



OLD ST. ANDREWS MANSIONS, OLD CHURCH LANE, KINGSBURY, LONDON, NW9

£385,000 LEASEHOLD APPROX 142 YEARS REMAINING

STYLISH TWO BEDROOM FIRST FLOOR MAISONETTE WITH PRIVATE GARDEN, RENOVATED LOFT SPACE, & LONG LEASE.

- GROUND RENT PEPPERCORN
- NO SERVICE CHARGE PAYABLE

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

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Set on a quiet, no-through footpath in a sought-after part of Kingsbury, this light-filled and well-proportioned 2-bedroom maisonette offers privacy, smart upgrades, and a homely feel - ideal for first-time buyers, young families or investors. Full of charm and character, the property has been recently refurbished with neutral décor, wooden flooring, recessed spotlights and in-floor sockets — blending period features with a clean, modern finish. The spacious west-facing living room features a decorative fireplace as a charming focal point, with large windows that flood the space with natural light, ideal for both relaxing and entertaining. The kitchen is bright, functional and stylish. To the front, the generously sized main bedroom comfortably accommodates a super king bed, with space for additional furniture. A well-proportioned second bedroom that's ideal for use as a home office, nursery or guest room. Both east-facing bedrooms benefit from morning sunlight. A modern, well-finished shower room completes the main living areas. A real bonus is the renovated loft, accessed via drop-down ladder - an ideal spot for a gym, creative hobbies, or additional storage. Outside, enjoy a private west-facing rear garden — low-maintenance and perfect for relaxing or entertaining. You'll also find under-stair storage, external storage, and first-come, first-served on-street parking (with residents' event-day permits). Within easy reach of Wembley Park Underground Station (Jubilee & Metropolitan Lines), the property is well-located for schools, shops, and local green spaces like Fryent Country Park and Welsh Harp Reservoir. Part of a distinctive development in a conservation area, the home is also Grade II listed, offering a blend of historic character with modern living. With a long lease of approx. 142 years and peppercorn ground rent, this is a bright, flexible and ready to move into. Early viewing is highly recommended.



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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.



Tenure: Leasehold

Term: 142 year and 4 months

Service Charge: £0 per annum

Ground Rent: Peppercorn

Council Tax Band: C - Brent

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

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