



## Church Lane, Kingsbury, NW9 8SN

£1,450 pcm

- Three Bedroom Flat above shops
- Newly Decorated & Carpeted
- Fitted Kitchen
- Living Room
- Two Bathrooms
- EPC Rating



We are delighted to offer for Rent this Newly Decorated Three Bedroom Flat situated above shopping facilities, convenient for Kingsbury's transport, schools and parkland.

This first & second floor flat benefits double glazing, central heating and new carpets. Fitted Kitchen, Living Room, Three Bedrooms, Two Bathrooms. References Essential.

## Own Entrance

Stairs to First Floor Landing

## Living Room (Front)

17' 1" x 11' 9" (5.21m x 3.58m) Radiator, new carpet, double glazed bay window.

## Bedroom One (Rear)

12' 5" x 11' 10" (3.78m x 3.61m) Radiator, new carpet, double glazed door to balcony.

## Bedroom Two (Front)

6' 6" x 6' 2" (1.98m x 1.88m) Radiator, double glazed window.

## Bathroom

8' 1" x 6' 1" (2.46m x 1.85m) Bath with overhead shower, wash hand basin with mixer tap, low level wc, tiled floor, double glazed window.

## Stairs to Second Floor Landing

## Fitted Kitchen

12' 3" x 7' 0" (3.73m x 2.13m) Fitted wall and base units with tiled splashbacks, single drainer sink with mixer tap, stainless steel 5 ring gas hob, electric oven, stainless steel extractor, washing machine, double glazed window.

## Bedroom Three (Front)

11' 5" x 10' 6" (3.48m x 3.20m) Radiator, new carpet, double glazed window, door to En Suite Bathroom:

## En Suite Bathroom

7' 0" x 4' 9" (2.13m x 1.45m) Bath with overhead shower, wash hand basin with mixer tap, low level wc, tiled floor, radiator, double glazed window to rear.

## DISCLAIMER

Whilst we endeavour to make our 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. Measurements have been taken using a sonic measure and may be subject to a 6" margin of error.