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LAVENDER AVENUE, KINGSBURY, LONDON, NW9

£575,000 FREEHOLD

THREE BEDROOM MID TERRACE HOUSE IN A SOUGHT-AFTER ROAD

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

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This three-bedroom mid terrace house is situated just off the ever-popular Salmon Street. Boasting off-street parking, this property offers both convenience and potential for future growth. Hosting two bright and well-sized reception rooms, a functional and well-appointed kitchen, three well-proportioned bedrooms, and a bathroom with a separate W/C. The generous garden is brimming with potential and further benefits from a garage, providing valuable additional storage or parking. A wealth of attractions and amenities are easily reachable, including Wembley Stadium and Designer Outlet, outstanding schools such as St Robert Southwell and Lycée International de Londres, supermarkets and places of worship. Excellent transport links via the Metropolitan, Jubilee Line, and various bus routes to the city and beyond make commuting a breeze. Nature enthusiasts will appreciate the proximity to Fryent Country Park, offering picturesque settings. An internal viewing is a must to fully appreciate the potential of this wonderful property.



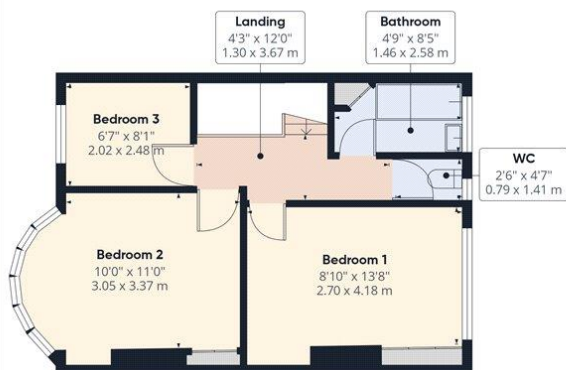
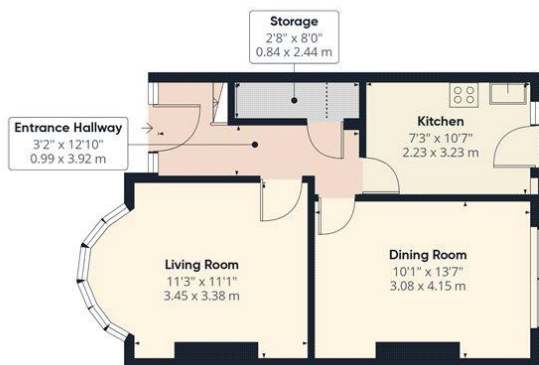
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Approximate total area⁽¹⁾

1032 ft²
95.8 m²

Reduced headroom

15 ft²
1.4 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: E - Brent

All figures that are shown were correct at the time of printing.

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