



ROSE BATES DRIVE, KINGSBURY, LONDON, NW9  
**£365,000 LEASEHOLD APPROX 102 YEARS REMAINING**

## TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT

- SERVICE CHARGE APPROX £2,137 PER ANNUM
- GROUND RENT APPROX £300 PER ANNUM

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

**Winkworth**

for every step...

winkworth.co.uk



This luxurious apartment boasts a sleek and contemporary design that epitomizes modern living. You are immediately greeted by an elegant entrance leading directly to a spacious reception room, creating a warm and welcoming atmosphere for guests. The interior design showcases a seamless blend of comfort and style, with high quality materials and finishes throughout. The stylish modern bathroom, fully tiled for a clean and sophisticated appearance, offers a relaxing haven for pampering and unwinding. The state-of-the-art kitchen is a culinary enthusiast's dream, featuring fully integrated appliances and spectacular finished worktops that offer both functionality and aesthetic appeal. Whether you're preparing a gourmet meal or a quick snack, this kitchen has all the tools you need. Adding to the charm of this property is the private terrace, providing an outdoor oasis for residents to enjoy fresh air, entertain, or simply soak in some sunlight. In summary, this 2-bedroom apartment exudes a contemporary elegance that combines comfort, style, and functionality. It's an ideal urban retreat for those seeking a modern, sophisticated, and comfortable living space. Perfectly situated within equal distance from Kingsbury and Queensbury Stations (Jubilee Line). Close to local amenities and schools. Internal viewing is highly recommended.



**Winkworth**

for every step...

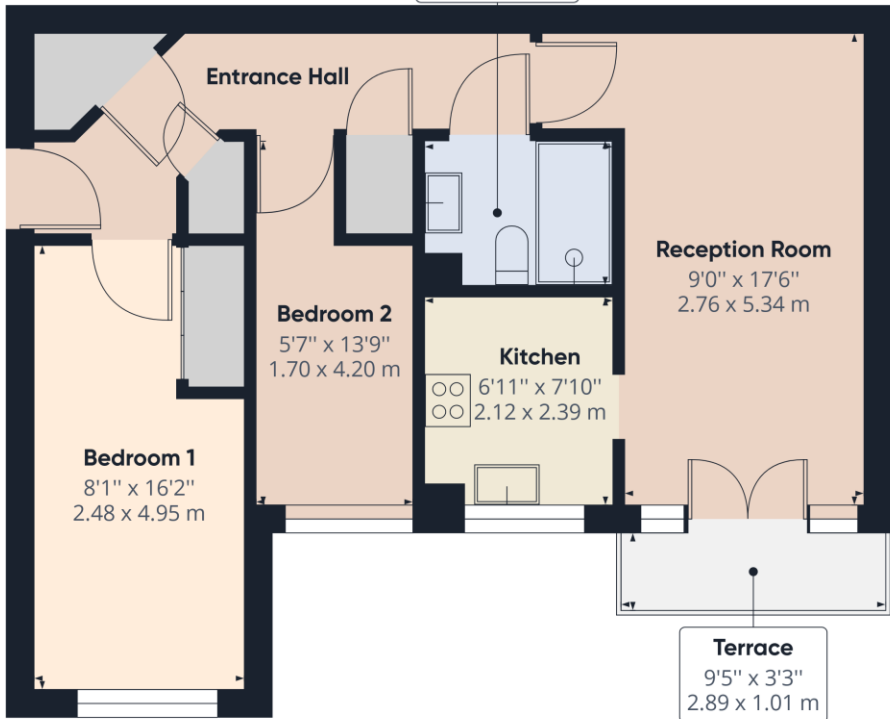


Winkworth  
for every step...

Winkworth

for every step...

**Shower Room**  
6'10" x 5'6"  
2.10 x 1.68 m



**Winkworth**

**Approximate total area<sup>(1)</sup>**  
570.74 ft<sup>2</sup>  
53.02 m<sup>2</sup>

(1) Excluding balconies and terraces

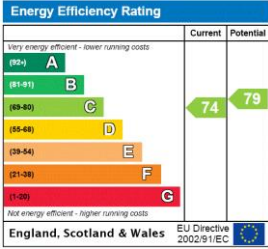
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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.

**Tenure:** Leasehold  
**Term:** 102 year and 2 months  
**Service Charge:** £2137 per annum  
**Ground Rent:** £ 300 Annually (subject to increase)  
**Council Tax Band:** C

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.



**Winkworth**

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

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.