



WINSTON AVENUE, LONDON, NW9  
**£525,000 FREEHOLD**

## 2 BEDROOM SEMI DETACHED BUNGALOW DEVELOPMENT PROJECT

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**DESCRIPTION:** Winkworth are delighted to present to the market this rarely available 2 bedroom semi-detached bungalow positioned in a peaceful and popular residence in the "Welsh Harp Village" Kingsbury. The property comprises of 2 double bedrooms, a bright and ample reception room, a simple kitchen, a bathroom, and a lengthy, well-kept rear garden. This property holds a lot of potential and boasts the perfect opportunity for somebody in search of a development project. Additional benefits include scope to extend (STPP) both to the rear, and upwards into the loft. The local area itself has plenty to offer, with Kingsbury Station (Jubilee Line) & Kingsbury High Road's array of shops and amenities only 1.7 miles away, a selection of huge open spaces including Silver Jubilee Park, the Welsh Harp, and Fryent Country Park all within walking distance, numerous reputable primary and secondary schools, and a diverse choice of places of worship including Shree Swaminarayan Mandir. A fantastic purchase for a small, expanding family, someone looking to downsize, or for a buy to let investor. Offered with freehold tenure, an internal viewing is advised in order to appreciate the location and potential this home has to offer.



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(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.

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