





ST. ANDREWS ROAD, KINGSBURY, LONDON, NW9 £335,000 LEASEHOLD APPROX 923 YEARS REMAINING

## GROUND FLOOR ONE BEDROOM MAISONETTE WITH HOME OFFICE & GARDEN

- GROUND RENT APPROX £15 PER ANNUM
- NO SERVICE CHARGE PAYABLE

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





**DESCRIPTION:** A chain free two-bedroom ground floor maisonette in a superb location offering convenience and potential in equal measure. The property benefits from a spacious reception room, a double bedroom and a small home office with versatile usage potential, along with a bathroom and equipped kitchen. To the rear, you'll find a well-sized private garden complete with a shed, providing ample storage space. With a long lease and positioned close to a wide range of shops, schools, transport links and local amenities, this home is ideal for first-time buyers or those seeking an investment opportunity. Internal viewing is highly recommended.









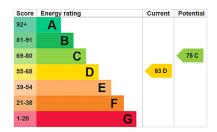








This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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Tenure: Leasehold

Term: 923 year and 11 months
Service Charge: £0 per annum
Ground Rent: £15 per annum
Council Tax Band: C – Brent

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

