



ASH TREE DELL, KINGSBURY, LONDON, NW9

**£410,000 LEASEHOLD – APPROX 74 YEARS REMAINING**

## FIRST FLOOR THREE BEDROOM DUPLEX MAISONETTE WITH OWN REAR GARDEN

- GROUND RENT APPROX £25 PER ANNUM
- NO SERVICE CHARGE PAYABLE

Kingsbury | 020 8204 0000 | [kingsbury@winkworth.co.uk](mailto:kingsbury@winkworth.co.uk)

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This appealing three-bedroom duplex maisonette is nestled within a picturesque cul-de-sac and is a part of a Conservation Area, preserving its historical charm. On offer is a generously sized living space striking a harmonious balance between modernity and original architectural features of the late architect, Ernest Trobridge. Notable among these features are the captivating brick fireplace and arched stairwells. A bright reception room features triple aspect windows bathing the space in natural light. French doors open to a sun-soaked conservatory with windows on three sides and an opaque roof, making it an inviting haven. A simplistic kitchen overlooks the garden, with a bonus of an additional conservatory opening to a decking area hosting enough room to accommodate a dining table. Additional benefits to the ground floor include two versatile bedrooms and a practical family bathroom. On the second floor, you'll discover a double bedroom served with a Velux window and the added convenience of an En-suite shower room, while the second room offers versatile space suitable for use as an office or an extra bedroom. Local acclaimed schools are within walking distance, as are the amenities and transport links of Kingsbury. An internal viewing is a must.



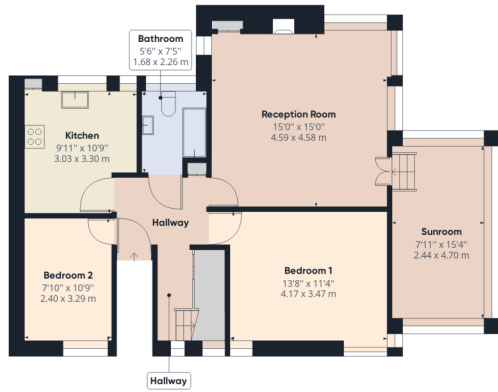
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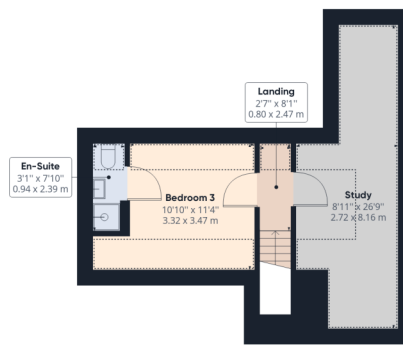


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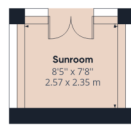
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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

**Approximate total area<sup>(1)</sup>**

1322.78 ft<sup>2</sup>  
122.89 m<sup>2</sup>

**Reduced headroom**

232.25 ft<sup>2</sup>  
21.58 m<sup>2</sup>

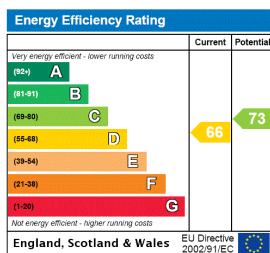
(1) Excluding balconies and terraces

☐ Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes 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:** Expires - 25/03/2098  
**Service Charge:** £0 per annum  
**Ground Rent:** £ 25 Annually (subject to increase)  
**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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