



MENTMORE COURT, SEPTEMBER WAY, STANMORE, HA7

**£250,000 LEASEHOLD**

**SPACIOUS STUDIO FLAT IN A CONVENIENT LOCATION FOR BUY TO LET INVESTOR**

- APPROX 950 YEARS LEASE
- GROUND RENT APPROX £150 PA
- SERVICE CHARGE APPROX £350 PER QUARTER

Kingsbury | 020 8204 0000 | [kingsbury@winkworth.co.uk](mailto:kingsbury@winkworth.co.uk)

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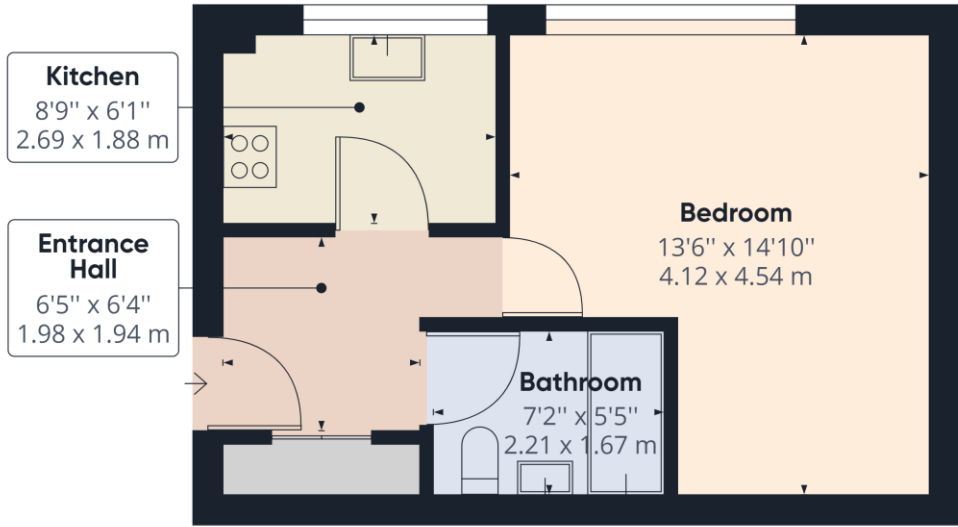


**DESCRIPTION:** Winkworth are pleased to offer for sale this spacious studio flat. Positioned on the third floor, the property consists of a bright and ample bedroom with integrated storage, a modern fitted kitchen, and a simplistic bathroom. Further benefits include communal gardens to be enjoyed by residents. The flat is situated just half a mile from Kenton Station (Bakerloo Line & Overground) and within close proximity from local supermarkets, amenities, and reputable schools. Harrow Town Centre and its array of facilities is just a short journey away. A fantastic purchase for a buy to let investor. An internal viewing is advised. The Sellers are related to the Directors of the firm.



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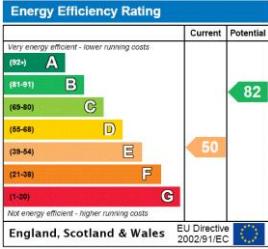
Approximate total area<sup>(1)</sup>  
 333.66 ft<sup>2</sup>  
 31.00 m<sup>2</sup>

(1) Excluding balconies and terraces

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

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.



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