



St Johns Avenue, NW10

£775,000 *Freehold*



A well presented four bedroom family home with private rear garden and potential to extend (STPP).

KEY FEATURES

- FOUR BEDROOMS
- POTENTIAL TO EXTEND
- GREAT LOCATION
- CLOSE TO AMENITIES AND TRANSPORT
- NO UPPER CHAIN
- FREEHOLD



Kensal Rise & Queens Park

0208 960 4947 | kensalrise@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.



DESCRIPTION

This bright and airy property has had a wonderful and spacious kitchen/diner to the rear, which provides direct access to a private east facing garden. Towards the front, there are two separate reception rooms (with option to knock through to make a through reception room). There is also a guest WC on the ground floor. Upstairs, there are three generously sized double bedrooms, along with a smaller fourth room ideal as an office or nursery for growing families. The property further benefits from potential to extend in to the loft space, as well as in to the side return on the ground floor (STPP). There are many examples on the street and surrounding of properties that have completed similar works to add additional space and completely transform the property overall.





LOCATION

St Johns Avenue is perfectly positioned for close proximity to Willesden Junction, a transportation hub offering seamless connections across London via the London Underground Bakerloo Line and the London Overground network. Roundwood Park is a short walk away - a green space perfect for walks, playtime, and grabbing a bite at the park cafe. Close by, Park Parade has you covered - whether it's a few items, or one of the popular cafes. Rubio's is a local favourite offering food and drink throughout the day with alfresco dining. The sought after Maple Walk School is also right on your door step with an outstanding Ofsted review.

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/KQP250067>

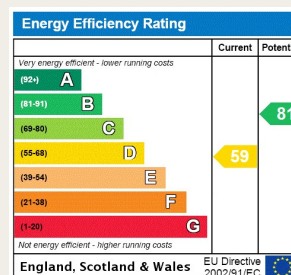
Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

MATERIAL INFO

Tenure: Freehold

Council Tax Band: D

EPC rating: D





Total Area: 131.4 m² ... 1414 ft² (excluding garden)
All measurements are approximate and for display purposes only

Kensal Rise & Queens Park

0208 960 4947 | kensalrise@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.