



Rose Bates Drive, London, NW9

£345,000 Leasehold approx. 100 Years Remaining

2  1  2 

KEY FEATURES

- ALLOCATED PARKING SPACE
- PRIVATE BALCONY
- THIRD FLOOR WITHOUT LIFT
- JUBILEE LINE



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DESCRIPTION

This two-bedroom apartment is situated on the third floor of an esteemed development, just moments away from the vibrant heart of Kingsbury. The property features two bedrooms, two bathrooms, a contemporary fitted kitchen, and a bright reception room. With electric heating throughout, high ceilings, allocated parking space for one car, this apartment offers both comfort and convenience in an enviable location within walking distance from shops, transport links, schools, and places of worship. A perfect first home or investment.

- **SERVICE CHARGE APPROX £3,373 PER ANNUM**
- **GROUND RENT APPROX £384 PER ANNUM**
- **COUNCIL TAX BAND C – BRENT**





LOCATION

For more information, scan the QR code or visit the link below

<https://www.winkworth.co.uk/sale/property/KBS250578>

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.

MATERIAL INFO

Tenure: Leasehold

Term: 100 year and 2 months

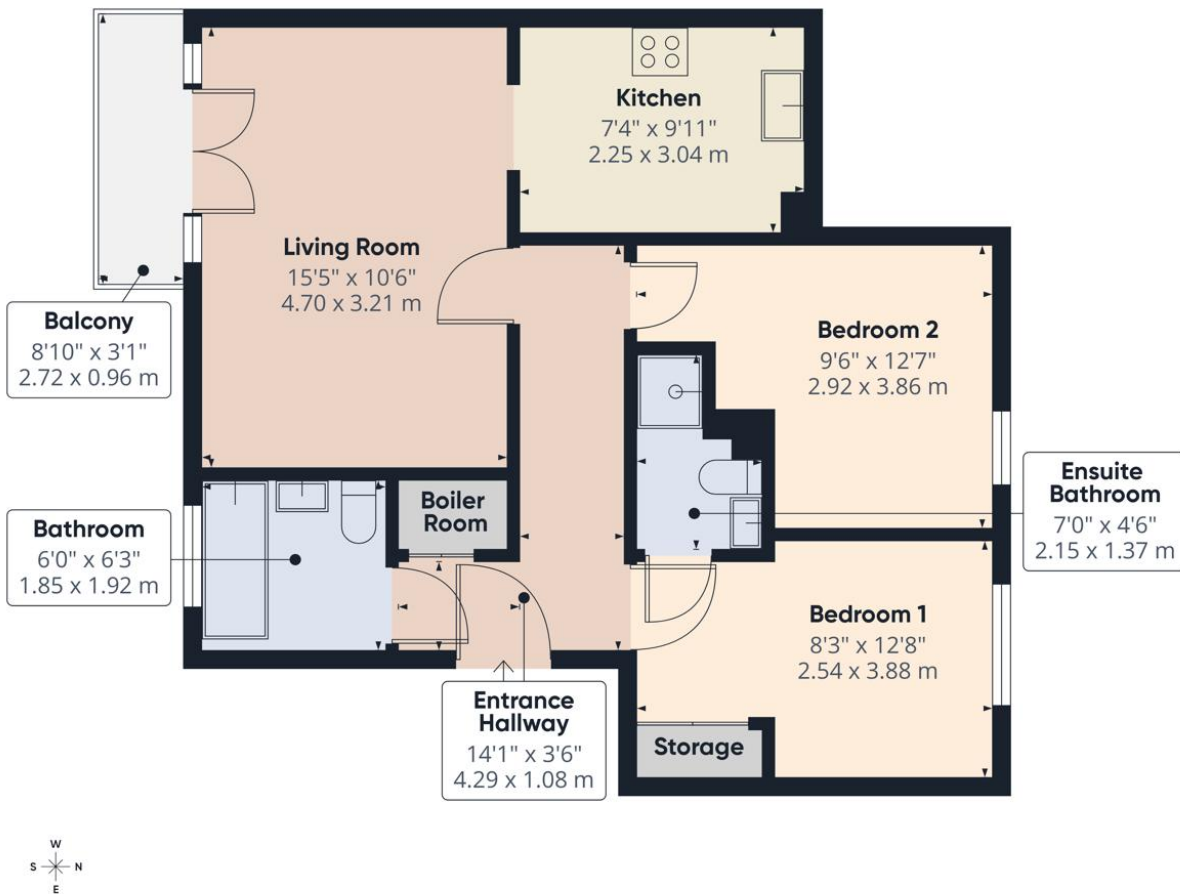
Service Charge: £2317 per annum

Ground Rent: £ 384 Annually (subject to increase)

Council Tax Band: C

EPC rating: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Approximate total area⁽¹⁾
570 ft²
52.8 m²

Balconies and terraces
28 ft²
2.6 m²

(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.

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