



ROSE BATES DRIVE, KINGSBURY, LONDON, NW9
£375,000 LEASEHOLD – APPROXIMATELY 103 YEARS REMAINING.

TWO DOUBLE BEDROOM TOP FLOOR FLAT WITH BALCONY

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

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DESCRIPTION: Welcome to your DREAM HOME IN THE SKY! This exquisite top-floor apartment offers the pinnacle of urban living, combining style, comfort, and convenience. Nestled in a vibrant neighbourhood. The apartment boasts TWO DOUBLE BEDROOMS, each designed to be a private sanctuary with AMPLE SPACE providing an inviting atmosphere for rest and relaxation. This leads to a perfectly sized modern FULLY FITTED kitchen with substantial storage facility. Another notable feature is the OPEN PLAN reception area, creating a fluid connection between the indoor and outdoor spaces. Stepping onto the balcony is like entering your own personal sanctuary in the heart of the city. With a generous 593 sq. footage, this apartment would make hosting a soiree perfect. Additional benefits to the property include beautifully landscaped communal gardens and the convenience of allocated parking. Further benefits such as DOUBLE-GAZED WINDOWS and ELECTRIC HEATING throughout the property. Well located within equal distance from KINGSBURY Station and QUEENSBURY Station (Both Jubilee Line), and their diverse variety of shops, amenities, and schools both areas have to offer, this is an overall lovely flat in a brilliant location. An internal viewing is a must.



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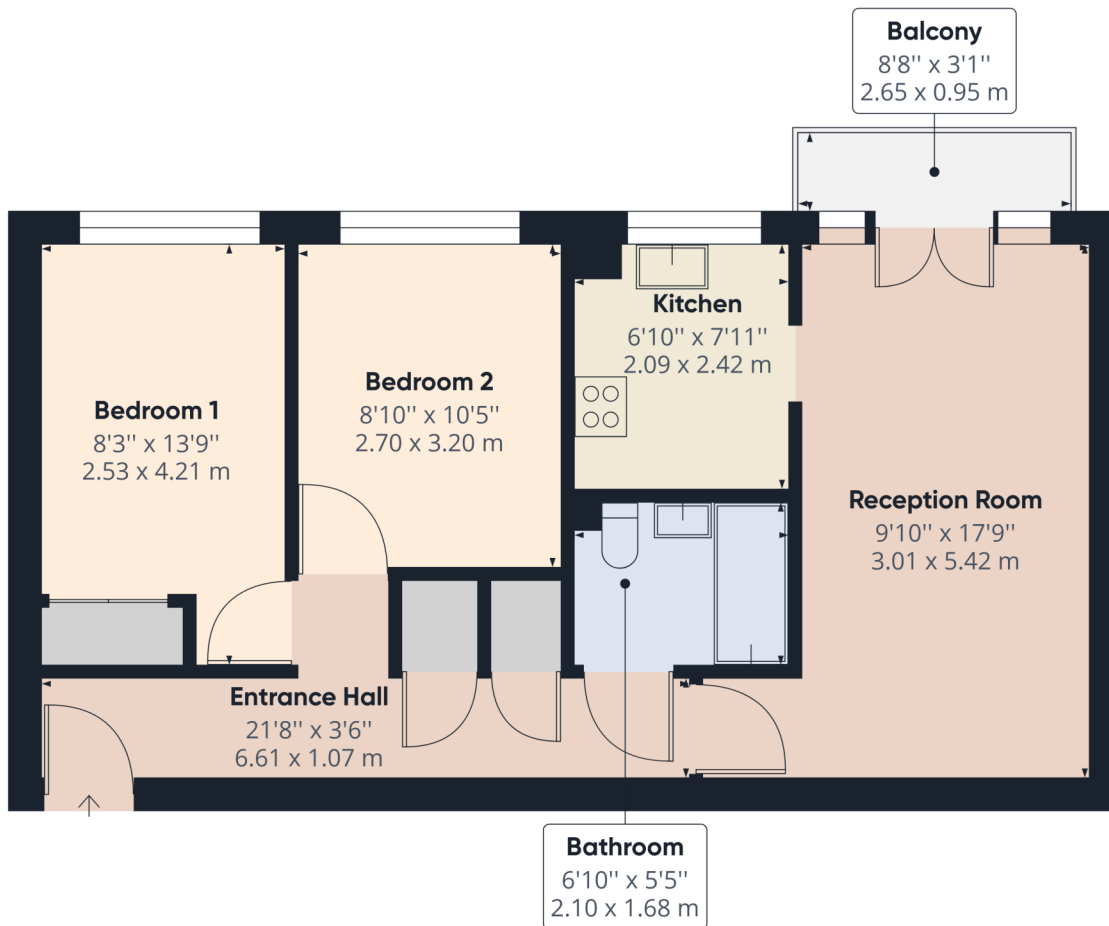
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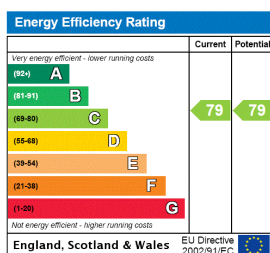
Approximate total area⁽¹⁾
593.53 ft²
55.14 m²

(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.

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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: Expires - October 2126
Service Charge: £2,400 per annum
Ground Rent: TBC
Council Tax Band: C

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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