

KINGFISHER WAY, LONDON, NW10 8TQ



EPC Rating: C

A one bedroom third (top) 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:£275,000.....LEASEHOLD

KINGFISHER WAY, LONDON, NW10 8TQ (CONTINUED)

The accommodation is arranged as follows:

Third (top) Floor

Entrance Hall: Entry phone. Built-in cupboard. Additional airing cupboard. Access to own loft area (not inspected).

Lounge (rear): 12'9" x 19'0" (3.9m x 5.8m). Double glazed window. Arch to kitchen.

Kitchen: 7'11" x 7'0" (2.4m x 2.1m). Double glazed window. Fitted with a range of eye level wall mounted cabinets and matching base cabinets with work surfaces above and tiled surrounds. Sink unit with mixer tap. Built-in ceramic hob with oven below and extractor hood above hob. Plumbing for washing machine. Space for fridge freezer. Tiled splashbacks.

Bedroom: 9'11" x 8'6" (3.0m x 2.6m). Double glazed window.

Bathroom/WC: 7'0" x 5'6" (2.1m x 1.7m). Panelled bath with mixer tap and shower attachment with shower curtain and rail. Pedestal wash hand basin. Low level WC. Tiling to floor and walls. Medicine cabinet.

Lease: 125 years from July 1993, having approximately 100 years remaining.

Service Charge: To be confirmed, but estimated to be in the region of £1,200 p.a.

Ground rent: £0

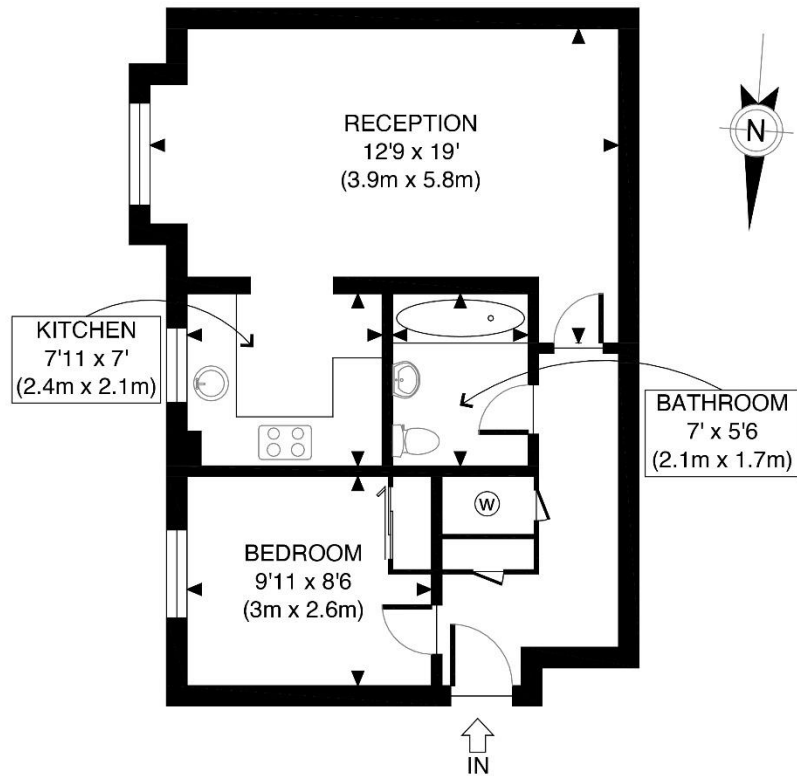
PRICE: £275,000 LEASEHOLD

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.

KINGFISHER WAY, LONDON, NW10 8TQ (CONTINUED)



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GROSS INTERNAL
FLOOR AREA 469 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 469 SQ FT / 44 SQM

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

Kingfisher Way

date 20/07/23

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