



ROSE BATES DRIVE, KINGSBURY, LONDON, NW9  
**£350,000 LEASEHOLD APPROX 100 YEARS REMAINING**

## LOVELY TWO BEDROOM FLAT IN A POPULAR RESIDENCE

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

**Winkworth**

for every step...

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





A delightful two-bedroom, third-floor apartment. Stepping inside, you'll be greeted by a bright and airy living room, perfect for relaxation, dining and entertaining. The functional kitchen is designed for easy meal preparation and everyday use. The master bedroom boasts an en suite bathroom, whilst a well-sized second bedroom offers flexibility for family, guests, or a home office. Completing the interior is a sleek bathroom, and your own private balcony, an ideal spot for morning coffee or evening relaxation while enjoying fresh air and outdoor views. Residents can enjoy access to well-maintained communal gardens. Situated between the vibrant neighbourhoods of Kingsbury and Queensbury, this apartment is within easy reach of local schools, amenities, and transportation links. Whether commuting to work or exploring the local area, you'll appreciate the exceptional convenience and lifestyle this residence offers. Don't miss the opportunity to make this charming apartment your new home or investment.



**Winkworth**

for every step...





**Winkworth**

for every step...



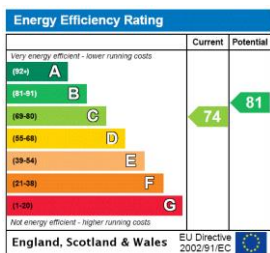
**Approximate total area<sup>(1)</sup>**  
723.15 ft<sup>2</sup>  
67.18 m<sup>2</sup>

(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.



**Tenure:** Leasehold

**Term:** 100 year and 8 months

**Service Charge:** £3,900 per annum approx

**Ground Rent:** £ 390 Annually (subject to increase)approx.

**Council Tax Band:** C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

**Winkworth**

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

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.