



MALVERN GARDENS, HARROW, MIDDLESEX, HA3
£450,000 LEASEHOLD APPROX 116 YEARS REMAINING
**GORGEOUS TWO BEDROOM
GROUND FLOOR MAISONNETTE**

- APPROX £250 PER ANNUM GROUND RENT

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

Winkworth

for every step...

winkworth.co.uk



Winkworth

for every step...

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.



Winkworth

for every step...



Winkworth

for every step...

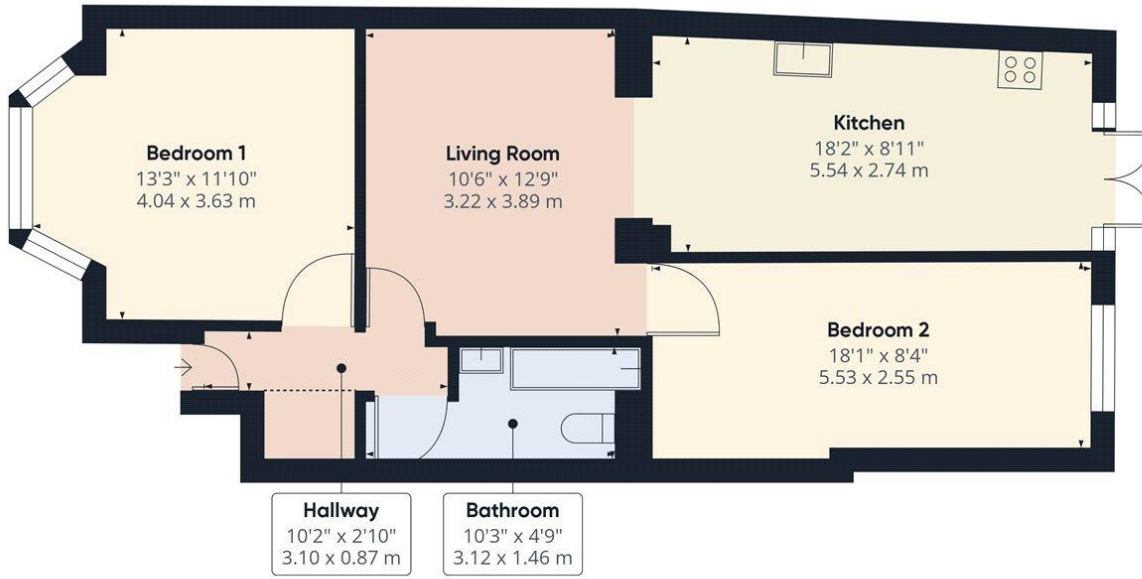
Winkworth

for every step...



Winkworth

for every step...



Approximate total area⁽¹⁾
667.35 ft²
62 m²

Reduced headroom
11.28 ft²
1.05 m²

(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.

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.

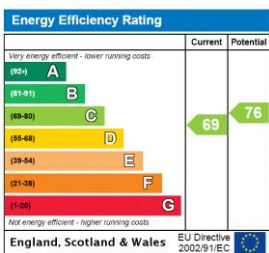
Tenure: Leasehold

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.



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



for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.