



Wells Drive, London NW9

£340,000 *Share of Freehold*

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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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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





Ground Floor



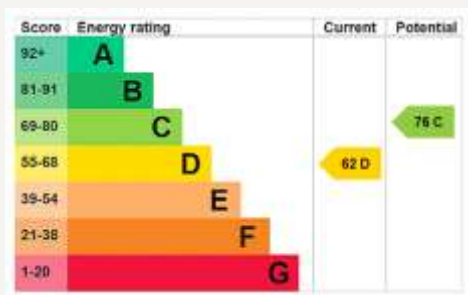
Floor 1

Approximate total area¹⁾
613 ft²
57 m²

1) Excluding balconies and terraces

Calculations reference the BIC3 RMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

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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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