



Winkworth
for every step...



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ETON GROVE, LONDON, NW9
£575,000 FREEHOLD

THREE BEDROOM END OF TERRACE HOUSE IN NEED OF MODERNISATION

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



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A full of potential three-bedroom end of terrace house awaiting its modern mark, situated in a desirable location close to various amenities and excellent schools. Upon entering, you are greeted by a spacious open-plan layout, ideal for family living. The ground floor boasts a double reception room, providing ample space for both relaxation and entertainment adjoining with the kitchen, seamlessly flowing into a dining area. Convenience is enhanced with a ground floor W/C, offering practicality for residents and guests alike. Ascending to the first floor, you'll find three well-proportioned bedrooms, each offering comfortable accommodation. A family bathroom also serves this level. Externally, the property offers a rear garden, providing a tranquil outdoor space for relaxation or alfresco dining. Off-street parking adds convenience for residents, ensuring hassle-free access, and scope to extend (STPP). Situated within walking distance of Roe Green Primary and Kingsbury High schools, this home is ideal for families seeking quality education options. Additionally, residents benefit from the close proximity of Kingsbury and Queensbury's shops, amenities, and transport links, ensuring easy access to daily necessities and convenient commuting. Nature enthusiasts will appreciate the nearby open spaces of Eton Grove open space and Roe Green Park. An internal viewing is advised.



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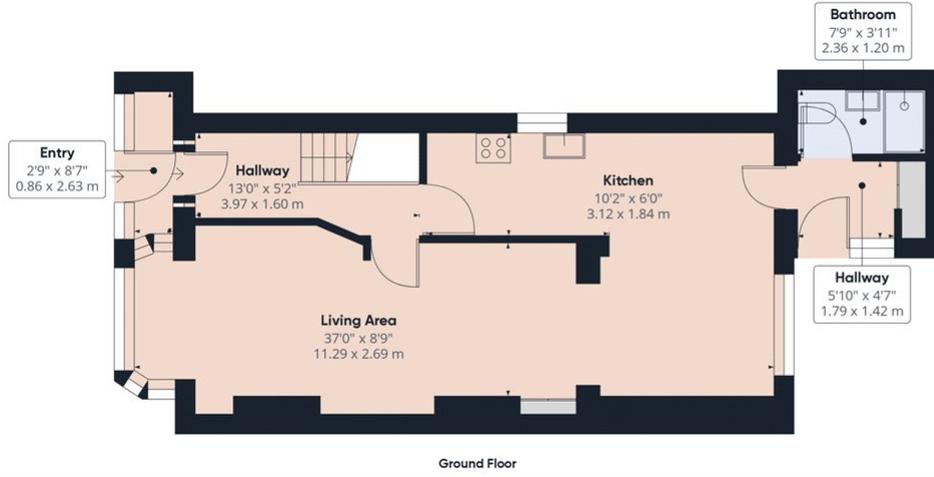
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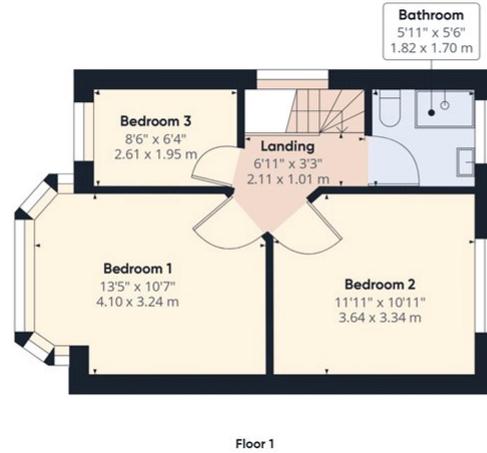


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Approximate total area[†]
 1047.66 ft²
 97.33 m²

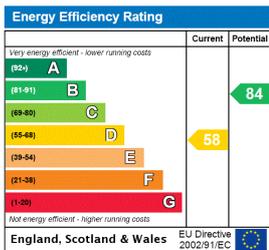


(1) Excluding balconies and terraces

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.



Tenure: Freehold

Council Tax Band: D

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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