



ROSE BATES DRIVE, KINGSBURY, LONDON, NW9
STARTING BID £255,000 LEASEHOLD APPROX 102 YEARS REMAINING
COSY TWO BEDROOM FLAT

- **GROUND RENT APPROX £384 PER ANNUM**
- **SERVICE CHARGE APPROX £2,400 PER ANNUM**

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

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This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties. Starting bid £255,000. This delightful 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 a spacious double bedroom, a cozy single bedroom, a contemporary fitted kitchen and bathroom, and a bright reception room. With electric heating throughout, allocated parking spaces for two cars, and neutral decor, this apartment offers both comfort and convenience in an enviable location within walking distance from shops, transport links, schools, and places of worship. An internal viewing is advised. Immediate 'exchange of contracts' available Being sold via 'Secure Sale'



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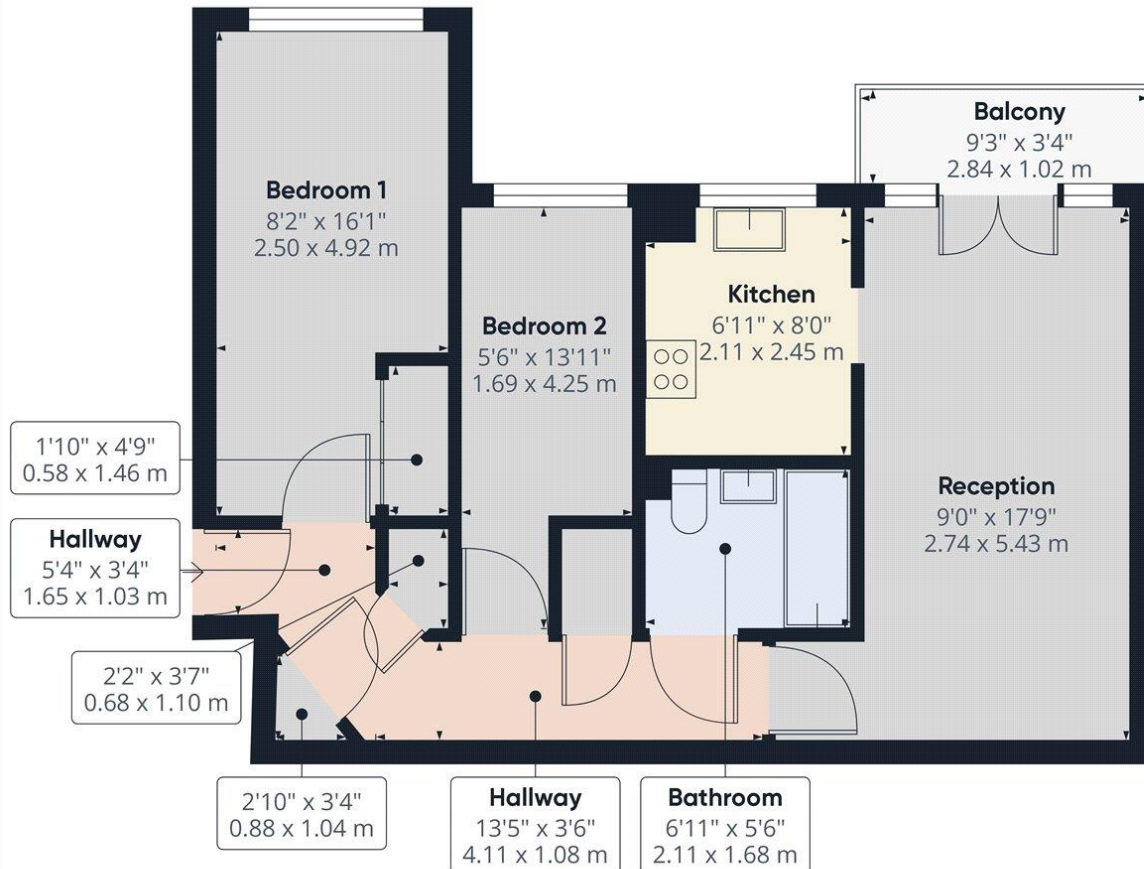
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**Approximate total area⁽¹⁾**

560.26 ft²
52.05 m²

Balconies and terraces

30.78 ft²
2.86 m²

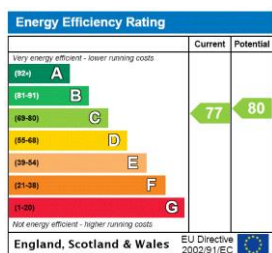
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

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: 101 year and 11 months

Service Charge: £2400 per annum approx. (subject to increase)

Ground Rent: £ 384 per annum approx. (subject to increase)

Council Tax Band: C – Brent

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.

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