



SHORTS CROFT, KINGSBURY, LONDON, NW9  
**OFFERS IN EXCESS OF £560,000 FREEHOLD**

## CHARMING THREE BEDROOM HOUSE IN THE ROE GREEN VILLAGE

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Nestled in the heart of the picturesque Roe Green Village, this gorgeous three-bedroom mid-terrace family home exudes a warm and homely feel throughout. A true retreat from the hustle and bustle of city living, yet just a short stroll from Kingsbury & Colindale's vibrant array of amenities and transport links, this home presents an enviable lifestyle opportunity. Stepping in you're greeted by two well-appointed reception rooms— one of adjoining the modern kitchen, and one opening out to the garden through elegant French doors, creating a seamless flow between indoor and outdoor living. The kitchen itself is stylish and functional, featuring a generous pantry for added storage. Upstairs, you'll find three bedrooms, each benefiting from built-in storage and abundant natural light. A clean and contemporary family bathroom serves this level. Outside, the home continues to impress with a beautifully maintained rear garden framed by lush greenery—perfect for relaxing, gardening, or alfresco dining. A shared driveway and convenient side gate access add to the home's practicality. Roe Green Village offers a unique and idyllic lifestyle—don't miss your chance to become a part of it. Internal viewing is essential.



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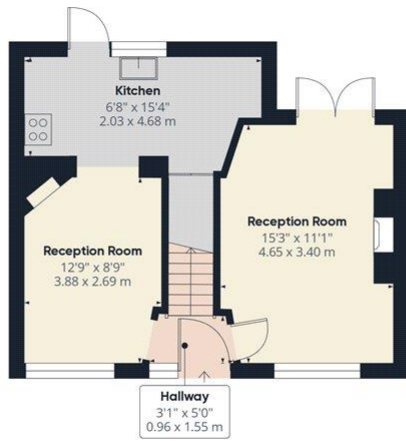
for every step...



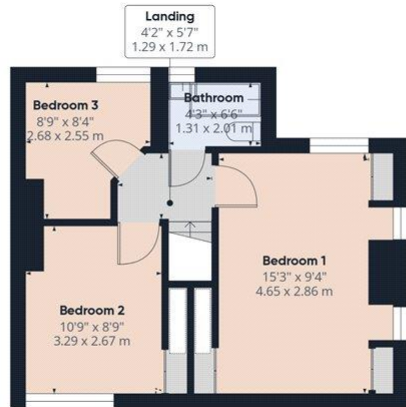


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Ground Floor



Floor 1

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**Approximate total area<sup>(1)</sup>**

795.37 ft<sup>2</sup>  
73.89 m<sup>2</sup>

**Reduced headroom**

0.97 ft<sup>2</sup>  
0.09 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

Below 5 ft/1.5 m

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		87 B
69-80	C		
55-68	D	64 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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