



Connells

Nash Court Nash Way
Kenton Harrow

Nash Court Nash Way Kenton Harrow HA3 0ST

for sale guide price
£300,000



Property Description

Connells are pleased to present this spacious, chain-free, two-bedroom third-floor apartment, located within the established Nash Court development on Nash Way, Kenton.

This property beautifully combines generous living accommodation with a collection of features rarely found together in a purpose-built apartment: a private balcony, a large double-height garage, extensive parking options, and substantial loft space.

Upon entering, a welcoming entrance hall provides access to all principal rooms. The bright and spacious lounge/dining room serves as the heart of the home, offering ample space for distinct seating and dining areas, and featuring direct access to the private balcony.

The separate fitted kitchen is well-appointed, providing a comprehensive range of cupboards, generous worktop space, and ample room for everyday appliances.

Both bedrooms are well-proportioned and benefit from built-in wardrobes. To ensure a notably quiet and comfortable sleeping environment, secondary glazing has been installed in both rooms. The versatile second bedroom is equally well-suited as a guest room, nursery, or home office. A modern family bathroom completes the internal accommodation.

A standout feature of this property is the exceptionally large loft, accessed directly from within the apartment. Extending across approximately the entire footprint of the flat, it provides considerably more storage space than is typically available in a two-bedroom property.

Agents Note:

"Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."





Floor Plan

Total floor area 58.5 m² (629 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.propertybox.io

Connells



To view this property please contact Connells on

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182 Station Road
HARROW HA1 2RH

EPC Rating: C

Council Tax
Band: C

Service Charge:
2200.00

Ground Rent:
200.00

Tenure: Leasehold

view this property online connells.co.uk/Property/HRW311883

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 1997. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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