



SCUDAMORE LANE, KINGSBURY, LONDON, NW9
£500,000 FREEHOLD

CHARACTER FILLED VILLAGE HOME FULL OF POTENTIAL

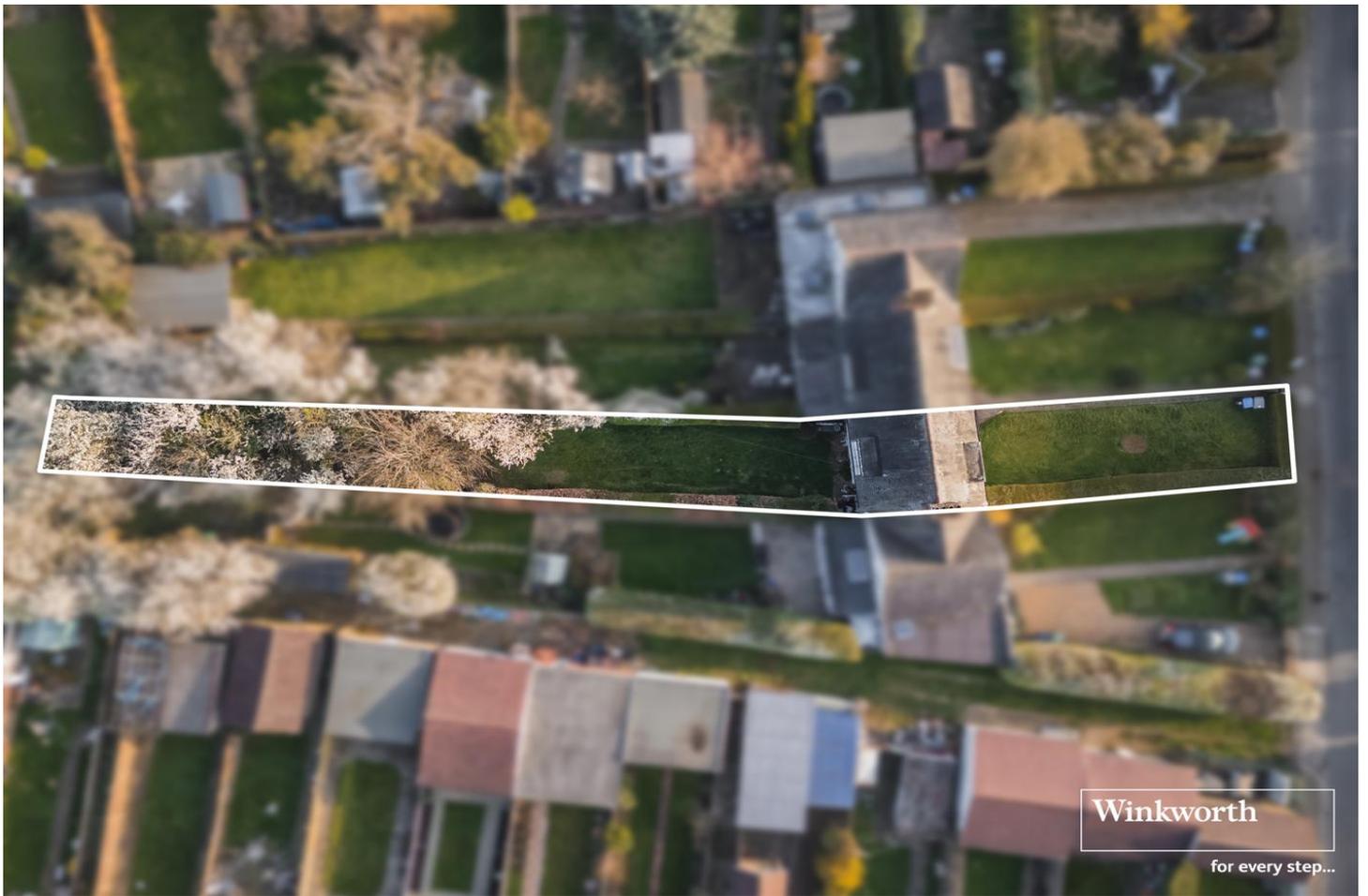
- COUNCIL TAX BAND D - BRENT

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See things differently



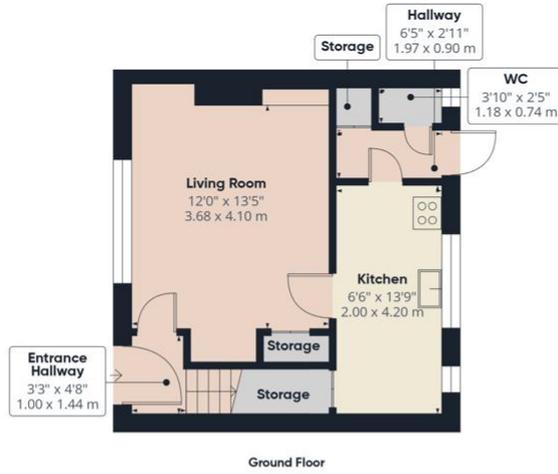
DESCRIPTION: A charming period property located within the highly sought-after Roe Green Village Conservation Area, having been lovingly occupied by the same family for over 50 years. Set back from the road, the property benefits from lawned gardens to both the front and rear, creating a pleasant, peaceful setting. This two-bedroom mid-terrace house has retained much of its original character and charm over the years while offering excellent potential for a new owner to make it their own. This represents an exceptional opportunity to acquire a characterful London home, complemented by well-designed outdoor space, all within easy reach of the Jubilee Line, amenities, and well-regarded local schools.



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Ground Floor



Floor 1

Approximate total area⁽¹⁾
673 ft²
62.7 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.

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 | | 75 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | 31 F | |
| 1-20 | G | | |

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