



ROE LANE, ROE GREEN VILLAGE, KINGSBURY, LONDON, NW9  
**£360,000 LEASEHOLD - APPROX 52 YEARS REMAINING**

## 2 BEDROOM GROUND FLOOR MAISONETTE

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**DESCRIPTION:** A charming ground-floor maisonette, offering a perfect blank canvas for first-time buyers, investors, or downsizers. This delightful home features two double bedrooms, a cosy reception room & kitchen, with a standout feature being the lush 100ft garden—a serene oasis ideal for relaxation or outdoor enjoyment. Nestled within a conservation area, it effortlessly blends period charm with modern character. A variety of acclaimed schools, transport links, and amenities are all a comfortable stroll away, whilst residents and their visitors will benefit from ample on street parking options. An internal viewing is highly recommended.



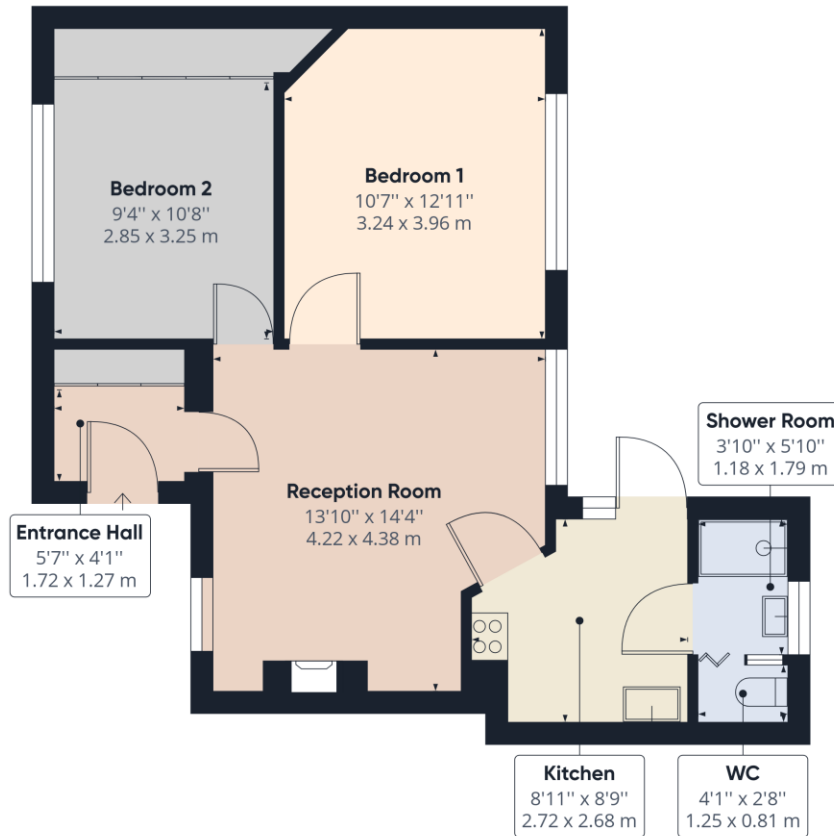
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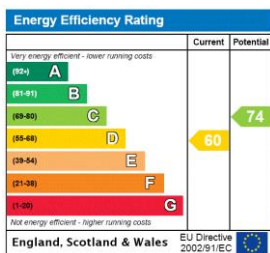
Approximate total area<sup>(1)</sup>  
576.52 ft<sup>2</sup>  
53.56 m<sup>2</sup>

(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.

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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:** 52 year and 6 months

**Service Charge:** £0

**Ground Rent:** £ 75 Annually approx.

**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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