



Highmeadow Crescent, Colindale, London, NW9

£700,000 *Freehold*



A truly unique and chain-free opportunity to acquire a spacious three-double-bedroom, one-bathroom 1930s semi-detached house offering an exceptional amount of potential, a fabulous large rear garden, a heated outdoor pool, and a high-specification separate self-contained one-bedroom annex/outbuilding. This home is ideally set on a popular residential road in the highly sought-after NW9 area, offering suburban tranquillity with excellent urban connectivity. The main house currently comprises an entrance porch, a charming lounge

KEY FEATURES

- Spacious 1930s semi-detached home
- Self-contained outhouse building
- Rare heated outdoor pool
- Charming period features
- Large rear extension
- Chain Free



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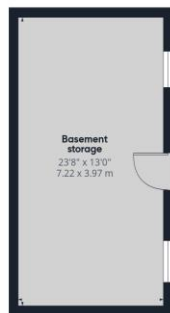
featuring a period-style fireplace and attractive exposed beams, and a cloakroom for convenience. The existing kitchen is modern and well-appointed with wooden units and integrated appliances. An exciting opportunity exists with a large rear ground-floor extension that is 80% complete. This unfinished project is ready for the new owner to put their final stamp on and is designed to create a magnificent large open-plan kitchen/diner and utility room, dramatically increasing the ground floor living space. Upstairs, the property features three well-proportioned double bedrooms and a family bathroom. Step outside to discover a substantial, sunny rear garden with a mixture of lawn and patio space, perfect for family life and entertaining. Enjoy the luxury of your own small heated outdoor pool – a rare and highly sought-after feature – alongside a dedicated BBQ area complete with a pizza oven, creating the ideal setting for al-fresco dining. The property boasts a large, high-quality detached outbuilding (Building 2) which serves as a superb Annex (approximately 600 Sq ft) offering flexible use.



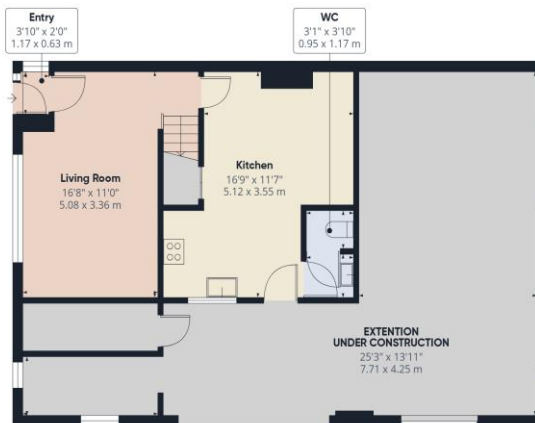


MATERIAL INFO

Tenure: Freehold
Service Charge: N/A
Ground Rent: N/A
Council Tax Band:
EPC rating: To be confirmed



Floor -1 Building 1



Ground Floor Building 1

Approximate total area⁽¹⁾
2143 ft²
199 m²



Floor 1 Building 1



Ground Floor Building 2

(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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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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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