



**PALM COURT, ALPINE ROAD, LONDON, NW9
OFFERS IN EXCESS OF £450,000 LEASEHOLD - APPROXIMATELY 115 YEARS REMAINING**

GORGEOUS TWO DOUBLE BEDROOM APARTMENT IN QUEENSBURY

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

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Introducing a spacious and contemporary two double bedroom apartment in the sought-after Palm Court. Located on the first floor and benefitting from a lift, this property boasts open plan charm with a stylish lounge and sleek kitchen that seamlessly extend to a charming balcony, perfect for enjoying fresh air and al fresco dining. The hallway leads you to an attractive family bathroom and two generous bedrooms. One of the bedrooms boasts an attractive en suite shower room and a sizeable balcony, providing the perfect retreat. This delightful apartment is ideally situated just moments from Honeypot Lane, an 8-minute stroll from Queensbury Station (Jubilee Line), and less than a mile from the vibrant heart of Kingsbury with its array of shops, eateries, amenities, and excellent transport links, including Kingsbury Station (Jubilee Line). Within the catchment area for local primary and secondary schools, this apartment is an ideal home for families with children. To truly appreciate the ambiance and prime location of this home, schedule your viewing today.



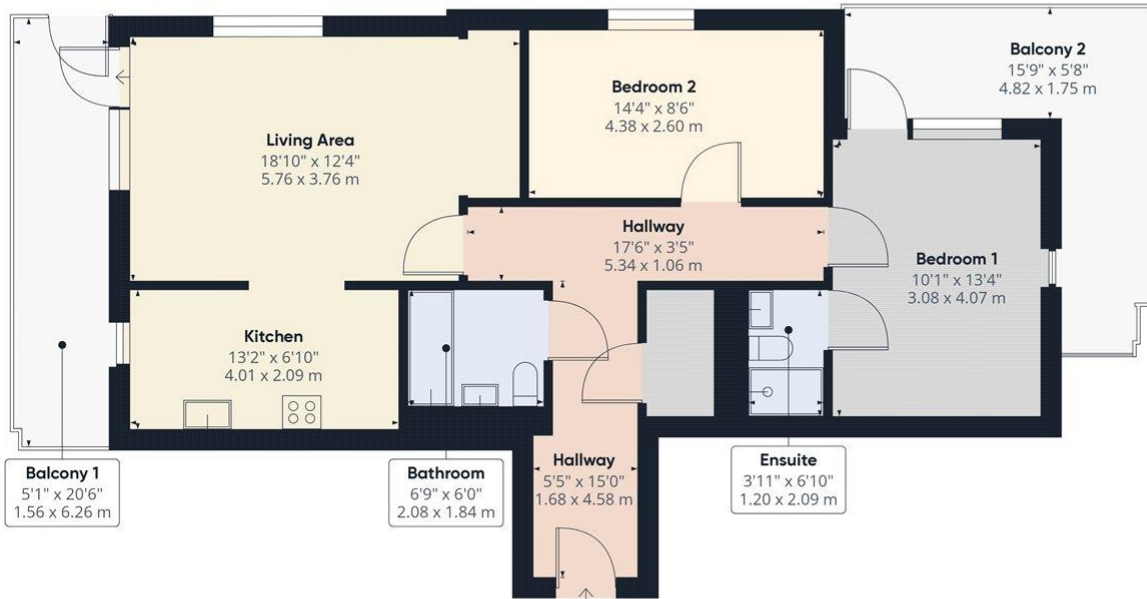
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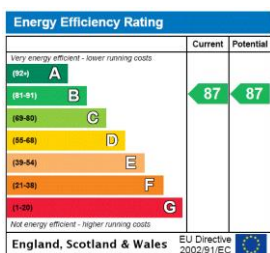
Approximate total area⁽¹⁾
829.06 ft²
77.02 m²

(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.

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: 115 year and 11 months

Service Charge: £299 PCM

Ground Rent: £250 PA

Council Tax Band: D

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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