

HALLEY HOUSE, WESTMORELAND ROAD, KINGSBURY, LONDON, NW9  
**£470,000 LEASEHOLD**

**TWO BEDROOM, TWO BATHROOM APARTMENT IN KINGSBURY**

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Welcome to this charming two-bedroom flat located on the fifth floor of the well-maintained Halley House, situated in the vibrant and sought-after area of Kingsbury, this delightful property offers a comfortable and modern living space perfect for first-time buyers, small families, or investors. The flat boasts a bright and airy living room with large windows, providing ample natural light. A contemporary kitchen is well-equipped with integrated appliances, sleek countertops, and plenty of storage space, making it ideal for cooking and entertaining alike. Both bedrooms are of generous size, with one hosting an ensuite. An additional family bathroom adds to the practicability. Residents parking provides peace of mind for vehicle owners. Halley House is conveniently located close to local amenities, including shops, eateries and educational facilities. Queensbury Station (Jubilee Line) is within walking distance, offering quick and easy access to Central London. This property represents a fantastic opportunity to acquire a stylish and comfortable home in a prime location. Don't miss out on this chance to own a beautiful flat in Kingsbury. An internal viewing is a must.



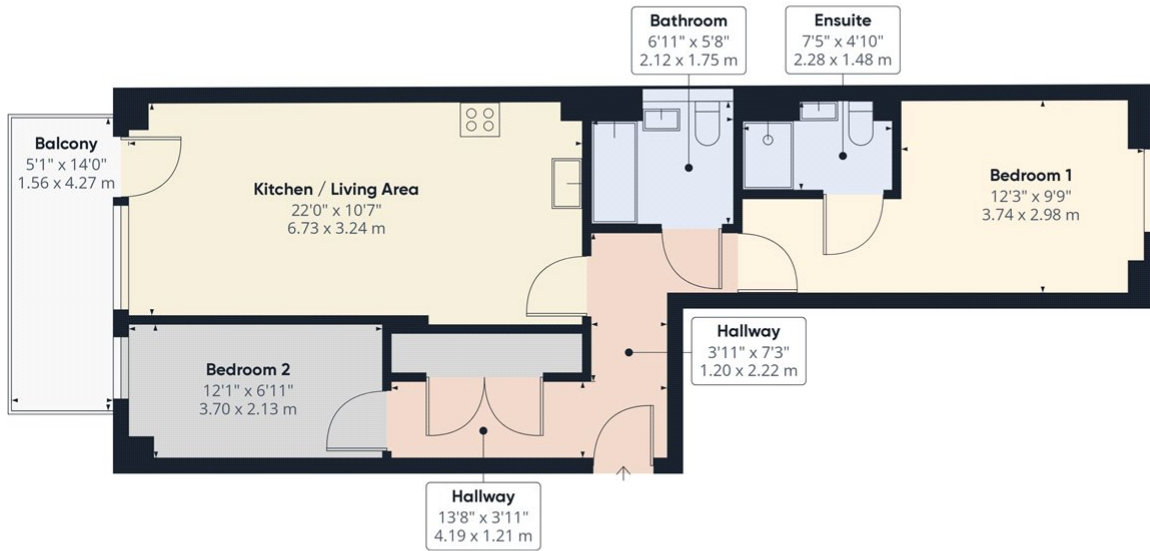
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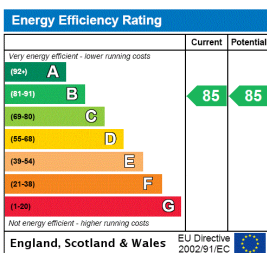
**Approximate total area<sup>(1)</sup>**  
673.13 ft<sup>2</sup>  
62.54 m<sup>2</sup>

(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:** 991 year and 6 months

**Service Charge:** £2286.64 per annum

**Ground Rent:** £ 375 Annually (subject to increase)

**Council Tax Band:** D

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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