



Mallard Way, London, NW9

£850,000 *Freehold*

4  1  2 

Situated on Mallard Way, just moments from the prestigious Salmon Street, this gorgeous four-bedroom semi-detached home offers an exceptional blend of character, contemporary style and spacious family living. Beautifully modernised and ready to move into, the property has been thoughtfully enhanced to create a bright, welcoming and versatile home, ideal for growing families and those seeking stylish accommodation in a desirable location.

KEY FEATURES

- FOUR-BEDROOM SEMI-DETACHED HOUSE
- CLOSE TO PRESTIGIOUS SALMON STREET
- MODERN OPEN-PLAN KITCHEN WITH SKYLIGHTS
- 49 SQ M DETACHED REAR GARAGE
- BEAUTIFUL GARDEN & OFF-STREET PARKING



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DESCRIPTION

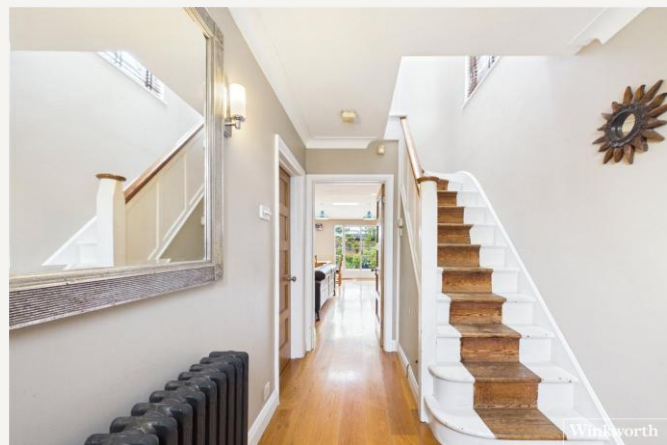
The property boasts four well-proportioned bedrooms, including a bedroom created through a side extension, providing valuable additional space and flexibility for family living, guests or a home office.

At the heart of the home is a stunning open-plan kitchen and living space, designed for modern lifestyles and entertaining, with skylights flooding the interior with natural light and creating a wonderfully bright and airy atmosphere. Combining contemporary finishes with charming character features, the interior offers an appealing balance of elegance and practicality. To the rear, a beautiful, lush garden provides a tranquil outdoor retreat.

A particularly impressive feature is the detached garage positioned at the rear of the garden, measuring approximately 49 sq m, providing substantial space with excellent potential for storage, hobbies or other uses, subject to any necessary consents. Further benefits include off-street parking to the front of the property, adding everyday convenience.

Ideally positioned close to prestigious Salmon Street, the home enjoys a desirable setting with access to local amenities, transport links and green spaces. Beautifully presented, thoughtfully modernised and ready for its next owners to move straight in, this charming family home offers an excellent opportunity to enjoy spacious contemporary living with character, a generous garden and a substantial detached garage.

Early viewing is highly recommended to fully appreciate the quality, space and lifestyle this wonderful home has to offer.





ROOM DESCRIPTIONS

Ground Floor Entrance Hallway - 1'3" x 6'2" (0.38m x 1.88m)

Reception Room - 14'6" x 10' (4.42m x 3.05m)

Open Plan Living & Dining Room - 10'7" x 18'2" (3.23m x 5.54m)

Kitchen - 9'1" x 20'5" (2.77m x 6.22m)

Bedroom 1 - 13' x 8'8" (3.96m x 2.64m)

First Floor Landing - 8'1" x 2'11" (2.46m x 0.9m)

Bedroom 2 - 10'8" x 10'11" (3.25m x 3.33m)

Bedroom 3 - 14'11" x 10'10" (4.55m x 3.3m)

Bedroom 4 - 7'2" x 6'3" (2.18m x 1.9m)

Garage - 17'4" x 25'7" (5.28m x 7.8m)

MATERIAL INFO

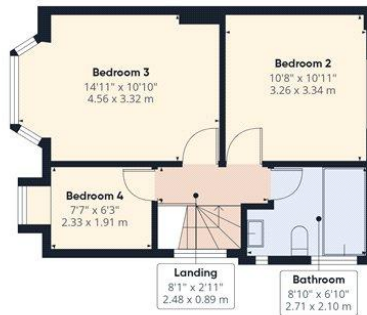
Tenure: Freehold

Council Tax Band: E

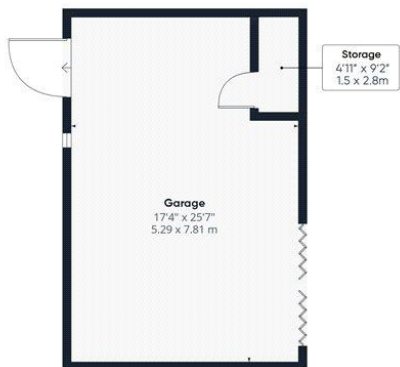
EPC rating: To be confirmed



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
1751 ft²
162.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.