

LEASEHOLD



Flat - Purpose Built (EPC Rating: C)

**532A KINGSBURY ROAD, LONDON, NW9  
9HH**

**£250,000**



**HAYMILLS**  
Expertise Experience Engagement



CASH BUYERS ONLY - 51 YEAR LEASE

Presenting for sale this 2 bedroom flat set above shops and situated on a prime location on Kingsbury Road with its multiple shopping, eateries and bus services and within minutes to Kingsbury Station and the greenery of Roe Green. The property benefits from double glazing, gas central heating and is offered with vacant possession. Due to its location, this property is ideal for both first time buyers and investors alike



LEASE: 70 YEARS (APPROX)

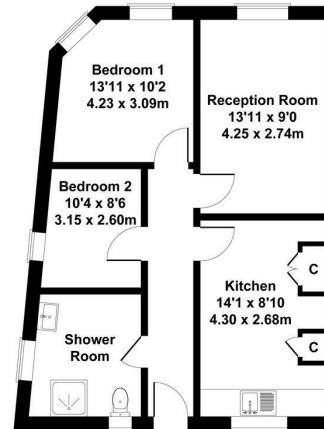
SERVICE CHARGE: £1,000 PA (APPROX)

GROUND RENT: £30 PA

COUNCIL TAX: BAND C

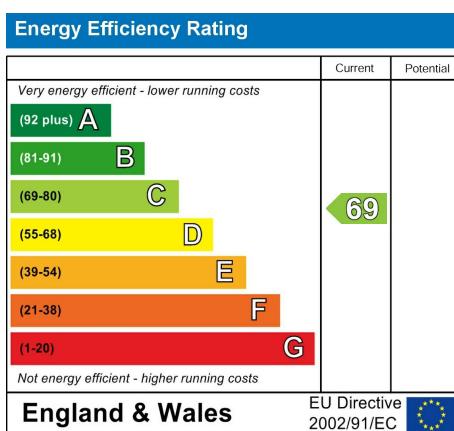
### 532A Kingsbury Road NW9

Approximate Gross Internal Area  
570 sq ft - 53 sq m



Not to Scale. Produced by The Plan Portal 2026  
For Illustrative Purposes Only.

### Energy Performance Graph



### Call us on

0208 904 8822

[info@haymills.uk](mailto:info@haymills.uk)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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