



WAKEMANS HILL AVENUE, KINGSBURY, LONDON, NW9
OFFERS IN EXCESS OF £600,000 FREEHOLD
FIVE BEDROOM EXTENDED
MID TERRACE BLANK CANVAS - CHAIN FREE

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

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This versatile blank canvas is offered to the market with no onward chain, an extended five-bedroom mid-terrace home presenting an exciting opportunity for buyers seeking a spacious, well-located property with scope to personalise. Recently having undergone a basic refurbishment, the interior is neutral and modern throughout, making it a perfect blank canvas for those wishing to make their mark. Ideal for both investors and families, the home offers flexible living over three levels, with well-proportioned rooms and ample space for growing households or rental potential. The property also boasts a well-sized rear garden, ideal for entertaining, relaxing, or future landscaping projects. Conveniently located midway between Kingsbury and Colindale stations, residents will benefit from easy access to both the Jubilee and Northern lines, making commuting across London effortless. A variety of supermarkets, shops, and local amenities are also close by, adding to the practicality of the location. An internal viewing is highly recommended to fully appreciate the potential and generous space this property has to offer.



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Approximate total area⁽¹⁾
981 ft²
91.1 m²

Reduced headroom
38 ft²
3.5 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

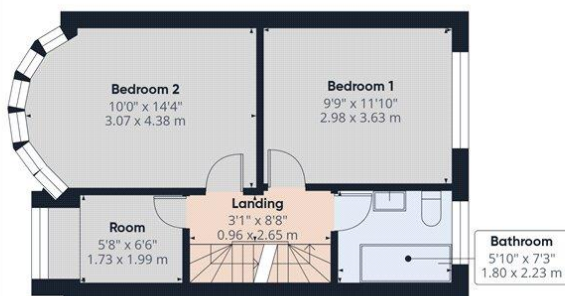
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Ground Floor



Floor 1



Floor 2

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	69 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: D - Brent

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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