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OAK APARTMENTS, GROVE PARK, KINGSBURY, LONDON, NW9

**£450,000 LEASEHOLD APPROX 239 YEARS REMAINING**

## MODERN & SPACIOUS TWO BEDROOM APARTMENT WITH PRIVATE BALCONY & ALLOCATED PARKING

- SERVICE CHARGE APPROX £4,000 PER ANNUM
- GROUND RENT APPROX £375 PER ANNUM

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This bright and contemporary second-floor apartment offers stylish living in a well-connected location. Nicely presented throughout, the property features a spacious open plan living and dining area with large windows that flood the space with natural light. The sleek, modern kitchen is perfect for entertaining or everyday living, while the private balcony provides a peaceful outdoor retreat. The apartment boasts two generous double bedrooms, one with a modern en suite bathroom. A well-appointed main bathroom serves the flat. Additional benefits include an allocated underground parking space and convenient lift access. Situated just by Asda and Morrisons, the vibrant Bang Bang Oriental Food Hall, reputable schools, gyms, and excellent transport links — including Colindale Station (Northern Line) — this property combines comfort, convenience, and modern urban living.



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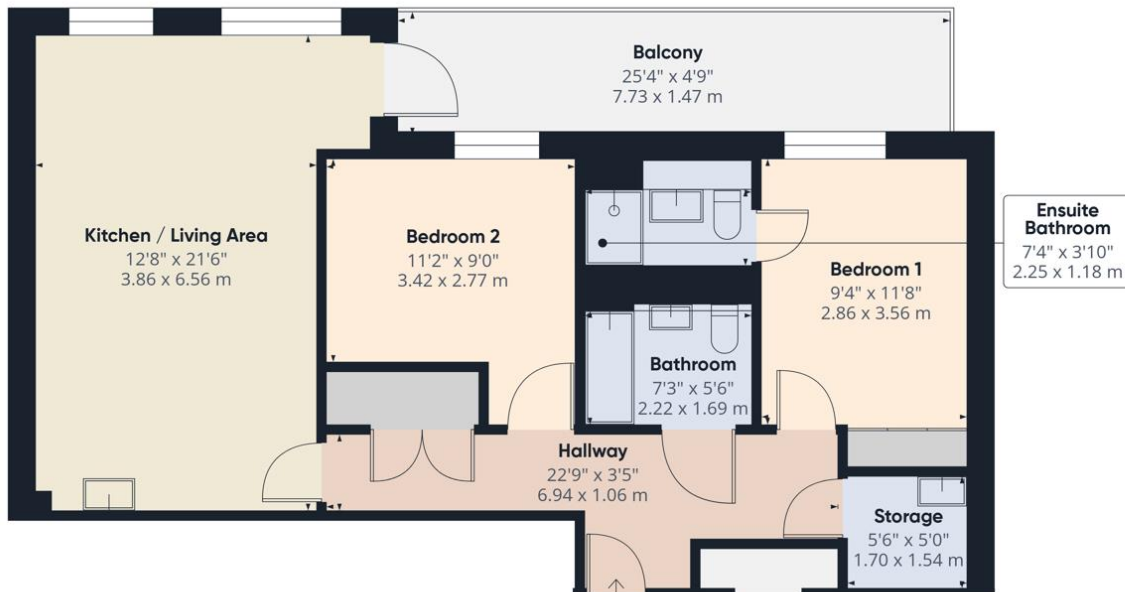
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**Approximate total area<sup>(1)</sup>**  
875 ft<sup>2</sup>  
81.3 m<sup>2</sup>

(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.

GIRAFFE 360

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Leasehold

**Term:** 239 year and 5 months

**Service Charge:** £4000 per annum approx

**Ground Rent:** £375 Annually per annum approx

**Council Tax Band:** D – Brent

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

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