



HALLEY HOUSE, 30 WESTMORELAND ROAD, KINGSBURY, LONDON, NW9

£349,000 LEASEHOLD APPROX 994 YEARS REMAINING

CONTEMPORARY ONE BED APARTMENT

- SERVICE CHARGE APPROX £2,060 PER ANNUM
- GROUND RENT APPROX £431 PER ANNUM

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DESCRIPTION: A stylish and contemporary one-bedroom apartment, offering a blend of comfort and modern living. Offered chain free with NHBC warranty still in place, the property features a bright and spacious open-plan kitchen/ living area stretching into a private balcony overlooking the beautifully maintained communal gardens—a perfect spot to unwind after a long day. The bedroom serves a well sized sanctuary, whilst the stylish bathroom also offers an oasis to unwind. Halley House is conveniently situated close to a variety of shops, schools, and amenities. Queensbury Station (Jubilee Line) is a short walk away, providing quick and easy access to Central London. An internal viewing is advised in order to appreciate this home at its entirety.



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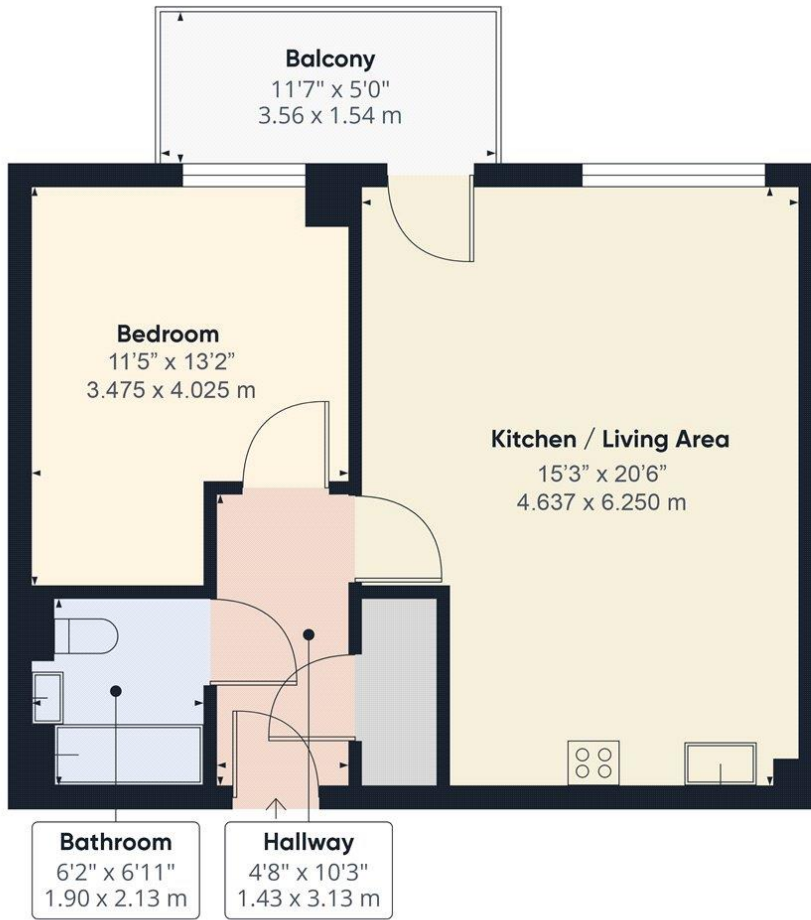
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Approximate total area⁽¹⁾

567.59 ft²
52.73 m²

Balconies and terraces

59.2 ft²
5.5 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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

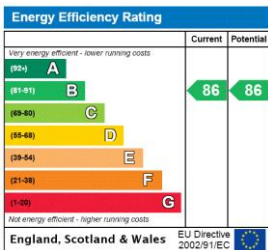
Term: 994 year and 11 months

Service Charge: £2060 per annum approx

Ground Rent: £ 430.86 per annum approx. (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.



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