



ST. GEORGES AVENUE, KINGSBURY, LONDON, NW9

£600,000 FREEHOLD

FULL OF POTENTIAL THREE-BEDROOM SEMI-DETACHED HOUSE

- COUNCIL TAX BAND D - BRENT

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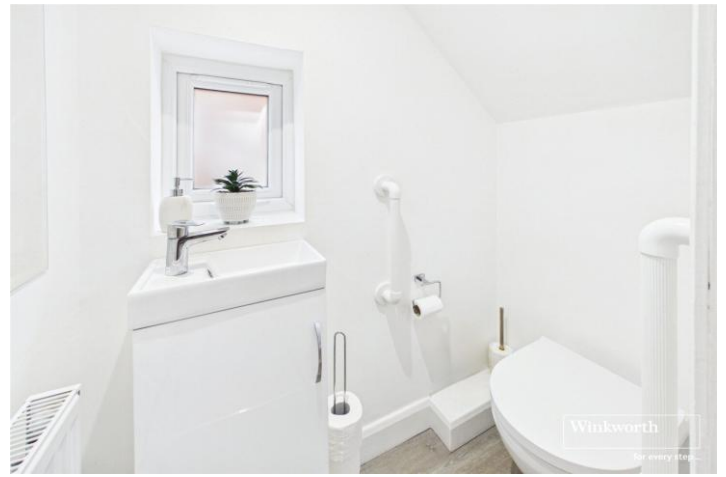
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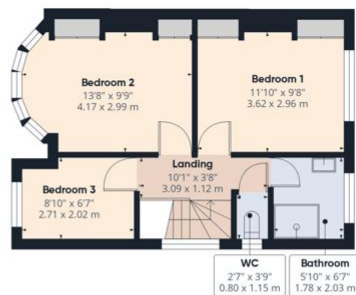
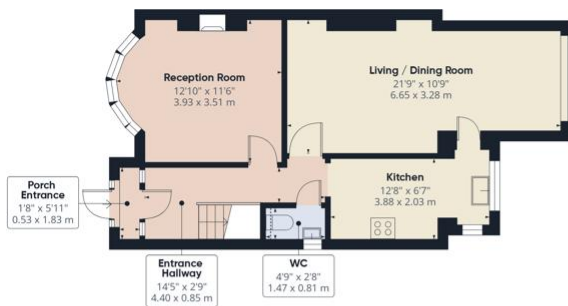


Situated in a well-connected location within easy reach of Edgware Road - Colindale, and Kingsbury, this three-bedroom semi-detached home offers excellent potential to create a superb family residence tailored to your own taste. The ground floor comprises a separate reception room as well as a spacious open-plan kitchen and dining area, and a convenient guest W/C. Upstairs, the first-floor hosts three well-proportioned bedrooms, all served by a family bathroom with a separate W/C. Externally, the property benefits from a well sized rear garden along with a garage. To the front, there is off-street parking. Offering scope for modernisation further and extension (STPP) particularly into the loft, this is a fantastic opportunity to secure a home in a great location within the catchment area for regarded schools. Viewing is highly recommended.



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Approximate total area⁽ⁿ⁾

1081 ft²
100.4 m²

Reduced headroom

1 ft²
0.1 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.



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