



Kingsbury Road, KINGSBURY NW9 8UG

*** NOTHING TO DO INSIDE - JUST MOVE IN ***

We are delighted to offer this 2 bedroom second floor flat, located in the popular residential area of Kingsbury. The property is within easy reach of Kingsbury Station (Jubilee Line) as well as several bus links, schools and all other local amenities. Having been fully redecorated throughout by the current vendors, and maintained to a high standard, this home is in exceptional condition. The property consists of spacious lounge, 2 good sized bedrooms, fitted kitchen with integrated appliances, 3 piece bathroom with room for a washing machine and dryer, with added benefits of double glazing and a gas central heating system.

Do not hesitate, CALL the Vendor's Sole Agents, Mischa & Co, Now!!

Council Tax Band C (Brent) and EPC rating D (58).

Lease Term: 125 years (less 10 days) from 29/09/1979 - 81 years remaining.

Energy Efficiency Rating		Current	Potential
100%	A		
(91-95)	B		
(81-90)	C		
(69-80)	D	58	65
(55-68)	E		
(35-54)	F		
1	G		

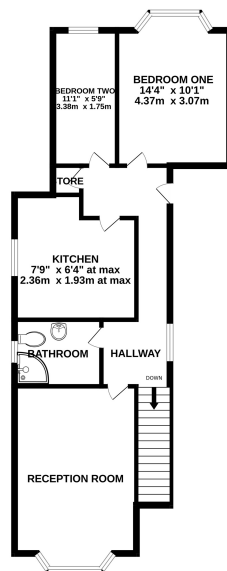
For energy efficient - lower running costs
For energy efficient - higher running costs
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£260,000 Leasehold

4 North Parade, Mollison Way, Edgware, HA8 5QH
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Floorplan

645 sq.ft. (59.9 sq.m.) approx.



TOTAL FLOOR AREA: 645 sq.ft. (59.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, walls, 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 is made with respect to their condition or reliability, only as shown.



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.

