



DOREEN AVENUE, KINGSBURY, LONDON, NW9

OFFERS IN EXCESS OF £325,000 LEASEHOLD APPROX 140 YEARS REMAINING

CHARMING ONE BEDROOM GROUND FLOOR APARTMENT

- **NO SERVICE CHARGE OR GROUND RENT PAYABLE**
- **COUNCIL TAX BAND C - BRENT**

Kingsbury | 020 8204 0000 | kingsbury@winkworth.co.uk

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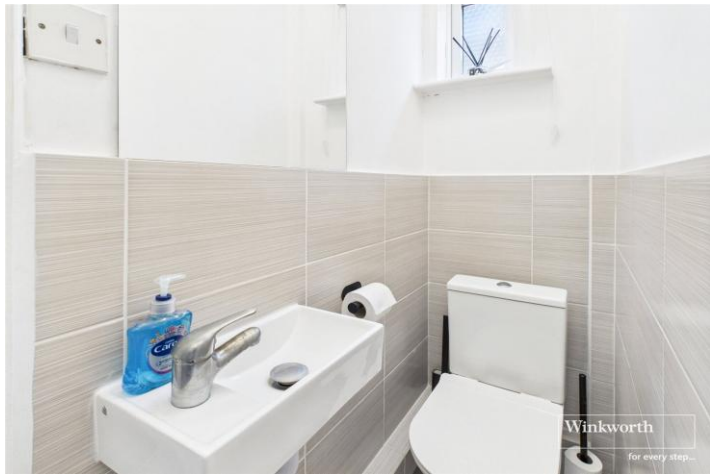
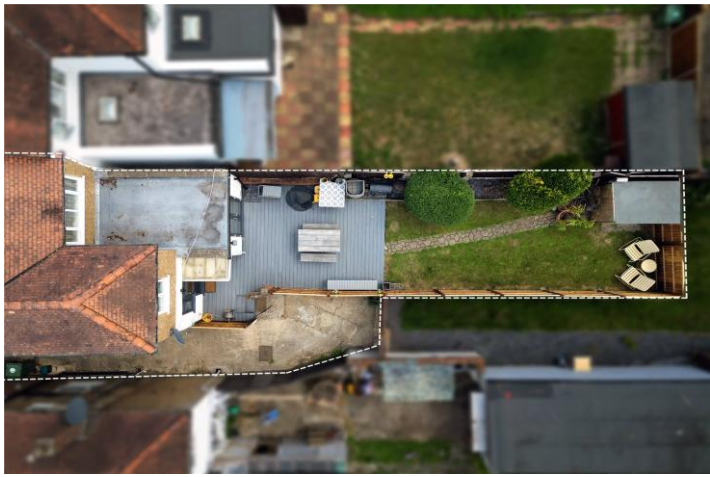
See things differently



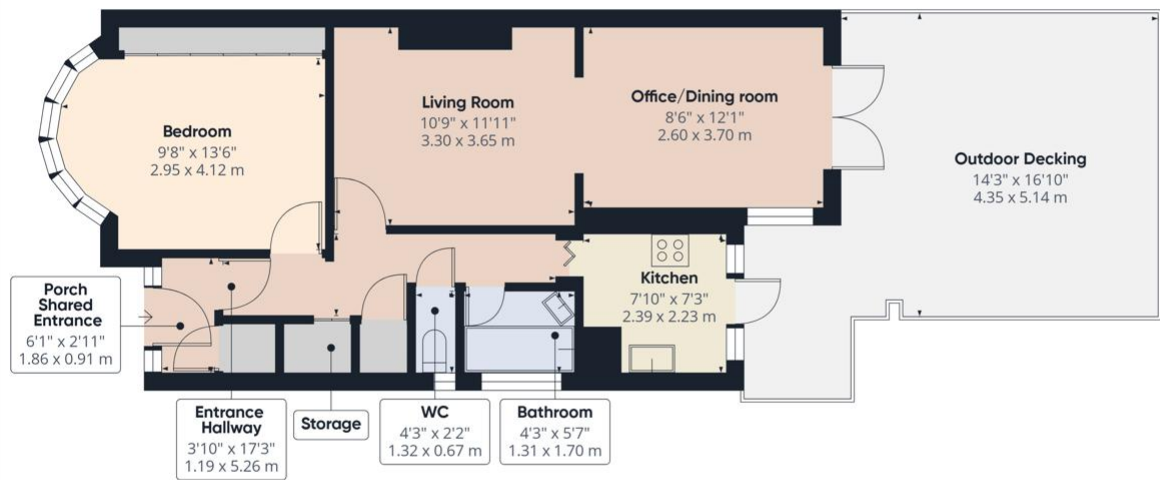
Tucked away on the peaceful and ever-popular Doreen Avenue is this delightful one double bedroom ground floor flat, offered with a new lease. Boasting a bright and modern layout, the property features a well-proportioned living room that opens directly onto a lovely private rear garden, a spacious separate kitchen, a stylish bathroom, separate WC, and a generous double bedroom complete with its original fireplace adding a touch of character. Perfectly positioned on a quiet residential street, moments from the beautiful Welsh Harp Reservoir and within easy reach of both Kingsbury Station (Jubilee Line) and Wembley Park (Metropolitan & Jubilee Lines). Excellent bus routes and nearby access to the A406 and beyond provide superb connectivity, while the local shopping parade on Church Lane offers a variety of everyday amenities. This will make a beautiful starter home. Early viewing is highly recommended.



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Approximate total area^m
560 ft²
51.9 m²

Balconies and terraces
286 ft²
26.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	73 C
39-54	E		
21-38	F		
1-20	G		

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