

TUDOR GARDENS, KINSBURY, NW9 8RL



EPC Rating: D

We are delighted to bring to the market a spacious first floor flat converted from a two storey 1930's built semi-detached house and located in this popular residential road.

The property is in ready to move into condition and viewing is highly recommended. Benefits include:-

- Gas central heating
- Double glazed windows
- Shared rear garden
- Off street parking to front
- Spacious lounge/kitchen
- Share of freehold
- Lease over 990 years
- Gross internal floor area of 604 sq ft (56 sq m) approximately
- The nearest Station is Wembley Park (Metropolitan and Jubilee Line trains)

PRICE:Offers in excess of £400,000.....SHARE OF FREEHOLD

TUDOR GARDENS, KINGSBURY, NW9 8RL (CONTINUED)

The accommodation is arranged as follows:

Internal staircase to:

First Floor:

Landing: Hatch to loft space (not inspected).

Lounge/Kitchen: 18'0" x 11'7" (5.46m x 3.54m). Wood flooring. Double aspect double glazed windows. Fitted kitchen with eye level wall mounted cabinets and matching base cabinets with work surfaces above and tiled surrounds. Plumbed for washing machine. Space for fridge/freezer. Sink unit. Built-in gas hob with oven below and extractor hood above hob.

Bedroom 1 (front): 12'0" x 11'7" (3.65m x 3.53m). Double glazed window. Fitted wardrobes.

Bedroom 2 (rear): 11'4" x 9'3" (3.46m x 2.81m). Double glazed window.

Shower/WC: 6'10" x 6'0" (2.09m x 1.80m). Corner shower cubicle. Vanity wash hand basin with cupboards below. Low level WC. Double glazed window. Tiling to walls and flooring.

External Features: Off street parking to front. Own rear garden measuring some 36' approximately in length.

Lease: 999 years from 10 August 2017 thus having approximately 992 years remaining.

Ground Rent: Nil

Service Charge: Nil

Council Tax: Band C.

PRICE: Offers in excess of £400,000 SHARE OF FREEHOLD

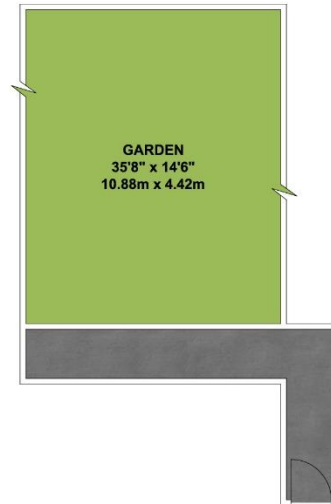
VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' AGENTS, HOOPERS, AS ABOVE.

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.

TUDOR GARDENS, KINGSBURY, NW9 8RL (CONTINUED)

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**TUDOR GARDENS
LONDON NW9**



APPROX. GROSS INTERNAL FLOOR AREA 604.07 SQ. FT / 56.12 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".