



GOLDSMITH LANE, KINGSBURY, LONDON, NW9  
**£350,000 LEASEHOLD**

## LOVELY TWO BEDROOM FIRST FLOOR MAISONETTE IN ROE GREEN VILLAGE

Kingsbury | 020 8204 0000 | [kingsbury@winkworth.co.uk](mailto:kingsbury@winkworth.co.uk)

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Discover the epitome of cozy living in this delightful first-floor maisonette, nestled within the cherished enclave of Roe Green Village. Offering leasehold tenure, this property presents a clean canvas awaiting your personal touch, making it an ideal opportunity to customize and create your first home. Upon entry, you are welcomed into a generously sized reception room, whilst the basic kitchen offers functionality and potential for customization to suit your culinary preferences. The property features two bedrooms, providing comfortable accommodations, and a well-appointed bathroom. Step outside to the rear garden, a tranquil oasis amidst lush greenery. This property enjoys a quaint location just a short stroll through the picturesque Roe Green Park to the heart of Kingsbury and its endless schools and amenities. An internal viewing is advised to appreciate this home at its entirety.

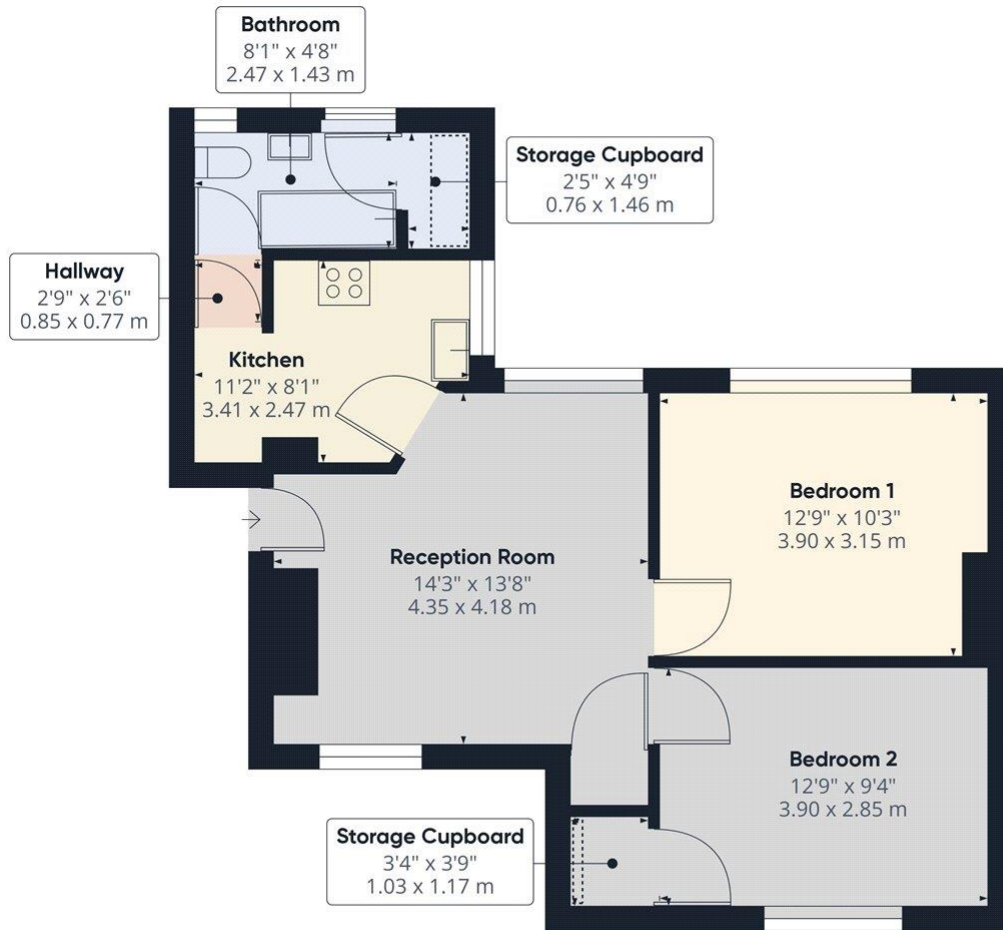


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**Approximate total area<sup>(1)</sup>**  
 587.29 ft<sup>2</sup>  
 54.56 m<sup>2</sup>

**Reduced headroom**  
 8.59 ft<sup>2</sup>  
 0.8 m<sup>2</sup>

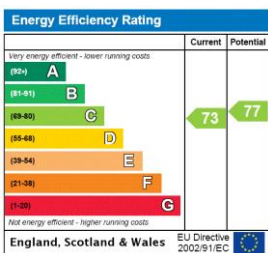
(1) Excluding balconies and terraces

Reduced headroom  
 (below 1.5m/4.92ft)

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 - 25/03/2096  
**Service Charge:** TBC  
**Ground Rent:** TBC  
**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.