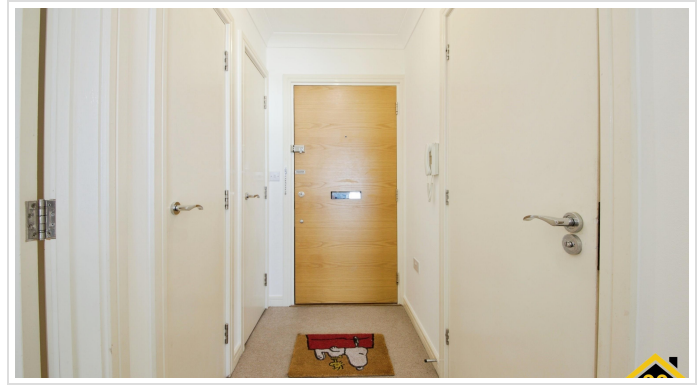


1 Bed Apartment In Azure Court 666 Kingsbury Road, Kingsbury, NW9 9AW

£275,000





SHORT DESCRIPTION

Property Ref: 14834 We are pleased to present an exceptional, larger than average Apartment located at Azure Court, Kingsbury, NW9. Positioned just a stone's throw from Kingsbury Jubilee line underground station and public transportation, in a prime location, close to all amenities and places of worship, ensuring convenience for residents. The carefully designed residence is offered chain-free and features a very large open-plan kitchen, lounge and TV area, a spacious double bedroom with fitted wardrobes, a well-appointed bathroom offering ample space for comfortable living. Additional benefits include a balcony, communal garden, and allocated, gated, rear, private covered parking space for added practicality and peace of mind. -----

----- Property Ref: 14834 Modern 1 Bed Flat in Kingsbury, Stylish, Very Spacious & Steps from Kingsbury Tube. A fantastic opportunity to purchase a well located, larger-than-average spacious one bedroom apartment with balcony and secure parking in this sought after gated development just a stone's throw from Kingsbury Jubilee line underground station close to all amenities and places of worship. Conveniently located just minutes from Kingsbury Tube Station, High Road shops, cafes and restaurants. The apartment is located on a high floor within the development with lift, thus offering excellent views and greater privacy within the gated-community. Offered chain-free, the apartment is also well connected to various bus routes including the Superloop SL10 providing easy access to all parts of London and excellent transport links to Central London, Wembley and Brent Cross. The cladding of the building has been recently replaced by the freeholder to comply with latest safety standards. Close to Kingsbury Park and Fryent Country Park for weekend walks and green escapes. Given its excellent location, the property is ideal for first time buyers and investors alike. The apartment includes: Open-plan Lounge Dining room and Kitchen (9.57mx3.64m) Bright & airy, extremely spacious open plan living room area, with large windows, with space for dining area and extending beyond the balcony providing a convenient TV area. The modern kitchen is fully fitted with a range of base and wall units and includes a washer dryer, fridge freezer, ceiling inset spotlights and stylish under-unit lighting to enhance the contemporary design. Double glazed door to balcony. Bedroom (3.50mx3.24m) The double bedroom includes a fitted double-wardrobe offering ample storage space. Large window overlooking own private balcony. Bathroom (2mx1.92m) The bathroom is tiled and equipped with a bathtub, mixer tap, overhead shower, wash hand basin providing both comfort and practicality. Balcony (3.23mx1.55m) Private balcony offering excellent views and extends the living space outdoors, perfect for enjoying fresh air and natural light. Views towards Harrow-on-the-Hill. Hallway (2.52mx1.14m) Spacious hallway with two built-in storage cupboards. Doors to Lounge, Bedroom and Bathroom. Parking Allocated secure covered parking for one vehicle on ground floor street level. Additional features include: Gas Central Heating throughout. Double-glazed windows and balcony door. Radiators in the hallway, bathroom, bedroom and lounge dining area. Spacious hallway with 2 x built-in storage cupboards. Entry phone system. Property Type- Apartment Full selling price- £275,000.00 Pricing Options- Guide Price Tenure- Leasehold Remaining lease (In Year)- 110 Yearly Ground Rent Cost- £100.00 Yearly Management Cost- £2100.00 Council tax band- C EPC rating- B Measurement- 635.071 sq.ft. Outside Space- Communal Garden, Enclosed Garden, Balcony Parking- Allocated, Driveway, Gated, Rear, Private, Residents, Covered, Off street Heating Type- Gas Central Heating, Double Glazing Chain Sale or Chain Free- Chain Free Possession of the property- Vacant Possession....

1

Bed Room(s)

1

Bath Room(s)

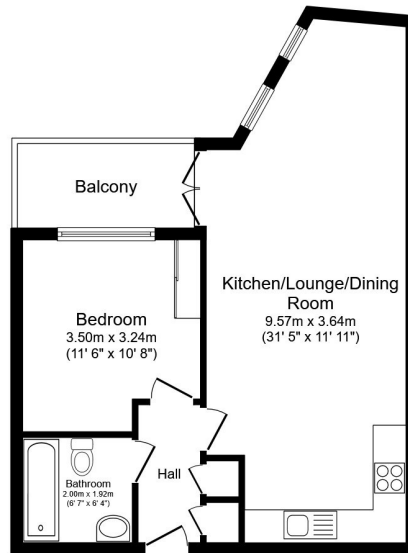
1

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.



Total floor area 50.0 sq.m. (538 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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 | Top-floor flat |
| Total floor area | 59 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 | 82 B | 82 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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