





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

Winkworth



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.





Winkworth













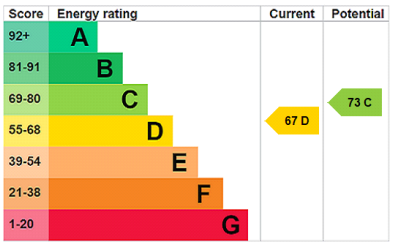
Winkworth

winkworth.co.uk

See things differently



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.



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

Winkworth

winkworth.co.uk

See things differently

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.