



## Oak Tree Dell, Kingsbury, NW9 0AB

### Guide Price £350,000 Leasehold

- Two Bedroom Ground Floor Maisonette
- Central Heating
- Modern Fitted Kitchen
- Reception Room
- Tiled Modern Bathroom
- Own Garden & Off Street Parking
- Long Lease
- Chain Free Sale
- EPC Rating C



A Newly Refurbished Ground Floor Two Bedroom Maisonette situated in a cul de sac, convenient for both the Kingsbury Road and Edgware Road. Own Entrance, Central Heating, Modern Fitted Kitchen, Reception Room, Two Bedrooms, Tiled Bathroom. Own Rear Garden, Off Street Parking to the front. Long Lease. (Planning consent for an extension). Viewing through Sole Agents Christopher Rawlinson & Co.

## Covered Entrance

### Entrance Hall

12' 3" x 7' 5" (3.73m x 2.26m) max. L Shaped Hallway, radiator, laminate flooring. Cupboard with stopcock and plumbed for washing machine.

### Reception Room (Front)

15' 5" x 11' 11" (4.70m x 3.63m) Radiator, bay window, fireplace, wood laminate flooring.

### Modern Fitted Kitchen

9' 4" x 8' 4" (2.84m x 2.54m) Modern fitted wall and base units with tiled splashbacks, fitted AEG electric oven, AEG gas hob & extractor, stainless steel single drainer sink, AEG slimline dishwasher, radiator, boiler cupboard, double glazed window and door to garden.

### Bedroom One (Rear)

13' 6" x 12' 0" (4.11m x 3.66m) Radiator, fireplace, wood laminate flooring, double glazed window.

### Bedroom Two (Front)

10' 2" x 8' 5" (3.10m x 2.57m) Radiator, wood laminate flooring, window.

### Tiled Modern Bathroom

5' 7" x 5' 3" (1.70m x 1.60m) Bath with overhead shower & glass screen, wc, wash hand basin, chrome towel radiator, double glazed window, tiled walls and floor.

### Own Rear Garden

Lawn, shed, side access.

### Off Street Parking to the Front

## Additional Information

Lease Term 267 years from 24 June 1934  
Lease Term Remaining 176 years  
Ground Rent of approximately £150.00 per annum

Local Authority - Brent  
Council Tax Band: C - Annual Price: £1,810

Floor Area - 592 ft<sup>2</sup> / 55 m<sup>2</sup>  
(We are advised that the property has planning permission for an extension to the rear).

Mobile coverage O2  
Broadband - Basic 15 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps  
Satellite / Fibre TV Availability - BT and Sky

## DISCLAIMER

Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you please contact our office and we will be pleased to verify any information. Property particulars are prepared as a guide, and are not intended to constitute part of an offer or contract. We have not carried out a survey and the services and appliances have not been tested. Measurements have been taken using a sonic measure and may be subject to a 6" margin of error. Lease details, service charges and ground rent are given as a guide only and should be checked and confirmed by your Solicitor prior to an exchange of contracts.



