

Princes Avenue, London, NW9

3 2 2

£600,000 *Freehold*

Occupying an established residential position on Princes Avenue, this generously proportioned mid-terrace house presents an excellent opportunity for discerning purchasers seeking space, flexibility and the ability to personalise a substantial family property.

KEY FEATURES

- CHAIN FREE
- MID TERRACE
- OWN DRIVEWAY
- GARAGE
- EXTENDED
- SCOPE FOR FURTHER EXTENSION (STPP)





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DESCRIPTION

The welcoming entrance hallway leads into a generous reception room, creating an elegant and comfortable setting, while the adjoining dining and family area offers excellent flexibility for formal dining, family gatherings or everyday living. The kitchen provides a practical heart to the home, with scope for a future owner to introduce a stylish contemporary design tailored to their requirements.

Upstairs, three well-proportioned bedrooms provide versatile accommodation for family, guests or home working. The principal bedroom offers excellent space for a substantial bed and extensive storage, while the second bedroom is equally adaptable as a guest room or children's bedroom. The third bedroom provides further flexibility as a bedroom, nursery, study or dressing room. A family bathroom completes the first-floor accommodation and offers scope for a modern, high-specification refurbishment.

Outside, the property benefits from private outdoor space, while the existing extension significantly enhances the overall living accommodation. There is also excellent potential for further extension, subject to the necessary planning permissions and consents (STPP), providing an exciting opportunity for a purchaser to further increase the property's footprint and create a truly bespoke family home.

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With its own driveway, garage, extended accommodation, three bedrooms, spacious living space and further potential for extension (STPP), this property represents an exciting opportunity to acquire a substantial and highly adaptable family home in NW9.

Early viewing is highly recommended.









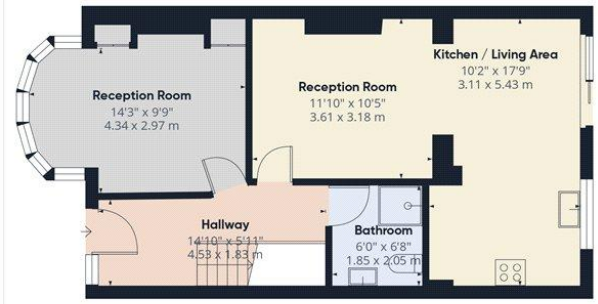




ROOM DESCRIPTIONS

MATERIAL INFO

Tenure: Freehold
Council Tax Band:
EPC rating: To be confirmed



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area(1)

1223 ft²

113.6 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.

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