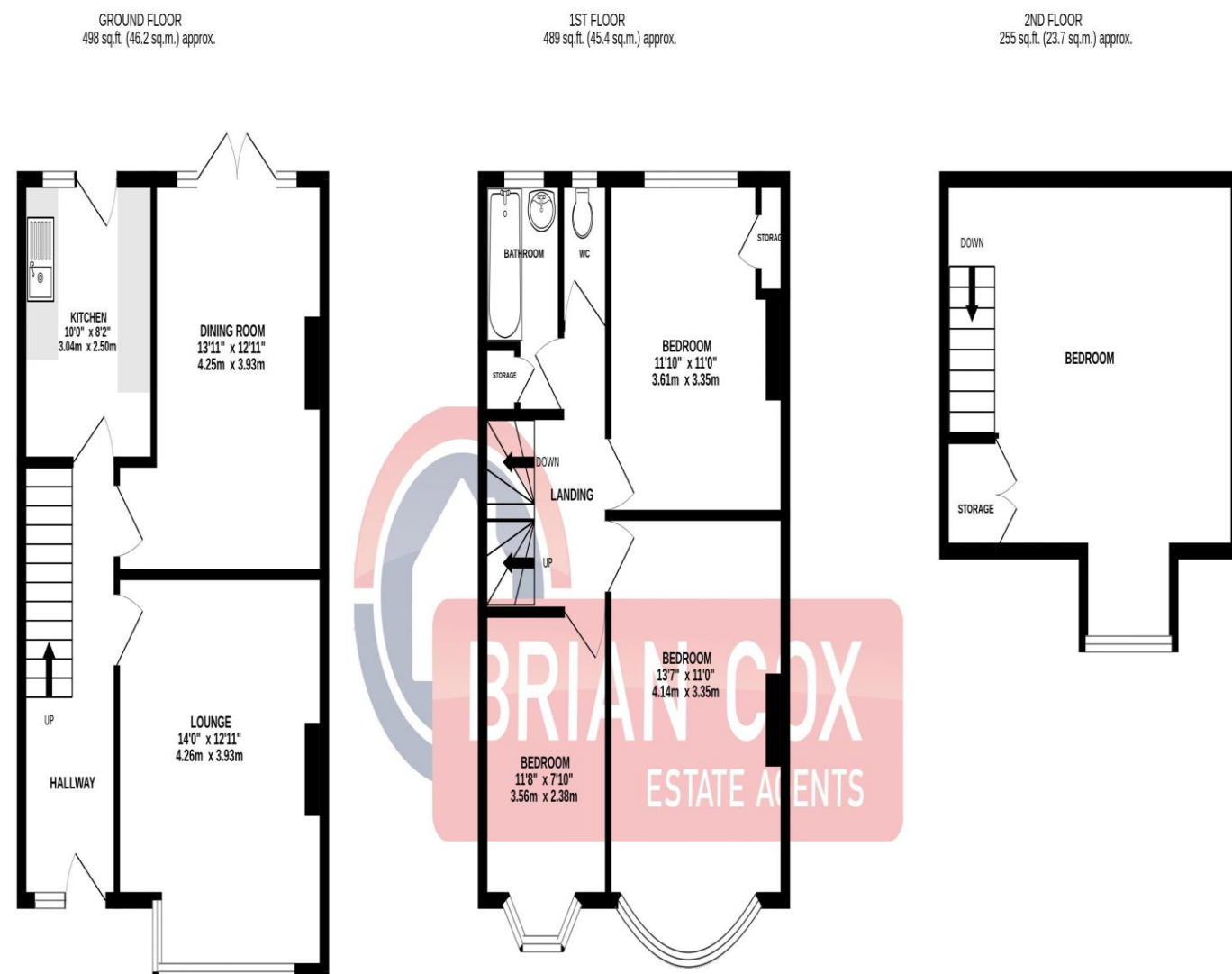


# the floorplan...



TOTAL FLOOR AREA: 1242 sq.ft. (115.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## more details from...

call: **Brian Cox Greenford: 0208 912 0006**

email: **daniel.jed@brian-cox.co.uk**

web: **www.brian-cox.co.uk**



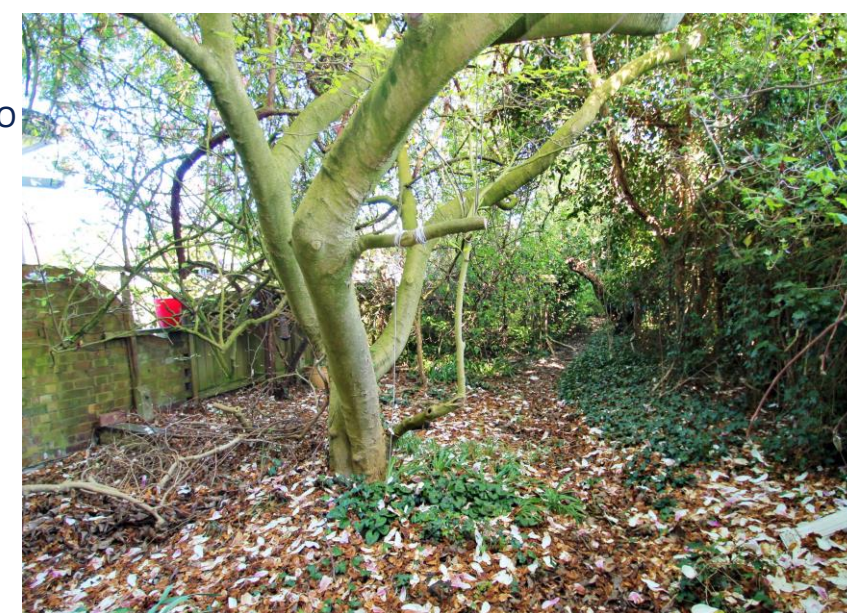
Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.



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FOUR BEDROOM - TERRACED HOUSE - FREEHOLD - IN NEED OF MODERNISATION - NO CHAIN. Brian Cox and Company are delighted to bring to the market this four bedroom terraced house which, with a little tlc would make an ideal family home. Offering over 100 square metres of accommodation this property comprises two reception rooms, a kitchen, three double bedrooms, a generous single bedroom, family bathroom and a separate w/c. Viewings are highly recommended so call now to arrange yours!!



**£525,000**  
Freehold

**Claremont Avenue, Harrow HA3 0UH**





## in brief...

- Four Bedroom
- Terraced Freehold Home
- In Need of Refurbishment
- Popular Residential Location
- Front and Rear Gardens
- No Chain



## the location...

### nearest stations ...

Kingsbury Station (0.7m)  
Queensbury Station (1.0m)  
Preston Road Station (1.1m)  
Kenton Rail Station (1.2m)

Kenton is an area in northwest London, England, partly in the London Borough of Harrow and partly in the London Borough of Brent.

The local primary schools are Uxendon Manor Primary School and St. Bernadette's Primary School. The nearest high school is Claremont High School. Kenton station was opened by the London and North Western Railway on 15 June 1912.

The Metropolitan Railway's "Northwick Park and Kenton" station (later renamed Northwick Park) followed on 28 June 1923. The coming of the railways was soon followed by suburban development, most of Kenton being built between the Wars.