



BURGESS AVENUE, KINGSBURY, LONDON, NW9

£365,000 SHARE OF FREEHOLD WITH APPROX 117 YEARS LEASEHOLD

THREE/ FOUR BEDROOM GROUND FLOOR MAISONETTE WITH PRIVATE GARDEN & PARKING

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

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DESCRIPTION: A beautifully organised and recently refurbished three/four-bedroom ground floor maisonette, ideally located just off the ever-popular Church Lane in Kingsbury. This well-appointed home offers three generously sized bedrooms, including one with an en suite, along with a versatile and well-appointed fourth bedroom just off the stylish open-plan kitchen/living area — perfect for use as a home office or additional lounge. Externally, the property boasts a private rear garden of a good size and the convenience of off-street parking to the front. Residents will benefit from a wide array of nearby amenities, excellent transport links, and highly regarded schools. The scenic open spaces of The Welsh Harp, Silver Jubilee Park, and Fryent Country Park are all within easy walking distance. Wembley Park, located under half a mile away, offers access to the Jubilee and Metropolitan Lines and is home to Wembley Stadium, OVO Arena, and the London Designer Outlet. An internal viewing is highly recommended to appreciate all this home has to offer.



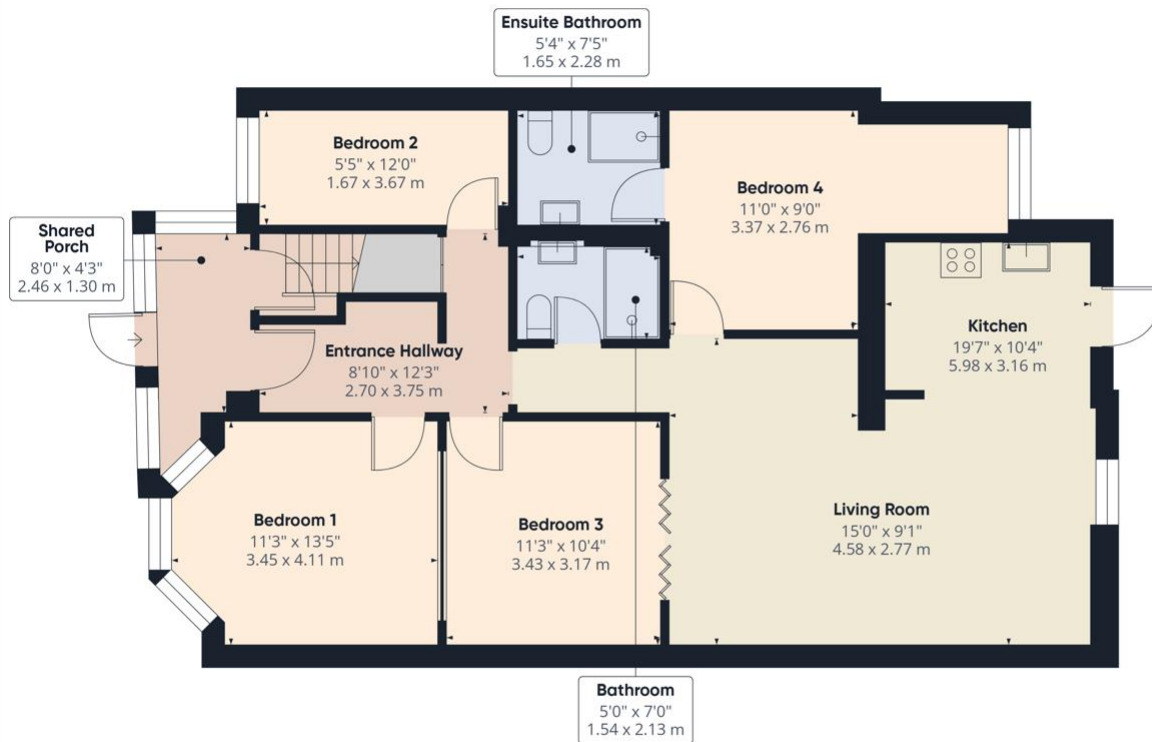
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Approximate total area^m
1068 ft²
99.3 m²

(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

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	76 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Share of Freehold

Lease Term: 117 year and 8 months

Council Tax Band: C - Brent

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

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