



FLAT 16, PALM COURT, ALPINE ROAD, LONDON, NW9  
**£465,000 LEASEHOLD**

## TWO BEDROOM TWO BATHROOM DELUXE APARTMENT IN KINGSBURY

Kingsbury | 020 8204 0000 | [kingsbury@winkworth.co.uk](mailto:kingsbury@winkworth.co.uk)

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**DESCRIPTION:** A two bed two bath luxury apartment presented at an exceptionally high standard boasting beautiful finishes which sets it apart from other similar properties. Measuring appx 906 sqft, this flat is located within beautiful, landscaped surroundings. Accessible via lift, this property consists of a large open plan lounge with a modern kitchen along with a dining area. There are two double bedrooms, one complete with an en-suite shower, one large family bathroom and an abundance of storage space. There is a private roof terrace accessible via the master bedroom, and the second accessible via the living room. The property also benefits from communal gardens/play area which makes it a hub for families to gather outdoors. Further benefits include a video entry phone system. Whilst being part of the catchment of highly acclaimed schools including Roe Green Primary & Kingsbury High School, Queensbury and Kingsbury Tube Stations (Jubilee Line) are both a short walk away. Furthermore, the development is situated closeby to places of worship and an array of shopping and dining facilities. An internal viewing is highly recommended to fully appreciate what this beautiful home has to offer.



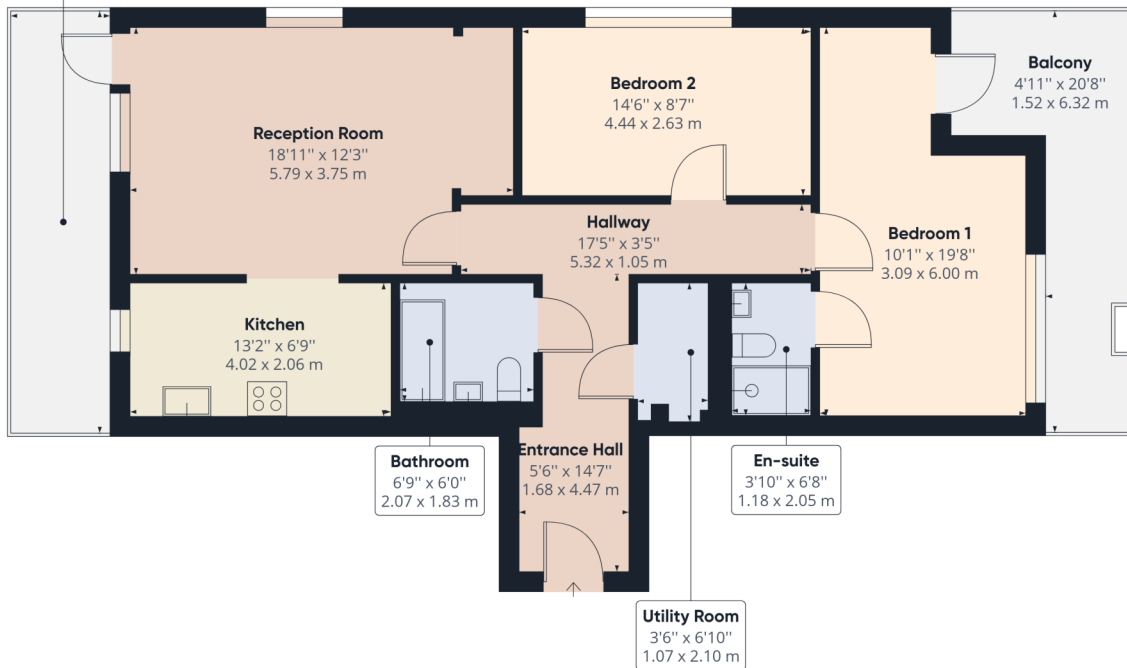
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**Balcony**  
4'10" x 20'11"  
1.48 x 6.38 m



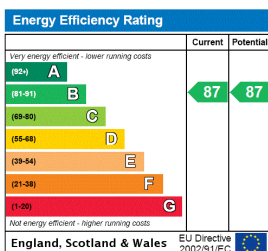
**Approximate total area<sup>(1)</sup>**  
852.99 ft<sup>2</sup>  
79.24 m<sup>2</sup>

(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.



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