



Maybury Gardens, London, NW10 2LY

Asking Price £525,000 Leasehold

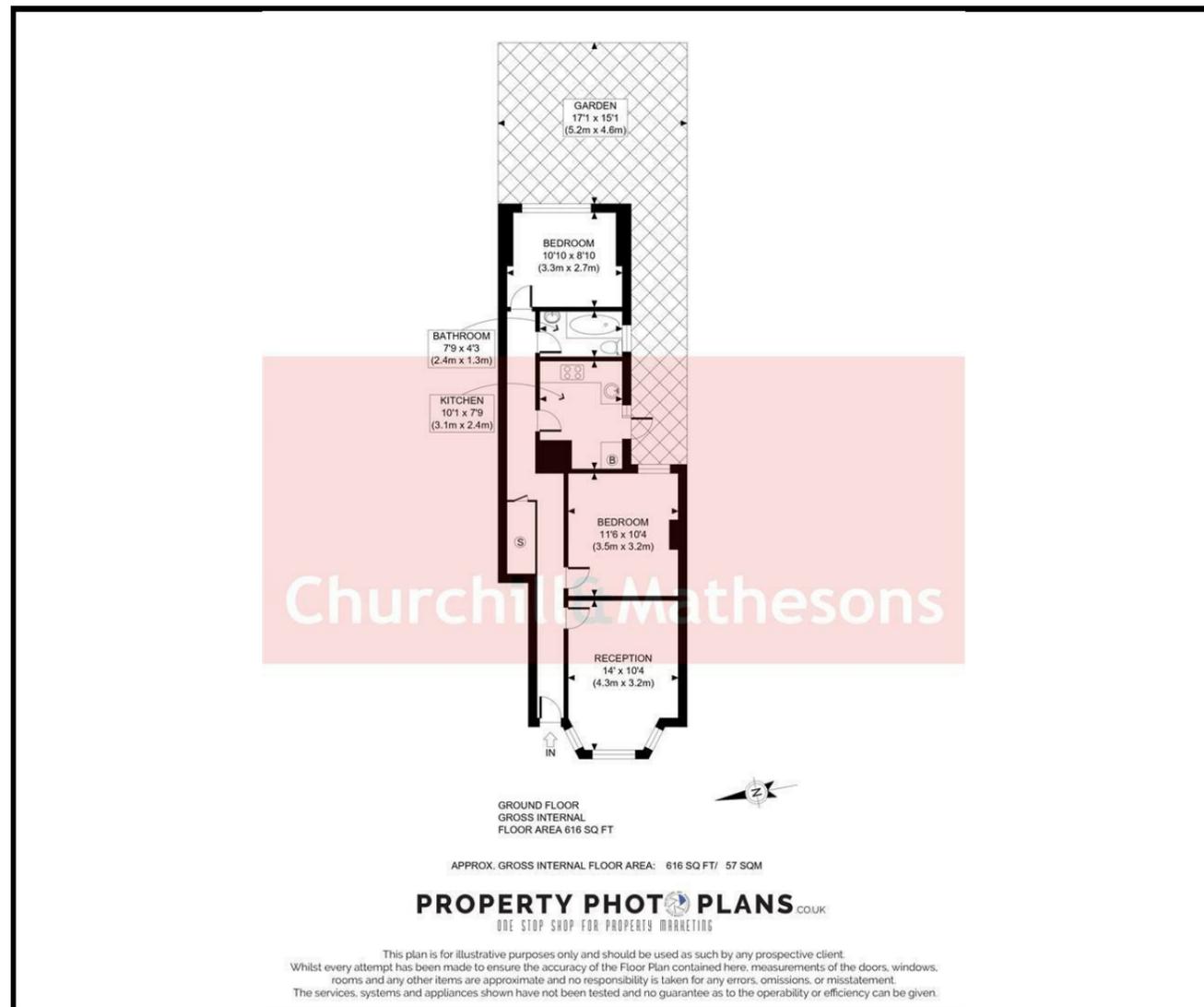


**KEY FEATURES:**

- LONG LEASE
- GROUND FLOOR FLAT
- 2 BEDROOMS
- 1 RECEPTION
- 1 BATHROOM
- SEPARATE KITCHEN
- GREAT LOCATION

This 616 sqft ground floor flat with a long lease is found on sought after Maybury Gardens, NW10. It features 2 well-proportioned bedrooms, making it an ideal choice for downsizers, couples or small families. The large reception room with a bay window offers plenty of space to entertain friends. The flat has a fully tiled bathroom, ensuring that your daily routines are both comfortable and efficient. The separate kitchen leads out into a good size garden, perfect for barbeques and or space for children to play.

The location in Maybury Gardens is particularly appealing, offering a tranquil residential environment while still being within easy reach of the vibrant amenities that London has to offer. With excellent transport links nearby, you can enjoy the best of city living, from shopping and dining to cultural attractions. This flat is not just a place to live; it is a wonderful opportunity to embrace a lifestyle in one of London's sought-after areas. Whether you are looking to invest or find your new home, this property is certainly worth considering.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>67</b>	<b>75</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Whilst every effort is made to give a fair description, the accuracy of these particulars is not guaranteed, neither do they constitute an offer or contract.

**CHURCHILL & MATHESONS ESTATE AGENTS** have not tested any apparatus, equipment, fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements are correct to within +/- 6 A sonic tape is used. None of the statements contained in these particulars or any of our properties are to be relied upon as a representation of fact.