



PRINCES AVENUE, LONDON, NW9  
**OFFERS IN THE REGION OF £650,000 FREEHOLD**

## CHERISHED THREE BEDROOM SEMI DETACHED FAMILY HOME

Kingsbury | 020 8204 0000 | [kingsbury@winkworth.co.uk](mailto:kingsbury@winkworth.co.uk)

**Winkworth**

for every step...

[winkworth.co.uk](http://winkworth.co.uk)



Coming to the market for the first time in 60 years, this much-loved three-bedroom home offers spacious living, abundant natural light throughout, and a fantastic opportunity to create a forever home. The ground floor features a bright reception room with direct access to a generous rear garden, a dining room, and a well-proportioned kitchen. Upstairs, there are three well-sized bedrooms, a family shower room, and a separate W.C. Externally, the property benefits from off-street parking and a garage at the front. There is also excellent potential to extend (STPP). Situated on a sought-after residential road, the home is within the catchment area for acclaimed schools, including Kingsbury High School and Roe Green Primary School. Several nearby recreation grounds further enhance its appeal for families. The amenities of Kingsbury and Queensbury are within easy reach, providing access to local supermarkets, and transport routes. Both Kingsbury and Queensbury Stations (Jubilee Line) are conveniently located, offering a direct commute into Central London in approximately 30 minutes. To fully appreciate the size, potential, and excellent location of this wonderful home, an internal viewing is highly recommended.



**Winkworth**

for every step...



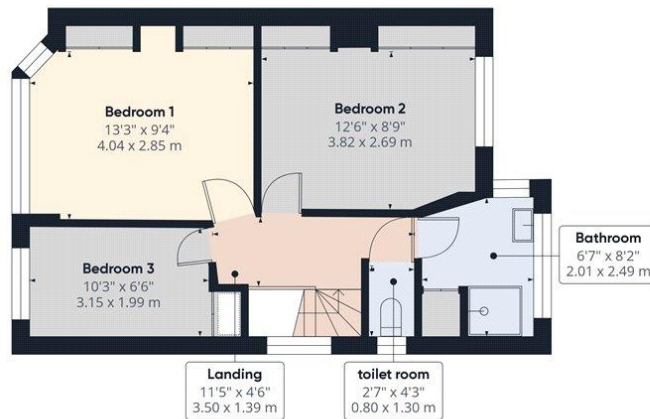
Winkworth

for every step...

**Winkworth**



Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**  
906.11 ft<sup>2</sup>  
84.18 m<sup>2</sup>

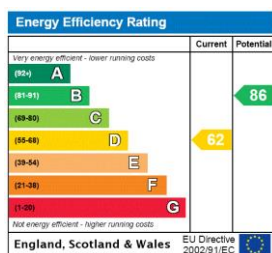
(1) Excluding balconies and terraces

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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:** D - Brent

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.