



GIRTON AVENUE, KINGSBURY, LONDON, NW9

£575,000 FREEHOLD

CHAIN FREE THREE BEDROOM SEMI-DETACHED HOUSE

- COUNCIL TAX BAND E - BRENT

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See things differently



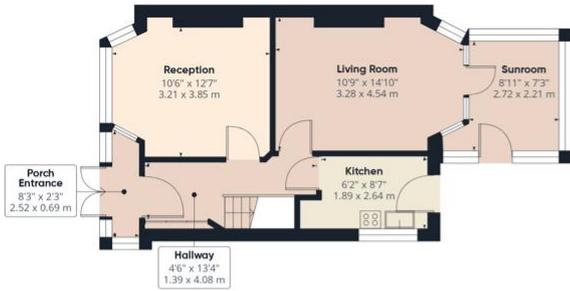
A well-located 1930s three-bedroom semi-detached home set on a popular residential road, conveniently close to local schools, amenities and transport links. The property is brimming with potential and currently comprises a spacious through lounge and an equipped kitchen on the ground floor. Upstairs offers three well-proportioned bedrooms and a modern family bathroom. The house presents excellent scope for extension to the rear and into the loft, subject to the usual planning consents. Externally, notable features include a generous rear garden, an outbuilding, and off-street parking via the driveway. With plenty of opportunity to personalise, internal viewing is highly recommended to fully appreciate the potential on offer.



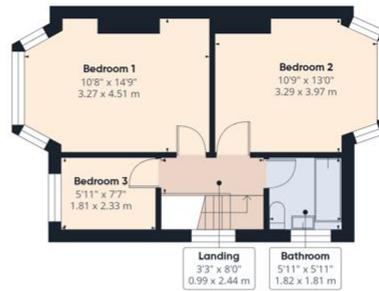
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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area^m
 988 ft²
 91.9 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.

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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	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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