



LEESIDE CRESCENT, NW11  
**£860,000 FREEHOLD**

## A FAMILY HOME WITH GREAT POTENTIAL IN A HIGHLY DESIRABLE LOCATION

3 Bedrooms/ 2/3 Reception Rooms/ Great WC/ Great  
Potential/ EPC Rating: D/ Council Tax Band: F



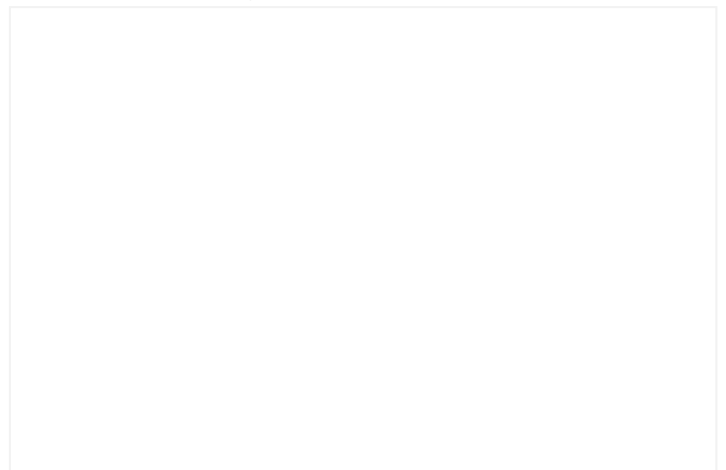
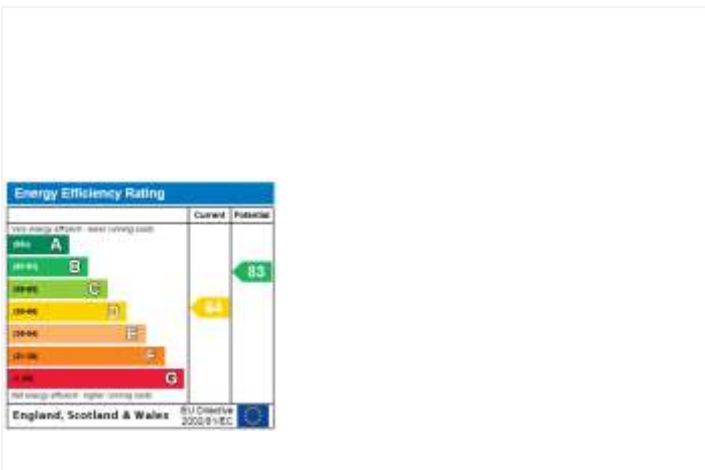
**DESCRIPTION:**

We are delighted to offer this 3 bedroom family home with excellent potential in this most sought after of locations. Leaside Crescent is situated off Princes Park Avenue and is close to shops at both Temple Fortune and Golders Green.

Accommodation comprises 2 main reception rooms, a morning room plus a kitchen and guest WC on the ground floor. On the 1<sup>st</sup> floor there are 3 bedrooms and a family bathroom/WC. The loft area has not been converted, but there is great space and it should be possible to add 2 further bedrooms and a bathroom within this area.

Externally, to the rear of the property is a 55' garden again with great potential for increasing the overall size of the house and specifically the ground floor area.

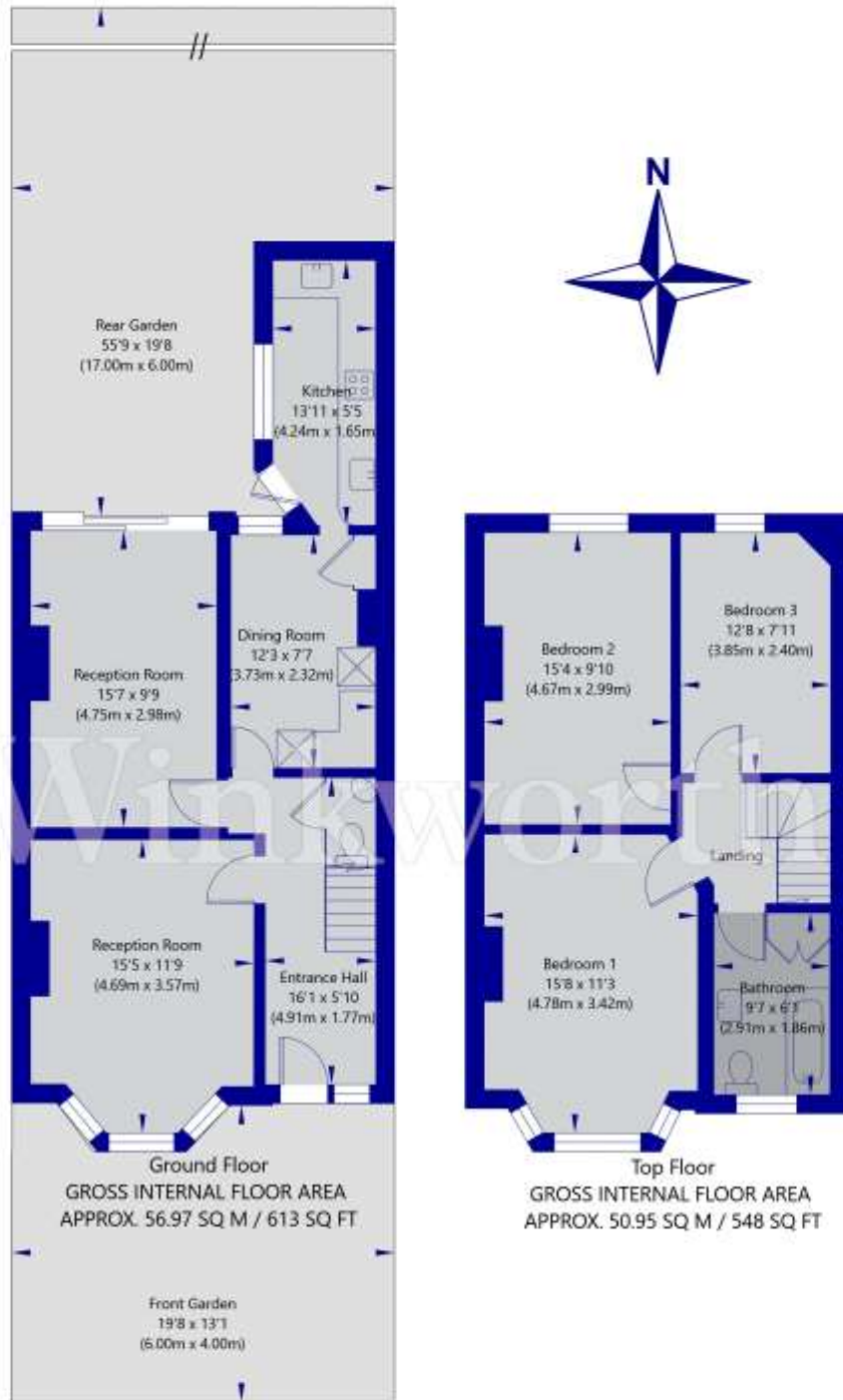
The property is sold chain free and we strongly recommend early viewing to avoid disappointment.







### 3 Bedroom mid-terrace, Leaside Crescent, London, NW11 0HA



APPROXIMATE GROSS INTERNAL FLOOR AREA 107.92 SQ M / 1161 SQ FT  
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND  
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.