



Ammanford Green, London, NW9

£170,000 *Leasehold*

MATERIAL INFO

Tenure: Leasehold

Term: 59 year and 10 months

Service Charge: £2600 per annum

Ground Rent: £ 60 Annually (subject to increase)

Council Tax Band: B **EPC rating:** C

KEY FEATURES

- CASH BUYERS ONLY
- ALLOCATED PARKING
- CLOSE TO TRANSPORT
- CLOSE TO AMENITIES
- FIRST FLOOR
- LEASE EXTENSION AT BUYERS COST

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This purpose-built first floor studio flat is ideally suited to investors and offered to cash buyers only.

The property comprises a bright and well-proportioned living space, separate kitchen area, and bathroom, offering a practical layout with strong rental potential. Further benefits include an allocated parking space.

Perfectly positioned close to a range of local amenities, the property also benefits from excellent transport links, including nearby bus routes and easy access to Kingsbury Jubilee Line Station, providing direct connections into Central London.

An excellent investment opportunity with strong letting prospects in a well-connected location.



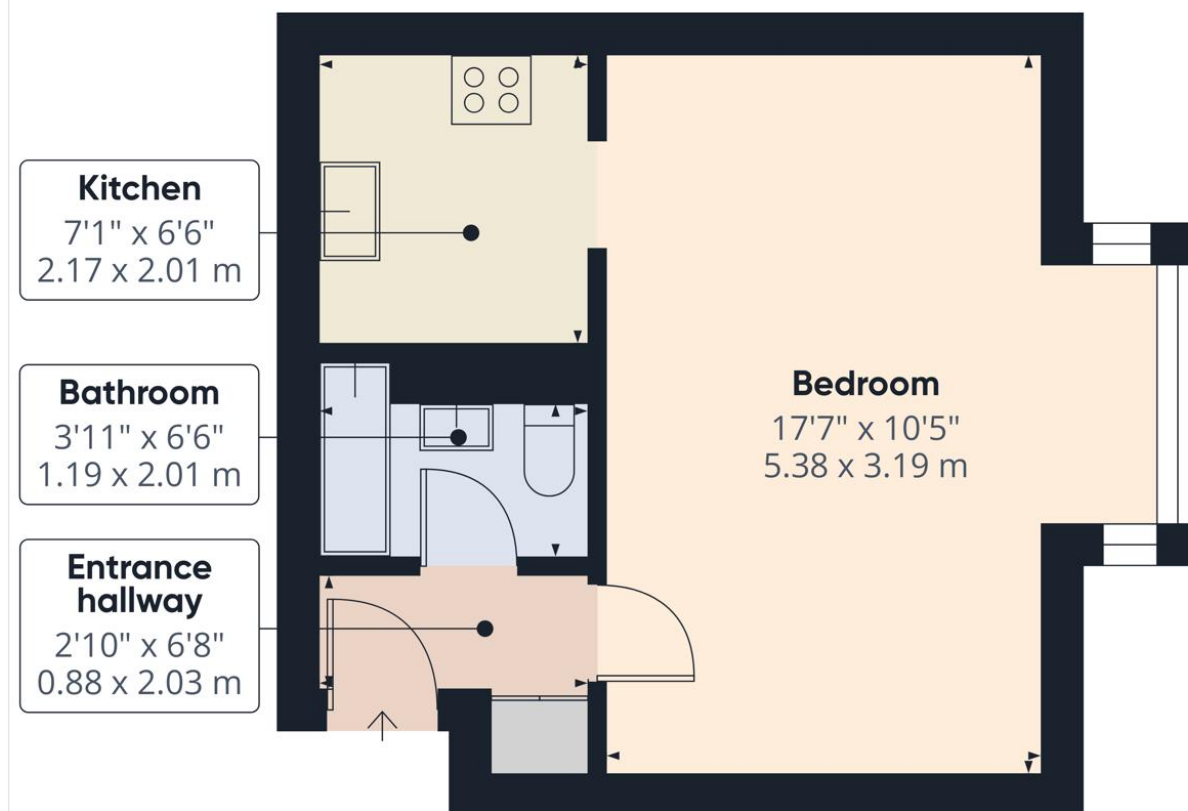
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Approximate total area⁽¹⁾
305 ft²
28.4 m²

(1) Excluding balconies and terraces

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	76 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://www.winkworth.co.uk/sale/property/KBS260172>

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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