



**HINTON**  
residential

SALES, LETTINGS & MANAGEMENT

**Kenton Lane**

Harrow HA3 7LB

- A well presented first floor maisonette
- Modern fitted kitchen with appliances
- Off street parking for 1 car
- Good sized double bedroom

**Asking Price Of £230,000**

EPC Rating '73'







### Property Description

A ONE BEDROOM FIRST FLOOR MAISONETTE WITH OFF STREET PARKING, on a first come first serve basis, with a lease in excess of 150 years. The property is conveniently located for access to the amenities of Belmont Circle, local bus routes and Harrow and Wealdstone Station (Bakerloo line and Lioness line including fast trains to Euston). This property would be perfect for First Time Buyers, Downsizers or Investors and is offered to the market CHAIN FREE. Currently rented on an AST with an annual income of £15,600 per annum.



The property comprises; a large East facing bay fronted reception room, a separate modern fitted kitchen with appliances including a gas hob, electric oven, washing machine and under counter fridge, the double bedroom has fitted wardrobes and the bathroom has a bath with overhead shower attachment. The property further benefits from having a brand new combi boiler fitted in 2025 with gas fired central heating and double glazed windows throughout.

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	<b>73 C</b>	<b>78 C</b>
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

## Lease details

We have been advised by the vendor that the ground rent is peppercorn and there is no service charge to pay.  
We have been advised there are approximately 151 years remaining on the lease

## Local Transport

Harrow and Wealdstone Station - Bakerloo Line and Lioness line including fast trains to Euston from 13 minutes.  
Harrow on the Hill Station - Metropolitan Line and National Rail (Aylesbury to Marylebone)  
Headstone Lane Station - Lioness Line  
Canons Park Station - Jubilee Line

H18 to Harrow Bus Station  
186 Bus to Northwick Park/Brent Cross

## Room Sizes

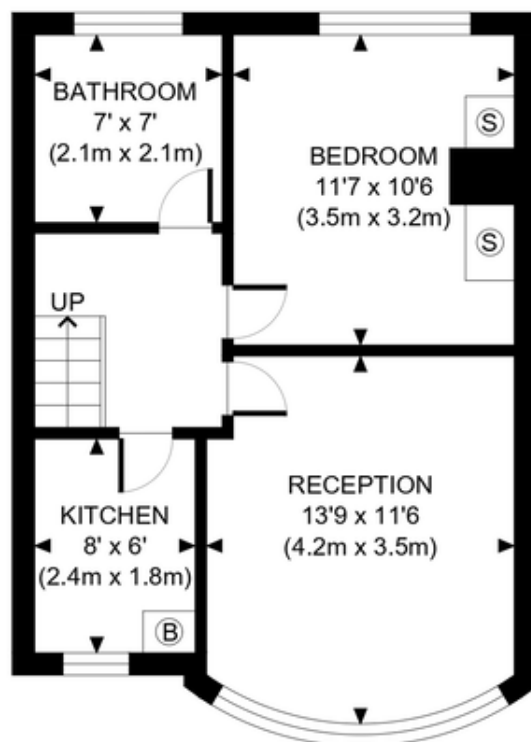
RECEPTION ROOM 11' 5" x 11' 9" (3.50m x 3.60m)

BEDROOM 9' 4" x 11' 5" (2.85m x 3.48m)

BATHROOM 6' 4" x 6' 10" (1.94m x 2.09m)

KITCHEN 5' 9" x 7' 10" (1.77m x 2.39m)

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.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Hinton Residential has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Hinton Residential has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 438 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 438 SQ FT/ 41 SQM

**PROPERTY PHOTO PLANS**.CO.UK  
ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client.

Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement.

The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

399 High Road  
Harrow  
Middlesex  
HA3 6EL

[www.hintonresidential.com](http://www.hintonresidential.com)  
[sales@hintonanddownes.com](mailto:sales@hintonanddownes.com)  
0208 861 1066

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements