



RUGBY ROAD, KINGSBURY, LONDON, NW9

£575,000 FREEHOLD

CHAIN FREE THREE BEDROOM HOUSE WITH GREAT POTENTIAL

- COUNCIL TAX BAND D - BRENT

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

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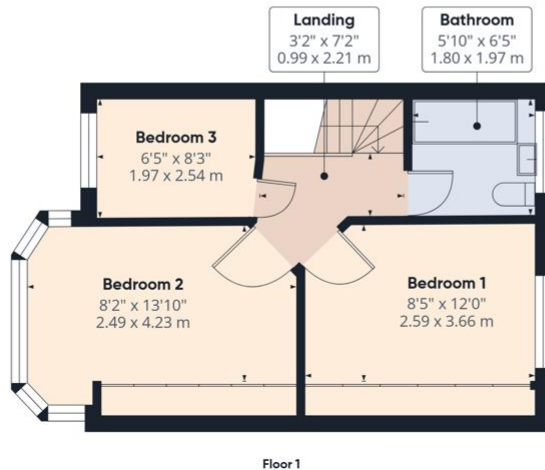
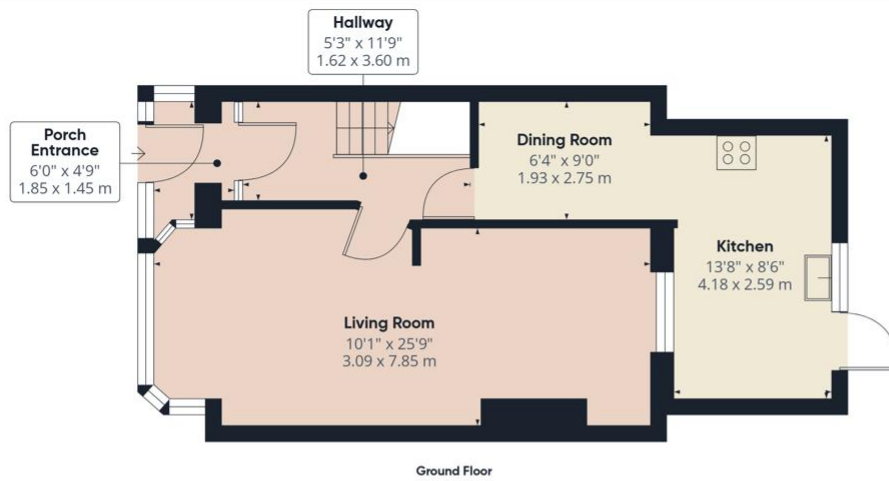


A full of potential chain free mid terrace family home boasting a large through lounge, kitchen overlooking and providing direct access to a generous south facing rear garden. Upstairs, you will be greeted by two double bedrooms and a single third bedroom. A well-appointed family bathroom completes the 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), a rear garage, 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⁽¹⁾
905 ft²
84 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	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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