



TOWNSEND LANE, NW9
£325,000 LEASEHOLD

TWO BEDROOM GROUND FLOOR FLAT

Kingsbury | 020 8204 0000 | kingsbury@winkworth.co.uk

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DESCRIPTION:

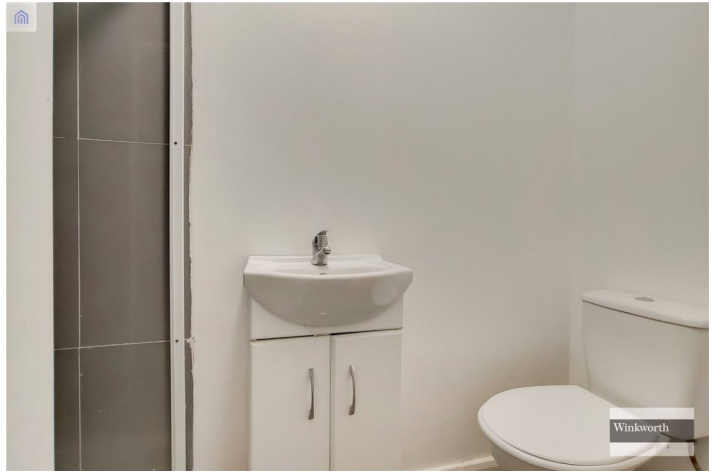
Situated on one of Kingsbury most family friendly roads, is an exclusive development of 3 apartments. The development is conveniently located just a few minutes' drive from the High Street , and serviced by Kingsbury Underground Station (Jubilee Line).

This development raises stylish yet affordable apartment living, whilst incorporating excellent standards in terms of both design excellence and innovative use of space.



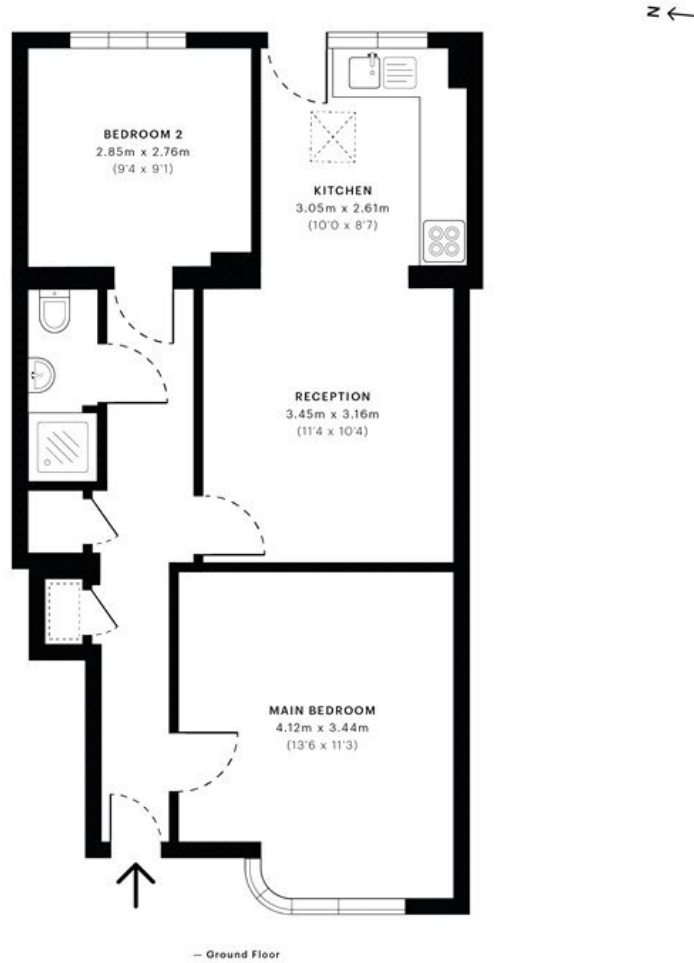
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| | | | | | | | |
|---|---|---|--|---|--|---|--|
|  | GROSS INTERNAL AREA (GIA) The footprint of the property 53.90 sqm / 580.17 sqft |  | NET INTERNAL AREA (NIA) Excludes walls and external features Includes washrooms, restricted head height 49.10 sqm / 528.51 sqft |  | EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc. 0.00 sqm / 0.00 sqft |  | RESTRICTED HEAD HEIGHT Limited use area under 1.8 m 0.43 sqm / 4.63 sqft |
|---|---|---|--|---|--|---|--|



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and 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 53.90 sqm / 580.17 sqft
IPMS 3C RESIDENTIAL 49.23 sqm / 529.91 sqft

spec id: 5f09dd1d99de620d9base2ac

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.

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | 78 | 78 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

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