



WELLS DRIVE, KINGSBURY, LONDON, NW9

**OFFERS IN EXCESS OF £350,000 LEASEHOLD APPROX 175 YEARS REMAINING**

## GORGEOUS GROUND FLOOR MAISONETTE WITH PRIVATE GARDEN & LONG LEASE

- GROUND RENT APPROX £19 PER ANNUM
- BUILDINGS INSURANCE APPROX £250 PER ANNUM

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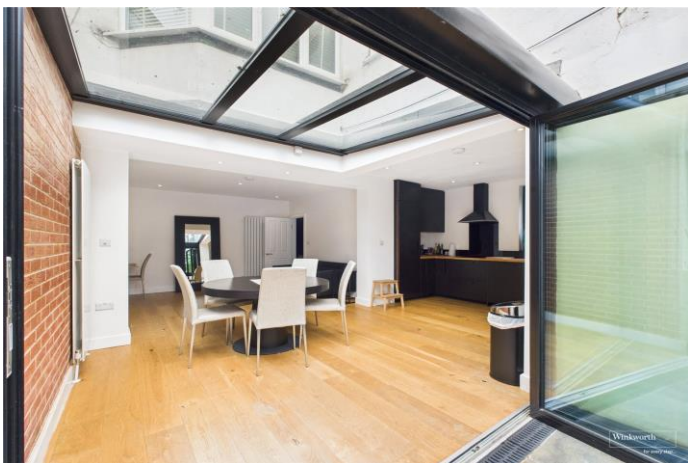
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Offered to the market chain free, this beautifully presented ground floor maisonette boasts a generous lease and a stylish, thoughtfully designed interior. The property features a bright and airy open-plan layout filled with natural light and enhanced by touches of charming, exposed brickwork, adding character and modern quirk. A spacious double bedroom provides a peaceful sanctuary, as well as a stylish modern bathroom. Step out from the kitchen onto a delightful balcony-style landing with steps leading down to your own private and charming garden—perfect for relaxing or entertaining. Tucked away in a peaceful cul-de-sac, this home offers a rare sense of tranquillity while still being close to everything you need. Located near the scenic Welsh Harp Reservoir and open green spaces, it's ideal for nature lovers. Excellent amenities, transport links, and local schools are all within easy reach, making this a perfect choice for first-time buyers, downsizers, or investors alike.



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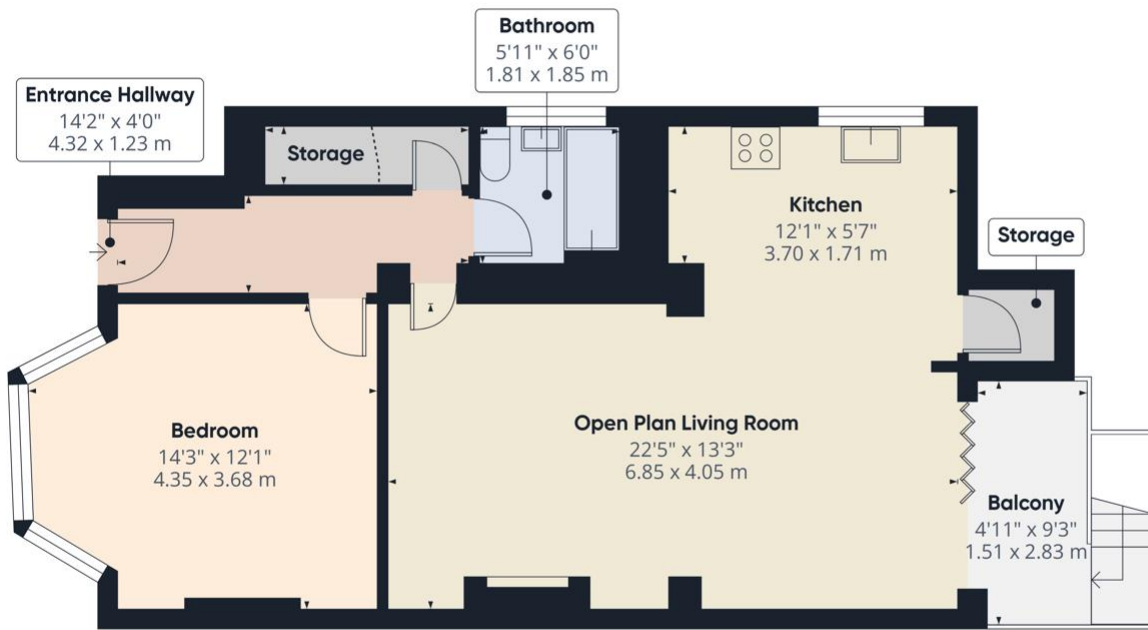
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**Approximate total area<sup>m</sup>**

653 ft<sup>2</sup>  
60.7 m<sup>2</sup>

**Balconies and terraces**

46 ft<sup>2</sup>  
4.3 m<sup>2</sup>

**Reduced headroom**

13 ft<sup>2</sup>  
1.2 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

Below 5 ft/1.5 m

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		74 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Leasehold

**Term:** 175 year and 7 months

**Council Tax Band:** C

All figures that are shown were correct at the time of printing.

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