


# Goldsmith Lane, NW9

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£365,000 *Leasehold*

Situated on Goldsmith Lane in the popular residential area of Kingsbury, this attractive two-bedroom maisonette offers well-proportioned accommodation and an excellent opportunity for first time buyers, professional couples, small families and investors alike. Combining comfortable living space with a convenient location close to local amenities and transport links, this property is an ideal choice for those looking to step onto the property ladder or secure a sound investment.

## KEY FEATURES

- FIRST FLOOR MAISONETTE WITH BEAUTIFUL SUNNY VIEWS
- LONG LEASE
- COMMUNAL GARDEN
- ROE GREEN VILLAGE
- CLOSE TO SCHOOLS, TRANSPORT & AMENITIES







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## DESCRIPTION

The property offers bright, airy and generously proportioned accommodation throughout, creating a wonderful sense of space and providing an inviting environment to both relax and entertain.

The reception room provides a particularly welcoming living space, enhanced by a light and spacious feel, while the fitted kitchen offers a practical setting for everyday living. The double-sized bedrooms both offer comfortable accommodation, complemented by a family bathroom.

Enjoying lovely sunny views across the surrounding greenery, this home offers a peaceful outlook and a wonderful sense of tranquillity. Further benefits include access to a well-kept communal garden with mature greenery, as well as the added convenience of a garden shed, ideal for additional storage.

Early viewing is highly recommended to fully appreciate the space and potential this property has to offer.


















## ROOM DESCRIPTIONS

**Entrance Kitchen** - 9'5" x 8'2" (2.87m x 2.5m)

**Living Room** - 14'4" x 13'10" (4.37m x 4.22m)

**Utility Room** - 3'9" x 6'1" (1.14m x 1.85m)

**Bedroom 1** - 10'9" x 10'5" (3.28m x 3.18m)

**Bedroom 2** - 11'1" x 9'5" (3.38m x 2.87m)

**Bathroom** - 7'5" x 4'9" (2.26m x 1.45m)

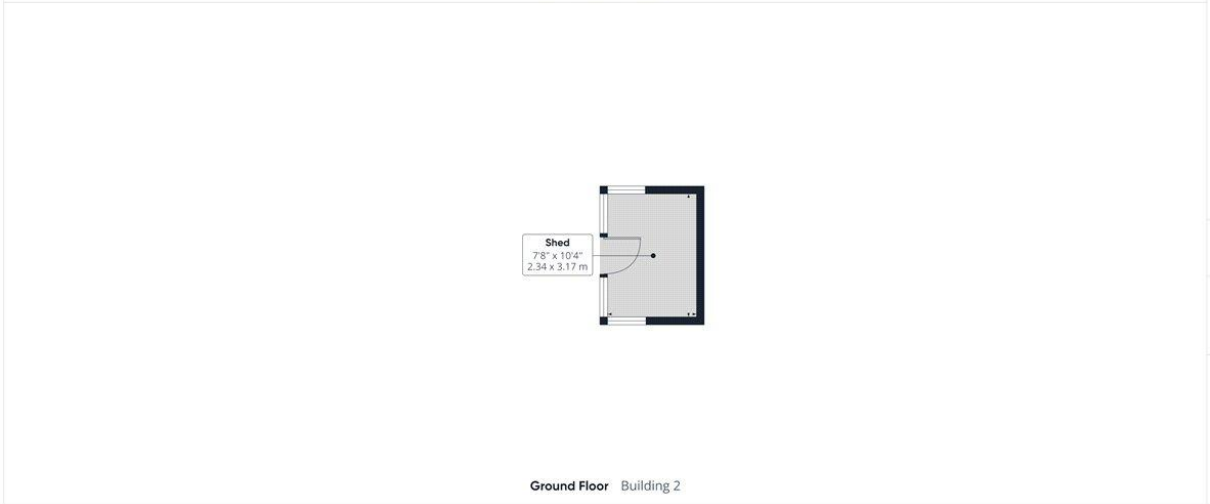
**WC** - 3'3" x 2'7" (1m x 0.79m)

**Shed** - 7'8" x 10'4" (2.34m x 3.15m)

## MATERIAL INFO

**Tenure:** Leasehold
**Term:** 147 years and 0 months
**Service Charge:** To be advised
**Ground Rent:** To be advised
**Council Tax Band:** C
**EPC rating:** To be confirmed




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**Approximate total area**(1)

678 ft²

62.8 m²

**Reduced headroom**

13 ft²

1.2 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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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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.

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