



KINGSBURY ROAD, LONDON, NW9

**£220,000 LEASEHOLD**

**1 BEDROOM FLAT IN PRIME LOCATION**

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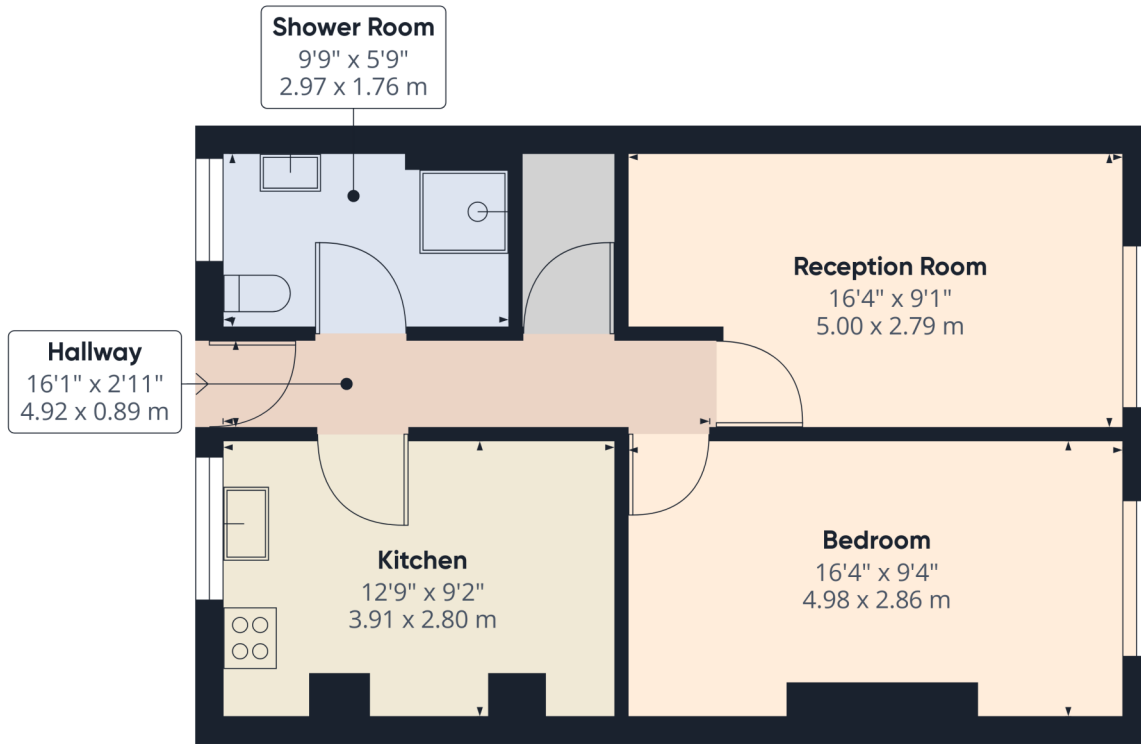
## DESCRIPTION:

Unlock the door to a world of possibilities with this spacious 1-BEDROOM FLAT situated above a commercial space. A great BUY-TO-LET OPPORTUNITY or a perfect purchase for FIRST TIME-BUYERS. Upon arrival, you are greeted with a lovely reception room followed by a LARGE BEDROOM which is ready for your own personalisation. The kitchen is practical making everyday living simple. With ample space throughout the flat, the property has huge potential for enhancement. Within walking distance of both KINGSBURY and QUEENSBURY Underground Tube stations, the property provides seamless access to the JUBILEE LINE. Commuting has never been more convenient, with direct connections to central London and beyond. Additional benefits include an abundance of primary and secondary schools, offering unparalleled educational convenience, local supermarkets, and other local amenities. Internal viewing is highly recommended.



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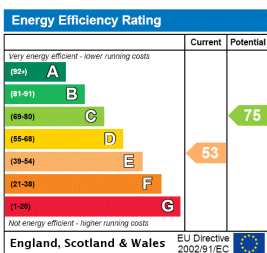
Approximate total area<sup>01</sup>  
530.94 ft<sup>2</sup>  
49.33 m<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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.



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