

GIRTON AVENUE, KINGSBURY, LONDON, NW9
£565,000 FREEHOLD

THREE BEDROOM SEMI DETACHED MODERNISATION PROJECT

Kingsbury | 020 8204 0000 | kingsbury@winkworth.co.uk



for every step...

winkworth.co.uk



Winkworth
for every step...

A great opportunity to transform this three-bedroom semi-detached house into your dream home! Situated in a prime location less than a five-minute walk from Queensbury Underground Station (Jubilee Line), this property offers immense potential for those seeking a project to renovate and create a bespoke living space tailored to their tastes. Prepare to reimagine the interior spaces where you're greeted by two ample reception rooms, providing versatile spaces for both entertaining and relaxing. The kitchen offers the perfect canvas for a modern redesign, allowing you to craft a culinary haven that suits your lifestyle. Upstairs, you'll find two generously sized double bedrooms along with a single bedroom, providing ample accommodation for families. The bathroom provides the opportunity to create a contemporary oasis. Externally, the property boasts off-street parking, ensuring convenience for residents and visitors alike. A side gate provides access to the extensive garden, offering an outdoor relaxation space. Additionally, an outbuilding provides practical solutions for storage. With scope to extend (STPP), the possibilities for enhancing this property are endless, allowing you to create additional living space to suit your needs and aspirations. Conveniently located within the catchment area for esteemed local schools including Roe Green Primary, Kingsbury High, and Canons High, this property offers an ideal setting for families seeking educational opportunities for their children. Local shopping and leisure facilities are also within easy reach, ensuring that daily essentials are never far away. Don't miss out on this rare opportunity to secure a property with such fantastic potential in a sought-after location. Contact us today to arrange a viewing and start envisioning the endless possibilities that await!



Winkworth
for every step...



Winkworth
for every step...

Winkworth

for every step...

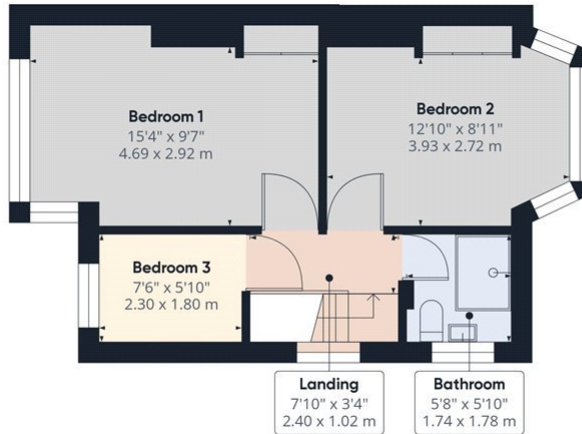


Winkworth

for every step...



Ground Floor



Floor 1

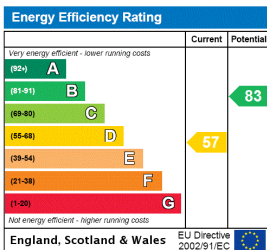
Approximate total area⁽¹⁾
827.05 ft²
76.84 m²

(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.



Tenure: Freehold

Council Tax Band: E

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.

Kingsbury | 020 8204 0000 | kingsbury@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.