



*ESTATE & LETTINGS AGENTS*

## Roe Green, London, NW9



**FOR SALE £299,950 Leasehold**

Major Estates Harrow LTD ~ 77 High Street, Wealdstone, Harrow, HA3 5DQ  
T: 020 8424 8686 ~ E: [sales@majorestate.com](mailto:sales@majorestate.com) ~ [www.majorestate.com](http://www.majorestate.com)

Major Estates are delighted to offer for sale this larger-than-average two double bedroom flat, ideally situated in Kingsbury, approximately three-quarters of a mile from Kingsbury Station.

The property boasts a spacious living room, two well-proportioned double bedrooms, a fitted kitchen, and a family bathroom. While the flat would benefit from some modernisation, it presents an excellent opportunity for buyers to put their own stamp on it and create a home tailored to their taste.

Additional benefits include a private garage and access to well-maintained communal gardens. The property comes with a long lease of 182 years remaining, a service charge of approximately £80.00 per month, and a ground rent of just £10.00 per annum.

This property is ideal for first-time buyers or investors alike. Offered chain free and available for immediate viewings.

**Key Features:**

- Larger-than-average two double bedroom flat
- Located approx.  $\frac{3}{4}$  mile from Kingsbury Station
- Spacious living room
- Two good-sized double bedrooms
- Fitted kitchen
- Family bathroom
- Requires modernisation – great potential
- Private garage
- Communal gardens
- Long lease: 182 years remaining
- Service charge: approx. £80.00 per month
- Ground rent: £10.00 per annum
- Ideal for first-time buyers or investors
- Chain free
- Available for immediate viewings

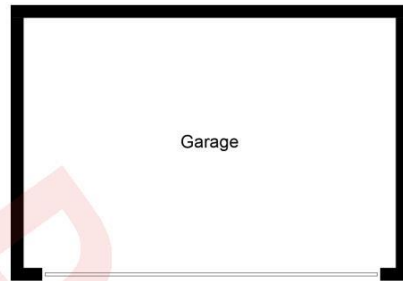


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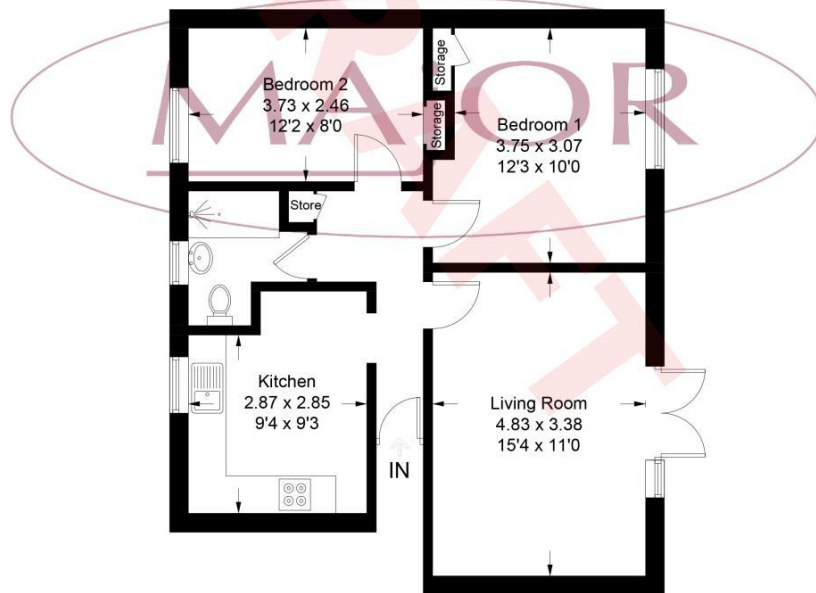


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## Floor Plan



(Not Shown In Actual Location / Orientation)



Approximate Gross Internal Area = 58.9 sq m / 634 sq ft  
Garage = 23.8 sq m / 256 sq ft  
Total = 82.7 sq m / 890 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1292928)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## **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.

