



ASH TREE DELL, LONDON, NW9

**£386,950 LEASEHOLD**

## 2 BEDROOM NEWLY REFURBISHED FIRST FLOOR MAISONETTE

Lease: 999 years

Service Charge £250 PA

Ground Rent £295 PA

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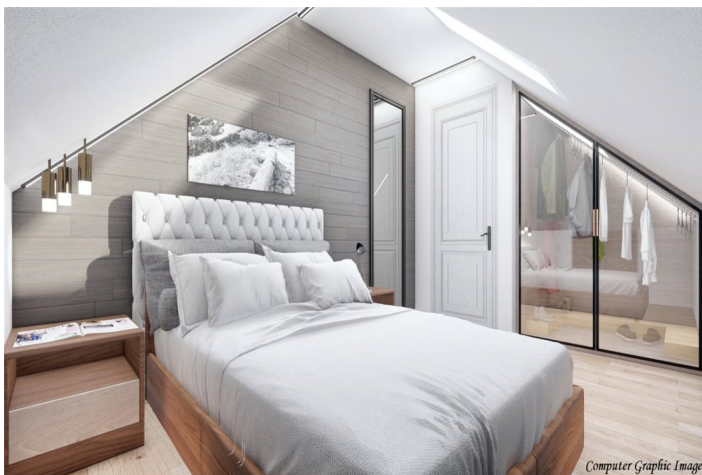
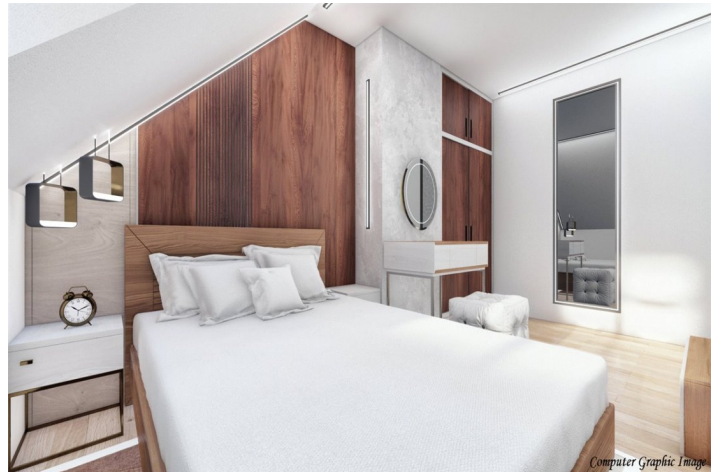
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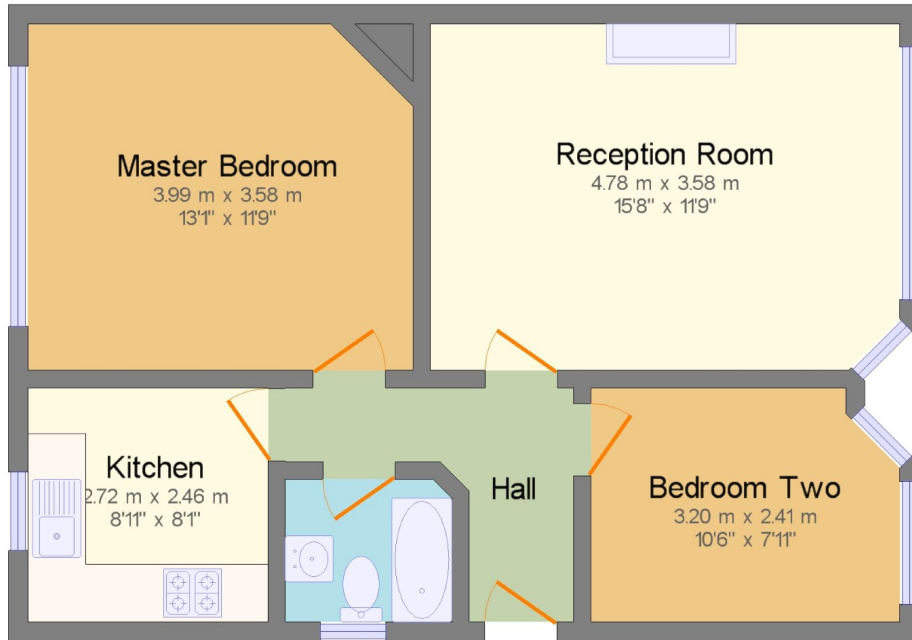
**DESCRIPTION:** A fantastic opportunity to purchase a stylish and spacious two bedroom first floor maisonette which has been fully refurbished to a high standard featuring two exquisite and lovingly restored original fireplaces. This quirky blank canvas comprises of 2 lovely double bedrooms, a trendy monochrome bathroom, attractive kitchen, and a separate abundant living room. Externally, the rear garden allows access to a large private parking area for two cars. Further benefits include planning permission granted for additional bedroom within the loft as well as a long 999 year lease, modern ground rent and low service charge generating high yield. Ash Tree Dell is nestled moments from ever loved Roe Green Park, and the hustle and bustle of Kingsbury Road featuring an array of shops, amenities, and transport links such as Kingsbury Station (Jubilee Line). This property will make a first time buyer's dream purchase, an equally appealing to a buy to let investor. This property must be seen to be appreciated. An internal viewing is advised. Planning permission number: PP-11106315 **DISCLAIMER: PLEASE NOTE THAT SOME OF THESE IMAGES ARE CGI (Computer Generate Imagery) for illustrative purposes only.**



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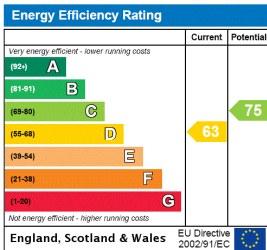
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This plan is illustrative only,  
its details cannot be relied upon and no liability is taken for any errors.  
Total approx floor area: 599.5 ft<sup>2</sup> (55.7 m<sup>2</sup>)  
First Floor: 599.5 ft<sup>2</sup> (55.7 m<sup>2</sup>)

## First Floor

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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See things differently

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