



St. Andrews Road, London, NW9

£350,000 *Share of Freehold*

2  1  1 

An excellent opportunity to acquire a well-proportioned two-bedroom property in Kingsbury, North West London, offering practical accommodation, a separate reception room and the valuable advantage of off-street parking. The property provides a versatile layout suited to modern living, making it an appealing choice for first-time buyers, couples, small families and investors alike.

KEY FEATURES

- SHARE OF FREEHOLD
- NO SERVICE CHARGE OR GROUND RENT PAYABLE
- NEW CARPETS
- FRONT AND REAR GARDENS
- PARKING
- CHAIN FREE



Kingsbury

020 8204 0000 | kingsbury@winkworth.co.uk

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DESCRIPTION

The reception room provides a welcoming setting for relaxing, entertaining guests and spending time with family. Its separate living space allows for comfortable furniture arrangement, creating an inviting environment for both quiet evenings and social occasions. The kitchen serves as the practical heart of the home, providing a dedicated area for meal preparation and everyday household routines.

The property benefits from two bedrooms, offering flexibility for a variety of household arrangements. The principal bedroom provides a private space to unwind, while the second bedroom can accommodate family members or guests, or alternatively serve as a home office or dressing room.

The family bathroom completes the internal accommodation, providing essential facilities for residents and visitors.

A particularly attractive feature is the off-street parking, offering the convenience of parking at the property.

Situated in Kingsbury, NW9, the property enjoys a residential North West London setting with access to local shops, everyday amenities and transport connections. The wider area offers access to neighbourhood services, schools and leisure facilities, while connections across London make the location worth considering for those balancing work, family and social commitments.

Whether you are taking your first step onto the property ladder, looking for a home with flexible accommodation or considering a property investment, this property is well worth viewing.

Arrange a viewing today to explore the property's potential has to offer





ROOM DESCRIPTIONS

Entrance Hall - 3'7" x 5'2" (1.1m x 1.57m)

Living Room - 13'2" x 12'1" (4.01m x 3.68m)

Kitchen - 9'10" x 12'5" (3m x 3.78m)

Bedroom 1 - 12' x 14'3" (3.66m x 4.34m)

Bedroom 2 - 9' x 14'2" (2.74m x 4.32m)

Bathroom - 6' x 6' (1.83m x 1.83m)

Storage Room 1 - 2'10" x 8'6" (0.86m x 2.6m)

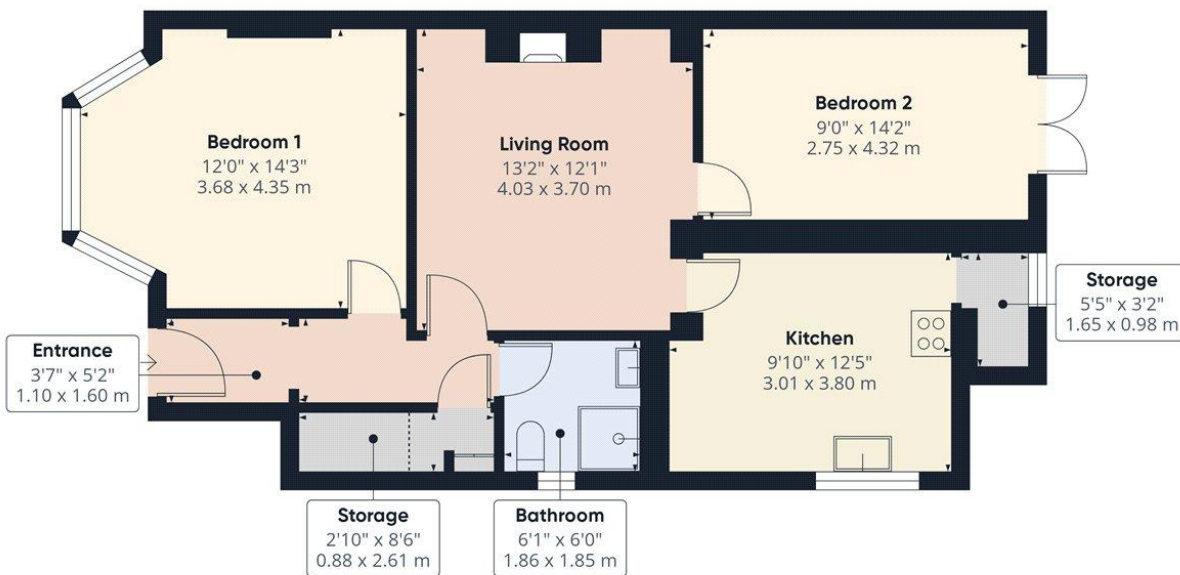
Storage Room 2 - 5'5" x 3'2" (1.65m x 0.97m)

MATERIAL INFO

Tenure: Share of Freehold

Council Tax Band: C

EPC rating: C



Approximate total area⁽¹⁾

684 ft²

63.6 m²

Reduced headroom

12 ft²

1.2 m²

(1) Excluding balconies and terraces

Reduced headroom

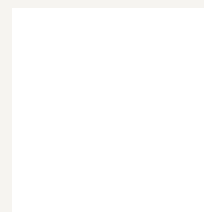
Below 5 ft/1.5 m

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

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/KBS260494>

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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