



**FOR SALE**



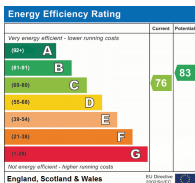
## Campbell Court, Church Lane, London NW9

We are elated to market this first floor 2 bedroom flat located off Kingsbury Road. The flat comprises of a spacious lounge, two double bedrooms, fitted kitchen and a three piece bathroom. It is fully double glazed with gas central heating. The property also benefits from two balconies and a first come first serve off street parking.

In addition, it is within walking distance to all local amenities and bus routes to Kingsbury Station (Jubilee Line) and Wembley Park Station (Jubilee and Metropolitan Lines).

What are you waiting for, book your tour NOW!

- Lease: 88 years remaining.
- Service Charge & Ground Rent: £125.64 per month.
- EPC rating C

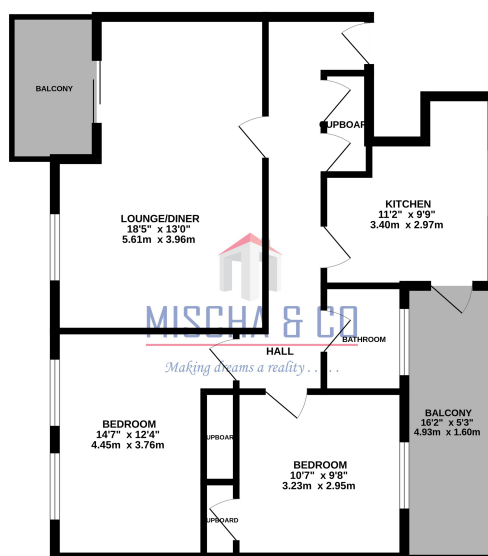


## Offers in Region of £299,950 Leasehold

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

FIRST FLOOR  
689 sq.ft. (64.0 sq.m.) approx.



TOTAL FLOOR AREA - 689 sq.ft. (64.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The actual, square and cubic contents have not been tested and no guarantee as to their suitability 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.