



HONEYPOT LANE, KINGSBURY, LONDON, NW9

£365,000 SHARE OF FREEHOLD WITH APPROX 959 YEARS LEASE

CHAIN FREE FIRST FLOOR MAISONETTE WITH PRIVATE GARDEN

- NO SERVICE CHARGE OR GROUND RENT PAYABLE

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

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DESCRIPTION: A first-floor maisonette ideally located with the heart of Kingsbury right at your doorstep. Offering share of freehold tenure, with over 950 years remaining on the leasehold, this property is perfect as a first home, or as a buy-to-let investment. Inside, you'll find two well-proportioned bedrooms, a spacious lounge, a functional kitchen, and a well-appointed shower room. Externally, the property benefits from a private garden. Added bonuses include no service charge and no ground rent payable — making this a cost effective and attractive opportunity. Commuters will appreciate the proximity to Kingsbury Station (Jubilee Line) a few minutes' walk away. An internal viewing is advised.



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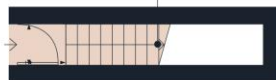
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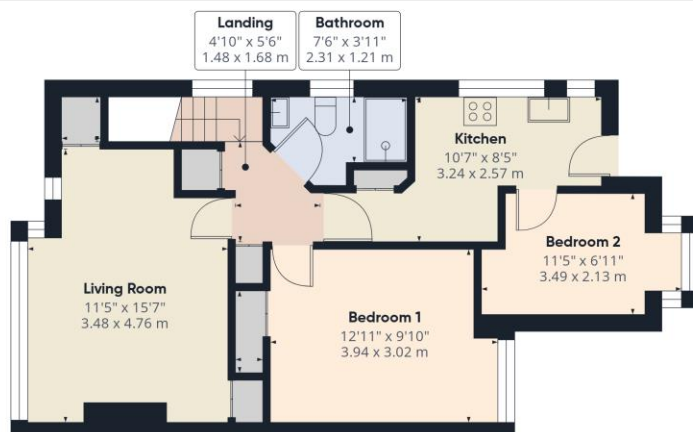
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Entrance Staircase
2'9" x 2'9"
0.86 x 0.84 m



Ground Floor



Floor 1

Approximate total area⁽¹⁾
569 ft²
52.9 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.

GIRAFFE 360

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	77 C
39-54	E		
21-38	F		
1-20	G		

Tenure: Share of Freehold

Lease Term: 959 year and 11 months

Council Tax Band: C - Brent

All figures that are shown were correct at the time of printing.

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