GOLDSMITH LANE, ROE GREEN VILLAGE, KINGSBURY, NW9

£685,000 FREEHOLD

WELL ESTABLISHED PROPERTY WITH LIVE IN / WORK IN OPPORTUNITY

- **COUNCIL TAX BAND C - BRENT**

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Winkworth are thrilled to present to you this unique, one in a million live-in/ business opportunity. A hidden gem in the ever popular and peaceful highly sought after 'Roe Green Village' offering serene, scenic beauty, and not just in the salon itself, but throughout the entire residence and its surroundings. The ground floor is home to a long and well established hairdressing salon to the front, complete with a convenient w.c. for clientele. To the back there is a endearing stylish kitchen/ diner boasting rustic/ French country feels with plenty of warm natural light. Egressing from the kitchen to the rear - a breath of fresh air welcomes you along with an enchanting, well-maintained garden and patio area, the perfect setting for memory making and summer evenings with loved ones. To the side of the building there is access in which leads up to the first floor of this stunning residence accommodating a restful reception room area with lovely views of the rear garden, two heavenly bedrooms and a shower room. The second floor provides a further bedroom with ample storage space and an en-suite shower room. This is an extremely rarely available model example of a perfectly balanced work/home easy living opportunity. Offering a more tranquil setting away from the hustle and bustle of normal city living, yet only a light 10 minute stroll from local supermarkets, eateries, Kingsbury Underground Station. Village style events are hosted throughout the year on the Village Green, which is located within 50 metres, this dream investment is definitely one to view. An immediate viewing is highly recommended.

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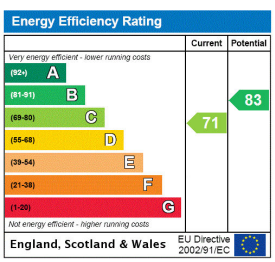
This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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