



WOOD LANE, KINGSBURY, LONDON, NW9  
**£660,000 FREEHOLD**

## THREE BEDROOM TERRACED HOUSE IN A WELL-CONNECTED LOCATION

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Located on a popular and well-connected road, this three-bedroom terraced house offers generous adapted living space and brilliant surroundings. The ground floor features a bright and spacious double reception room, perfect for entertaining or relaxing. A handy W/C with a shower is located off the hallway, while to the rear, a well-appointed extended kitchen/dining area provides a fantastic space for family meals, with direct access to the garden. Upstairs, you'll find two double bedrooms and a single bedroom, all served by a shower room. Externally, the rear garden is of a good size and includes a generous storage outbuilding. The front of the property offers off-street parking. Situated just a short walk from open green spaces and waterside walks of the Welsh Harp Reservoir, the home also benefits from close proximity to Church Lane's local amenities and bus routes. This convenient location enjoys easy access to West Hendon and Staples Corner, which provides hassle free links via the M1, A406, A41 and beyond. Wembley Park Underground Station (Jubilee & Metropolitan Lines) is the nearest tube link, offering swift journeys into Central London. Hendon Thameslink is equally accessible. This is an ideal opportunity for families, first-time buyers, or investors looking for space, location, and lifestyle.



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**Ground Floor** Building 1



Floor 1 Building 1



Ground Floor Building 2

**Approximate total area<sup>(3)</sup>**  
1167 ft<sup>2</sup>  
108.4 m<sup>2</sup>

(1) Excluding balconies and terraces

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 are based on RICS IPMS 3C standard.

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		86 B
69-80	C	73 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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