



**BUSH GROVE, LONDON, NW9**  
**£560,000 FREEHOLD**

## **THREE BEDROOM SEMI DETACHED BLANK CANVAS**

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See things differently



**DESCRIPTION:** A full of potential semi-detached home set back in a peaceful location just off of busy and popular Church Lane, Kingsbury. On offer are two reception rooms, a ground floor W/C, a basic kitchen overlooking the garden, two double and one single bedrooms, and a family bathroom. External benefits include a generous rear garden with a small storage outbuilding and scope to extend (STPP) to create a larger home. The property is a blank canvas in need of a brightening, creative touch from a keen family or investor. Closeby are a range of primary and secondary schools to choose from as well as amenities, places of worship and transport links including Kingsbury Station (Jubilee Line) 0.8 miles, Hendon Thameslink (1.2 miles), Wembley Park (Metropolitan and Jubilee Line) 1 mile as well the London Designer Outlet, Wembley Stadium, and other popular landmarks. Residents can also enjoy the great outdoor spaces of the Welsh Harp and Fryent Country Park both a short stroll away. An internal viewing is advised.





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Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
1036.12 ft<sup>2</sup>  
96.26 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.



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