



ROSE BATES DRIVE, KINGSBURY, LONDON, NW9  
OFFERS IN EXCESS OF £365,000 LEASEHOLD

## 2 BEDROOM GROUND FLOOR FLAT IN A PRIME YET PEACEFUL LOCATION

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Winkworth are excited to introduce this charming two-bedroom, purpose-built flat to the market. Offered chain-free with leasehold tenure, this ground floor residence offers a delightful living experience. The property features a luminous and spacious reception room seamlessly connected to a well-appointed kitchen area, two well-proportioned bedrooms - one accompanied by an en suite shower room, and a simple yet elegant family bathroom. Externally, residents can take advantage of on-site parking whilst enjoying the delightful communal gardens, providing an ideal space for social gatherings and children's play. Situated equidistant from Kingsbury Station and Queensbury Station on the Jubilee Line, residents have easy access to an array of shops, amenities, and schools, making it an ideal location for families and commuters alike. Overall, this property presents a wonderful opportunity to own a lovely flat in a superb location. We highly recommend an internal viewing to fully appreciate the ambiance and convenience this home has to offer.

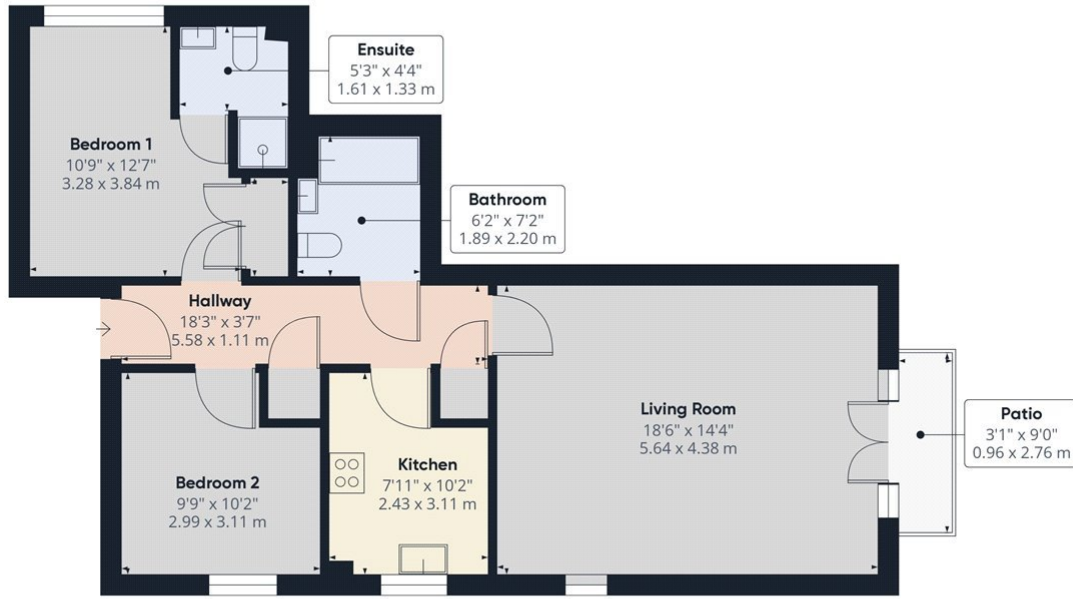


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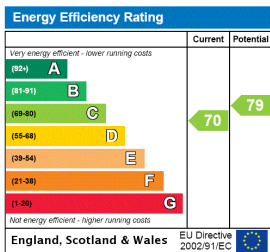
**Approximate total area<sup>(1)</sup>**  
 722.31 ft<sup>2</sup>  
 67.11 m<sup>2</sup>

(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.

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 - 04/06/2127  
**Service Charge:** £2800 per annum  
**Ground Rent:** £ 384 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.