



**ROSE BATES DRIVE, KINGSBURY, LONDON, NW9
OFFERS IN EXCESS OF £350,000 LEASEHOLD APPROX 100 YEARS REMAINING**

LOVELY TWO BEDROOM FLAT IN A POPULAR RESIDENCE

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

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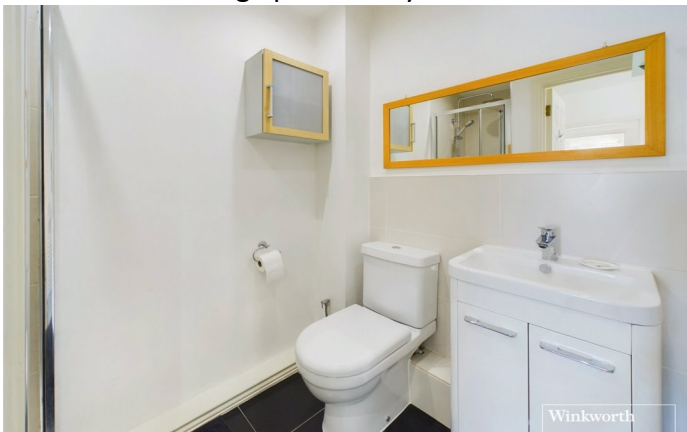
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A delightful two-bedroom, third-floor apartment. Stepping inside, you'll be greeted by a bright and airy living room, perfect for relaxation, dining and entertaining. The functional kitchen is designed for easy meal preparation and everyday use. The master bedroom boasts an en suite bathroom, whilst a well-sized second bedroom offers flexibility for family, guests, or a home office. Completing the interior is a sleek bathroom, and your own private balcony, an ideal spot for morning coffee or evening relaxation while enjoying fresh air and outdoor views. Residents can enjoy access to well-maintained communal gardens. Situated between the vibrant neighbourhoods of Kingsbury and Queensbury, this apartment is within easy reach of local schools, amenities, and transportation links. Whether commuting to work or exploring the local area, you'll appreciate the exceptional convenience and lifestyle this residence offers. Don't miss the opportunity to make this charming apartment your new home or investment.



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Approximate total area⁽¹⁾
723.15 ft²
67.18 m²

(1) Excluding balconies and terraces

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

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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

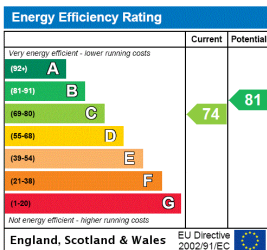
Term: 100 year and 8 months

Service Charge: £2900 per annum

Ground Rent: £ 250 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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