



BURGESS AVENUE, KINGSBURY, LONDON, NW9

£365,000 SHARE OF FREEHOLD WITH APPROX 117 YEARS LEASEHOLD REMAINING

WELL PRESENTED

THREE BEDROOM DUPLEX APARTMENT

- **NO SERVICE CHARGE OR GROUND RENT PAYABLE**

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

Winkworth

for every step...

winkworth.co.uk



Tucked away just off the ever-popular Church Lane in Kingsbury, this well-maintained three-bedroom duplex apartment offers spacious and versatile living in a sought-after location. Set across the first and top floors, the property has recently been refreshed with new carpets and features double-glazed windows throughout. The first floor comprises two bedrooms, a modern bathroom, and a open-plan kitchen/reception room. The top floor is dedicated to a generously sized master bedroom complete with an en suite, providing a private retreat. Neutral décor throughout offers a fresh, blank canvas for personalisation, while the layout caters perfectly to families, first time buyers, or investors alike. Located within easy reach of a variety of transport links, local shops, amenities, and highly regarded schools. Enjoy leisurely walks through the scenic open spaces of The Welsh Harp, Silver Jubilee Park, and Fryent Country Park—all just a short stroll away. Wembley Park, with its excellent connectivity via the Jubilee and Metropolitan Lines, is under half a mile away. It also hosts a wealth of entertainment options including Wembley Stadium, SSE Arena, and the London Designer Outlet.



Winkworth

for every step...



Winkworth

for every step...

Approximate total area⁽¹⁾

887 ft²
82.5 m²

Reduced headroom

53 ft²
4.9 m²

(1) Excluding balconies and terraces.

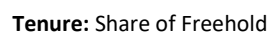
Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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.



Term: 117 year and 11 months

Service Charge: £0 Annually

Ground Rent: £0 Annually

Council Tax Band: C - Brent

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

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

Winkworth

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 furnishes.