



RUGBY ROAD, KINGSBURY, LONDON, NW9
£575,000 FREEHOLD

CHAIN FREE THREE BEDROOM HOUSE FULL OF POTENTIAL

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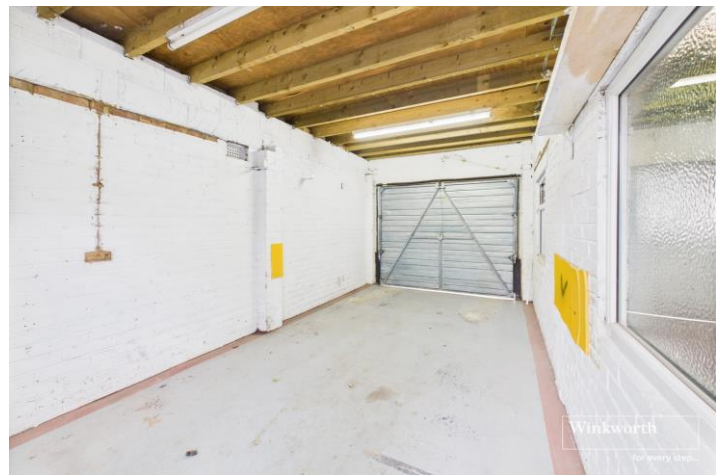


A full of potential chain free mid terrace family home boasting two reception rooms filled with natural light and perfect for dining, relaxation and entertaining alike. The equipped kitchen overlooks and provides direct access to a well maintained south facing rear garden. Upstairs, you will be greeted by two double bedrooms and a single third bedroom. A well-appointed family bathroom completes the upper level. Rugby Road is a popular residential road just a short stroll from the vibrant heart of Kingsbury. Excellent transport links, including Kingsbury Station (Jubilee Line), are within easy reach, making commuting a breeze. Families will appreciate the proximity to acclaimed schools such as Kingsbury High and Roe Green Primary, both within walking distance. Additional benefits include the potential for extension (STPP), and off-street parking. An internal viewing is a must to fully appreciate the potential this property has to offer.



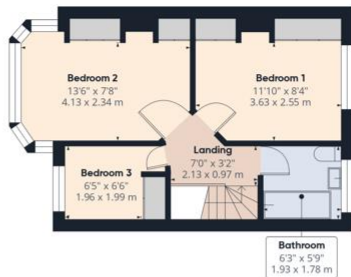
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Approximate total area^m
1148 ft²
106.7 m²



(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		76 C
55-68	D	59 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.