



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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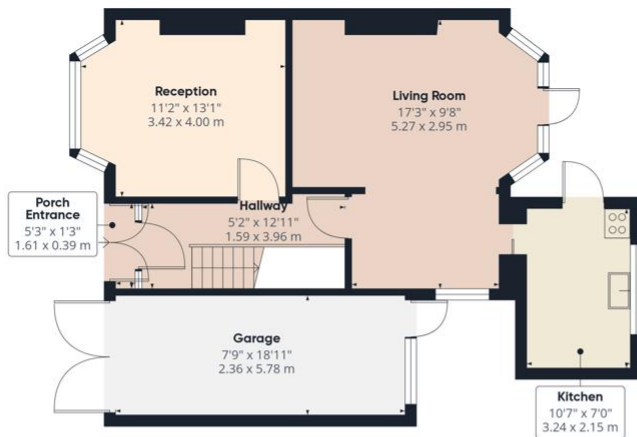
Situated on a pleasant residential road within the ever-popular Springfield Estate, this three-bedroom semi-detached house presents an excellent opportunity for buyers seeking a family home with significant scope to modernise and extend (STPP). The property comprises two spacious reception rooms, a basic 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.



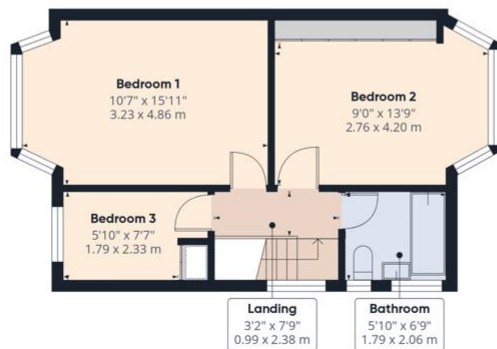
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Ground Floor



Floor 1

Approximate total area^m
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.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	69 D	
39-54	E		
21-38	F		
1-20	G		

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