



KINGSBURY ROAD, KINGSBURY, LONDON, NW9

STARTING BID £1,050,000 FREEHOLD

IMPRESSIVE SIX BEDROOM DETACHED RESIDENCE

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Positioned on the ever-popular Kingsbury Road, this extended six-bedroom detached home offers spacious, modern living ideal for large or growing families. Beautifully presented throughout with clean, contemporary décor, the property is ready to move into and also offers potential for further development. The ground floor features a stylish modern kitchen, a generously sized separate reception room ideal for both entertaining and everyday living, and a convenient downstairs W/C. Upstairs, the first floor comprises three double bedrooms and a well-appointed family bathroom. The top floor hosts two further bedrooms served by a sleek shower room, with one bedroom benefiting from a walk-in wardrobe. Outside, the property enjoys a private rear garden offering a peaceful setting. A garage provides additional versatile space, and hassle-free driveway parking provides convenience. There is excellent scope (STPP) for a further extension – presenting an exciting opportunity to further enhance this already impressive home. Ideally located close to the Shree Swaminarayan Mandir Temple, Kingsbury Station (Jubilee Line), local shops, and well-regarded schools, this home offers convenience, comfort, and future potential in equal measure. Internal viewing is highly recommended to fully appreciate the space and possibilities this property has to offer.



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 <p>Ground Floor Building 1</p>	 <p>Floor 1 Building 1</p>	<div>Winkworth</div>
 <p>Ground Floor Building 2</p>	 <p>Ground Floor Building 3</p>	<p>Approximate total area⁽¹⁾</p> <p>2172 ft² 201.8 m²</p> <p>Reduced headroom</p> <p>174 ft² 16.2 m²</p>
 <p>Floor 1 Building 3</p>	 <p>Floor 2 Building 3</p>	<p>(1) Excluding balconies and terraces</p> <p>Reduced headroom</p> <p>..... Below 5 ft/1.5 m</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>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.</p> <p>GIRAFFE360</p>

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

Tenure: Freehold

Council Tax Band: E- Brent

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

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