



CHURCH DRIVE, KINGSBURY, LONDON, NW9
OFFERS IN EXCESS OF £640,000 FREEHOLD

CHAIN FREE FOUR BEDROOM MID TERRACE HOUSE

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

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DESCRIPTION: Offered chain free and in need of some modernisation; this home presents a spacious canvas for it's new owner to create their ideal home. The ground floor comprises a double reception room, a convenient guest W/C, and a functional kitchen which has been extended to create a further dining area. The first floor is made up of two double bedrooms, a single bedroom, a family bathroom and a separate W/C, whilst the attic has been converted to create a fourth bedroom complete with an en suite. Externally, you'll find a well sized garden with an outbuilding at the back. With regards to location, this lovely home is well situated within the catchment of Fryent Primary School, Kingsbury High, and Oliver Goldsmith. An internal viewing is essential.



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Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
 1464 ft²
 136 m²

Reduced headroom
 43 ft²
 4 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

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	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: D - Brent

All figures that are shown were correct at the time of printing.

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