



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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Approximate total area¹
637 ft²
59.2 m²

(1) Including balconies and terraces

Calculations reference to the RICS (PIPS) 8C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

(IP)AFFE360

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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