



Winkworth
for every step...



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ROE LANE, KINGSBURY, LONDON, NW9

CASH BUYERS ONLY - £225,000 LEASEHOLD APPROXIMATELY 42 YEARS

LOVELY TWO BEDROOM FIRST FLOOR MAISONETTE - ROE GREEN VILLAGE

- **GROUND RENT £10 PER ANNUM**
- **NO SERVICE CHARGE**

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

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Nestled in the highly sought-after Roe Green Village, this charming first-floor maisonette offers an ideal blend of comfort and convenience. Boasting two ample bedrooms, this home provides plenty of space for relaxation and rest. The well-sized and well-lit lounge/dining area serves as a perfect setting for both entertaining guests and unwinding after a long day. The property features a spacious and bright kitchen, allowing you to whip up meals with ease, while the bathroom and separate W/C add to the practical layout of the home. Step outside to discover a gorgeous rear garden, a serene oasis surrounded by lush greenery, perfect for outdoor dining, gardening, or simply enjoying the tranquillity. There are two sturdy sheds in the garden. Offered with leasehold tenure, the property is perfectly positioned in a peaceful setting within walking distance to acclaimed local schools, a variety of shops, and excellent transport links, ensuring all your needs are met. Don't miss the opportunity to make this delightful property your new venture.



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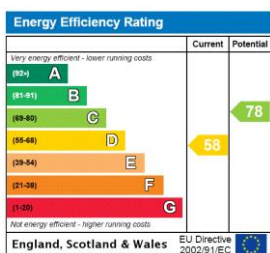
Approximate total area⁽¹⁾
575.4 ft²
53.46 m²

(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: 41 year and 11 months

Service Charge: £0 per annum

Ground Rent: £ 4.92 Annually (subject to increase)

Council Tax Band: B

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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