



MALLARD COURT, MALLARD WAY, KINGSBURY, LONDON., NW9  
**£325,000 LEASEHOLD**

## TWO BEDROOM FIRST FLOOR FLAT

- APPROX 102 YEAR LEASE
- SERVICE CHARGE APPROX £800 PA
- GROUND RENT PEPPERCORN £10

Kingsbury | 020 8204 0000 | [kingsbury@winkworth.co.uk](mailto:kingsbury@winkworth.co.uk)

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**DESCRIPTION:** A good sized two bedroom first floor flat situated in the heart of Kingsbury (Church lane). The property is currently rented and is generating a great income/yield. With two well sized Double bedrooms alongside a good sized Kitchen, Lounge with Separate W/C and Family Bathroom. The flat is modern throughout, with excellent local amenities within walking distance alongside great transport links and local primary and secondary schools near-by. An internal viewing is a must.



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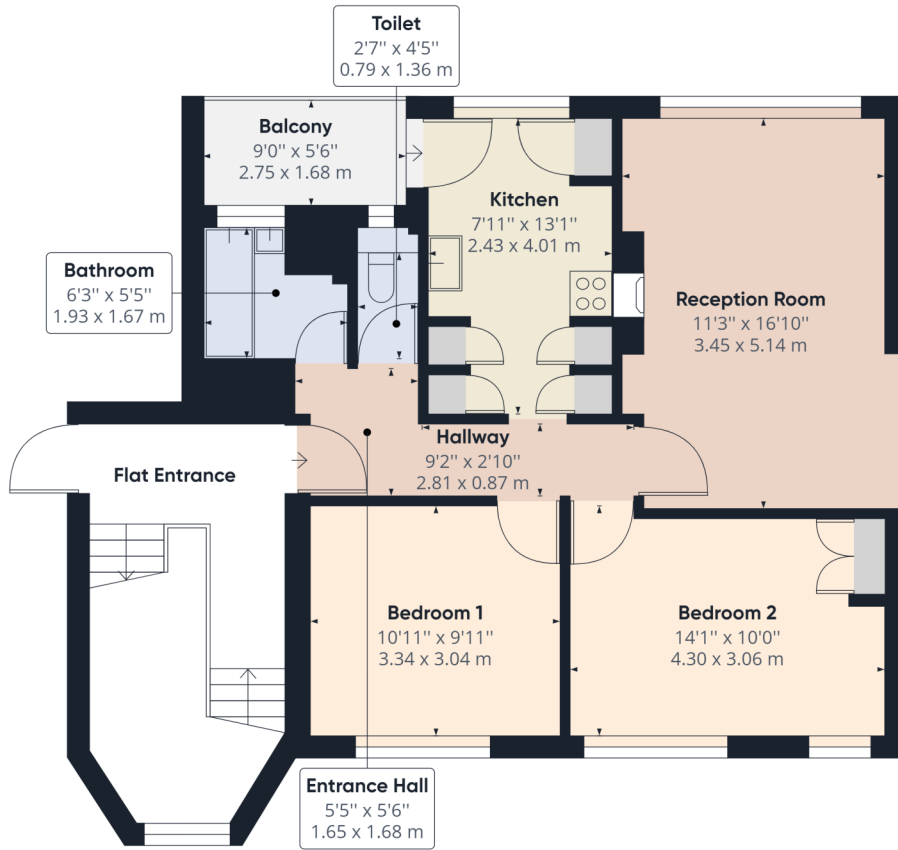


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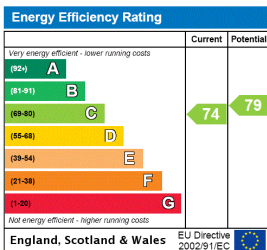
Approximate total area<sup>(1)</sup>  
662.17 ft<sup>2</sup>  
61.52 m<sup>2</sup>

(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.

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.



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See things differently

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