



MALLARD COURT, MALLARD WAY, LONDON, NW9
£330,000 LEASEHOLD APPROX 89 YEARS REMAINING

IDEAL TWO BEDROOM STARTER HOME OR INVESTMENT OPPORTUNITY IN KINGSBURY

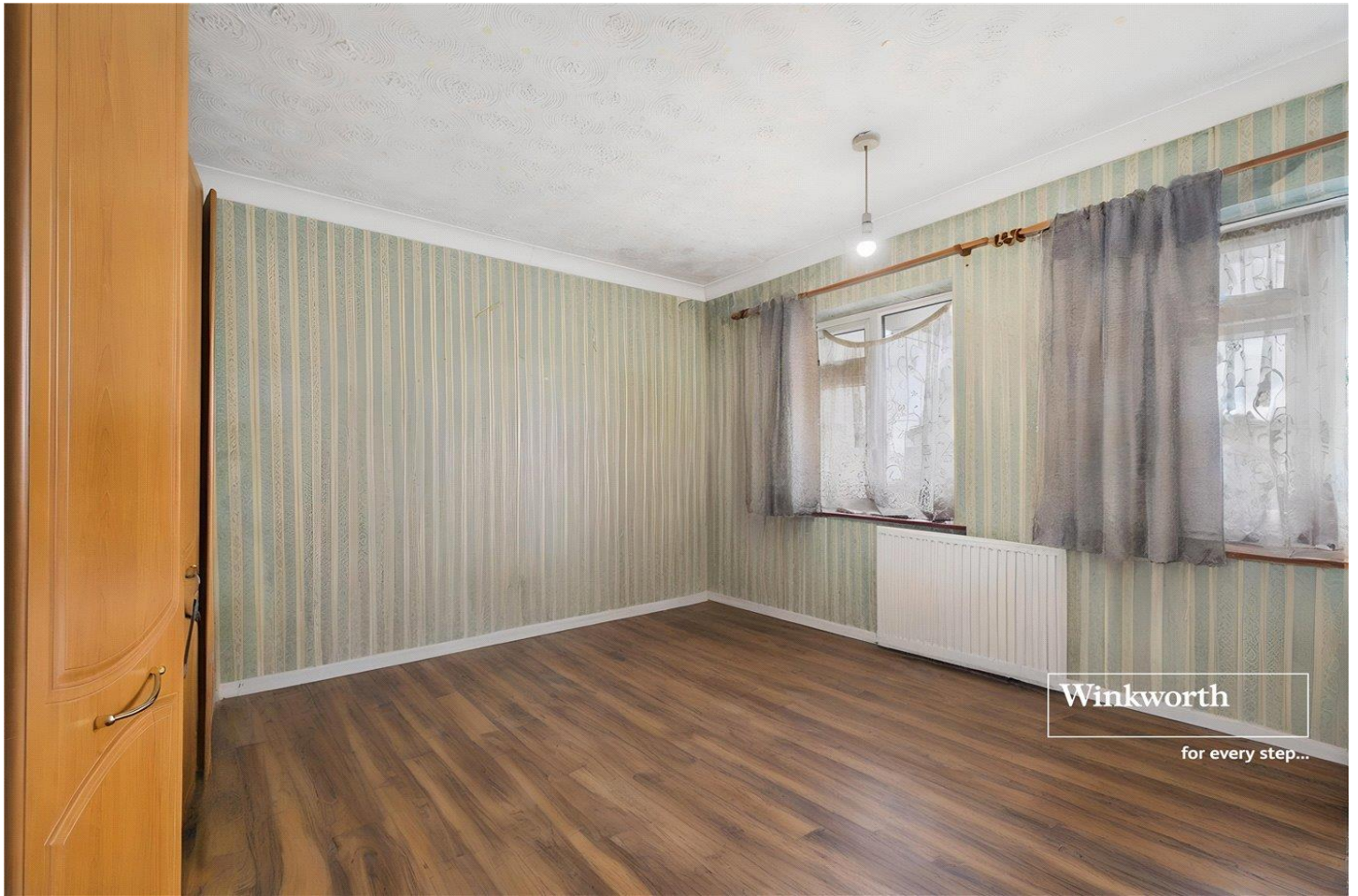
- **SERVICE CHARGE APPROX £1,200 PER ANNUM**
- **GROUND RENT APPROX £10 PER ANNUM**

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

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Situated in a convenient Kingsbury location, this well-proportioned two-bedroom purpose-built flat offers excellent access to local schools, transport links, and a wide range of amenities. The property features two double bedrooms, a bathroom with separate W/C, a fitted kitchen, and a bright, spacious lounge with direct access to a private balcony. Whilst in need of some slight modernisation, this home presents an excellent opportunity for first-time buyers, or for investors seeking a property with strong rental demand in a desirable location. An internal viewing is essential

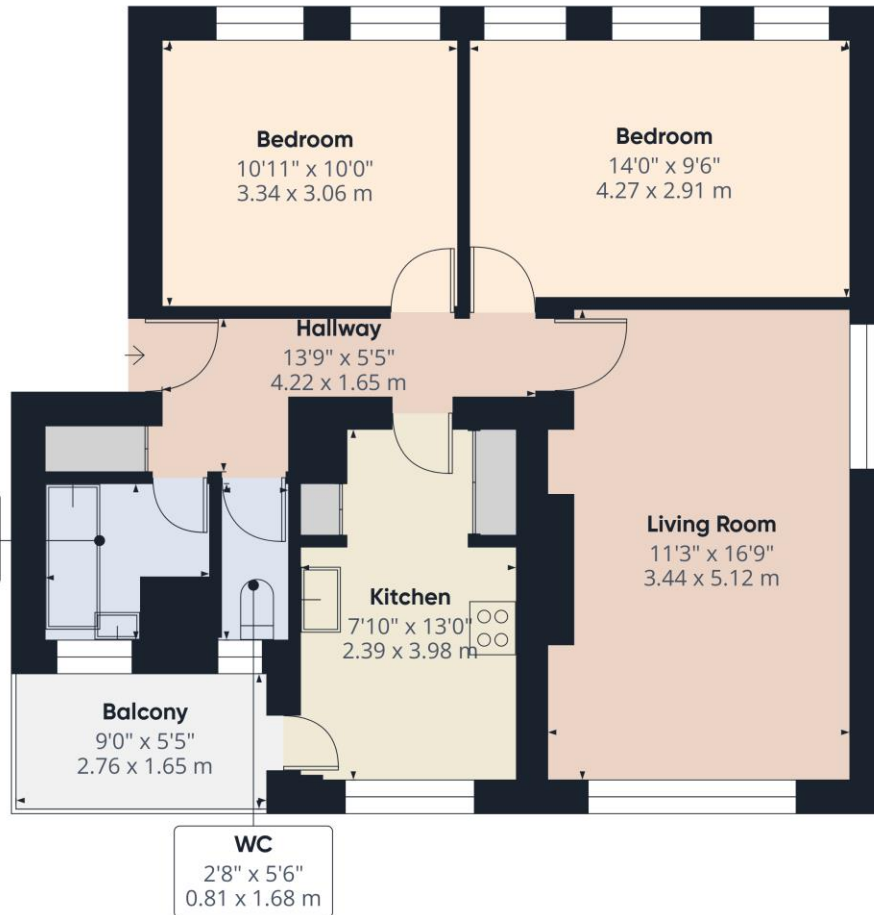


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Approximate total area⁽¹⁾

646 ft²
59.9 m²

Balconies and terraces

48 ft²
4.5 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.



Tenure: Leasehold

Term: 89 year and 5 months

Service Charge: £1,200 Approx per annum

Ground Rent: £10 Approx per annum

Council Tax Band: C - Brent

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

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