



FLAT 22, MOOT COURT, FRYENT WAY, LONDON, NW9  
**OFFERS IN EXCESS OF £300,000 LEASEHOLD APPROX 91 YEARS REMAINING**

## TWO BEDROOM FLAT IN A WELL-CONNECTED LOCATION

- SERVICE CHARGE APPROX £1,200 PER ANNUM
- GROUND RENT APPROX £10 PER ANNUM

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## DESCRIPTION:

This two-bedroom flat is brimming with potential and located in an enviable location just moments from the vibrant heart of Kingsbury High Road and Underground Station which serves the Jubilee Line, perfect for commuters, investors, or first-time buyers alike. Hosting a generously sized and bright lounge, functional kitchen, two double bedrooms, a shower room and a private balcony. An internal viewing is essential.

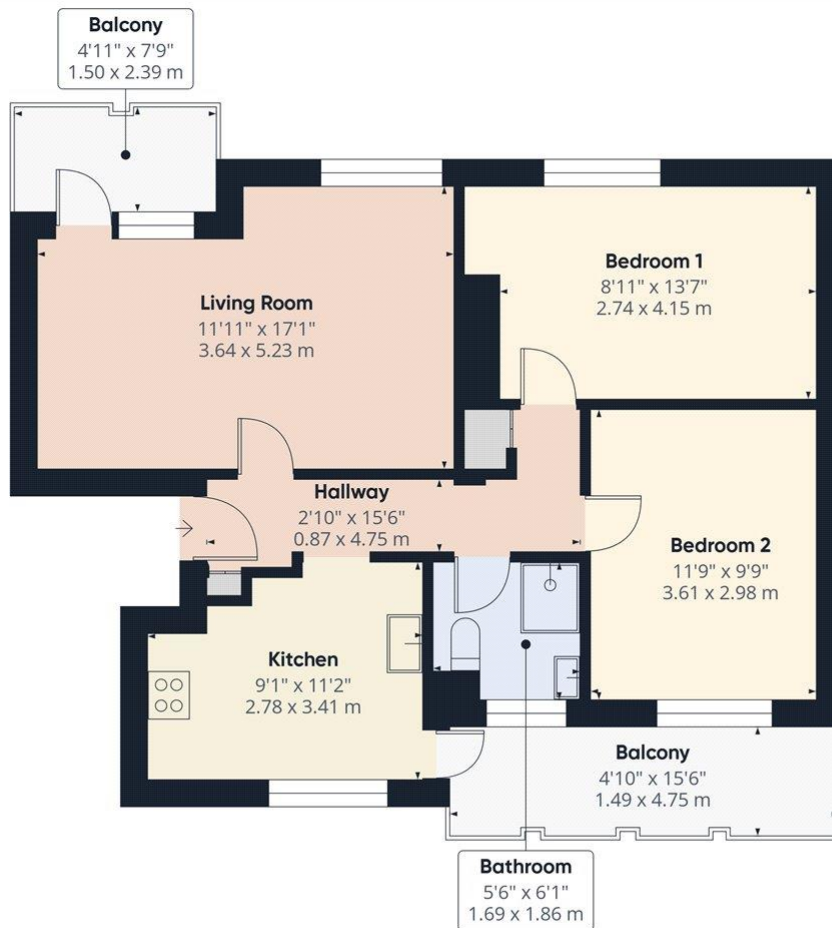




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**Approximate total area<sup>m</sup>**

614 ft<sup>2</sup>  
57.1 m<sup>2</sup>

**Balconies and terraces**

113 ft<sup>2</sup>  
10.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Leasehold**Term:** 91 year and 0 months**Service Charge:** £1200 per annum approx.**Ground Rent:** £10 per annum approx. (subject to increase)**Council Tax Band:** C – Brent

All figures that are shown were correct at the time of printing.

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