



Robin Grove, HA3

£345,000 Leasehold approx. 88 Years remaining.

2  1  1 

KEY FEATURES

- PRIVATE ENTRANCE
- PRIVATE GARDEN
- BLANK CANVAS
- NO UPPER CHAIN
- CLOSE TO TRANSPORT
- LEASEHOLD



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DESCRIPTION

This rarely available, chain-free first-floor maisonette is a delightful find. The property features a bright and inviting reception room, a contemporary kitchen, two double bedrooms, and a well-appointed bathroom. A private rear garden adds to the home's appeal.

Situated in close proximity to Kingsbury Station (Jubilee Line), this property provides excellent transport links and easy access to a wide range of local amenities, places of worship, and well-regarded primary and secondary schools, including Mount Stewart, Claremont, and JFS. The location is highly desirable, making it perfect for both first-time buyers and investors.

To fully appreciate the charm and excellent location of this lovely home, an internal viewing is essential. Don't miss the opportunity to own this fantastic property.





For more information, visit the link below

<https://www.winkworth.co.uk/sale/property/KBS260354>

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: 88 year and 6 months

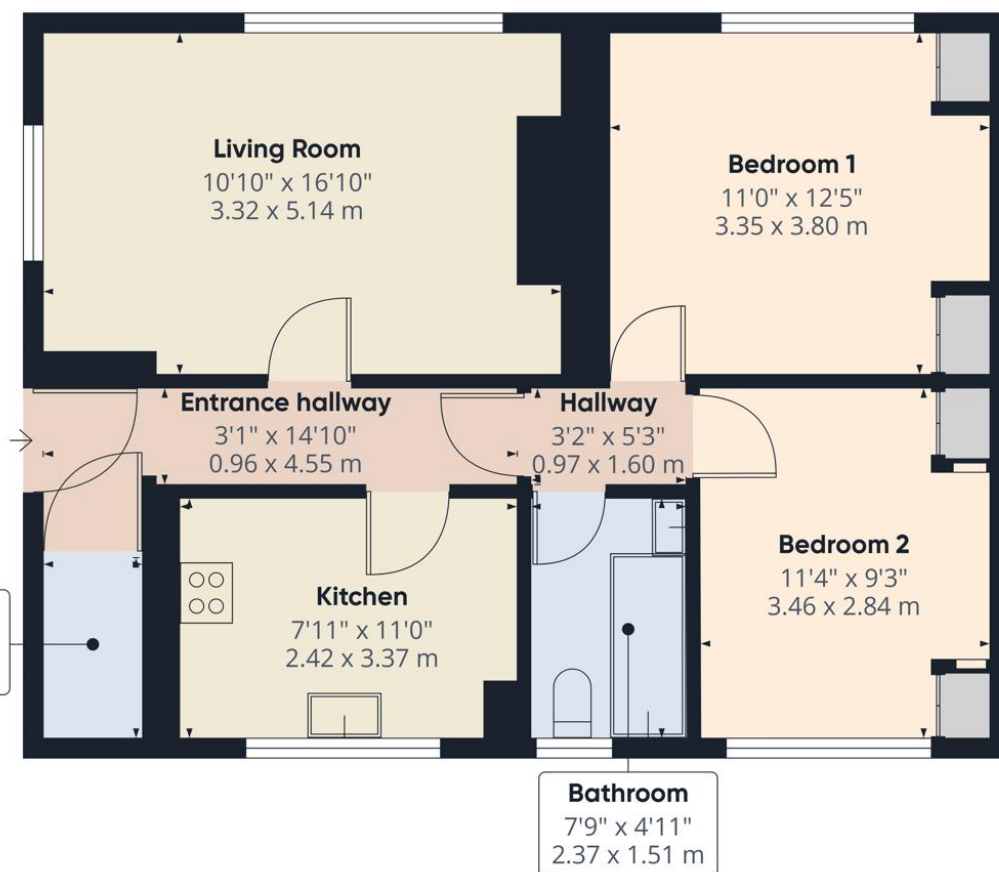
Service Charge: £300 per annum approx.

Ground Rent: £10 per annum approx.

Council Tax Band: C – Brent

EPC rating: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Approximate total area⁽¹⁾
640 ft²
59.6 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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