



WESTCROFT COURT, KINGSBURY ROAD, KINGSBURY, LONDON, NW9

£475,000 LEASEHOLD APPROX 96 YEARS REMAINING

THREE BEDROOM DUPLEX APARTMENT IN THE HEART OF KINGSBURY

- SERVICE CHARGE APPROX £1,440 PER ANNUM
- GROUND RENT APPROX £120 PER ANNUM

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

Winkworth

for every step...

winkworth.co.uk

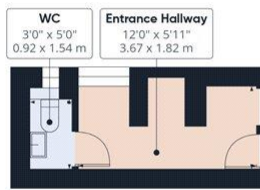


Situated a stone's throw away from the heart of Kingsbury and overlooking the open green spaces of Roe Green Park, this spacious duplex flat offers a well-balanced layout across two floors. The first floor features a bright, generously sized living room with access to two private balconies, alongside a well-proportioned kitchen. A convenient guest W/C is located on the ground floor. Upstairs, the property boasts three well-sized bedrooms and a family bathroom. Perfectly positioned for convenience, Kingsbury Station (Jubilee Line) is less than a five-minute walk away, with a diverse variety of shops, restaurants, and local amenities along the way. Multiple bus routes are also on the doorstep, enhancing transport options. The property sits within the catchment area for numerous acclaimed schools. An internal viewing is advised.

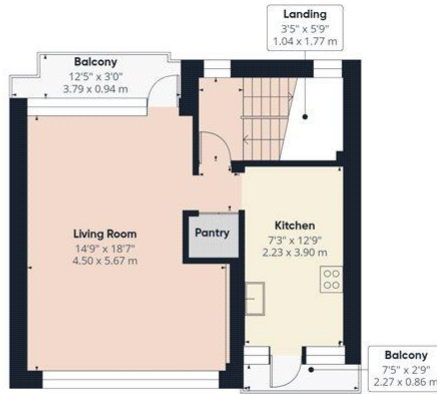


Winkworth

for every step...



Ground Floor



Floor 1



Floor 2

Winkworth

Approximate total area^m

929 ft²
86.2 m²

Balconies and terraces

57 ft²
5.3 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.

GIRAFFE360

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: 95 year and 9 months

Service Charge: £1440 per annum approx.

Ground Rent: £120 per annum approx.

Council Tax Band: D - Brent

All figures that are shown were correct at the time of printing.

Winkworth

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

for every step...

winkworth.co.uk

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.