



CONISTON GARDENS, KINGSBURY, LONDON, NW9
OFFERS IN EXCESS OF £625,000 FREEHOLD

**FULL OF POTENTIAL THREE BEDROOM SEMI DETACHED
HOUSE IN A SOUGHT AFTER RESIDENTIAL ESTATE**

- COUNCIL TAX BAND E – BRENT

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for every step...

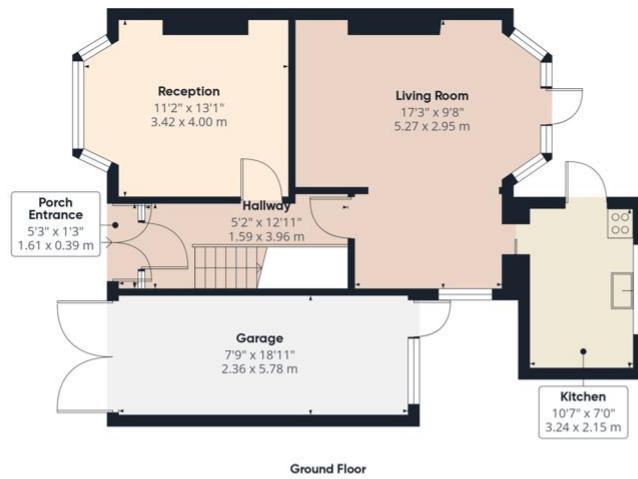
Situated on a pleasant residential road within the ever-popular Springfield Estate, this three-bedroom semi-detached house presents an excellent opportunity for buyers seeking a family home with significant scope to modernise and extend (STPP). The property comprises two spacious reception rooms, a basic fitted kitchen, two well-proportioned double bedrooms, a further single bedroom and a family bathroom. While the property would benefit from modernisation throughout, it offers strong fundamentals and balanced proportions. Externally, the house boasts a lovely rear garden, ample off-street parking and an attached garage, providing potential for a double-storey side extension, as well as further scope for loft and rear extensions (STPP). Ideally located within close proximity to well-regarded primary and secondary schools - with Oliver Goldsmith virtually opposite, local shops and excellent transport links along Kingsbury Road and Edgware Road, this property is perfectly positioned for families and investors alike.



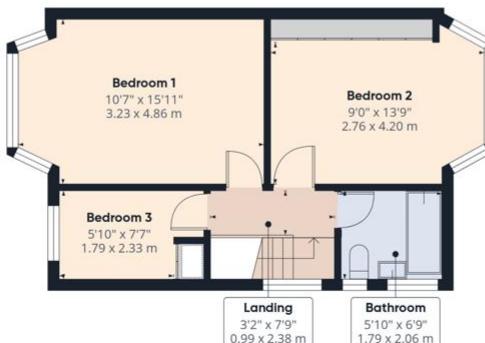
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Approximate total area⁽¹⁾
1085 ft²
100.7 m²



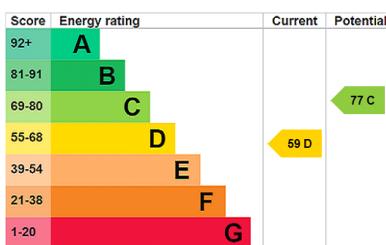
(1) Excluding balconies and terraces

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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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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