



WAKEMANS HILL AVENUE, KINGSBURY, LONDON, NW9
OFFERS IN EXCESS OF £650,000 FREEHOLD

CHAIN FREE FIVE BEDROOM SEMI DETACHED HOUSE

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

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An extended semi-detached home offering a fantastic blank canvas for further enhancement. Spanning approximately 1,450 sq. ft, the property provides generous and versatile living accommodation across three floors. The ground floor features a spacious double reception/dining room, a well-sized kitchen, two bedrooms, a study, and two WCs. On the first floor, you'll find three further bedrooms and a family bathroom, while the loft conversion adds an additional bedroom. Externally, the home benefits from a generously sized rear garden and off-street parking to the front, and is conveniently positioned midway between Kingsbury and Colindale, close to transport links and local amenities. The property also offers excellent potential for further extension, including the possibility of a two-storey side extension, a larger 6-metre rear extension, or an expanded rear dormer in the loft (STPP). Additionally, there is potential for HMO use (STL).



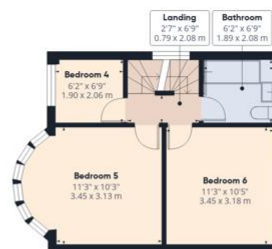
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Ground Floor



Floor 1



Floor 2

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Approximate total area⁽ⁿ⁾

1447 ft²
134,6 m²

Reduced headroom

102 ft²
9.5 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.

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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	62 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: E- Brent

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

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