


# Tulip Court, Kingsbury, NW9

2 1 2

**£530,000** *Leasehold*

This outstanding two-bedroom, two-bathroom apartment, boasts a 62 ft Private Roof Terrace which has been updated to an exceptionally high standard and with your own private undercroft parking space.

This stunning property is of an excellent size, offering an appx 18ft lounge and open plan kitchen, 16ft master bedroom with an ensuite shower room, a second bedroom and a beautifully finished, well-appointed family bathroom with a bathtub.

## KEY FEATURES

- 998 sq ft LIVING SPACE
- PRIVATE TERRACE
- ALLOCATED PARKING INCLUDED
- 2 DOUBLE BEDROOMS
- 2 BATHROOMS
- CLOSE TO KINGSBURY TUBE STATION





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## DESCRIPTION

Upon entering, you are welcomed into a spacious and inviting living area, featuring an impressive 18ft lounge which flows seamlessly into the open-plan kitchen, offering a practical and sociable layout while allowing plenty of room for dining and relaxation.

The principal bedroom is particularly generous and benefits from its own contemporary en-suite shower room, offering privacy and convenience. The second bedroom is also well-proportioned and versatile, making it ideal as a guest bedroom, children's room or home office. Further enhancing the accommodation is a beautifully finished family bathroom, fitted with a bathtub and finished to a high standard, providing a stylish and comfortable space for everyday use.

One of the property's most impressive features is the magnificent 62ft private roof terrace. This exceptional outdoor space offers an ideal setting for entertaining guests, enjoying al fresco dining or simply relaxing outdoors.

The apartment is situated within a highly regarded development, surrounded by attractive landscaped communal grounds. Its location is particularly convenient, with the shopping and leisure amenities of Kingsbury Road close by. Kingsbury Underground Station is also within easy reach, providing excellent transport connections into Central London.

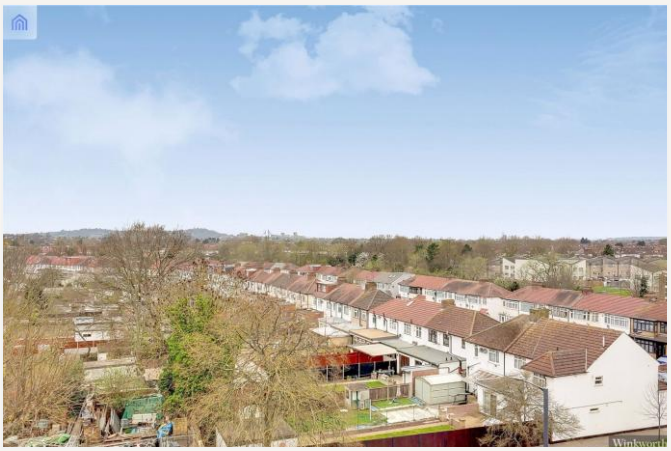
An internal viewing is highly recommended to fully appreciate the size, quality and many outstanding features this beautiful home has to offer.













## ROOM DESCRIPTIONS

**Reception Room** - 17'5" x 15'5" (5.3m x 4.7m)

**Kitchen** - 16'10" x 6'11" (5.13m x 2.1m)

**Master Bedroom** - 15'4" x 11'8" (4.67m x 3.56m)

**Bedroom 2** - 13'11" x 11'6" (4.24m x 3.5m)

**Terrace** - 62'5" x 26'1" (19.02m x 7.95m)

## MATERIAL INFO

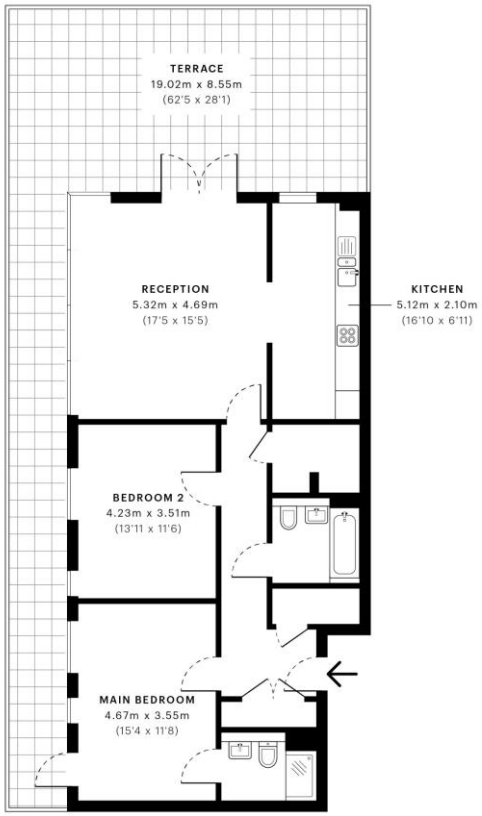
**Tenure:** Leasehold
**Term:** 116 years and 0 months
**Service Charge:** £4000 per annum
**Ground Rent:** £350 Annually (subject to increase)
**Council Tax Band:** D
**EPC rating:** B

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CAPTURE DATE 31/03/2021 LASER SCAN POINTS 3,981,054

GROSS INTERNAL AREA
92.73 sqm / 998.14 sqft




— Fourth Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
92.73 sqm / 998.14 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
88.42 sqm / 951.74 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
56.76 sqm / 610.96 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft

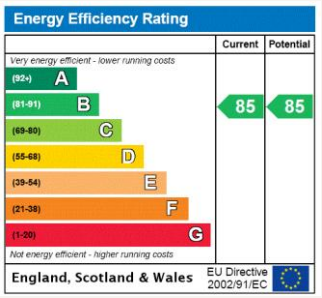
spec Verified

RICS Certified Property Measurer

Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 149.40 sqm / 1608.13 sqft
IPMS 3C RESIDENTIAL 145.72 sqm / 1568.52 sqft

SPEC ID 605b21a0a412d80dd218c1f2




https://www.winkworth.co.uk/sale/property/KBS200066

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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