



WELLS DRIVE, NW9
£325,000 LEASEHOLD

1 DOUBLE BEDROOM GROUND FLOOR GARDEN FLAT

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

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DESCRIPTION:

Looking to climb up the property ladder? Look no further! Situated in a popular cul de sac, on offer is a rarely available 1 double bedroom ground floor, purpose built garden maisonette. This beautiful first time buyer's dream boasts a double bedroom, a simplistic bathroom with a clean kitchen, a spacious lounge with doors leading out to the rear garden which is mainly laid to lawn. Wells Drive is located within easy reach of Wembley Park Underground Station (Jubilee Line) and within a short distance of a variety of shops and amenities. This conservation area is served with a good selection of local bus routes.

The beautiful open spaces of the Welsh Harp Reservoir and Fryent Country Park are close-by, as well as a selection of excellent local schools including Kingsbury High & The French Lycee.

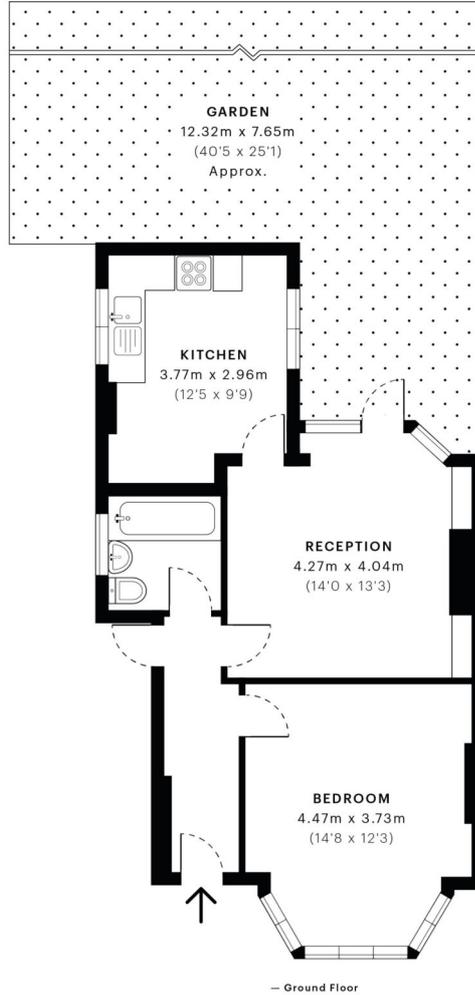
This property is ideal for first time buyers or buy to let investors. With a...

AT A GLANCE

- MODERN MAISONETTE
- GROUND FLOOR
- SPACIOUS DOUBLE BEDROOM
- SPACIOUS LOUNGE
- KITCHEN DINER
- OWN REAR GARDEN
- CONSERVATION AREA
- Close to FRYENT WAY SCHOOL & KINGSBURY HIGH







GROSS INTERNAL AREA (GIA)
The footprint of the property
52.10 sqm / 560.80 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
48.35 sqm / 520.44 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft

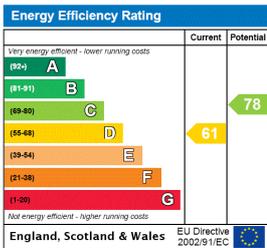


Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 52.24 sqm / 562.31 sqft
IPMS 3C RESIDENTIAL 49.24 sqm / 530.01 sqft

SPEC ID 5ef4ff6557c0890a2886fdeb

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.



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