



GROVE PARK, KINGSBURY, LONDON, NW9  
**£265,000 SHARE OF FREEHOLD**

## ONE BEDROOM FIRST FLOOR MAISONETTE WITH GARDEN

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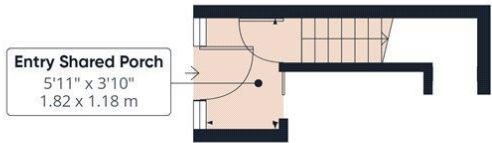
**DESCRIPTION:** A beautiful and homely one-bedroom first-floor maisonette positioned just off the ever-popular Stag Lane, Kingsbury. This home has been well maintained over the years, comprising one double bedroom, a simplistic kitchen, a bright and airy reception room, a well-sized bathroom, and a gorgeous private rear garden featuring a storage outbuilding with side gate access.

Offered with a share of freehold and a 999-year lease to be assigned at the point of completion, this property also offers scope for a loft extension (STPP), presenting a fantastic opportunity for future development.

Locals will find a variety of transport links, supermarkets, schools, and amenities at their feet. A perfect first home. An internal viewing is advised.







Approximate total area<sup>(1)</sup>  
500 ft<sup>2</sup>  
46.5 m<sup>2</sup>



(1) 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.

Calculations are based on RICS IPMS 3C standard.

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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    | 78 C      |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |