

LEASEHOLD



Flat (EPC Rating: E)

14 FERNDENE, 123 SLOUGH LANE,  
KINGSBURY, NW9 8YE  
Offers Over  
**£220,000**



**HAYMILLS**  
Expertise Experience Engagement



E

# 1 Bedroom Flat located in 123 Slough Lane

ONE BEDROOM split level apartment features gas central heating, double glazed windows, balcony, en-suite shower room, fitted kitchen, communal gardens and garage. Located in a much sought after location within half a mile of Kingsbury High Road for multiple shopping facilities and transport links by both bus and tube, green spaces at Roe Green Park and Fryant Country Park. Early viewing is advised to avoid disappointment.

Lease 125 years from 1 January 1982

Service charge £1,800 PA as advised by the vendor

Ground rent £10 PA

Council Tax: Band C £1,896.13

## COMMUNAL STAIRS

Leading to...

## FRONT DOOR

Panelled double glazed door leading to...

## OPEN PLAN KITCHEN

Ceramic tiled floor, modern fitted kitchen, units to eye and base level with ample worktop surfaces. single sink drainage unit with mixer tap surrounded by black granite worktops. Electric hob with extractor hood above and integrated electric oven below. Combi boiler system, plumbing for washing machine and side aspect double glazed window and spotlights.

## RECEPTION ROOM

Wood flooring, large under stairs storage cupboard, radiator, skirting boards, 2x skylights, tall radiator and spotlights. Side aspect double glazed windows, rear aspect double glazed windows with double glazed door leading to ...

## BALCONY

Overlooking communal entrance and pathway.

## STAIRWAY

Carpeted staircase with smoke alarm above leading to...

## BEDROOM

Carpeted floor, rear aspect double glazed windows, skirting boards, fitted cupboards and spotlights.

## EN-SUITE SHOWER ROOM

Wood flooring, vanity hand wash basin, Low level WC, panel enclosed shower with shower curtain, part tiled walls, stainless steel towel radiator, 2 x skylights, fitted cupboards and spotlights.

## GARAGE

This flat comes with a garage situated in a near by block.

## COMMUNAL GARDENS

## SERVICE CHARGE

We have been advised by the vendor the service charge is £1400 per year. We have not seen the documentation. We have not seen the documentation.

## GROUND RENT

We have been advised by the owner that the ground rent is approximately £10 per year. We have not seen the documentation.

## LEASE

We have been advised by the vendor that the lease is approximately 97 years remaining. We have not seen the documentation.

## COUNCIL TAX

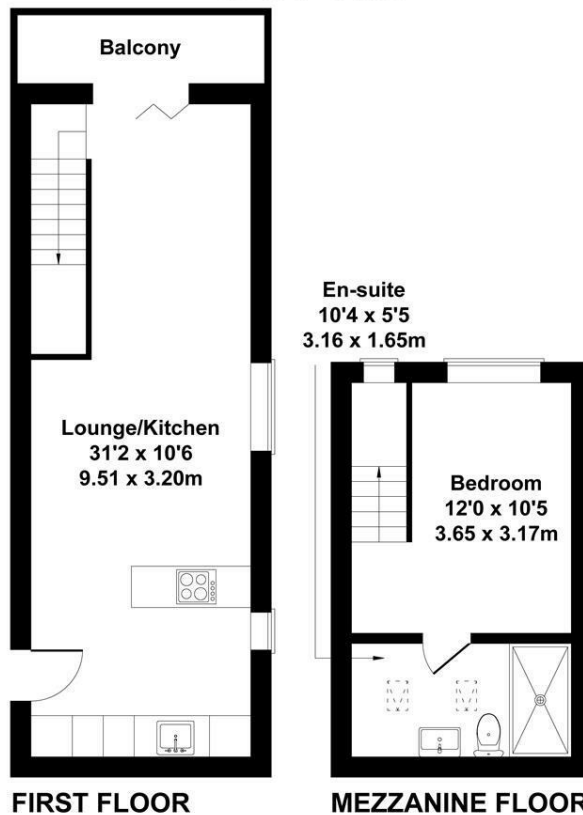
BAND C £838.61





# 14 Ferndene, 123 Slough Lane NW9

Approximate Gross Internal Area  
517 sq ft - 48 sq m

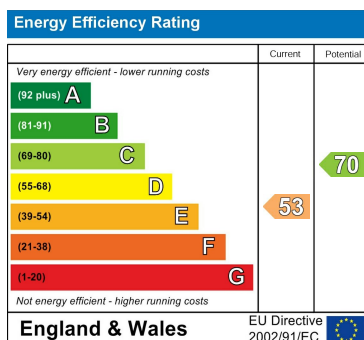


Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.

Council Tax Band

C

Energy Performance Graph



Call us on

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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 are advised to recheck the measurements.



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