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SALMON STREET, KINGSBURY, LONDON, NW9

£895,000 FREEHOLD

RARELY AVAILABLE THREE BEDROOM SEMI DETACHED FAMILY HOME IN AN ENVIABLE LOCATION

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Situated on Kingsbury's prestigious Salmon Street, this rarely available three-bedroom semi-detached family home is appearing on the market for the first time in over 40 years. Brimming with charm and tremendous potential, the property offers scope for a double-storey side extension, rear extension, and loft conversion (STPP), presenting a fantastic opportunity to create your dream home. The ground floor features two bright receptions rooms, and well-appointed kitchen, and a convenient downstairs W/C. A standout feature of the home is its generously sized garden backing directly onto the stunning and tranquil Fryent Country Park, offering a peaceful and picturesque setting, along with a substantial garage for additional storage or development options. Upstairs, you'll find three well-proportioned bedrooms and a family bathroom. Located within the catchment area for highly regarded schools such as St Robert Southwell and Lycée International de Londres, with Wembley Park Station (Jubilee & Metropolitan Lines) also nearby for excellent transport links. An internal viewing vital to appreciate this home.



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Approximate total area⁽¹⁾

1227 ft²
114 m²

Reduced headroom

2 ft²
0.2 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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 are based on RICS IPMS 3C standard.

GIRAFFE 360

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 77 C |
| 55-68 | D | 61 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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