



Winkworth

for every step...

Hill View Gardens, NW9

£580,000 *Freehold*



This extended four-bedroom mid-terrace house offers accommodation arranged over three floors, ideal for families seeking space and versatility. The ground floor offers a bright and spacious reception room adjoining seamlessly with the dining area which overlooks the lovingly maintained patio and garden. A fully fitted kitchen with built-in appliances provides practical and functional space for everyday living.

KEY FEATURES

- EXTENDED
- GENEROUS GARDEN
- SCOPE FOR FURTHER EXTENSION TO REAR (STPP)
- DRIVEWAY PARKING
- RESIDENTIAL CUL DE SAC
- CLOSE TO TRANSPORT LINKS



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The first floor comprises three well-proportioned bedrooms served by a bathroom, whilst the loft has been thoughtfully extended to create a master room complete with an en-suite shower room.

Further benefits include a private front driveway, rear outbuilding for storage, double glazing, gas central heating, and stunning scenic views from the loft room.

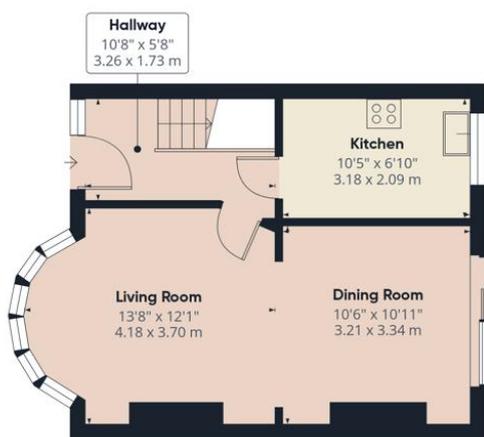
Early viewing is highly recommended.



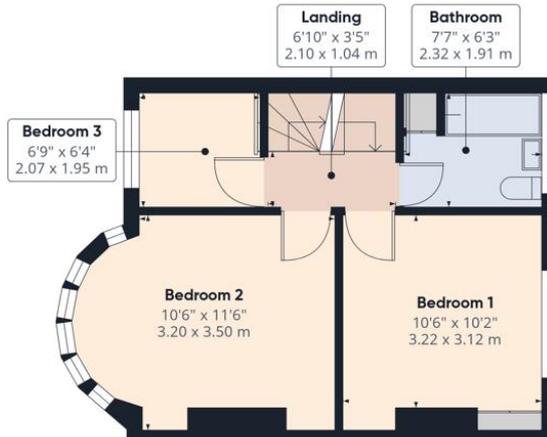


MATERIAL INFO

Tenure: Freehold
Council Tax Band: D - Brent
EPC rating: C



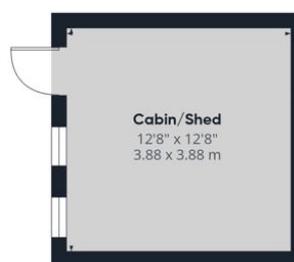
Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
 1143 ft²
 106.3 m²
Reduced headroom
 29 ft²
 2.7 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		82 B
55-68	D	69 C	
39-54	E		
21-38	F		
1-20	G		

<https://www.winkworth.co.uk/sale/property/KBS260067>

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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