



**BENJAMIN  
STEVENS.**  
estate agents



**49 Drayton Way, Harrow, HA3 0BT**

**£1,750 PCM**

Nestled in the charming area of Drayton Way, Kenton, Harrow, this delightful flat offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat. The flat features a spacious reception room, providing an inviting space for relaxation or entertaining guests.

The bathroom is thoughtfully designed, ensuring both functionality and style. The layout of the flat maximises space, creating a warm and welcoming atmosphere throughout.

Situated in a desirable location, residents will benefit from easy access to local amenities, including shops, parks, and excellent transport links, making commuting a breeze. This property presents a wonderful opportunity for those looking to settle in a vibrant community while enjoying the tranquillity of a residential area.

Please contact Benjamin Stevens on 02089581118 to arrange a viewing.

**Living Room 14'4" x 7'3" (4.39 x 2.23)**



Carpeting and double glazing.

**Kitchen 10'2" x 7'8" (3.10 x 2.34)**



Gas hob with electric oven and extractor fan. Wooden laminate flooring and double glazing.

**Bedroom 1 12'4" x 14'2" (3.77 x 4.34)**



Carpeting and two large double glazed windows

**Bedroom 2 6'8" x 10'11" (2.04 x 3.35)**



carpeting and double glazing, with feature fireplace.

**Bathroom 7'3" x 5'10" (2.23 x 1.78)**



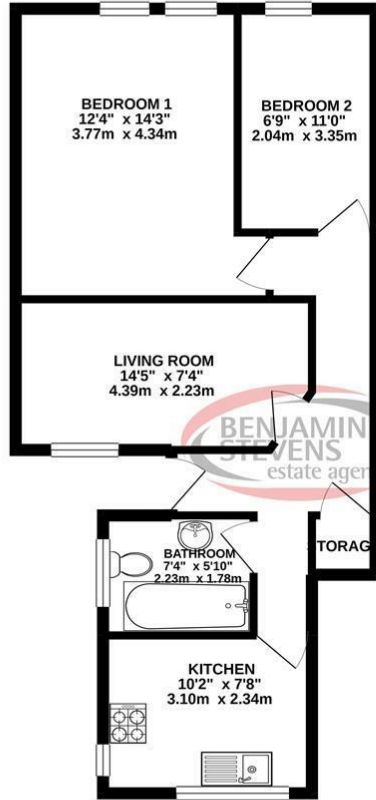
3 piece suite and frosted double glazing

**Exterior**



# Floor Plan

1ST FLOOR  
555 sq.ft. (51.6 sq.m.) approx.



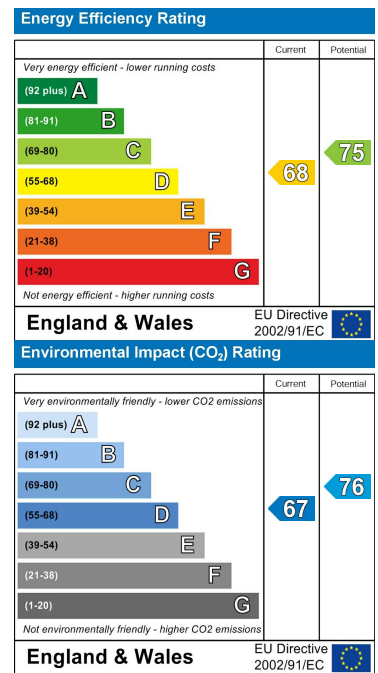
TOTAL FLOOR AREA - 555 sq.ft. (51.6 sq.m.) approx.

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.  
Made with Metropix ©2021

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Edgware Office- 194 Station Road, Edgware, HA8 7AT. Tel: 020 8958 1118  
 Bushey Heath Office- 59 High Road, Bushey, WD23 1EE. Tel: 020 8950 7777  
[www.benjaminstevens.co.uk](http://www.benjaminstevens.co.uk)