



QUEENS WALK, KINGSBURY, LONDON, NW9
£1,150,000 FREEHOLD

BEAUTIFULLY MAINTAINED GATED DETACHED RESIDENCE ON A PRESTIGIOUS ROAD

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

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Nestled behind secure gates just off the highly sought after Salmon Street, this beautifully presented detached home has been lovingly maintained by its current owners and is ready to welcome its next chapter. The property offers ample off-street parking along with a large garage, ensuring both convenience and security. Inside, you are welcomed by a stunning double reception room, ideal entertaining or relaxing with family. This impressive space seamlessly connects to a sun kissed conservatory and a separate dining space with landscaped views of the gorgeous and easily maintainable garden. The modern, well-proportioned kitchen is complimented by a breakfast bar and spacious pantry. A utility area and W/C add to the practicality of ground floor. Upstairs, the well-designed layout comprises four bedrooms, one with an en suite, and the remaining rooms served by a family bathroom. The loft has been cleverly converted for easily accessible storage space. Located close to scenic Fryent Country Park, the area offers a range of highly regarded schools including Lycée International de Londres, St Robert Southwell, and Ark Academy. Wembley Park Station (Metropolitan & Jubilee Lines) is your closest station. If you're in search of your forever family home in one of the area's most desirable locations, look no further.



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Approximate total area^m

2314 ft²

215 m²

Reduced headroom

147 ft²

13.7 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.

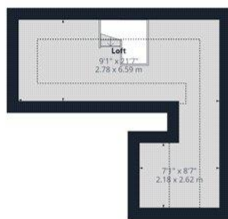
GIRAFFE360



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		80 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: F – 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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