

2 Bed Flat In Baronet House 9 Lakeside Drive, London, NW10 7GN £480,000



SHORT DESCRIPTION

Property Ref: 15446 * Modern 2-Bed, 2-Bath with West-Facing Garden | 992-Year Lease | EPC B * 4-year-old new build with hard flooring throughout and fitted wardrobes in both bedrooms. West-facing internal garden plus bright open-plan living with a fully

fitted kitchen. Fantastic location — 5 mins to Park Royal Station (Piccadilly) or 10 mins to Hanger Lane (Central). ----- Stylish 2-bedroom, 2-bathroom first-floor flat in a 4-year-old new build, offering a long 992-year lease and EPC B rating for excellent energy efficiency. Both bedrooms feature fitted wardrobes, with hard flooring throughout for a sleek, low-maintenance finish. The bright open-plan living space includes a fully fitted kitchen, leading to a sunny west-facing internal garden — perfect for relaxing after work. Superb location: just a 5-minute walk to Park Royal Station (Piccadilly Line) or 10 minutes to Hanger Lane Station (Central Line), plus shops, cafes, and parks nearby. Move-in ready and ideal for modern living, this home combines style, convenience, and long-term value. Property Type: Flat Full selling price: £480000.00 Pricing Options: No Status Tenure: Leasehold Remaining lease (In Year): 992 Yearly Ground Rent Cost: £1.00 Yearly Management Cost: £2970.00 Council tax band: D EPC rating: B Measurement:818.057 sq.ft. Outside Space: Communal Garden, Shared Garden Heating Type:Gas Central Heating Chain sale Possession of the property: self-occupied -----

2

Bed Room(s)

2

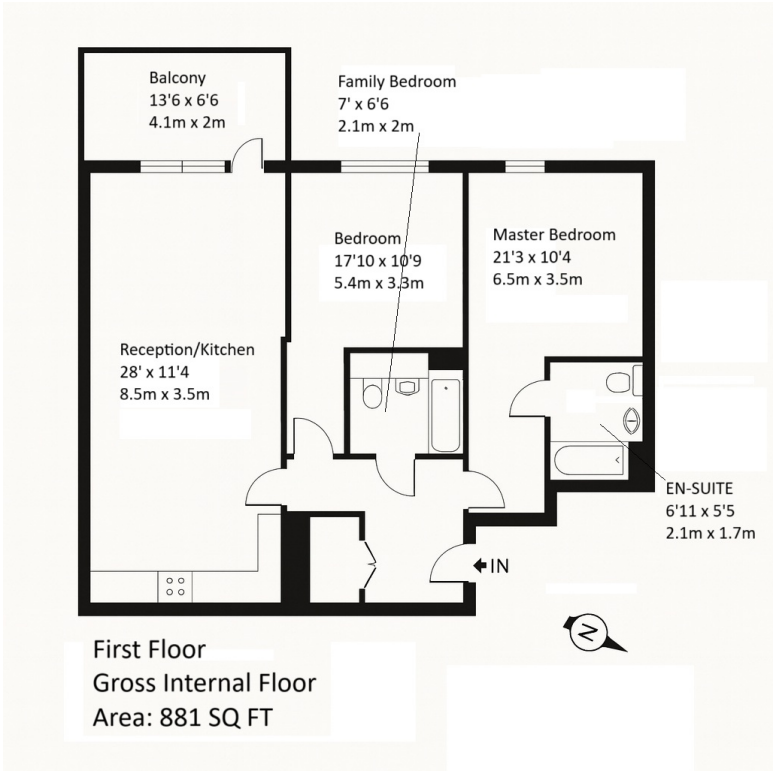
Bath Room(s)

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	76 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	87 B	87 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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