



WELLS DRIVE, KINGSBURY, LONDON, NW9

**£355,000 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](mailto:kingsbury@winkworth.co.uk)

**Winkworth**

for every step...

[winkworth.co.uk](http://winkworth.co.uk)





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!

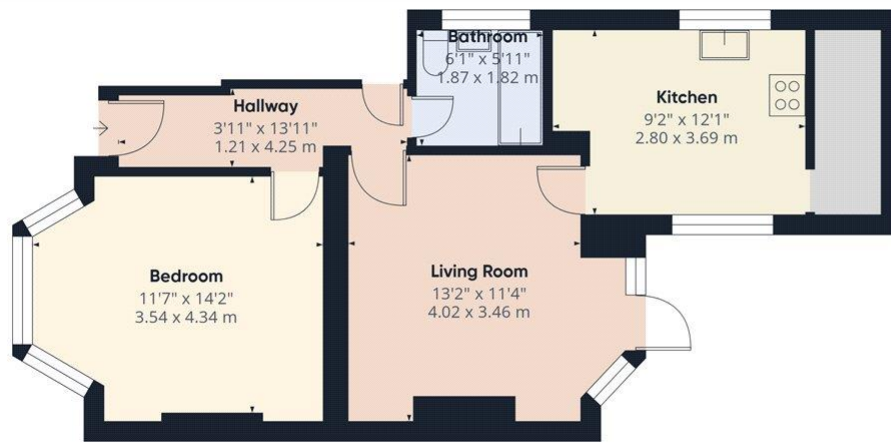




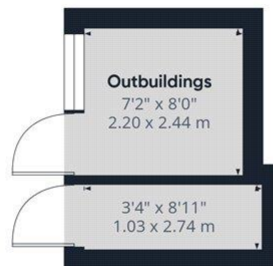
**Winkworth**

for every step...





Ground Floor Building 1



Ground Floor Building 2

**Winkworth**

**Approximate total area<sup>(1)</sup>**  
637 ft<sup>2</sup>  
59.2 m<sup>2</sup>

(1) Excluding balconies and terraces

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		
55-68	D	67 D	77 C
39-54	E		
21-38	F		
1-20	G		

**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.

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

**Winkworth**

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.