



**MAGENTA LODGE, KINGSBURY, LONDON, NW9**

**OFFERS IN THE REGION OF £500,000 LEASEHOLD APPROX 120 YEARS REMAINING**

**EXCEPTIONAL THREE BEDROOM FIRST FLOOR APARTMENT**

- **GROUND RENT APPROX £125 ANNUALLY**
- **SERVICE CHARGE APPROX £1,900 ANNUALLY**

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

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Welcome to this beautifully presented and generously sized apartment, spanning over 745 sq. ft. of modern living space. Situated on the edge of the highly sought-after Roe Green Village, this stunning home is part of an exclusive development of just eight flats, nestled within a tranquil private cul-de-sac. Benefitting from an abundance of natural light throughout, the property features three spacious bedrooms, a modern, open-plan kitchen and living area, designed to seamlessly blend style and functionality. It also boasts a bathroom, a shower room serving as an en suite, and a private balcony with sweeping green views. Ample integrated storage solutions and a dedicated bike storage facility further enhance the convenience of this home. This rare gem offers a peaceful lifestyle with a touch of exclusivity, while still being well-connected to local amenities and transport links.



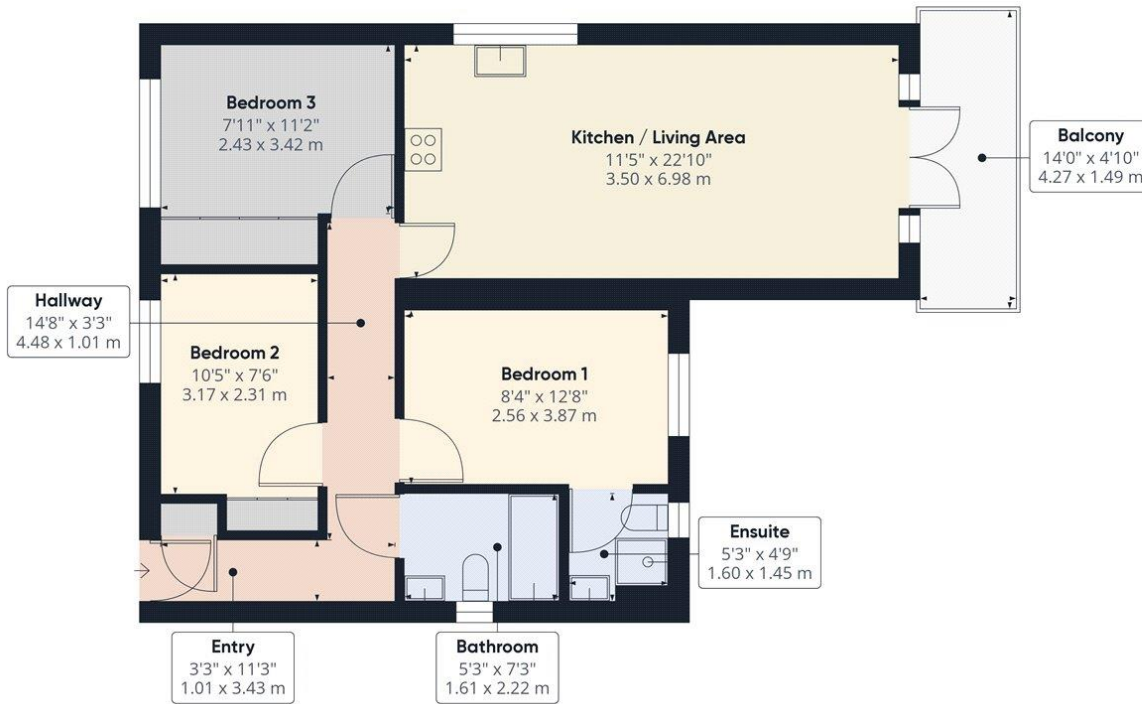
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**Approximate total area<sup>(1)</sup>**  
717.41 ft<sup>2</sup>  
66.65 m<sup>2</sup>

**Balconies and terraces**  
67.92 ft<sup>2</sup>  
6.31 m<sup>2</sup>

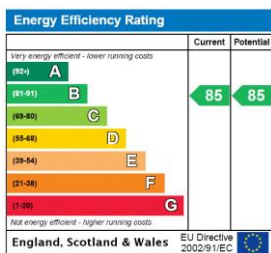
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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:** 120 year and 0 months

**Service Charge:** £1900 Annually

**Ground Rent:** £ 125 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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