

2 Bed Apartment In Azure Court 666 Kingsbury Road, London, NW9 9AW

£2,000 Monthly





SHORT DESCRIPTION

Property Ref: 10744 Communal entrance with lift ... Entry phone system, staircase and lift leading to third floor flat. Corner flat on third floor at end of corridor (with no other flat immediately above or adjacent), rendering high degree of privacy... Entrance to Flat ... Side aspect hardwood door. Hallway Entry phone system, coved ceiling, radiator, spacious walk-in utility cupboard Consumer Unit, further built-in storage cupboard with shelves, power points, smoke alarm. Doors to family bathroom, master bedroom, second bedroom and open-plan lounge with kitchen. Open Plan Lounge & Kitchen (24' 9" x 9' 10") Lounge area: Side aspect floor to ceiling double-glazed windows with views across NW London, double-glazed door leading to own balcony, ceiling rose with lamp, coved ceiling, radiators, TV point, telephone point, lounge area carpeted throughout. Kitchen area: Recessed spot lights, range of wall and base units, work top surfaces, integrated electric hob with extractor hood, electric oven, stainless steel sink unit with mixer tap, integrated fridge freezer, integrated washing machine, smoke alarm, extractor fan, tiled floor. Master Bedroom (14' 7" x 9' 10") 2 x side aspect double glazed windows, 1 x double glazed window overlooking own balcony, coved ceiling, radiator, built-in wardrobe, power points, TV point, telephone point, carpeted throughout, door to en-suite bathroom. En-suite bathroom Recessed spot lights, extractor fan, enclosed shower cubicle with shower attachment, wall mounted shower, hand wash pedestal basin, low level WC, radiator, partly tiled walls, tiled floor. Bedroom 2 (10' 5" x 10' 5") Large side aspect double glazed window overlooking own balcony, coved ceiling, radiator, power points, carpeted throughout. Balcony Good sized balcony with views across Harrow-on-the-Hill, glass panel balustrading with aluminum railings, hardwood decking..... Parking Allocated car parking space with secure gated access for vehicles.. Property Type: Apartment Full Renting price: £2000.00 Pricing Options: Guide Price Tenure: 12 months Council tax band: D EPC rating: B Measurement:645.835 sq.ft. Outside Space: Communal Garden, Shared Garden, Balcony Parking: Allocated, Gated, Private, Residents, Off street Heating Type: Gas Central Heating, Double Glazing -----

2

Bed Room(s)

2

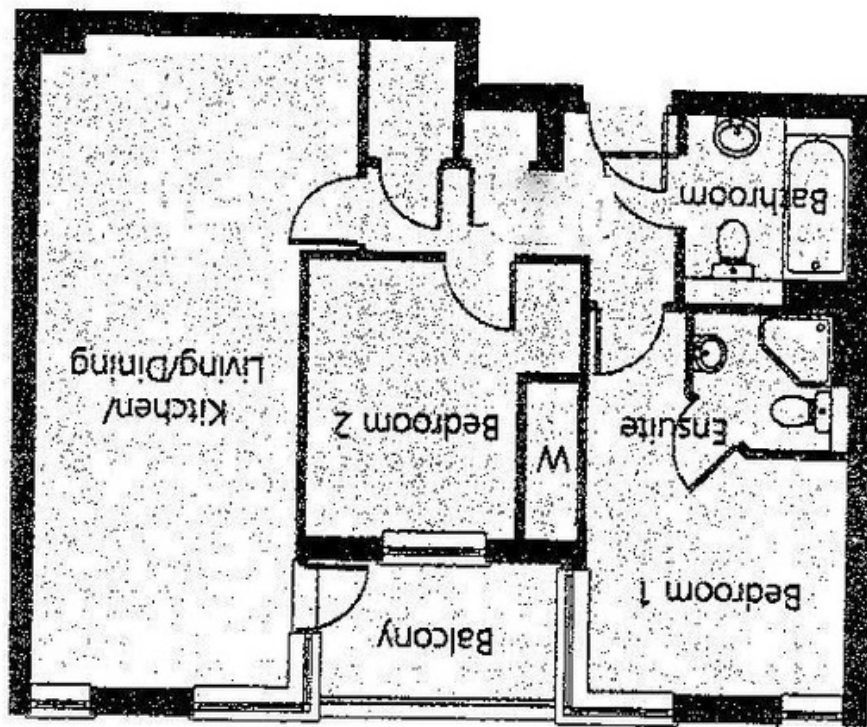
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Mid-floor flat
Total floor area	60 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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