



Winkworth

for every step...

Beverley Gardens, HA9

£380,000 *Share of Freehold*

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Discover a welcoming home that blends contemporary appeal with everyday comfort, offering an inviting setting for modern living and an exciting opportunity to create a space that truly feels your own. Whether you're taking your first step onto the property ladder, searching for a new place to call home or looking for a promising investment, this is an opportunity to make your next chapter truly special.

KEY FEATURES

- Elegant, Welcoming Interiors
- Practical, Modern Kitchen
- Comfortable Living Room
- Spacious Bedrooms
- Lifestyle & Potential



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020 8204 0000 | kingsbury@winkworth.co.uk

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DESCRIPTION

The interior offers the perfect setting for modern living, with the kitchen providing a natural hub for everyday routines, meal preparation and entertaining, while the living room invites you to unwind, relax and enjoy time with family and friends.

The bedrooms offer the promise of peaceful retreats away from the bustle of daily life, providing spaces to rest, recharge and create your own personal sanctuary. Together, these living spaces offer the foundations for a home that balances functionality with comfort, whether you're enjoying a quiet evening in or hosting guests for a special occasion.

Beyond the interiors, this property offers an opportunity to create a lifestyle that reflects your own tastes and aspirations. Its residential setting adds to the appeal, making it a property worth considering for buyers seeking a place to settle, grow and make lasting memories.

Whether you're a first-time buyer, a professional, a couple or an investor exploring your next opportunity, this address offers plenty to inspire. With the right personal touches, it has the potential to become a home that feels distinctly yours.

Arrange a viewing today and discover the possibilities this property has to offer.





ROOM DESCRIPTIONS

Entrance Hallway - 2'9" x 2'7" (0.84m x 0.79m)

First Floor - Landing - 3' x 7'9" (0.91m x 2.36m)

Kitchen - 6'2" x 8'3" (1.88m x 2.51m)

Living Room - 11'11" x 13'1" (3.63m x 4m)

Bedroom 1 - 10'7" x 13'2" (3.23m x 4.01m)

Bathroom - 7'5" x 8'11" (2.26m x 2.72m)

Second Floor - Bedroom 2 - 12'3" x 16' (3.73m x 4.88m)

Ensuite Bathroom - 5'3" x 4'9" (1.6m x 1.45m)

MATERIAL INFO

Tenure: Share of Freehold

Council Tax Band: C

EPC rating: C



Entrance Hallway
2'9" x 2'7"
0.84 x 0.80 m

Ground Floor



Landing
3'3" x 7'9"
1.00 x 2.37 m

Floor 1



Ensuite Bathroom
5'3" x 4'9"
1.62 x 1.47 m

Floor 2

Approximate total area*

716.9*

66.4 m²

Reduced headroom

47.8*

4.4 m²

(*) Excluding balconies and terraces

Reduced headroom

Below 2.0m

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

ORAFFE 360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://www.winkworth.co.uk/sale/property/KBS250422>

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.

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