



1a Old St Andrews Mansions, Old Church Lane  
London, NW9 8TB

£349,950

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## 1a Old St Andrews Mansions,

London, NW9 8TB

A rare opportunity to acquire this 1st floor two bedroom maisonette nestled in this tree line road located just off Church Lane.

The property is situated in a conservation area and was designed by the late architect 'Ernest Trobridge'.

The property comprises a 16'3 x 11'8 lounge, a spacious fitted kitchen, two double bedrooms with fitted wardrobes, plus a fully tiled bathroom.

The property offers a superb opportunity for first time buyers or investors.

Benefits include Share of Freehold plus long lease, Own front garden plus the property is being sold with no upper chain.

Wembley Park Station is situated 0.8 miles from the property and is served by the Metropolitan Line & Jubilee Line. With a number of Nurseries, Primary and Secondary Schools in the area along with recreations grounds and the delightful Fryent Country Park.

Please call vendors sole agents to avoid disappointment.

**Stairs to own front door**

**Entrance hall**

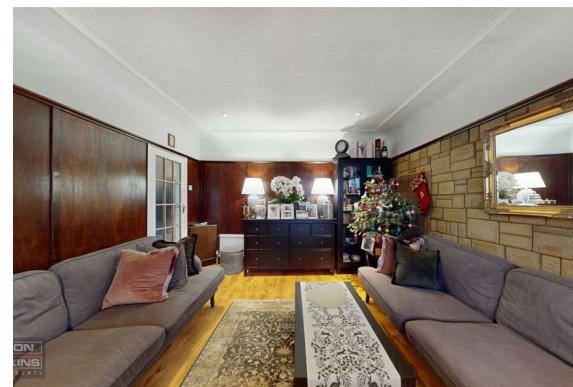
**Lounge**

**Kitchen**

**Bedroom One**

**Bedroom Two**

**Bathroom**





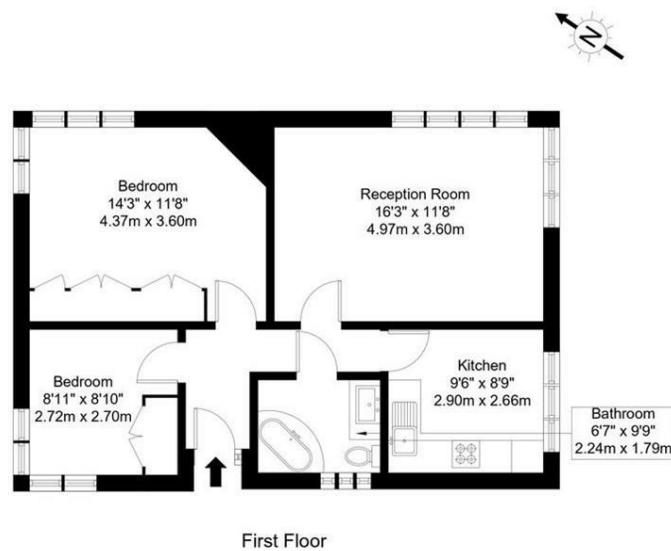
Outisde  
Own front garden  
Further information  
Share of Freehold plus 952 year lease.  
Council Tax- Band C



## Floor Plan

### Old St. Andrews Mansions, NW9 8TB

Approx Gross Internal Area = 61.06 sq m / 657 sq ft



First Floor

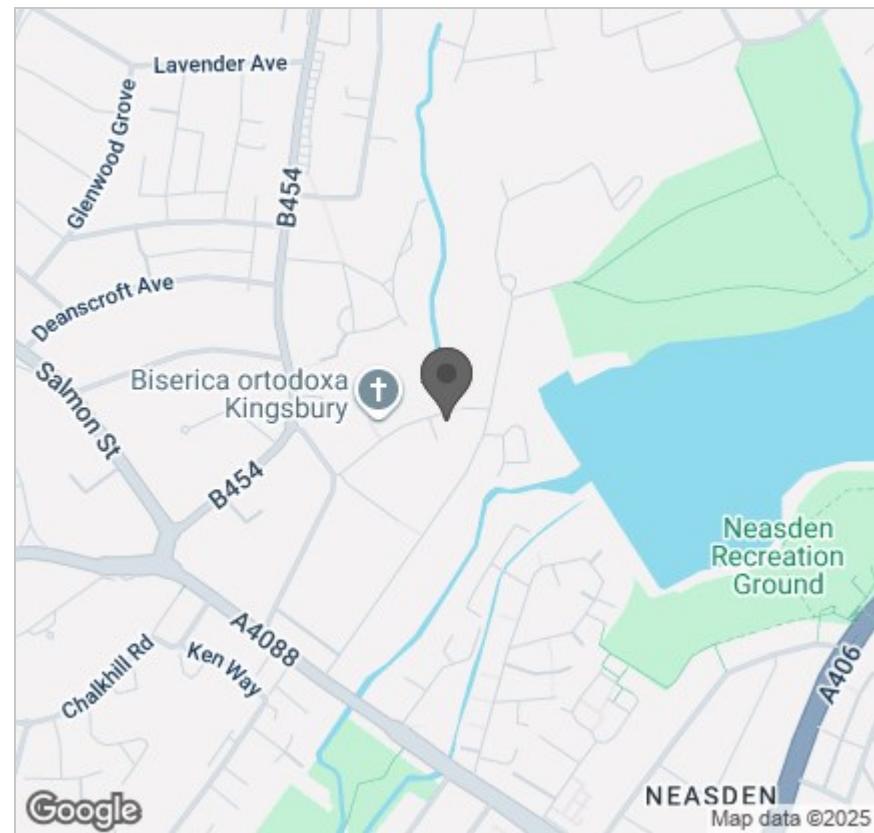
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PLAN**

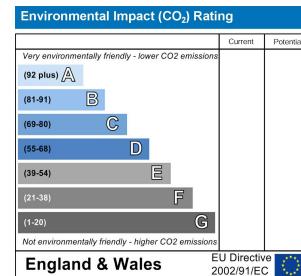
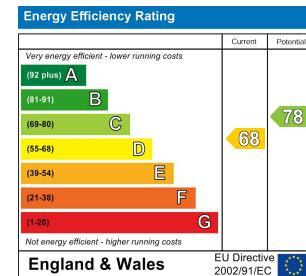
The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own survey of the property.

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## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Harrow on the Hill Office on 020 8422 3333 if you wish to arrange a viewing appointment for this property or require further information.

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