



WAKEMANS HILL AVENUE, LONDON, NW9  
OFFERS IN EXCESS OF £500,000 FREEHOLD

## 3 BEDROOM EXTENDED TERRACED HOUSE WITH OUTBUILDING

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**DESCRIPTION:** A fantastic opportunity for both FIRST-TIME buyers and those looking for a BLANK CANVAS to add your own STAMP. The house boasts a unique character, offering versatility for various needs such as guest rooms, home offices, or children's bedrooms. The natural light that fills each room creates a bright and airy ambiance, making it a pleasant place to call HOME. Both the loft and rear garden have the opportunity for extension (STPP). The rear garden is sizable with the ADDED BONUS of an OUTBUILDING, providing extra storage or perhaps a creative space. Convenience is another highlight of this property A driveway ensures hassle-free parking, and the local amenities like BANG BANG and various supermarkets which are just a stone's throw away. Public transport links like the Jubilee and Northern line are within proximity, making commuting a breeze. KINGSBURY and COLINDALE are equidistant. An internal viewing is highly recommended to appreciate what this property has to offer.



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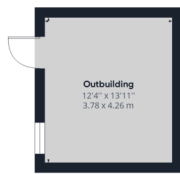
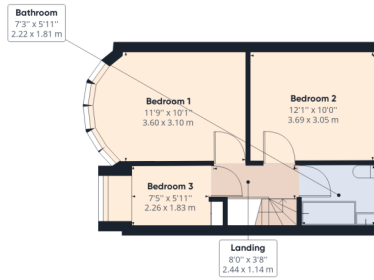
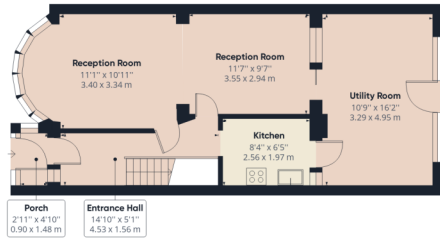
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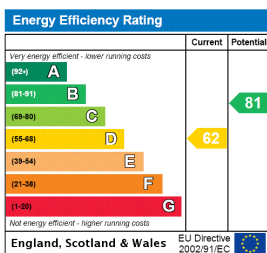
**Approximate total area<sup>(1)</sup>**  
 1175.13 ft<sup>2</sup>  
 109.17 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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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