



## Kenton Lane, Harrow

- Two-bedroom ground floor maisonette
- Spacious reception room with dining area
- Direct access and communal grounds
- Excellent transport links nearby
- Well-proportioned accommodation throughout
- Fitted kitchen with ample storage
- Close to local amenities, schools, and green spaces

**Guide Price £310,000**

**Tenure: Freehold**

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# Kenton Lane, Harrow

## DESCRIPTION

Situated within the well-regarded Queens Court development, this well-proportioned two-bedroom ground floor maisonette offers comfortable and practical living, ideally suited to first-time buyers, downsizers, or investors.

The property comprises a welcoming entrance hallway leading to a bright and spacious reception room, providing ample space for both relaxing and dining. The fitted kitchen is well arranged with a range of wall and base units and generous worktop space, creating a functional setting for everyday use.

There are two well-proportioned bedrooms, including a generous principal bedroom, along with a family bathroom serving both rooms. The ground floor position enhances accessibility and convenience, making the property particularly appealing to a wide range of buyers and tenants.

Externally, the maisonette benefits from direct access and well-maintained communal grounds, offering a pleasant outdoor environment.

Queens Court is ideally positioned close to the amenities of Kenton Lane, with a variety of shops, schools, and green spaces nearby. Excellent transport links provide easy access to surrounding areas, making it a highly convenient location.

From an investment perspective, the property presents a strong buy-to-let opportunity in a consistently popular rental area, appealing to professionals, small families, and key workers.

Additional Information:

Tenure: Leasehold (Approx. 97 years remaining)

Service Charge: £1,600 per annum


Ground Rent: £150 per annum



Council Tax:

## 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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>			(92 plus) <b>A</b>	
(81-91) <b>B</b>			(81-91) <b>B</b>	
(69-80) <b>C</b>			(69-80) <b>C</b>	
(55-68) <b>D</b>			(55-68) <b>D</b>	
(39-54) <b>E</b>			(39-54) <b>E</b>	
(21-38) <b>F</b>			(21-38) <b>F</b>	
(1-20) <b>G</b>			(1-20) <b>G</b>	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	England & Wales	
				

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

### Viewing

Please contact our Hunters Stanmore Office on 0203 667 1333 if you wish to arrange a viewing appointment for this property or require further information.

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