



Tulip Court, Alpine Road, NW9

£450,000 *Leasehold*



A fantastic opportunity to acquire this impressive and spacious two-bedroom, two-bathroom penthouse apartment, offering spacious contemporary living, a private wrap-around balcony, allocated underground parking and an EV charging point. Ideally located near Queensbury Underground Station, Morrisons Supermarket and excellent bus routes. Perfect for small families and commuters.

KEY FEATURES

- GERNEROUDLY SIZED TOP FLOOR PENTHOUSE
- WRAP AROUND PRIVATE BALCONY
- SECURE UNDERGROUND ALLOCATED PARKING SPACE WITH EV CHARGING POINT
- TWO BEDROOMS
- TWO BATHROOMS
- QUEENSBURY UNDERGROUND STATION (JUBILEE LINE) NEARBY



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DESCRIPTION

The property features a stylish open-plan kitchen and living area, creating a bright and sociable space ideal for entertaining or relaxing. Two well-proportioned bedrooms and two modern bathrooms provide comfortable and versatile accommodation.

The private wrap-around balcony is a real highlight, offering an excellent outdoor space for alfresco dining, entertaining guests or simply enjoying some fresh air.

Further benefits include a secure allocated underground parking space, EV charging point, SMART hive programmer for heating and hot water control, lift access and a high-specification entry phone system, providing both convenience and security.

Ideally located close to Queensbury Underground Station which is connected via fast Jubilee line- only 20-30 minutes to the heart of London, Morrisons supermarket, local schools and excellent bus links, the property is perfectly positioned for commuters and those seeking easy access to local amenities.

Combining generous living space, modern interiors, private outdoor space and excellent parking facilities, this superb penthouse is ideal for first-time buyers, professionals, families or investors.

An internal viewing is highly recommended to fully appreciate what this property has to offer.





MATERIAL INFO

Tenure: Leasehold

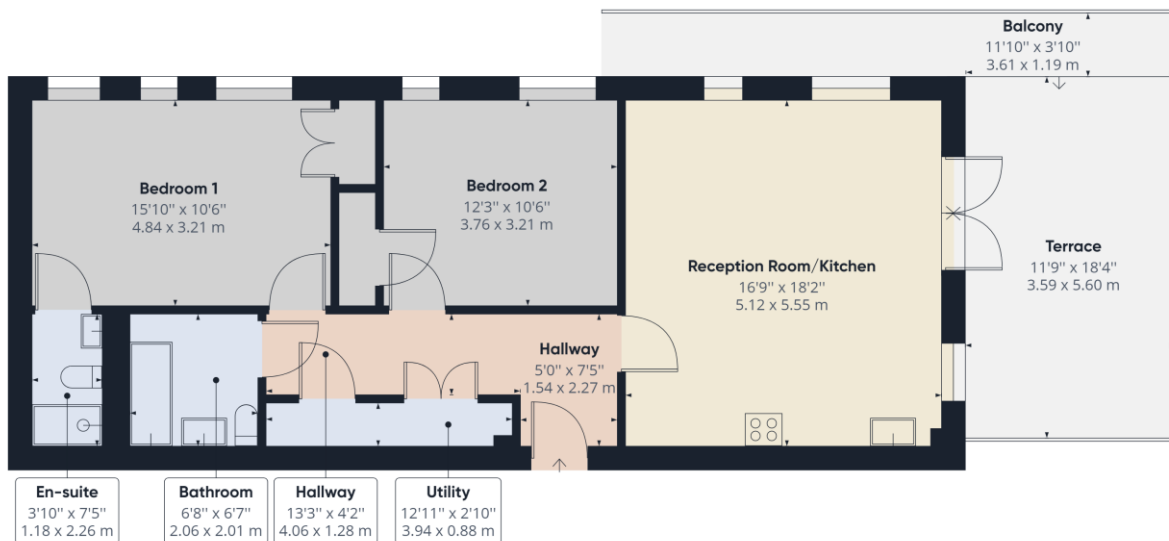
Term: 112 years and 0 months

Service Charge: £2856.4 per annum

Ground Rent: £250 Annually

Council Tax Band: D

EPC rating: C



Approximate total area⁽¹⁾
856.99 ft²
79.62 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://www.winkworth.co.uk/sale/property/KBS240275>

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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