



Ferndene, Slough Lane, Kingsbury, NW9 8YE

£250,000 Leasehold

- Split Level One Bedroom Flat
- Central Heating & Double Glazing
- Living Room with balcony
- Open Plan Modern Fitted Kitchen
- En Suite Shower Room / WC
- Garage
- Ideal First Time Buy
- EPC Rating E



We are delighted to offer for sale this One Bedroom Split Level Flat, situated within easy reach of Kingsbury's shopping & transport facilities. Central Heating, Double Glazing, Open Plan Living Room with Modern Fitted Kitchen, Bedroom with En Suite Shower Room / WC. Garage. Ideal First Time Buy.

Entrance

Stairs to First Floor.

Lounge/Diner

23' 0" x 10' 0" (7.01m x 3.05m) Radiator, parquet wood flooring, storage cupboard, double glazed windows and door to balcony.

Open Plan Modern Kitchen

10' 5" x 7' 10" (3.17m x 2.39m) Fitted wall and base units with granite worktops, electric oven, hob, extractor, plumbed for washing machine, tiled floor, double glazed window.

Stairs to Second Floor

Bedroom

12' 1" x 10' 4" (3.68m x 3.15m) Radiator, double glazed window, door to En Suite:

En Suite Shower Room / WC

10' 4" x 5' 4" (3.15m x 1.63m) Large walk-in shower with glass screen, tiled walls, wash hand basin, wc, two skylights.

Own Garage

Garage in block to the rear of Communal Gardens.

Lease

125 years from 1/1/1982. (82 years unexpired). (tbc)
Service Charges £168. 71p monthly. (tbc)
Ground Rent to be advised.

Additional Information

Council Tax Band C. £1710. 62p London Borough of Brent.
Mobile coverage - EE, Three, O2
Broadband- Basic 14 Mbps and Superfast 80 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. Photos are from our library. 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82+)	A		
(61-81)	B		
(39-60)	C		
(22-54)	D		
(9-48)	E	53	
(1-20)	F		
(1-20)	G		70
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

