



Winkworth

for every step...



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KENTON ROAD, HARROW, MIDDLESEX, HA3

£380,000 LEASEHOLD APPROX 112 YEARS REMAINING

TWO BEDROOM MAISONETTE WITH GARDEN

- GROUND RENT APPROX £150 PER ANNUM
- NO SERVICE CHARGE PAYABLE
- COUNCIL TAX BAND C – HARROW

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A well-presented two bedroom first floor maisonette situated on the ever-popular Kenton Road, offering the rare benefit of a private garden. The property features a bright and spacious reception room, a separate fitted kitchen, two well-proportioned bedrooms, and a modern bathroom. Externally, the property boasts its own private rear garden and additional benefits include a private entrance, no service charge payable, and minimal ground rent. Ideally located, the property is within easy reach of local shops, well-regarded schools, and excellent transport links including Kenton (Bakerloo Line & Overground) and Kingsbury Underground Station (Jubilee Line), making it ideal for first-time buyers, downsizers, or investors. Early viewing is highly recommended.



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Ground Floor Building 1

Ground Floor Building 2

Utility/Storage
4'4" x 3'0"
1.33 x 0.93 m

Kitchen
11'0" x 10'2"
3.36 x 3.12 m

Bathroom
4'10" x 7'3"
1.49 x 2.22 m

Storage
2'5" x 2'6"
0.75 x 0.79 m

Bedroom 2
10'11" x 8'3"
3.34 x 2.54 m

Landing
5'10" x 10'3"
1.78 x 3.14 m

Bedroom 1
10'5" x 12'5"
3.19 x 3.79 m

Living Room
10'4" x 13'5"
3.17 x 4.10 m

Floor 1 Building 1

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Approximate total area^m
610 ft²
56.7 m²

(1) Excluding balconies and terraces

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

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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		
69-80	C		
55-68	D	59 D	65 D
39-54	E		
21-38	F		
1-20	G		

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