



KENTON LANE, HARROW

Guide Price £300,000

**** NO ONWARD CHAIN **** A fantastic opportunity to acquire this two double bedroom, ground floor maisonette located on Kenton Lane just a short walk from an array of shops and bus links. Offered to the market with a 144 year lease, the property offers a fantastic investment opportunity. The accommodation briefly comprises entrance hallway, front aspect light-filled reception room with ample space for both seating and dining, kitchen with space for appliances, two double bedrooms, three-piece bathroom suite and rear door providing access to the communal rear garden. Further benefits include double glazing, gas central heating and no upper chain delays.

- TWO DOUBLE BEDROOMS
- GROUND FLOOR PURPOSE BUILT MAISONETTE
- NO ONWARD CHAIN
- WELL MAINTAINED THROUGHOUT
- DOUBLE GLAZING & GAS CENTRAL HEATING
- CONVENIENTLY LOCATED FOR SHOPS, SCHOOLS AND TRANSPORT LINKS
- COMMUNAL GARDENS
- 144 YEAR LEASE REMAINING

Ground Floor

Steps leading to entrance

Hallway

Side aspect frosted double glazed door, storage cupboard, storage cupboard housing wall mounted fuse box, radiator, power point, laminate flooring.

Living Room

12' 10" x 12' 5" (3.91m x 3.78m) Front aspect double glazed window, feature fireplace, radiator, power points, carpeted flooring.

Kitchen

10' 3" x 7' 7" (3.12m x 2.31m) Rear aspect double glazed window, rear aspect frosted double glazed door to communal garden, range of wall and base level units with roll top work surfaces, single sink with drainer, space for gas cooker, space for fridge/freezer, plumbed for washing machine, pantry housing wall mounted 'Main' combination boiler, part tiled walls, power points, lino flooring.

Bedroom One

12' 9" x 9' 10" (3.89m x 3.00m) Rear aspect double glazed window, range of fitted wardrobes, radiator, power points, laminate flooring.

Bedroom Two

10' 10" x 8' 5" (3.30m x 2.57m) Front aspect double glazed window, radiator, power points, laminate flooring.

Bathroom

7' 7" x 5' 8" (2.31m x 1.73m) Rear aspect frosted double glazed window, low level W/C, pedestal hand wash basin, panel enclosed bath with mixer tap and shower attachment, tiled walls, radiator, tiled flooring.

Outside

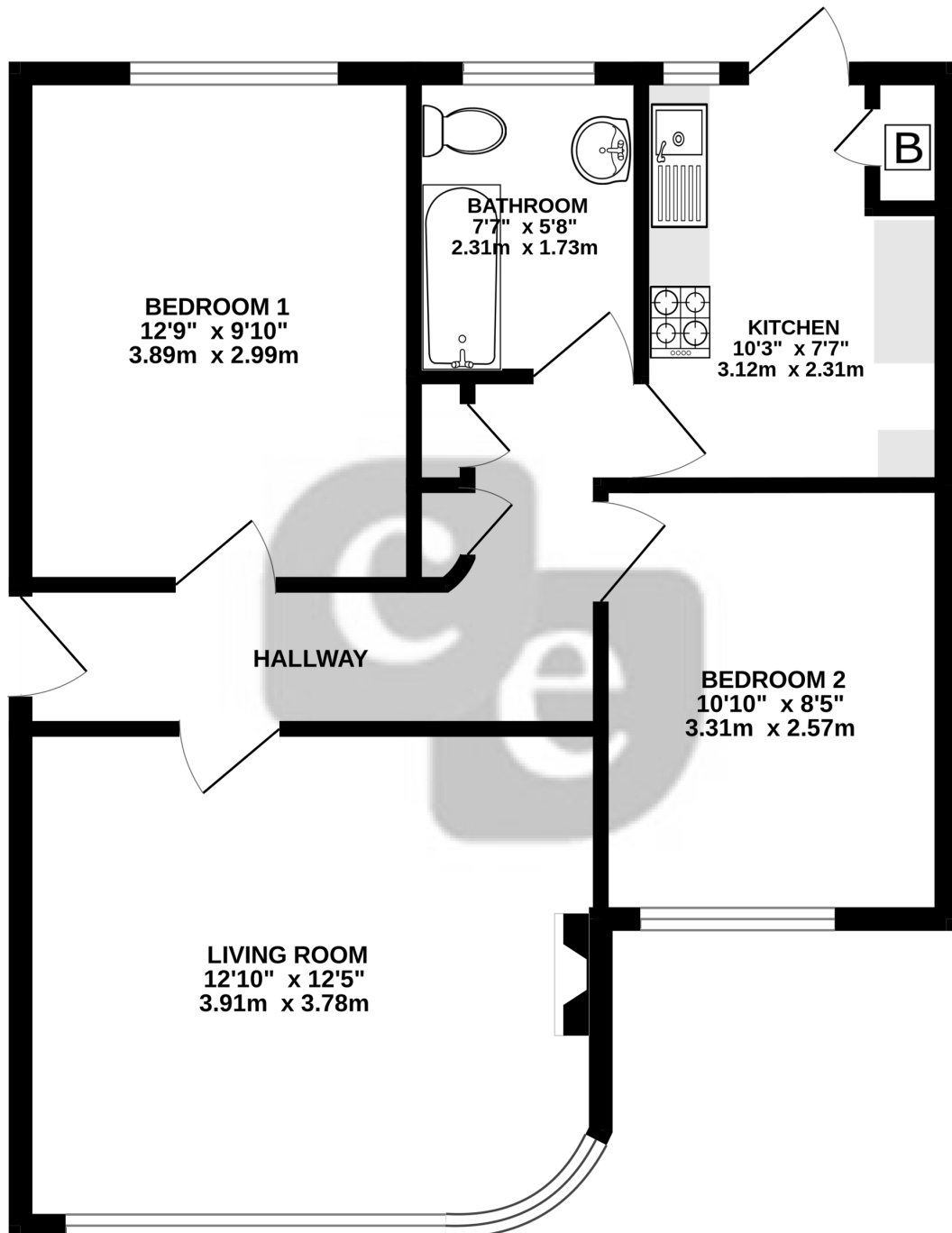
Communal Gardens

Communal front and rear gardens for residents with side access.



DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

GROUND FLOOR
594 sq.ft. (55.2 sq.m.) approx.



TOTAL FLOOR AREA : 594 sq.ft. (55.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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