



## Lawrie Court, Kenton Lane, Harrow, HA3 6AP

- Two Double Bedroom Ground Floor Apartment
- Private Entrance
- Private Garden
- Close To Harrow & Wealdstone Station
- Fitted Kitchen/bathroom
- On Street Parking
- Family Bathroom

**Offers Over £300,000**



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## DESCRIPTION

2-Bedroom Ground-Floor Flat with Private Garden – Long Lease & Low Ground Rent

Stanmore Hunters is delighted to present this charming ground-floor flat, an excellent opportunity for both investors and homeowners alike.

The property features:

A separate, well-proportioned kitchen

Two generously sized double bedrooms

A private rear garden, offering the perfect extension of your indoor living space into a tranquil outdoor retreat

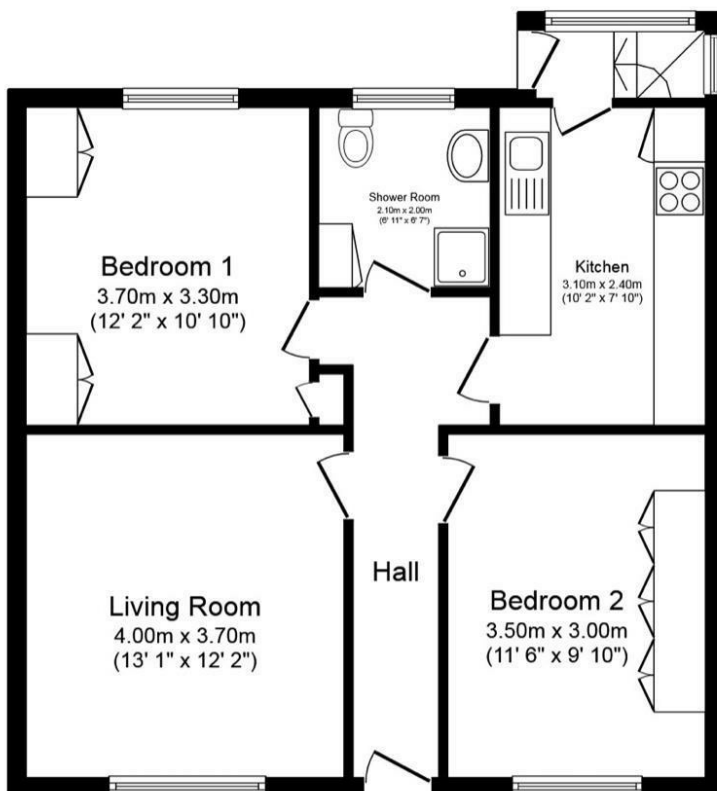
With a long lease and low ground rent, this flat is not only attractive but also highly practical.

Ideally located, the property benefits from easy access to local amenities, including restaurants, supermarkets, and excellent transport links via the nearby train station.

Don't miss out on this fantastic opportunity – call us today on 020 3667 1333 to arrange your viewing!







Total floor area 63.4 sq.m. (682 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

### Viewings

Please contact [stanmore@hunters.com](mailto:stanmore@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

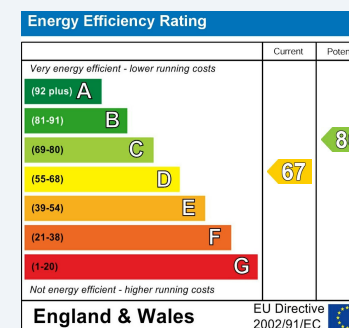
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

