



## Cornmow Drive , London, NW10 1BB

Nestled in the vibrant area of Cornmow Drive, London, this charming one-bedroom flat offers a delightful living space for individuals or couples seeking a comfortable home. Spanning an area of 431 square feet, the property is well-designed to maximise space and light, creating an inviting atmosphere.

The flat features a spacious reception room, perfect for relaxation or entertaining guests. The bedroom provides a peaceful retreat, ensuring a restful night's sleep. Built in 1992, this property combines modern living with the character of a well-established community.

Residents will appreciate the manageable service charge of £85 per month, alongside a ground rent of £240 per year, making this flat an attractive option for those looking to invest in London. The property currently has a lease left of 63 years commenced from 24th June 1989, with a lease extension of 99 years at a cost of £27,000 will add to a total of 162 years from the 24th June 1989. This is providing flexibility for future homeowners.

**Offers In The Region Of £199,000**

# Cornmow Drive

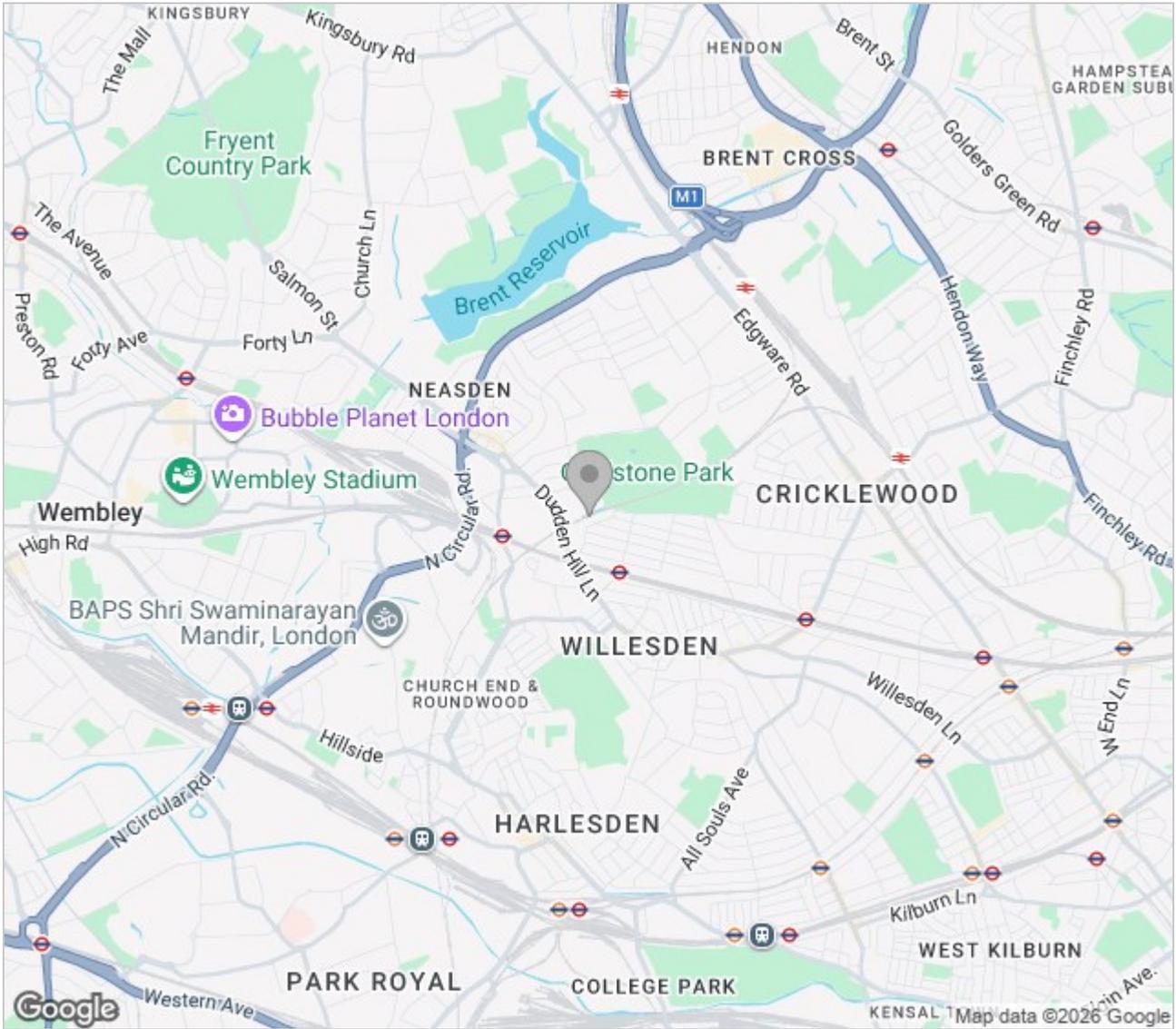
, London, NW10 1BB



Directions



# Area Map



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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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