



KINGSBURY ROAD, LONDON, NW9

**GUIDE PRICE £335,000 LEASEHOLD**

**3-BEDROOM APARTMENT LOCATED IN THE HEART OF KINGSBURY**

- APPROX 100 YEARS LEASE REMAINING
- SERVICE CHARGE APPROX £1,043
- GROUND RENT TBC

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Welcome to this charming three-bedroom SECOND-FLOOR apartment above a commercial unit in the heart of the KINGSBURY, where simplicity meets practicality. The apartment has recently undergone a full refurbishment essentially making it a TURN KEY property. The living space is thoughtfully arranged to create an open and airy feel, whilst the decor is kept simple yet stylish, featuring neutral tones and comfortable furnishings that make you feel right at home. The kitchen has also been revamped with fine countertops and white goods, designed with functionality and style. Moving into the three bedrooms, you'll find ample space for peaceful relaxation. Each bedroom has been tastefully decorated with a neutral colour palette and the added bonus of newly fitted double-glazed windows with wonderful views. The family bathroom is the true highlight of this apartment, exuding a sense of luxury and tranquillity. It is beautiful with its modern fixtures, elegant tiles, and a spacious bathtub. You are also connected to multiple bus routes and transport links, KINGSBURY STATION (Jubilee Line) is virtually on the doorstep, and the North Circular and M1 are easily accessible. An Internal viewing is highly recommended.



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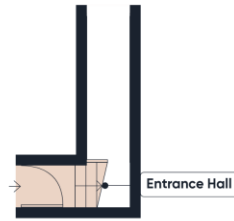




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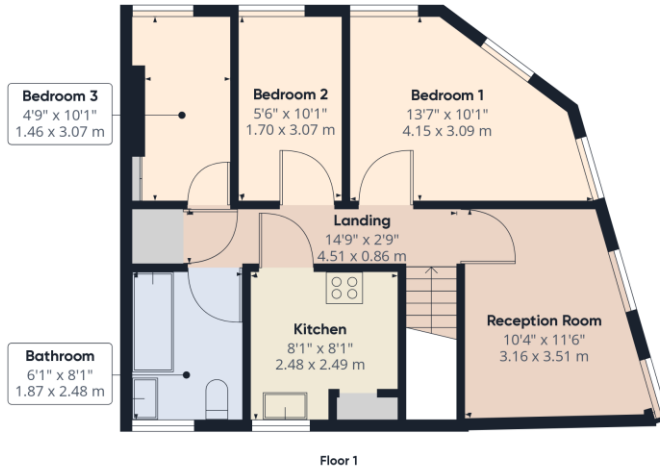
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Approximate total area<sup>8</sup>  
547.74 ft<sup>2</sup>  
50.89 m<sup>2</sup>

Ground Floor

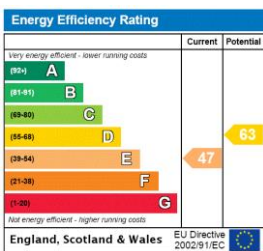


Excluding balconies and terraces

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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