



Buck Lane, NW9

£370,000 *Share of Freehold*

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Situated on the first floor, this appealing two-bedroom maisonette in Buck Lane offers a well-balanced combination of comfortable living accommodation, versatility and its own private garden. Providing a wonderful opportunity for first-time buyers, couples, downsizers or investors, the property combines the benefits of maisonette living with valuable outdoor space, making it an attractive London home with excellent potential.

KEY FEATURES

- First-floor two-bedroom maisonette
- Modern Kitchen
- One bathroom
- Private Garden
- Desirable London Location



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DESCRIPTION

The accommodation is thoughtfully arranged to provide a comfortable and versatile living environment. A welcoming reception area leads into a well-proportioned living room, offering a pleasant space to relax, unwind and entertain. The separate kitchen provides a practical and dedicated area for everyday cooking and dining, while maintaining a natural flow throughout the home.

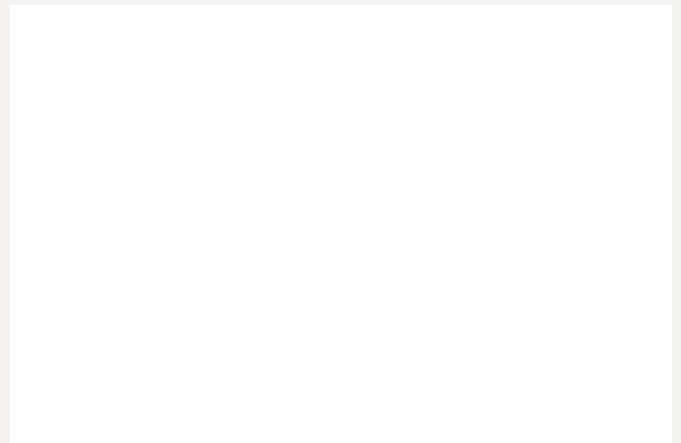
The two bedrooms offer excellent flexibility, with the principal bedroom fitted with a shower room providing a comfortable private retreat and the second bedroom lending itself equally well to a child's room, guest bedroom, home office or additional living space. The layout makes the property particularly adaptable to modern lifestyles, whether for a couple, small family or those working from home.

A loft area and well-appointed family bathroom completes the internal accommodation.

One of the property's standout features is its own private garden, providing a valuable extension of the living space and a welcome sense of outdoor privacy. The garden offers an ideal setting for al fresco dining, summer entertaining or simply enjoying a quiet morning coffee. With plenty of scope to personalise and create your own outdoor sanctuary, it adds an appealing lifestyle element that is increasingly sought-after in London.

Early viewing is highly recommended





ROOM DESCRIPTIONS

Entrance Hall - 2'11" x 2'4" (0.9m x 0.7m)

Landing - 9'6" x 2'10" (2.9m x 0.86m)

Kitchen - 8' x 9'11" (2.44m x 3.02m)

Living Room - 12'9" x 11'11" (3.89m x 3.63m)

Bedroom 1 - 13'5" x 11'1" (4.1m x 3.38m)

Bedroom 2 - 9'9" x 10' (2.97m x 3.05m)

Bathroom - 5'8" x 6'4" (1.73m x 1.93m)

MATERIAL INFO

Tenure: Share of Freehold

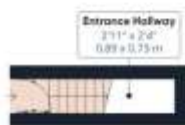
Term: 997 year and 7 months

Service Charge: £0

Ground Rent: £0

Council Tax Band: C

EPC rating: C



Ground Floor



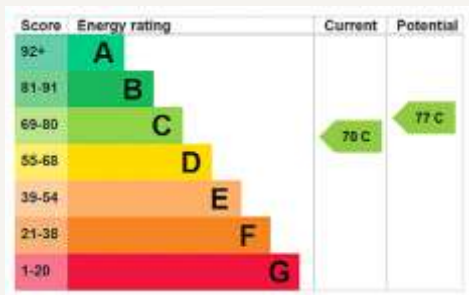
Floor 1

Approximate total area⁹¹
541 ft²
50.4 m²

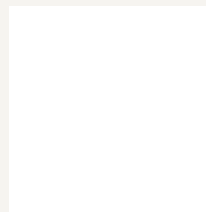
⁹¹ Excluding balconies and terraces

Calculations reference the BCO RMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

ORAFTE 360



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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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