



ROE LANE, KINGSBURY, LONDON, NW9

£575,000 FREEHOLD

CHARMING COTTAGE-STYLE THREE-BEDROOM END TERRACE HOME IN ROE GREEN VILLAGE

- COUNCIL TAX BAND D – BRENT

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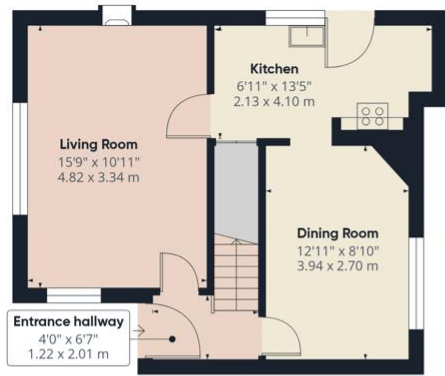
This gorgeous three-bedroom end of terrace home is nestled within a peaceful and desirable village setting, offering a wonderful blend of character, comfort and versatility. The ground floor features a chic reception room seamlessly flowing into a well-appointed dining room and equipped kitchen. To the rear, the delightful and generously sized garden provides a lovely setting surrounded by lush greenery for relaxing and entertaining, with the added benefit of an outhouse complete with its own bar — perfect for gatherings with friends and family as well as versatile use as a home office or gym. Upstairs are three well-proportioned bedrooms, served by a family bathroom. The garden also benefits from convenient side gate access to the front of the house. The location is particularly appealing, being just a few minutes from a fantastic range of local amenities including Colindale Asda, M&S and Aldi, as well as Kingsbury High School and a selection of nearby primary schools. Excellent transport links are also close at hand, with numerous bus routes providing easy access to the surrounding areas, while Kingsbury Station offers access to the Jubilee Line.

Full of charm and character, this cute, cottage-style home would make a perfect forever home is not to be missed. An internal viewing is essential!

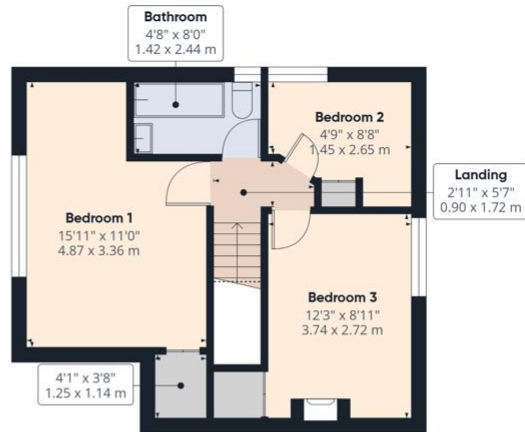


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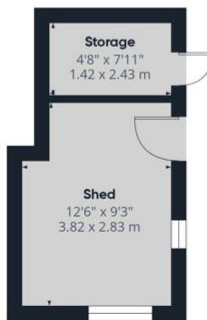




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area⁽¹⁾
983 ft²
91.2 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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