



REEVES AVENUE, KINGSBURY, LONDON, NW9  
**£560,000 FREEHOLD**

## THREE BEDROOM SEMI DETACHED DEVELOPMENT PROJECT

- COUNCIL TAX BAND D – BRENT

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**DESCRIPTION:** Nestled within a peaceful, family-friendly residential street, this 1930s built semi-detached house a remarkable opportunity for modernisation. The interior comprises two reception rooms, a modest kitchen, two double bedrooms, one single bedroom, and a bathroom. Additionally, a rear garage and a generous garden provide ample space for expansion (STPP) or landscaping projects. Local amenities, reputable schools, shops, and transportation links are all within walking distance, ensuring everyday necessities are easily accessible. For those commuting to Central London, hassle-free access is guaranteed, while the iconic landmarks of Wembley are a mere ten-minute car journey away. Unlock the full potential of this property with an internal viewing.









Approximate total area<sup>ni</sup>  
1139 ft<sup>2</sup>  
106 m<sup>2</sup>



(1) Excluding balconies and terraces

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		72 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		