



Winkworth

for every step...



WELLS DRIVE, KINGSBURY, LONDON, NW9

£350,000 SHARE OF FREEHOLD WITH APPROX 994 YEARS REMAINING LEASEHOLD

LOVELY STARTER HOME

1 BEDROOM GROUND FLOOR MAISONETTE

- £600 PER ANNUM BUILDING INSURANCE
- NO SERVICE CHARGE OR GROUND RENT PAYABLE

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

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This generously sized ground floor maisonette, offered with a share of freehold tenure, presents a beautiful first home. The accommodation comprises a well-proportioned double bedroom, a functional bathroom, and a bright, welcoming lounge that flows into a modern, fully fitted and spacious kitchen. Outside, the private garden has been carefully maintained, featuring a lovely, paved patio, a neat lawn, and a fully powered outbuilding—perfect for use as a workspace, studio, or additional storage. Positioned in a peaceful cul de sac, within easy reach of transport and amenities - an internal viewing is a must!



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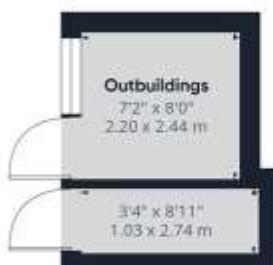


Ground Floor Building 1

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Approximate total area^(a)

637 ft²
58.2 m²



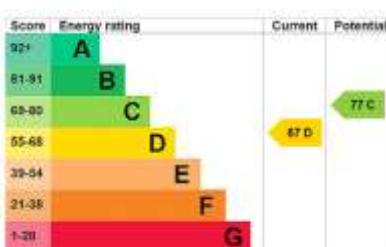
Ground Floor Building 2

(a) Excluding balconies and terrace

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

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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.



Tenure: Share of Freehold

Term: 994 year and 10 months

Council Tax Band: C - Brent

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

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