



ESTATE & LETTINGS AGENTS

Moot Court, Kingsbury, NW9



FOR SALE £300,000 Leasehold

Major Estates Harrow LTD ~ 77 High Street, Wealdstone, Harrow, HA3 5DQ
T: 020 8424 8686 ~ E: sales@majorestate.com ~ www.majorestate.com

Spacious 2-Bedroom Ground Floor Flat in Prime Kingsbury Location

Ideally situated just moments from Kingsbury High Street and Underground Station, this purpose-built ground floor flat offers a fantastic opportunity for first-time buyers or savvy investors. Set within a well-maintained development, the property benefits from a secure entry system and access to attractive communal gardens.

Inside, the accommodation comprises a bright and generously sized living room, two double bedrooms, a fitted kitchen, and a family bathroom. While the flat would benefit from updating and modernisation, it provides a solid canvas to add your own style and value.

Additional perks include first-come, first-served off-street parking, a long lease with approximately 93 years remaining, and a manageable service charge of £120.00 per month.

Don't miss the chance to own this well-located flat with excellent transport links and amenities right on your doorstep.



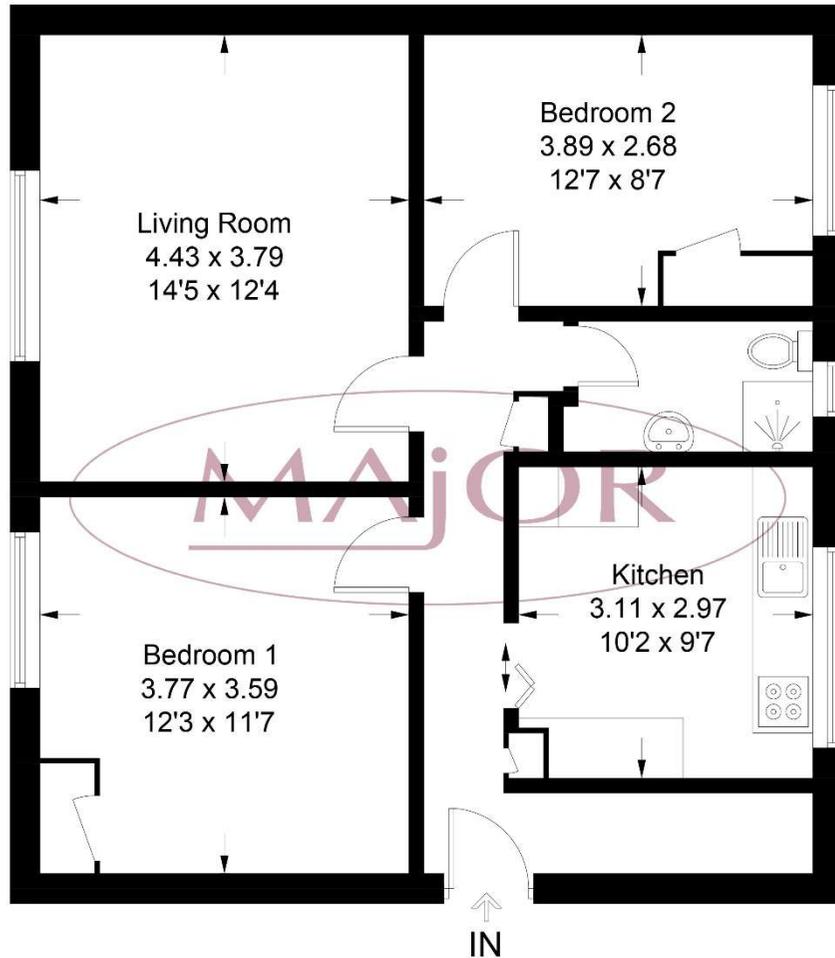
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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Floor Plan



Approximate Gross Internal Area = 64.8 sq m / 697 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1214769)

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Disclaimer

The property particulars are produced in good faith based upon information from the vendor and access for visual appraisal to provide a fair description of the property for the guidance of intending purchasers. These should not be construed as a contract or offer. All details and measurements are approximate and are only a general guide. Any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Please note, we have not tested the bathroom fittings, kitchen appliances, central heating or electrical systems. If there is any point which is of particular importance to you, we will be pleased to see if we can get more information. Life assurance may be required. Written quotations available.

Mortgages

For a competitive, free, no obligation Mortgage quotation please contact our independent, in-house, whole of market FCA registered Mortgage adviser on 020 8424 8686. We deal with the whole market to find the appropriate residential or buy to let Mortgage deals according to your personal circumstances and subject to status.

Your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it.



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