




Guide price £310,000
Oak Tree Dell, Kingsbury, London, NW9



 **2**
Bedrooms

 **1**
Bathroom

189, Kenton Road, Kenton, Harrow, HA3 0EY |
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020 8909 9977



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Oak Tree Dell, Kingsbury, London, NW9



New Lease Sonia Estates are pleased to offer to the market this Well Presented Two Double Bedroom Ground Floor Maisonette Situated Within Easy Access Of Kingsbury High Street & Excellent Transportation Links. This Property Comprises Of A Reception, Separate Modern Fitted Kitchen, Two Double Bedrooms, Fully Double Glazed, Gas Central Heating, Modern Family Bathroom & A Private Garden.

The Property Is Ideally Located Just A Short Walk To The Prestigious Roe Green Park And Within Walking Distance To Kingsbury Tube Station (Jubilee Line), Excellent Local Schools, Shops And Restaurants. This Property Is Also Offered To The Market With The Benefit Of A No Onward Chain.

Oak Tree Dell, Kingsbury, London, NW9 0AB

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Entrance Hallway: Radiator, storage cupboards, doors leading to Open plan kitchen/ reception, bedrooms and family bathroom.

Reception: Front aspect double glazed patio door, coved ceiling, TV point, power points, radiator and doors leading to bathroom and master bedroom.

Kitchen: Stainless steel double drainer sink unit, space for cooker, range of eye and base level units, lino flooring.

Bedroom 1: Front aspect doubles glazed windows, radiator, power points.

Bedroom 2: Side aspect double glazed window, radiator and power points

Bathroom: Panel enclosed bath unit, pedestal wash hand basin, vanity unit, low level WC, radiator, vanity mirror, partly tiled walls.

Gardens: Private Rear Garden

Lease: New Lease Of 125 Years

Service Charge & Ground Rent: £300 Per Year

Local Authority: London Borough of Brent

Transport Links: Tube Station: Kingsbury 0.5 Miles

Agents Note: Sonia Estates have not tested apparatus; equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor.

Viewings: Viewings through Sonia Estates by appointment only

The Property Misdescription Act 1991

Whilst we as estate agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property. A Buyer is advised to obtain verification from their Solicitor and/or Surveyor. A Buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

The Data Protection Act 1998

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

