



## CHURCH LANE

LONDON, NW9

£260,000  
LEASEHOLD

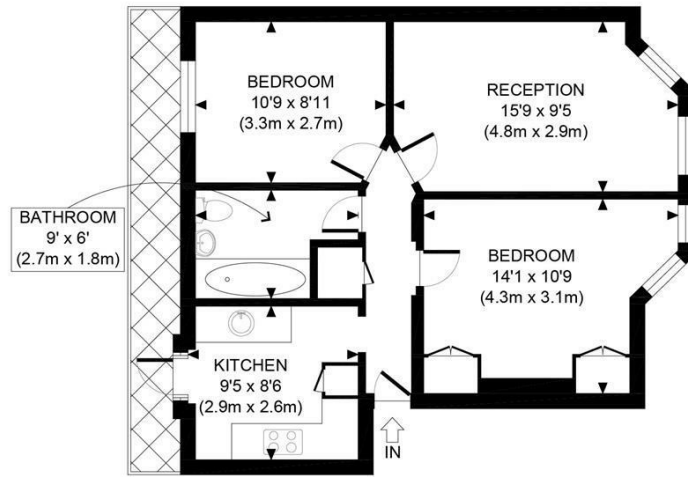
Situated on Church Lane, this first-floor flat is set within a well-established purpose-built block surrounded by communal grounds and close to a range of local amenities.

Accessed via an entryphone system, the property opens into a hallway with useful storage. All rooms lead off the hall, including a bright reception room with space for both living and dining, a fitted kitchen with ample cupboard storage and access to the communal gardens, two double bedrooms, and a bathroom.

The development benefits from an on-site caretaker and well-maintained grounds.

Church Lane offers a selection of shops, eateries, bus routes, and healthcare facilities. Fryent Primary School, Oliver Goldsmith Primary School, and Silver Jubilee Park are all within easy reach, while Fryent Country Park and the Welsh

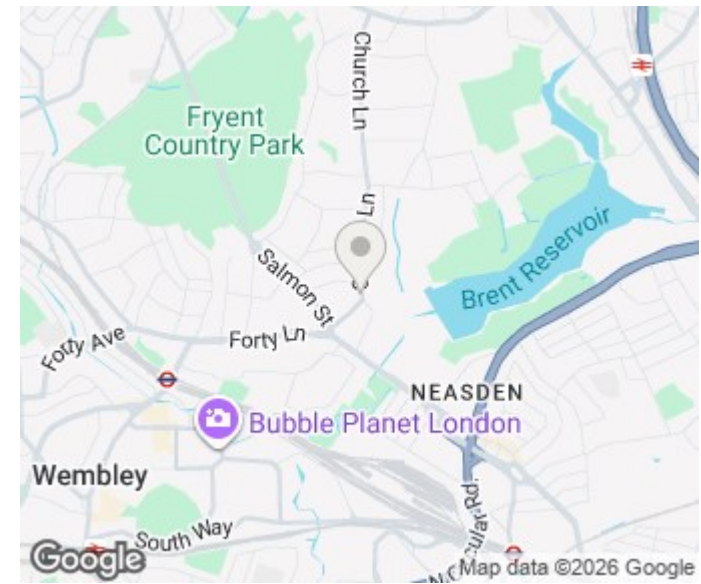
**PMP** | INTERNATIONAL



FIRST FLOOR  
 GROSS INTERNAL  
 FLOOR AREA 559 SQ FT



<p><b>APPROX. GROSS INTERNAL FLOOR AREA 559 SQ FT / 52 SQM</b></p> <p>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</p>	<p><b>Barons Court</b></p> <p>date 12/05/26</p> <p><b>photoplan</b> </p>
---	--



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

London  
 PMP International  
 94 Belsize Lane  
 Belsize Park  
 London  
 NW3 5BE

020 7701 2878  
 info@pmpi.co.uk  
 www.pmpi.co.uk

**PMP** | INTERNATIONAL