



# MISCHA & CO

Sales • Lettings • Legal & Financial Services



**FOR SALE**

## Moot Court, Fryent Way, London NW9 9RY

LOCATION LOCATION LOCATION!!!

Simply put, one of the best locations to invest in, this 3 bedroom 2nd-floor apartment offers an ideal opportunity to be acquired by either a first time buyer or a buy to let investor. The property briefly comprises a reception room, kitchen, 3 bedrooms, family bathroom, plenty of storage, 2 balconies, and communal gardens. Located right on Kingsbury roundabout, you will never be far from amenities such as shops, banks, and transport links like the Jubilee Line and various bus routes. The property is available chain free.

Hurry, don't wait, call Mischa & Co now to book your tour!

Council Tax Band C (Brent) and EPC rating D (57).

The lease is 125 years from 12/02/1990, currently at 91 years.

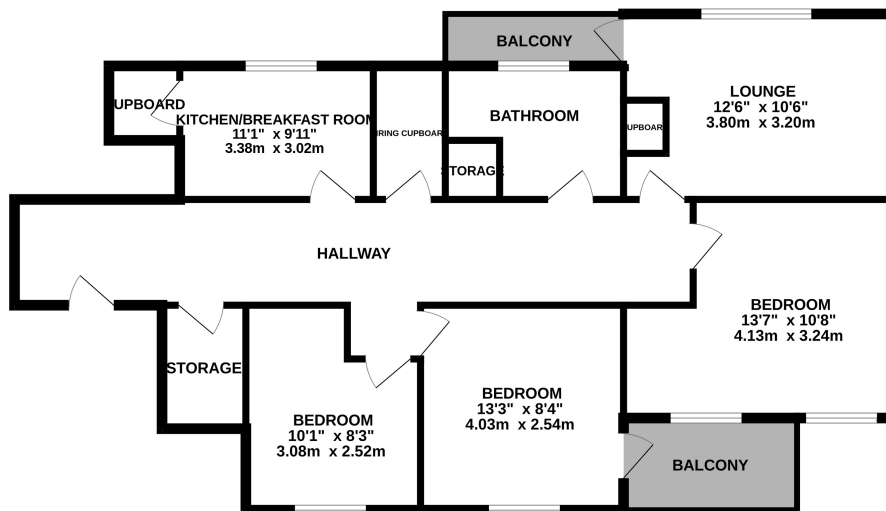
Energy Efficiency Rating		Current	Potential
Most energy efficient - lowest running costs			
105+	A		
81-104	B		
62-80	C		
45-61	D	57	66
29-44	E		
13-28	F		
1-12	G		
Most energy efficient - higher running costs			
England, Scotland & Wales			

# £375,000 Leasehold

4 North Parade, Mollison Way, Edgware, HA8 5QH  
E: info@mischaandco.com T: 0208 951 5000

## Floorplan

1003 sq.ft. (93.2 sq.m.) approx.



TOTAL FLOOR AREA - 1003 sq.ft. (93.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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NB: Please note that all fittings, kitchen appliances and heating systems have not been tested by Mishca & Co Sales & Lettings. Whilst we endeavour to make our sales details accurate and reliable. Room sizes should not be relied upon for carpets and furnishings. If there is any point, which is of particular important to you, please contact our office and we will be pleased to verify any information for you. Do so particularly if contemplating travelling some distance to view this property.

