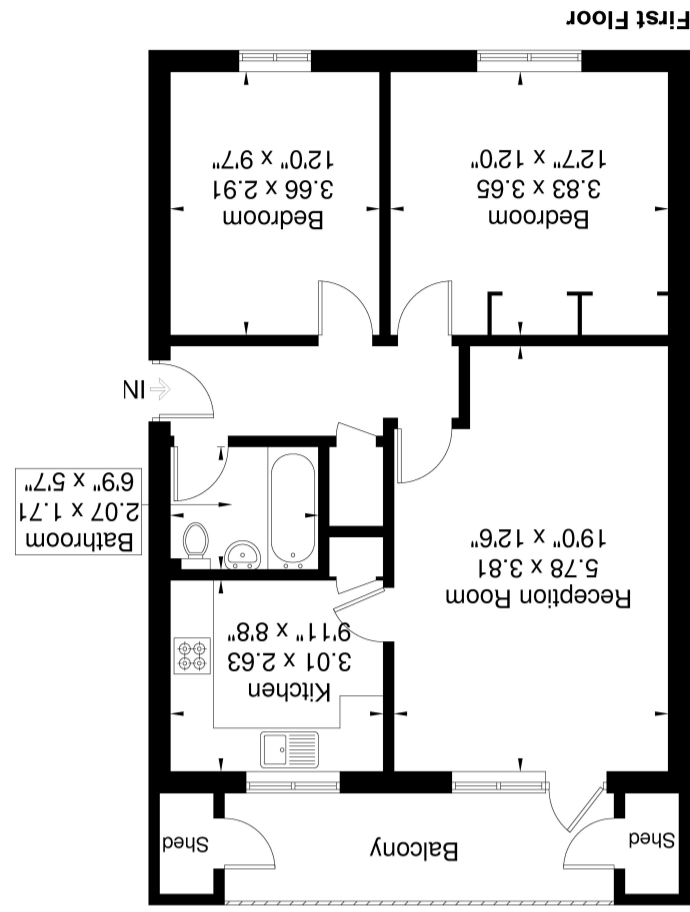


England, Scotland & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92+)
A	(81-91)
B	(69-80)
C	(55-68)
D	(39-54)
E	(21-38)
F	(1-20)
G	(1-20)
Not energy efficient - higher running costs	
Current	Potential
78	78

Although every attempt has been made to ensure accuracy, all measurements are approximate. The floorplan is for illustrative purposes only and not to scale.
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Approximate Gross Internal Area = 66.9 sq m / 720 sq ft



59 Abbeyfields Close, Hanger Lane, London. NW10
 7EG. £399,000

This spacious first-floor flat featuring two well-proportioned double bedrooms. There is a large reception room, which opens onto a full-width private balcony with valuable storage, overlooking a beautifully maintained communal garden. Located within the Abbeyfields Close development, residents benefit from allocated off-street parking and dedicated bike storage, adding convenience to this well maintained development.

The property benefits also from being sold with No onward chain.

Conveniently situated just off Twyford Abbey Road, this property offers excellent connectivity for commuters. It is within easy reach of Hanger Lane (Central Line) and Park Royal (Piccadilly Line) underground stations, providing swift access to central London and beyond. For those traveling by car, the nearby A40 and North Circular Road offer quick and efficient routes across the city, making this an ideal location.

Reception

19' 0" x 12' 6" (5.79m x 3.81m) Rear aspect double glazed window and door to balcony , two radiators, laminate floor

Kitchen

9' 11" x 8' 8" (3.02m x 2.64m) Rear aspect double glazed window, range of eye and base level units with gas hob oven under and extractor hood over, one and half bowl sink, plumbing and space for washing machine, wall mounted boiler, larder cupboard

Bedroom 1

12' 7" x 12' 0" (3.84m x 3.66m) Front aspect double glazed window, large fitted wardrobes, laminate floor, radiator, ceiling light with fan

Bedroom 2

12' 0" x 9' 7" (3.66m x 2.92m) Front aspect double glazed window, radiator, laminate floor

Bathroom

Panel enclosed bath with shower, pedestal wash hand basin, low level WC, tiled walls and floor extractor fan, heated towel rail

Outside

Balcony overlooking communal gardens with two storage cupboards
Allocated parking space for one car

