



**HYDE COURT, CHURCH LANE, KINGSBURY LONDON, NW9
OFFERS IN EXCESS OF £295,000 LEASEHOLD**

TWO BEDROOM SECOND FLOOR FLAT IN A POPULAR LOCATION

- APPROX 91 YEARS LEASE
- GROUND RENT APPROX £100 PA
- SERVICE CHARGE APPROX £1038 PA

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Winkworth

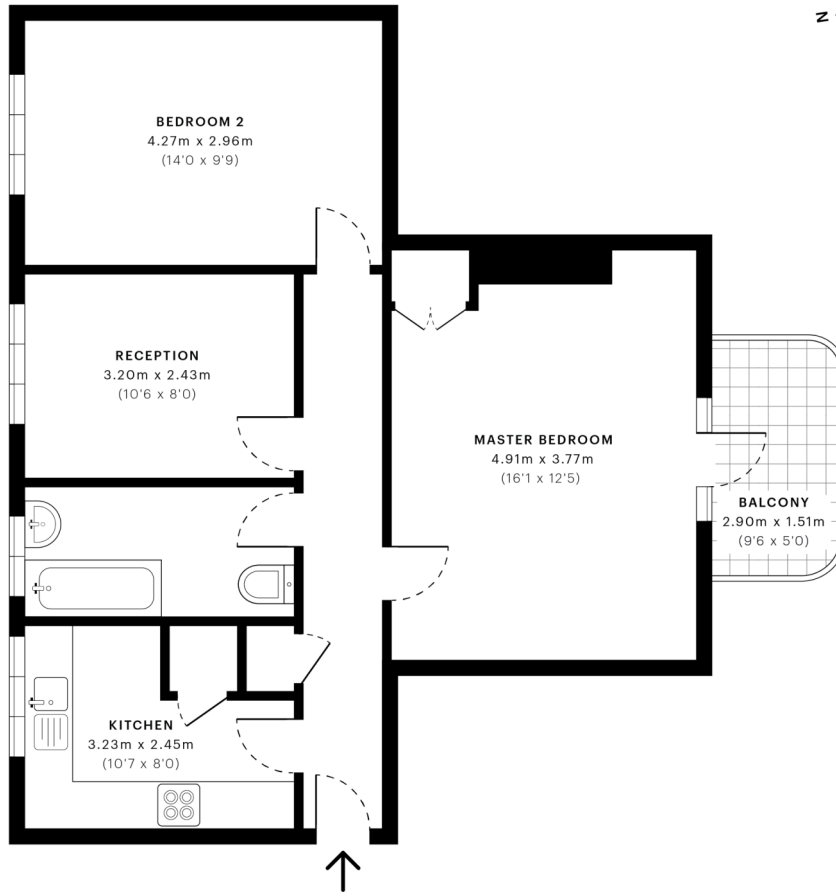


DESCRIPTION: Location Location Location! This lovely two bedroom flat is situated on the second floor of ever popular Hyde Court. A blank canvas consisting of two spacious bedrooms along with a clean and well-kept bathroom. The reception room is cosy with neutral colours, and the kitchen is well sized. This will make an ideal purchase for a First Time Buyer or Buy To Let Investor with a good return. Hyde Court is situated in a sought-after location conveniently located for shops, amenities, and within easy reach of Wembley Park (Metropolitan and Jubilee Line), which offers a diverse range of shopping facilities including London Designer Outlet and landmark Wembley National Stadium. Kingsbury Underground Station (Jubilee Line) and Hendon Thameslink are also easily accessible. Located opposite Fryent Primary School, and within the catchment of Oliver Goldsmith School and Kingsbury High. An internal viewing is advised.



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— Second Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property.
59.1 Sqm / 636.5 Sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features.
Includes washrooms, restricted head
56.1 Sqm / 603.4 Sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
4.3 Sqm / 46.0 Sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.0 Sqm / 0.0 Sqft



Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and are excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL
63.4 Sqm / 682.5 Sqft
IPMS 3C RESIDENTIAL
60.3 Sqm / 649.4 Sqft

SPEC ID
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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

