



TULIP COURT, ALPINE ROAD, KINGSBURY, NW9

**£475,000 LEASEHOLD APPROX 113 YEARS REMAINING**

## **GORGEOUS TWO BEDROOM TWO BATHROOM APARTMENT**

- **SERVICE CHARGE APPROX £3,130 PER ANNUM**
- **GROUND RENT APPROX £250 PER ANNUM**

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**DESCRIPTION:** This outstanding two-bedroom, two-bathroom ground floor apartment offers stylish modern living in a well-connected development; promising the sanctuary of private balcony, and secure undercroft parking space. This contemporary home presents an open-plan lounge and kitchen, a master bedroom featuring its own en-suite, a second bedroom offering versatility as a guest room, home office, or nursery, and a sleek, modern bathroom completing the interior. Surrounded by well-maintained communal gardens, Tulip Court provides a tranquil retreat while being just moments from the hustle and bustle of both Queensbury and Kingsbury. An internal viewing is highly recommended to envision your next home or buy-to-let opportunity.



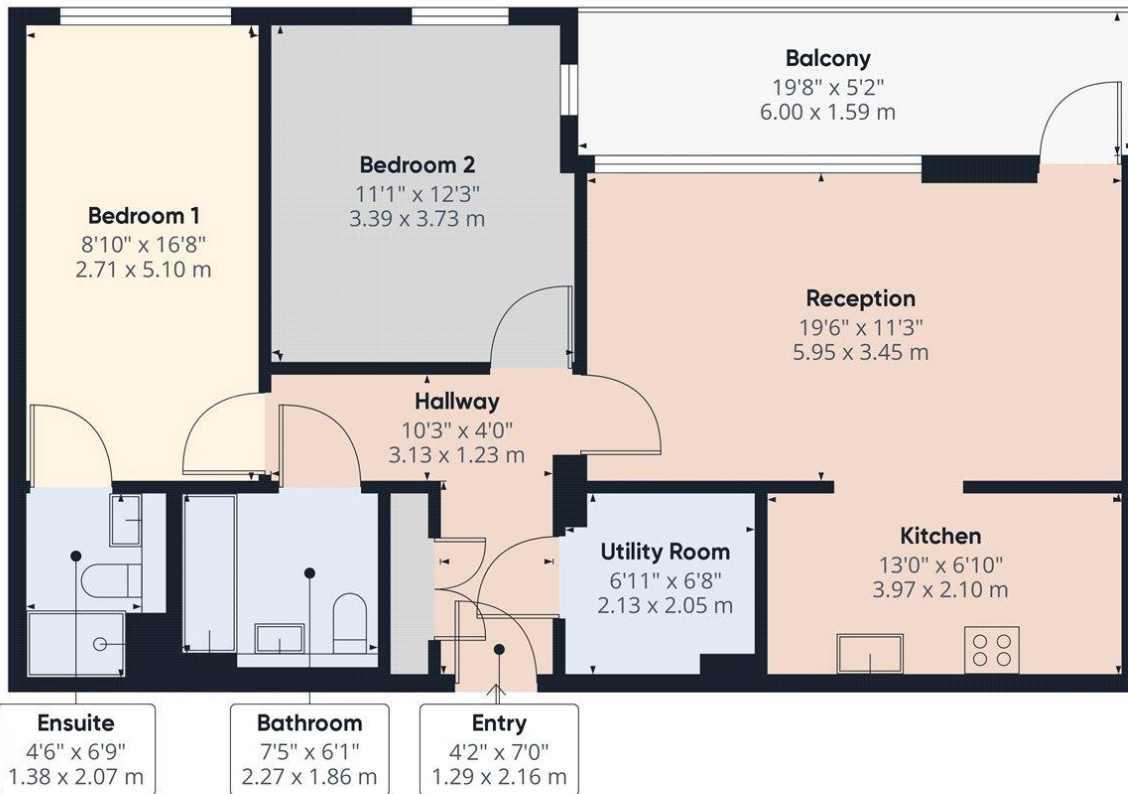
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**Approximate total area<sup>(1)</sup>**  
 800.08 ft<sup>2</sup>  
 74.33 m<sup>2</sup>

**Balconies and terraces**  
 102.58 ft<sup>2</sup>  
 9.53 m<sup>2</sup>

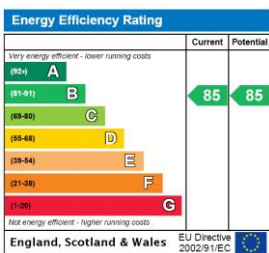
(1) Excluding balconies and terraces

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:** 113 year and 3 months

**Service Charge:** Approx £3,130 per annum

**Ground Rent:** Approx £250 per annum

**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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