



ROSE BATES DRIVE, 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

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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 lavish 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 kitchen is a culinary enthusiast's dream, featuring fully integrated appliances and spectacular finished worktops that offer both functionality and aesthetic appeal. Adding to the charm of this property is the private balcony, providing an outdoor sanctuary for residents to enjoy fresh air, entertain. Perfectly situated within equal distance from Kingsbury and Queensbury Stations (Jubilee Line). Close to local amenities and schools. Internal viewing is highly recommended.



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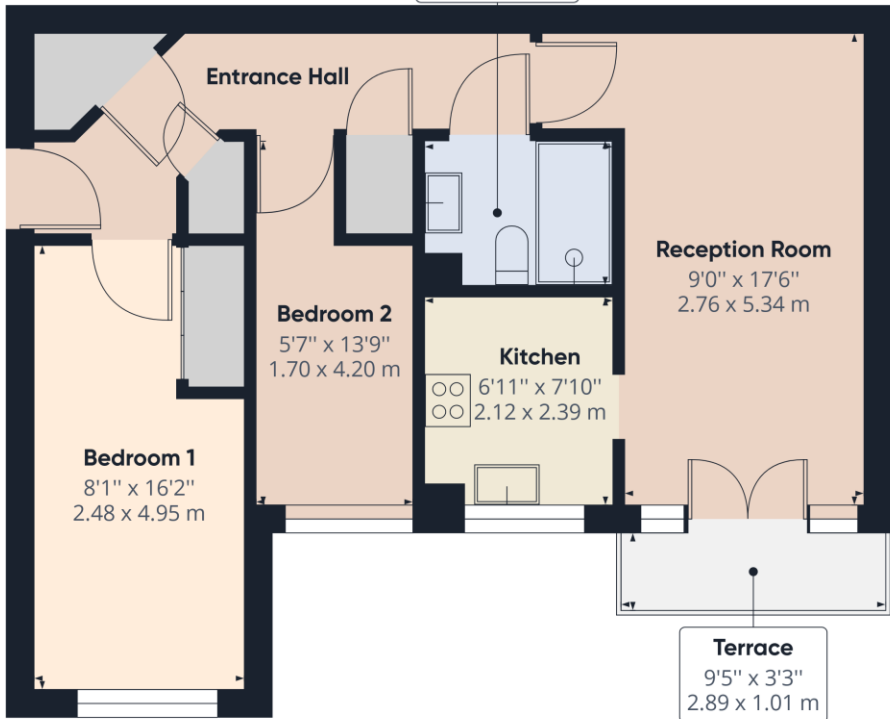


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Shower Room
6'10" x 5'6"
2.10 x 1.68 m



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Approximate total area⁽¹⁾
570.74 ft²
53.02 m²

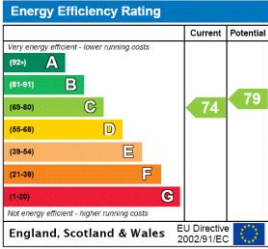
(1) Excluding balconies and terraces

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

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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:** Leasehold
 - Term:** 101 year and 11 months
 - Service Charge:** £2137 Approx annually
 - Ground Rent:** £ 300 Approx annually (subject to increase)
 - Council Tax Band:** C - 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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