

Winkworth
for every step...



PALM COURT, ALPINE ROAD, KINGSBURY, LONDON, NW9
£459,000 LEASEHOLD – APPROXIMATELY 113 YEARS REMAINING
MODERN 2 BEDROOM APARTMENT
IN A SOUGHT-AFTER DEVELOPMENT

- **GROUND RENT APPROXIMATELY £250 PER ANNUM**
- **SERVICE CHARGE APPROXIMATELY £3,564 PER ANNUM**

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



winkworth.co.uk

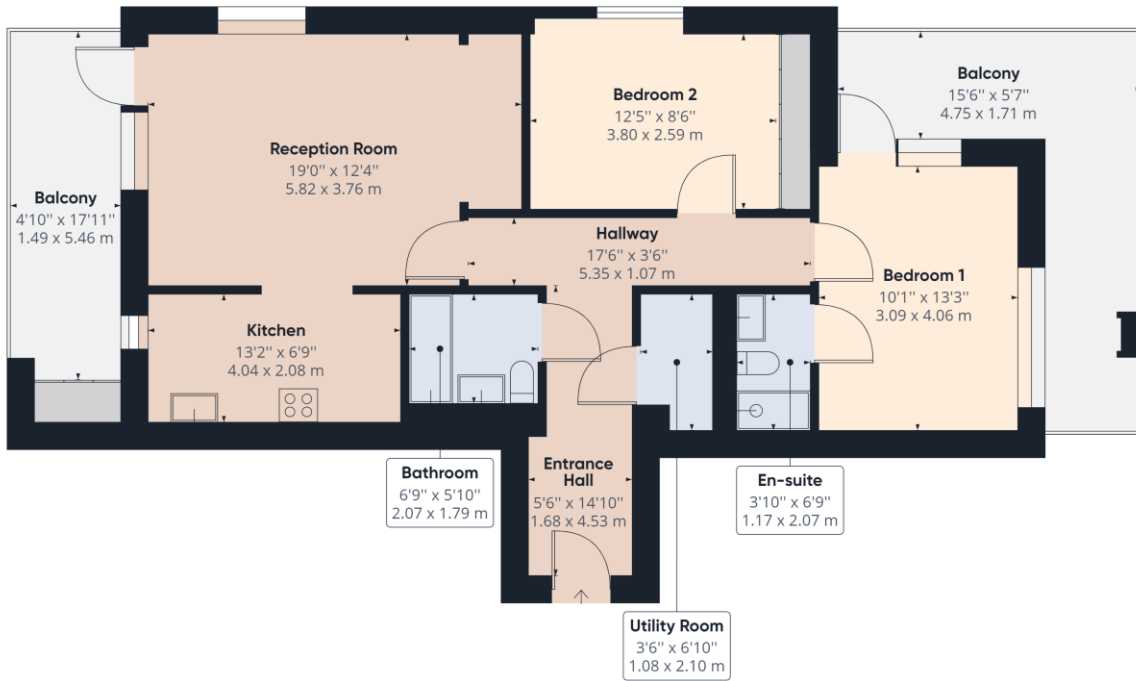
See things differently



DESCRIPTION: Winkworth are thrilled to introduce to the market this unique, spacious, and modern 2-bedroom apartment in a much loved and sought after development. Situated on the upper floor, accessible via lift, the property consists of a stylish open plan lounge and sleek kitchen, the perfect living space for families to gather, complete with a fantastic balcony offering stunning landscaped views of the pretty communal gardens and surrounding areas, an appealing modern family bathroom, two fresh, bright and ample double bedrooms, one of which is complete with a simplistic en suite shower room and a sizeable balcony, perfect for awakening to gorgeous views and soaking up the morning sun in peace. This highly appealing property is positioned moments from Honeyplot Lane, just an 8-minute stroll from Queensbury Station (Jubilee Line), and less than 1 mile from the heart of Kingsbury and its array of shops, eateries, amenities, and transport links such as Kingsbury Station (Jubilee Line). Sitting well within the catchment area for local primary and secondary schools, this will make the perfect home for families with children in so many aspects. In order to entirely appreciate the feel and location of this beautiful apartment, an internal viewing is a must.







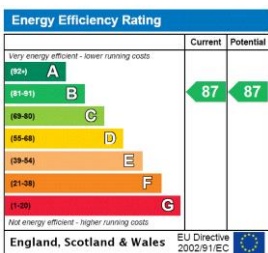
Approximate total area⁽¹⁾
838.26 ft²
77.88 m²

(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.

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.



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



winkworth.co.uk

See things differently

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.