



WESTCROFT COURT, KINGSBURY ROAD, KINGSBURY, LONDON, NW9

£450,000 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

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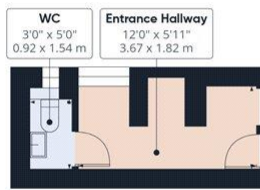


Situated a stone's throw away from the heart of Kingsbury and overlooking the open green spaces of Roe Green Park, this spacious duplex flat offers a well-balanced layout across two floors. The first floor features a bright, generously sized living room with access to two private balconies, alongside 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.

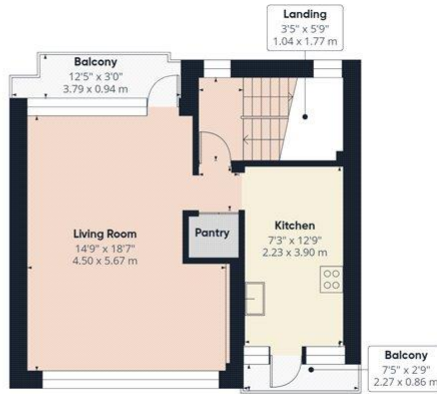


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Ground Floor



Floor 1



Floor 2

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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.

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