



ALPINE ROAD, LONDON, NW9

**£440,000 LEASEHOLD APPROX 113 YEARS REMAINING**

## **TWO BEDROOM MODERN APARTMENT IN A SOUGHT-AFTER DEVELOPMENT**

- **SERVICE CHARGE APPROX £3,125 PER ANNUM**
- **GROUND RENT APPROX £250 PER ANNUM**

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

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This stunning apartment in Tulip Court offers contemporary living at its finest. Featuring two spacious bedrooms, including a master with an en-suite bathroom, and a second sleek, modern bathroom, this home is perfect for first time buyers or if you are looking to downsize. The open-plan living and dining area boasts ample natural light, complemented by a fully equipped kitchen with high-spec appliances. Step out onto the private balcony to enjoy outdoor space ideal for relaxing or entertaining. Additional benefits include a lift to all floors, parking available via permit, and the property is offered chain-free, providing a hassle-free buying experience. Ideally located near Queensbury Station, commuting is effortless, while Morrisons supermarket and other local amenities are just a short stroll away, ensuring convenience at your doorstep. Combining comfort, style, and an unbeatable location, this apartment is an exceptional place to call home.



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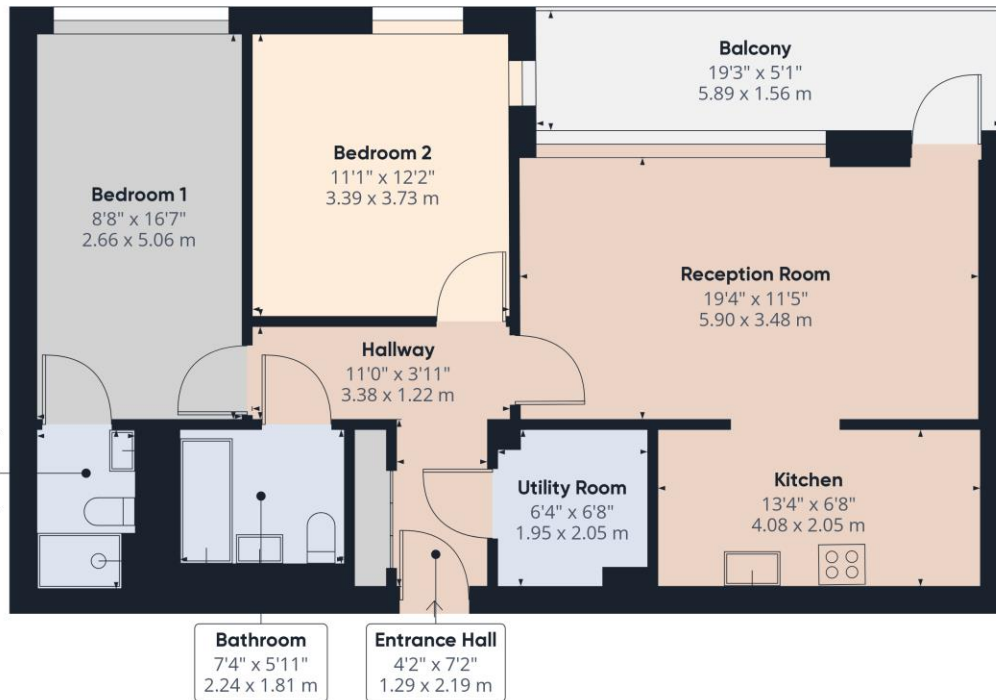
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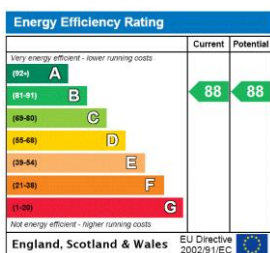
Approximate total area<sup>1)</sup>  
806.4 ft<sup>2</sup>  
74.92 m<sup>2</sup>

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:** 113 year and 5 months

**Service Charge:** £3124.82 per annum

**Ground Rent:** £ 250 Annually (subject to increase)

**Council Tax Band:** D - 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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