



**Kingfisher Way, London
NW10 8TQ**

Asking Price £305,000

****Ideal for an Investor Buyer****

Two bedroom top floor flat located in this purpose built development in Neasden - constructed circa 1990's by Laing Homes and approx. 593 sq ft of living space.

This property offers two well proportioned bedrooms, an open plan living room and kitchen, bathroom, double glazing throughout.

The property is located within a quarter of a mile approximately of Neasden Swaminarayan Temple and within half a mile approximately of Ikea furniture store and Brent Park Tesco Superstore.

The nearest stations are Neasden (Jubilee Line) or Stonebridge Park (Bakerloo Line).


Other Information:

94/125 Years remaining on the lease.

Service charge approx £1300 - £1360 per annum.

Tenant in place on a 12 month Assured Shorthold Tenancy- currently periodic, rental income £18,960 per annum



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		
	80	82
EU Directive 2002/91/EC 		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
	60	66
EU Directive 2002/91/EC 