







# Kenton Road, Harrow

**Tenure: Leasehold**

- Two-Bedroom Second-Floor Apartment
- Private Balcony
- 108 Years Remaining on Lease
- Ideal for First-Time Buyers & Investors
- Open-Plan Kitchen, Dining & Living Area
- Lift Access
- Close to Kenton & Northwick Park Stations
- Chain Free

## Guide Price £350,000

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# Kenton Road, Harrow

## DESCRIPTION

Hunters Stanmore are delighted to present this well-maintained two-bedroom apartment, ideally situated on the second floor of Pine Court, Kenton Road. Offering modern accommodation, a private balcony and convenient transport connections, this property is suited to first-time buyers, downsizers and investors alike.

The apartment features an open-plan kitchen, dining and living area, creating a practical space for everyday living and entertaining. The fitted kitchen provides storage and workspace, while the living area offers space for relaxation.

The property comprises two bedrooms, including a principal double bedroom with its own en-suite shower room. The second bedroom is a single bedroom, which could also be utilised as a guest room, nursery or home office. A separate family bathroom completes the accommodation.

Further benefits include a private balcony, secure entry system, lift access and a long remaining lease.

Pine Court is conveniently positioned along Kenton Road, within easy reach of local shops, supermarkets, restaurants and everyday amenities. Kenton Station, serving the Bakerloo Line and London Overground, and Northwick Park Underground Station, serving the Metropolitan Line, provide connections into Central London and surrounding areas.

This apartment presents an opportunity for buyers seeking a home or investment property in a convenient location.

Early viewing is recommended.

Additional Information

Tenure: Leasehold
Lease Remaining: 108 Years
Service Charge: £2,200 per annum
Ground Rent: £200 per annum
EPC Rating: C (80)
Council Tax: London Borough of Harrow – Band D
Council Tax Amount: £2,395.86 (as provided)



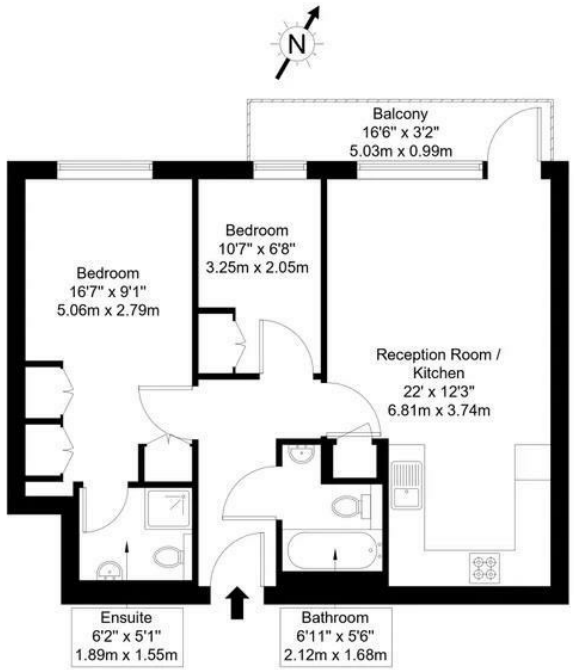






# Kenton Road, HA3 8LS

Approx Gross Internal Area = 58.4 sq m / 629 sq ft
Balcony = 5 sq m / 54 sq ft
Total = 63.4 sq m / 682 sq ft




Second Floor

Ref :

Copyright BLEU PLAN

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

Cop... Plan

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## 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.

6 Station Parade, Harrow, HA3 8SB
Tel: 0203 667 1333 Email:
stanmore@hunters.com https://www.hunters.com

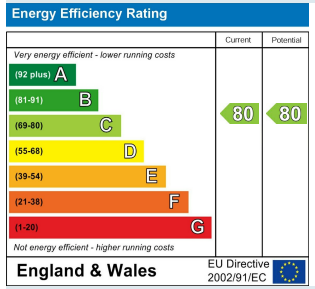
The Property Ombudsman

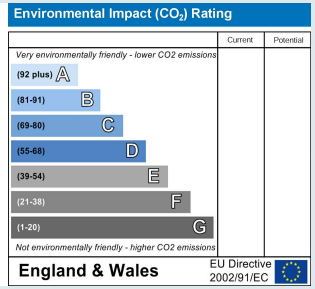
APPROVED CODE TRADINGSTANDARDS.UK

Council Tax: D

## 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

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