



SHERBORNE GARDENS, LONDON, NW9  
**£670,000 FREEHOLD**

## THREE BEDROOM SEMI-DETACHED HOME IN A MUCH LOVED RESIDENTIAL NEIGHBOURHOOD WITH PP FOR EXTENSIONS

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

**Winkworth**





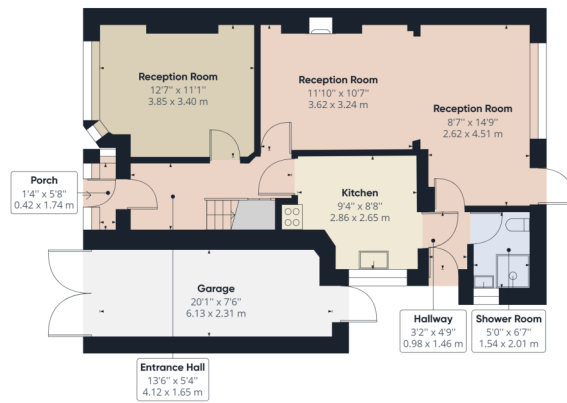
**DESCRIPTION:** A fondly loved and well maintained, three bedroom semi-detached house with scope for modernisation. It is beautifully positioned in a family friendly residential neighbourhood with a large communal “green” area directly outside the front of the property. The house sits less than half a mile from Queensbury Underground Station, which is served by the Jubilee Line. The ground floor comprises two separate reception rooms (one used as a cosy dining room whilst the second one offers a large living space overlooking the rear garden), a compact kitchen together with a bathroom with shower enclosure, wash basin and W/C. The property has been extended to the rear of the ground floor but has planning permission for a side and rear extension as well as a loft conversion (PP-11769049). It has off-street parking with a side garage and has a large laid-to-lawn rear garden. If you are a family in search of a forever home to modernise and put your mark on, then look no further. In order to really appreciate the size and location of this lovely property, an internal viewing is recommended.



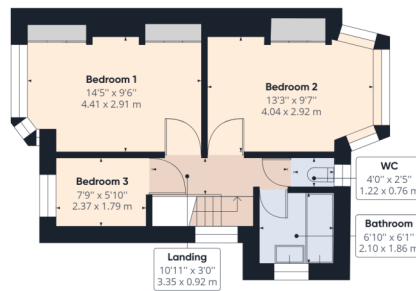
**Winkworth**







Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

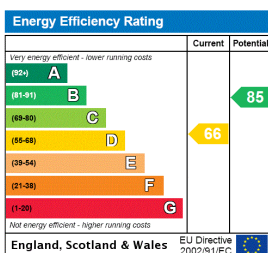
1192.24 ft<sup>2</sup>  
110.76 m<sup>2</sup>

(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.

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.



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

Winkworth

winkworth.co.uk

See things differently

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.