



House - Terraced

**SANDHURST ROAD,  
KINGSBURY,  
LONDON, NW9 9LB**

**£2,350 PCM**

#### FEATURES

1 Reception  
3 Bedrooms  
2 Bathrooms  
Spacious Garden  
**PCM**



# 3 Bedroom House - Terraced located in London

Maxwell Estates are pleased to offer this spacious 3 bedroom family home. Located in Kingsbury, this property is within walking distance to Queensbury Underground Station (Northern Line) and all essential amenities along with Outstanding Ofsted rated schools within 1-mile radius. The property also benefits from 2 receptions, 1 Bathroom (1 Extra WC) and a spacious garden.

## Key features:

2 Reception  
3 Bedrooms  
1 Bathroom (1 extra WC)  
Spacious Garden

## Summary:

Rent Amount: £2,350.00 per month  
Deposit: £2,711.00  
Available from 15th July 2025

Viewings are highly recommended!

For properties in England, the Tenant Fees Act 2019 means that in addition to rent, lettings agents can only charge tenants (or anyone acting on the tenant's behalf) the following permitted payments:

Holding deposits (a maximum of 1 week's rent);

Deposits (a maximum deposit of 5 weeks' rent for annual rent below £50,000, or 6 weeks' rent for annual rental of £50,000 and above);

Payments to change a tenancy agreement eg. Change of sharer (capped at £50 or, if higher, any reasonable costs)

Call us on

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Council Tax Band

D

| 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 |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

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.

