

## **KINGFISHER WAY, LONDON, NW10 8TQ**



EPC Rating: C

A one bedroom second floor flat located in this purpose built development constructed circa 1990's by Laing Homes

This property offers spacious accommodation and would suit either home ownership or buy-to-let investment

- Double glazed windows
- Economy 7 heating
- Fitted kitchen
- One bedroom
- Chain free sale
- Ideal for first time buyers & Investors
- Gross internal floor area of 469 sq ft (44 sq m) approximately
- Own parking space
- The property is located within a quarter of a mile approximately of Neasden Swaminarayan Temple and within half a mile approximately of Ikea furniture store and Brent Park Tesco Superstore
- The nearest stations are Neasden (Jubilee Line) or Stonebridge Park (Bakerloo Line)

**PRICE: .....£220,000.....LEASEHOLD**

**KINGFISHER WAY, LONDON, NW10 8TQ (CONTINUED)**

The accommodation is arranged as follows:

**Second Floor:**

**Entrance Hall:** Entry phone. Built-in cupboard. Additional airing cupboard.

**Lounge (rear):** 18'11" x 12'7" (5.77m x 3.83m). Double glazed window. Arch to kitchen.

**Kitchen:** 7'10" x 7'1" (2.40m x 2.15m). Double glazed window. Fitted with a range of wall and base cupboards with tiled surrounds. Sink unit with mixer tap. Built-in electric hob with oven below and extractor hood above hob. Plumbing for washing machine. Space for fridge freezer. Tiled splashbacks.

**Bedroom:** 10'1" x 8'5" (3.07m x 2.57m). Double glazed window.

**Bathroom/WC:** 6'9" x 5'7" (2.07m x 1.70m). Panelled bath with mixer tap and shower attachment. Pedestal wash hand basin. Low level WC. Tiling to floor and walls. Medicine cabinet.

**Lease:** 125 years from 1 July 1993, having approximately 93 years remaining.

**Service Charge:** £2,000 p.a.

**Ground rent:** £120 p.a.

**Council Tax:** Band C

<b><u>PRICE:</u></b>	<b><u>£220,000</u></b>	<b><u>LEASEHOLD</u></b>
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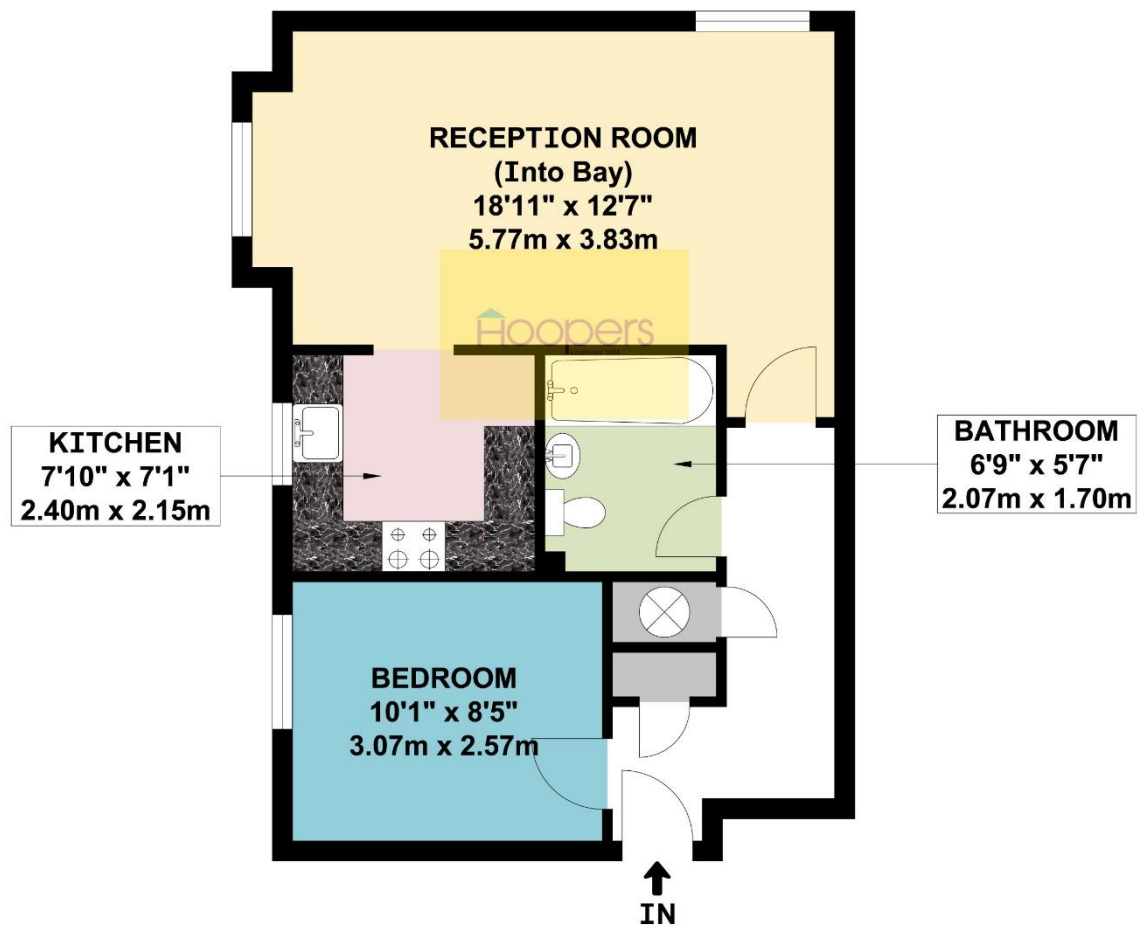
**VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.**

If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot be guaranteed. We have not checked the operational condition of the services connected/wiring/appliances at the property and as such offer no warranties thereto. All distances mentioned to and from local amenities are approximate and based on particular routes.

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LONDON NW10**



**SECOND FLOOR FLAT**

**APPROX. GROSS INTERNAL FLOOR AREA 466.40 SQ. FT / 43.33 SQ. M**

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN 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.  
FLOOR PLANS ARE NOT DONE TO "SCALE".