

Asking Price £539,995
Hay Lane, Kingsbury



 3
Bedrooms

 1
Bathroom

211 Edgware Rd, London, NW9 6LP |
colindale@warrenbradleystates.co.uk

020 8200 7007

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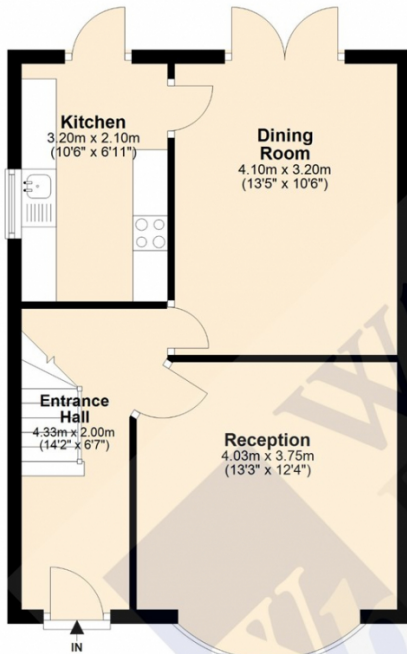
Warren Bradley Estates are delighted to offer for sale as the vendors SOLE AGENTS this spacious 3 bedroom semi detached family home located on Hay Lane. The property benefits from two reception rooms, a fitted kitchen, 3 spacious bedrooms, a tiled bathroom, loft room, large rear garden and off street parking for at least 2 cars to the front.

Located in a highly desirable area close to all local amenities including fantastic schools, transport links, shopping facilities and green spaces.

In need of modernisation and with the option available for extension subject to planning permission, an internal viewing is highly recommended.

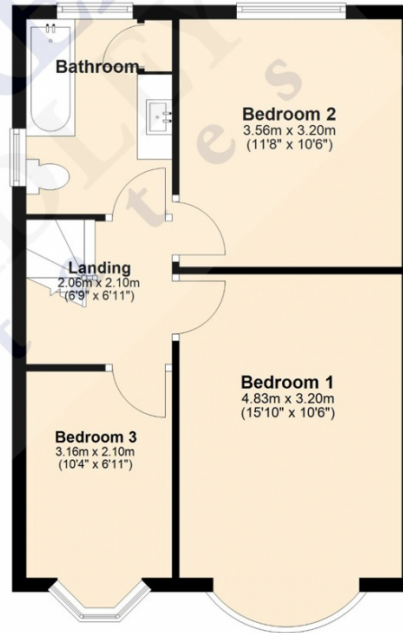
Ground Floor

Approx. 42.2 sq. metres (454.1 sq. feet)



First Floor

Approx. 42.6 sq. metres (458.9 sq. feet)



Total area: approx. 84.8 sq. metres (913.0 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		80
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Address: London, NW9

