


# Wells Drive, London NW9

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**£325,000** *Share of Freehold*

This generously sized and full of potential first-floor maisonette, offered with a share of freehold and a private rear garden, presents an excellent opportunity for first-time buyers and investors alike. With no service charge or ground rent payable, it offers an attractive and cost-effective proposition.

## KEY FEATURES

- SHARE OF FREEHOLD
- CHAIN FREE
- NO SERVICE CHARGE
- NO GROUND RENT
- PRIVATE REAR GARDEN
- PEACEFUL CUL DE SAC






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020 8204 0000 | kingsbury@winkworth.co.uk

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## DESCRIPTION

Offering approximately 63 sq m (678 sq ft) of accommodation, this property presents a practical living space with a layout suited to a variety of buyers, including first-time purchasers, couples, small families and property investors.

The property comprises two bedrooms, a kitchen and a living room, providing the essentials for comfortable everyday living. The living room offers a welcoming space to relax, unwind and spend time with family and friends, while the kitchen provides a dedicated area for preparing meals and organising daily routines.

The two bedrooms offer flexibility to accommodate a main bedroom alongside a second bedroom that could also be used as a guest room, children's room or home office, depending on the purchaser's needs. The overall accommodation provides a useful foundation for anyone looking to establish a home in London, with the opportunity to arrange and personalise the space to suit their own tastes and lifestyle.

The garden offers a decent-sized outdoor space with plenty of potential to create a sanctuary for unwinding or hosting guests in the warmer months.

The surrounding area offers opportunities for buyers seeking a convenient base for everyday activities and travel around London, with specific transport routes and journey times to be confirmed according to individual requirements. Its two-bedroom configuration provides versatility for different living arrangements, while the kitchen and living room create separate areas for practical daily use and relaxation.

Early viewing is highly recommended.

## ROOM DESCRIPTION

**Hallway** - 4'9" x 3'1" (1.45m x 0.94m)

**Living Room** - 11'6" x 13'3" (3.5m x 4.04m)

**Kitchen** - 12'6" x 9'11" (3.8m x 3.02m)

**Bathroom** - 6'1" x 6'3" (1.85m x 1.9m)

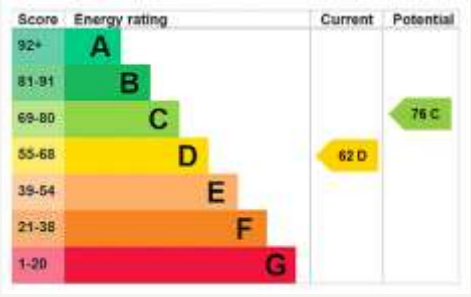
## MATERIAL INFO

**Tenure:** Share of Freehold
**Term:** 923 year and 2 months
**Service Charge:** TBC
**Ground Rent:** TBC
**Council Tax Band:** C
**EPC rating:** D


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https://www.winkworth.co.uk/sale/property/KBS260048

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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