



Winkworth

for every step...



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MALVERN GARDENS, HARROW, MIDDLESEX, HA3  
**OFFERS IN EXCESS OF £430,000 LEASEHOLD APPROX 116 YEARS REMAINING**  
**GORGEOUS TWO BEDROOM**  
**GROUND FLOOR MAISONETTE**

- APPROX £250 PER ANNUM GROUND RENT

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**DESCRIPTION:** Introducing this delightful ground-floor maisonette, perfectly suited for a small family or first-time buyers! Situated in the desirable Malvern Gardens moments from Queensbury's centre, this welcoming home combines convenience with comfort. The inviting lounge effortlessly connects to a spacious, modern culinary space which flows seamlessly outdoors into a beautifully maintained private garden. This residence boasts two well-proportioned double bedrooms and a contemporary family bathroom. Additional highlights include off-street parking and walkable proximity to Queensbury Station (Jubilee Line), excellent schools, and a host of local amenities, this home is an ideal choice for those seeking modern living in a fantastic location.



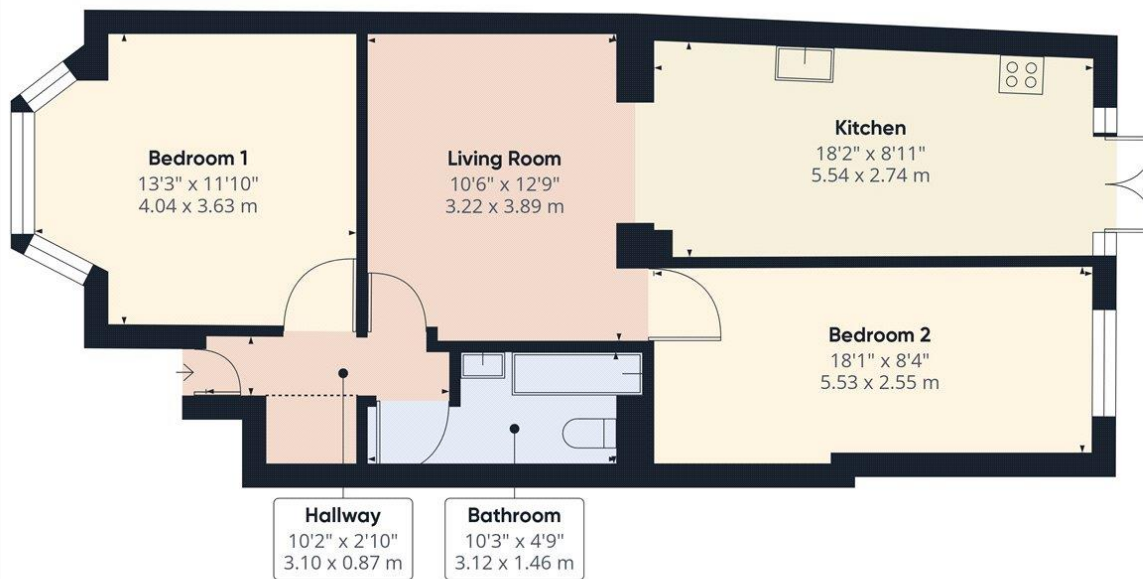
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Approximate total area<sup>(1)</sup>667.35 ft<sup>2</sup>  
62 m<sup>2</sup>

Reduced headroom

11.28 ft<sup>2</sup>  
1.05 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

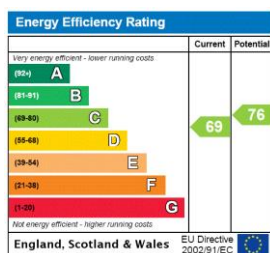
Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

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.

**Tenure:** Leasehold**Term:** 116 year and 11 months**Ground Rent:** £250 Annually (subject to increase)**Council Tax Band:** C - Harrow

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.