



OAK TREE DELL, LONDON, NW9

£280,000 SHARE OF FREEHOLD

1 BEDROOM PURPOSE BUILT GROUND FLOOR MAISONETTE

• **99 YEARS LEASE FROM 1975**

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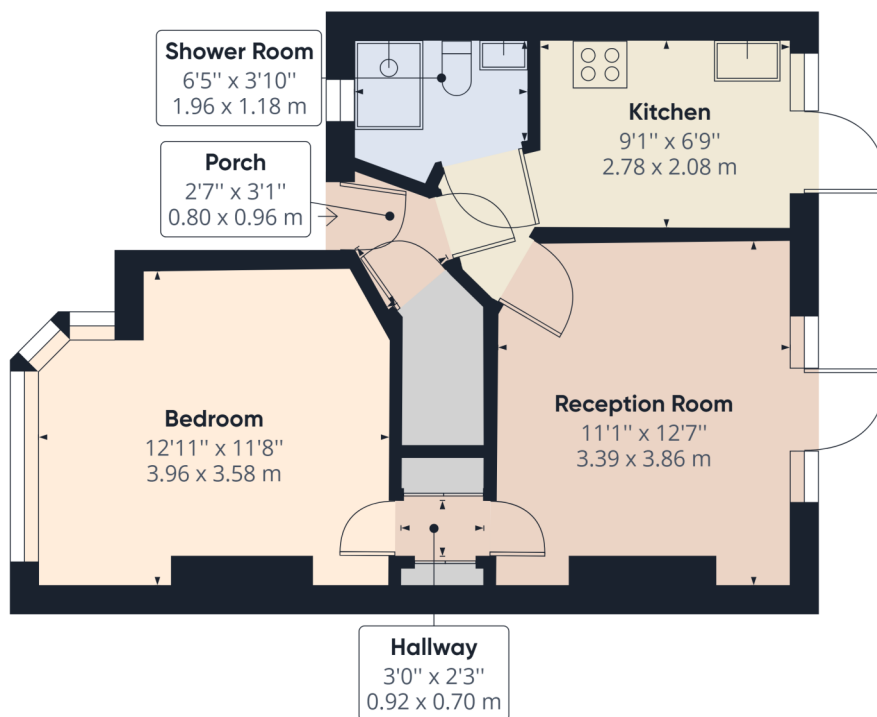
DESCRIPTION: A fantastic opportunity to acquire a ground floor 1 bedroom maisonette with a good size private garden, situated in the prime yet peaceful residence of Oak Tree Dell, Kingsbury. The property consists of 1 double bedroom, a well sized reception room, a simplistic kitchen, and a shower room. A well-kept blank canvas in need of some creativity and modernisation- ideal for a first time buyer looking to create their first home. This will also make a great purchase for a buy to let investor. Offering share of freehold tenure, the property sits within walking distance from local shops, eateries, amenities, Ofsted outstanding rated schools, Roe Green and Silver Jubilee Park, and places of worship in the local area. Commuters can enjoy a stroll to Kingsbury Underground Station (Jubilee Line) which will land you in the city in less than 30 mins. In order to appreciate the location and potential this property has to offer; an internal viewing is advised.



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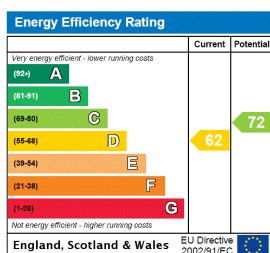
Approximate total area⁽¹⁾
434.14 ft²
40.33 m²

(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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