

Hyde Court, Kingsbury, NW9

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Guide Price Of £235,000 *Leasehold*

An excellent opportunity to acquire a well-positioned two-bedroom apartment in a prominent and established North West London residential location. Situated on the second floor, this property offers conveniently arranged accommodation in an area that appeals to both homeowners and property investors.

KEY FEATURES

- 2 BEDROOMS
- HIGH YIELD INVESTMENT OPPORTUNITY REQUIRING REFURBISHMENT
- 2ND FLOOR
- LEASEHOLD
- OPPOSITE FRYENT PRIMARY SCHOOL
- CLOSE LINKS TO TRANSPORT AND AMENITIES





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020 8204 0000 | kingsbury@winkworth.co.uk

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DESCRIPTION

The apartment comprises a welcoming entrance hallway leading into a comfortable reception and living area, providing an inviting space for relaxation and entertaining, with ample potential to incorporate a dining area. The separate kitchen offers a dedicated space for meal preparation and everyday convenience.

The accommodation further benefits from two well-proportioned bedrooms, with the principal bedroom offering comfortable sleeping accommodation and the second bedroom providing excellent flexibility for guests, family members or use as a home office. Completing the apartment is a family bathroom, conveniently positioned to serve both bedrooms and the living accommodation.

Positioned within an established residential location, this second-floor apartment presents an appealing opportunity for buy-to-let investors seeking a property with rental income potential, as well as owner-occupiers looking for a conveniently located two-bedroom home.

The apartment is in need of refurbishment, presenting an exciting opportunity for a purchaser to modernise, upgrade and transform the property to their own taste and specification. For investors, this offers the potential to add value through refurbishment while creating an attractive rental proposition in an established residential location.

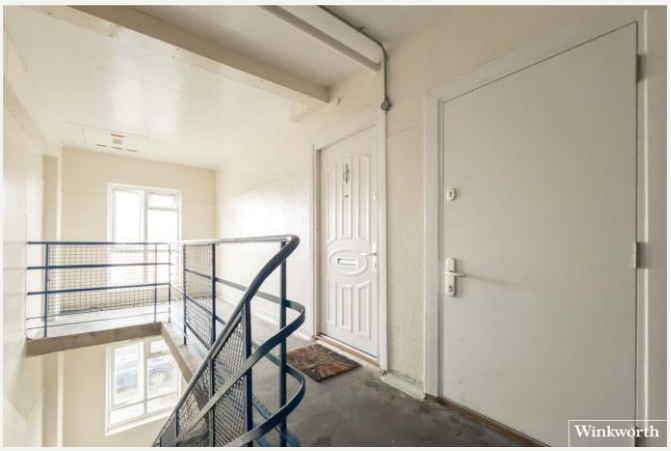
Early viewing is highly recommended.













ROOM DESCRIPTIONS

Reception Room - 10'6" x 8' (3.2m x 2.44m)

Bedroom 1 - 16'1" x 12'5" (4.9m x 3.78m)

Bedroom 2 - 14' x 9'9" (4.27m x 2.97m)

Kitchen - 10'7" x 8' (3.23m x 2.44m)

Balcony - 9'6" x 5' (2.9m x 1.52m)

MATERIAL INFO

Tenure: Leasehold
Term: 86 year and 9 months
Service Charge: £1038 per annum
Ground Rent: £10 Annually (subject to increase)
Council Tax Band: C
EPC rating: D

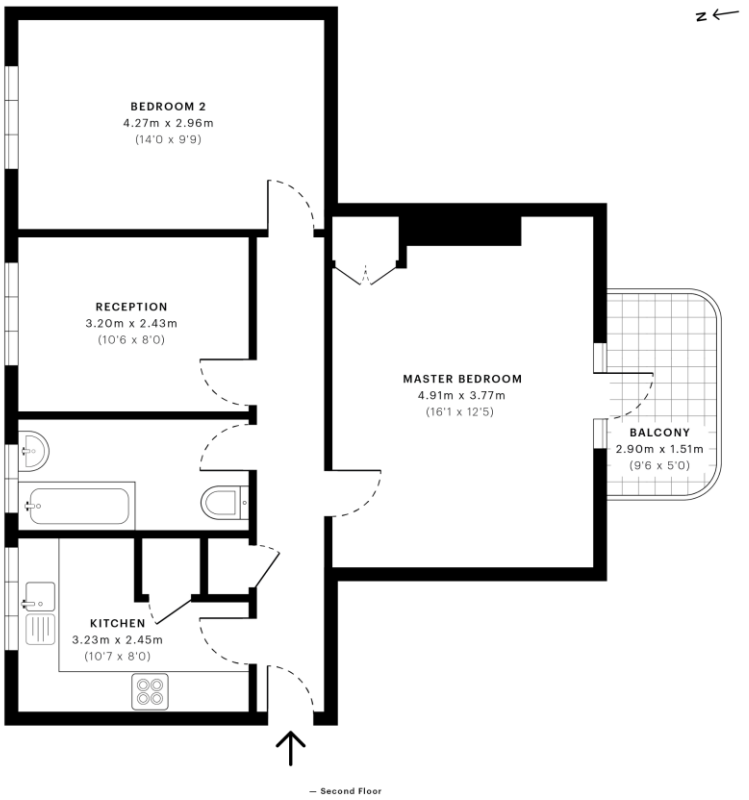
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CAPTURE DATE 21/01/2020

LASER SCAN POINTS 21,297,083

GROSS INTERNAL AREA
59.1 Sqm / 636.5 Sqft



GROSS INTERNAL AREA (GIA) The footprint of the property. **59.1 Sqm / 636.5 Sqft**

NET INTERNAL AREA (NIA) Excludes walls and external features, includes washrooms, restricted head **56.1 Sqm / 603.4 Sqft**

EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc. **4.3 Sqm / 46.0 Sqft**

RESTRICTED HEAD HEIGHT Limited use area under 1.5m **0.0 Sqm / 0.0 Sqft**

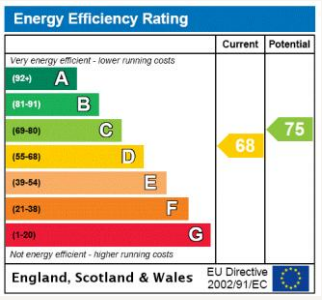
spec RICS

Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and are excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 63.4 Sqm / 682.5 Sqft

IPMS 3C RESIDENTIAL 60.3 Sqm / 649.4 Sqft

SPEC ID 5e20893d26bbc40c8725fd2f



https://www.winkworth.co.uk/sale/property/KBS171428

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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