



KENTON PARK CRESCENT, HARROW, MIDDLESEX, HA3
OFFERS IN EXCESS OF £1,000,000 FREEHOLD

STUNNING AND THOUGHTFULLY DESIGNED SEMI-DETACHED FAMILY HOME

Kingsbury | 020 8204 0000 | kingsbury@winkworth.co.uk

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Tucked away in one of Kenton's most renowned, peaceful, and family-friendly neighbourhoods is this exceptional semi-detached residence—expertly finished to a high specification and ready for your personal touch. Step into a vast open-plan living space on the ground floor, bathed in both ambient and natural light, thanks to bespoke lighting features, skylights, and impressive bifold doors that open onto a charming rear garden. The sleek, fully fitted kitchen includes a stylish breakfast bar and is complemented by a separate utility room and a contemporary ground floor shower room. The garden is perfect for relaxing or entertaining and features a versatile outbuilding ideal for use as a home cinema, gym, or games room. Upstairs, the first floor boasts two generous double bedrooms, including a luxurious principal suite with a high-spec en suite shower room and a walk-in wardrobe. A modern family bathroom also serves this level. The top floor hosts a third spacious bedroom, also benefiting from its own high-spec en suite. Located in a sought-after Kenton setting, this home offers the perfect blend of style, space, and comfort in a truly idyllic location with an abundance of educational, transport, shopping and recreational facilities. Please note: some images have been digitally enhanced using CGI for illustrative purposes.



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Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

| |
|---|
| <p>Approximate total area⁽⁹⁾</p> <p>2838 ft²</p> <p>263.5 m²</p> <p>Reduced headroom</p> <p>171 ft²</p> <p>15.9 m²</p> |
|---|

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | | |
| 55-68 | D | 61 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Tenure: Freehold

Council Tax Band: E - Harrow

All figures that are shown were correct at the time of printing.

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