



ROSE BATES DRIVE, LONDON, NW9
OFFERS IN EXCESS OF £350,000 LEASEHOLD – APPROX 102 YEARS REMAINING

TWO BEDROOM TWO BATH GROUND FLOOR FAMILY HOME

- SERVICE CHARGE APPROX £300 PCM
- GROUND RENT APPROX £384 PA

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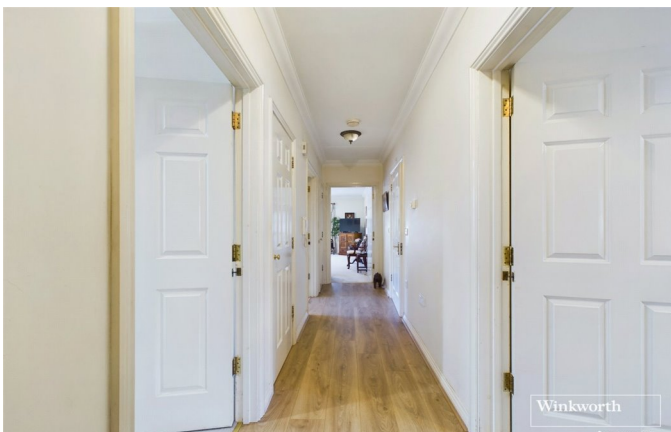
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DESCRIPTION: A charming ground floor flat nestled in a delightful residential enclave, offering an ideal opportunity for first-time homeowners or astute investors. Boasting a blend of comfort and convenience, this property comprises two bedrooms, one of which features an en suite bathroom ensuring both privacy and functionality, a tastefully designed kitchen adjoining with an airy reception/dining room inviting ample natural light, creating inviting ambiance for relaxation or entertaining guests. A well-appointed bathroom caters to the needs of residents and visitors alike. Step outside to discover a small private patio area, ideal for enjoying morning coffee or alfresco dining. Residents will also appreciate the convenience of residents parking. Furthermore, this residence offers access to communal gardens and is situated within easy reach of local schools, amenities, and transportation links in Kingsbury and Colindale, residents enjoy seamless connectivity to urban conveniences and beyond.



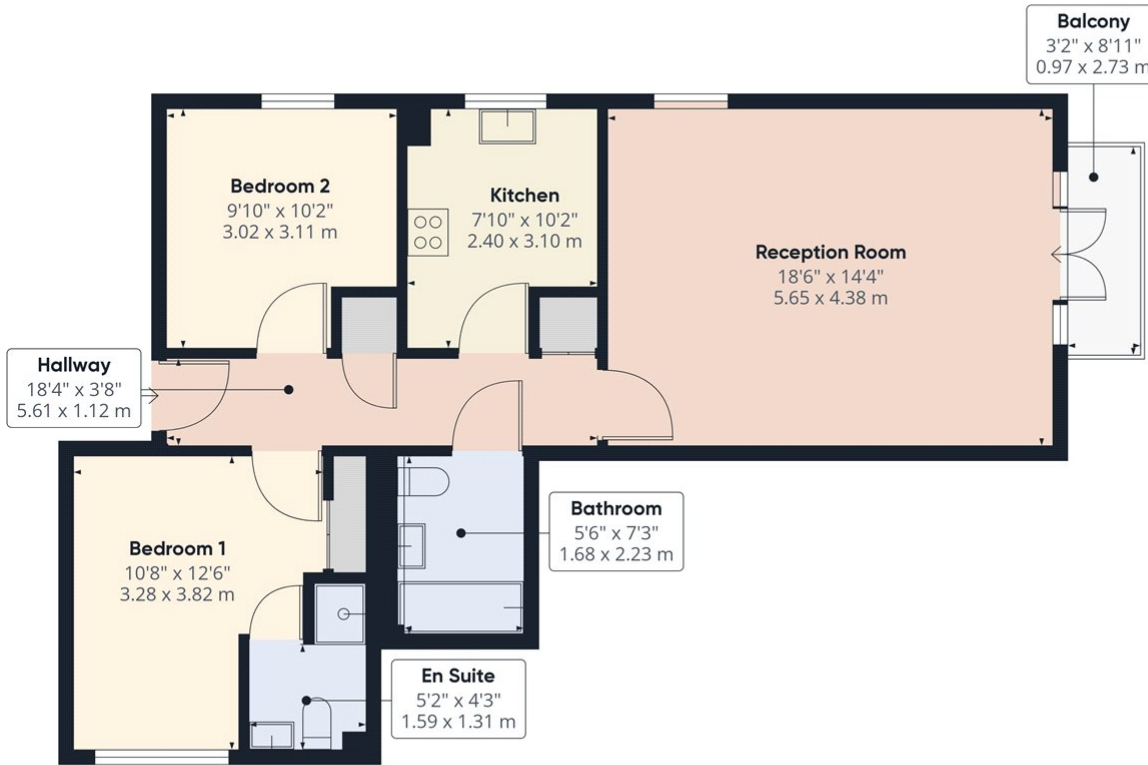
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Approximate total area⁽¹⁾
717.55 ft²
66.66 m²

(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.

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.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92) A	
(81-91) B	
(69-80) C	80
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC

Tenure: Leasehold
Term: Expires - 30/03/2126
Service Charge: £300 Per month
Ground Rent: £384 Annually (subject to increase)
Council Tax Band: C

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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