



DOREEN AVENUE, KINGSBURY, LONDON, NW9

£350,000 LEASEHOLD APPROX 150 YEARS TO BE GRANTED ON COMPLETION

**CHAIN FREE CHARMING ONE BEDROOM GROUND FLOOR
APARTMENT WITH NEW LEASE TO BE GRANTED ON COMPLETION**

- **NO GROUND RENT OR SERVICE CHARGE PAYABLE**

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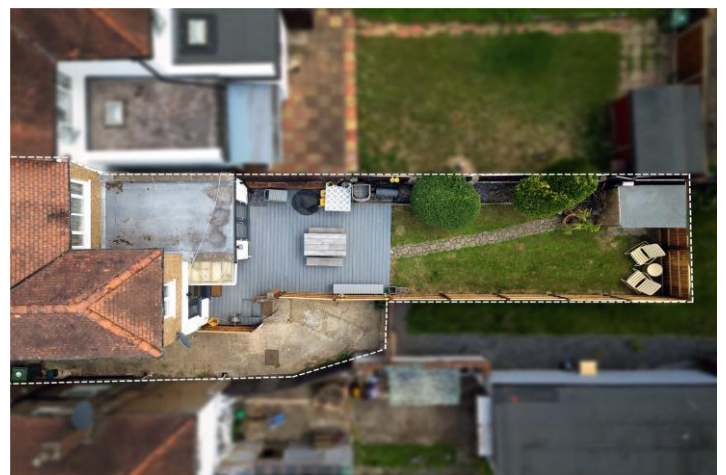
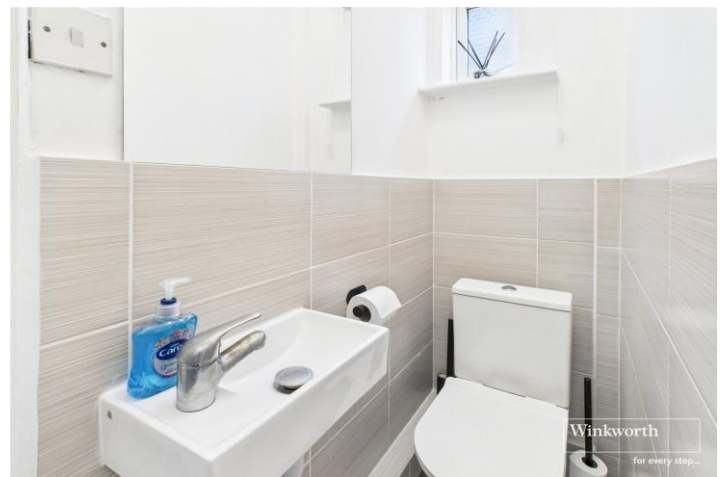


Tucked away on the peaceful and ever-popular Doreen Avenue is this delightful one double bedroom ground floor flat, offered chain free and with a new 151-year lease to be assigned upon completion. Offered chain free, boasting a bright and modern layout, the property features a well-proportioned living room that opens directly onto a lovely private rear garden, a spacious separate kitchen, a stylish bathroom, separate WC, and a generous double bedroom complete with its original fireplace adding a touch of character. Perfectly positioned on a quiet residential street, moments from the beautiful Welsh Harp Reservoir and within easy reach of both Kingsbury Station (Jubilee Line) and Wembley Park (Metropolitan & Jubilee Lines). Excellent bus routes and nearby access to the A406 and beyond provide superb connectivity, while the local shopping parade on Church Lane offers a variety of everyday amenities. This will make a beautiful starter home. Early viewing is highly recommended.



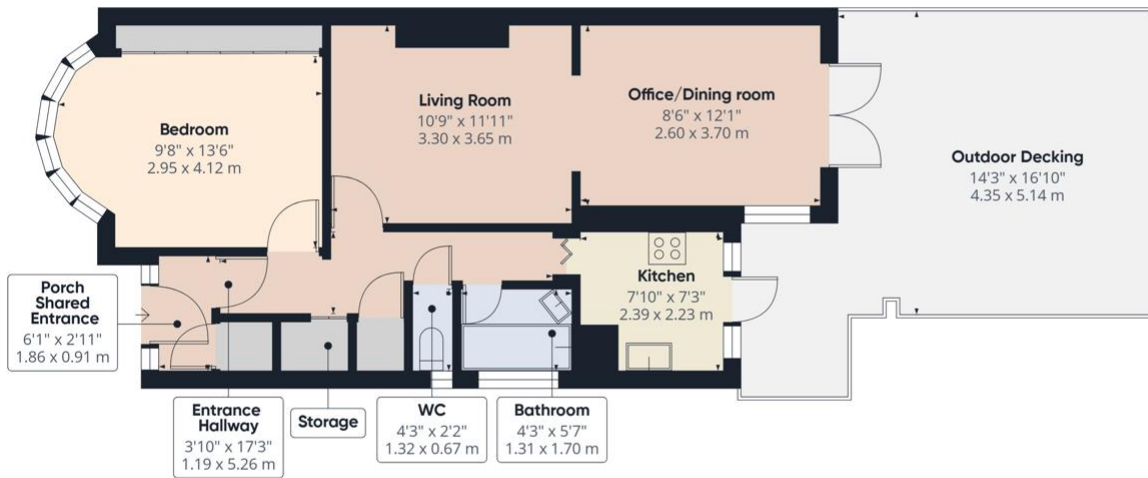
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**Approximate total area^m**

560 ft²
51.9 m²

Balconies and terraces

286 ft²
26.6 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.

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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	67 D	73 C
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: 151 year and 0 months to be granted on completion

Service Charge: £0 per annum

Ground Rent: £0 per annum

Council Tax Band: C - Brent

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

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