



LODORE GARDENS, KINGSBURY, LONDON, NW9  
OFFERS IN THE REGION OF £630,000 FREEHOLD

## CHAIN FREE SEMI DETACHED THREE BEDROOM HOUSE

- COUNCIL TAX BAND E - BRENT

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for every step...

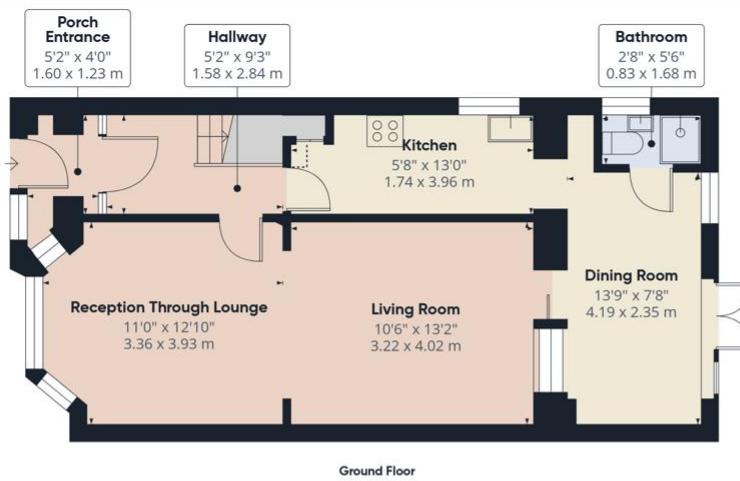
Chain free and recently renovated, this three-bedroom semi-detached home offers bright, versatile living space and a clean fresh décor throughout — the ideal blank canvas ready for a new family's personal touch. Extended to the rear at ground level, the property features a generous double reception room filled with natural light, and a charming dining room overlooking the full of potential south-facing garden. The modern kitchen is complemented by a convenient ground floor shower room. Upstairs, the first-floor hosts three well-proportioned bedrooms and a contemporary family bathroom. Situated on a lovely residential road within the ever-popular Springfield Estate, the home is ideally positioned within the catchment for Oliver Goldsmith Primary School & Kingsbury High. Excellent local amenities can be found nearby along both Edgware Road and Kingsbury Road, including shops, parks, places of worship, eateries, and superb transport links. With further potential for extension (STPP), this property presents a fantastic opportunity for first-time buyers and investors alike.



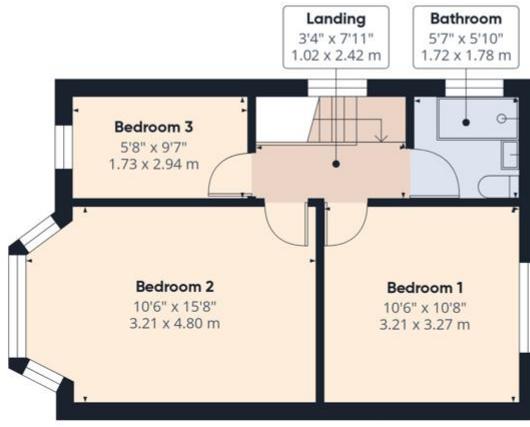
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Approximate total area<sup>(1)</sup>944 ft<sup>2</sup>87.7 m<sup>2</sup>

Reduced headroom

1 ft<sup>2</sup>0.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

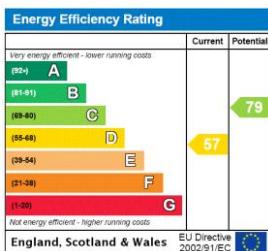
..... Below 5 ft / 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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.



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