



Winkworth

for every step...

Salmon Street, Kingsbury, NW9

£350,000 *Offers In the Region Of*



A well-proportioned two-bedroom maisonette situated on Salmon Street in Kingsbury, NW9. The property offers practical accommodation throughout and would make an ideal home for a couple, small family or first-time buyer.

KEY FEATURES

- Spacious Two-bedroom ground floor maisonette
- One spacious reception room
- Separate fitted kitchen
- One family bathroom
- Private rear garden
- Garage



Kingsbury

020 8204 0000 | kingsbury@winkworth.co.uk

Winkworth

for every step...



DESCRIPTION

Upon entering, the property opens into a welcoming entrance hall, providing access to the main living accommodation. The spacious reception room offers a comfortable setting for relaxing, dining and entertaining, with plenty of room for a variety of furniture arrangements.

To the rear of the property is a separate kitchen, providing practical space for everyday cooking and food preparation, with convenient access towards the communal garden to the rear. The outdoor space offers an additional area for relaxing, entertaining or enjoying the communal during the warmer months.

The property is completed by a family bathroom, conveniently positioned to serve both bedrooms.

Overall, Salmon Street provides well-balanced accommodation comprising an entrance hall, spacious reception room, separate kitchen, two bedrooms, one family bathroom and communal gardens. Situated in Kingsbury, NW9, the property offers a practical layout suitable for modern family living.

Early viewing is highly recommended.





MATERIAL INFO

Tenure: Leasehold

Term: 125

Service Charge & Ground Rent: £200 per annum (The vendor has advised these figures)

Council Tax Band: D

EPC rating: C

Approximate total area⁽¹⁾258 ft²20.3 m²

Reduced headroom

13 ft²1.2 m²

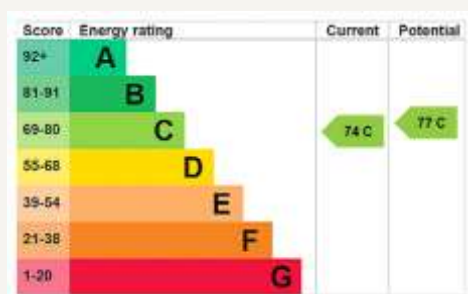
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft / 1.5 m

Calculations reference the BIC (BMS) 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360


<https://www.winkworth.co.uk/sale/property/KBS230394>

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.

Kingsbury

020 8204 0000 | kingsbury@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.