



GOLDSMITH LANE, KINGBSURY, NW9

£750,000 FREEHOLD

**THREE BEDROOM FIRST FLOOR APARTMENT , OF
THIS DWELLING PROVIDES A HAIRDRESSING
SALON**

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DESCRIPTION:

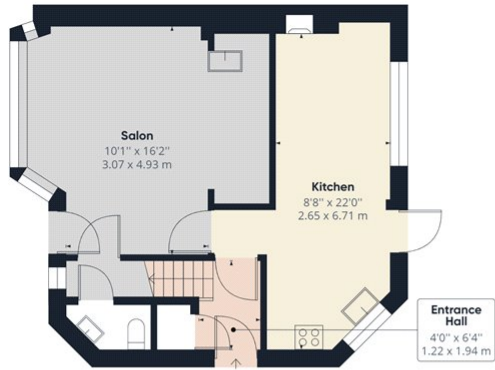
'Roe Green Village' Conservation Area is this unique property which offers a live/work opportunity. The ground floor of this dwelling provides a hairdressing salon to the front with a w.c. For clientele while to the back there is an open plan kitchen/dining area/reception room which gives access to a lovely well-maintained rear garden. To the side of the building there is access in which leads up to the first floor of this well-presented residence accommodating a reception room overlooking the rear garden, two bedrooms and a shower room and the second floor provides a further bedroom with ample storage space and an ensuite shower room. Offering a more tranquil setting away from the hustle and bustle of normal city living and with Village style events hosted throughout the year on the Village Green, which is located within 50 metres, this property is definitely one to view.

AT A GLANCE

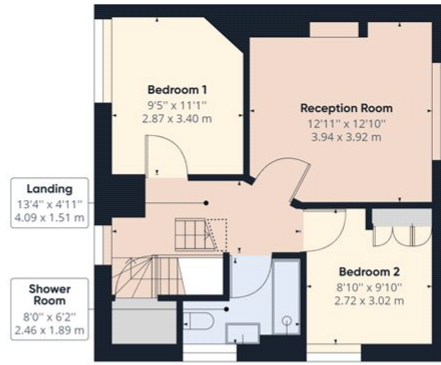
- 3 bedrooms duplex apartment
- Off street parking
- Large garden
- Hairdressing salon-live/work opportunity.
- Roe Green Village



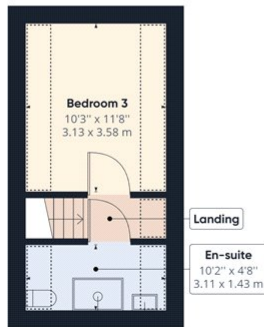




Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1

Approximate total area⁽¹⁾
1178.05 ft²
109.44 m²

Reduced headroom
71.75 ft²
6.67 m²

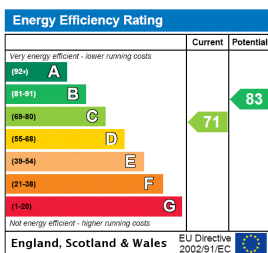
(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

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.



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