



PALM COURT, KINGSBURY, LONDON, NW9
£550,000 LEASEHOLD

THREE BEDROOM GROUND FLOOR DUPLEX APARTMENT WITH PARKING

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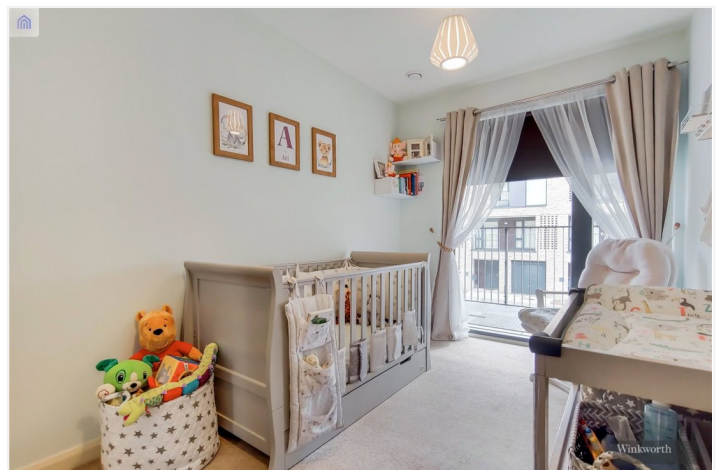
DESCRIPTION:

A three bedroom duplex apartment with two baths rooms, open plan living, a fantastic wrap around balcony and allocated secured parking. With integrated appliances including a dishwasher and state of art worktops and glass backsplash the stylish kitchen is a tasteful combination. Outside of this main area you will find a cloak room.

The 30 ft spacious master bedroom upstairs provides a generous ensuite with quality fixtures, fitted cupboards and contemporary lighting. There is immense storage with single doors leading to the balcony flooding the property with natural light. The additional two bedrooms benefit from lots of space giving the option of an indoor / outdoor feel. Outside the bedrooms is a well-designed family bathroom which comes with a bath tub and Harvey water softener system.

AT A GLANCE

- STATE OF ART DUPLEX GROUND FLOOR FLAT
- IDEAL FOR A GROWING FAMILY OR DOWNSCALER
- CLOSE TO SHOPPING AMENITIES AND PUBLIC TRANSPORT
- SPACIOUS WITH NATURAL LIGHTING
- ALLOCATED PARKING DIRECTLY OUTSIDE







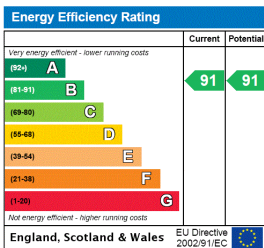
	GROSS INTERNAL AREA (GIA) The footprint of the property 122.66 sqm / 1320.30 sqft		NET INTERNAL AREA (NIA) Excludes walls and external features Includes washrooms, restricted head height 111.44 sqm / 1199.53 sqft		EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc. 14.97 sqm / 161.14 sqft		RESTRICTED HEAD HEIGHT Limited use area under 1.5 m 0.00 sqm / 0.00 sqft
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Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 134.00 sqm / 1442.36 sqft
IPMS 3C RESIDENTIAL 128.32 sqm / 1381.22 sqft
*Excluded from measurements
SPEC ID: 605b3bf91f0fc0dd112ca10

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.



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