

ACACIA COURT, ALPINE ROAD, LONDON, NW9  
**£425,000 LEASEHOLD - APPROXIMATELY 119 YEARS REMAINING**

## GORGEOUS TWO BEDROOM MODERN APARTMENT

- SERVICE CHARGE APPROX £260 PCM

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

**Winkworth**

for every step...

[winkworth.co.uk](http://winkworth.co.uk)



Step into contemporary living with this stunning two-bedroom apartment. Designed for the modern lifestyle, this home welcomes you with an open-plan layout that seamlessly blends the kitchen and living area, creating a stylish and sleek space perfect for both relaxing and entertaining. Floor-to-ceiling windows grace the walls, allowing natural light to cascade in, illuminating every corner and accentuating the spaciousness of the interior. Step outside onto the generous balcony, an inviting retreat where you can unwind with a cup of coffee or enjoy alfresco dining while soaking in the fresh air. The apartment features two well-sized bedrooms, offering comfortable retreats for rest and relaxation. The master bedroom boasts the added luxury of an en suite, providing convenience and privacy. Completing the picture of modern comfort is the attractive family bathroom, offering both functionality and elegance. Nestled in a sought-after development in Queensbury, residents will delight in the convenience of having a range of amenities right at their doorstep. From shopping to transportation, dining, leisure, and educational facilities, everything you need for a vibrant lifestyle is within easy reach. Experience the epitome of modern living in this gorgeous apartment, where style, comfort, and convenience converge to create the perfect urban sanctuary. An internal viewing is a must.



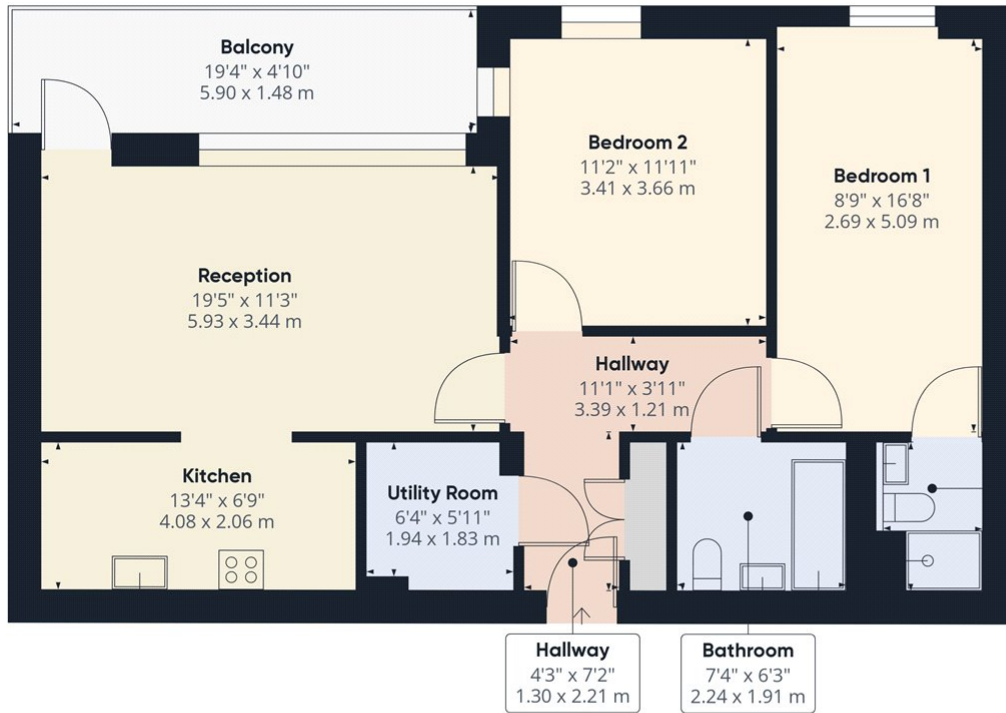
**Winkworth**

for every step...



**Winkworth**

for every step...



**Approximate total area<sup>(1)</sup>**  
813.58 ft<sup>2</sup>  
75.58 m<sup>2</sup>

(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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>		88	88
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Tenure:** Leasehold

**Term:** 121 year and 6 months

**Service Charge:** £3120 per annum

**Ground Rent:** £ 260 Annually (subject to increase)

**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.

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.