



OLD ST. ANDREWS MANSIONS, OLD CHURCH LANE, KINGSBURY, LONDON, NW9
OFFERS OVER £375,000 LEASEHOLD APPROX 142 YEARS REMAINING

FIRST FLOOR TWO BEDROOM MAISONETTE WITH PRIVATE GARDEN & LONG LEASE

- GROUND RENT PEPPERCORN
- NO SERVICE CHARGE PAYABLE

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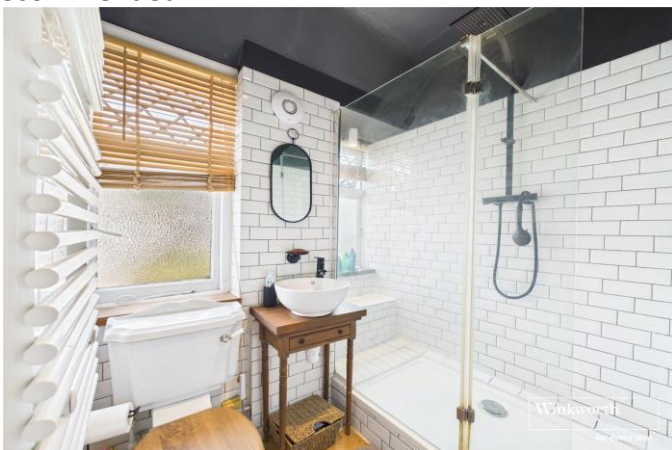
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Nestled in a sought-after conservation area, this beautifully presented first-floor, grade II listed purpose-built maisonette features two well sized bedrooms, a contemporary shower room, and a well-equipped modern kitchen. The spacious lounge is flooded with natural light, creating a welcoming and comfortable living space. Externally, the home benefits from a private, well-maintained rear garden—ideal for relaxing or entertaining. Additional advantages include ample loft storage and generous under-stair and external storage, providing practical solutions for everyday living. Conveniently located within easy reach of Wembley Park Underground Station (Jubilee and Metropolitan Lines), the property is also close to a variety of local shops, amenities, and excellent bus routes. The scenic open spaces of the Welsh Harp Reservoir and Fryent Country Park are nearby, along with a selection of highly regarded schools. Offered with a long lease of approximately 142 years, this property is perfect for first-time buyers and buy-to-let investors alike. Early viewing is highly recommended.



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Ground Floor

Floor 1

Floor 2

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Approximate total area⁽¹⁾

1043 ft²97,1 m²

Reduced headroom

203 ft²18.9 m²

(1) Excluding balconies and terraces.

Reduced headroom

..... Below 5 ft/1.5 m

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		79 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: 142 year and 4 months

Ground Rent: Peppercorn

Council Tax Band: C - Brent

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

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