



CAMPBELL COURT, CHURCH LANE, KINGSBURY, LONDON, NW9

**£325,000 LEASEHOLD APPROX 88 YEARS REMAINING**

## GROUND FLOOR TWO BEDROOM FLAT

- SERVICE CHARGE APPROX £1,250 PER ANNUM
- GROUND RENT APPROX £10 PER ANNUM

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**DESCRIPTION:** Ideally situated on the ever-popular Church Lane, this delightful ground-floor flat offers convenience and comfort in equal measure. With excellent bus connections, nearby schools, and places of worship, this property is perfect for modern living. The flat boasts a bright and spacious lounge, a neat and functional kitchen, a shower room, and two well-sized bedrooms. An internal viewing is highly recommended. Whether you're a first-time buyer looking for a place to call home or an investor seeking a fantastic opportunity, this flat ticks all the boxes.



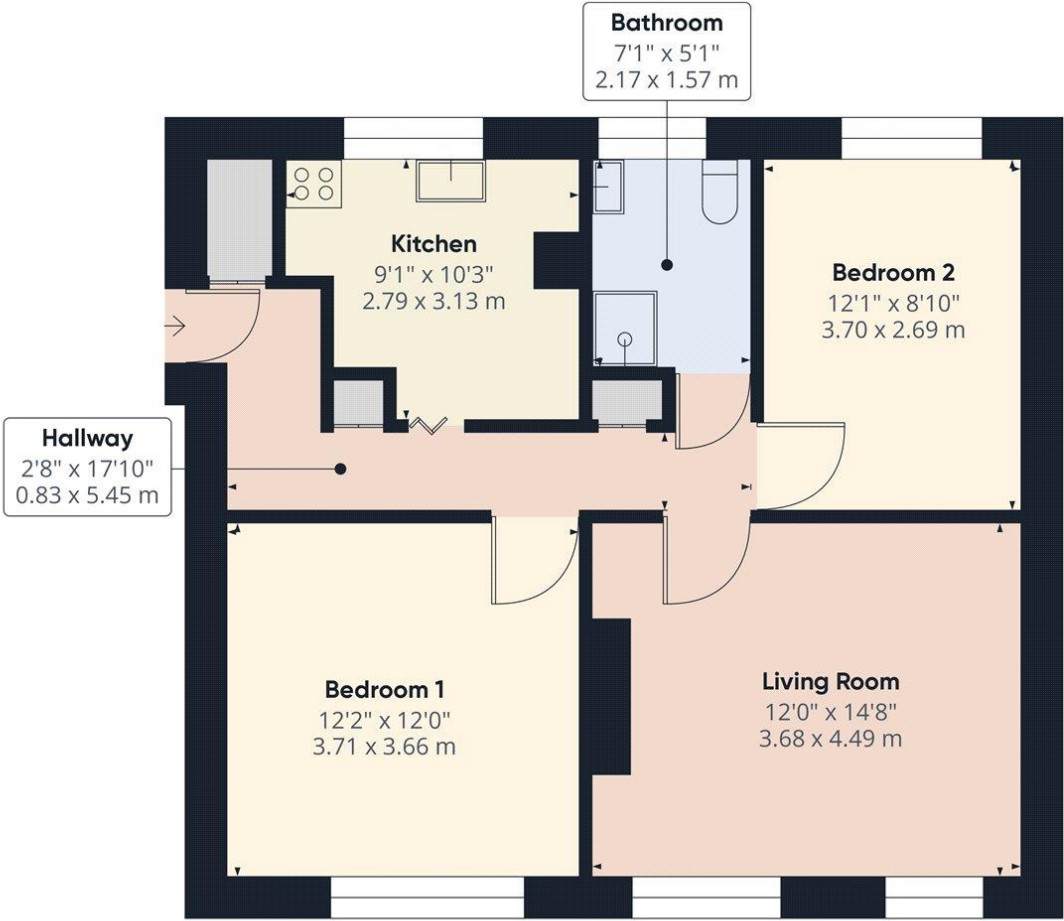
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Approximate total area<sup>(1)</sup>  
 625.07 ft<sup>2</sup>  
 58.07 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

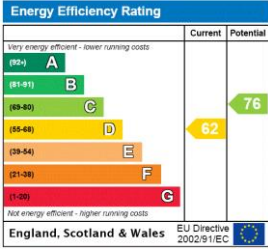
Calculations are based on RICS IPMS 3C standard.

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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.

**Tenure:** Leasehold  
**Term:** 88 year and 4 months  
**Council Tax Band:** C - Brent

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



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