



OAK TREE DELL, KINGSBURY, LONDON, NW9  
OFFERS IN EXCESS OF £300,000 SHARE OF FREEHOLD

## GROUND FLOOR ONE BEDROOM MAISONETTE WITH PRIVATE GARDEN

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

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Nestled between the vibrant worlds of Kingsbury and Colindale, this charming one-bedroom ground floor maisonette is an exceptional find, offering a share of freehold and the added benefit of being chain-free. Perfect for first-time buyers or investors, this property combines modern convenience with a desirable location. The interior is beautifully presented and in excellent condition, featuring a spacious living area that flows seamlessly into a bright and airy conservatory. This versatile space can serve as a dining room, home office, or simply a peaceful retreat with views of the garden. The private garden is a standout feature, offering a serene outdoor area ideal for entertaining, gardening, or relaxing in privacy. With its own private entrance, the property provides a sense of independence, while the ground-floor layout ensures ease of access. Whether you're taking your first step onto the property ladder or adding a valuable asset to your portfolio, this well-maintained home delivers comfort, practicality, and potential. Don't miss this fantastic opportunity to secure a property in a sought-after location. Viewing is highly recommended.



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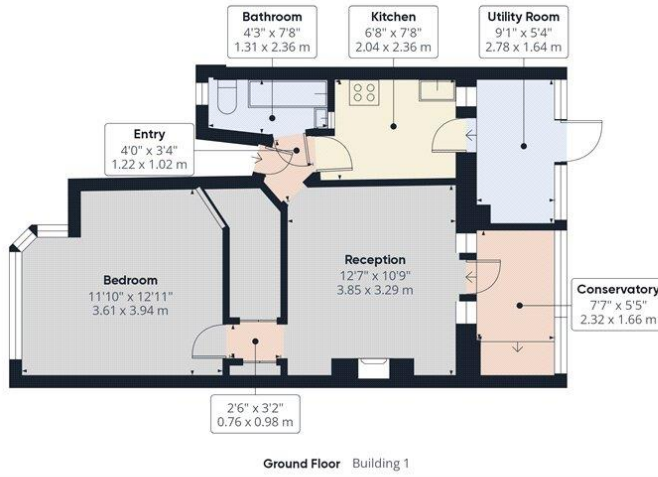
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**Approximate total area<sup>(1)</sup>**  
 614.19 ft<sup>2</sup>  
 57.06 m<sup>2</sup>

(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.

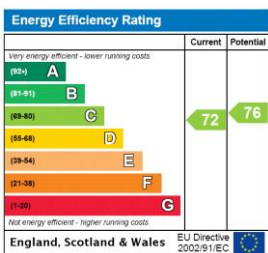
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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

**Tenure:** Share of Freehold

**Council Tax Band:** B - 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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