

UPHILL DRIVE, KINGSBURY, NW9 0BX  
**£350,000 SHARE OF FREEHOLD**

## TWO DOUBLE BEDROOMS WITH PRIVATE GARDEN, KINGSBURY

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

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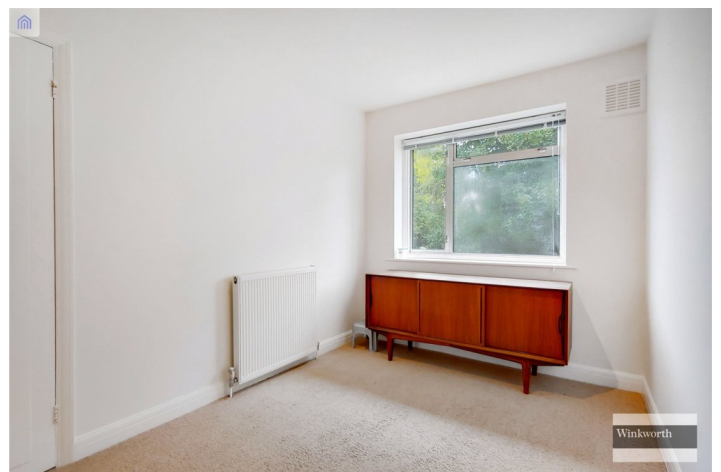
[winkworth.co.uk](http://winkworth.co.uk)





## DESCRIPTION:

Are you a first time buyer or investor? Do not miss out on this lovely opportunity to acquire this first floor maisonette ideally located near Kingsbury Station. The flat comprises of two double bedrooms, separate fitted kitchen, spacious lounge and family bathroom. Further benefits include private rear concrete garden, access to loft space and on street parking. The property is offered chain free and has a share of freehold. Must be viewed to avoid disappointment.



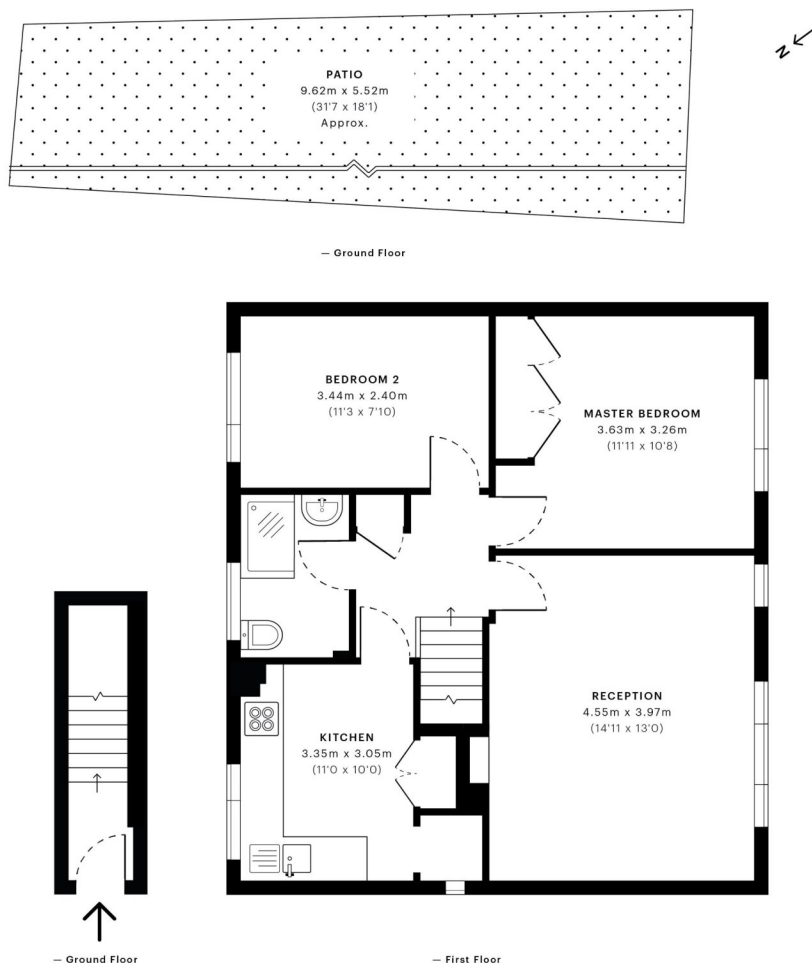
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GROSS INTERNAL AREA (GIA)  
The footprint of the property.  
59.6 Sqm / 642.1 Sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features.  
Includes washrooms, restricted head  
55.2 Sqm / 594.1 Sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
0.0 Sqm / 0.0 Sqft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5m  
0.0 Sqm / 0.0 Sqft



Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and are excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL  
59.9 Sqm / 645.0 Sqft

IPMS 3C RESIDENTIAL  
56.9 Sqm / 612.5 Sqft

SPEC ID  
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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.

