



ROCHESTER COURT, WAKEMANS HILL, KINGSBURY, LONDON, NW9

£300,000 LEASEHOLD APPROX 958 YEARS REMAINING

HILLTOP ONE BEDROOM FLAT

BEAUTIFUL FIRST HOME

- SERVICE CHARGE APPROX £800 PER ANNUM
- GROUND RENT £30 PER ANNUM

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

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION: Set in a sought-after hilltop location, this beautifully maintained one-bedroom flat offers modern living with breathtaking views. The property features a spacious reception room seamlessly connected to a sleek, well-equipped kitchen. The bright double bedroom offers a peaceful retreat, while the contemporary bathroom adds a touch of luxury. Step out onto the private balcony to enjoy sweeping sunset views of Harrow on the Hill and beyond. Conveniently equidistant from Kingsbury and Colindale stations (Jubilee & Northern Lines) and the array of amenities serving both areas, this flat is perfect for first time buyers or investors seeking a move-in ready property. An internal viewing is a must.

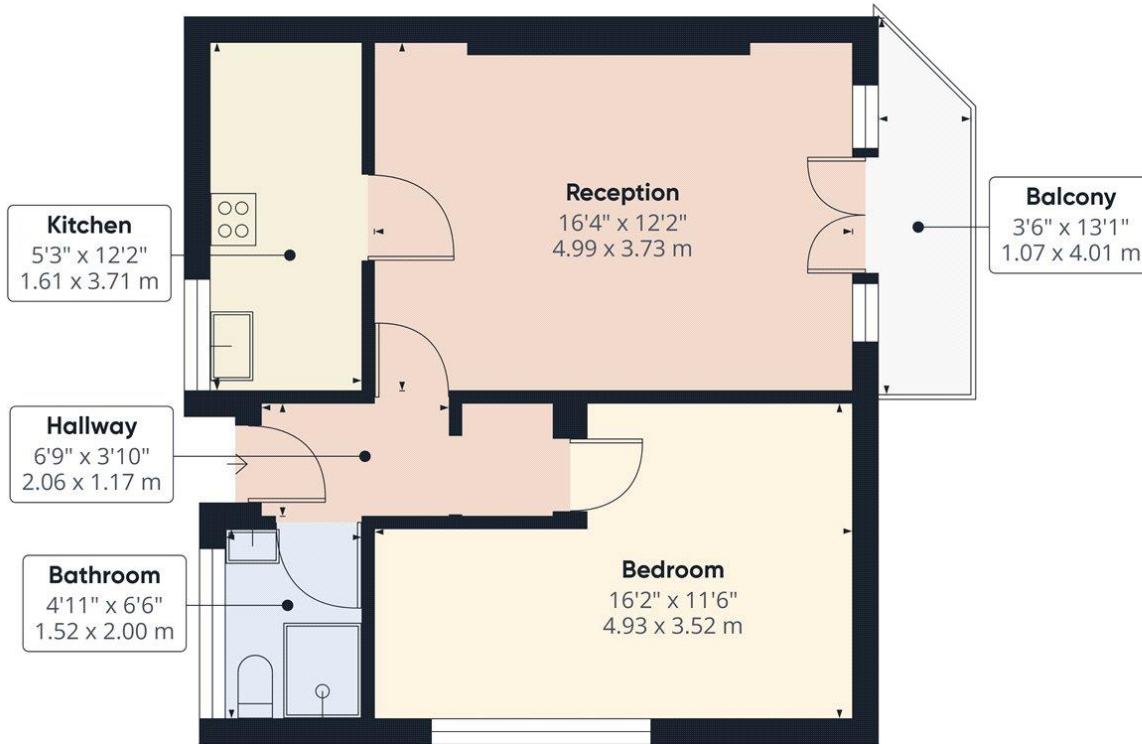


for every step...



Winkworth

for every step...



Approximate total area⁽¹⁾
492.66 ft²
45.77 m²

Balconies and terraces
41.55 ft²
3.86 m²

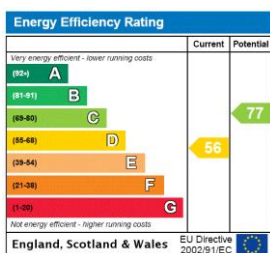
(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

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: 957 year and 10 months

Service Charge: £800 per annum

Ground Rent: £ 30 Annually (subject to increase)

Council Tax Band: C - Brent

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.

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 furnishings.